Agenda

Special Meeting of the Governing Body
January 9, 2025 at 7:30 PM
City Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Governing Body Meeting

Viewing: Members of the public may view the meeting through the Government Channel on Comcast Channel 28 and Comcast HD928 or may stream the meeting live on the City of Santa Fe's YouTube channel. The YouTube live stream can be accessed from most smartphones, tablets, or computers.

The video recording of this and all past meetings of the Governing Body will also remain available for viewing at any time on the City's YouTube channel. Staff is available to help members of the public access pre-recorded Governing Body meetings online at any time during normal business hours. Please call 955-6521 for assistance.

Radio Broadcast: The meeting can be heard on radio station KSFR 101.1.

Written Public Comment: Members of the public may submit written comments on legislation by clicking this link: https://santafenm.gov/city-clerk-community-engagement/city-clerk-1/governing-body-public-comment

Live Public Comment: Members of the public may provide public comment in person during Petitions from the Floor, Public Comment, Final Action on Legislation, or Public Hearings.

Virtual Public Comment: To provide public comment during Public Comment, Final Action on Legislation, or Public Hearings virtually, you must join the Zoom meeting by internet or phone, using the following link: https://santafenm-gov.zoom.us/j/88387330393.

- Internet: Join the Zoom meeting on the internet using a computer, laptop, smartphone, or tablet. Attendees should use the "Raise Hand" function to be recognized by the Mayor to speak at the appropriate time.
- Phone: To join the Zoom meeting using a phone, use the following phone numbers and Webinar ID: US: 1 (346) 248-7799 - Webinar ID: **883 8733 0393**. Phone attendees should press *9 to use the "Raise Hand" function to be recognized by the Mayor to speak at the appropriate time.

1. Call to Order
2. Pledge of Allegiance
    a. Councilor Lee Garcia
3. Salute to the New Mexico Flag
    a. Councilor Cassutt
4. Invocation and Rememberances
    a. Councilor Castro
5. Roll Call
6. Approval of Agenda
7. Action Items: Discussion Agenda
    a. Request for Approval of an Agreement with Santa Fe County for Inmate Confinement at the Santa Fe County Adult Detention Facility in the Total Amount of $4,800,000 for a Four-Year Term. (Benjamin Valdez, Deputy Police Chief, bpvaldez@santafenm.gov)

        1. Request for Approval of a Budget Amendment Resolution (BAR) in the Amount of $600,000 to the Detention Center Fund Using Prior Year Gross Receipts Tax Revenue Earned Over Budgeted Estimates to Fund Increased Costs in the Inmate Confinement Agreement.

        Committee Review:
        Governing Body: 12/11/2024
8. Public Hearings (Land Use Cases, Appeals and Other Items Required to Have a Public Hearing)
    a. **Appeal Nos. 2024-8995-APPL and 2024-8996-APPL of Case # 2023-7662.** Appellant, Brian Nenninger, Orion-West LLC, Agent for Bungalows on Cerrillos, LLC, Appeals the Planning Commission's Decisions to Deny a Setback Variance and a Slope Variance for a Proposed, Multi-Family Housing Development, Located at the Northwest Corner of Cerrillos Road and West I-25 Frontage Road. (Rebecca Mnuk-Herrmann, Assistant City Attorney, ramnukherrmann@santafenm.gov)
    b. CONSIDERATION OF A RESOLUTION. **General Plan Amendment. Case #2024-7898.** A Resolution to Amend the General Plan Future Land Use Map

Designation for Las Soleras Tracts 21 and 26, +/- 8.18 acres, and for Tracts 23 and 24, +/- 13.45 Acres, from Commercial Office Use to Community Commercial. (Dan Esquibel, Case Manager daesquibel@santafenm.gov)

c. CONSIDERATION OF A RESOLUTION. **General Plan Amendment. Case #2024-8852.** A Resolution to Amend the General Plan Future Land Use Designation for Las Soleras Tract 19, +/- 9.11 Acres, Located Southwest of the Walking Rain Road / Beckner Road Roundabout, from Transitional Mixed Use to Community Commercial. (Dan Esquibel, Case Manager daesquibel@santafenm.gov)

d. CONSIDERATION OF A RESOLUTION. **General Plan Amendment. Case #2024-8854.** A Resolution to Amend the General Plan Future Land Use Designation for Las Soleras Tract 20, +/-10.70 Acres, Located South of the Rail Runner Loop from Commercial Business Use to Community Commercial. (Dan Esquibel, Case Manager daesquibel@santafenm.gov)

e. CONSIDERATION OF A RESOLUTION. **Master Plan Amendment. Case #2024-7899.** A Resolution to Amend the Las Soleras Master Plan Land Use Designations on Tracts 19, 20, 21, 23, 24 and 26, to be Consistent with the Proposed Rezoning's from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and to Reduce the Width of the Utility and Trail Corridor (La Rambla Trail) from 90 Feet to 45 Feet on the South Side of Beckner Road. (Dan Esquibel, Case Manager daesquibel@santafenm.gov)

f. CONSIDERATION OF BILL NO. 2025-01. ADOPTION OF ORDINANCE NO. 2025-____. **Rezoning. Case #2024-7900.** A Bill to Rezone Las Soleras Tracts 21 and 26, +/- 8.18 Acres, Located at the Southeast Quadrant of the Las Soleras / Beckner Road Roundabout, and Tracts 23 and 24, +/-13.45 Acres, Located at the Southeast Quadrant of the Las Soleras / Beckner Road Roundabout, from C-1 (General Office) to C-2 (General Commercial). (Dan Esquibel, Case Manager daesquibel@santafenm.gov)

g. CONSIDERATION OF BILL NO. 2025-02. ADOPTION OF ORDINANCE NO. 2025-____. **Rezoning. Case #2024-8853**. To Rezone Las Soleras Tract 19, +/-9.11 Acres, Located Southwest of the Walking Rain Road / Beckner Road Roundabout, from MU (Mixed Use) to C-2 (General Commercial). (Dan Esquibel, Case Manager daesquibel@santafenm.gov)

h. CONSIDERATION OF BILL NO. 2025-03. ADOPTION OF ORDINANCE NO. 2025-____. **Rezoning. Case #2024-8855**. A Bill to rezone Las Soleras Tract 20, +/-10.70 acres located southwest of the Walking Rain Road / Beckner Road roundabout, from BIP (Business Industrial Park) to C-2 (General Commercial). (Dan Esquibel, Case Manager daesquibel@santafenm.gov)

9. Matters from the City Attorney

a. EXECUTIVE SESSION

In Accordance with the New Mexico Open Meetings Act, NMSA 1978, Subparts (H)(2) and (7) of Section 10-15-1, Limited Personnel Matters and Attorney-Client Privileged Discussion of Pending and Threatened Litigation, in Particular the Status of the Administrative Investigation of Utilities Department Director John Dupuis and the City Manager Selection Process; and the case *Union Protectiva de Santa Fe vs. Mayor Alan Webber and the City of Santa Fe*, D-101-CV-2021-01373. (Erin K. McSherry, City Attorney: ekmcsherry@santafenm.gov)

10. Adjourn

Closed captions are provided for this meeting. Persons with disabilities in need of additional accommodations, contact the City Clerk's office at 505-955-6521, five (5) working days prior to meeting date.

CITY OF SANTA FE

Date: January 3, 2025

To: Governing Body
Finance Committee
Quality of Life Committee

Via: Randy Randall, Interim City Manager Randy Randall (Jan 3, 2025 15:40 MST)
Paul Joye, Chief of Police Paul Joye (Jan 3, 2025 15:17 MST)

From: **Ben Valdez, Deputy Chief of Police** B. Valdez, DC (Jan 3, 2025 15:13 MST)

Subject: **Adult Detention Center Agreement**

Vendor Name: **Santa Fe County**

Vendor Number: **3906**

ITEM AND ISSUE:
Request for the Approval of the Inmate Confinement Agreement with the Santa Fe County for the Incarceration, Care, and Maintenance of Persons Charged with or Arrested for a Crime in the Total Amount of $4,800,000.00 for Four Years. (Ben Valdez, Deputy Chief of Police, bpvaldez@santafenm.gov)

1. Request for Approval of a Budget Adjustment Resolution (BAR) in the Total Amount of $600,000.

Action Requested: Approval of Inmate Confinement Agreement

BACKGROUND AND SUMMARY:
The City of Santa Fe does not maintain their own detention facility and depends on the County of Santa Fe to provide a facility for the incarceration, care and maintenance of persons charged with a crime, arrested for a crime in the City's jurisdiction and awaiting indictment or trial and sentenced to a term of imprisonment for crimes.

Under New Mexico law, a municipality may use the county jail within their jurisdiction for the confinement or punishment of offenders subject to the requirements imposed by law and the board of county commissioners (NMSA 1978, section 3-18-20).

Santa Fe County owns and operates a detention facility and is willing to house City's inmates as described in the agreement.

PROCUREMENT METHOD:
This service is exempt per NMSA 1978, Section 13-1-98(A)- procurement of items of tangible personal property or services by a state agency or a local public body from a state agency, a local public body or external procurement unit except as otherwise provided in Sections 13-1-135 through 13-1-137 NMSA 1978.

Chief Procurement Officer Approval: _____ **Date:** Jan 3, 2025
Comment/Exceptions: _____
Supporting Information:

CONTRACT NUMBER:
FY25 Munis Contract # is 3250360

$$$$$ SOURCE/REVENUE: ☒**Expense** | ☐**Revenue**
The funding source is:
Fund Name/Number: General Fund/Fund 100
Munis Org Name/Number: Police Administration/1000310
Munis Object Name/Number: Detention Center/510410

Budget Officer Approval: ALEXIS LOTERO (Jan 3, 2025 16:31 MST) **Date:** Jan 3, 2025
Comment/Exceptions: _____

Grant ☐**Yes** | ☒ **No**
Grant #: N/A
Grant Manager/Accounting Officer Approval: N/A **Date:** _____
Comment/Exceptions: _____

Project ☐**Yes** | ☒ **No**
Project Ledger #: _____

CAPITAL ASSET (will this procurement result in a tangible item that costs more than $5,000
☐**Yes** | ☒ **No**
Asset # (if known): _____

Repair or Replacement of Existing Equipment:
☐**Yes** | ☒ **No**
Capital Project:
(New and improvement projects that are going to cost $10,000 or more)
☐ **Yes** | ☒ **No**
Department Approvals:
IT Components: ☐ **Yes** | ☒ **No**
Vehicles: ☐ **Yes** | ☒ **No**
Facilities, Furniture, Fixtures, Equipment: ☐ **Yes** | ☒ **No**
Approval: N/A **Title:** _____ **Date:** _____
Approval: _____ **Title:** _____ **Date:** _____
Comment & Exceptions: _____

Department Contract Administrator Contact Info: AnnaMarie Bowen x5122

ATTACHMENTS:

Santa Fe County Agreement

Exemption Determination email
BAR

Log # *{Finance use only}*:	
Journal # *{Finance use only}*:	

City of Santa Fe, New Mexico
BUDGET AMENDMENT RESOLUTION (BAR)

DEPARTMENT / DIVISION NAME	DATE
Police/Administration	1/3/2025

ITEM DESCRIPTION	ORG	OBJECT	PROJECT	INCREASE	DECREASE
EXPENDITURES				*{enter as positive #}*	*{enter as negative #}*
Detention Center	1000310	510410		600,000	
REVENUES				*{enter as negative #}*	*{enter as positive #}*
				$ 600,000	$ -

JUSTIFICATION: *(use additional page if needed)*
–Attach supporting documentation/memo

Use of prior year Gross Receipts Tax revenue earned over budgeted estimates to fund increased costs in the Inmate Confinement contract through remainder of FY25 as costs increased from $95 per day to $220 per day.

{Complete section below if BAR results in a net change to ANY Fund}

Fund(s) Affected	Fund Balance Increase/(Decrease)
TOTAL:	0

{Use this form for Finance Committee/ City Council agenda items ONLY}

CITY COUNCIL APPROVAL

City Council Approval Date

Agenda Item #:

AnnaMarie Bowen	1/3/2025	ALEXIS LOTERO (Jan 3, 2025 16:31 MST)	Jan 3, 2025
Prepared By *{print name}*	Date	Budget Officer	Date
Division Director Signature *{optional}*	Date	Finance Director *{≤ $5,000}*	Date
Paul Joye (Jan 3, 2025 15:17 MST)	Jan 3, 2025		
Department Director Signature	Date	City Manager *{≤ $60,000}*	Date

Agreement No. _____

AGREEMENT
FOR INMATE CONFINEMENT
BETWEEN THE COUNTY OF SANTA FE
AND THE CITY OF SANTA FE.

THIS AGREEMENT is entered into by and between Santa Fe County, New Mexico, a political subdivision of the State of New Mexico (hereinafter referred to as the "County") and the City of Santa Fe, a political subdivision of the State of New Mexico (hereinafter referred to as the "City").

RECITALS

WHEREAS, the City is in need of a facility for the incarceration, care, and maintenance of persons charged with, arrested for a crime in the City's jurisdiction and awaiting indictment or trial or convicted and sentenced to a term of imprisonment for such a crime; and

WHEREAS, under New Mexico law, a municipality may use the county jail for the confinement or punishment of offenders subject to the requirements imposed by law and the board of county commissioners (NMSA 1978, sec. 3-18-20); and

WHEREAS, the County owns and operates the Santa Fe County Adult Detention Facility (SFCADF) which has, from time to time, vacant bed space; and

WHEREAS, the County is willing to house City's inmates from time-to- time as set forth herein;

NOW, THEREFORE, IT **IS MUTUALLY AGREED** by both parties as follows:

1. **HOUSING OF INMATES.** The County agrees to house persons awaiting indictment or trial on behalf of the City from time-to-time as space is available in the County's SFCADF, upon the conditions and terms set forth below. The City agrees that any such person so housed in the SFCADF is either a person temporarily imprisoned while awaiting indictment or trial, or a person whose life is in imminent danger in the present place of incarceration, as specified in NMSA 1978, Sections 33-3-13 (1983) and 33-3-14 (1889), or a person who has been sentenced to a term of imprisonment for violation of City law, and the City agrees in any event that any persons housed at the SFCADF meet the minimum criteria established by these statutes and laws and agrees to compensate the County for housing inmates.

   The City shall provide SFCADF with all relevant records regarding any detainee to be housed at SFCADF. Illegal items and/or contraband that are found in a detainee's possession during the booking process will be confiscated

and turned over to the City for additional charges, disposal or destruction. The acceptance of a detainee shall only be effective upon an acceptance form provided by SFCADF being signed by the representative of the City delivering the detainee and the booking officer of SFCADF. The representative of the City delivering the detainee shall remain at SFCADF until the booking process has been completed and the determination made by SFCADF regarding whether or not to accept the detainee.

2. **COMPENSATION.** The City shall pay the County a cost of $220.00 per day for each full or partial calendar day for a City's inmate. The per day rate includes transportation (Article 6), Pharmaceuticals (Article 8) and staffing required for offsite care (Article 8). A "day" is a 24-hour period that begins at 12:01 and ends at 12:00am. SFCADF has the option to review and adjust their schedule of fees, based on current costs of the SFCADF at the time of this determination. Any updated schedule of fees is effective July 1st, of each calendar year. The City will be notified of the schedule of fees by the County no later than February of each calendar year and can terminate this agreement as outlined in Section 10. The City will only be assessed these costs for the incarceration/housing of individuals who are charged with violation of City offenses while housed at SFCADF. The total amount payable to the City under this Agreement, including gross receipts tax and expenses, shall not exceed one million two hundred thousand dollars ($1,200,000.00) per fiscal year. The total amount payable to the City under this Agreement, including gross receipts tax and expenses, shall not exceed four million eight hundred thousand dollars ($4,800,000.00). The City shall be responsible for tracking total amounts paid under this contract and notifying the County that this total amount has been paid. In no event will the County be paid in excess of this total compensation amount without this Agreement being amended in writing prior to costs in excess of this total amount being incurred. In the event this total compensation amount is reached, and the County is not paid, the County will not accept inmates on behalf of the City and the City must immediately remove its inmates from SFCADF, unless otherwise agreed to by the parties.

If additional services must be provided to a detainee, which will incur a cost for the City, SFCADF shall notify the City prior to providing said services, unless the provision of services is an emergency. An "emergency" is defined as a medical or mental health situation, a situation in which the provision of services is required to avoid health or property damage, or other situation which requires immediate attention to minimize danger or loss to any concerned. In the case of emergency additional services, the City shall compensate County fully and completely for the cost of such services. In the case of non-emergency additional services, The City shall have three business days from the day it receives notice from SFCADF's intention to provide such services in which to notify County that it does not approve providing such services. If SFCADF does not receive such notice of non-approval from the City within three business days, it shall be deemed that approval has been given.

3. **CONDITIONS OF HOUSING.** The County will house all of City's inmates consistent with SFCADF's prevailing policies, post orders and other routine practices, unless additional housing policies are specified by an appendix to this Agreement.

4. **INVOICES.** The County shall invoice the City for all persons housed at the SFCADF on a monthly basis and shall provide the City with a statement containing the names of persons housed, the dates of housing, the booking number, the total number of days billed, the medical costs incurred, if any, and the total inmate costs for the month. The City shall pay the invoice in full within 30 days of receipt. If an invoice is not paid within 45 days of the billing date, a late payment charge of 1.5% of the original bill shall accrue monthly If the total compensation amount is reached without payment, the County will cease accepting inmates from the City until the outstanding balance is settled.

5. **INMATE APPROVAL.** The SFCADF Warden or designee shall have the right to refuse housing for any reason to any person proposed for housing in the SFCADF.

6. **TRANSPORTATION.** City shall be responsible for all transportation costs for its inmates to and from SFCADF. In the event medical treatment is required outside of the SFCADF, the County shall transport persons for such treatment.

7. **INMATE POSSESSIONS.** The County will store and safe keep all inmate personal property which is removed from inmates upon arrival at SFCADF. The County shall not be responsible for items determined to be contraband or not listed during the time of booking. Any contraband found shall subject the inmate to a criminal investigation by the Santa Fe County Sheriff's Office; however, in the event new charges result, the City shall still be required to pay for housing so long as the inmate's sentence from the City has not been completed, or charges remain pending in the City's County.

8. **MEDICAL CARE.**

   A. **Routine on-Site Care.** The County shall provide routine medical care, routine dental care, and routine mental health care for City's inmates at the SFCADF.

   B. **Prison Rape Elimination Act.** SFCADF will comply with provisions of the Prison Rape Elimination Act of 2003 ("PREA"), codified at 42 U.S.C. Sec. 15601 et seq., and with all applicable PREA standards for preventing, detecting, monitoring and investigating any form of sexual abuse within SFCADF.

9. **TERM.** This Agreement shall become effective as of December 12, 2024, when agreed on by both parties. The term of this Agreement is four years unless earlier terminated pursuant to Paragraph 10 below (Termination).

10. **TERMINATION.** This Agreement may be terminated by either party upon 60 days written notice to the other party. However, a termination shall not be effective until such time as all of the City's inmates have been removed from SFCADF. By such termination, neither party may nullify obligations already incurred *for* performance or failure to perform prior to the date of termination. If notice of termination is given by either party, the **City must pick up its inmates within the 60-day written notice period or be subject to the compensation amount subject to the contract or amended contract in place at the time of termination beginning on the 61st day.** Upon termination of this Agreement, the County is under no obligation to accept the City's inmates.

11. **NO THIRD PARTY BENEFICIARIES.** This Agreement does not create, nor does either party to this Agreement intend to create any right, title, or interest in or for the benefit of any person other than the County or the City, and no person shall claim any right, title, or interest under this Agreement, or seek to enforce this Agreement as a third party beneficiary of this Agreement or otherwise.

12. **INSURANCE.** The County maintains public liability insurance for its operation of the SFCADF. The City shall maintain at all times a policy of public liability insurance (or approved program of self-insurance) for its activities under this Agreement.

13. **SUBCONTRACTING.** The County may subcontract services to be performed under this Agreement with advance notice to the City. If a person housed at the SFCADF is transferred to another facility pursuant to a subcontract, the City shall be notified within 24 hours of the transfer.

14. **RECORDS AND AUDIT.**

A. **County Information.** The County shall maintain detailed records and shall endeavor to ensure that billing statements are accurate and correspond to inmate housing and booking records. Such records shall be subject to inspection by the City, the Department of Finance and Administration and the State Auditor.

B. **City Information.** The City shall provide its complete file on each person incarcerated at the SFCADF under this Agreement including, but not limited to, the incarceration file, the medical file, all court and/or arrest documents necessary to justify the City's inmate incarceration, and copies of each person's criminal history. Gang affiliations and other associations of relevance shall also be provided, if known.

15. **AMENDMENTS.** This Agreement shall not be altered, changed, or amended except by an instrument, in writing, executed and approved by both parties.

16. **MERGER.** This Agreement incorporates all the agreements, covenants, and understandings between the parties hereto concerning the subject matter hereof, and all such agreements, covenants and understandings have been merged into this written Agreement. No prior agreement, covenant or understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in this Agreement.

17. **APPLICABLE LAW.** This Agreement shall be governed by the laws of the State of New Mexico.

18. **ACCESS BY CITY.** The City, with prior approval and consent of the Director of SFCADF, may inspect the conditions under which City's inmates are housed at SFCADF. Access to SFCADF shall be coordinated through the Director of SFCADF, the Warden or their designee.

19. **SEVERABILITY.** Should any part of this Agreement be determined invalid or unenforceable by a court, the remainder of this Agreement shall not be affected and shall remain valid and enforceable to the fullest extent of the law.

20. **APPROPRIATIONS**. The terms of this Agreement, and any orders placed under it, are contingent upon sufficient appropriations and authorization being made by the Governing Body of the City for the performance of this Agreement. If sufficient appropriations and authorization are not made by the legislature, this Agreement, and any orders placed under it, shall terminate upon written notice being given by the City to the County. However, the City would be responsible for and to pay for all services rendered prior to notice being provided to the County.

[REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, the County and the City have caused this Agreement to be executed, said Agreement to become effective as of December 12, 2024, when signed by both parties.

Santa Fe County

_____ Date: _____
Gregory S. Shaffer, Santa Fe County Manager

Approved as to form:

_____ Date: _____
Jeff S. Young, County Attorney

City: City of Santa Fe

_____ Date: _____
Alan Webber, Mayor

Attest:

_____ Date: _____
Andréa Salazar, City Clerk

Approved as to Form:
Christopher W. Ryan
Christopher W. Ryan (Dec 12, 2024 13:53 MST)
Date: Dec 12, 2024
Christopher W. Ryan, Senior Assistant City Attorney

Finance:
Emily K. Oster
Date: Jan 3, 2025
Emily Oster, Finance Director

SFC Inmate Confinement Agreement - Final CAO 12-12-24

Final Audit Report 2024-12-12

Created:	2024-12-12
By:	Amy Cawthon (amcawthon@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAVLvy3Ai5hL7fLuGJ2pxQRNr8H6za2CC0

"SFC Inmate Confinement Agreement - Final CAO 12-12-24" History

Document created by Amy Cawthon (amcawthon@santafenm.gov)
2024-12-12 - 8:30:52 PM GMT- IP address: 63.232.20.2

Document emailed to cwryan@santafenm.gov for signature
2024-12-12 - 8:31:39 PM GMT

Email viewed by cwryan@santafenm.gov
2024-12-12 - 8:53:28 PM GMT- IP address: 104.47.65.254

Signer cwryan@santafenm.gov entered name at signing as Christopher W. Ryan
2024-12-12 - 8:53:56 PM GMT- IP address: 63.232.20.2

Document e-signed by Christopher W. Ryan (cwryan@santafenm.gov)
Signature Date: 2024-12-12 - 8:53:58 PM GMT - Time Source: server- IP address: 63.232.20.2

Agreement completed.
2024-12-12 - 8:53:58 PM GMT

Powered by Adobe Acrobat Sign

RICO, TARA R.

From: DUTTON-LEYDA, TRAVIS K.
Sent: Wednesday, November 20, 2024 9:14 AM
To: RICO, TARA R.; Purchasing DET
Subject: RE: Determination- Inmate housing

Categories: Printed

Tara, this service is exempt per NMSA 1978, Section 13-1-98(A).

A. procurement of items of tangible personal property or services by a state agency or a local public body from a state agency, a local public body or external procurement unit except as otherwise provided in Sections 13-1-135 through 13-1-137 NMSA 1978;

Thank you.

Regards,

Travis Dutton-Leyda
Chief Procurement Officer
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501
505-629-8351
tkduttonleyda@santafenm.gov

https://santafenm.gov/finance-2/purchasing-1

Vendor Registration and Current Procurement Opportunities:
https://cityofsantafenmvendors.munisselfservice.com/Vendors/VBids/SearchResults.aspx

Internal Link: https://intranet.santafenm.gov/finance_1

CITY OF SANTA FE
FINANCE

More Procurement, less drama ~ John Blair

From: RICO, TARA R. <trrico@santafenm.gov>
Sent: Wednesday, November 20, 2024 9:12 AM
To: Purchasing DET <purchasing_det@santafenm.gov>
Subject: Determination- Inmate housing

Good morning,

Please provide a determination for the housing of inmates.

1. **HOUSING OF INMATES.** The County agrees to house persons awaiting indictment or trial on behalf of the Contractor from time-to-time as space is available in the County's SFCADF, upon the conditions and terms set forth below. The Contractor agrees that any such person so housed in the SFCADF is either a person temporarily imprisoned while being conveyed or awaiting conveyance to a jail in the Contractor's jurisdiction, or a person whose life is in imminent danger in the present place of incarceration, as specified in NMSA 1978, Sections 33-3-13 (1983), and 33-3-14 (1889), and the Contractor agrees in any event that any persons housed at the SFCADF meet the minimum criteria established by these statutes and laws and agrees to compensate the County for housing inmates

SANTA FE POLICE

Tara R. King, Project Specialist
Santa Fe Police Department
2515 Camino Entrada
Santa Fe NM 87507
505-955-5004

500-SF County Jail Contract- Exempt-updated

Final Audit Report 2025-01-04

Created:	2025-01-03
By:	JAMES EDWARDS (jwedwards@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqe4DsxWX63AVCRlbFWmMNpZeF11AA5dn

"500-SF County Jail Contract- Exempt-updated" History

Document created by JAMES EDWARDS (jwedwards@santafenm.gov)
2025-01-03 - 10:52:09 PM GMT- IP address: 97.182.206.186

Document sent to ALEXIS LOTERO (aclotero@santafenm.gov) and ajhopkins@santafenm.gov ajhopkins@santafenm.gov (ajhopkins@santafenm.gov) for signature. One of them to sign
2025-01-03 - 10:54:28 PM GMT

Email viewed by ALEXIS LOTERO (aclotero@santafenm.gov)
2025-01-03 - 11:30:00 PM GMT- IP address: 174.218.26.17

Document e-signed by ALEXIS LOTERO (aclotero@santafenm.gov)
Signature Date: 2025-01-03 - 11:31:34 PM GMT - Time Source: server- IP address: 174.218.26.17

Document sent to JoAnn Lovato (jdlovato@santafenm.gov) and Travis Dutton-Leyda (tkduttonleyda@santafenm.gov) for signature. One of them to sign
2025-01-03 - 11:31:40 PM GMT

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2025-01-03 - 11:54:11 PM GMT

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Agreement completed.
2025-01-04 - 0:06:51 AM GMT

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CITY OF SANTA FE
CITY ATTORNEY

Date: **December 6, 2024**

To: **Governing Body**

From: **Rebecca Mnuk-Herrmann, Assistant City Attorney**

Via: **Erin K. McSherry, City Attorney** EKM

RE: **27794 W I-25 Frontage Road**
2024-8995-APPL The Bungalows on Cerrillos Setback Variance Request (Case No. 2023-7662)
2024-8996-APPL The Bungalows on Cerrillos Slope Variance Request (Case No. 2023-7662)

Appellant Advanced Acquisitions, LLC c/o Brian Nenninger, Orion-West LLC ("Appellant") appeals the Planning Commission's decision to deny variances to the City of Santa Fe's ("City's) Code requiring 45-foot setbacks in the Cerrillos Road Highway Corridor protection district (CRHC) ("Setback Variance") and prohibiting disturbances to natural 30% slopes ("Slopes Variance"). The Planning Commission ("Commission") denied both the Setback Variance and the Slopes Variance on the grounds that the requested variances did not meet the Code's mandatory criteria for variances. *See* Findings of Fact and Conclusions of Law (Setback) and Findings of Fact and Conclusions of Law (Slopes) (together, "Findings and Conclusions").

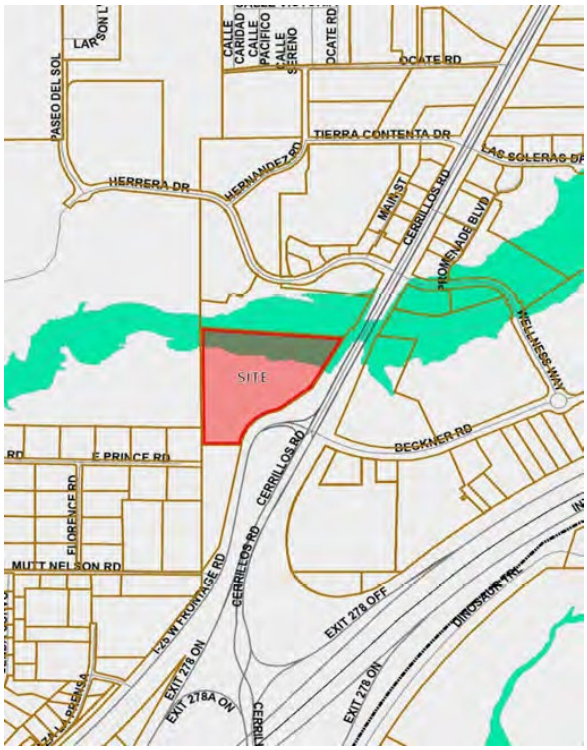
Appellant's position is that the Commission improperly denied the Setback Variance and Slopes Variance, and that Appellant satisfied all mandatory criteria. *See* Appeal Petition - 2024-8995-APPL – Setback Variance and Appeal Petition - 2024-8996-APPL - Slopes Variance.

In this "de novo" appeal, the Governing Body may uphold, reverse, or modify the Commission's decisions to deny the Setback Variance and Slope Variance. "De novo" means that the Governing Body conducts an independent review of evidence in the record and any new evidence presented during its hearing and then independently applies the law to the facts. The Governing Body may take the Commission's experience and expertise into account when deciding this appeal but is not required to do so.

I. BACKGROUND AND PROCEDURAL HISTORY

A. The Property

The subject property is an approximately 19-acre vacant lot located in the northwest quadrant of the intersection of Cerillos Road and I-25 W Frontage Road (the "Property"). *See* Staff Report to Commission, p. 6.



B. The Project

Applicant asked the Commission to approve a development plan for a 141-unit, detached, one- and two-story multi-family residential development. *See* Staff Report to Commission, p. 1. While the development plan proposes multi-family housing, it is not a dense apartment building, but rather multiple individual units. *Id.* The development plan was premised on the Commission's approval of both the Setback Variance and Slope Variance that are the subjects of this appeal, and therefore requires conditions of approval, however, no appeals regarding the development plan are currently before the Governing Body.

C. Applicable Law

Chapter 14 of the Santa Fe City Code ("SFCC" or "Code") only allows variances to be issued when special circumstances exist. "Special circumstances" are defined as "unusual physical characteristics… that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid", a pre-Code legally nonconforming lot, an unresolvable conflict between applicable Code provisions, or historic designation. *See* SFCC 1987, § 14 -3.16 (C)(1).

If the adjudicator (the land use board or Governing Body) finds that any of the special circumstances described above exist, then the Code only allows for a variance if the adjudicator also finds that:

1. "The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14." SFCC 1987, § 14 -3.16 (C)(2);

2. The variance would not exceed the intensity of development allowed on other properties in the vicinity (SFCC 1987, § 14 -3.16 (C)(3));

3. The variance is the "minimum variance that will make possible the reasonable use of the land or structure" (SFCC 1987, § 14 -3.16 (C)(4)); and

4. "The variance is not contrary to the public interest". SFCC 1987, § 14 -3.16 (C)(5)).

All four findings are required.

The Code is designed to apply uniformly to all property. Section 14-1.4, "Uniform Application" provides that "[t]he provisions of Chapter 14 are minimum requirements that apply uniformly to land within the same zoning districts and structures of the same type." Additionally, Chapter 14 states that its purposes are as follows:

> [C]reate conditions favorable to the health, safety, convenience, prosperity and general welfare of the residents of Santa Fe by coordinating streets within proposed subdivisions with existing or planned streets or other features of the general plan; providing parks and trails; providing sewer, water and other infrastructure; providing adequate open space for traffic, recreation, drainage, light and air; and providing for the appropriate distribution of population and traffic.

Consequently, the Code applies uniformly to property and structures, regardless of an applicant's intentions or product design, with the above-referenced goals in mind.

D. The Requested Variances

The Setback Variance would be an eleven (11) foot reduction to the 45 feet setback that is generally required in a Zone 4 CRHC District, which is the applicable zone for this area of the Cerrillos Road Right-of-Way. *See* Commission Exh. E, p. 11. The result of the Setback Variance approval would be a 34-foot setback for this property. *See* Commission Exh. E, p. 11

The Slope Variance would be a deviation from Section 14-8.2(D)(2)(b) ("Terrain Management"), which prohibits disturbance of thirty percent (30%) natural slopes. *See* Staff Report to Commission, p. 17. The Applicant proposes to disturb 30% slopes on the Property occupy approximately 4,800 square feet on the far northeastern edge of the Property. *See* Staff Report to Commission, p. 17. The Arroyo de los Chamisos floodplain intersects with the Property's northern portion. *See* Commission Attachment D, Maps and Photos, p. 2.

E. Planning Commission Hearing

City Land Use and Planning Department Staff ("Staff") and the Applicant presented to the Commission on May 16, 2024. *See* Planning Commission Meeting, 5/16/2024, available at https://www.youtube.com/watch?v=r91fWnnCcJw. Staff recommended that the Commission deny the variances and grant a modified version of the development plan that did not require variances. *Id.* at 33:20-34:25. The Applicant asked the Commission to grant the variances. *Id.* at 39:07-39:22. Commissioner Mirando expressed a concern about how the residents in the development would be adequately screened from Cerrillos Road if the Commission approved the Setback Variance. *Id.* at 02:30:58-02:39:04. The Applicant then stated support for postponing a decision on the requested variances in order for the Applicant to provide the Commission more information and try address Commissioner Mirando's concerns. *Id.* at 03:11:21-03:11:50. The Commission voted to postpone the remainder of the hearing until June 20, 2024. *Id.* at 03:15:55.

The June meeting was then cancelled due to a lack of a quorum. *See* Notice of Cancellation Meeting 6-20-24

The Commission reconvened to hear the case on July 11, 2024. The Applicant provided additional diagrams, videos, and information about the project. *See* Planning Commission Meeting, 7/11/2024, 00:10:03-00:29:45. In further support of the request for the Setback variance, the Applicant testified that there was another development along Cerrillos that appeared only to have a 24-foot setback. *Id.* at 00:25:34-00:25:58. The Applicant also said that the design would allow outdoor space for the residents. *Id.* at 00:28:48-00:29:14. The Applicant's attorney argued that if the setback variance were not granted, the project would lose about sixteen (16) units (*Id* at 00:32:32), due to about a third of the site being in a flood plain or on otherwise undevelopable land, thereby, he testified, making it infeasible to develop the Property without the Setback Variance and Slopes Variance (*Id* at 00:32:58-00:34:58).

Senior City Planner Dan Esquibel, responding to questions from the Commission, explained that the project's design, including the elements that deviate from the Code compliance and therefore required variances, was the result of the Applicant's choices, and that the Applicant could reduce sprawl without reducing the number of housing units by building vertically. *Id.* at 00:37:01-00:37:50. Therefore, there were options for a developer to develop the Property in compliance with the Code and without building in the setback or disturbing the natural 30% slopes.

Following discussion, the Commission voted to approve the development plan subject to conditions of approval, but denied the Setback Variance and Slopes Variance. *See* Meeting Minutes, July 11 2024, page 2. The Commission determined that there were no special circumstances, and that development was not infeasible without a variance. *See* Findings and Conclusions.

II. GROUNDS FOR APPEAL TO THE GOVERNING BODY

Under the SFCC 1987, Section 14-3.17(A)(2), an appeal of a BOA decision may be filed for one or more of the following reasons only:

> (1) The Commission's final action does not comply with SFCC 1987, Chapter 14 or the Zoning Enabling Act, NMSA 1978, Sections 3-21-1 to -14;
>
> (2) The Commission misapplied SFCC 1987, Chapter 14; or
>
> (3) The Commission's decision is not supported by substantial evidence.

III. ISSUES ON APPEAL

The Applicant asserts that the Commission misapplied Chapter 14. Therefore, the Applicant has grounds for appeal to the Governing Body.

The only issues in dispute are whether 1) there are special circumstance and 2) whether said special circumstances make it infeasible to develop the property in conformity with the Code.

On appeal, with respect to the criteria in dispute, the Applicant makes the following arguments:

That there are special circumstances because the Property "is uniquely burdened by the expansive Arroyo de los Chamisos, a naturally occurring feature that renders approximately 22% of the property undevelopable." *See* Appeal Petition - 2024-8995-APPL – Setback Variance, Exhibit A, p. 1. The Applicant further asserts that there are NMDOT improvement requirements that burden the property. *Id.* at p. 2.

That said special circumstances reduce the usable site and constrain the project (*Id.*) and that "The inability to grade the remnant of portion of this slope of the Arroyo de los Chamisos will render it infeasible to develop a substantial portion of the property because of the grade that will occur north of the remnant bank (*See* Appeal Petition - 2024-8996-APPL – Slopes Variance, Exhibit A, p. 2).

That the Setback and Slopes Variances are the minimum variances that would permit the proposed development.

That the Setback Variance and Slope Variance are in the public interest because the Applicant takes the position that they will have not impact the surrounding neighborhoods.

IV. ANALYSIS

In this case, the Governing Body should consider whether the Arroyo de Los Chamisos and the requirement to comply with NMDOT requirements constitute special circumstances. While the Arroyo de Los Chamisos is naturally occurring and the NMDOT requirements are created by government action, the Governing Body may wish to elicit testimony or other evidence from the Applicant regarding 1) whether these circumstances "distinguish the land from others in the vicinity that are subject to the same relevant provisions of Chapter 14" (*see* SFCC 1987, § 14-3.16 (C)(1)(a)) and 2) whether the Applicant received any benefit from the government in exchange for the agreement to develop the property with applicable NMDOT requirements (*Id.*).

If the Governing Body determines that special circumstances exist, then the next step is to determine whether those circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14. *See* Section 14-3.16(C)(2), Appendix I.

The Applicant argues that the existence of a floodplain and an arroyo on the northern portion of the Property make it infeasible to develop the Property with the detached-home style product that the Applicant designed.

The Applicant's arguments regarding whether development is infeasible without a variance are tied to their arguments that the requested variances are the minimum variances needed to facilitate the Applicant's planned development. The Commission need only discuss whether the Setback Variance and Slopes Variance are not in the public interest if all other criteria are met.

The record reflects Staff's conclusion that neither the Arroyo, nor any requirements from NMDOT, preclude residential development on the Property in compliance with the Code and that the same number of units could even be built by using vertical construction. Vertical

construction would be consistent with the Code and would not require the Setback Variance or Slopes Variance. If the Governing Body determines that the Property could be developed without the requested variances, then the Setback Variance and Slope Variance should be denied.

V. CONCLUSION

If the Governing Body concludes that special circumstances do exist, that the development is infeasible without a variance, and that all other Code criteria are met, the Governing Body should reverse the Commission's decision and grant the Appeal. If the Governing Body concludes that no special circumstances exist, or, that, if special circumstances do exist, they do not make it infeasible to develop the property in compliance with the Code; or that the Setback or Slopes Variance does not meet any of the other Code criteria, the Governing Body should uphold the Commission's decision, deny the Appeal and deny the variances. The Governing Body could also modify the Commission's decision in part by reaching different legal or factual conclusions, for example, by determining that special circumstances do exist, but that development remains feasible without a variance.

VI. RECOMMENDATION (MOTION OPTIONS)

There are three options for motions in this case. Sample motions follow:

Motion Option 1: I move to grant the appeal, reverse the Commission's decision to deny the variances, and direct staff to prepare Findings of Fact and Conclusions of Law consistent with this motion.

Motion Option 2: I move to deny the appeal, affirm the Commission's decision to deny the variances, and direct staff to prepare Findings of Fact and Conclusions of Law consistent with this motion.

Motion Option 3: I move deny the variances on a separate basis from the basis described in the Commission's findings of fact and conclusions of law, in particular if the Governing Body determines that the Setback Variance or Slopes Variance failed to meet Code criteria different than those the Commission identified, and direct staff to prepare Findings of Fact and Conclusions of Law consistent with this motion.

VII. DOCUMENTS REFERENCED

- Findings of Fact and Conclusions of Law (Setback)
- Findings of Fact and Conclusions of Law (Slopes)
- Appeal Petition - 2024-8995-APPL – Setback Variance
- Appeal Petition - 2024-8996-APPL - Slopes Variance
- Planning Commission Packet
    - Planning Commission Staff Report
    - Attachment A -Technical Corrections
    - Attachment B-Development Review Team (DRT)
    - Attachment C-Early Neighborhood Notification
    - Attachment D - Maps and Photos
    - Attachment F - May-16-2024 PC presentation

    - Attachment G - July-11- 2024 PC presentation
    - Attachment H - July -11-24 PC Presentation video
- Hearing Meeting Minutes 5-16-24
- Notice of Cancellation Meeting 6-20-24
- Hearing Meeting Minutes 7-11-24

APPENDIX I: RELEVANT CODE SECTIONS

14-3.16 – Variances, approval criteria

Subsections 14-3.16(C)(1) through (5) and, if applicable, Subsection 14-3.15(C)(6), are required to grant a variance.

(1) One or more of the following special circumstances applies:

(a)unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid;

(b) the parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid;

(c)there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7; or

(d)the land or structure is nonconforming and has been designated as a landmark , contributing or significant property pursuant to Section 14-5.2 (Historic Districts).

(2) The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.

(3) The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.

(4) The variance is the minimum variance that will make possible the reasonable use of the land or structure . The following factors shall be considered:

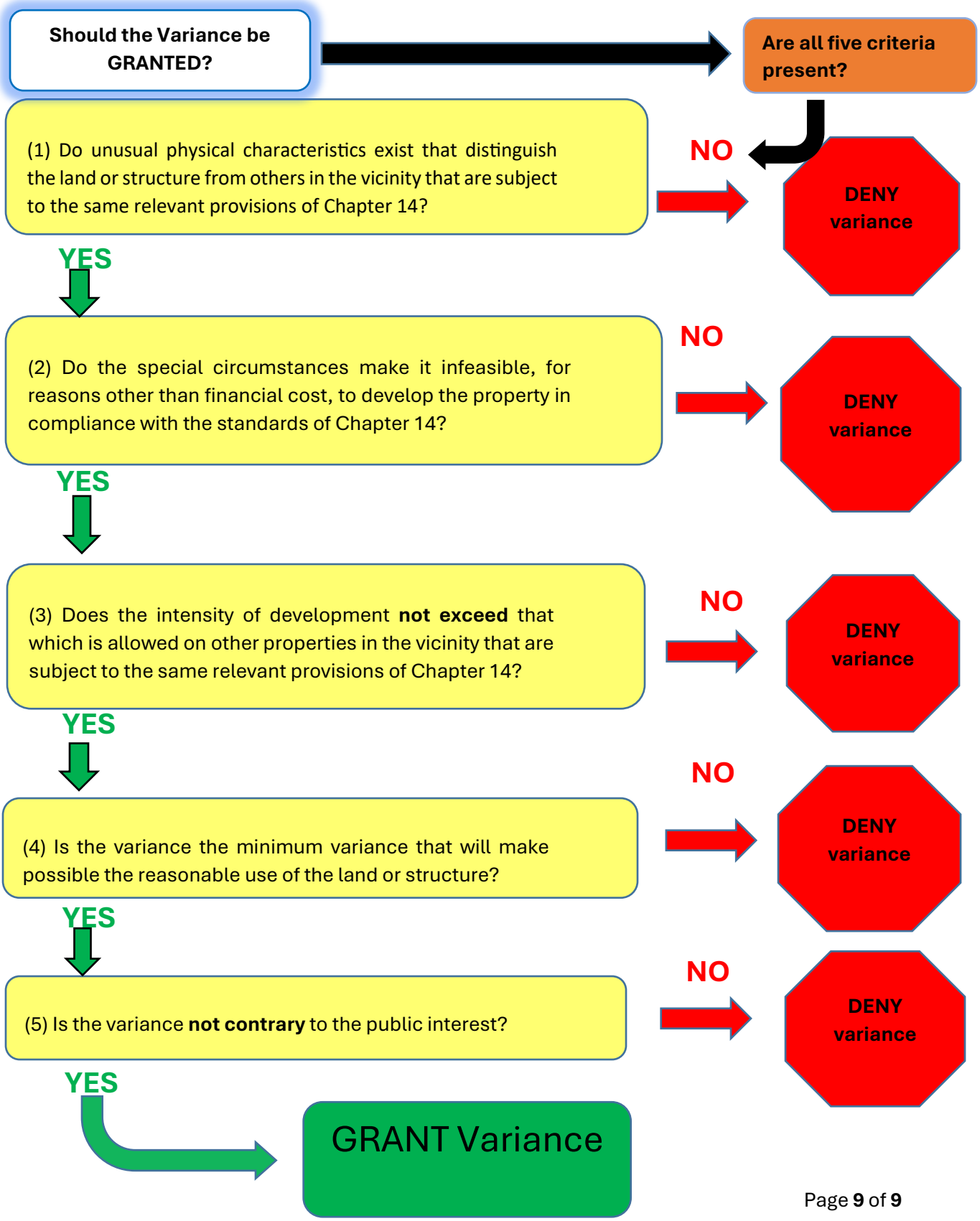
(a)whether the property has been or could be used without variances for a different category or lesser intensity of use;

(b)consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan .

(5) The variance is not contrary to the public interest.

(6) There may be additional requirements and supplemental or special findings required by other provisions of Chapter 14.

APPENDIX II: VARIANCE FLOW CHART



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

Case #2023-7662
Bungalows on Cerrillos Variance (Setback)
Applicant's Name – Advanced Acquisitions, LLC
Agent's Name – Orion-West LLC.

THIS MATTER came before the Planning Commission (Commission) for hearing on April 14, 2024, and on July 11, 2024, upon the Application (Application) of Orion-West LLC., agent for Advanced Acquisitions, LLC (Applicant).

The Applicant seeks the Commission's approval of a variance from SFCC 14-5.5 (B)(4)(iii) Cerrillos Road Highway Protection District (CRHC) of building setbacks in CRHC Zone 4 from 45 feet to no more than 34 feet (Project). The project is a 19.26-acre lot zoned C-2 (General Commercial) within the Suburban Archaeological Review District and the Cerrillos Road Highway Corridor Protection District (Property).

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

FINDINGS OF FACT

1. The Applicant requested a variance from SFCC 14-5.5 (B)(4)(iii) Cerrillos Road Highway Protection District (CRHC) of building setbacks in CRHC Zone 4 from 45 feet to no more than 34 feet, pursuant to the Santa Fe City Code (SFCC) 1987 Section 14-3.16(C) "Variance".
2. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. The Applicant attended pre-application conference with City land use department staff (Staff) held on June 23, 2022, in accordance with SFCC 1987 Section 14-3.1(E).
4. The Applicant conducted two virtual ENN meetings one on May 03, 2023, and the second on September 14, 2023. Both ENN meetings were attended by staff, the Applicant's agent and members of the public.
5. Pursuant to the SFCC Section 14-3.16(A), "[l]and use boards may approve variances to the provisions of Chapter 14 … regulating the size, location and appearance of structures."
6. City Land Use Department staff reviewed the Application and related materials, and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report).
7. City staff reviewed the Applications and related materials, and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
8. Staff recommended that the Commission deny the variances requested in the Application.
9. SFCC Section 14-3.16(B) sets out procedures for variance applications and requires the Commission to hold a public hearing and approve, approve with conditions, or deny the variance application.

10. At the Hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public prior to making a decision.
11. SFCC Section 14-3.16(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before granting a variance.
12. No unusual physical characteristic exists that distinguish the land from others in the vicinity and alternative designs for the site could eliminate the need for a variance. The parcel is not legal non-conforming; there is no inherent conflict in applicable regulations that cannot be resolved by the applicant with the design of this vacant property.
13. It is feasible to develop the property without a variance and there are no special circumstances that have been identified that would prevent the property from being developed in compliance with Chapter 14.
14. The extent of development does not exceed that which is allowed on other properties within the area.

CONCLUSIONS OF LAW

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

1. The Commission has the authority under Chapter 14 of the SFCC to review and deny the Applicant's proposed variance request.
2.
3. Pursuant to SFCC Sections 14-2.3(C)(3) and 14-3.16(A), the Commission has the authority to review and approve or disapprove variances. The Applicant complied with the requirement to attend a preapplication conference with Staff under SFCC 1987, Section 14-3.1(E).
4. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.
5. Pursuant to SFCC 14-3.6(C)(1)(a-d), the Applicant has not satisfied the variance criterion required by Subsection 14-3.6(C)(1). No unusual physical characteristic exists that distinguish the land from others in the vicinity and alternative designs for the site could eliminate the need for a variance. The parcel is not legal non-conforming; there is no inherent conflict in applicable regulations that cannot be resolved by the applicant with the design of this vacant property.
6. Pursuant to SFCC 14-3.6(C)(2), the Applicant has not satisfied this variance criterion required by 14-3.6(C)(2) because it is feasible to develop the property without a variance and there are no special circumstances that have been identified that would prevent the property from being developed in compliance with Chapter 14.
7. The variance criterion required by 14-3.6(C)(3) has been addressed, and the extent of development does not exceed that which is allowed on other properties within the area.
8. Pursuant to 14-3.6(C)(4), the Applicant's conditions for the requested variance are not supported by all factors within Subsection 14-3.16(C) *"Approval Criteria."*
9. Pursuant to 14-3.6(C)(5), the requested variance is a request to construct within the setback requirement of the CRHC Protection District which is prohibited per Santa Fe City Code Chapter SFCC 14-5.5 (B)(4)(iii). This variance request does not establish the requirements necessary to

grant a variance required by Subsection 14-3.6(C). The granting of this variance is not in conjunction with the public interest.

10. Pursuant to 14-3.6(C)(4), the Applicant's conditions for the requested variance are not supported by all factors within Subsection 14-3.16(C) *"Approval Criteria."*
11. Pursuant to 14-3.6(C)(5), the requested variance is a request to construct within the setback requirement of the CRHC Protection District which is prohibited per Santa Fe City Code Chapter SFCC 14-5.5 (B)(4)(iii). This variance request does not establish the requirements necessary to grant a variance required by Subsection 14-3.6(C). The granting of this variance is not in conjunction with the public interest.

The variance to SFCC Section SFCC 14-5.5 (B)(4)(iii) Cerrillos Road Highway Protection District (CRHC) of building setbacks in CRHC Zone 4 from 45 feet to no more than 34 feet should not be granted because the Applicant has failed to meet the approval criteria for the variance.

WHEREFORE, IT IS ORDERED ON THE 5th DAY OF SEPTEMBER, 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission denies the variance to SFCC Section SFCC 14-5.5 (B)(4)(iii), as requested in Case #2023-7662. The variance request for the Project is denied.

Janet Clow
Chairwoman

12/5/24
Date

FILED:

Andrea Salazar
Andrea Salazar (Dec 5, 2024 17:08 MST)

Andréa Salazar XIV
City Clerk

Dec 5, 2024
Date:

APPROVED AS TO FORM:

Rebecca A Mnuk-Herrmann
Assistant City Attorney

12/5/2024
Date:

24-0676 Advanced Aquisitions Case #2023-7662

Final Audit Report 2024-12-06

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By:	XAVIER VIGIL (xivigil@santafenm.gov)
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City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2023-7662

Bungalows on Cerrillos Variance (Setback)
Applicant's Name – Advanced Acquisitions, LLC
Agent's Name – Orion-West LLC.

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The Applicant seeks the Commission's approval of a variance from SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) for an approximate area of 4,800 square feet (Project). The Project is a 19.26-acre lot zoned C-2 (General Commercial) within the Suburban Archaeological Review District and the Cerrillos Road Highway Corridor Protection District (Property).

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

FINDINGS OF FACT

1. The Applicant requested a variance from SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) for an approximate area of 4,800 square feet, pursuant to the Santa Fe City Code (SFCC) 1987 Section 14-3.16(C) (Variance).
2. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. The Applicant attended pre-application conference with City land use department staff (Staff) held on June 23, 2022, in accordance with SFCC 1987 Section 14-3.1(E).
4. The Applicant conducted two virtual ENN meetings one on May 03, 2023, and the second on September 14, 2023. Both ENN meetings were attended by staff, the Applicant's agent and members of the public.
5. Pursuant to the SFCC Section 14-3.16(A), "[l]and use boards may approve variances to the provisions of Chapter 14 … regulating the size, location and appearance of structures."
6. City Land Use Department staff reviewed the Application and related materials, and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report).
7. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].

8. A pre-application conference was held on June 23, 2022, in accordance with SFCC 1987 Section 14-3.1(E).
9. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.
10. The Applicant conducted two virtual ENN meetings one on May 03, 2023, and the second on September 14, 2023. Both ENN meetings were attended by staff, the Applicant's agent and members of the public.
11. Pursuant to the SFCC Section 14-3.16(A), "[l]and use boards may approve variances to the provisions of Chapter 14 … regulating the size, location and appearance of structures. "City Land Use Department staff reviewed the Application and related materials, and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report).
12. Pursuant to SFCC Sections 14-2.3(C) (3) and 14-3.16(A), the Commission has the authority to review and approve or disapprove variances.
13. City staff reviewed the Application and related materials, and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
14. Staff recommended that the Commission deny the variance requested in the Application.
15. At the Hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public prior to making a decision.
16. SFCC Section 14-3.16(B) sets out procedures for variance applications and requires the Commission to hold a public hearing and approve, approve with conditions, or deny the variance application.
17. SFCC Section 14-3.16(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before granting a variance.
18. No unusual physical characteristic exists that distinguish the land from others in the vicinity and alternative designs for the site could eliminate the need for a variance. The parcel is not legal non-conforming; there is no inherent conflict in applicable regulations that cannot be resolved by the applicant with the design of this vacant property.
19. It is feasible to develop the property without a variance and there are no special circumstances that have been identified that would prevent the property from being developed in compliance with Chapter 14.

The extent of development does not exceed that which is allowed on other properties within the area.

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC Sections 14-2.3(C)(3) and 14-3.16(A), he Commission has the authority under Chapter 14 of the SFCC to review and deny the Applicant's proposed variance request.
2. Pursuant to SFCC 14-3.6(C)(1), the Applicant has not satisfied the variance criterion required by Subsection 14-3.6(C)(1). Alternative designs for the site could eliminate the need for a variance.

3. Pursuant to SFCC 14-3.6(C)(2), the Applicant has not satisfied this variance criterion required by 14-3.6(C)(2) because it is feasible to develop the property without a variance.
4. The variance criterion required by 14-3.6(C)(3) has been addressed, and the extent of development does not exceed that which is allowed on other properties within the area.
5. Pursuant to 14-3.6(C)(4), the Applicant's conditions for the requested variance are not supported by all factors within Subsection 14-3.16(C) *"Approval Criteria."*
6. Pursuant to 14-3.6(C)(5), the requested variance is a request to disturbances of natural slopes of thirty percent (30%) for an approximate area of 4,800 square feet which is prohibited per Sant Fe City Code Chapter SFCC 14-8.2(D)(2)(b). This variance request does not establish the requirements necessary to grant a variance required by Subsection 14-3.6(C). The granting of this variance is not in conjunction with the public interest.
7. The variance to SFCC Section SFCC 14-8.2(D)(2)(b) within the Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) should not be granted because the Applicant has failed to meet the approval criteria for the variance.

WHEREFORE, IT IS ORDERED ON THE 5th DAY OF SEPTEMBER, 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission denies the variance to SFCC Section SFCC 14-8.2(D)(2)(b), as requested in Case #2023-7663. The variance request for the Project is denied.

Janet Clow 12/5/24
Janet Clow — Date
Chairwoman

FILED:

Andrea Salazar
Andrea Salazar (Dec 5, 2024 14:39 MST)
Andréa Salazar XIV — Dec 5, 2024
City Clerk — Date:

APPROVED AS TO FORM:

Rebecca A Mnuk-Herrmann — 12/5/2024
Assistant City Attorney — Date:

24-0675 Advanced Aquisitions Case #2024-7663

Final Audit Report 2024-12-05

Created:	2024-12-05
By:	XAVIER VIGIL (xivigil@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgu6_GvIAQL-m-heg31tM7aaGCDfjT99D

"24-0675 Advanced Aquisitions Case #2024-7663" History

Document created by XAVIER VIGIL (xivigil@santafenm.gov)
2024-12-05 - 9:37:05 PM GMT- IP address: 63.232.20.2

Document emailed to axsalazar@santafenm.gov for signature
2024-12-05 - 9:37:39 PM GMT

Email viewed by axsalazar@santafenm.gov
2024-12-05 - 9:39:04 PM GMT- IP address: 63.232.20.2

Signer axsalazar@santafenm.gov entered name at signing as Andrea Salazar
2024-12-05 - 9:39:36 PM GMT- IP address: 63.232.20.2

Document e-signed by Andrea Salazar (axsalazar@santafenm.gov)
Signature Date: 2024-12-05 - 9:39:38 PM GMT - Time Source: server- IP address: 63.232.20.2

Agreement completed.
2024-12-05 - 9:39:38 PM GMT

LUD Use Only
Time Filed: 8/30/24 2:29 PM
Fee paid: $200.00
Receipt attached:)

(date stamp)

Case #2024-8995 APPL

VERIFIED APPEAL

PETITION

Two originals of this form must be filed. The Land Use Department Director or his/her designee will enter the date and time of receipt and initial both originals. See Section 14-3.17(D) SFCC 2001 for the procedure.

Appellant Information

Name: Advanced Acquisitions LLC
Last *First* *M.I.*

Address: c/o Brian Nenninger, Orion-West LLC
Street Address *Suite/Unit #*
2213 Brothers Road #800, Santa Fe NM 87505
City *State* *ZIP Code*

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

Additional Appellant Names:

Correspondence Directed to: ☐ Appellant ■ Agent ☐ Both

Agent Authorization (if applicable)

I/We: Jeremy Hall on behalf of Advanced Acquisitions LLC

authorize Brian Nenninger, Orion-West LLC to act as my/our agent to execute this application.

Signed: [signature] Date: 8/16/24

Signed: Date:

Subject of Appeal

Project Name: Bungalows on Cerrillos variance (Setback)

Applicant or Owner Name: Advanced Acquisitions LLC (Attn: Jeremy Hall)

Location of Subject Site: 27794 W I-25 Frontage Road

Case Number: 2023-7662 Permit Number (if applicable): n/a

Final Action Appealed:

☐ Issuance of Building Permit ☐ Other Final Determination of LUD Director

Final Action of Board or Commission (specify): ■ Planning Commission ☐ Board of Adjustment ☐ BCD-DRC ☐ HDRB

Basis of Standing (see Section 14-3.17(B) SFCC 2001):

Applicant is the owner

Basis for Appeal: ■ The facts were incorrectly determined ■ Ordinances/laws were violated and/or misrepresented

Description of the final action appealed from, and date on which final action was taken:

Denial of the set back variance case #2023-7662;

■ Check here if you have attached a copy of the final action that is being appealed.

**See Exhibit A

Description of Harm

Describe the harm that would result to you from the action appealed from (attach additional pages if necessary):

See Exhibit A

Explain the Basis for Appeal

Please detail the basis for Appeal here (be specific):

See Exhibit A

Signature and Verification

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

Appellant Signature: _____ Date: 8/16/24

Agent Signature: _____ Date: 8/16/24

State of New Mexico)
) ss.
County of Santa Fe)

I/We Jeremy Hall and Brian Nenninger, being first duly sworn, depose and say: I/We have read the foregoing appeal petition and know the contents thereof and that the same are true to my/our own knowledge.

Appellant/s:

_____ _____
Signature *Signature*

Jeremy Hall Brian Nenninger
Print Name *Print Name*

Subscribed and sworn to before me this 16th day of August, 2024.

Danyelle Valdez
NOTARY PUBLIC

My commission expires: July 3, 2024

STATE OF NEW MEXICO
NOTARY PUBLIC
DANYELLE VALDEZ
Commission # 1126512
My Comm. Exp. July 3, 2027

Exhibit A

Description of Harm

The denial of the setback variance for Case #2023-7662 imposes significant harm on the feasibility and integrity of the proposed Bungalows on Cerrillos development. The project has been carefully designed to accommodate a 141-unit multi-family development but is severely constrained by both the natural features of the site and additional requirements from the New Mexico Department of Transportation (NMDOT). Specifically, the property is burdened by the extensive area occupied by the Arroyo de los Chamisos, which renders approximately 22 percent of the site undevelopable. Additionally, a required dedication for public roadways further reduces the developable acreage by another 25 percent.

The denial of the setback variance forces the project to either drastically reduce the number of residential units or undergo a complete redesign, both of which are burdensome but also detrimental to the overall layout and functionality of the development. The unique configuration of the site, including the required setback from the Cerrillos Road right-of-way, does not align with the intent behind the setback regulation, which aims to create adequate separation between the roadway and adjacent structures. This particular property has a unique circumstance of a substantial added distance from the roadway to the property line creating a much larger separation than the setback would otherwise provide without this circumstance.

Without approval of the variance request, the project faces significant limitations in efficiently utilizing the developable area that is critical for maintaining project viability. The loss of potential housing units due to this restriction weakens the project's feasibility and diminishes its contribution to addressing the local housing shortage. A denial of the setback variance imposes substantial developmental challenges and undermines the overall public interest by reducing the availability of much-needed housing in the community and disrupting the practical use of the property.

Basis for Appeal

The requested area variance was improperly denied by the Planning Commission because the applicant satisfied the criteria for the granting of variances as stated in its application letter and the evidence and arguments presented to the Planning Commission, and as stated below. As a result, the Planning Commission misapplied the provisions of Section 14-3.16(C) of the Santa Fe City Code.

1. ***One or more of the following special circumstances applies: (a) unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid.***

   The property is uniquely burdened by the expansive Arroyo de los Chamisos, a naturally occurring feature that renders approximately 22 percent of the site undevelopable. This natural constraint is further compounded by road improvement requirements imposed by

NMDOT, which will occupy 20 percent of the property. Additionally, the NMDOT-mandated location and design of the I-25 Frontage Road further reduces the developable area by cutting off an additional 5 percent of the property. Approximately 47 percent of the property is unavailable for development due to natural features and governmental actions for which no compensation or relief has been or will be provided. These significant physical and regulatory constraints create a set of unique and challenging conditions that distinguish this property from others in the vicinity.

2. ***The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.***

   The special circumstances described above allow approximately 53 percent of the site available for development. The requirement of a 45-foot setback further reduces the usable area, resulting in a loss of fourteen (14) residential units. This reduction severely hinders the project's ability to meet essential development standards and optimally utilize an already limited property.

3. ***The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.***

   The property is zoned C-2 and the intensity of the development remains unaffected by the granting of the variance. The proposed multifamily development is within zoning compliance and is less intense than other properties in the vicinity. Additionally, permissible zoning height is 45 feet, the proposed project heights do not exceed 28 feet.

4. ***The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered: (a) whether the property has been or could be used without variances for a different category or lesser intensity of use; (b) consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.***

   The variance request seeks to position the nearest structure 34 feet from the property line, which aligns with the intent of the Cerrillos Road overlay to maintain significant physical separation between the roadway and buildings. The separation is emphasized by the wide right-of-way in this section of Cerrillos Road; the distances from the westernmost southbound lane to the property line ranges from 87 to 200 feet, thus making the nearest structures 121 feet from the driving lane at the nearest point and 234 feet at its farthest point. This distance alongside the 34ft setback ensure substantial separation that is consistent with the purpose of the corridor objectives.

   Under the applicable standard, the variance is the minimum is required.

5. ***The variance is not contrary to the public interest.***

The purpose of the setback is to reduce the impact of development in the corridor from the drivers' perspective. The distance from the most westerly southbound lane is approximately 87 to 200 feet from outer edge of the driving lane to the property line. The approval of the variance would place the nearest structure 34 feet from the property line, thus 121 feet to 234 feet from the driving lane. The multifamily homes are no more than two stories and will setback from the travel lanes of Cerrillos Road greater than the distance of other buildings along Cerrillos Road that comply with setback requirements. The appearance of the buildings along the Cerrillos Road frontage will have the same visual perception as other buildings along Cerrillos Road. The variance applies only to Cerrillos Road and has no effect on nearby residential neighborhoods. Residential neighborhoods are limited to the western boundary of the property.

As additional grounds for this appeal, the Planning Commission failed to appropriately consider how the requested setback variance aligns with the broader goals and objectives of the CRHC Cerrillos Road Highway Corridor Protection District. The CRHC district is specifically designed to ensure that development along Cerrillos Road accommodates safe and efficient traffic and contributes to a visually attractive and cohesive entranceway into Santa Fe. This approval would achieve a balance between maintaining the district's visual and functional integrity and accommodating practical development needs.

The Planning Commission incorrectly concluded that there are no special circumstances making it infeasible to develop the project site in compliance with the standards of Chapter 14, beyond financial cost, dismissing the need for the setback variance as unnecessary. However, the unique site constraints and the project's location within the CRHC district clearly constitute special circumstances that satisfy this part of the variance criteria. Variances should be granted when they align with and support the district's intent. The same logic applies to this project site. Denying this variance request undermines the city's objectives by imposing a subjective interpretation of the variance criteria.

The Planning Commission also improperly concluded that granting the requested setback variance at the project site would be contrary to the public interest because it would set a precedent for unnecessary alterations to the district's standards. This variance request is essential in creating a logical and viable development project, demonstrating that approval is justified and beneficial to the overall planning and development within the area. Denying a setback variance that allows for a 34-foot distance instead of the required 45 feet on a property where the distance to Cerrillos Road significantly exceeds the overlay's setback requirements contradicts the established principles for evaluating variance requests. A denial of the request overlooks the broader benefits of the project, including maintaining the intent of the setback while effectively utilizing the site. By granting the variance, the project can proceed in a manner that respects both the physical constraints of the property and the goals of the Cerrillos Road overlay.

Relief Requested

The applicant requests that the decision of the Planning Commission be reversed and that the requested setback variance be granted.

* The appellant requested a copy of the Findings of Fact and Conclusions of Law for Case #2023-7662, which is scheduled for approval by the Planning Commission on September 5, 2024. However, staff are unable to provide the documents at this time. As a result, the appellant will attach the Findings of Fact and Conclusions of Law once they are received from staff.

LUD Use Only 2:29pm
Time Filed: 8/22/24
Fee paid: $200.00
Receipt attached:)

(date stamp)

Case#2024-8996 APPL

VERIFIED APPEAL PETITION

Two originals of this form must be filed. The Land Use Department Director or his/her designee will enter the date and time of receipt and initial both originals. See Section 14-3.17(D) SFCC 2001 for the procedure.

Appellant Information

Name: Advanced Acquisitions LLC
Last *First* *M.I.*

Address: c/o Brian Nenninger, Orion-West LLC
Street Address *Suite/Unit #*
2213 Brothers Road #800, Santa Fe NM 87505
City *State* *ZIP Code*

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

Additional Appellant Names:

Correspondence Directed to: ☐ Appellant ■ Agent ☐ Both

Agent Authorization (if applicable)

I/We: Jeremy Hall on behalf of Advanced Acquisitions LLC

authorize Brian Nenninger, Orion-West LLC to act as my/our agent to execute this application.

Signed: Jeell Date: 8/16/24

Signed: Date:

Subject of Appeal

Project Name: Bungalows on Cerrillos variance (Slopes)

Applicant or Owner Name: Advanced Acquisitions LLC (Attn: Jeremy Hall)

Location of Subject Site: 27794 W I-25 Frontage Road

Case Number: 2023-7663 Permit Number (if applicable): n/a

Final Action Appealed:

☐ Issuance of Building Permit ☐ Other Final Determination of LUD Director

Final Action of Board or Commission (specify): ■ Planning Commission ☐ Board of Adjustment ☐ BCD-DRC ☐ HDRB

Basis of Standing (see Section 14-3.17(B) SFCC 2001):

Applicant is the owner

Basis for Appeal: ■ The facts were incorrectly determined ■ Ordinances/laws were violated and/or misrepresented

Description of the final action appealed from, and date on which final action was taken:

Denial of the set back variance case #2023-7663;

■ Check here if you have attached a copy of the final action that is being appealed.

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Description of Harm

Describe the harm that would result to you from the action appealed from (attach additional pages if necessary):

See Exhibit A

Explain the Basis for Appeal

Please detail the basis for Appeal here (be specific):

See Exhibit A

Signature and Verification

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

Appellant Signature: _____ Date: 8/16/24

Agent Signature: _____ Date: 8/16/24

State of New Mexico)
) ss.
County of Santa Fe)

I/We Jeremy Hall and Brian Nenninger, being first duly sworn, depose and say: I/We have read the foregoing appeal petition and know the contents thereof and that the same are true to my/our own knowledge.

Appellant/s:

_____ _____

Signature *Signature*

Jeremy Hall Brian Nenninger

Print Name *Print Name*

Subscribed and sworn to before me this 16th day of August, 2024.

Danyelle Valdez

NOTARY PUBLIC

My commission expires:
July 3, 2027

STATE OF NEW MEXICO
NOTARY PUBLIC
DANYELLE VALDEZ
Commission # 1126512
My Comm. Exp. July 3, 2027

Exhibit A

Description of Harm

The denial of the slope variance for Case #2023-7663 imposes significant harm on the feasibility and integrity of the proposed Bungalows on Cerrillos development. The project, which has been meticulously designed to accommodate a 141-unit multi-family development, is heavily constrained by the natural topography of the site, specifically the presence of naturally occurring slopes greater than 30%.

The denial forces the project to either significantly reduce the developable area or undergo extensive redesign, both of which are not only financially burdensome but also detrimental to the overall layout and effectiveness of the development. The unique topography of the site includes a remnant of the original bank of the Arroyo de los Chamisos, which no longer functions in its original capacity due to past alterations from nearby infrastructure developments. Preserving this isolated and now functionally obsolete slope area does not serve the intended purpose of the slope management regulations, which aim to prevent erosion and protect the natural environment.

Moreover, without the variance, the project faces severe limitations in achieving a uniform and practical grade across the development, which is essential for creating an accessible and cohesive development. The loss of potential housing units due to this restriction not only diminishes the project's viability but also reduces the much-needed housing supply in the area, exacerbating the housing shortage.

The denial of the slope variance not only imposes significant financial and developmental challenges but also undermines the overall public interest by limiting the availability of housing in the community.

Basis for Appeal

The requested area variance was improperly denied by the Planning Commission because the applicant satisfied the criteria for the granting of variances as stated in its application letter and the evidence and arguments presented to the Planning Commission, and as stated below. As a result, the Planning Commission misapplied the provisions of Section 14-3.16(C) of the Santa Fe City Code.

1. ***One or more of the following special circumstances applies: (a) unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid.***

   There are areas with naturally occurring slopes of thirty percent (30%) or greater, totaling 4,764.81 square feet, which represents only 0.006 percent of the 19.218-acre site. The majority of the property has average slopes of five percent (5%). The 30% sloped area is a

remnant of the original bank of the Arroyo de los Chamisos, left intact before the construction of the Cerrillos Road improvements and the installation of the bridge that now carries stormwaters under Cerrillos Road. When the bridge was constructed, the Arroyo de los Chamisos was realigned, redirecting stormwaters to the north of the site, leaving this remnant bank isolated. As a result, the original bank remains south of the new channel, creating a small island of 30 percent slopes. Notably, all other 30% slopes on the property were removed during previous grading of the property, making this isolated area the only portion of the slope that wasn't previously graded.

2. ***The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.***

   The inability to grade the remnant of portion of this slope of the Arroyo de los Chamisos will render it infeasible to develop a substantial portion of the property because of the grade that will occur north of the remnant bank. Much of the property is designed to be completed at a single, even grade. Attempting to design around the sloped area is not viable for any development.

3. ***The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.***

   The property is zone C-2, and the intensity of allowable development is unaffected by the grant of the variance. C-2 zoning requirements are performance based, and the proposed development of multifamily is well below what would be allowed on this property using taller, more traditional multifamily units -- the allowed height being 45 feet and the proposed heights being no more than 28 feet.

4. ***The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered: (a) whether the property has been or could be used without variances for a different category or lesser intensity of use; (b) consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.***

   A disturbance of .006% of the site containing the naturally occurring slopes of the 30% is a minimal disturbance and is the minimum variance that will make the reasonable use of the northern portion of the site for the detached, two-story multifamily structures. The variance is consistent with the purpose and intent of the terrain management restriction of prohibiting disturbances of 30% slopes, because the variance will not:
   1. Increase the threat of flooding and the hazard of improper cuts and fills, or increased erosion and sedimentation.
   2. Result in the destruction of the sensitive landscape.
   3. Harm the scenic character of Santa Fe from the visual blight of indiscriminate cuts and fills and vegetation removal resulting from extensive grading and utility scars.

4. Accelerate stormwater runoff on natural drainage ways and all structures due to increased development and impervious surfaces; or
5. Degrade arroyo channels.

Therefore, under the applicable standard, the variance is the minimum required.

5. The variance is not contrary to the public interest.

Along an arroyo, the purpose preserving 30% slopes (i.e., to prevent erosion of arroyo banks, prevent unnatural redirection of arroyo channels and storm water) is not accomplished by preserving a geographic feature that has no relevance to current conditions. Further, preserving the slopes will not protect sensitive wildlife habitat or degrade and enhance the natural aesthetics associated with arroyos. The removal of this remnant bank will not run counter to these goals; there is no storm erosion created, or water channel adversely affected, as the channel is no longer in this location, and this patch of 30 slope is neither constitute wildlife habitat nor possesses any aesthetic quality. In short, variance is not contrary to the public interest.

As additional grounds for this appeal, the Planning Commission incorrectly concluded that the variance criteria pertain only to physical characteristics of land and structures and not to the consistency of floodplain management practices across interconnected sites. In this case, the proposed modifications to the project site are inseparable from those previously approved at the 5201 Beckner site, both of which are located along the Arroyo de los Chamisos within the same regional floodplain. The physical characteristics of the project site must be considered in conjunction with those of the 5201 Beckner site to ensure coherent and effective flood management across this shared watercourse.

In addition, the Planning Commission has granted variances based on the need for consistent flood management, as evidenced by the approval of modifications at the 5201 Beckner site, which included channel improvements and the construction of a bridge that resulted in a decrease in Base Flood Elevations (BFEs) and the width of the Special Flood Hazard Area (SFHA). The project site, being part of the same hydrological system, requires similar modifications to achieve comparable flood control benefits. The Planning Commission's decision to not grant the necessary modifications at the project site is arbitrary and capricious and has resulted in selective enforcement of the variance criteria, as it disregards the established need for consistency in land-use decisions.

The Planning Commission also incorrectly concluded that there are no special circumstances that make it infeasible for reasons other than financial cost to develop the Project site in compliance with the standards of Chapter 14 because the site's modifications were dismissed as unnecessary. However, the hydrological continuity between the Project and 5201 Beckner sites constitutes circumstances that satisfy this part of the variance criteria. Just as the modifications at the 5201 Beckner site were deemed essential to maintaining and enhancing the flood-carrying capacity of the Arroyo de los Chamisos, the

same logic and necessity apply to this project site. Denying these modifications undermines the integrity of the flood management improvements already established by the 5201 Beckner project.

The Planning Commission also improperly concluded that the granting of the requested modifications at the Project site would be contrary to the public interest because it would set a precedent for unnecessary alterations to the floodplain. However, similar floodplain modifications, including those at the 5201 Beckner site, which involved significant changes to BFEs and SFHA widths, have been approved by the Planning Commission. These modifications have been essential for creating more logical and viable development projects, demonstrating that such changes are not only justified but also beneficial to the overall planning and development within the area. Denying the modifications at the Project site contradicts this established approach and fails to recognize the broader benefits that similar adjustments have already provided in comparable cases.

Relief Requested

The applicant requests that the decision of the Planning Commission be reversed and that the requested slope variance be granted.

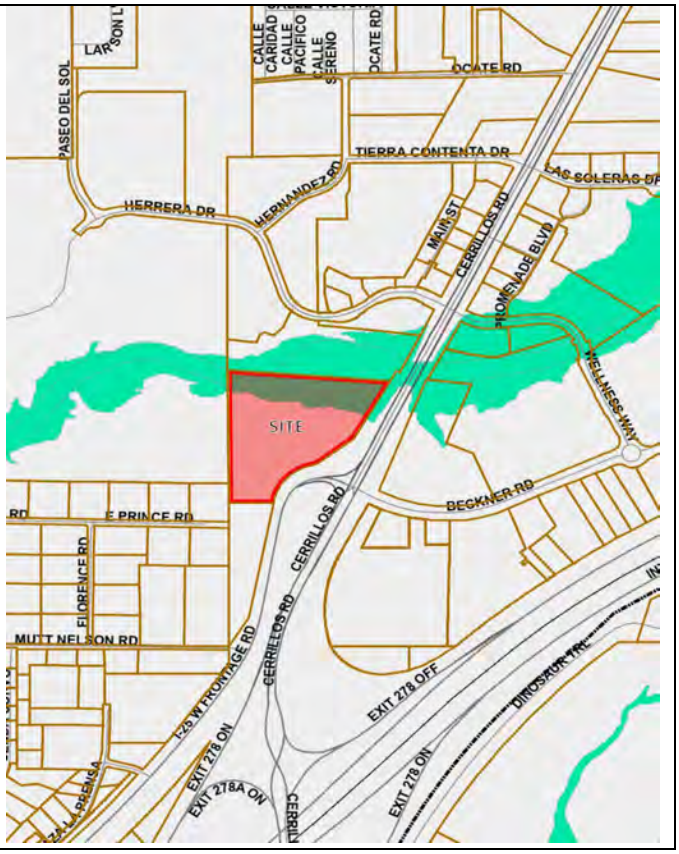
* The appellant requested a copy of the Findings of Fact and Conclusions of Law for Case #2023-7662, which is scheduled for approval by the Planning Commission on September 5, 2024. However, staff are unable to provide the documents at this time. As a result, the appellant will attach the Findings of Fact and Conclusions of Law once they are received from staff.

Planning and Land Use Department
Planning Commission Staff Report

Cases Nos:	2023-(7079), (7662) & (7663)
Hearing Date:	May 2, 2024
Applicant:	Advanced Acquisitions, LLC
Requests:	Development Plan, Variance from SFCC 14-5.5 (B)(4)(iii) CRHC & Variance from SFCC 14-8.2(D)(2)(b) Terrain Management
Location:	27794 W I-25 Frontage Road
Case Mgr.:	Daniel A Esquibel
Zoning:	C-2 (General Commercial)
Overlay:	Suburban Archaeological Review District
Pre-app. Mtg.:	June 23, 2022
ENN Mtg.:	May 03, 2023 & September 14, 2023

Proposal:

Applicant requests development plan approval for a 141-dwelling multi-family development totaling 186,600 square feet of new construction with variances to SFCC 14-5.5 (B)(4)(iii) CRHC (setback) and 14-8.2(D)(2)(b) Terrain Management (30% slopes). The Property is approximately 19.26 acres.



<u>2023-7662</u> Bungalows on Cerrillos Variance (Setback). Orion-West LLC., Agent for Advanced Acquisitions LLC, Applicant, requests a variance from SFCC 14-5.5 (B)(4)(iii) Cerrillos Road Highway Protection District (CRHC) of building setbacks in CRHC Zone 4 from 45 feet to no more than 34 feet. The subject property is approx. 19.26-acres and located at 27794 W I-25 Frontage Road, within the Suburban Archaeological Review District and zoned C-2 (General Commercial).

<u>2023-7663</u> Bungalows on Cerrillos Variance (Slopes). Orion-West LLC., Agent for Advanced Acquisitions LLC, Applicant, requests a variance from SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) for an approximate area of 4,800 square feet. The subject property is approx. 19.26-acres and located at 27794 W I-25 Frontage Road, within the Suburban Archaeological Review District and zoned C-2 (General Commercial).

<u>2023-7079</u> Bungalows on Cerrillos Development Plan. Orion-West LLC., Agent for Advanced Acquisitions LLC, Applicant, requests Development Plan approval to construct approx. 186,600 square feet of new construction for a 141-unit multi-family one and two-story housing development. The subject property is approx. 19.26-acres and located at 27794 W I-25 Frontage Road, within the Suburban Archaeological Review District and zoned C-2 (General Commercial).

I. RECOMMENDATION

The Land Use Department recommends the Planning Commission **DENY Cases 2023-7662 Bungalows on Cerrillos variance ("Setback Variance") and 2023-7663 Bungalows on Cerrillos variance ("Slopes Variance") and APPROVE case 2023-7079** "**Bungalows on Cerrillos Development Plan",** subject to conditions of approval as outlined in this report and technical correction listed in Attachments A "Technical Conditions" and B "Development Review Team (DRT)." Should the Planning Commission follow staff's recommendations, Advanced Acquisitions, LLC (the "Applicant") will be required to revise and resubmit a development plan in compliance with the setback and slope requirements on Chapter 14 per Condition of Approval 7 in Table 1.

Three motions will be required. Should the Planning Commission Approve either of the requested variances, the Planning Commission motions will need to address new findings in compliance with SFCC 14-3.16(C) "Approval Criteria" see Tables 6 and 7 of this report for Variance Approval Criteria. The motions should be considered in the following order:

1. *Approve or deny* case #**2023-7662 Bungalows on Cerrillos Setback Variance,**
2. *Approve or deny* case #**2023-7663 Bungalows on Cerrillos Slopes Variance,**
3. *Approve or deny* case #**2023-7079 Bungalows on Cerrillos Development Plan** *subject to the conditions of approval and technical corrections recommended by staff.*

II. EXECUTIVE SUMMARY

Applicant requests approval of a Development Plan to construct approx. 186,600 square feet of new construction for a 141-unit multi-family, one- and two-story housing development, as well as infrastructure improvements and related accessory amenities. The Development Plan request includes two variance requests:

1. Variance to SFCC 14-8.2(D)(2)(b) Terrain Management standards to allow disturbances of natural slopes of thirty percent (30%) for an approximate area of 4,800 square feet, and
2. Variance to SFCC 14-5.5 (B)(4)(iii) Cerrillos Road Highway Protection District (CRHC) to reduce the required building setbacks in zone 4 from 45 feet to no more than 34 feet from the Cerrillos Road ROW.

The three (3) cases 2023-7662, 2023-7663 and 2023-7079 make up the project (Project) discussed in this review.

The Applicant has complied with Subsections 14-3.1(E) *"Pre-Application Conferences",* 14-3.1(F) "*Early Neighborhood Notification Procedures*" and 14-3.1(H) *"Notice Requirements".*

Staff's analysis finds that the applicant has not addressed the necessary findings and recommends that the Commission **DENY** the variances.

1. SFCC Subsection 14-3.16 (C) *"Approval Criteria"* to allow a variance from SFCC 14-5.5 (B)(4)(iii) CRHC of building setbacks in zone 4 from 45 feet to no more than 34 feet, and
2. SFCC Subsection 14-3.16 (C) *"Approval Criteria"* to allow a variance from SFCC 14-8.2(D)(2)(b) Terrain Management to all disturbances of natural slopes of thirty percent (30%) for an approximate area of 4,800 square feet.

Staff's analysis finds that the applicant has addressed the necessary findings and recommends **APPROVAL** of the development plan, subject to conditions of approval.

3. SFCC Subsection 14-3.8(D) "*Approval Criteria and Conditions*" for Development Plans, to construct approx. 186,600 square feet of new construction for a 141-unit multi-family one and two-story housing development.

III. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval:

Table 1 Conditions of Approval

#	CONDITION OF APPROVAL	DEPT/DIVISION	COMPLETED BY:
1	An archaeological clearance is required.	Land Use/Historic/ Archaeology	Prior to recordation
2	Drainage report discussion in proposed conditions section must include the total amount of impervious surface to be installed for the development, pond volume required, and pond volume provided for the site. Provide a small table here with pond information for quick reference of each pond's volume. Also include this information in the future conditions section.	Land Use/Terrain Management	Prior to recordation
3	The Application shall address parking type and detail per Table 14-8.6-1 "Parking and Loading Requirements" Note 1.	Land Use/Current Planning	Prior to recordation
4	The Applicant shall revise the architectural style to meet the intent of the Cerrillos Road Overlay, and in conformance with the Architectural Design Review standards.		
5	Should the Planning Commission deny the Variance(s) identified in this report, the applicant shall revise and resubmit their development Plan in compliance with SFCC 14-8.2(D)(2)(b) and 14-5.5 (B)(4)(iii) for staff review.		
6	The Applicant shall redistribute bicycle parking on the premises. Bicycle parking shall be included in both phase one and two. All bicycle parking shall comply with SFCC Chapter 14, Appendix, Exhibit D - Bicycle Rack Standards and Dimension.		
7	Primary access for the development is on New Mexico Department of Transportation (NMDOT) Frontage Road (see attached TIA approval letter from NMDOT with conditions to be met prior to issuance of building permit).	Wilson & Company / Leroy N. Pacheco, PE	Prior to recordation
8	The driveway on Cerrillos Road is for emergency access only. Plan Set to include a roadway signage and striping plan to be reviewed/approved by NMDOT and City Traffic Engineer for respective jurisdictions.		
9	An access permit shall be submitted to NMDOT for review and approval along with Roadway Improvement Plans for the project.		
10	Right-of-way will need to be dedicated to NMDOT by the property owner for the realignment of the Frontage Road.	NMDOT	Prior to construction

11	Extend the north/south sidewalk parallel to Cerrillos to the intersection with Herrera Drive.		
13	Illustrate on the development plan a new sidewalk on the south side of the NM I-25 Frontage Road to conform to city street design standards	Santa Fe Metropolitan Planning Organization	Prior to recordation
14	Illustrate on the development plan a 10ft sidepath along the west side of the NM I-25 Frontage Road to the property line, as detailed in the Santa Fe Bicycle Master Plan		
15	Illustrate on the development plan pedestrian crossings to each leg of the roundabout		
16	Improve pedestrian crossing safety by illustrating on the development plan high visibility crosswalk markings on all legs of the Cerrillos/Beckner/Frontage intersection and adding a pedestrian refuge island to the southern crossing of Cerrillos.		
17	Redesign the right turn slip lanes onto and off of the frontage road to limit speeds to 15mph or less.		
18	Evaluate, select, and design additional pedestrian safety countermeasures at the Cerrillos intersection such as a pedestrian signal, leading pedestrian intervals, etc.		
19	Add two bus stops (northbound/southbound) to the development plan per Santa Fe Trails request and in accordance with Santa Fe Trails design and location criteria. Coordinate with Santa Fe Trails on design & location.		
20	Ensure the trail crossing at the Cerrillos emergency access is appropriately designed with ramps, etc.; demonstrate this on the development plan.		
21	An approved Development Water Budget including a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.		
22	An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.	City Water Resources	Prior to recordation
23	Each lot shall be served by separate water service at the time of development.		Prior to recordation

24	An agreement for metered service (AMS) will be required to install new services, including water offset fees.		Prior to building permit approval.
25	An approved Water Plan will be required for all new public water infrastructure and fire services. Water Plan shall be submitted to the City Water Division for review.		
26	An accepted application for an Agreement to Construct and Dedicate (ACD) shall be submitted to the Water Division for all new public water infrastructure and fire services.	City Water Engineering	Prior to recordation
27	An approved ACD will be required with the Water Division.		Prior to recordation
28	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.		Prior to building permit approval
29	Proposed development layout based on the requested setback variance has a conflict with the existing water main and other existing water infrastructure. Should the setback Variance be approved, this conflict will need to be resolved by either relocating the existing water infrastructure or redesigning this portion of the development to avoid the conflict. Final changes needed to resolve this conflict must be reflected on the approved water plan.		At the time of development
30	Access to sewer manhole 1 is required. The sewer discharge of the entire project discharges to the City's public sewer system through manhole 1. In the event of a stoppage in this section of the sewer system and the City needs to respond, access would be required to manhole 1.		Prior to recordation
31	Show the location and the separation distance between the existing 24-inch sewer lines and the storm water discharge pipe in all profiles of the storm water system	City Waste Water	Prior to recordation
32	The existing 20-foot-wide sewer access easement for the 24-inch public sewer line runs along a large portion of the project property line on its north side. The sewer easement in this section shall be graded and a 14-foot-wide gravel road is to be provided in this section.		
33	All 8 inch sewer pipe shall be SDR 26 PVC		
34	All 4 and 6 inch sewer pipe shall be SCH 40 PVC		
35	The existing City's 24-inch sewer line running along the north side of the project has a depth of 15 feet in areas.		

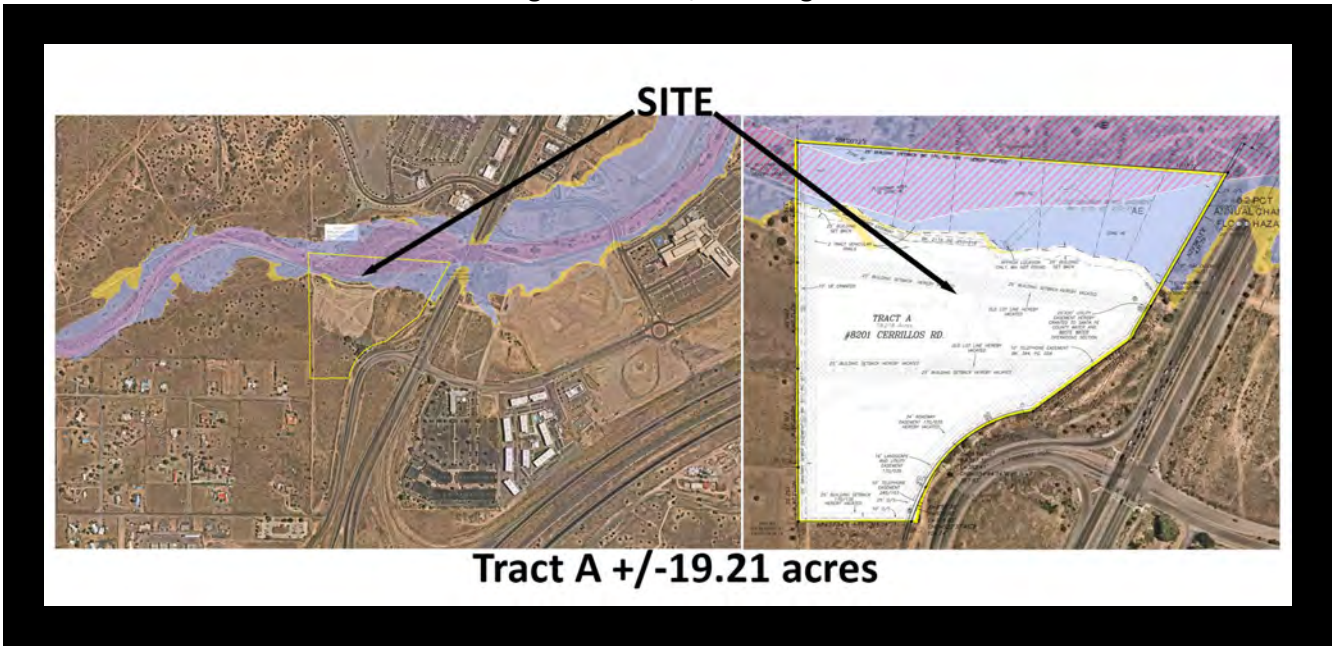
	Because of the sewer line depth and the proximity to the retaining walls, the Wastewater Division requires a detailed analysis of this area showing the depth and widths of the proposed walls and footers with respect to the required excavation required for a 15-foot-deep excavation. The same analysis is also required for the area for the proposed 16-foot-deep manhole 1 and connection to the existing public sewer line.		
36	There are several locations on the plan set that show a block retaining wall constructed on or next to a sanitary sewer easement boundary. Please place a note on each utility plan sheet that states; the City's Wastewater Management shall not be responsible for damages to any decorative or retaining wall this is constructed on or proximate to any sanitary sewer easement boundary.		
37	Identify the type and the detail location sheet for all block retaining walls to be used on each of the retaining walls in each utility plan sheet		
38	Shall verify roadway alignment slopes not to exceed 10%		
39	Shall verify roundabout can support fire apparatus access with all-weather road	Fire Marshal	Prior to recordation
40	Shall verify roundabout can support fire apparatus access with all-weather road		

The project is also subject to the technical requirements listed in Exhibit A.

IV. SITE ANALYSIS

The project is comprised of one (1) vacant +/-19.21 acre tract located in the northwest quadrant of the intersection of Cerillos Road and I-25 W Frontage Road. The property is a legal lot of record, zoned C-2 (General Commercial), located within the Suburban Archaeological Review District, and the Cerrillos Road Highway Protection District Zone 4.

Figure 1 Aerial / Lot Image



A. Adjacent Properties

The property is adjacent to Cerrillos Road, the Frontage Road, and the Arroyo de Los Chamisos, as well as land with residential uses, non-residential uses as shown in Table 2 *"Adjacent Uses and Zoning";* Figures 2 *"Zoning Map";* and 3 *"Adjoining Properties"* below.

Table 2. Adjacent Uses and Zoning

Direction	Zoning
North	R-21 (Residential: twenty-one (21) dwelling units per acre), Arroyo De Los Chamisos (Entrada Contenta Lot 1)
Northwest	PRC (Planned Residential Community) NNM School for the Deaf (Vacant Land)
South	C-2 (General Commercial) – Vacant Land
Southwest	R-1 (Residential – one (1) dwelling unit per acre
East	I-25 Frontage Road

Figure 2 Zoning Map

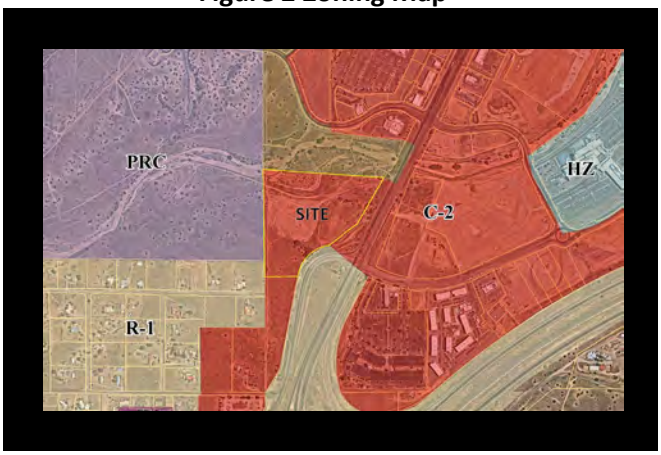


Figure 3 Adjoining Properties



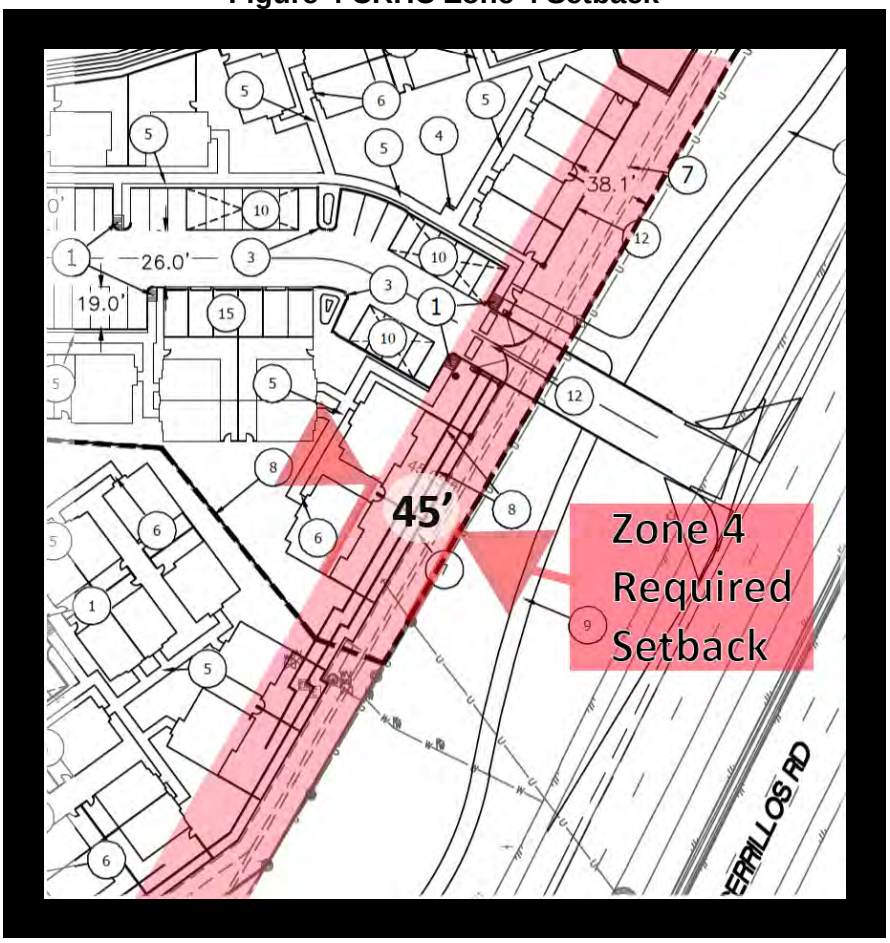
B. Overlay Districts

The property is in Zone four (4) of the CRHC, and within. The purpose of the CRHC is to accommodate safe traffic circulation, provide for a visually attractive introduction to Santa Fe, provides for a transition between more rural development and more intense development, and provide design direction regarding lot depth, height, setbacks, and lot coverage. *See* SFCC 1987, 14-5.5(B)(1). As this site is at an important gateway to Santa Fe, the expectation that this development will have the architectural character of Santa Fe. The applicant requests a variance to the setback requirement from the CRHC.

The Applicant also requests a variance to allow a 34-foot setback from the Cerrillos Road Right-Of-Way, where the required setback in a Zone 4 CRHC District is 45 feet (reference Figure 4 *"CRHC Zone 4 Setback"*). The variance is a six (6) foot reduction resulting in a 34-foot overall setback for the CRHC Zone 4 District for this property. The Planning Commission will need to determine whether to vary the regulations to accommodate the design of Development plan on a vacant tract of land or whether the design of the development plan should accommodate the regulations. The variance criteria are discussed later in this report (Table 8 *"Variance Approval Criteria– Subsection 14-3.16(C) (Variance from 14-5.5(B)(4)(iii))"*). Should the variance request be denied, staff would request the Planning Commission direct the Applicant to resubmit a new design complying with the CRHC Zone 4 Setback requirements for Staff review prior to recording the Development Plan.

The Property is in the Suburban Archaeological Review District and is required to obtain archaeological clearance prior to recording the Development Plan.

Figure 4 CRHC Zone 4 Setback



C. Parking

The Applicant is proposing a total of 141 dwelling units (DUs) constructed in 2 Phases as shown in Table 3 *"Required Vehicular Parking"* below:

Table 3 Required Vehicular Parking

PHASE 1			
DUs	SIZE	PARKING REQUIREMENT	REQUIRED PARKING
14	< 800	1.25 Parking Spaces Each	17.5 (18 required)
31	800-1,200	1.50 Parking Spaces Each	46.5 (47 required)
66	> 1,200	2 Parking Spaces Each	132 required
		Phase 1 Parking Required	197 required
		Phase 1 Parking	**237provided**
PHASE 2			
0	No DUs under 800 square feet		
20	800-1,200	1.50 Parking Spaces Each	30 required
10	>1,200	2 Parking Spaces Each	20 required
		Phase 2 Parking Required	50
		Phase 2 Parking	**63Provided**
Total parking required both Phases		247 required parking spaces	
Total Parking Provided both Phases		300 provided parking spaces	

The Applicant proposes to construct 237 parking spaces in phase one and 63 parking spaces with phase two. The Project will include fifty-three (53) vehicular parking spaces above what is required by ordinance for the Bungalows Development.

Of the 300 total parking spaces, the Applicant has identified that 144 vehicular parking spaces will contain canopies, 36 vehicular parking spaces will be garaged, and 8 parking spaces will be Americans with Disabilities Act (ADA) accessible.

While the Development Plan provides more parking space than is required by the City Code, staff is concerned that garages may be used for personal storage and not for vehicle parking. To address this issue, Staff recommends that the Planning Commission adopt Condition 4, requiring that lease agreements include a language stating that cars must be parked in garages. The Applicant shall include a note on the Development Plan to this restriction and police condition on the property.

The applicant did not provide information to address parking type and detail. 90° parking for *"One Size Fits All" and "Small and Standard Cars"* parking requires the following dimensions:

Table 4 Parking Type

Type 90°	Minimum Width	Vehicle Projection	Aisle	Typical Module	Overhang
One Size Fits All	8'-4"	10'-0"	22'-6"	58'-4"	2'-8"
Small Car	7'-6"	15'-0"	19'-0"	50'-0"	2'-0"
Standard Cars	8"-6"	19'-0"	23'-0"	61'-0"	3'-0"

Per Chapter 14 Exhibit A - Table 14-8.6-1 "Parking and Loading Requirements" Note 1:

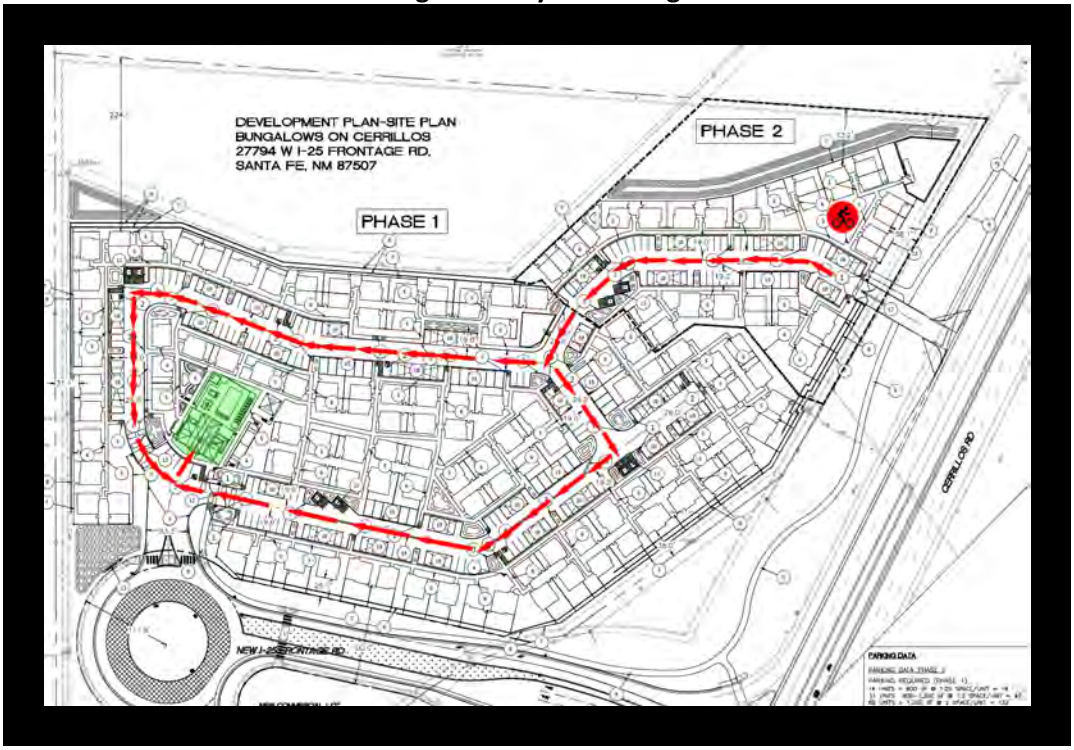
(1) Types of Spaces Allowed

a. All parking spaces shall be designated either "standard" or "small car" or "one size fits all," depending on the size of the car space. However, "one size fits all" spaces may not be used with "standard" or "small car" spaces.

b. Parking lots with ten vehicles or more may have spaces designated for small car use. Up to 20% percent of the total spaces required of a parking lot may be designated for small car use. Small car spaces shall be clearly identified with signs or pavement markings.

The Development Plan shows one location for bicycle parking with twelve (12) proposed bicycle parking spaces in phase 2 of the development. No additional information is included in the plan sets (Reference Figure 5 *"Bicycle Parking"*). It is not clear why the Applicant chose this location for bicycle parking. Staff finds that a better solution would be to redistribute the required bicycle parking at various destinations throughout the development including the club house and pool. This would allow tenants located furthest away from the clubhouse amenities to ride a bike to use the clubhouse amenities. Bicycle parking should be distributed to be in both Phase 1 and Phase 2 of the Development Plan.

Figure 5 Bicycle Parking



The Land Use Technical Review Division has reviewed the development plan parking scheme for compliance with the ADA. Comments and conditions of approval can be found in Attachments A and B.

D. Access and Traffic

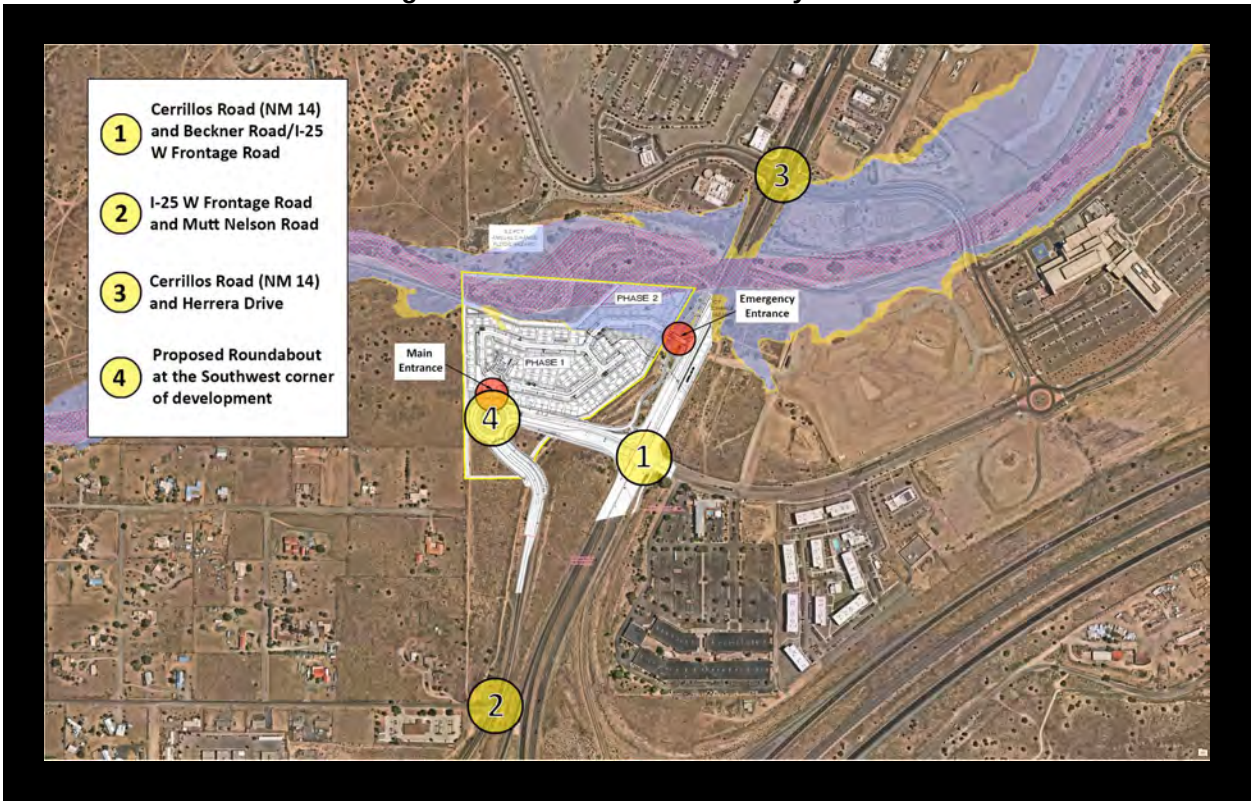
The Project proposes two driveways into the property (Reference Figure 6 *"Access and Traffic Study Area"*), and a reconfiguration of the I-25W Frontage Road to include a roundabout. The first and primary access point to the property is off the new roundabout. The second is an emergency access point to the property off Cerrillos Road (NM 14). Both the City and NM Department of Transportation have reviewed the project for access, I-25W Frontage Road upgrades and access to the property. The project is proposed as a gated community with entrance gates on both driveways. Both driveways lead directly to internal driveways and parking areas.

The Applicant submitted a traffic impact analysis (TIA). The TIA study area comprised the following intersections (Reference Figure 6 *"Traffic Study Area"*):

Table 5 Study Intersections

1.	Cerrillos Road (NM 14) and Beckner Road/I-25 W Frontage Road (Signalized)
2.	I-25 W Frontage Road and Mutt Nelson Road (Unsignalized Signalized)
3.	Cerrillos Road (NM 14) and Herrera Drive (Signalized)
4.	Proposed Roundabout at the Southwest corner of development (Roundabout)

Figure 6 Access and Traffic Study Area



The Traffic Impact Analysis (TIA) for the project addresses the development as one hundred and thirty-four (134) multi-family housing units located west of the intersection of Cerrillos Road (NM 14) and I-25 West Frontage Road and Beckner Road. However, the Applicant added seven (7) additional dwelling units with the amended submittal. The extra seven (7) dwelling units had no significant impact on the submitted TIA.

The TIAs purpose was to assess the impact of the proposed development on the surrounding road network and recommend mitigation measures if necessary.

Key findings and recommendations from the TIA include:

1. Current unsignalized intersections operate at acceptable levels of service, with no movements worse than Level of Service (LOS) C. However, certain movements at signalized intersections are below acceptable levels during peak hours.
2. By 2026, with the proposed development, the signalized intersection of Cerrillos (NM 14) and Herrera can maintain an acceptable LOS with potential improvements through signal timing adjustments.
3. The addition of dual eastbound left turn lanes at Cerrillos (NM 14) and Beckner improves LOS for certain movements. Maintaining southbound and eastbound free right turn lanes is recommended for capacity reasons.
4. A proposed roundabout at the southwest corner of the development is expected to operate effectively with a one-lane approach on each leg. If a dual lane roundabout is considered, coordination with NMDOT and the City of Santa Fe is necessary.

5. Recommendations for road infrastructure include maintaining the southbound and eastbound free right configuration for better traffic flow, potential removal of free right turns for bicycle and pedestrian safety, the construction of a deceleration lane into the site from Cerrillos Road, and the retention of a southbound deceleration lane into the West Frontage Road.

Overall, the TIA suggests that with the proposed mitigation measures and improvements, traffic flow and safety can be effectively managed around the new development.

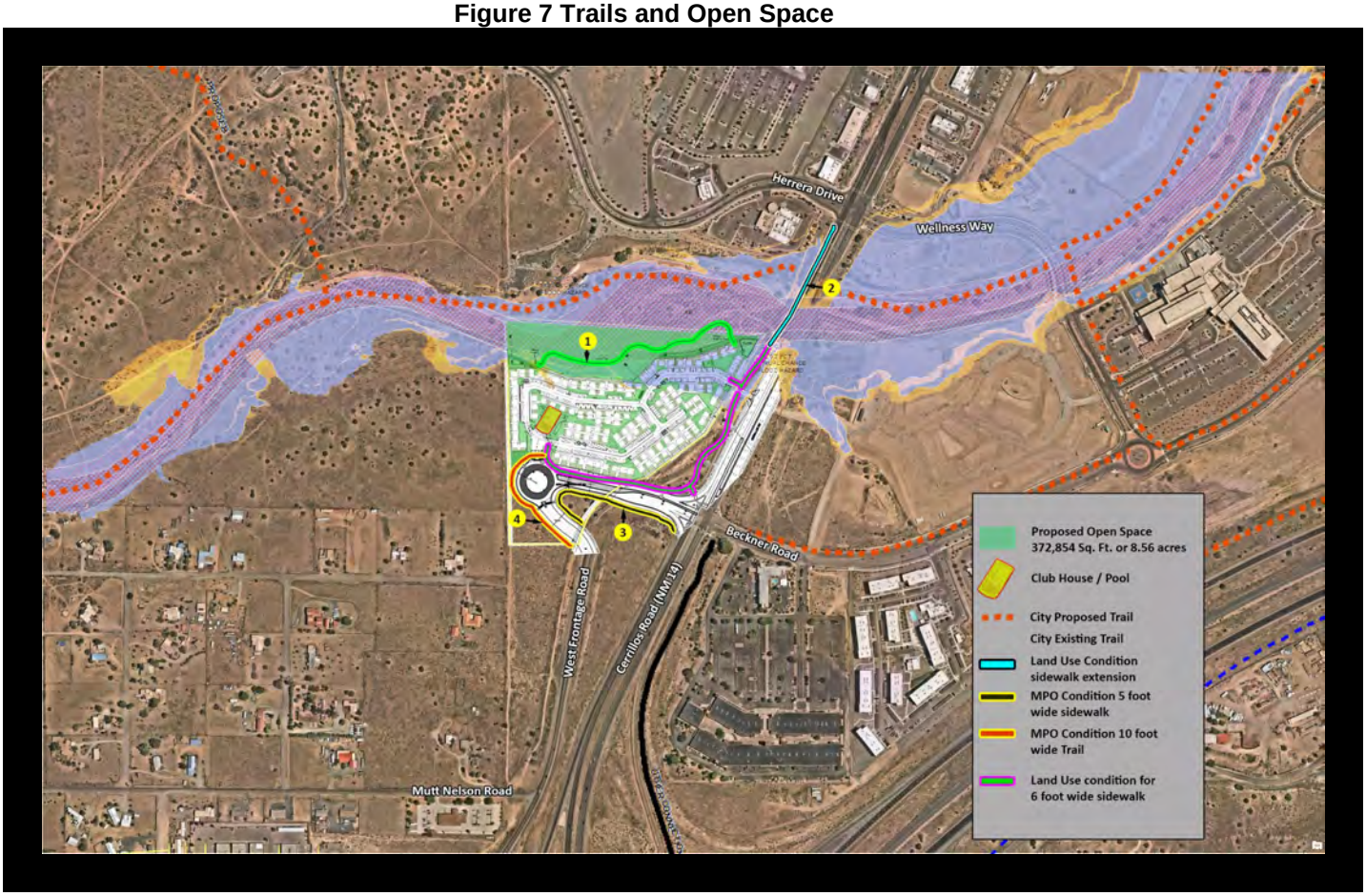
City traffic and NMDOT concur with the Applicant's TIA for this proposed development. Conditions 9 -12 in Section II, "Table 1 "C*ondition of approval",* of this report, identify traffic conditions of approval by the City Traffic Division and NMDOT.

E. Trails

There are no existing City trails on the property. A City trail runs through the Arroyo de Los Chamisos Arroyo (Arroyo). The Arroyo is situated within the City property, adjacent to and north of the property. Trail and sidewalk development is proposed as follows and illustrated in Figure 7. Trails and Open Space:

1. The Applicant intends to create an eight-foot-wide decomposed granite trail through the proposed open space on the north side of the project, connecting the west and east portions of the property.
2. The Current Planning Division has requested a 6' sidewalk instead of a 10' wide trail along Cerrillos Road. The Applicant has committed to extending a six-foot-wide sidewalk from the main entrance, east along the Frontage Road, north along Cerrillos Road and linking to the existing sidewalk at Herrera Drive.
3. The MPO has requested a 5-foot sidewalk on the south side of the realigned West Frontage Road. The applicant will construct a five-foot-wide sidewalk on the south side of the realigned West Frontage Road.
4. The Metropolitan Planning Organization (MPO) has requested that the Applicant build a ten-foot-wide trail to the southern edge of their property. , The applicant is contesting the 10-foot wide Trail and is agreeing to an 8 -foot wide trail (see Figure 7, "Trails and Open Space").

Figure 7 Trails and Open Space



F. Lot Coverage and Open Space

The gross floor area for the project is 190,840 square feet (Phase 1 = 153,880 and Phase 2 = 36,960) with a total roofed area of 140,105 square feet. The project's roofed area equates to a total lot coverage of 21%. Subsection Table 14-7.3-1: "*Table of Dimensional Standards for Nonresidential Districts*" allows maximum lot coverage of 60%.

The proposal requires 250 square feet of common and/or private open space for each multi-family unit. For the proposed 141 units, the required open space amounts to 35,250 square feet. The Development Plan identifies 372,854 square feet or 8.56 acres. A large portion of this open space is along the north boundary of the property within the Arroyo as shown in Figure 7. The Development Plan includes sufficient open space to comply with Chapter 14-7.5 *"Open Space Standards"*.

G. Landscaping

Staff's review found that but for technical corrections, the Development Plan complies with Chapter 14 (§14-8.4 *"Landscape and Site Design").* The technical corrections to the landscape plan are required prior to recordation. The Technical Review Division comments for landscaping can be found in Attachments A and B.

H. Utilities

The proposed water plan for the development will connect to City services for water and sewer (Reference Figure

8 *"Utilities"*).

1. Water

A 16" City water line runs under Cerrillos Road and around the I-25 W Frontage Road. The Applicant's preliminary water plan identifies an 8" extension off the 16" City (Public) water lines to 6" lines around the project road network. 6" lines will connect the apartments from the 8" lines within the development. The 6" lines will connect to Master Meters. From the Master Meters, 3" private lines will provide water service to the dwelling untis. All water lines from the Master Meter to the dwellings will be maintained by the applicant. Dry utilities, such as electrical and internet were not addressed in the applicant's plans.

2. Water Budget

The applicant's water budget identifies 26.71 acre feet per year:

1. 22.56 - 141 x .16 ac-ft/unit,
2. 1.76 ac-ft - Irrigation years 1-3 average, and
3. 2.39 ac-ft - 9.8% line-loss contingency.

However, the Water Resources Division has not approved the final water budget and has included a condition of approval to address this item. Staff recommends adopting a condition that the final water budge be approved by the Water Resources Division prior to recordation.

3. Sewer

The Applicant will extend an 8" sewer line off an existing city (public) 8" sewer main running along the west edge of the property. From the public main the development will use 8", 6" and 4" lines to provided sewer service to the bungalow apartments. The sewer lines from the Public Main will be private and maintained by the Applicant. City Utilities Divisions comments can be found in Attachments A and B.

Figure 8 Utilities

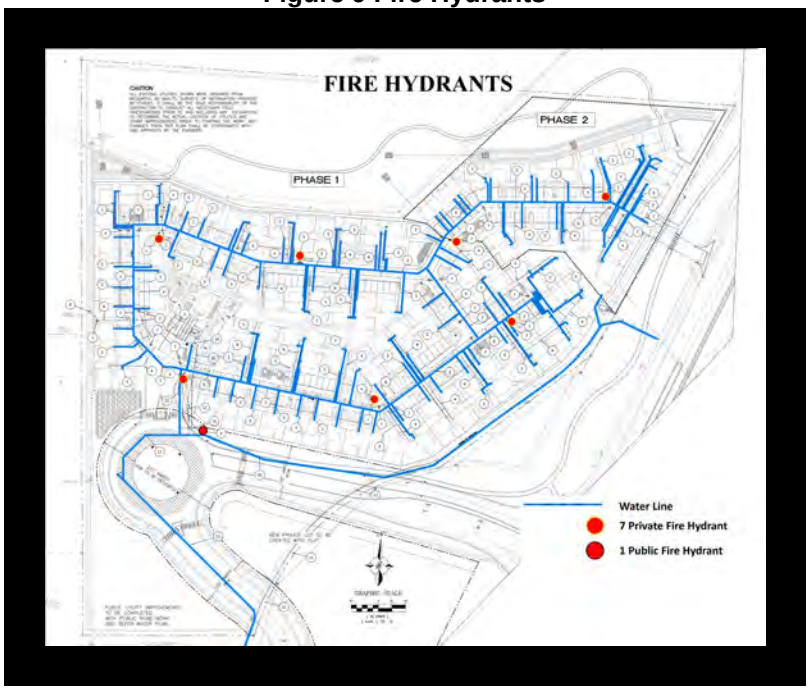


I. Fire

The Project proposes to equip all buildings with automatic fire suppression in accordance with IFC requirements. In addition the project will proposes that:

1. All on-site driveways meet IFC standards for emergency access.
2. Gates will include Opticon gate systems for emergency access.
3. Eight (8) new fire hydrants will be installed (1 public and 7 private) at requisite intervals within the development.

Figure 9 Fire Hydrants



The Fire Marshal comments can be found in Attachments A and B.

J. Lighting

The Applicant has submitted a lighting plan with a photometric analysis. The proposal identifies three light sources for Project lighting:

1. Pole mounted LED canopy fixtures,
2. Walkway bollards, and
3. Wall packs.

The Applicant's photometric analysis does not comply with §14-8.9 *"Outdoor Lighting"*. Many hot spots exist exceeding horizontal footcandles at grade averages throughout the project, and shielding for wall packs was not addressed. No variance is requested to modify specifications identified in Table 14-8.9-2 *"Horizontal Footcandles at Grade."*

The Technical Review Division has included technical corrections (reference Attachment A and B) requiring compliance with §14-8.9 *"Outdoor Lighting"* prior to recording the Development Plan.

K. Terrain Management

The property has varied slopes from 0 to 30%, much of which was caused by grading from a previous property owner (Toyota). However, there are some areas of native 30% slopes on the property (reference Figures 11 *"Slopes"* and 12 *"30%")*. The Applicant is requesting a variance from SFCC 14-8.2(D)(2)(b) Terrain Management which prohibits disturbance of thirty percent (30%) slopes. The slopes in question occupy an approximate area of 4,800 square feet (see Figure 10 Slopes and Figure 11 30%). The Variance is further discussed in Table 7 "Variance Approval Criteria– Subsection 14-3.16(C) (Variance from 14-8.2(D)(2)(b))."

Figure 10 Slopes

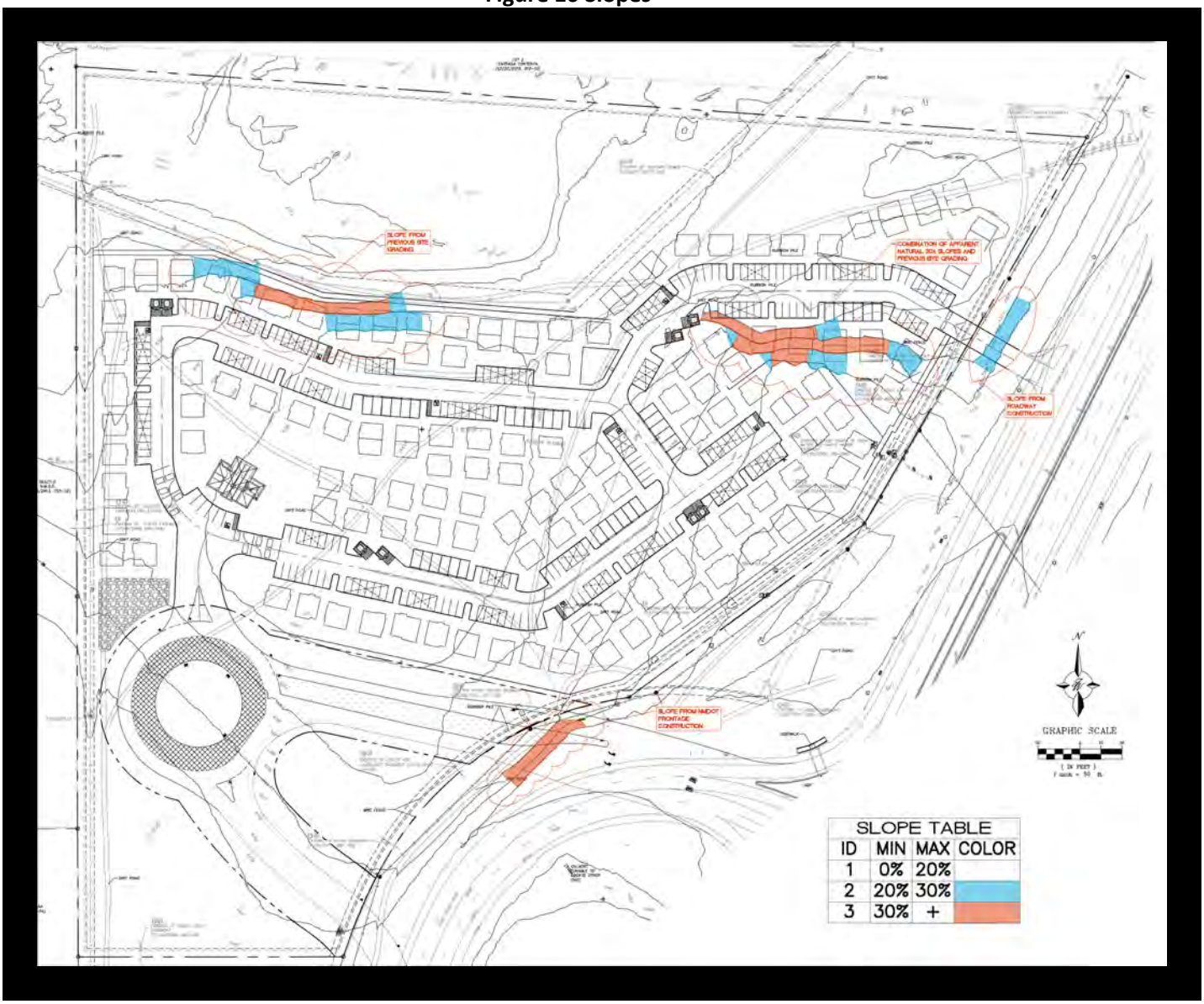
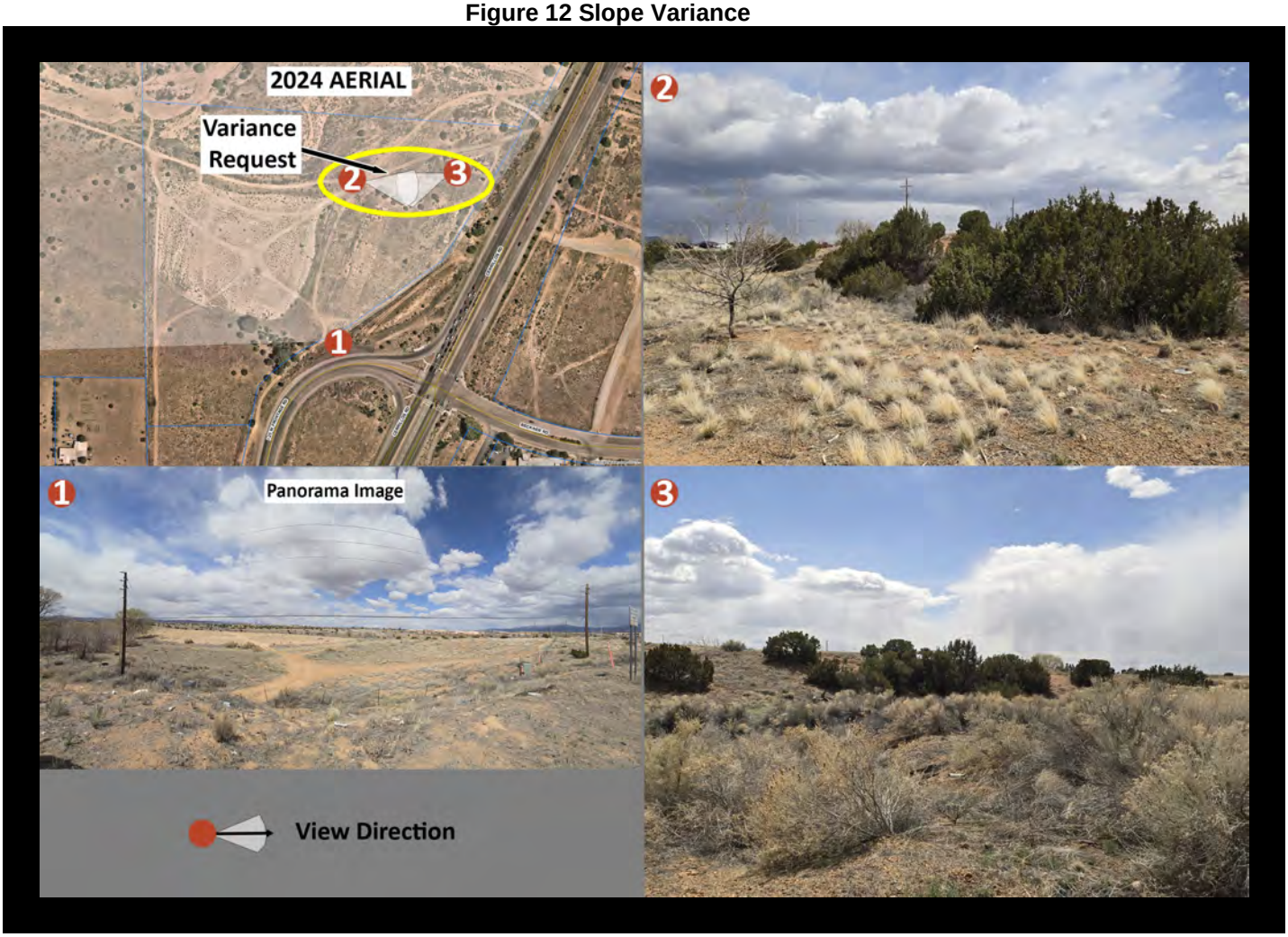


Figure 11 30 Percent Slopes

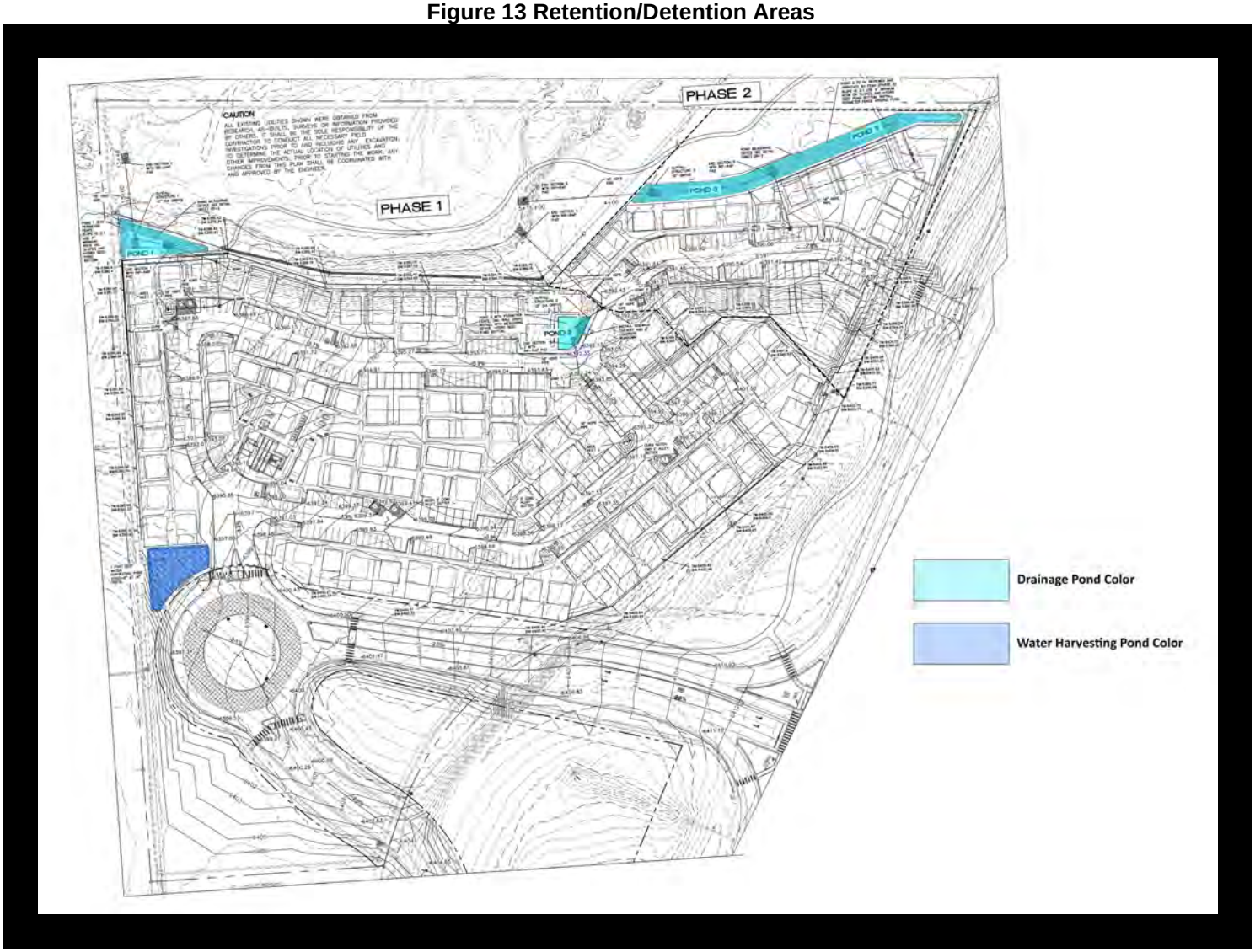


Figure 12 Slope Variance



The Applicant is proposing four (4) drainage detention ponds: three (3) drainage ponds and one (1) Water Harvesting Pond Reference Figure 13.

Figure 13 Retention/Detention Areas



Technical Review Division comments can be reviewed in Attachments A and B.

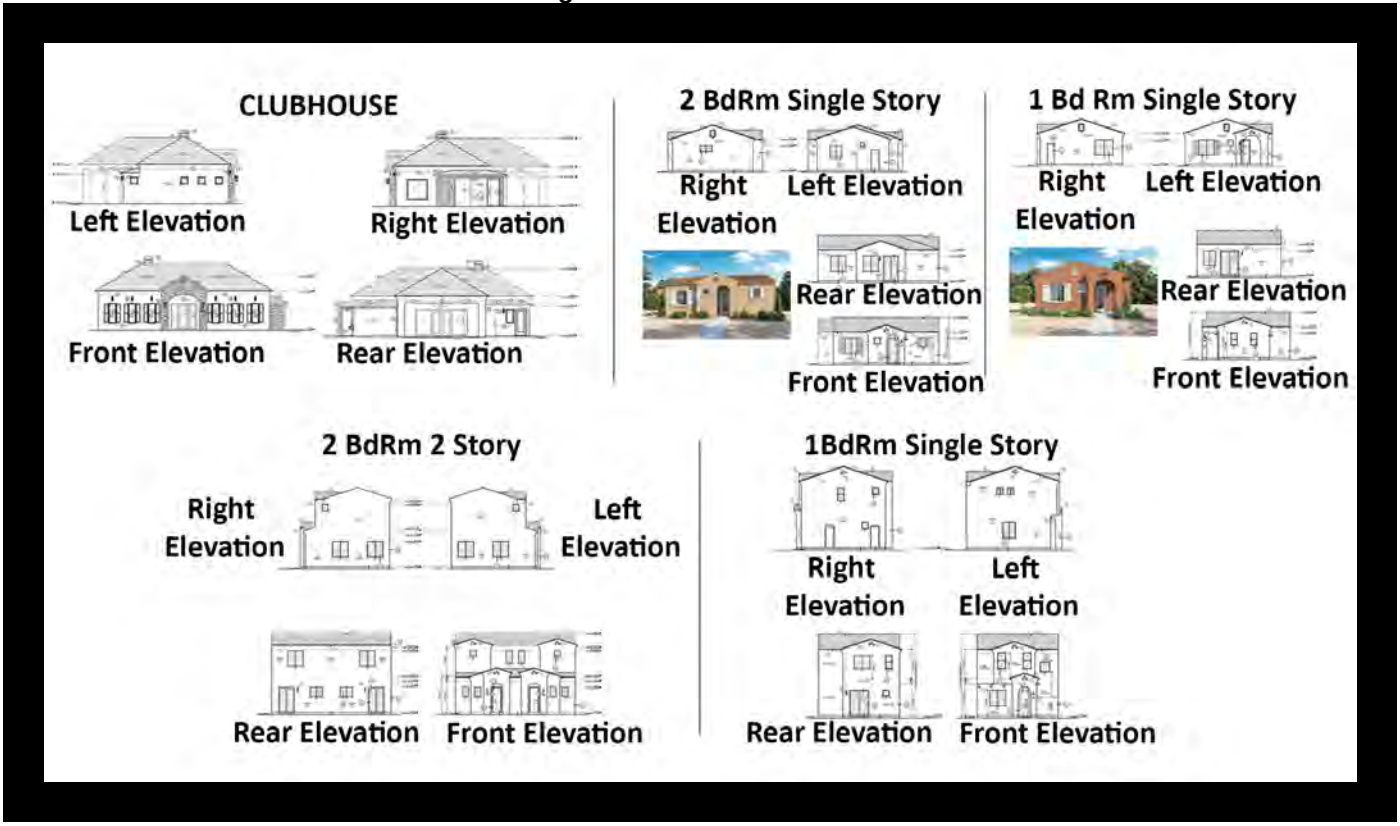
L. Affordable Housing

The Applicant will be paying a fee-in-lieu of construction in order to comply with the Santa Fe Homes Program.

M. Architectural

The Applicant's proposed architecture is a mission revival style. As one of the primary entrances to the City the architectural style must be revised to be consistent with Santa Fe style architecture that is characterized by predominately flat roofs, architectural details that are found in the region including pueblo-revival and territorial revival architecture. Pitched roofs are permitted as long as the structure is of a Northern New Mexico style, but not all roofs can be pitched. While the project resembles single family detached housing, it is a multi-family development in a C-2 District, requiring 205 points on the Architectural Points Checklist. Staff has conditioned revisions to the architectural style to better reflect the local Santa Fe vernacular. The proposed massing of the project includes both one and two-story dwellings.

Figure 14 Architecture



N. VARIANCE APPROVAL CRITERIA

The variance process balances reasonable use of the Applicant's property against compliance with the letter and intent of adopted regulations. The proposed variances for Slope and setback must each be consistent with at least one of the circumstances listed in Criteria 1a through 1d and must be consistent with all of Criteria 2 through 5. The Applicant is proposing a variance from SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%), and SFCC 14-5.5 (B)(4)(iii) CRHC Cerrillos Road Highway Protection District of building setbacks.

1. SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%). The purpose of the Terrain and Stormwater Management section is to, "*protect, maintain and enhance the health safety and general welfare of the citizens and natural environment of Santa Fe."* Additionally, the following considerations shall be used during the design and planning process for all proposed developments:
   a. Ensure sound and orderly development of the natural terrain;
   b. Minimize destruction of the natural landscape;
   c. Protect the scenic character of Santa Fe from the visual blight of indiscriminate cuts and fills and vegetation removal; and
   d. Respect, protect, maintain and restore natural drainageways and steep slopes;

Table 6 Slope Variance Approval Criteria– Subsection 14-3.16(C) (Variance from 14-8.2(D)(2)(b))

Criterion 1 (Subsection 14-3.6(C)(1)) as follows: One or more of the following special circumstances applies: **(a) unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid; or** **(b) the parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid; or** **(c) there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more restrictive provision as provided in Section 14-1.7; or** **(d) the land or structure is nonconforming and has been designated as a landmark, contributing or significant property pursuant to Section 14-5.2 (Historic Districts).**	**Criterion Met:** (YES/NO) **NO**

The Applicant's response to criterion 1 (Subsection 14-3.6(C)(1)(a-d)) states:
"There are areas with naturally occurring slopes of thirty percent (30%) or greater consisting of 4,765 square feet, which represents .006 percent of the 19.218-acre site. Much of the property has average slopes of five percent (5%). The steep sloped area is a remnant of the original bank of the Arroyo de los Chamisos prior to the construction of the Cerrillos Road improvements and the installation of the bridge carrying storm waters under Cerrillos Road. When that bridge was constructed, the Arroyo de los Chamisos was realigned so that no storm waters flow up to or close to this remnant bank. For the most part, the redirected channel now lies to the north of the site. The original bank remained south the new channel for the Arroyo del los Chamisos, creating a small island of 30 percent slopes. No other property in this zone has this unique characteristic."

Staff's Analysis:
Chapter 14 SFCC, 1987, Subsection 14-3.6(C)(1-5) establishes the approval criteria required to grant a variance. Subsection 14-3.6(C)(1)(a-d) documents the bases for qualifying circumstances particular to the need of a variance. "*The unusual characteristics that distinguish the land or structure from others in the vicinity, subject to the same relevant provisions of Chapter 14"*, allow the City to grant a minimal easing of the regulation to balance strict regulation application appropriate to qualifying circumstances unanticipated within the standards. Failure to qualify all variance criteria prevents the granting of a variance.

Terrain constraints are qualifying factors that present "unusual physical characteristics" of a property. However, the Applicant proposes a sprawling multi-family complex as opposed to vertical construction. The Commission will need to measure the constraint against the specific design of the development to determine whether the constraint poses an impediment or if an alternative design can effectively work around it, thereby eliminating the need for a variance.

Staff's analysis identifies that the Applicant has not satisfied the variance criterion required by Subsection 14-3.6(C)(1). Alternative designs for the site could eliminate the need for a variance.

Criterion 2 (Subsection 14-3.6(C)(2)):	**Criterion Met:**
The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.	(YES/NO) **NO**

The Applicant's response states that:
"The inability to grade the remnant of a portion of the old bank of the Arroyo de los Chamisos will render it infeasible to develop a substantial portion of the property because of the grade that will occur north of the remnant bank. Much of the property will be completed at a single, even grade."

Staff's Analysis:
Nothing within the Applicant's response identifies a "special circumstance" that makes it "infeasible", for reasons other than financial cost to develop the property in compliance with the standards of Chapter 14. Criterion 2 evaluates the need for a variance against compliance with the standards. The Applicant is in control of the project and project design. Alternative designs can eliminate the need to construct within 30% slopes.

Staff's analysis identifies that the Applicant has not satisfied this variance criterion and that it is feasible to develop the property without a variance.

Criterion 3 (Subsection 14-3.6(C)(3)): The intensity of the development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14	**Criterion Met:** (YES/NO) **YES**

The Applicant's response states that:
"The intensity of development does not exceed that which is allowed on other properties."

Staff's Analysis:
Intensity is defined in Chapter 14:

> *INTENSITY*
> *The extent of development per unit of area; or the level of use as determined by the number of employees and customers and degree of impact on surrounding properties such as noise and traffic.*

The Staff analysis identifies the project to be developed within the maximum extent of Chapter 14. With the exception of the slope variance request, the extent of development does not exceed that which is allowed on other properties within the area.

Staff's analysis identifies that the variance criterion required by 14-3.6(C)(3) has been addressed.

Criterion 4 (Subsection 14-3.6(C)(4)): **The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered:** **(a) whether the property has been or could be used without variances for a different category or lesser intensity of use; and** **(b): consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.**	**Criterion Met:** (YES/NO) **NO**

The Applicant's response to "4a" states that:

"A disturbance of .005% of the site containing the naturally occurring slopes of the 30% is a minimal disturbance and is the minimum variance that will make the reasonable use of the northern portion of the site for the detached, two-story multifamily structures. The variance is consistent with the purpose and intent of the terrain management restriction of prohibiting disturbances of 30% slopes, because the variance will not:

1. *Increase the threat of flooding and the hazard of improper cuts and fills, or increased erosion and sedimentation;*
2. *Harm the scenic character of Santa Fe from the visual blight of indiscriminate cuts and fills and vegetation removal resulting from extensive grading and utility scars;*
3. *Accelerate stormwater runoff on natural drainage ways and all structures due to increased development and impervious surfaces; or*
4. *Degrade arroyo channels.*

Therefore, under the applicable standard, the variance is the minimum required."

Staff's Analysis (4a):

Reasonable use is not defined in Chapter 14, but it can be deduced that the zoning regulations allow for reasonable use of one's property. The criterion requires the Commission to find that the proposed "variance is the minimum variance that will make possible the reasonable use of the land or structure" using the factors of "4a" and "4b." Only one design for the development has been proposed. The proposed design necessitates the construction on 30% grade slopes where an alternative design may work around the 30% slopes.

Staff's Analysis (4b):

The factual findings necessary to support granting a variance can be inferred from the following General Plan guiding policies:

10-1 GENERAL PLAN AND ZONING CONSISTENCY

10-1-G-1 Ensure consistency between the General Plan and the city's land development laws.

14-1.3 - GENERAL PURPOSES

The purposes of Chapter 14 are to:

(A) implement the purposes of the general plan, including guiding and accomplishing a coordinated, adjusted and harmonious development of Santa Fe that will best promote health, safety, order, convenience, prosperity and the general welfare as well as efficiency and economy in the process of development, and to ensure that the regulations adopted pursuant to this chapter are in accordance with the general plan; and

(B) create conditions favorable to the health, safety, convenience, prosperity and general welfare of the residents of Santa Fe by coordinating streets within proposed subdivisions with existing or planned streets or other features of the general plan; providing parks and trails; providing sewer, water and other infrastructure; providing adequate open space for traffic, recreation, drainage, light and air; and providing for the appropriate distribution of population and traffic.

The Applicant's conditions for the requested variance are not supported by all factors within Subsection 14-

3.16(C) *"Approval Criteria."* Staff's analysis identifies that the Applicant has not satisfied this variance criterion.	
Criterion 5(Subsection 14-3.6(C)(2)): The variance is not contrary to the public interest;	**Criterion Met:** (YES/NO) **NO**
The Applicant's response: *"Along an arroyo, the purpose preserving 30% slopes (i.e., to prevent erosion of arroyo banks, prevent unnatural redirection of arroyo channels and storm water) is not accomplished by preserving a geographic feature that has no relevance to current conditions. Further, preserving the slopes will not protect sensitive wildlife habitat or degrade and enhance the natural aesthetics associated with arroyos. The removal of this remnant bank will not run counter to these goals; there is no storm erosion created or water channel adversely affected, as the channel is no longer in this location, and this patch of 30 slope is neither constitute wildlife habitat nor possesses any aesthetic quality. In short, variance is not contrary to the public interest."* Staff's Analysis: The public interest is much broader than the benefit obtained by an individual or the support or opposition from an Early Neighborhood Notification meeting. Grant any variancemay conflict with the overall public interest if the variance is inconsistent with the City's Land Development Code. The Slope Varianceis a request to construct on 30% slopes which is prohibited per Sant Fe City Code Chapter 14-8.2(D)(2)(b). The Slope Variancerequest does not establish the requirements necessary to grant a variance required by Subsection 14-3.6(C).The Slope Variance is not in the public interest. Staff's analysis identifies that the Applicant has not satisfied variance criterion Subsection 14-3.6(C)(2).	

b.

The applicant requests a variance from SFCC 14-5.5 (B)(4)(iii) CRHC Cerrillos Road Highway Protection District setback for Zone 4. Zone 4 of the CRHC is from Airport Road to the southern city limits. The minimum building setback or yard in Zone 4, as measured from any property line abutting Cerrillos Road right-of-way, shall be forty-five (45) feet. The applicant is requesting a setback of 34 feet.

Table 7 Variance Approval Criteria– Subsection 14-3.16(C) (Variance from 14-5.5(B)(4)(iii))

The applicant requests a variance from SFCC 14-5.5 (B)(4)(iii) CRHC setback for Zone 4. Zone 4 of the CRHC is from Airport Road to the southern City limits. The minimum building setback or yard in Zone 4, as measured from any property line abutting Cerrillos Road right-of-way, shall be forty-five (45) feet. The Applicant requests a setback of thirty-four (34) feet.

Criterion 1 (Subsection 14-3.6(C)(1)) as follows: One or more of the following special circumstances applies: **(a) unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid; or** **(b) the parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid; or** **(c) there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more restrictive provision as provided in Section 14-1.7; or** **(d) the land or structure is nonconforming and has been designated as a landmark, contributing or significant property pursuant to Section 14-5.2 (Historic Districts).**	**Criterion Met:** (YES/NO) **NO**

The Applicant's response to criterion 1 (Subsection 14-3.6(C)(1)(a-d)) states:
"The distance from the most westerly southbound lane ranges from 87 to 200 feet from outer edge of the driving lane to the property line. The nearest structure will be 34 feet from the property line. This is a substantial distance when compared to other developments along Cerrillos Road. Las Soleras, as an example, measures 50 feet from the outer-most driving lane to the property line. Entrada Contenta measures 40-50 feet from the outer-most driving lane to the property line. The intent of the regulation was a greater physical separation between roadway and the buildings the further south one traveled along Cerrillos Road. In this case the separation is accomplished by the extraordinary right-of-way that occurs in this section of Cerrillos Road. In addition to the distance from the right of way boundary for Cerrillos Road, this site is burdened with vast expanse of the Arroyo de los Chamisos, which renders approximately 22 percent of the site undevelopable. This condition is a naturally occurring feature. In addition, the improvements required by the New Mexico Department of Transportation will occupy and utilize over 11 percent of the property. However, the impact of the approved I-25 Frontage Road location and design will cut off an additional 5 percent of the property from development."

Staff's Analysis:
As stated in Table 7 in this report, Chapter 14 SFCC, 1987, Subsection 14-3.6(C)(1-5) establishes the approval criteria required to grant a variance. Subsection 14-3.6(C)(1)(a-d) documents the bases for qualifying circumstances particular to the need of a variance. "*The unusual characteristics that distinguish the land or structure from others in the vicinity, subject to the same relevant provisions of Chapter 14"*, allow the City to grant a minimal easing of the regulation to balance strict regulation application appropriate to qualifying circumstances unanticipated within the standards. Failure to qualify all variance criteria prevents the granting of a variance.

Chapter 14 regulations and design standards do not qualify as "unusual physical characteristics" of a property. The applicant is proposing a sprawling multi-family complex with a design that requires waivers of the Code. There are other designs that can achieve the proposed density without requiring a variance to Variance from 14-5.5(B)(4)(iii).

Staff's analysis identifies that the Applicant has not satisfied this variance criterion required by Subsection 14-3.6(C)(1). Alternative designs can eliminate the need for a variance.

Criterion 2 (Subsection 14-3.6(C)(2)):	**Criterion Met:**
The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.	(YES/NO) **NO**

The Applicant's response states that:
The special circumstances described above leave only about 62 percent of the site subject to development for any use. The effect of the 45-foot set back will reduce the number residential units by fourteen (14). "

Staff's Analysis:
Criterion 2 (14-3.6(C)(2)) defaults to a unique qualifying circumstance identified in criterion 1 (14-3.6(C)(1)). Nothing within the Applicant's response identifies a *"special circumstance"* that makes it *"infeasible"*, for reasons other than financial cost to develop the property in compliance with the standards of Chapter 14. Criterion 2 evaluates the need for a variance against compliance with the standards. The Applicant is in control of the design. Alternative designs can eliminate the need to construct within the required setback required by Santa Fe City Code Chapter 14-5.5(B) *"CRHC Cerrillos Road Highway Corridor Protection District"* standards.

Staff's analysis identifies that the Applicant has not satisfied this variance criterion and that it is feasible to develop the property without a variance.

Criterion 3 (Subsection 14-3.6(C)(3)): The intensity of the development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14	**Criterion Met:** (YES/NO) **YES**

The Applicant's response states that:
"The property is C-2 and the intensity of allowable development is unaffected by the grant of the variance. C-2 zoning requirements are performance based, and the proposed development of multifamily is well below what would be allowed on this property using taller, more traditional multifamily units -- the allowed height being 45 feet and the proposed heights being no more than 28 feet."

Staff's Analysis:
Intensity is defined in Chapter 14:

> *INTENSITY*
> *The extent of development per unit of area; or the level of use as determined by the number of employees and customers and degree of impact on surrounding properties such as noise and traffic.*

The Staff analysis identifies the project to be developed within the maximum extent of Chapter 14. With the exception of the Setback variance request, the extent of development does not exceed that which is allowed on other properties within the area.

Staff's analysis identifies that the Project meets variance Criterion 3.

Criterion 4 (Subsection 14-3.6(C)(4)): **The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered:** **(a) whether the property has been or could be used without variances for a different category or lesser intensity of use; and** **(b): consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.**	**Criterion Met:** (YES/NO) **NO**

The Applicant's response to "4a" states that:
"In addition to the distance from the right of way boundary for Cerrillos Road, this site is burdened with vast expanse of the Arroyo de los Chamisos, which renders approximately 22 percent of the site undevelopable. In addition, the improvements required by the New Mexico Department of Transportation will occupy and utilize over 11 percent of the property. A reduction of eleven (11) feet in the required set back will allow for the reasonable use of the property and will be in keeping with the intention of the corridor setback, because of the substantial distance from the driving lanes of Cerrillos Road (when compared to other developments along Cerrillos Road). The intent of the regulation was a greater physical separation between roadway and the buildings the further south one traveled along Cerrillos Road. In this case the separation is accomplished by the extraordinary right-of-way that occurs in this section of Cerrillos Road. The variance is, therefore, in keeping with the purpose and intent of the corridor protections."

Staff's Analysis (4a):
Reasonable use is not defined in Chapter 14, but it can be deduced that the zoning regulations are deemed to allow for reasonable use of one's property. The criterion requires the Planning Commission to find that the proposed "*variance is the minimum variance that will make possible the reasonable use of the land or structure"* using the factors of "4a" and "4b." Only one design for the Projecthas been proposed. The proposed design necessitates the requirements for a setback variance where an alternative design may eliminate that need.

Staff's Analysis (4b):
The findings within which a variance can be granted are supported by the general plan guiding policies:

10-1 GENERAL PLAN AND ZONING CONSISTENCY
10-1-G-1 Ensure consistency between the General Plan and the city's land development laws.

14-1.3 - GENERAL PURPOSES
The purposes of Chapter 14 are to:

(A) implement the purposes of the general plan, including guiding and accomplishing a coordinated, adjusted and harmonious development of Santa Fe that will best promote health, safety, order, convenience, prosperity and the general welfare as well as efficiency and economy in the process of development, and to ensure that the regulations adopted pursuant to this chapter are in accordance with the general plan; and
(B) create conditions favorable to the health, safety, convenience, prosperity and general welfare of the residents of Santa Fe by coordinating streets within proposed subdivisions with existing or planned streets or other features of the general plan; providing parks and trails; providing sewer, water and other infrastructure; providing adequate open space for traffic, recreation, drainage, light and air; and providing for the appropriate distribution of population and traffic.

The Applicant's conditions for the requested variance are not supported by all factors within Subsection 14-3.16(C) *"Approval Criteria."*

Staff's analysis identifies that the Applicant has not satisfied this variance criterion.	
Criterion 5(Subsection 14-3.6(C)(2)): The variance is not contrary to the public interest;	**Criterion Met:** (YES/NO) **NO**

The Applicant's response:

"The purpose of the setback was to reduce the impact of development in the corridor from the drivers' perspective. The distance from the most westerly southbound lane is approximately 87 to 200 feet from outer edge of the driving lane to the property line. The nearest structure will be 34 feet from the property line. The multifamily homes will be no more than two stories and will setback from the travel lanes of Cerrillos Road equal to and for most cases greater than the distance of other buildings along Cerrillos Road that comply with the 45-foot building setback. The appearance of the buildings along the Cerrillos Road frontage will have the same visual perception as other buildings along Cerrillos Road with a 45-foot building setback. The variance applies only to Cerrillos Road and has little or no effect on nearby residential neighborhoods, which are limited to the eastern boundary of the property.an arroyo, the purpose preserving 30% slopes (i.e., to prevent erosion of arroyo banks, prevent unnatural redirection of arroyo channels and storm water) is not accomplished by preserving a geographic feature that has no relevance to current conditions. Further, preserving the slopes will not protect sensitive wildlife habitat or degrade and enhance the natural aesthetics associated with arroyos. The removal of this remnant bank will not run counter to these goals; there is no storm erosion created or water channel adversely affected, as the channel is no longer in this location, and this patch of 30 slope is neither constitute wildlife habitat nor possesses any aesthetic quality. In short, variance is not contrary to the public interest."

Staff's Analysis:

The public interest is much broader than the benefit obtained by an individual or the support or opposition from an Early Neighborhood Notification meeting. The granting of the variance may conflict with the overall public interest if the variance is inconsistent with the city's land development laws. The requested variance is a request to construct withing the setback requirement of the CRHC Protection District which is prohibited per Sant Fe City Code Chapter SFCC 14-5.5 (B)(4)(iii). This variance request does not establish the requirements necessary to grant a variance required by Subsection 14-3.6(C). The granting of this variance is not in conjunction with the public interest.

Staff's analysis identifies that the Applicant has not satisfied variance criterion Subsection 14-3.6(C)(2).

V. DEVELOPMENT PLAN APPROVAL CRITERIA

The two pending variances (Slope and Setback) complicate the review and recommendation of the Development Plan. While staff does not recommend approval of the Variances, Staff is recommending approval of the development plan with the condition that if the variances are denied the applicant must revise their development plan and return it to staff for final review and recordation. If the variances are denied the revised Development Plan must comply with the Terrain Management standards (30% slopes) and CRHC Zone 4 setbacks. In considering the Development Plan Chapter 14 requires the Planning Commission to make findings based on the following

approval criteria:

Table 8 Approval Criteria Development Plan Necessary Findings (Section 14-3.8(D))

§14-3.8(D)(1)(a)- that it is empowered to approve the plan under the section of Chapter 14 described in the application;	Criterion Met: (Yes/No) **YES**
Applicant Response: *"Applicant Response: SFCC § 14-2.3 (C)(1) states, "the planning commission shall review and approve or disapprove various specific development plans, requests, and subdivision plats. When specifically authorized by Chapter 14, the decision of the planning commission is final subject to any appeal right provided in this chapter."* Staff Response: Staff agrees with the Applicant's response. The Santa Fe City Code (SFCC) Subsection 14-2.3(D)(1) authorizes the Planning Commission to review and approve or disapprove development plans and subdivision plans. Subsection 14-3.8(B) requires approval of a development plan for projects with a gross floor area of thirty thousand feet or more. The Applicant has addressed the §14-3.8(D)(1)(a).	
§14-3.8(D)(1)(b)- that approving the development plan will not adversely affect the public interest;	Criterion Met: (Yes/No) **YES**
Applicant Response: *"The project serves the public interest through construction of much-needed housing. The project offers benefits to tenants and the surrounding neighborhood by:* *- offering a buildout that is significantly lower in density and allowed height than allowed by right in a C-2 General Commercial District. The maximum building height under 28 ft is significantly lower than the 45 ft allowed.* *- offering high quality architectural home designs surrounded by nicely landscaped and improved, safer pedestrian ways.* *- designing in significantly more open space than required* *- providing more parking than required* *- improving the visual aesthetic along Cerrillos Road and W I-25 Frontage Roads* *- provides a unique "for lease" housing option offering typical multifamily conveniences and amenities in a detached single family and duplex home environment.* *- improving the flow of vehicular traffic by designing two left hand turn lanes onto North bound Cerrillos."* Staff Response: Staff conditionally agrees with the Applicant's response. Additionally, the term *"Public Interest"* is not specifically defined in Chapter 14; however, the Governing Body has implemented the General Plan as stated in Subsection Section 14-1.3 (General Purposes). The resulting ordinances establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest from within the municipality.	

The Applicant's mix of vernacular architecture style does not meet the unique Santa Fe Style typically pueblo or territorial or a vernacular of the two. If the Planning Commission's decision is to deny the requested variances listed in Tables 7 and 8 in this report, the Applicant shall resubmit the application in compliance with Santa Fe City code Chapter 14.

Staff has reviewed the proposed development plan application in accordance with these ordinances. Subject to staff recommended conditions of approval, the proposed development plan application complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.

However, while many gated communities have been approved, it should be noted that several Goals and Implementations of the General Plan discourage gated communities:

5-1-G-3
Increase the connectivity between neighborhoods and individual developments. This is addressed through design standards and guidelines included at the end of this chapter.

5-1-G-5
Improve the community orientation of new residential developments. A community orientation calls for greater attention to the relationship between residences, streets, and shared spaces, and does not require sacrifice of privacy or amenities. Gated neighborhoods isolate parts of the community from others and will not be allowed.

5-1-I-14
Do not permit any residential development with six or more units to be gated. All subdivision development must be oriented to the community, not away from it. In order to maintain a community feeling and spirit, gated enclaves should not be permitted. Work with existing residential subdivisions to remove existing gates.

6-1-G-5
Ensure that new development is more "connected" to its surroundings with an increased number of access points and pedestrian and bicycle connections to a neighborhood network. The applicant has addressed the §14-3.8(D)(1)(b).

Subject to conditions. The Applicant has addressed the SFCC §14-3.8(D)(1)(b).

14-3.8(D)(1)(c)- that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	Criterion Met: (Yes/No) **YES**

Applicant Response:

"The developable area of the subject property is bordered by the Arroyo de Los Chamisos to the North; Cerrillos Road to the East; W I-25 Frontage Road to the South; and an undeveloped 166-acre tract to the West. Other than the 2-acre residential tract at the Southwest lot corner, no other developed parcel abuts or shares a property line with the Project parcel. As the Project is residential in nature with one

and two story detached homes and duplexes, it is compatible with the other residential uses in the area. In fact, the two-story height proposed for this project is much less than what is allowed in a C2 district. The broader area moving along the W I-25 Frontage Road, Cerrillos Road, and Beckner Road has a mix of residential and commercial uses that include apartments under construction, single family homes, light industrial, retail, auto repair, and a variety of other commercial businesses. Uses in the area enjoy easy access to Cerrillos Road, 599 and the Santa Fe Airport. The proposed use and scale of the Project is compatible with other land uses in the vicinity. The architectural design of the subject property is consistent with the surrounding structures found within the area. Surrounding structures currently employ either pitched roofs, flat roofs, or a combination of both. Existing facades employ stucco, metal and wood elements. Several of the newer residential projects are using clay tile on pitched roofs. Façades are broken up using "push-pull" design techniques, appropriate variations in color, materials, and various patio elements. This approach offers a pleasing visual effect that brings in elements currently found in the area."

Staff response:
Staff conditionally agrees with the Applicant's response. The proposed multi-family complex design mimics the residential massing within the area; However, the architecture deviates from the traditional Santa Fe Style incorporating non-Santa Fe style of vernacular incorporating a mix of vernacular, mission, and bungalow style buildings. A condition of approval has been included within Section to address architectural style.

Subject to conditions. The Applicant has addressed the §14-3.8(D)(1)(c).

VI. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted two ENN meetings: May 3, 2023, (Development Plan) and September 14, 2023 (Variances). The ENNs were well attended by area residents. The applicant presented the proposal in both public meetings, where questions and answers followed.

VII. EXPIRATION

Per Subsection 14-3.19(B)(4) "*Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or offsite improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6)."*

Should the Commission approve the Development Plan today and the Findings of Facts and Conclusions of Law (FOFCOL) on June 6, 2024, the expiration date would be June 6, 2027. The official expiration date will be established in the FOFCOL.

VIII. ATTACHMENTS:

ATTACHMENT A: Technical Conditions

ATTACHMENT B: Development Review Team (DRT)

1) City's Traffic consultant Wilson & Company, Inc., Engineers & Architects (City traffic Engineer)
2) New Mexico Department of Transportation
3) Metropolitan Planning Organization (MPO), Leah Yngve

4) Technical Review Division (Landscaping), Lawrence Rivera
5) Water Resources Division, Alan G. Hook, Water Resources Coordinator
6) Water Division, John Del Mar, P.E.
7) Wastewater Division, Stan Holland, PE
8) Fire Department, Geronimo Griego, Fire Marshal
9) City Subdivision Engineer, Dee Beingessner, PE

ATTACHMENT C: Early Neighborhood Notification
1) Guidelines
2) ENN Notes

ATTACHMENT D: Maps and Photos
1. Figure 1 Aerial / Lot Image
2. Figure 2 Zoning Map
3. Figure 3 Adjoining Properties
4. Figure 4 CRHC Zone 4 Setback
5. Figure 5 Bicycle Parking
6. Figure 6 Access and Traffic Study Area
7. Figure 7 Trails and Open Space
8. Figure 8 Utilities
9. Figure 9 Fire Hydrants
10. Figure 10 Slopes
11. Figure 11 30%
12. Figure 12 Slope Variance
13. Figure 13 Figure Retention/Detention Areas
14. Figure 14 Architecture
15. Vicinity Map

ATTACHMENT E: Applicant Submittals
1. Application Letter
2. Variance to Slopes
3. Variance to Setback
4. TIA
5. Development Plan Drawings

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	**Name**	**Initials**
Department Director	Jason M. Kluck	
Assistant Department Director	Heather Lamboy	
Planning Manager	Maggie Moore	
Planner Senior	Dan Esquibel	DAE

May 02, 2024
Planning Commission
Cases #2023-(7662), (7663) & (7079).
27794 W I-25 Frontage Road
Variances & Development Plan
Bungalows on Cerrillos (Apartments)

EXHIBIT A

Technical Corrections

1. Technical Corrections

EXHIBIT A
Technical Corrections
Cases #2023-(7662), (7663) & (7079)
Bungalows on Cerrillos Variances & Development Plan

	Technical Corrections of approval	Department	To be completed by:
1	Bike racks must be installed on a hard surface. Ensure that stabilized crusher fines meet this qualification.	Land Use/ MPO	Prior to recording the Development Plan
2	Significant tree survey, list species and quantities. Existing plant material shall be inspected prior to any demolition. Trees to remain shall be identified as existing and tree species / variety on the landscape plan.	Land Use/Terrain Management-Landscape/Irrigation Review	Prior to recordation
3	City Staff respectfully request the replacement of Pinus edulis / Pinon Pine, with another evergreen tree variety from the City approved plant list. Due to the black scale and bark beetle infestations plaguing Pinon in many areas of Santa Fe.		
4	Reduce shrub quantities by 30% for water conservation needs.		
5	Water conservation and stormwater management shall guide landscape and site planning, design, installation, and management. Landscape planning shall begin early in the development process in conjunction with the requirements of Section 14-8.2 (Terrain and Stormwater Management). Landscape design shall apply the principals of xeriscaping and achieve the highest industry standards for irrigation efficiency. Alternate sources of irrigation water shall be developed, including harvesting water from roof and site runoff. Gray water use is recommended where appropriate. Potable water shall be used only as a back-up or temporary irrigation water source to the greatest extent possible. The purpose of these strategies is to develop drought tolerant landscapes and to reduce the demand on the potable water system. Identify the primary and secondary water sources.		
6	Required open space shrub count is incorrect on sheet L-0.00.		
7	Tree and shrub calculations for retention areas as required by 14-8.4(F). Provide retention pond square footage and lineal footage for street trees. Provide calculations for street trees and spacing averages.		
8	14-8.4(F)(2)(e) stormwater detention ponds and retention ponds shall be planted with appropriate trees, shrubs and grasses, with a minimum of one tree and three shrubs per five hundred (500) square feet of required ponding area. Plants located in the bottom third of the detention pond or retention pond must be adaptable to periods of submersion and may require replacement during periodic maintenance to remove silt:		
9	A water level measuring device with zero set at finish grade located at the center of each pond is required.		
10	Retention ponds deeper than three feet require a security fence and maintenance gate. The fence shall be five in height. The following shall also apply 14-8.4(J) Screening and Buffering, 14-8.5 Walls and Fences.		
11	Storm water storage ponds are not to exceed 1 foot in depth without a verification that storm water will drain within 24 hrs. A percolation test may be required for each pond.		

EXHIBIT A
Technical Corrections
Cases #2023-(7662), (7663) & (7079)
Bungalows on Cerrillos Variances & Development Plan

	Technical Corrections of approval	Department	To be completed by:
12	14-8.4(I)(3) Interior Parking Lot Landscape Requirements (Ord. No. 2014-31 § 34) (a) The purpose of interior planting requirements in parking lots is to provide visual relief from large expanses of cars and pavement, provide shade to reduce heat and glare , help direct traffic flow and reduce and control stormwater runoff. (b) When forty or more off-street parking spaces are provided, interior lot landscaping shall be provided. (d) A minimum of ten (10) square feet of permeable landscaped area shall be provided per parking space. A minimum of one deciduous tree shall be planted per ninety (90) square feet of landscaped area. (e) Traffic islands shall have a minimum dimension of six (6) feet and contain a minimum of ninety (90) square feet of permeable surface, exclusive of curbing, and shall be distributed throughout the lot. As a component of a stormwater management plan, traffic islands may be combined to facilitate water harvesting and these combined islands shall be distributed within each subarea. Provide parking lot tree and shrub calculations.	Land Use/Terrain Management-Landscape/Irrigation Review	Prior to recordation
13	Provide landscape and irrigation to the Cerrillos Road Corridor per 14-5.5 - HIGHWAY CORRIDOR PROTECTION DISTRICTS.		
14	14-8.4(F)(2)(a) all required deciduous trees shall be two (2) inch caliper minimum; 14-8.4 (F)(2)(c) All required evergreen trees shall be a minimum of six (6) feet in height.		
15	City staff respectfully requests two (2) Gymnocladus diocus, Kentucky Coffee tree (Espresso or Prairie Titan varieties), or another tree chosen from the City approved plant list with trunk protection and irrigation within the northeast park. r shade structure.		
16	City Staff respectfully requests all gravel and cobble to be screened and washed.		
17	14-8.4(E)(1) The landscaping plan shall include water harvesting for landscape irrigation purposes as a minimum requirement. Water harvesting that is a primary component of stormwater management may qualify for open space reduction as provided in Section 14-7.5(D)(6). Provide strategic curb cuts at islands and planter stripes for water harvesting.		
18	14-8.4(E)(4)(g) planting beds shall be swaled, sloped or recessed below grade prevent fugitive water.		
19	Turf grass is not permitted within medians and planting strips per City Resolution 2010-66.		
20	No stop & waste valves or automatic drain valves (King Drains) permitted per COSF Irrigation Design Standards.		
21	Irrigation water lines shall not cross city water mains.		

EXHIBIT A
Technical Corrections
Cases #2023-(7662), (7663) & (7079)
Bungalows on Cerrillos Variances & Development Plan

	Technical Corrections of approval	Department	To be completed by:
22	Provide irrigation to all revegetation native seed areas. (Per COSF Code 14-8.2 D(5)(c) all trees and shrubs shall be mulched and irrigated until established. Grass seed should either be hydroseeded or covered with biodegradable material or synthetic soil erosion control blankets or matting and irrigated until established. Irrigation shall be pursuant to the irrigation requirements in Section 14-8.4 (Landscape and Site Design).	Land Use/Terrain Management-Landscape/Irrigation Review	Prior to recordation
23	14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plants with similar water use requirements shall be grouped together. Trees and shrubs shall have separate zones. Drought tolerant and very low water-use tree shall have a separate zone. Native shrubs and very low water-use shrubs shall be irrigated on a separate zone. Separate zones are required for permanent and temporary irrigation lines.		
24	5.5 Emitters: Pressure compensating emitters are required for systems with lateral distances of more than 150 feet and rolling terrain per COSF Irrigation Design Standards.		
25	Photometrics do not meet Code requirements. See Article 14-8.9 and revise for compliance. Building #2 has 4 points of illumination of 11+ and one point at 7. All illumination points at the property lines shall be 0.0. Outdoor light plan shows pool house. Provide an up-to-date lighting plan. Engineer Estimates for landscape and irrigation financial guarantees shall be shown as installed unit cost breakdowns. Breakdown to include quantity, unit cost, and total cost. Mulch materials shall be in square foot units, square foot costs, and total cost. Plant material unit costs shall be separated into caliper sized deciduous trees, foot tall sized evergreens and gallon sized shrubs.		
26	Technical comments on the new public water infrastructure will be provided to the engineer via the water plan review.	City Water Engineering Division	Prior to recordation
27	Shall provide code analysis of project for proper occupancy classification designation as per IFC 2015.	Fire Prevention Bureau	At the time of permit
28	Shall provide engineered (civil engineered) all weather road as per IFC 2015, 104.7.2 Technical Assistance, 503.2.3 Surface.		
29	Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1)		
30	Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1)		
31	503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 maintained at all times.		

EXHIBIT A
Technical Corrections
Cases #2023-(7662), (7663) & (7079)
Bungalows on Cerrillos Variances & Development Plan

	Technical Corrections of approval	Department	To be completed by:
32	507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.	Fire Prevention Bureau	At the time of permit
33	Shall have water supply that meets fire flow requirements as per IFC (Appendix B)		
34	Shall comply with Section D102.1 Access and Loading (75,000 lbs).		
35	Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates.		
36	Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (as per Appendix D Table D103.4)		
37	Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.		
38	Shall comply with D105 Aerial Fire Apparatus Access Roads. (width and proximity to building)		
39	Shall comply with Section D106 Multiple-Family Residential Developments.		
40	D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.		
41	D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the property or area to be served measured in a straight line between accesses.		
42	Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.		
43	Dust Control Note Shall be placed on the Development Plan or construction plans (see attached)	Land Use/Terrain Management	Prior to recordation
44	Gunnison's Prairie dog note shall be placed on the Development Plan or construction plans (see attached)		
45	Drainage Facilities Maintenance note shall be placed on the Plat or Development Plan (see attached)		
46	Couldn't find label for Pond 3 with perimeter fence. Include label. Pond 2 does not appear to be deep, why is there a perimeter fence?		
47	Need pond details to be shown. Include inlet and outlet details. Include details for erosion control in pond. Include pond measuring device in pond (example included below)		
48	Grading plan states that all slopes are 3:1 maximum unless otherwise noted but many areas appear greater than 3:1 and are not noted.		

EXHIBIT A
Technical Corrections
Cases #2023-(7662), (7663) & (7079)
Bungalows on Cerrillos Variances & Development Plan

	Technical Corrections of approval	Department	To be completed by:
49	Show floodplain limits on grading plans. Not all line types have a label on the legend. There are numerous dashed lines of various thickness with no legend.	Land Use/Terrain Management	Prior to recordation
50	Erosion control note references topsoil disturbance permit. This will be a grading permit.		
51	A variance to construction on 30% slopes will be required and will likely not be supported by staff per code. 30% slope disturbances are only allowed for roadways and utilities.		
52	Need offsite construction plans for roadway, paving and lighting.		
53	No recycled basecourse may be used on City streets, state untreated basecourse on road cross sections for off-site plans. Rollover curbs are not to be used on City streets. Pavement on City Street must be 2" of SPIII under 2" of SPIV		
54	North arrow is incorrect on Sheet GR-5 and GR-6, please check all pages for north arrow.		
55	This Development shall comply with the most current requirements of the American with Disabilities Act (ADA). Place a note on the Plan to reflect this condition		
56	Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process		

May 02, 2024
Planning Commission
Cases #2023-(7662), (7663) & (7079).
27794 W I-25 Frontage Road
Variances & Development Plan
Bungalows on Cerrillos (Apartments)

EXHIBIT C

Early Neighborhood Notification (ENN)

1) Guidelines
2) ENN Notes

EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: Bungalows on Cerillos

Address: 27794 W I-25 Frontage Rd, Santa Fe, NM 87507 Parcel Size: 19.22ac

Zoning: C2 Future Land Use: Bungalows / Rental Community

Preapplication Conference Date: June 23 2022

Detailed Project Description: Horizontal Multi-Family

Property Owner Information

Name: Gift Fund LLC
Address: 15300 North 90th Street - Suite 200, AZ, Scottsdale 85260
Phone: (480) 627-7000 E-mail Address: bruce@realtygiftfund.org jhall@cavancompanies.com

Advanced Acquisitions, LLC
P.O. Box 23050, Santa Fe, NM 87502
505-660-8470

Applicant/Agent Information (if different from owner):

Name: /
Address: 1
Phone: (4) 6 mail Address: jhal

Agent Authorization (if applicable):

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

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

Signed: Date: 02.23.23

Signed: Date:

Proposed ENN Meeting Dates:

Provide 2 options:	*Preferred Option*	*Alternative*
DATE:	September 14, 2023	
TIME:		
LOCATION:		

Applicant Information

Project Name:

Name: Advanced Acquisitions, LLC Attn: Hall, Jeremy
Last *First* *M.I.*

Address: 15300 North 90th Street - Suite 200 Scottsdale 85260
Street Address *Suite/Unit #*

Scottsdale Arizona 85260
City *State* *ZIP Code*

Phone: (480) 627-7000 E-mail Address: jhall@cavancompanies.com

Santa Fe Public Schools

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

1. Project Name: Bungalows on Cerrillos
2. Location of Property: 27794 W I-25 Frontage Rd, Santa Fe, NM 87507
3. Owner/Agent Name: ORION West LLC

   Mailing Address: PO Box 5744, Santa Fe, NM 87502-5744

   Phone & Fax: 832.338.0364
4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	Unit Quantity	Average Price
Single Family (detached) Single Family (attached) Townhome/ Apartment Multi-Family Commercial	141	$1.9K per month.

5. Elementary School Zone for Proposed Development: Cesar Chavez Elementary School
6. Middle School Zone for Proposed Development: Ortiz Middle School
7. High School Zone for Proposed Development: Capital High School
8. Build out Rates (Year/s; #/yr): Phase I: 2024/2025 - 111 units

   Phase II: 2026/2027 - 30 units

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

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

Density	
Net Developable ac	10.3
Net Developable du/ac	13.7

Unit Type	Ph. 1	Ph. 2	Total	Percent
1 Bed	14	0	**14**	40%
1 Bed 2 Story	24	18	**42**	
2 Bed	7	2	**9**	46%
2 Bed 2 Story	50	8	**58**	
3 Bed 2 Story	16	2	**18**	14%
Total	**111**	**30**	**141**	

Prkg Req.	197	50	247
Prkg Prov.	237	63	**300**

Including:

144	Canopies	
8	ADA Spaces	*(3 covered)*
36	Garages	
171	Regular	

Legend

- 1 Bed
- 1 Bed 2 Story Duplex
- 2 Bed
- 2 Bed 2 Story
- 3 Bed 2 Story



Copyright RVi

RVi
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

CERILLOS • **CONCEPTUAL SITE PLAN**

SANTA FE, NEW MEXICO
2023-06-20
22002414
CAVAN

0 30' 60' 120'
SCALE: 1" = 60'-0"

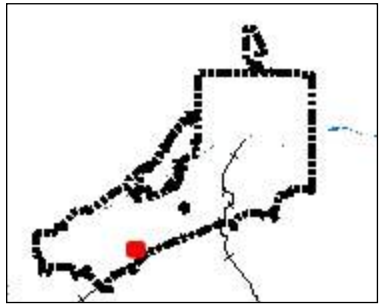
Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

L:\22002414-Santa Fe-CAVAN\05 PLANNING\02 CAD\01 XREF\XR-2414-SITE PLAN.dwg

Santa Fe
Mapping the City Different

Map Title





Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Notes

© Latitude Geographics Group Ltd.

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF CONSOLIDATING EXISTING LOTS. THE SAID CONSOLIDATION PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S) AND CONTAINS 19.22 ACRES, MORE OR LESS. THERE IS NO ROAD DEDICATION.

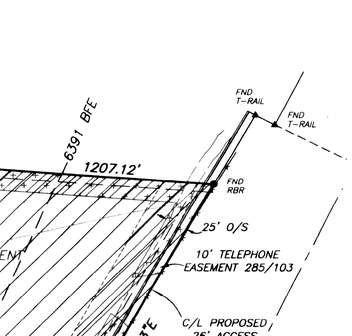
OWNER(S)
BEAVER MOTORS, LLC.

BY: MICHAEL BEAVER, MANAGING MEMBER

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEGED AND SUBSCRIBED BEFORE ME BY MICHAEL BEAVER, MANAGING MEMBER OF BEAVER MOTORS, LLC, THIS 8 DAY OF July 2008

Victoria M. Reynolds 5/23/2011
NOTARY PUBLIC MY COMMISSION EXPIRES

OFFICIAL SEAL
Victoria M. Reynolds
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires



LEGEND

BEARINGS ARE NMC'83 (ZONE 302) DERIVED FROM GPS OBSERVATIONS; DISTANCES ARE GROUND (US.FT.) REFERRED TO 6800' AMSL. GROUND TO GRID SCALE FACTOR = 0.999583883

- ●F DENOTES REBAR, OR AS SHOWN, FOUND
- ● DENOTES REBAR LS 7014, OR AS SHOWN, SET
- ▲ DENOTES ROW T-RAIL FOUND
- Ⓔ DENOTES ELECTRICAL
- Ⓣ DENOTES TELEPHONE MANHOLE
- Ⓣ DENOTES TELEPHONE RISER
- ⊠ DENOTES UTILITY METER/VALVE/PEDESTAL/BOX/ETC.
- Ⓢ DENOTES SANITARY SEWER MANHOLE
- ◙ DENOTES WATER METER
- DENOTES POWER LINE
- DENOTES FENCE MEANDERING ALONG PROPERTY LINE
- DENOTES OPEN SPACE 5.759 Ac. (30%)
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION NOT CONTAINED BY THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 6th DAY OF MARCH, 2008. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

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

GARY E. DAWSON
NEW MEXICO
7014
REGISTERED PROFESSIONAL SURVEYOR

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE AE OF THE 100 YEAR FLOOD HAZARD AND ZONE X OF THE 500 YEAR FLOOD HAZARD AS SHOWN ON F.I.R.M. PANEL 35049C0506D.

REFERENCE DOCUMENTS:

1. ALL PLATS AND DOCUMENTS NOTED ON STEWART TITLE GUARANTY COMPANY POLICY No. 9701-1997441, DATED MARCH 9th, 2007.
2. ALL PLATS AND DOCUMENTS NOTED HEREON.

COUNTY CLERK
STATE OF NEW MEXICO
COUNTY OF SANTA FE

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 8 day of July, 2008 A.D. at 10:16 o'clock A M., and was duly recorded in book 485 page(s) 048 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS

LAND USE ADMINISTRATOR
7 July 2008
DATE

RURAL ADDRESSING
08-3046
COUNTY DEVELOPMENT PERMIT NO.

MAINTENANCE OF ACCESS ROADS AND UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE LAND OWNER/USER UNLESS CURRENTLY MAINTAINED BY THE SANTA FE COUNTY PUBLIC WORKS. (OR THE CITY OF SANTA FE, OR N.M.D.O.T.)

THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS.

EXISTING NATURAL DRAINAGE WAYS WILL NOT BE MODIFIED OR IMPEDED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR OR COUNTY LAND USE ADMINISTRATOR OR COUNTY HYDROLOGIST. DEVELOPMENT SHALL NOT IMPEDE HISTORIC FLOW RATES OR PATTERNS TO OR FROM THESE LOTS.

THE LANDS SHOWN HEREON LIE WITHIN THE PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE.

SANTA FE COUNTY'S APPROVAL OF THIS SURVEY PLAT DOES NOT INCLUDE THE CONSTRUCTION OF THE PRIVATE EASEMENT(S) OR ROAD(S) AS SHOWN. PRIOR TO THE CONSTRUCTION OF SAID PRIVATE EASEMENT(S) OR ROAD(S), IT IS REQUIRED THAT AN ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND THEN APPROVED BY THE SANTA FE COUNTY LAND USE ADMINISTRATOR.

THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.

SOILS RATING: PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOILS RATING ON THIS PROPERTY IS DESIGNATED AS BEING MODERATE-SEVERE REGARDING LIMITATIONS TO SEPTIC TANKS. POTENTIAL BUYERS/SELLERS OF THIS PROPERTY SHOULD INQUIRE WITH THE NEW MEXICO ENVIRONMENTAL DEPARTMENT WHETHER THESE SOILS ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.

ALL DEVELOPMENT SHALL OCCUR WITHIN BUILDABLE AREAS AS PER THE SANTA FE COUNTY LAND DEVELOPMENT CODE.

NEW DRIVEWAY/ROAD ACCESS FROM EAST FRONTAGE ROAD IS SUBJECT TO APPROVAL BY N.M.DOT. THE DIRECTOR SHALL APPROVE THE LOCATION AND INSTALLATION OF A CULVERT AS PERMITTED BY SANTA FE COUNTY PRIOR TO ISSUING A PERMIT FOR CONSTRUCTION.

THE PARCELS AS PLATTED HEREON ARE SUBJECT TO SECTION 12.1 OF THE EZO TERRAIN MANAGEMENT REGULATIONS AT THE TIME OF DEVELOPMENT.

WATER SUPPLY ON THESE TRACTS IS GOVERNED BY THE EZO, SECTION 10.1.A.

ALL DEVELOPMENT SHALL OCCUR WITHIN BUILDABLE AREAS AS PER THE SANTA FE COUNTY LAND DEVELOPMENT CODE.

THESE LOTS ARE SUBJECT TO A 30% OPEN SPACE REQUIREMENT. NO DEVELOPMENT MAY OCCUR WITHIN THE DESIGNATED OPEN SPACE.

SPECIAL NOTES AND BUILDING PERMIT CONDITIONS
THE FIRE AFFIDAVIT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK AS DOCUMENT # 1515105

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

SURVEY PLAT PREPARED FOR
BEAVER MOTORS, LLC.
SHOWING
CONSOLIDATION OF LOTS 2, 3 AND 4
ALL AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 170 PAGE 035.
LYING WITHIN SECTION 18, T16N, R9E, NMPM SANTA FE COUNTY, N.M.

PURPOSE: "THIS PLAT IS TO CONSOLIDATE 3 LOTS INTO ONE"
UPC 1-049-094-024-136

BASIS OF BEARING

SCALE 1"=80' FEET
80' 0 80'

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M. 505-471-6660

FILE# 8233 DATE: 5/30/08

ORION West LLC
Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832-338-0364

EARLY NEIGHBORHOOD NOTIFICATION MEETING

August 30, 2023

RE: DATE: September 14, 2023.
Early Neighborhood Notification ("ENN") Meeting; 27794 W I-25 Frontage Road

Dear Neighbor:

This letter is being sent as notice of a neighborhood meeting to discuss the proposed application to the City of Santa Fe ("City") for the "Bungalows on Cerrillos" project which is requesting development plan approval to construct a 141-unit multifamily project of approximately 200,000 gross square feet to be supported by approximately 300 parking spaces as shown on the attached preliminary site plan. Although the project is "for lease" multifamily, it presents on a single-family scale with multiple one- and two-story buildings. The subject property is located at 27794 W I-25 Frontage Road on approximately 19.22 acres of undeveloped land to be platted as two separate lots. The property is zoned General Commercial ("C-2"). Please refer to the enclosed Vicinity Map and Conceptual (Site) Plan. An application has been submitted and will be amended to reflect the following:

1. Development plan of 141 units with approximately 200,000 gross square feet; and
2. A summary subdivision to accommodate relocation of the I-25 West Frontage Road; and
3. A variance request to reduce the 45 ft. building setback set back required at the two Cerrillos Road property lines to 37.5 ft. and 35 ft.
4. A variance request to grade approximately 4,800 sf. of natural 30% slope.

In accordance with the City's Early Neighborhood Notification requirements, this is to inform you that an ENN meeting is scheduled for:

When: September 14, 2023, 5:30 PM Mountain Time
Where: https://santafe.primegov.com/public/portal

Topic: Bungalows on Cerrillos Project – 27794 W I-25 Frontage Road: Development Plan/Summary Subdivision/Variance Requests

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input. Enclosed, please find a vicinity map and proposed site plan as well as the responses to the ENN criteria. If you have any questions or comments, please contact me.

Persons with disabilities in need of special accommodations, are hearing impaired, or need an interpreter, please contact the Land Use Department, Geraldine Gurule, Project Administrator, at (505) 955-6820 or email at: gagurule@santafenm.gov five (5) days prior to the meeting date.

Regards,

Brian Nenninger, P.E.
Orion West, LLC
brian.nenninger@orion-west.com

Enclosures: ENN Guidelines, Vicinity Map and Site Plan

Parcel Number	Property Address	Owner Name	Mailing Address	City	State	Zip	Neighborhood Number
99308180	5801 HERRERA DR	CITY OF SANTA FE	P O BOX 909	SANTA FE	NM	87504-0909	1121003
99305588	HERRERA DR	N M SCHOOL FOR THE DEAF	*UNASSIGNED*	SANTA FE	NM	87501	1111001
68312341	27783 I-25 W FRONTAGE RD	MCCASLAND ENTERPRISES INC	9821 E EMERALD DR	SUN LAKES	AZ	85248-6240	5121021
64299857	15 E PRINCE RD	ZAMORA, JUANITO & SYLVIA	15 PRINCE RD E	SANTA FE	NM	87505	1111001
64299811	16 E PRINCE RD	ESPINOSA, GEORGE & MARY	PO BOX 28204	SANTA FE	NM	87592	1111001
99304669	5407 BECKNER RD	AMFP V BECKNER LLC	100 PARK AVE STE 3500	NEW YORK	NY	10017-5516	5121019

EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: Bungalows on Cerillos

Address: 8201 Cerrillos Rd, Santa Fe, NM 87507 Parcel Size: 19.22ac

Zoning: C2 Future Land Use: Bungalows / Rental Community

Preapplication Conference Date: June 23 2022

Detailed Project Description: Horizontal Multi-Family

Property Owner Information

Name: Gift Fund LLC

Address: P.O. Box 23050, Santa Fe, NM 87502

Phone: 505.660.8470 E-mail Address: bruce@realtygiftfund.org

Applicant/Agent Information (if different from owner):

Name: Brian Nenninger, Orian West, LLC

Address: P.O. Box 5744, Santa Fe NM 87502-5744

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

Agent Authorization (if applicable):

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

I/We authorize Brian Nenninger, Orian West, LLC to act as my/our agent to execute this application.

Signed: Date: 02.23.23

Signed: Date:

Proposed ENN Meeting Dates:

Provide 2 options:	*Preferred Option*	*Alternative*
DATE:	03.30.2023	03.28.2023
TIME:		
LOCATION:		

ENN GUIDELINES

Applicant Information

Project Name: _____

Name: _____
Last *First* *M.I.*

Address: _____
Street Address *Suite/Unit #*

_____
City *State* *ZIP Code*

Phone: ( ) _____ E-mail Address: _____

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

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

Project Summary: The project applicant is Gift Fund, LLC ("Applicant"). The Applicant proposes to construct a horizontal multi-family development of approximately 139 units being roughly a total of 187,200 sq ft of gross floor area, to be supported by approximately 323 parking spaces, as shown on the preliminary site plan attached. The multi-family development is proposed to be in Santa Fe, New Mexico at the northwest corner of Cerrillos Rd and Beckner Rd. The individual buildings are 1-2 stories high and the buildings will be constructed upon the issuance of building permits on an approximately 19.26-acre parcel of undeveloped land to be platted and recorded.

The average rear setbacks for the multi-family development will be 30-40 ft, with a minimum rear setback requirement of 15 ft. The project aims to provide new trails for pedestrians and maintain the adjacent arroyo. The landscaping and lighting will be in accordance with the City of Santa Fe code and regulations. Additionally, frontage will be dedicated to the New Mexico Department of Transportation to improve the existing frontage road west of Cerrillos Rd. The overall lot will be subdivided into two lots, with the multi-family lot covering 15.34 acres and the second lot covering 1.41 acres with no proposed use at present. The multi-family lot will be developed to 45% and the remaining 65% will be dedicated to open space.

The project objectives are to (i) bring premium multi-family housing to the community at a prominent location, bringing in more residents to the City of Santa Fe which can be crucial to local businesses and the economy as a whole (ii) construct a modern living community that is architecturally pleasing and enhances the brand identity in the City of Santa Fe while also reducing the need for single-family homes that contributes to urban sprawl. (iii) provide high quality housing that provides more affordable housing options for residents, especially for those who may not be able to afford or have the need for a single-family home.

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

The project is expected to mitigate fire risk by reducing brush. The site is zoned for commercial development and will be cleared and graded. Any hazardous materials generated by the building users will be manifested, transported, and disposed of in accordance with the law. The project site will be landscaped in conjunction with discussions with the city and the community on low water usage mandates. The project is bordered by the Arroyo De Los Chamisos to the north, there are no plans to obstruct or change the natural flow and a letter of map revision will be conducted in the event the development impacts the flood plain elevation. There are no, rivers, rock outcroppings or escarpments on the project site.

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

An archaeological clearance will be obtained, with any mitigation measures identified incorporated into the project. The project area is not a known cultural site and has been graded prior to the annexation of the site in the recent past. Additionally, the site is vacant land hence there are no historical building impacts.

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

The development parameters are governed by the underlying C-2 general commercial zoning. The building scale, elevations, and design will echo a modern southwestern townhouse development, desert theme with respect to massing, fenestration, materials, color, texture, shading devices, and lighting. Building height, setbacks and development dimensions will be consistent with the surrounding communities.

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

The project will enhance pedestrian flow and safety by creating sidewalks on Beckner Road and Cerillos Road on the project's frontage. Applicant will also build out the trails required under the Master Plan, thereby enhancing pedestrian amenities for the area. The site plan anticipates accessible parking throughout the site and will have a gated entrance. Street capacity after the implementation of any infrastructure improvements required by the Traffic Improvement Study is expected to be sufficient for the project generated traffic and traffic impacts will be validated by a Traffic Impacts Analysis to be prepared by the applicant and submitted to the city concurrently with its Development Plan approval. The project is working with the NMDOT and City of Santa Fe to work on the realignment of the frontage roadway to allow for better overall development and future extensions of Beckner Roadway to the west.

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

In addition to creating spillover economic benefits to the community by allowing for alternate housing options, the proposed project would create jobs in the construction of new residential type developments as well as the real estate industry. The new residents of the multi-family development will also generate property sales tax revenue for the city. The development will boost local businesses, the influx of new residents can lead to increased demand for goods and services from local business, providing a boost to the local economy.

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

The project will expand the base housing of the project and then assist in the overall housing need of the area. The project aims to take into consideration the needs of all Santa Fe residents, including different ages, incomes, and family sizes, to ensure a range of housing options. This is achieved by including a mix of unit types, such as one bedroom and multi-bedroom units.

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

The project will be served by the existing water and sewer infrastructure as well as the existing fire, police, and emergency services. The site is located within the Santa Fe Trails bus route system, with a bus stop within walking distance to the site. The project will be well supported by area Internet, schools, hospitals, and other services.

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the, 1 project on water quality and supplies.

The project will implement water conservation measures as mandated by City policy for landscaping and irrigation. The proposed uses will be relatively water intensive, and the tenants and end users will be encouraged to lower usage through rebates and restrictions imposed by the serving utilities.

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

The project's housing will enhance community integration of the median density development by building out and implementing the vision of the community by allowing an alternate housing mix, this will bring housing to the area and start assisting with the need for housing to support the business in the area. The project sitting next to the project site is the most significant 'employment center' of Los Soleras will be able to serve that area.

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

As a multifamily infill project, the proposed development builds out an implements the realignment of Beckner as well as providing needed alternate housing. The project utilizes land and infrastructure within the city limits rather than extending development into undeveloped areas outside of the city contributing to urban sprawl. Urban Sprawl can have negative impacts to the city including, increased traffic, reduced access to public transportation, higher cost for infrastructure and decreased quality of life.

However, this project aims to avoid the issues with urban sprawl by developing in a vacant lot within city limits and with existing infrastructure. Additionally, the proximity of the project to commercial uses is a mutually symbiotic relationship, allowing employees to potentially live in close proximity to work, creating important work-life linkages.

City of Santa Fe
Land Use Department
Early Neighborhood Notification
Information & Procedures

Please refer to Section 14-3.1(F) of the Santa Fe City Code for a complete representation of all regulations pertaining to Early Neighborhood Notification

Early Neighborhood Notification
Early Neighborhood Notification (ENN) opens the lines of meaningful communication between the Applicant and impacted neighborhoods before the application process formally starts. The ENN provides an opportunity for neighbors to review, comment, and provide significant feedback on a variety of projects and proposals. The ENN can save the Applicant time and can help to build goodwill.

Projects subject to ENN requirements include:
Any project requiring public hearings before any of the following:

- Board of Adjustment
- Planning Commission

ENN meetings shall be scheduled with the Land Use Department (LUD) prior to sending notice. (Ordinance 2007-45 § 30)

As soon as possible
☐Pick up the ENN packet from the Land Use Department

21 Days before the proposed meeting date
☐ Submit the ENN packet and schedule the meeting date through the Land Use Department

No less than 15 days prior to scheduled meeting:

☐ Mail meeting notice (first class mail) to all of the following located within 300 feet of the subject property:

- •Neighborhood Associations registered with the City
- •Property owners of record
- •Physical addresses

☐ Post the property with notice posters obtained from LUD ($30 each)
☐ Email neighborhood associations registered with the City
☐ Notice shall be postmarked

No later than 10 days prior to the application:
☐ Hold ENN meeting - In a suitable "neutral" location that meets the City's accessibility requirements and has adequate parking

For additional information please contact Geraldine Gurule at 505-955-6820 or by email at gagurule@santafenm.gov

Early Neighborhood Notification
Information & Procedures

Submittals Checklist

In order to schedule an ENN meeting, the following items must accompany the completed *Request for Staff Attendance* Form

- ☐ County Parcel Map depicting properties within 300 feet of property's perimeter – *Available from County Assessor's Office, 102 Grant Avenue*
- ☐ ENN Notification Guidelines (Completed)
- ☐ Legal Lot of Record (Plat) Information indicating current ownership
- ☐ Mailing Log
- ☐ Mailing, Emailing & Posting Affidavit of ENN Notice
- ☐ Owner Authorization Letter
- ☐ Request for Staff Attendance
- ☐ Draft Notice Letter
- ☐ Santa Fe Public Schools Notification Form
- ☐ Site Plan
- ☐ Vicinity Map

Land Use Department Staff Role

Land Use Department staff is here to help, answer questions, and even facilitate or mediate the meeting if necessary.

Additional Materials Necessary for the ENN Meeting

- ☐ Copies of the Completed Early Notification Guidelines (Ord. No. 2002-12 § 10)
- ☐ Drawing(s) showing at a minimum labeled streets and structures within a 300-foot radius from the perimeter of the property or properties, excluding rights-of-way (Ord. No. 2007-45 § 30)
- ☐ Sign-In sheets
- ☐ Site Plan
- ☐ Vicinity map

Visit www.santafenm.gov to view currently scheduled ENN meetings. From the left hand menu choose Early Neighborhood Notifications.

The Santa Fe City Code is available on line at:
www.santafenm.gov >Departments>Land Use>City Zoning Code

Your Letterhead Here

EARLY NEIGHBORHOOD NOTIFICATION MEETING

<<Date, 2020>>

Dear Neighbor:

Applicant name is requesting (list request/proposal here including variances and waivers).

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification regulations, this is to inform you that a meeting is scheduled for:

Time: ***5:30 PM***
When: ***Day, Date, 2020***
Where: ***Location***
Location address
Santa Fe, NM 8750_

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input.

Attached, please find a vicinity map and proposed site plan. If you have any questions or comments, please contact (***Contact Name, Phone number, email address).***

Sincerely,

Your name here

Attachments:
Vicinity map
Site plan

***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the Land Use Department (955-6820) 5 days prior to the hearing or meeting date.**

Santa Fe Public Schools

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

1. Project Name: _____
2. Location of Property: _____
3. Owner/Agent Name: _____

   Mailing Address: _____

   Phone & Fax: _____
4. Unit Matrix

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

5. Elementary School Zone for Proposed Development: _____
6. Middle School Zone for Proposed Development: _____
7. High School Zone for Proposed Development: _____
8. Build out Rates (Year/s; #/yr): _____

   _____

   _____

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

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

NOTICE AFFIDAVIT

14-3.1(H)

Project Information

Project Name: _____

Project Location: _____

Case Number(s): _____

Certification

I hereby certify that the attached Notice was mailed to property owners, tenants, and registered neighborhood associations within 300 feet of the proposed project site. Notices were mailed on _____, 20_____.

I hereby certify that the attached Notice was sent via email to registered neighborhood associations within 300 feet of the proposed project site. Notices were emailed on _____, 20____.

I hereby certify that the subject property was posted with a sign provided by the City on _____, 20_____. The sign was placed in a prominent position in public view, according to instructions provided by Land Use Department staff.

Applicant Printed Name: _____

Applicant Signature: _____

Notarization

STATE OF NEW MEXICO)

COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by

_____.

_____

Notary Public

My Commission Expires: _____

City of Santa Fe
Land Use Department
Early Neighborhood Notification Meeting Notes

Project Name	ENN: Development plan with variances
Project Location	27794 W I-25 Frontage Road
Project Description	Applicant requests development plan approval for a 141-dwelling multi-family development totaling 186,600 square feet of new construction with variances to SFCC 14-5.5 (B)(4)(iii) CRHC (setback) and 14-8.2(D)(2)(b) Terrain Management (30% slopes). The Property is approximately 19.26 acres.
Applicant / Owner	Advanced Acquisitions, LLC
Agent	Orion-West LLC.
Pre-App Meeting Date	June 23, 2022
ENN Meeting Date	May 3, 2023 (Development Plan) and September 14, 2023 (Variances)
ENN Meeting Location	Virtual meeting via Zoom
Application Type	Development Plan with two variances
Land Use Staff	Dan Esquibel
Other Staff	Maggie Moore
Attendance	The ENN meeting was virtual using Zoom. Numbers not available.

Notes/Comments:
The ENN started at 5:35 PM. The agent presented the proposal followed by a series of questions.

The Applicant conducted two ENN meetings: May 3, 2023, (Development Plan) and September 14, 2023 (Variances). The ENNs were well attended by area residents. The applicant presented the proposal in both public meetings, where questions and answers followed.

May 02, 2024
Planning Commission
Cases #2023-(7662), (7663) & (7079).
27794 W I-25 Frontage Road
Variances & Development Plan
Bungalows on Cerrillos (Apartments)

EXHIBIT B

Development Review Team (DRT)

1. City's Traffic consultant Wilson & Company, Inc., Engineers & Architects (City traffic Engineer)
2. New Mexico Department of Transportation
3. Metropolitan Planning Organization (MPO), Leah Yngve
4. Technical Review Division (Landscaping), Lawrence Rivera
5. Water Resources Division, Alan G. Hook, Water Resources Coordinator
6. Water Division, John Del Mar, P.E.
7. Wastewater Division, Stan Holland, PE
8. Fire Department, Geronimo Griego, Fire Marshal
9. City Subdivision Engineer, Dee Beingessner, PE

Development Review Team

Comment Form

Date: August 10, 2023

City Agents: Philip A. Gallegos, PE Traffic Engineer - Wilson & Company

Leroy N. Pacheco, PE

Dept/Div: Public Works Department

Case #2023-7079 - 27794 West I-25 Frontage Road, Bungalows on Cerrillos

Case Mgr: Dan Esquibel, AICP Senior Planner

Review of the developer's TIA and associated development plans by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:
1. Note that primary access for the development is on NMDOT Frontage Road (see attached TIA approval letter from NMDOT with conditions to be met prior to issuance of building permit). 2. Note that driveway on Cerrillos Road is for emergency access only. Plan Set to include a roadway signage and striping plan to be reviewed/approved by NMDOT and City Traffic Engineer for respective jurisdictions.	Prior to filing the Development Plan

Technical Corrections*:	Must be completed by:
1. None	N/A

*Must made prior to recording and/or permit issuance

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

1. [None]

WILSON &COMPANY
HIGHER RELATIONSHIPS

4401 Masthead Street NE, Suite 150
Albuquerque, NM 87109
505 348 4000 (phone)
505 348 4055 (fax)
wilsonco.com

August 10, 2023

Leroy Pacheco, PE
Land Use Department Case Manager
City of Santa Fe
500 Market Street, Suite 200
Santa Fe, NM 87501

Re: Cavan Multi Family Development TIA Review

Dear Mr. Pacheco,

On behalf of the City of Santa Fe, Wilson & Company has completed review of Cavan Multi Family Development TIA for compliance with the New Mexico Department of Transportation State Access Management Manual and Chapter 14 Land Development Code. A traffic engineering review was performed for conformance with existing applicable codes and traffic engineering standards (e.g. MUTCD, NMDOT - State Access Management Manual, NMDOT Standard Specifications, City of Santa Fe Public Works standards, and Land Development Code - Chapter 14, etc.). This review does not replace the developer's Engineer-of-Record's professional responsibility for modeling, traffic data collection, methodology, and data analysis.

Technical Corrections*:	
	Must be completed prior to Planning Commission

* Must be completed prior to recording and/or permit issuance.

Thank you,

Philip A Gallegos

Digitally signed by Philip A Gallegos
DN: C=US, E=philip.gallegos@wilsonco.com, O=Wislon and Company, CN=Philip A Gallegos
Date: 2023.08.10 16:06:12-06'00'

Sincerely,
Philip A. Gallegos, PE
Senior Transportation Engineer
505 348 4126

New Mexico DEPARTMENT OF TRANSPORTATION
MOBILITY FOR EVERYONE

July 20, 2023

Mr. Carl Vermillion, P.E.
Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

Re: Cavan Multi-Family Development in Santa Fe, on I-25 West Frontage Road

The District Five Traffic Section has reviewed the subject Traffic Impact Analysis (TIA) by Carl Vermillion, P.E. of Bohannan Huston Inc., dated July 20, 2023. The District concurs with the report's "Conclusions and Recommendations" in Section VIII in regards to the improvements to the signalized intersection, proposed Roundabout and Frontage Road realignment. The TIA has meet New Mexico Department of Transportation (NMDOT) requirements and is approved.

This development will require an access permit submitted to NMDOT along with Roadway Improvement Plans for the project. The access control line will need to be modified and approved by the NMDOT Access Control Committee. Right of Way will need to be dedicated to NMDOT by the property owner for the realignment of the Frontage Road. Your design Engineer should contact the District Five Traffic Section to discuss the access permit application. If you have any questions feel free to contact me at 505-500-2360.

[redacted]
District Five Assistant District Engineer - Engineering

Michelle Lujan Grisham
Governor

Ricky Serna
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Gary Tonjes
Commissioner
District 2

Hilma E. Chynoweth
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

New Mexico DEPARTMENT OF TRANSPORTATION
MOBILITY FOR EVERYONE

February 27, 2024

Carl Vermillion, PE, PTOE
Bohannan Huston
7500 Jefferson Street NE
Albuquerque, NM 87109

SUBJECT: Cavan Multi-Family Development Traffic Generation Update

Dear Applicant:

The traffic section has reviewed your letter dated 2/12/2024 regarding the change in dwelling units for the development. We are in agreement that this change has minimal impact to the original Traffic Impact Analysis and would not create any additional improvements that are recommended in the original study.

If you have any question regarding this matter, please do not hesitate to contact me at (505) 500-2360.

Thank you,

Javier Martinez, P.E.
Assistant District
Engineer – Engineering
Support

Michelle Lujan Grisham
Governor

Ricky Serna
Cabinet Secretary

Commissioners

Chandelle Sisneros
Commissioner
District 1

Gary Tonjes
Commissioner
District 2

Hilma E. Chynoweth
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

Development Review Team (DRT)
Comment Form

Date: 3/28/24

DRT Member: Leah Yngve

Dept/Div: Land Use/MPO

Case No.: **Case #2023-7079. 27794 West I-25 Frontage Road, Bungalows on Cerrillos Development Plan.**

Case Planner: Dan Esquibel

Conditions of Approval and Technical Corrections Tables

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

Conditions of Approval:	Must be completed by:	Applicant response:
1. Extend the north/south sidewalk parallel to Cerrillos to the intersection with Herrera Drive.	Prior to Public Hearing	
2. Illustrate on the development plan a new sidewalk on the south side of the NM I-25 Frontage Road to conform to city street design standards	Prior to Public Hearing	
3. Illustrate on the development plan a 10ft sidepath along the west side of the NM I-25 Frontage Road to the property line, as detailed in the Santa Fe Bicycle Master Plan	Prior to Public Hearing	
4. Illustrate on the development plan pedestrian crossings to each leg of the roundabout	Prior to Public Hearing	
5. Improve pedestrian crossing safety by illustrating on the development plan high visibility crosswalk markings on all legs of the Cerrillos/Beckner/Frontage intersection and adding a pedestrian refuge island to the southern crossing of Cerrillos.	Prior to Public Hearing	
6. Redesign the right turn slip lanes onto and off of the frontage road to limit speeds to 15mph or less.	Prior to Public Hearing	
7. Evaluate, select, and design additional pedestrian safety countermeasures at the Cerrillos intersection such as a pedestrian signal, leading pedestrian intervals, etc.	Prior to Public Hearing	
8. Add two bus stops (northbound/southbound) to the development plan per Santa Fe Trails request and in accordance with Santa Fe Trails design and location criteria. Coordinate with Santa Fe Trails on design & location.	Prior to Recordation	
9. Ensure the trail crossing at the Cerrillos emergency access is appropriately designed with ramps, etc.; demonstrate this on the development plan	Prior to Public Hearing	

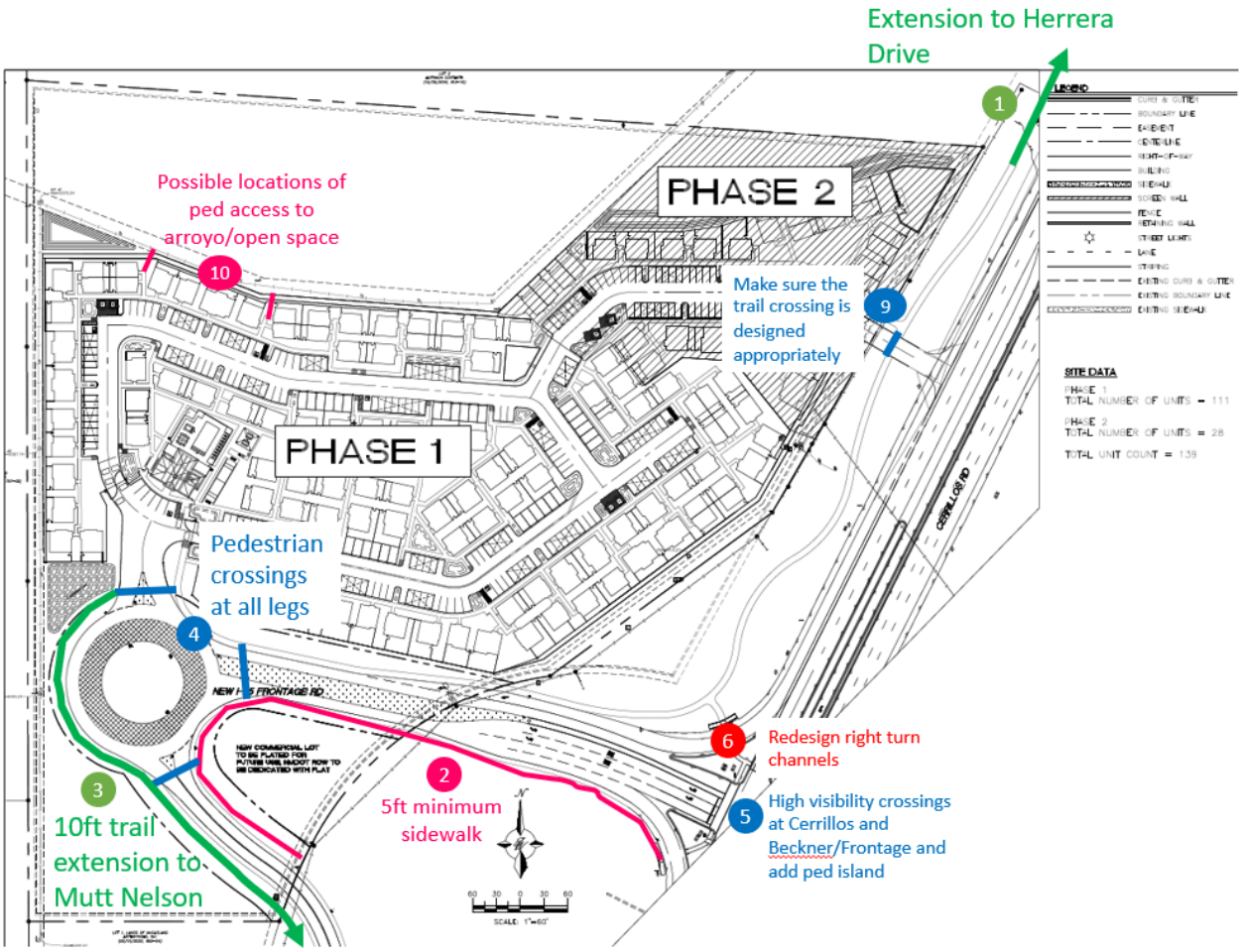
Form Updated: September 2023

10. Add on the development plan a pedestrian exit to the northern property boundary to enable access to the arroyo and open space.	Prior to Public Hearing	

Technical Corrections:	Must be completed by:	Applicant Response:
1. Bicycle racks must be installed with appropriate spacing from walls and pedestrian aisles as detailed in the attached city code; demonstrate this on the development plan	Prior to Public Hearing	

Explanation of Conditions or Corrections (if needed):

Preface:
The MPO strongly believes that it is irresponsible to develop housing in an area that will channel all residents through a high speed, high volume intersection without other options to access the majority of goods, services, and employment opportunities. Our public engagement conducted for our transportation planning documents indicates that Santa Fe residents want and need a full suite of transportation options. The majority of people in Santa Fe walk and/or bike for some of their trips, as indicated by the Metropolitan Transportation plan. Therefore, we can expect that this residential development will lead to increased pedestrian and bicycle traffic in the area, where currently no bicycle or pedestrian facilities exist. This creates a necessary burden for the developer to provide, connect, and improve the infrastructure to protect the future residents.



Form Updated: September 2023

1. Extend the north/south sidewalk parallel to Cerrillos to the intersection with Herrera Drive.

Terminating the asphalt trail at the property boundary creates an environment without safe pedestrian or bicycle access to the amenities to the north of the development. The trail should be continued to the north to connect into the Herrera Drive sidewalk so that residents can access the bus stops and businesses north of the development. Without this extension, there will be no safe or accessible access to transit.

2. Illustrate on the development plan a new sidewalk on the south side of the NM I-25 Frontage Road to conform to city street design standards

City code calls for 5 foot sidewalks with a 5 foot landscape buffer on collectors (see below). The north side of the road has a trail, which satisfies this requirement, but the south side needs a sidewalk as well tying into the Cerrillos/Beckner intersection.

Table 14-9.2-1: Design Criteria for Street Types

(Ord. No. 2013-16 § 59)

TABLE 14-9.2-1: Design Criteria for Street Types

See also Chapter 12 Fire Prevention and Protection — International Fire Code Appendix D Fire Apparatus Access Roads (as amended) for mandatory standards for roadway width, steepness, dead end/turnarounds, number of access points and fire lane signage

Criteria	Major Arterial (6-Lane)	Major Arterial (4-Lane)	Secondary Arterial	Collector	Collector Mixed-Use	Subcollector		Lane	Lot Access Driveway Note 1
						No Parking	With Parking		
Average Daily Traffic	Up to 60,000	Up to 40,000	5,000-15,000	1,000—5,000	1,000—5,000	300—1,000	300—1,000	0—300	Minimum
Dwelling Unit Access						30—100	30—100	0—30	(0—8)
Minimum Right-of-way Width	120	98	70	52	50	42	50 or 56	38 or 42	NA
Slope/Grading Easement (conditional upon staff review)	0—30	0—30	0—30	0—30	0—30	0—30	0—30	0—30	NR
Number of Auto Lanes	6—7 Note 2	4—5 Note 2	2—3 Note 2	2	2	2	2	2	1
Width of Driving Lanes	11	11	11	10	10	9	10	9	10
Median/Turn Lane Width	18	18	14	NR	NR	NR	NR	NR	NR
Minimum Bikeway Width	5	5	5	4	NR	NR	NR	NR	NR
On-Street Parking Width	NA	NA	NA	NA	6 Note 3	NA	6 Note 4	NA	NA
Curb & Gutter	2	2	2	2	2	2	2	2	NR
Minimum Sidewalk Setback	5	5	5	5	NR	5	5	0 or 5 Note 1	NR
Minimum Sidewalk Width	6	6	5	5	7	5	5	5	NR

Notes:

NA - Not Applicable

NR - Not Required

1. Refer to Subsection 14-9.2(C)(8) for additional standards for lanes and *lot* access driveways. *Lot* access driveway standard applicable to access from *street* to not more than eight single family *lots*.

2. Includes Median/Turn Lane

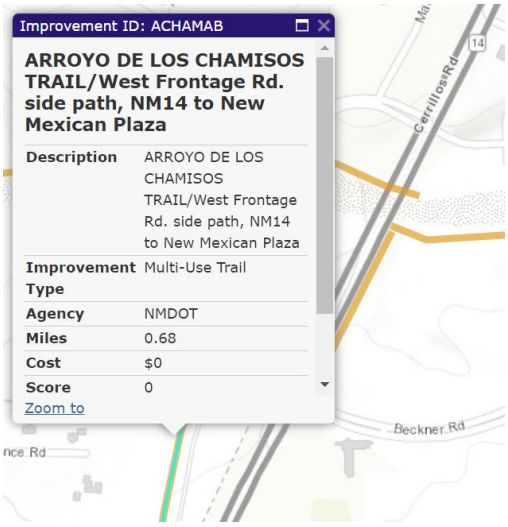
3. Parking required on both sides of *street*, except no parking on that side of a *street* adjoining the plaza.

4. Parking may be on one side or both sides of the *street*; parking lane should not be continuous.( )

All measurements in feet, unless otherwise noted.

3. Build a 10ft sidepath along the west side of the NM I-25 Frontage Road to property line, as detailed in the Santa Fe Bicycle Master Plan

The Santa Fe Bicycle Master Plan calls for a sidepath multiuse trail on the western side of the frontage road. The proposed asphalt trail should be extended through the property and along the frontage road with a proposed ending at Mutt Nelson instead of full completion of the trail at the New Mexican Plaza.



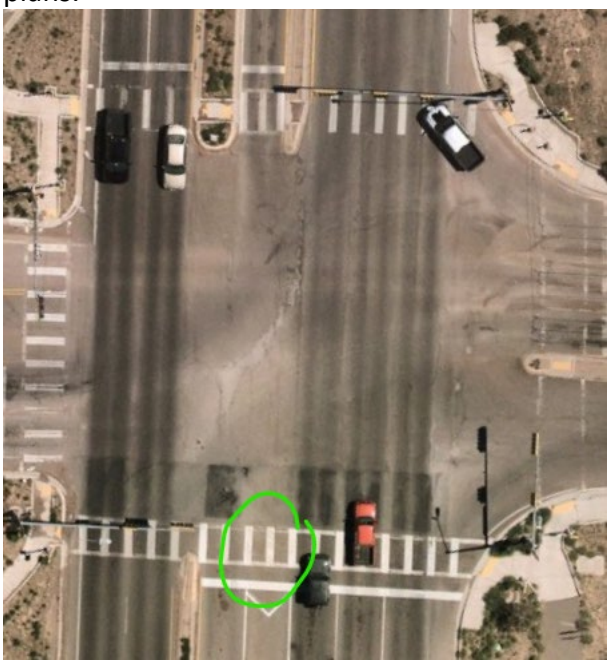
4. Add pedestrian crossings to each leg of the roundabout

With the trail and sidewalk extensions, each leg of the roundabout should have high visibility bicycle and pedestrian crossings with refuge islands.

5. Improve pedestrian crossing safety by illustrating on the development plan high visibility crosswalk markings on all legs of the Cerrillos/Beckner/Frontage intersection, including slip lanes, and adding a pedestrian refuge island to the southern crossing of Cerrillos.

With residential density on the west side of Cerrillos and many destinations on the east side of Cerrillos, ensuring the Cerrillos crossing is safe for pedestrians is critical. High visibility continental crosswalk striping should be added and/or rehabilitated on each side of the Cerrillos and Beckner/Frontage crosswalk.

On the southern crossing on Cerrillos road, there is not a pedestrian refuge island as seen on the northern crossing. A minimum 6ft wide pedestrian island should be demonstrated on the plans.



Form Updated: September 2023

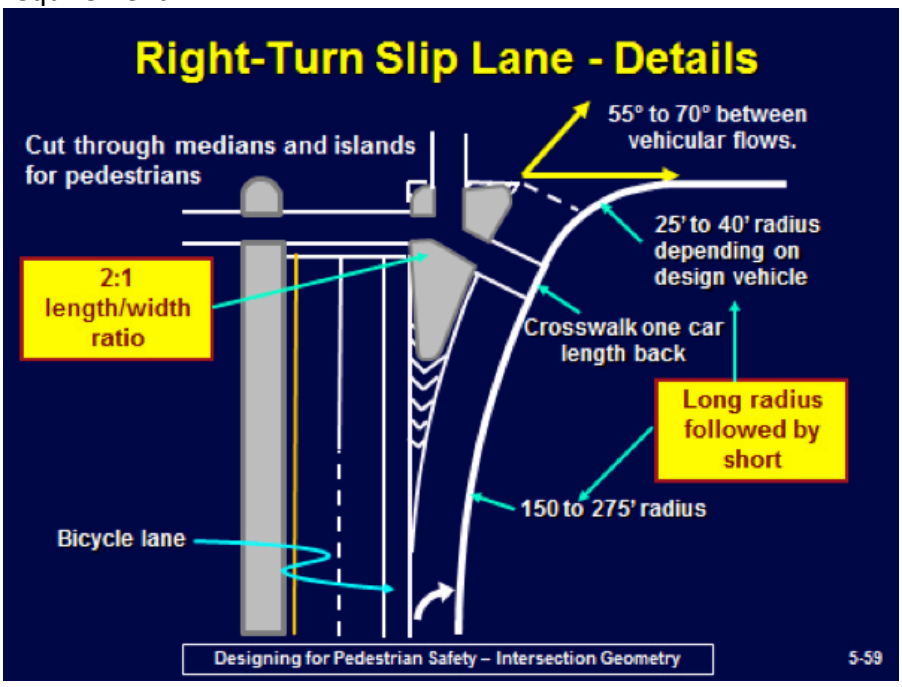
6. Redesign the right turn slip lanes onto and off of the frontage road to limit speeds to 15mph or less.

The existing channelized right turn lanes are designed to facilitate high speed right turns. In the existing context without significant bicycle or pedestrian traffic this may be appropriate, however, the addition of a residential community that necessitates residents to use this intersection for all modes of transportation creates a significant safety concern.

NACTO guidelines recommend a turning speed of 15mph or less for pedestrian safety. https://nacto.org/publication/urban-street-design-guide/intersection-design-elements/corner-radii/

The northern turning radius is approximately 140 ft and the southern turning radius is approximately 120 ft. These far exceed the minimum turning radii in the City Code (25ft) and the minimum needed to accommodate large vehicles (35 ft) (14-9.2 (c)(6)(f)). The large turning radii are dangerous for pedestrians because they allow for high speed turning which makes it more difficult for vehicles to stop if there is a pedestrian. Pedestrian likelihood of fatality and severe injury increases exponentially as vehicle speed increases. Additionally, there are not traffic control devices for this crossing relying on drivers to see the pedestrian, and the channelization increases the pedestrian crossing distance.

The right turn channels should be redesigned for safety as shown in FHWA guidance to improve visibility and reduce speeds. This should include narrowing the existing lane to the minimum requirement.



http://www.pedbikesafe.org/pedsafe/countermeasures_detail.cfm?CM_NUM=24

If designs other than the above are considered, the turning speed must still be limited to 15mph.

Curb radius resources:
https://safety.fhwa.dot.gov/older_users/fhwasa15088/ch2.cfm#ss17
https://safety.fhwa.dot.gov/saferjourney1/library/countermeasures/09.htm

Form Updated: September 2023

http://www.pedbikesafe.org/pedsafe/countermeasures_detail.cfm?CM_NUM=28#

7. Evaluate, select, design, and implement additional pedestrian safety countermeasures at the Cerrillos intersection.

Urban SDK speed data at Cerrillos and Beckner/Frontage road indicate that 85th percentile vehicle speeds are around 40mph at this intersection. Because the higher speeds are more dangerous for vulnerable road users such as pedestrians and bicyclists, additional safety countermeasures should be selected and implemented in coordination with the NMDOT to improve the safety of this intersection. These countermeasures could include:

- A pedestrian signal or rectangular rapid flashing beacon to cross the right turn slip lanes to/from the frontage road
- Leading pedestrian intervals
- Two-stage pedestrian crossings

8. Add two bus stops (northbound/southbound) to the development plan per Santa Fe Trails request and in accordance with Santa Fe Trails design and location criteria. Coordinate with Santa Fe Trails on design & location.

The TIA States on page 9 "The Santa Fe Trails bus system services parts of Santa Fe. Bus route 22 travels north and south on NM 14 in the project area, but the nearest stop is at Herrera and NM 14. As development occurs in this area of Santa Fe, coordination with the Santa Fe Trails bus system should occur to discuss the possibility of adding additional bus stops along this route."

Convenient and safe access to transit stops should be an essential requirement for this project. Rather than put the burden of providing bus stops on the City of Santa Fe, the developer should incorporate the design of two bus stops into their plans. The developer should coordinate with Santa Fe Trails directly on location and design criteria. If Santa Fe Trails is not ready to expand service at the time of development, they have committed to storing the completed shelters until service can be expanded.

9. Ensure the trail crossing at the Cerrillos emergency access is appropriately designed with ramps, etc.

The plan set is not clear on how the emergency access road from Cerrillos will cross the trail. The crossing should include ramps if they will be built at different grades and any other crossing requirements.

10. Add a pedestrian exit to the northern property boundary to enable access to the arroyo and open space.

The Santa Fe Pedestrian Master Plan includes connectivity to recreation spaces as an overarching goal. The Arroyo Chamiso north of the property can provide an opportunity for walking and recreation to the development's residents. Increasing access to this asset via a pedestrian path and gate on the north side of the property will help meet this goal.

Technical Corrections:

The plan set indicates that bicycle racks must have 1 foot clearance on all sides. The clearance is actually determined by how the rack is installed relative to nearby walls and sidewalks. See the below specifications to determine bike rack placement.

The screenshot to the right shows the placement of the bike rack (24) too close to the adjacent walls and pedestrian walkway.

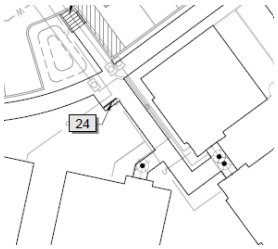


Exhibit D - Bicycle Rack Standards and Dimensions
(Subsection 14-8.6(E))

Racks:
- Inverted U type bicycle racks are the required bicycle parking rack.
- Each rack must be securely anchored and accommodate a bicycle frame where one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle.
- A space of two (2) feet by six (6) feet (12 square feet) must be provided for each required bicycle parking space so that a bicycle six (6) feet long can be securely held with two points supported so that the bicycle cannot be pushed, or fall in a way that would damage the bicycle frame, wheel, or components.
- All racks must provide two points of contact with the frame at least 6" apart horizontally.
- If a bicycle corral is sought within a public street right-of-way, all design elements shall be developed in coordination with and approved by the city of Santa Fe public works department and parking division.

Distance to other racks:
- Racks placed parallel to each other (side by side) must be at least thirty-six (36) inches apart, this includes rack units sold as multiple units attached together.
- Racks aligned end to end must be at least ninety-six (96) inches apart.

Distance from wall:
- Racks placed perpendicular to a wall must be at least forty-eight (48) inches from the wall to the nearest vertical component of the rack.
- Racks parallel to a wall must be at least thirty-six (36) inches from the wall.

Distance from curb:
- Racks placed perpendicular to a curb must be at least forty-eight (48) inches from the curb to the nearest vertical component of the rack.
- Racks placed parallel to a curb must be at least twenty-four (24) inches from the curb to the rack.

Distance from pedestrian aisle:

- Rack units perpendicular to a pedestrian aisle must be at least forty-eight (48) inches from the rack to the edge of the aisle, and the pedestrian aisle should be at least sixty (60) inches wide.

Parking and maneuvering areas:

- Each required bicycle parking space must be accessible without needing to move another bicycle.
- There must be an aisle of at least five (5) feet wide behind all required bicycle parking to allow for maneuvering of the bicycle. Where bicycle parking is next to a sidewalk, the maneuvering area may extend into the sidewalk.
- The area devoted to bicycle parking must be hard surfaced.

Development Review Team

Comment Form

Date: August 4, 2023

Staff person: Lawrence Rivera

Dept. /Div.: Land Use/Terrain Management- Landscape/Irrigation Review

Case: #2023-7079. **27794 West I-25 Frontage Road, Bungalows on Cerrillos Development Plan.**

Case Manager: Dan Esquibel, daesquibel@santafenm.gov, 505 955-6857

Review by this division/department a site visit with applicant's representatives has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:

Technical Corrections*:	Must be completed by:
1. significant tree survey, list species and quantities. Existing plant material shall be inspected prior to any demolition. Trees to remain shall be identified as existing and tree species / variety on the landscape plan.	Prior to recordation
2. City Staff respectfully request the replacement of Pinus edulis / Pinon Pine, with another evergreen tree variety from the City approved plant list. Due to the black scale and bark beetle infestations plaguing Pinon in many areas of Santa Fe.	Prior to recordation
3. Reduce shrub quantities by 30% for water conservation needs.	Prior to recordation
4. Water conservation and stormwater management shall guide landscape and site planning, design, installation, and management. Landscape planning shall begin early in the development process in conjunction with the requirements of Section 14-8.2 (Terrain and Stormwater Management). Landscape design shall apply the principals of xeriscaping and achieve the highest industry standards for irrigation efficiency. Alternate sources of irrigation water shall be developed, including harvesting water from roof and site runoff. Gray water use is recommended where appropriate. Potable water shall be used only as a back-up or temporary irrigation water source to the greatest extent possible. The purpose of these strategies is to develop drought tolerant landscapes and to reduce the demand on the potable water system. Identify the primary and secondary water sources.	Prior to recordation

5. Required open space shrub count is incorrect on sheet L-0.00.	Prior to recordation
6. Tree and shrub calculations for retention areas as required by 14-8.4(F). Provide retention pond square footage and lineal footage for street trees. Provide calculations for street trees and spacing averages.	Prior to recordation
7. 14-8.4(F)(2)(e) stormwater detention ponds and retention ponds shall be planted with appropriate trees, shrubs and grasses, with a minimum of one tree and three shrubs per five hundred (500) square feet of required ponding area. Plants located in the bottom third of the detention pond or retention pond must be adaptable to periods of submersion and may require replacement during periodic maintenance to remove silt:	Prior to recordation
8. A water level measuring device with zero set at finish grade located at the center of each pond is required.	Prior to recordation
9. Retention ponds deeper than three feet require a security fence and maintenance gate. Fence shall be five in height. The following shall also apply 14-8.4(J) Screening and Buffering, 14-8.5 Walls and Fences.	Prior to recordation
10. Storm water storage ponds are not to exceed 1 foot in depth without a verification that storm water will drain within 24 hrs. A percolation test may be required for each pond.	Prior to recordation
11. 14-8.4(I)(3) Interior Parking Lot Landscape Requirements (Ord. No. 2014-31 § 34) (a) The purpose of interior planting requirements in parking *lots* is to provide visual relief from large expanses of cars and pavement, provide shade to reduce heat and *glare* , help direct traffic flow and reduce and control stormwater runoff. (b) When forty or more *off-street parking* spaces are provided, interior *lot landscaping* shall be provided. (d) A minimum of ten (10) square feet of permeable *landscaped* area shall be provided per parking space. A minimum of one deciduous tree shall be planted per ninety (90) square feet of *landscaped* area. (e) Traffic islands shall have a minimum dimension of six (6) feet and contain a minimum of ninety (90) square feet of permeable surface, exclusive of curbing, and shall be distributed throughout the *lot*. As a component of a stormwater management plan, traffic islands may be combined to facilitate *water harvesting* and these combined islands shall be distributed within each subarea. Provide parking lot tree and shrub calculations.	Prior to recordation
12. Provide landscape and irrigation to the Cerrillos Road Corridor per 14-5.5 - HIGHWAY CORRIDOR PROTECTION DISTRICTS.	Prior to recordation
13. 14-8.4(F)(2)(a) all required deciduous trees shall be two (2) inch caliper minimum; 14-8.4 (F)(2)(c) All required evergreen trees shall be a minimum of six (6) feet in height.	Prior to recordation
14. City staff respectfully requests two (2) Gymnocladus diocus, Kentucky Coffeetree (Espresso or Prairie Titan varieties), or another tree chosen from the City approved plant list with trunk protection and irrigation within the northeast park. r shade structure.	Prior to recordation
15. City Staff respectfully requests all gravel and cobble to be screened and washed.	Prior to recordation

16. 14-8.4(E)(1) The landscaping plan shall include water harvesting for landscape irrigation purposes as a minimum requirement. Water harvesting that is a primary component of stormwater management may qualify for open space reduction as provided in Section 14-7.5(D)(6). Provide strategic curb cuts at islands and planter stripes for water harvesting.	Prior to recordation
17. 14-8.4(E)(4)(g) planting beds shall be swaled, sloped or recessed below grade prevent fugitive water.	Prior to recordation
18. Turf grass is not permitted within medians and planting strips per City Resolution 2010-66.	Prior to recordation
19. No stop & waste valves or automatic drain valves (King Drains) permitted per COSF Irrigation Design Standards.	Prior to recordation
20. Irrigation water lines shall not cross city water mains.	Prior to recordation
21. Provide irrigation to all revegetation native seed areas. (Per COSF Code 14-8.2 D(5)(c) all trees and shrubs shall be mulched and irrigated untill established. Grass seed should either be hydroseeded or covered with bio degradable material or synthetic soil erosion control blankets or matting and irrigated untill until established. Irrigation shall be pursuant to the irrigation requirements in Section 14-8.4 (Landscape and Site Design).	Prior to recordation
22. *14-8.4(E)(4)(h) irrigation systems shall be zoned by levels of water use. For the most efficient water use, plant with similar water use requirements shall be grouped together.* Trees and shrubs shall have separate zones. Drought tolerant and very low water-use tree shall have a separate zone. Native shrubs and very low water-use shrubs shall be irrigated on a separate zone. Separate zones are required for permanent and temporary irrigation lines.	Prior to recordation
23. 5.5 Emitters: Pressure compensating emitters are required for systems with lateral distances of more than 150 feet and rolling terrain per COSF Irrigation Design Standards.	Prior to recordation
24. Photometrics do not meet Code requirements. See Article 14-8.9 and revise for compliance. Building #2 has 4 points of illumination of 11+ and one point at 7. All illumination points at the property lines shall be 0.0. Outdoor light plan shows pool house. Provide an up to date lighting plan.	Prior to recordation
Engineer Estimates for landscape and irrigation financial guarantees shall be shown as installed unit cost breakdowns. Breakdown to include quantity, unit cost, and total cost. Mulch materials shall be in square foot units, square foot costs, and total cost. Plant material unit costs shall be separated into caliper sized desiduous trees, foot tall sized evergreens and gallon sized shrubs.	Prior to recordation
STAFF RESERVES THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS UPON RECEIVING REVISIONS	

*Must made prior to recording and/or permit issuance

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

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Development Review Team

Comment Form

Date: August 1, 2023

Staff person: Alan G. Hook, Water Resources Coordinator

Dept/Div: Public Utilities/ Water Division

Case: **Case #2023-7079. 27794 West I-25 Frontage Road, Bungalows on Cerrillos Development Plan**

Case Mgr: Dan Esquibel

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

Conditions of Approval:	Must be completed by:
1 An approved Development Water Budget including a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.	Prior to Planning Commission packet submittal.
2 An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.	Prior to Recordation of Development Plan or Plat.
3 Each lot shall be served by separate water service at the time of development.	Prior to construction permit approval.
4 An agreement for metered service (AMS) will be required to install new services, including water offset fees.	Prior to construction permit approval.

Technical Corrections*:	Must be completed by:
1	
2	
3	

4	

*Must be made prior to recording and/or permit issuance

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

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Development Review Team (DRT)
Comment Form

Date: January 3, 2024

DRT Member: Taylor Jurgens

Dept/Div: Public Utilities/Water Division

Case No.: Case 2023-7079, 7662, & 7663: Bungalows on Cerrillos Development Plan, Setback Variance, and Slope Variance

Case Planner: Dan Esquibel

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

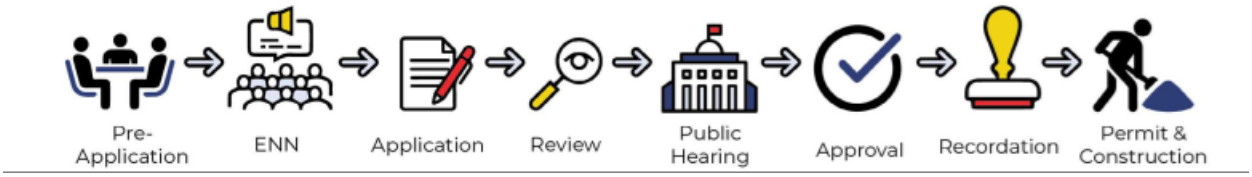


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

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

Conditions of Approval:	**Must be completed by:**	**Applicant response:**
1. An approved Water Plan will be required for all new public water infrastructure and fire services. Water Plan shall be submitted to the City Water Division for review.	~~Prior to Public Hearing~~ Prior to Recordation	
2. An accepted application for an Agreement to Construct and Dedicate (ACD) shall be submitted to the Water Division for all new public water infrastructure and fire services.	Prior to Recordation	
3. An approved ACD will be required with the Water Division.	Prior to building permit approval	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
5. Proposed development layout based on the requested setback variance has a conflict with the existing water main and other existing water infrastructure. This conflict will need to be resolved by either relocating the existing water infrastructure or redesigning this portion of the development to avoid the conflict. Final changes needed to resolve this conflict must be reflected on the approved water plan.	~~Prior to Public Hearing~~ Prior to Recordation	
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. Technical comments on the new public water infrastructure will be provided to the engineer via the water plan review.	~~Prior to Water Plan approval~~ Prior to Recordation	
2.		
3.		
4.		

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: September 2023

Development Review Team (DRT)
Comment Form

Date: 3/26/2024

DRT Member: Stan Holland, P.E.

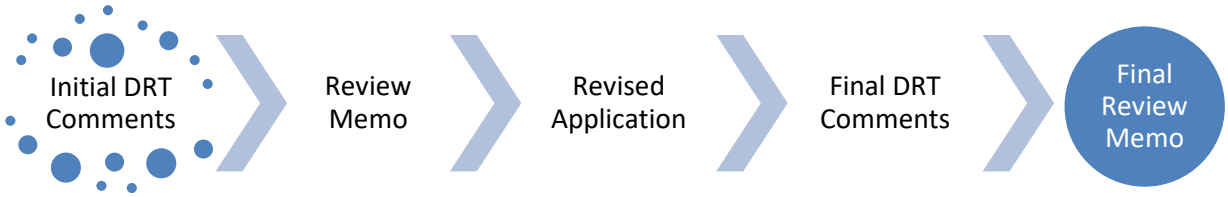
Dept/Div: Utilities/Wastewater Division

Case No.: 2023-7079-7622-7663

Case Planner: Daniel Esquibel

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

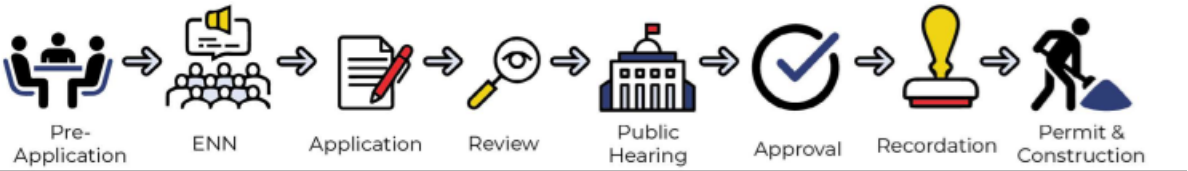


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Form Updated: September 2023

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Access to sewer manhole 1 is required. The sewer discharge of the entire project discharges to the City's public sewer system through manhole 1. In the event of a stoppage in this section of the sewer system and the City needs to respond, access would be required to manhole 1.	Prior to Recordation	
2. Show the location and the separation distance between the existing 24-inch sewer lines and the storm water discharge pipe in all profiles of the storm water system	Prior to Recordation	
3. The existing 20-foot-wide sewer access easement for the 24-inch public sewer line runs along a large portion of the project property line on its north side. The sewer easement in this section shall be graded and a 14-foot-wide gravel road is to be provided in this section.	Prior to Recordation	
4. All 8 inch sewer pipe shall be SDR 26 PVC	Prior to Recordation	
5. All 4 and 6 inch sewer pipe shall be SCH 40 PVC	Prior to Recordation	
6. The existing City's 24-inch sewer line running along the north side of the project has a depth of 15 feet in areas. Because of the sewer line depth and the proximity to the retaining walls, the Wastewater Division requires a detailed analysis of this area showing the depth and widths of the proposed walls and footers with respect to the required excavation required for a 15-foot-deep excavation. The same analysis is also required for the area for the proposed 16-foot-deep manhole 1 and connection to the existing public sewer line.	Prior to Recordation	
7. There are several locations on the plan set that show a block retaining wall constructed on or next to a sanitary sewer easement boundary. Please place a note on each utility plan sheet that states; the City's Wastewater Management shall not be responsible for damages to any decorative or retaining wall this is constructed on or proximate to any sanitary sewer easement boundary.	Prior to Recordation	
8. Identify the type and the detail location sheet for all block retaining walls to be used on each of the retaining walls in each utility plan sheet	Prior to Recordation	

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

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form for
Planning Commission

Date: 12/18/2023

DRT Member: Geronimo Griego

Dept/Div: Fire Prevention Bureau

Case No.: 2023-7663 Bungalows on Cerrillos variance (Slopes)

Case Planner: Daniel Esquibel

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

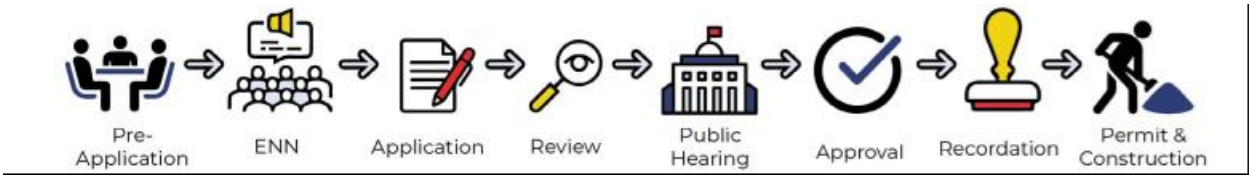


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of development* -

Development Review Process Flow Chart



Form Updated: September 2023

*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

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

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall verify roadway alignment slopes not to exceed 10%	Prior to public hearing	
2. Shall verify roundabout can support fire apparatus access with all-weather road		
3. Shall verify turning radii are a minimum of 28'-0"		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Shall provide code analysis of project for proper occupancy classification designation as per IFC 2015. 2. Shall provide engineered (civil engineered) all weather road as per IFC 2015, 104.7.2 Technical Assistance, 503.2.3 Surface. 3. Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2015 Section 503.2.1) 4. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2015 section 503.1.1) 5. 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times. 6. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access	Time of permit if applicable.	

road, as measured by an approved route around the exterior of the facility or building. 7. Shall have water supply that meets fire flow requirements as per IFC (Appendix B) 8. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 9. Shall comply with IFC 2015 Section D103.5 Fire apparatus access road gates. 10. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (as per Appendix D Table D103.4) 11. Shall comply with IFC 2015 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. 12. Shall comply with D105 Aerial Fire Apparatus Access Roads. (width and proximity to building) 13. Shall comply with Section D106 Multiple-Family Residential Developments. 14. D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. 15. D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the property or area to be served measured in a straight line between accesses. 16. Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting. 1.		
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

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

1.
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team
Comment Form

Date: 8/2/23

Staff person: Dee Beingessner

Dept/Div: Land Use/Terrain Management

Case: **Case #2023-7079 Bungalows on Cerrillos Development Plan**

Case Mgr: Dan Esquibel

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

Conditions of Approval :	Must be completed by:
1 Drainage report discussion in proposed conditions section must include the total amount of impervious surface to be installed for the development, pond volume required, and pond volume provided for the site. Provide a small table here with pond information for quick reference of each pond's volume. Also include this information in the future conditions section.	Prior to recording Development Plan

Technical Corrections*:	Must be completed by:
1 Dust Control Note Shall be placed on the Development Plan or construction plans (see attached)	Prior to recordation
2 Gunnison's Prairie dog note shall be placed on the Development Plan or construction plans (see attached)	
3 Drainage Facilities Maintenance note shall be placed on the Plat or Development Plan (see attached)	
4 Couldn't find label for Pond 3 with perimeter fence. Include label. Pond 2 does not appear to be deep, why is there a perimeter fence?	
5 Need pond details to be shown. Include inlet and outlet details. Include details for erosion control in pond. Include pond measuring device in pond (example included below)	
6 Grading plan states that all slopes are 3:1 maximum unless otherwise noted but many areas appear greater than 3:1 and are not noted.	
7 Show floodplain limits on grading plans. Not all line types have a label on the legend. There are numerous dashed lines of various thickness with no legend.	

8 Label concrete alley gutter locations. Provide flared apron into concrete alley gutters to direct flow at the start of the alley gutter.	
9 Erosion control note references topsoil disturbance permit. This will be a grading permit.	
10 A variance to construction on 30% slopes will be required and will likely not be supported by staff per code. 30% slope disturbances are only allowed for roadways and utilities.	
11 Need offsite construction plans for roadway, paving and lighting.	
12 No recycled basecourse may be used on City streets, state untreated basecourse on road cross sections for off-site plans. Rollover curbs are not to be used on City streets. Pavement on City Street must be 2" of SPIII under 2" of SPIV	
13 North arrow is incorrect on Sheet GR-5 and GR-6, please check all pages for north arrow.	
13 This Development shall comply with the most current requirements of the American with Disabilities Act (ADA). Place a note on the Plan to reflect this condition	
14 Other comments will be provided on these plans at the time of the building permit and changes may be required during permitting process	

*Must made prior to recording and/or permit issuance

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

1. [list any additional items]

Explanation of Conditions or Corrections (if needed): (see following pages for notes required)

DRAINAGE FACILITIES MAINTENANCE NOTE

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

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

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

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

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

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

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

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

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

GUNNISON'S PRAIRIE DOG NOTE

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

DUST CONTROL NOTE

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

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

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

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

Some BMPs shall include:

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

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

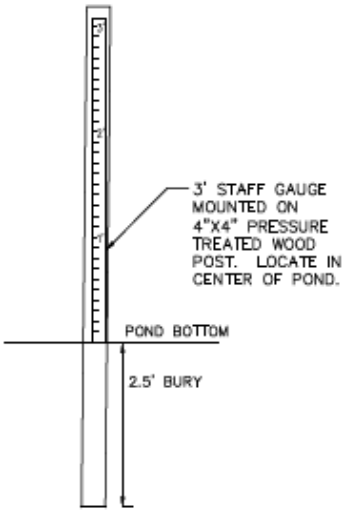
- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility,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

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

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

Signature NMPE #_____ Date

Example for pond measurement post



POST & STAFF GAUGE
NTS

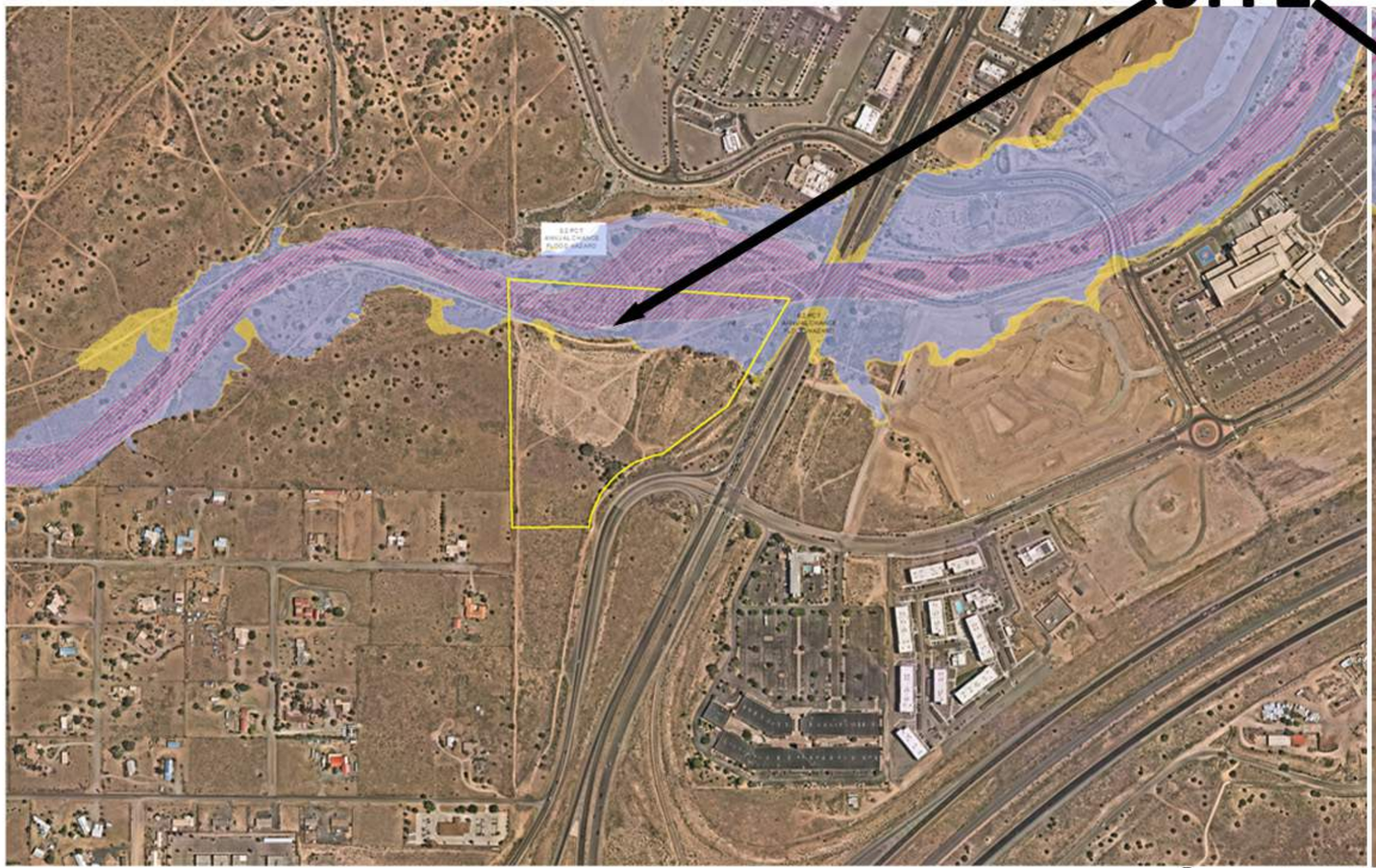
May 02, 2024
Planning Commission
Cases #2023-(7662), (7663) & (7079).
27794 W I-25 Frontage Road
Variances & Development Plan
Bungalows on Cerrillos (Apartments)

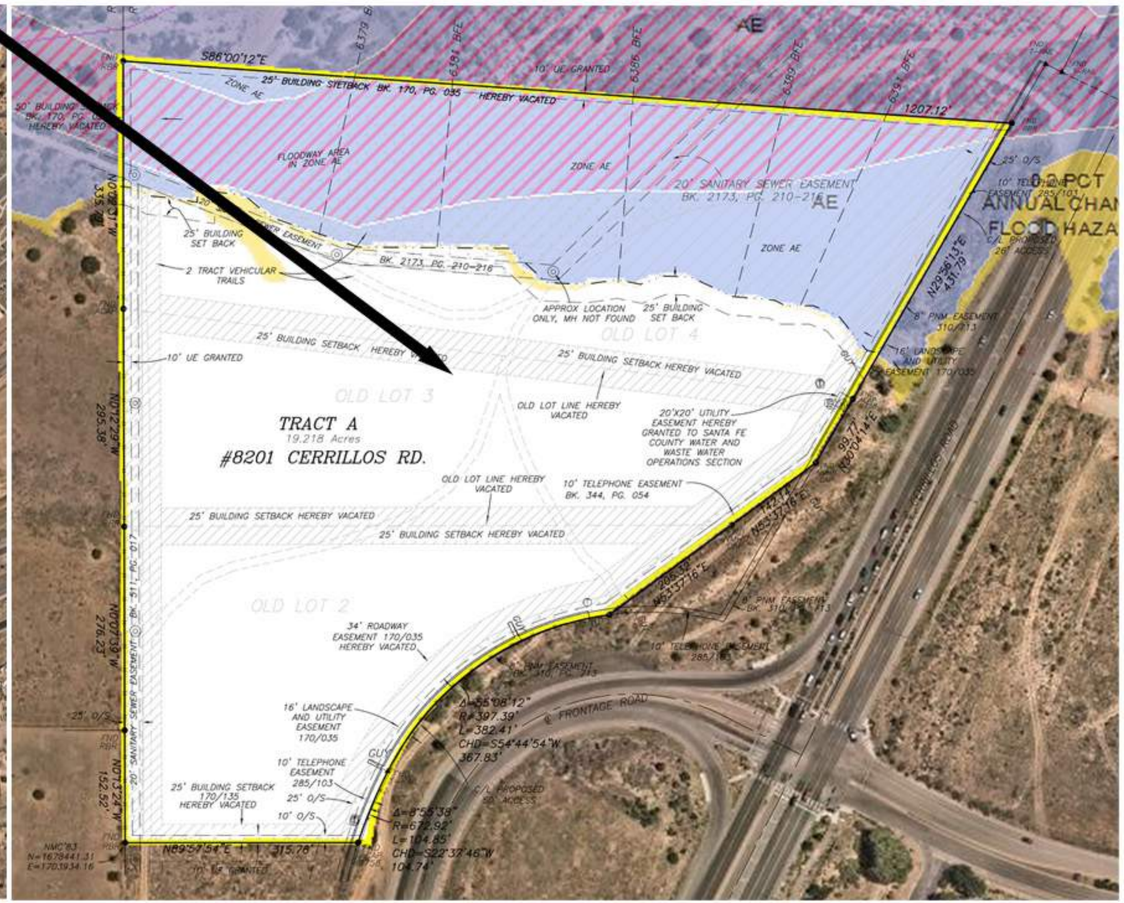
EXHIBIT D

Maps and Photos

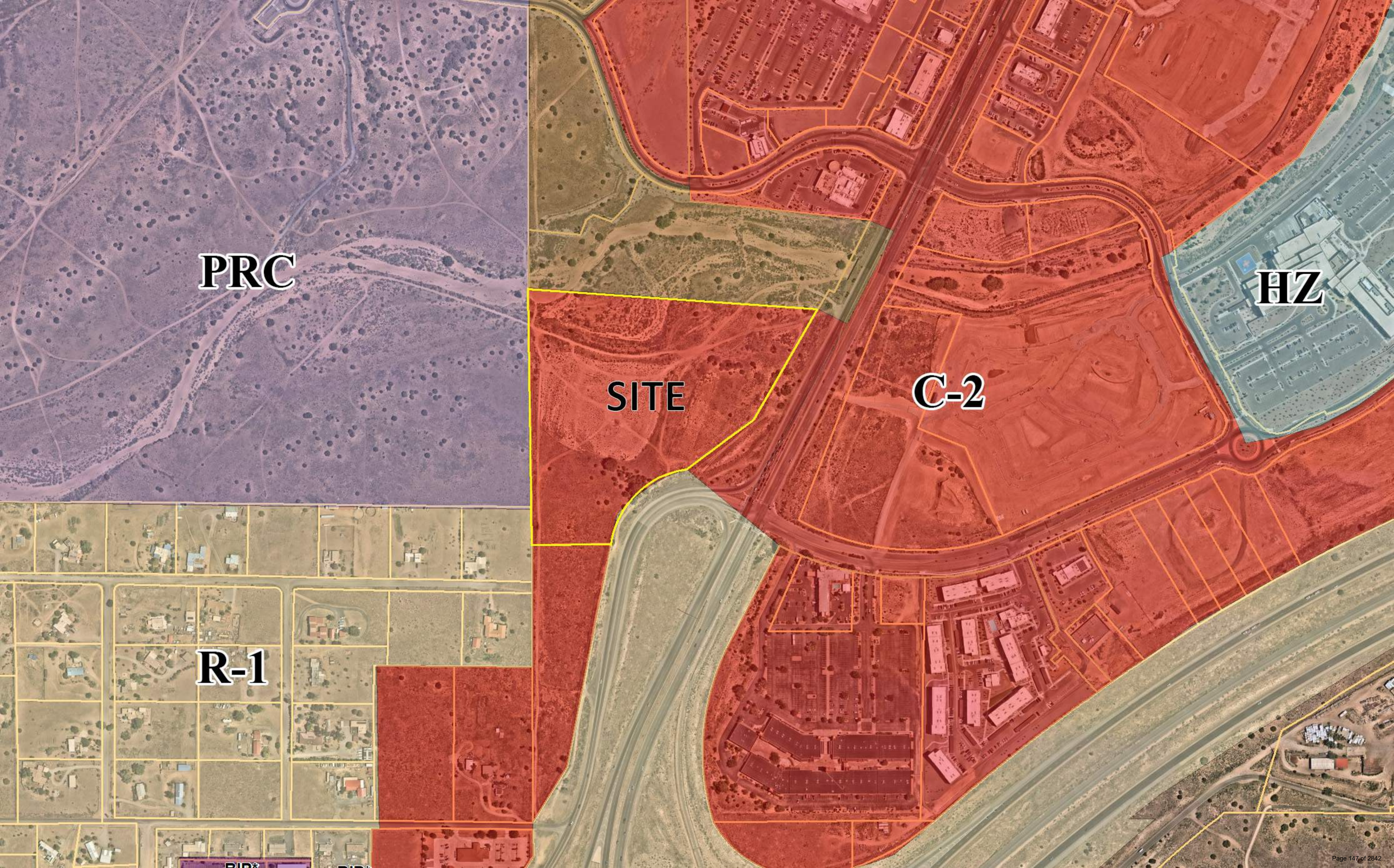
1. Figure 01 Aerial Lot Image
2. Figure 02 Zoning Map Image
3. Figure 03 Adjoining Properties Image
4. Figure 04 CRHC Zone 4 Setback Image
5. Figure 05 Bicycle Parking.jpg Image
6. Figure 06 Access and Traffic Study Area Image
7. Figure 07 Trails and Open Space Image
8. Figure 08 Utilities Image
9. Figure 09 Fire Hydrants Image
10. Figure 10 Slopes Image
11. Figure 11 30 Percent Image
12. Figure 12 Slope Variance Image
13. Figure 13 Figure Retention/Detention Areas Image
14. Figure 14 Architecture Image
15. Vicinity Map Report Image

SITE





Tract A +/-19.21 acres


PRC
SITE
C-2
HZ
R-1

N M SCHOOL FOR THE DEAF

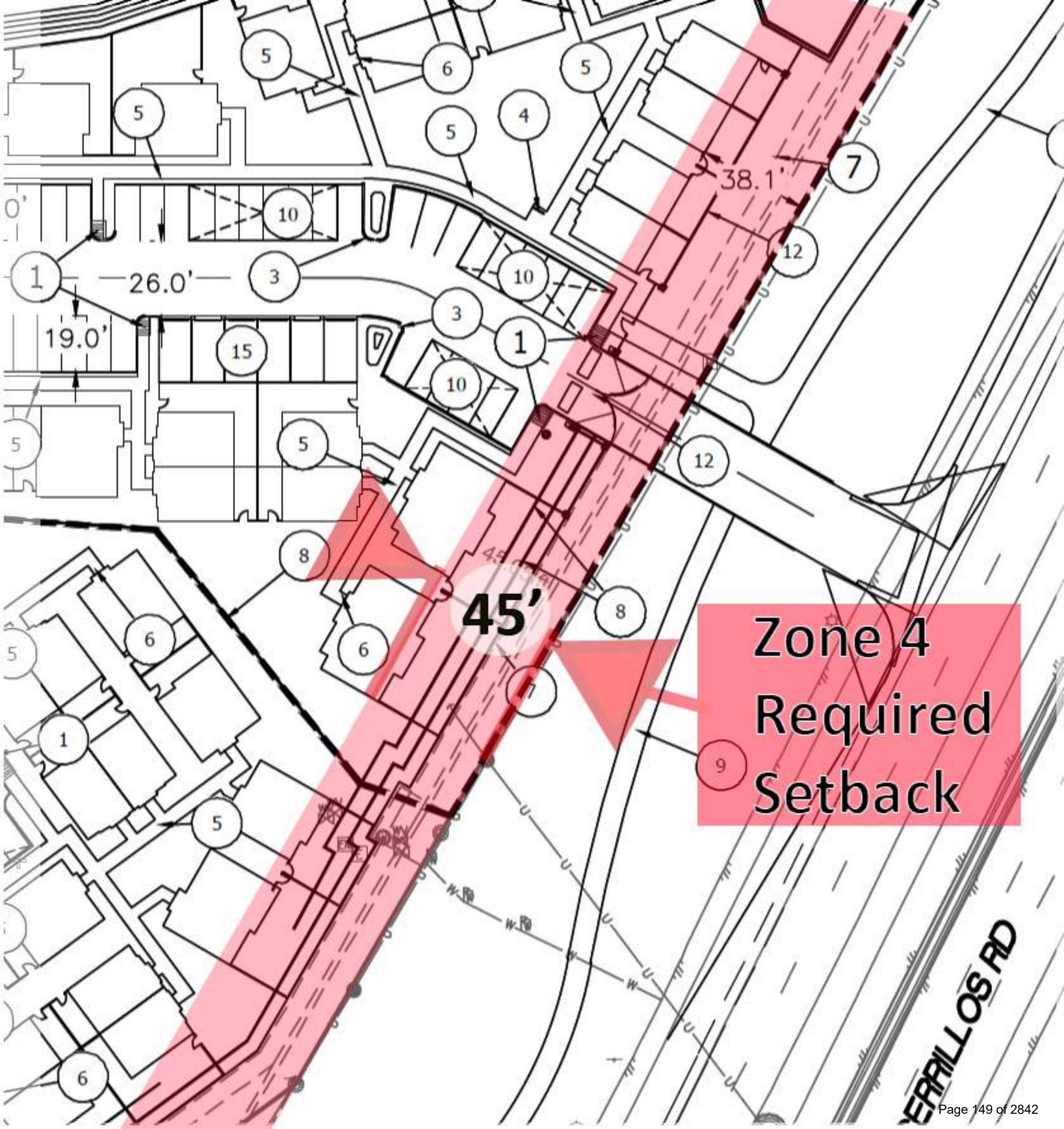
City Of Santa Fe
Arroyo De Los Chamisos

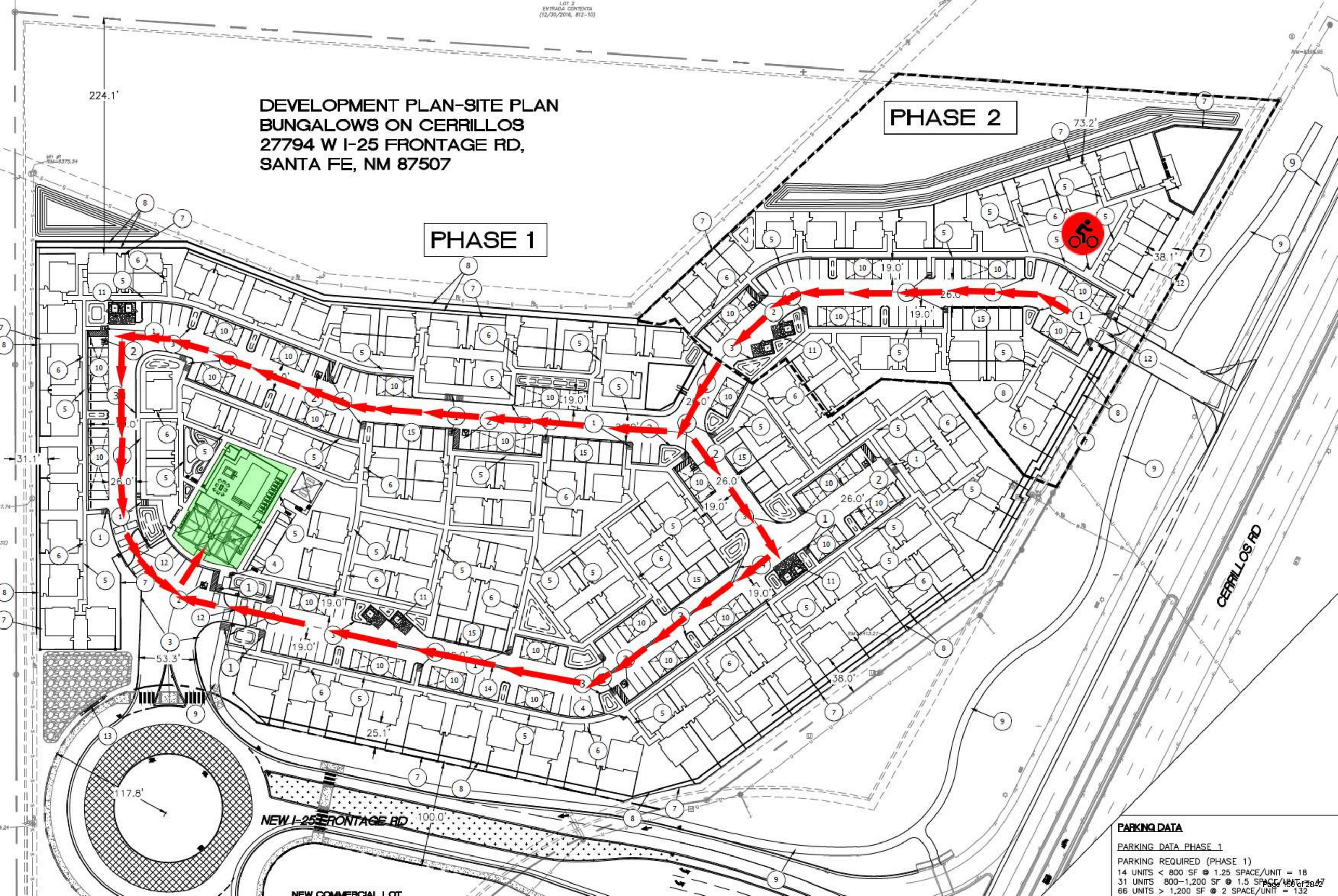
SITE

DE LA LUNA SUBDIVISION

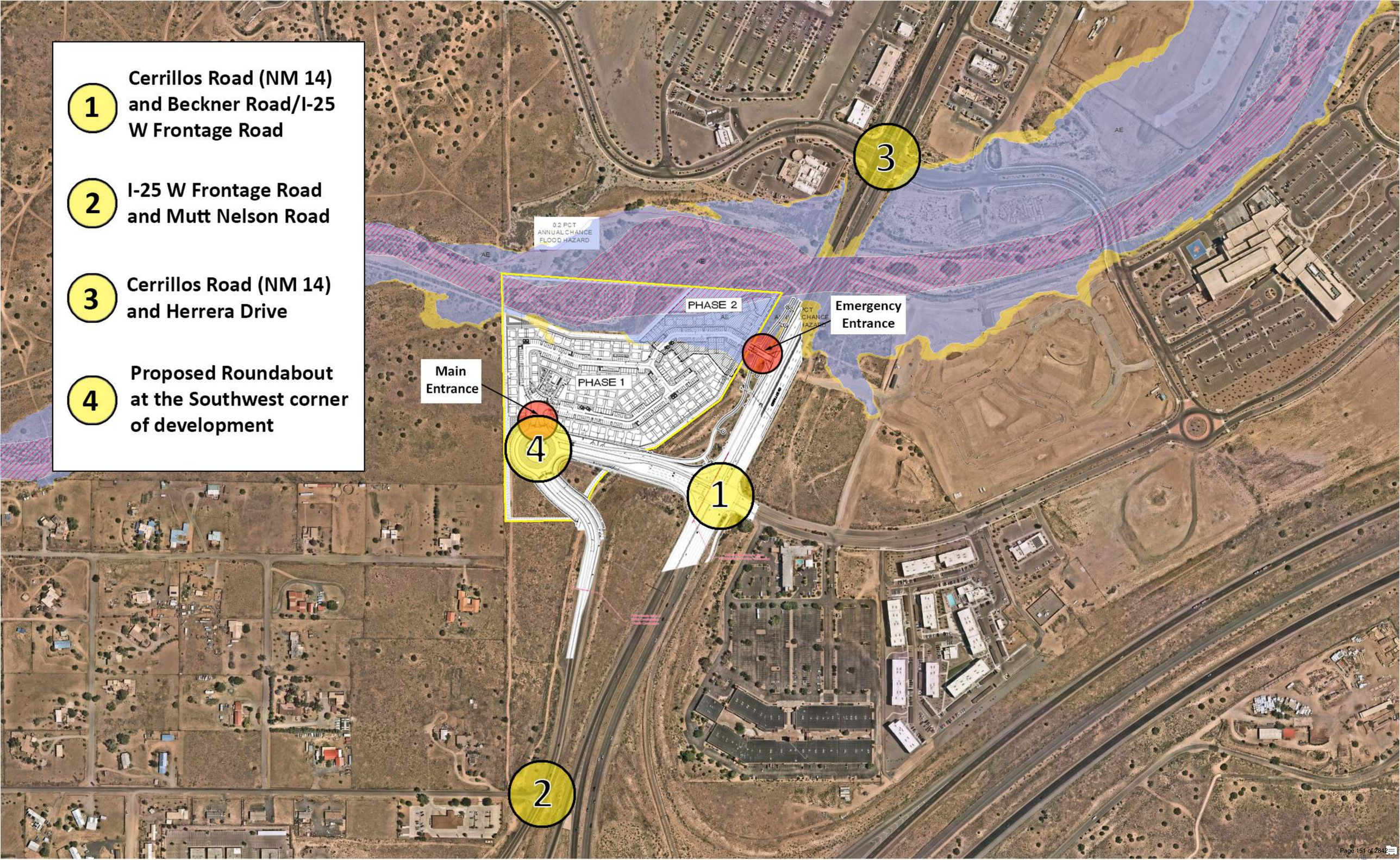
ILM LLC
VACANT

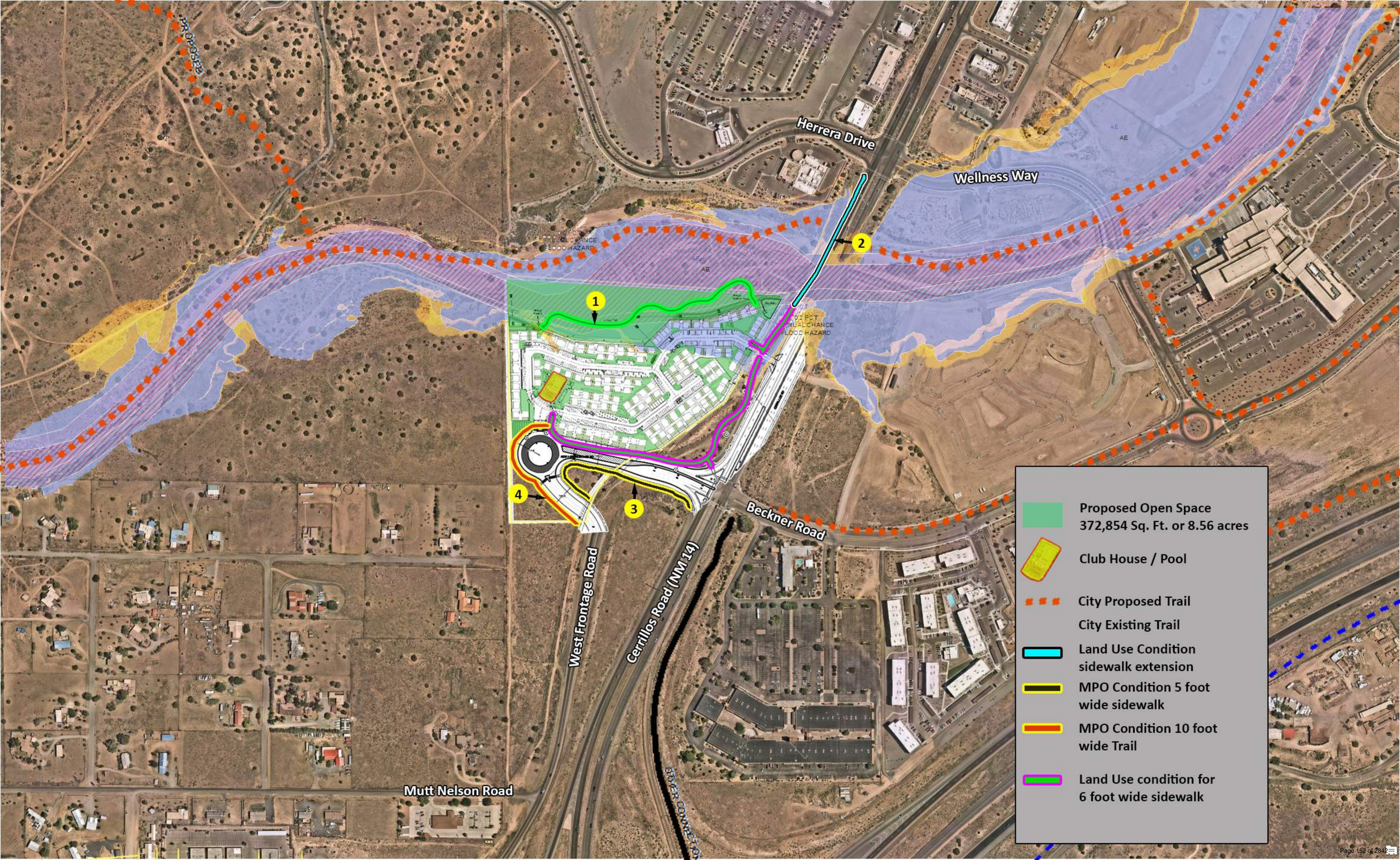
STATE R-O-W


38.1'
26.0'
19.0'
45'
Zone 4
Required
Setback
ERRILLOS RD

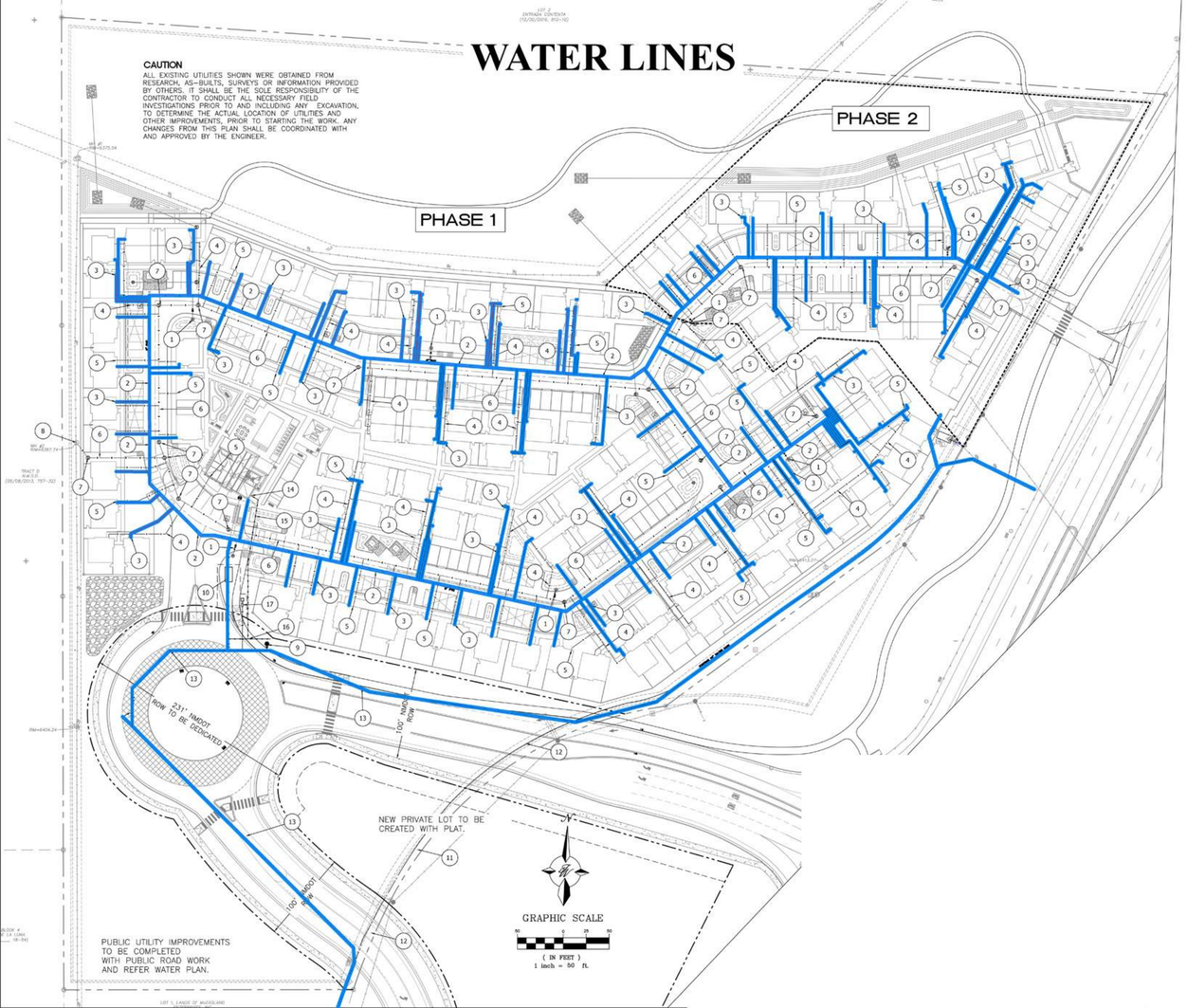

DEVELOPMENT PLAN-SITE PLAN
BUNGALOWS ON CERRILLOS
27794 W I-25 FRONTAGE RD,
SANTA FE, NM 87507
PHASE 1
PHASE 2
NEW I-25 FRONTAGE RD
CERRILLOS RD
NEW COMMERCIAL LOT
224.1'
73.2'
38.1'
31.1'
53.3'
117.8'
100.0'
25.1'
38.0'
19.0'
26.0'
PARKING DATA
PARKING DATA PHASE 1
PARKING REQUIRED (PHASE 1)
14 UNITS < 800 SF @ 1.25 SPACE/UNIT = 18
31 UNITS 800–1,200 SF @ 1.5 SPACE/UNIT = 47
66 UNITS > 1,200 SF @ 2 SPACE/UNIT = 132

1. Cerrillos Road (NM 14) and Beckner Road/I-25 W Frontage Road
2. I-25 W Frontage Road and Mutt Nelson Road
3. Cerrillos Road (NM 14) and Herrera Drive
4. Proposed Roundabout at the Southwest corner of development

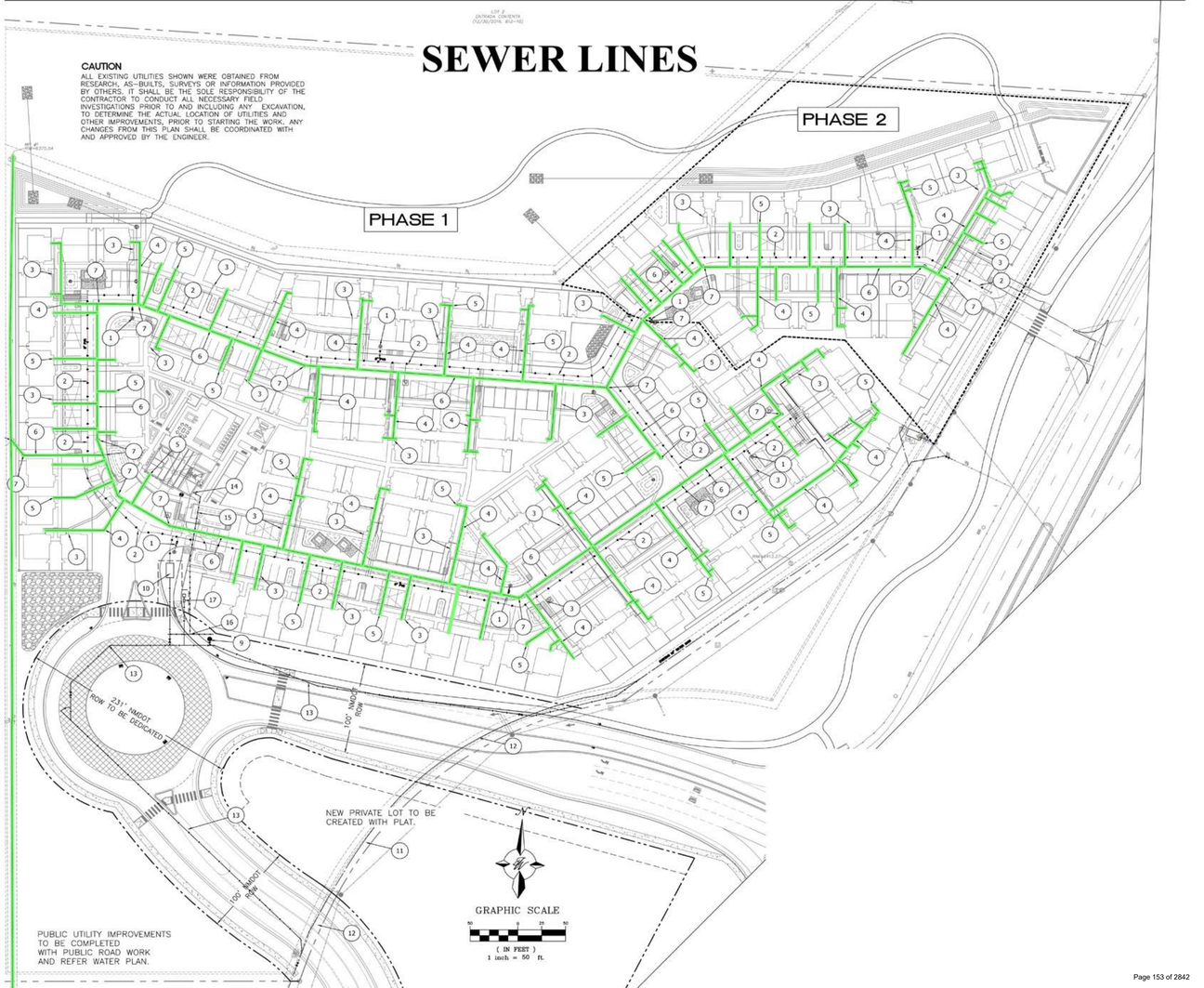



Herrera Drive
Wellness Way
Beckner Road
West Frontage Road
Cerrillos Road (NM 14)
Mutt Nelson Road
1
2
3
4
Proposed Open Space
372,854 Sq. Ft. or 8.56 acres
Club House / Pool
City Proposed Trail
City Existing Trail
Land Use Condition
sidewalk extension
MPO Condition 5 foot
wide sidewalk
MPO Condition 10 foot
wide Trail
Land Use condition for
6 foot wide sidewalk

WATER LINES



SEWER LINES



FIRE HYDRANTS

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

LOT 2
ENTRADA CONTENTA
(12/30/2016, 812-10)

PHASE 1

PHASE 2

MH #1
RIM=6375.54

MH #2
RIM=6387.74

TRACT D
N.M.S.D.
(05/08/2013, 757-32)

RIM=6404.24

RIM=6413.27

231' NMDOT ROW TO BE DEDICATED

100' NMDOT ROW

100' NMDOT ROW

NEW PRIVATE LOT TO BE CREATED WITH PLAT.

PUBLIC UTILITY IMPROVEMENTS TO BE COMPLETED WITH PUBLIC ROAD WORK AND REFER WATER PLAN.

LOT 1, LANDS OF McCASLAND ENTERPRISES, INC.

BLOCK 4
DE LA LUNA
18-54)

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

Water Line

7 Private Fire Hydrant

1 Public Fire Hydrant

LOT 2
ENTRADA CONTENTA
(12/30/2016, 812-10)

DIRT ROAD

RUBBISH PILE

MH #1
RIM=6375.54

RIM=6393.17

RIM=6395.95

EXISTING 10' MST&T EASEMENT
(10/07/1971, 285-103)

EXISTING 20' SANITARY SEWER
EASEMENT (2173-210)

SLOPE FROM
PREVIOUS SITE
GRADING

COMBINATION OF APPARENT
NATURAL 30% SLOPES AND
PREVIOUS SITE GRADING

WIRE FENCE

EXISTING 10' MST&T EASEMENT
(10/07/1971, 285-103)

EXISTING 10' PUBLIC UTILITY
EASEMENT
(07/08/2008, 685-048)

SLOPE FROM
ROADWAY
CONSTRUCTION

(PUBLIC ROW-WIDTH VARIES)

S 85°13'28" E

749.60'

BASIS OF BEARINGS

MH #2
RIM=6387.74

TRACT D
N.M.S.D.
(2013, 757-32)

EXISTING 20' SANITARY SEWER
EASEMENT (09/3/2002, 1-171)

EXISTING 10' UTILITY EASEMENT
(07/08/2008, 685-048)

EXISTING 25'X20' SANTA FE COUNTY
WATER AND WASTE WATER
EASEMENT
(07/08/2008, 685-048)

EXISTING 8' PNM EASEMENT
(03/28/1974, 310-713)

RIM=6413.27

EXISTING 10' MST&T EASEMENT
(02/11/1977, 344-54)

EXISTING 8' PNM EASEMENT
(03/28/1974, 310-713)

EXISTING 5'X30' ANCHOR EASEMENT
(03/28/1974, 310-713)

RIM=6404.24

SLOPE FROM NMDOT
FRONTAGE
CONSTRUCTION

SIDEWALK

EXISTING 10' MST&T EASEMENT
(10/07/1971, 285-103)

EXISTING 16' UTILITY AND
LANDSCAPE EASEMENT (01/16/1987,
170-35)

N 33°05'58" E

CULVERT
(UNABLE TO
LOCATE OTHER
END)

(200' PUBLIC ROW)

N

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

SLOPE TABLE			
ID	MIN	MAX	COLOR
1	0%	20%	
2	20%	30%	
3	30%	+	

2005 AERIAL

Man Made

SLOPE FROM PREVIOUS SITE GRADING

COMBINATION OF APPARENT NATURAL 30% SLOPES AND PREVIOUS SITE GRADING

SLOPE FROM ROADWAY CONSTRUCTION

Natural Slope

SLOPE FROM NMDOT FRONTAGE CONSTRUCTION

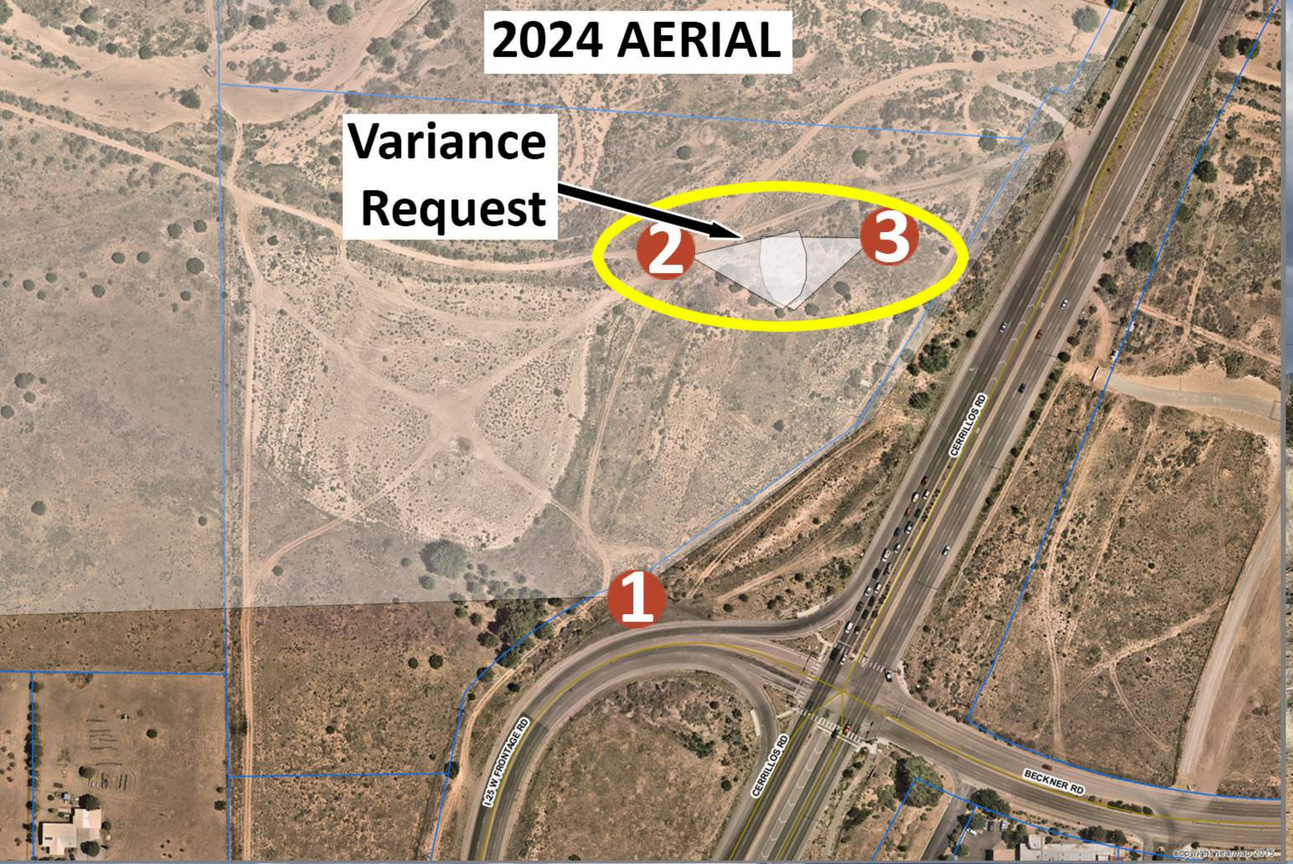
SLOPE TABLE			
ID	MIN	MAX	COLOR
1	0%	20%	
2	20%	30%	
3	30%	+	

GRAPHIC SCALE

50 0 25 50

(IN FEET)

1 inch = 50 ft.

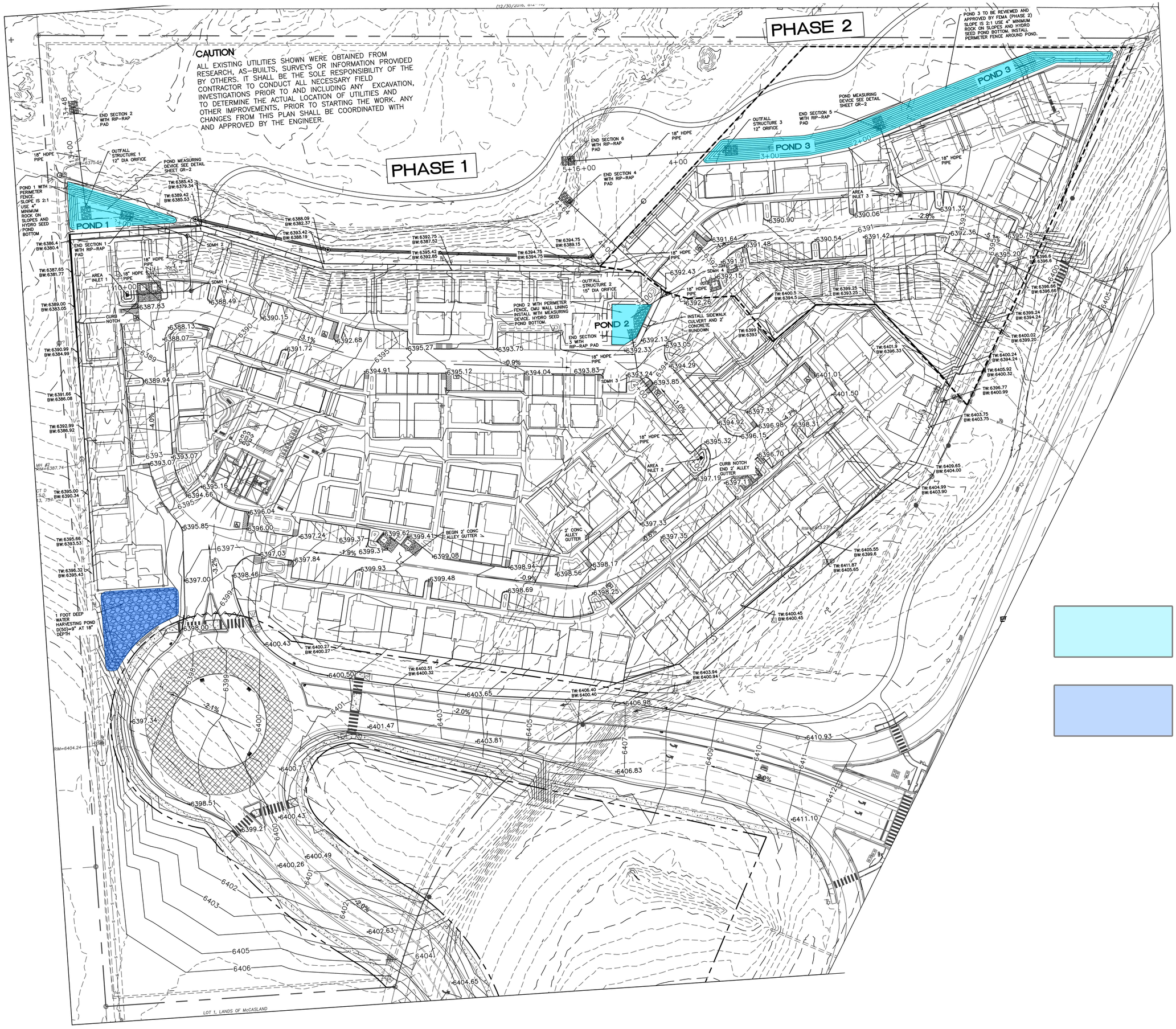




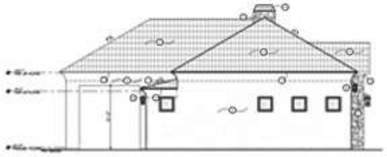




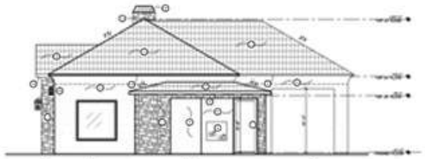
View Direction


CAUTION
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.
PHASE 1
PHASE 2
POND 1
POND 2
POND 3
POND 3 TO BE REVIEWED AND APPROVED BY FEMA (PHASE 2) SLOPE IS 2:1 USE 4" MINIMUM ROCK ON SLOPES AND HYDRO SEED POND BOTTOM. INSTALL SEED POND BOTTOM. INSTALL PERIMETER FENCE AROUND POND.
POND 1 WITH PERIMETER FENCE. SLOPE IS 2:1 USE 4" MINIMUM ROCK ON SLOPES AND HYDRO SEED POND BOTTOM
POND 2 WITH PERIMETER FENCE, CMU WALL LINING INSTALL WITH MEASURING DEVICE. HYDRO SEED POND BOTTOM.
1 FOOT DEEP WATER HARVESTING POND D(50)=9" AT 18" DEPTH
POND MEASURING DEVICE SEE DETAIL SHEET GR-2
OUTFALL STRUCTURE 1 12" DIA ORIFICE
OUTFALL STRUCTURE 2 15" DIA ORIFICE
OUTFALL STRUCTURE 3 12" ORIFICE
END SECTION 1 WITH RIP-RAP PAD
END SECTION 2 WITH RIP-RAP PAD
END SECTION 3 WITH RIP-RAP PAD
END SECTION 4 WITH RIP-RAP PAD
END SECTION 5 WITH RIP-RAP PAD
END SECTION 6 WITH RIP-RAP PAD
18" HDPE PIPE
AREA INLET 1
AREA INLET 2
AREA INLET 3
SDMH 1
SDMH 2
SDMH 3
SDMH 4
CURB NOTCH
CURB NOTCH END 2' ALLEY GUTTER
INSTALL SIDEWALK CULVERT AND 2' CONCRETE RUNDOWN
BEGIN 2' CONC ALLEY GUTTER
2' CONC ALLEY GUTTER
LOT 1, LANDS OF McCASLAND
Drainage Pond Color
Water Harvesting Pond Color

CLUBHOUSE



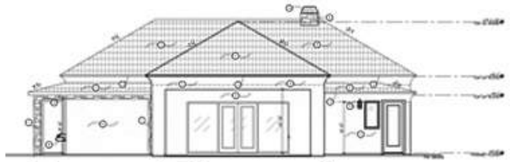
Left Elevation



Right Elevation

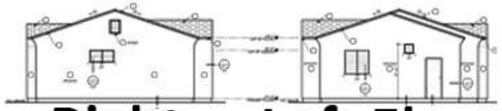


Front Elevation



Rear Elevation

2 BdRm Single Story



Right Elevation

Left Elevation



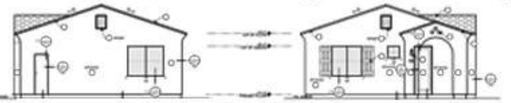


Rear Elevation



Front Elevation

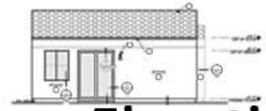
1 Bd Rm Single Story



Right Elevation

Left Elevation





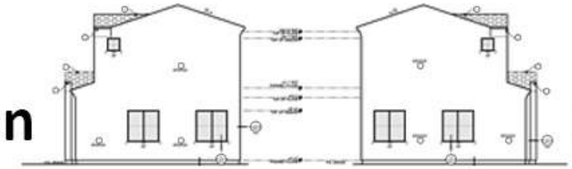
Rear Elevation



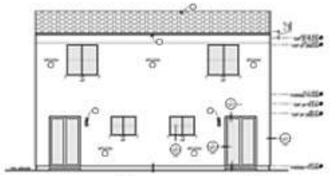
Front Elevation

2 BdRm 2 Story

Right Elevation



Left Elevation

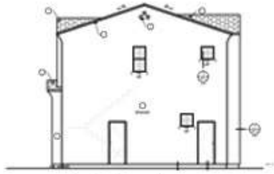


Rear Elevation



Front Elevation

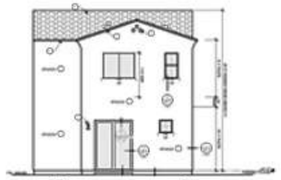
1BdRm Single Story



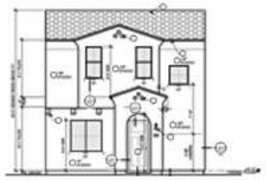


Right Elevation

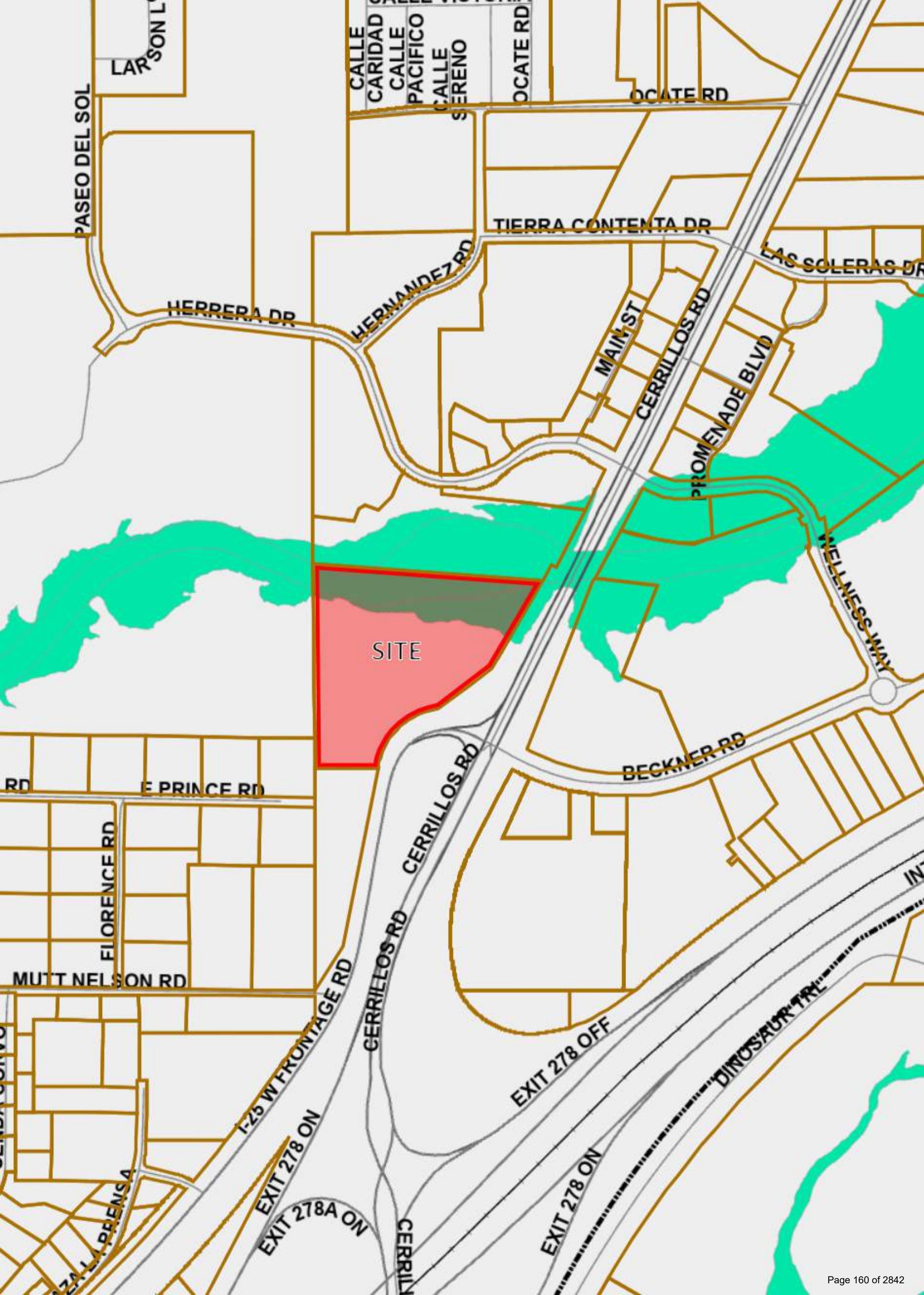
Left Elevation



Rear Elevation



Front Elevation


CALLE CARIDAD
CALLE PACIFICO
CALLE SERENO
OCATE RD
OCATE RD
PASEO DEL SOL
LARSON L
TIERRA CONTENTA DR
LAS SOLERAS DR
HERRERA DR
HERNANDEZ RD
MAIN ST
CERRILLOS RD
PROMENADE BLVD
WELLNESS WAY
SITE
E PRINCE RD
FLORENCE RD
MUTT NELSON RD
I-25 W FRONTAGE RD
EXIT 278 ON
EXIT 278A ON
CERRILLOS RD
BECKNER RD
EXIT 278 OFF
EXIT 278 ON
DINOSAUR TRL

May 02, 2024
Planning Commission
Cases #2023-(7662), (7663) & (7079).
27794 W I-25 Frontage Road
Variances & Development Plan
Bungalows on Cerrillos (Apartments)

EXHIBIT E

Applicant Submittals

1. Application Letter
2. Variance to Slopes
3. Variance to Setback
4. TIA
5. Development Plan Drawings

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

December 11, 2023

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

RE: Case #2023-7079, The Bungalows on Cerrillos – Development Plan Amendment

Dear Mr. Esquibel:

This letter is respectfully submitted on behalf of Advanced Acquisitions, LLC for the purpose of amending our Development Plan Application, Case #2023-7079 submitted July 14, 2023. This amendment offers the following updates to the original application:

UNIT COUNT: Increases the multifamily unit count by two units (139 to 141 units).

VARIANCE REQUESTS: The City of Santa Fe has confirmed previously approved set back and slope variances for this site have either expired or were specific to a different project use. As a result, the following variance applications will be made in conjunction with this Development Plan.

1. Setback: A variance from SFCC 14-5.5 (B)(4)(iii) CRHC Cerrillos Road Highway Protection District of building setbacks in zone 4 from 45 feet to no more than 34 feet; and

2. Slope: A variance from SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) for an approximate area of 4,765 square feet.

SECOND ENN: A second ENN was held on September 14, 2023, to notice the change in unit count along with the variance requests noted above. The September ENN meeting notes are included with the amendment.

IMPACT OF ADDING TWO UNITS: Below is a summary of Development Plan Application Items updated:

1. Proposed Development Plan Drawings DP-1 and DP-2 are updated to reflect the additional two units. Unit mix and Phasing is now shown as:

	Phase1	**Phase2**	**Total**
One-bedroom:	38	18	56
Two-bedroom:	55	10	65
Three-bedroom:	18	2	20
Total units:	**111**	**30**	**141**

2. Development Plan Drawing DP-1 has been updated to include new Open Space requirement of 35,250 square feet (141 units times 250 sf per unit)

3. Development Plan Drawing DP-1 has been updated to include the new parking requirement of 247 spaces. 300 spaces are provided, exceeding the parking requirement by 53 spaces.

4. The projected annual water budget is now calculated to be 26.71 acre-ft. Therefore, in accordance with the requirements of SFCC § 14-8.13 (B), Development Water Budgets, water rights will be procured, designated, and deposited in the Santa Fe Water Bank to offset the project's water demand. The determination of water required is as follows:

   Proposed Multi-family Project.
   Total Units: 141
   City of Santa Fe standard for Medical Office: .16 ac-ft per Unit

   Calculation:

✓ 141 x 0.16 ac-ft/unit	22.56 ac-ft
✓ Irrigation years 1-3 average (2.03+2.03+1.21)/3	1.76 ac-ft
✓ SFCC 9.8% contingency fee	2.39 ac-ft
TOTAL WATER BUDGET	**26.71 ac-ft**

   An updated Water Division Utility Service Application has been provided with this submittal.

5. The applicant is working with Alexandra Ladd and the Santa Fe Homes Program (SFHP) to update the "Fee in Lieu" agreement. The previously submitted SFHP Rental Proposal for a "Fee in Lieu" in the amount of $334,818.24 will be updated to reflect the additional two units.

IMPACT OF VARIANCE REQUESTS:

Upon submitting the original Development Plan Application dated July 14, 2023, the applicant understood the Annexation Agreement between the City of Santa Fe and the landowner granted both a setback and slope variance that ran with the property. As a result, the applicant designed the project within this framework believing a 25-foot setback was allowed and up to 5,020 square feet of undisturbed slopes greater than 30% could be graded.

After city staff informed the applicant Variances previously granted in the annexation agreement had either expired or were applicable for a different use, the applicant opted to request a setback variance and slope variance as both had previously been recommended by staff and approved by the governing body.

No design changes to the original Development Plan application are being proposed because of the variance requests.

SUPPORTING DOCUMENTATION – Development Plan Amendment & Variance s

In support of this request, the following documentation is submitted herewith for your reference:

1. Amended Development Plan Application
2. September 14, 2023, Early Neighborhood Notification Meeting Notes
3. Amended Water Division Utility Services Application
4. Legal Lot of Record & Warranty Deed
5. Amended Development Plan Drawings:
    a. DP-1: Development Plan
    b. DP-2: Phasing Plan
6. Setback Variance Application
7. Slope Variance Application

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

Sincerely,



Brian Nenninger, P.E.
Orion West, LLC

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

December 11, 2023

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

RE: Case #2023-7079, The Bungalows on Cerrillos – 30% Slope Variance Application

Dear Mr. Esquibel:

This letter is respectfully submitted on behalf of Advanced Acquisitions, LLC for the purpose of submitting a variance from SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) for an approximate area of 4,765 square feet; in conjunction with the Bungalows on Cerrillos Development Plan Application, Case #2023-7079 submitted July 14, 2023, and amended December 11, 2023.

The following is provided in/with this letter of application:

1. Variance Criteria
2. Variance Application Form
3. Legal Lot of Record
4. September 15 ENN Notes
5. Drawings: SA-1 Slope Analysis, and SA-2 Natural Slope Greater than 30%

As noted from the aerial photos below, the site has had a considerable amount of man-made slope disturbances over the years. Please refer to Plan Set drawing SA-1: Slope Analysis for a breakdown depicting slopes between 20 and 30%, along with areas having slopes greater than 30%. Most slopes greater than 30% are man-made. However, a small area of approximately 4,765 square feet contains natural slopes of 30% or greater.

The Annexation Agreement between the City of Santa Fe and landowner allowed for a variance to Santa Fe City Code around slope. Specifically, the agreement stated "A variance has been approved to Section 14-8.2(B) (3) Terrain Management Regulations allowing the disturbance of slopes thar 30 percent or greater consisting of 5,020 square feet. A variance is appropriate and have no adverse effects on neighboring properties."

Although this approved variance was project specific and has also expired, the applicant acknowledges that the City of Santa Fe staff supported, and the governing body approved the variance request at that time.

Sincerely,

Brian Nenninger, P.E.
Orion West, LLC



Photo History - Site Disturbances Over Time

VARIANCE FROM CERRILLOS ROAD HIGHWAY CORRIDOR STANDARDS

A variance to the Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) under SFCC 14-8.2(D)(2)(b) is requested pursuant to 14-3.16 as follows:

1. ***One or more of the following special circumstances applies: (a) unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid.***

   There are areas with naturally occurring slopes of thirty percent (30%) or greater consisting of 4,765 square feet, which represents .006 percent of the 19.218-acre site. Much of the property has average slopes of five percent (5%). The steep sloped area is a remnant of the original bank of the Arroyo de los Chamisos prior to the construction of the Cerrillos Road improvements and the installation of the bridge carrying storm waters under Cerrillos Road. When that bridge was constructed, the Arroyo de los Chamisos was realigned so that no storm waters flow up to or close to this remnant bank. For the most part, the redirected channel now lies to the north of the site. The original bank remained south the new channel for the Arroyo del los Chamisos, creating a small island of 30 percent slopes. No other property in this zone has this unique characteristic.

2. ***The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.***

   The inability to grade the remnant of a portion of the old bank of the Arroyo de los Chamisos will render it infeasible to develop a substantial portion of the property because of the grade that will occur north of the remnant bank. Much of the property will be completed at a single, even grade.

3. ***The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.***

   The property is zone C-2, and the intensity of allowable development is unaffected by the grant of the variance. C-2 zoning requirements are performance based, and the proposed development of multifamily is well below what would be allowed on this property using taller, more traditional multifamily units -- the allowed height being 45 feet and the proposed heights being no more than 28 feet.

4. ***The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered: (a) whether the property has been or could be used without variances for a different category or lesser intensity of use; (b) consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.***

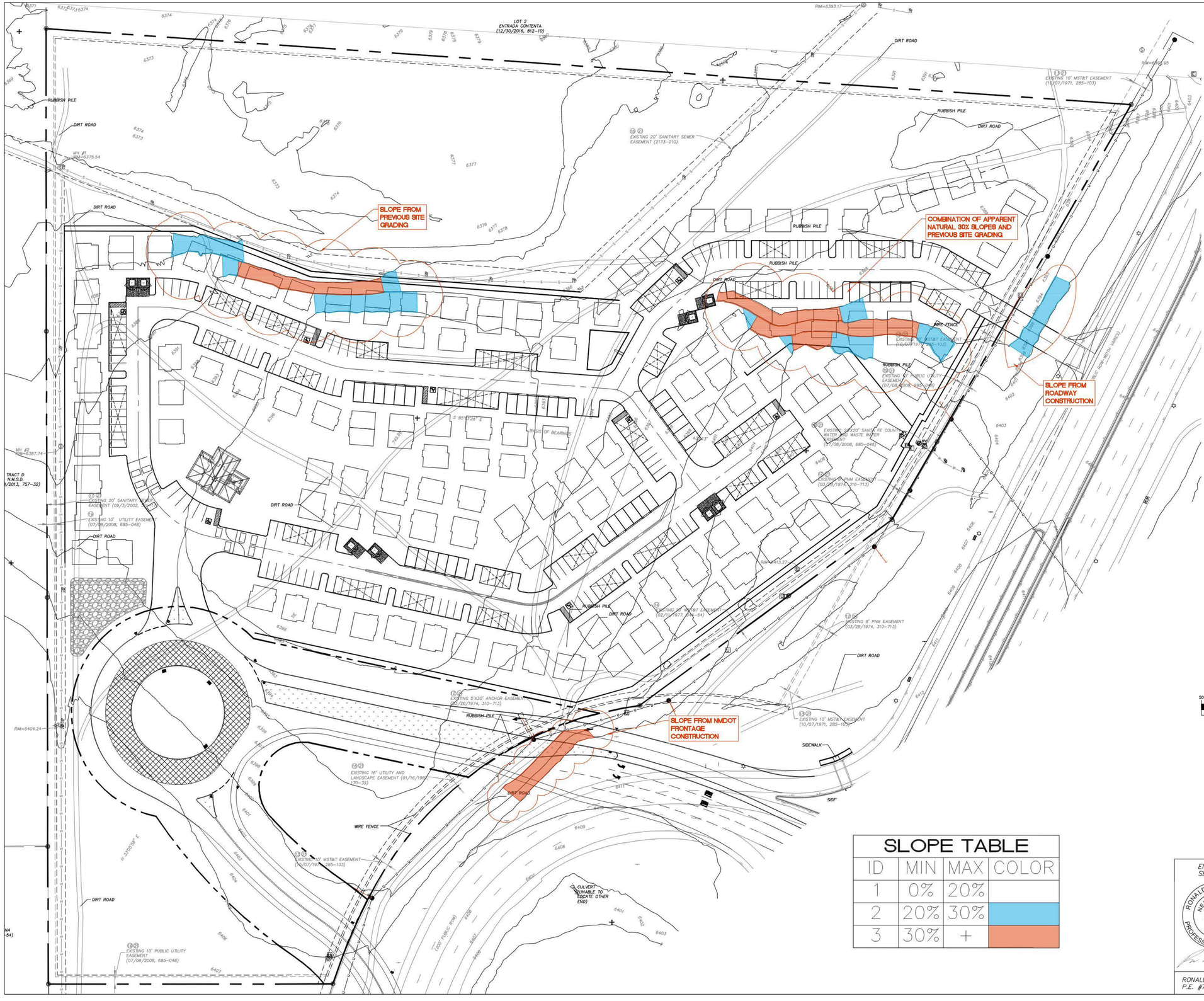
   A disturbance of .005% of the site containing the naturally occurring slopes of the 30% is a minimal disturbance and is the minimum variance that will make the reasonable use of the northern portion of the site for the detached, two-story multifamily structures. The variance is consistent with the purpose and intent of the terrain management restriction of prohibiting disturbances of 30% slopes, because the variance will not:

1. Increase the threat of flooding and the hazard of improper cuts and fills, or increased erosion and sedimentation;
2. Result in the destruction of the sensitive landscape;
3. Harm the scenic character of Santa Fe from the visual blight of indiscriminate cuts and fills and vegetation removal resulting from extensive grading and utility scars;
4. Accelerate stormwater runoff on natural drainage ways and all structures due to increased development and impervious surfaces; or
5. Degrade arroyo channels.

Therefore, under the applicable standard, the variance is the minimum required.

5. ***The variance is not contrary to the public interest.***

Along an arroyo, the purpose preserving 30% slopes (i.e., to prevent erosion of arroyo banks, prevent unnatural redirection of arroyo channels and storm water) is not accomplished by preserving a geographic feature that has no relevance to current conditions. Further, preserving the slopes will not protect sensitive wildlife habitat or degrade and enhance the natural aesthetics associated with arroyos. The removal of this remnant bank will not run counter to these goals; there is no storm erosion created or water channel adversely affected, as the channel is no longer in this location, and this patch of 30 slope is neither constitute wildlife habitat nor possesses any aesthetic quality. In short, variance is not contrary to the public interest.



SITE DESCRIPTION

THE SITE CONSISTS OF APPROXIMATELY 19.2 ACRES OF UNDEVELOPED VACANT LAND LOCATED NORTHWEST OF WEST FRONTAGE ROAD AND CERRILLOS ROAD, NEW MEXICO. THE NORTHERN ADJOINING PROPERTY CONSISTS OF VACANT DESERT LAND FOLLOWED BY THE ARROYO DE LOS CHAMISOS WASH. THE EAST AND SOUTHEAST ADJOINING PROPERTIES CONSIST OF VACANT DESERT LAND FOLLOWED BY THE WEST FRONTAGE ROAD AND CERRILLOS ROAD ROADWAYS. VACANT LAND AND SINGLE-FAMILY RESIDENCES ARE DEPICTED ON THE WESTERN ADJOINING PROPERTIES.

BASED ON REVIEW OF HISTORICAL AERIAL PHOTOGRAPHS AVAILABLE FROM GOOGLE EARTH, THE SITE CONTAINED VACANT DESERT LAND WITH NATIVE VEGETATION FROM 1935 TO 1996. DIRT ACCESS ROADS TRAVERSING THROUGH THE NORTH-CENTRAL PORTION, WESTERN, AND EASTERN BOUNDARIES OF THE SITE APPEAR FROM 2001 TO 2008. SOME OF THESE ACCESS ROADS APPEAR TO BE RAISED FROM THE EXISTING GRADE SEEN IN PREVIOUS PHOTOGRAPHS. DURING THIS TIME, NUMEROUS STOCKPILES CONTAINING SOIL AND VARIOUS DEBRIS EXISTED IN THE NORTHEAST SECTION OF THE SITE AND APPROXIMATELY FIVE STORAGE CONTAINERS ARE SHOWN IN THE SOUTHEAST PORTION OF THE SITE. BY 2008, THE STORAGE CONTAINERS ARE NO LONGER PRESENT IN AERIAL PHOTOGRAPHS. FROM 2009 TO 2011, THE STOCKPILES NO LONGER APPEAR ON THE SITE, AND A LARGE AREA OF SPREAD FILL IS OBSERVED IN THE CENTRAL PORTION OF THE SITE. BY JUNE 2011, THERE ARE LARGE CLEARINGS OF VEGETATION ON THE EAST AND NORTHEAST PORTIONS OF THE SITE, AS WELL AS ALONGSIDE THE APPARENT ACCESS ROAD FROM CERRILLOS ROAD TO THE LARGE AREA OF SPREAD FILL ON THE CENTRAL PORTION OF THE SITE. BY OCTOBER 2013, THESE AREAS CONTAIN EITHER ADDITIONAL SPREAD FILL OR DISTURBED NATIVE SOIL. THE SITE HAS REMAINED VACANT DESERT LAND WITH NATIVE VEGETATION AND SPREAD FILL AND DISTURBED NATIVE SOIL IN RECENT PHOTOGRAPHS. ACCORDING TO GOOGLE EARTH, THE ELEVATION OF THE SITE RANGES FROM 6,378 TO 6,415 FEET ABOVE MEAN SEA LEVEL (MSL) AND TOPOGRAPHY GENERALLY DIRECTS SURFACE RUNOFF FROM SOUTH TO THE NORTH AND WEST.

ANNEXATION NOTE

ON THE 12TH OF FEBRUARY OF 2014 AN ANNEXATION AGREEMENT WAS EXECUTED BETWEEN THE CITY OF SANTA FE AND THE PREVIOUS LAND OWNER BEAVER MOTORS LLC. THE AGREEMENT SATED THAT A VARIANCE WAS APPROVED TO SECTION 14-8.2(B)(3) TERRAIN MANAGEMENT REGULATIONS ALLOWING THE DISTURBANCE OF SLOPES THAT ARE 30 PERCENT OR GREATER CONSISTING OF 5,020 SQUARE FEET, A VARIANCE WAS DEEMED APPROPRIATE AND WILL HAVE NO ADVERSE EFFECTS ON NEIGHBORING PROPERTIES.

THE DOCUMENT WAS RECORDED IN THE COUNTY OF SANTA FE ON THE 18TH DAY OF FEBRUARY, 2014 AT 02:43:49 PM AND WAS DULY RECORDED AS INSTRUMENT #1730261 .

N

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

SLOPE TABLE			
ID	MIN	MAX	COLOR
1	0%	20%	
2	20%	30%	
3	30%	+	

ENGINEER'S SEAL
RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER

7-5-23
RONALD R. BOHANNAN
P.E. #7868

BUNGALOWS ON CERRILLOS
27794 W I-25 FRONTAGE RD, SANTA FE
SLOPE ANALYSIS

DRAWN BY: RMG
DATE: 07/06/2023

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

SHEET # SA-1

JOB # 2022025

SA-2: Natural Slope greater than 30%

Area with natural slopes greater than 30%. Approximately 4,765 sf

Tract A
AREA=19.2169 ACRES±
837,090 SQ. FT.±
VACANT LAND–NO STRUCTURES

Cerrillos Road
(CLASSIC ARTERIAL (4 LANES))

West Frontage Road
(CLASSIC ARTERIAL (2 LANES))

Point of Beginning

SCALE: 1"=50'

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
+	GROUND CONTROL POINT SET THIS SURVEY
⧗	FOUND RIGHT OF WAY T-RAIL AS DESIGNATED
●	UTILITY POLE
G	GUY WIRE
E	ELECTRIC BOX
EM	ELECTRIC METER
☼	LIGHT POLE
PB	PULLBOX
T	TELEPHONE PEDESTAL
U	UNKNOWN PEDESTAL
SS	SANITARY SEWER CARSONITE MARKER
W	WATER METER
WV	WATER VALVE
SIG	TRAFFIC SIGNAL BOX
	LIGHT BOX
	TRAFFIC LIGHT
S	SANITARY SEWER MANHOLE
ⓤ	UNKNOWN MANHOLE
	SIGN
	CURB INLET
	CURB AND GUTTER
—U—	OVERHEAD UTILITY LINE
—S—	SANITARY SEWER LINE
—C—	CHAIN LINK FENCE
—X—	WIRE FENCE
	EDGE OF ASPHALT

ALTA/NSPS Land Title Survey

Tract A
Lands of Beaver Motors

Santa Fe County, New Mexico
September 2022

COORDINATE AND DIMENSION INFORMATION					PLSS INFORMATION				PROPERTY INFORMATION	
STATE PLANE ZONE: NM-C	GRID/GROUND COORDINATES: GRID	GEOID: GEIOD 18			LAND GRANT: N/A				PROPERTY OWNER: GIFT FUND LLC	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES		SECTION: 18	TOWNSHIP: 16 NORTH	RANGE: 9 EAST	MERIDIAN: NMPM	SUBDIVISION NAME: LANDS OF BEAVER MOTORS	ADDRESS: 8201 CERRILLOS ROAD
CONTROL USED: NATIONAL GEODETIC SURVEY		BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0			CITY: N/A		COUNTY: SANTA FE	STATE: NM	UPC: 1049094044177000000	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003979174 GROUND TO GRID: 0.9996022408	DISTANCE ANNOTATION: GROUND	BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: YES						

PRECISION SURVEYS, INC.
OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

© Copyright 2022 Precision Surveys, Inc.

PROJECT INFORMATION	
CREW/TECH: MT	DATE OF SURVEY: 07/17/2022
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO.: 228193AL	SHEET NUMBER: 2 OF 2

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

December 11, 2023

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

RE: Case #2023-7079, The Bungalows on Cerrillos – Setback Variance Application

Dear Mr. Esquibel:

This letter is respectfully submitted on behalf of Advanced Acquisitions, LLC for the purpose of submitting a variance from SFCC 14-5.5 (B)(4)(iii) CRHC Cerrillos Road Highway Protection District of building setbacks in Zone 4 from 45 feet to no more than 34 feet; in conjunction with the Bungalows on Cerrillos Development Plan Application, Case #2023-7079 submitted July 14, 2023, and amended December 11, 2023.

The following is provided in/with this letter of application:

1. Variance Criteria
2. Variance Application Form
3. Legal Lot of Record
4. September 15 ENN Notes
5. Setback Exhibit

The Annexation Agreement between the City of Santa Fe and landowner allowed for a variance to Santa Fe City Code around setback. Specifically, the agreement stated "A variance has been approved to Section 14-5-5(B)(3)(a) Cerrillos Road Highway Corridor Standards allowing the building setback from the Cerrillos Road righ-of-way from 40 feet to 25 feet. The current code requirement is now for a 45-foot setback.

Although this approved variance was project specific and has expired, the applicant acknowledges that the City of Santa Fe staff supported, and the governing body approved the variance request at that time.

Sincerely,

Brian Nenninger, P.E.
Orion West, LLC

VARIANCE FROM CERRILLOS ROAD HIGHWAY CORRIDOR STANDARDS

A request is submitted for a variance from SFCC 14-5.5 (B)(4)(iii) CRHC Cerrillos Road Highway Protection District of building setbacks in Zone 4 from 45 feet to no more than 34 feet. Please refer to the Setback Exhibit attached with this application.

1. ***One or more of the following special circumstances applies: (a) unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid.***

   The distance from the most westerly southbound lane ranges from 87 to 200 feet from outer edge of the driving lane to the property line. The nearest structure will be 34 feet from the property line.

   This is a substantial distance when compared to other developments along Cerrillos Road. Las Soleras, as an example, measures 50 feet from the outer-most driving lane to the property line. Entrada Contenta measures 40-50 feet from the outer-most driving lane to the property line. The intent of the regulation was a greater physical separation between roadway and the buildings the further south one traveled along Cerrillos Road. In this case the separation is accomplished by the extraordinary right-of-way that occurs in this section of Cerrillos Road.

   In addition to the distance from the right of way boundary for Cerrillos Road, this site is burdened with vast expanse of the Arroyo de los Chamisos, which renders approximately 22 percent of the site undevelopable. This condition is a naturally occurring feature. In addition, the improvements required by the New Mexico Department of Transportation will occupy and utilize over 11 percent of the property. However, the impact of the approved I-25 Frontage Road location and design will cut off an additional 5 percent of the property from development.

2. ***The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.***

   The special circumstances described above leave only about 62 percent of the site subject to development for any use. The effect of the 45-foot set back will reduce the number residential units by fourteen (14).

3. ***The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.***

   The property is C-2 and the intensity of allowable development is unaffected by the grant of the variance. C-2 zoning requirements are performance based, and the proposed development of multifamily is well below what would be allowed on this property using taller, more traditional multifamily units -- the allowed height being 45 feet and the proposed heights being no more than 28 feet.

4. ***The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered: (a) whether the property has been or could be used without variances for a different category or lesser intensity of use; (b) consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.***

   In addition to the distance from the right of way boundary for Cerrillos Road, this site is burdened with vast expanse of the Arroyo de los Chamisos, which renders approximately 22 percent of the site undevelopable. In addition, the improvements required by the New Mexico Department of Transportation will occupy and utilize over 11 percent of the property. A reduction of eleven (11) feet in the required set back will allow for the reasonable use of the property and will be in keeping with the intention of the corridor setback, because of the substantial distance from the driving lanes of Cerrillos Road (when compared to other developments along Cerrillos Road). The intent of the regulation was a greater physical separation between roadway and the buildings the further south one traveled along Cerrillos Road. In this case the separation is accomplished by the extraordinary right-of-way that occurs in this section of Cerrillos Road. The variance is, therefore, in keeping with the purpose and intent of the corridor protections.

5. ***The variance is not contrary to the public interest.***

   The purpose of the setback was to reduce the impact of development in the corridor from the drivers' perspective. The distance from the most westerly southbound lane is approximately 87 to 200 feet from outer edge of the driving lane to the property line. The nearest structure will be 34 feet from the property line. The multifamily homes will be no more than two stories and will setback from the travel lanes of Cerrillos Road equal to and for most cases greater than the distance of other buildings along Cerrillos Road that comply with the 45-foot building setback. The appearance of the buildings along the Cerrillos Road frontage will have the same visual perception as other buildings along Cerrillos Road with a 45-foot building setback. The variance applies only to Cerrillos Road and has little or no effect on nearby residential neighborhoods, which are limited to the eastern boundary of the property.

PLANNING COMMISSION

VARIANCE APPLICATION

SUBDIVISION OR DEVELOPMENT PLAN STANDARDS

Parcel Information

Project Name: **Bungalows on Cerrillos - Setback Variance Request**

Address: **27794 W I-25 Frontage Rd, Santa Fe, NM 87507** Property Size: **19.22 ac**

Zoning: **C-2** Proposed Use of Land: **141 Unit Multifamily Complex**

Does this project have a Final Development Plan approval? YES ☐ NO ☒ Case Number: **2023-7079**

Early Neighborhood Notice (ENN) meeting date: **Sept 14, 2023** Uniform Parcel Code Number: **1049094044177**

Preapplication Conference Date: **June 23, 2022**

Property Owner Information

Name: **Advanced Acquisitions LLC** (*First*) **ATTN: Jeremy Hall** (*Last*)

Address: **15300 North 90th Street** (*Street Address*) **Suite 200** (*Suite/Unit #*)

Scottsdale (*City*) **AZ** (*State*) **85260** (*ZIP Code*)

Phone: **(480) 627-7000** E-mail Address: **jhall@cavancompanies.com**

Applicant/Agent Information (if different from owner)

Company Name: Orion West, LLC

Name: **Brian** (*First*) **Nenninger** (*Last*)

Address: **2213 Brothers Road** (*Street Address*) **800** (*Suite/Unit #*)

Santa Fe (*City*) **NM** (*State*) **87505** (*ZIP Code*)

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

Correspondence Directed to: ☐ Owner XX Applicant ☐ Both

Agent Authorization (if applicable):

I am/We are the owner(s) and record title holder(s) of the property located at: **27794 W I-25 Frontage Rd, Santa Fe, NM 87507**

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

Signed: _____ Date: 02.23.23

Signed: _____ Date:

Submittal Checklist

☐ *Six (6) 24"x36" plan sets and one (1) CD are required. Please include the following:*

☒	Letter of Application (intent, location, acreage)	☒	Statement addressing approval criteria	☒	Legal Lot of Record, Legal Description	☐	Development Plan (as defined by Section 14-3.8 SFCC 2001) Included in Development Plan Application, Case# 2023-7079
☐	Terrain Management Plans (as required by Section 14-8.2 SFCC 2001)	☐	Traffic Impact Analysis (if required) Included in Development Plan Application, Case# 2023-7079	☐	Proof of Compliance with Conditions of Annexation Approval (if applicable)	☐	Sewer and Water Plan (including profiles and details)
☐	Landscape, Parking and Lighting Plan, Signage Specifications	☒	ENN Meeting Notes				

Variances from Subdivision Regulations (Section 14-3.16 (C) SFCC 1987)

(C) Approval Criteria

Subsections 14-3.16(C)(1) through (5) and, if applicable, Subsection 14-3.15(C)(6), are required to grant a variance.

(1) One or more of the following special circumstances applies:
  (a) unusual physical characteristics exist that distinguish the land or *structure* from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid;
  (b) the *parcel* is a *legal nonconforming lot* created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid;
  (c) there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7; or
  (d) the land or *structure* is *nonconforming* and has been designated as a *landmark, contributing* or *significant property* pursuant to Section 14-5.2 (Historic Districts).

(2) The special circumstances make it infeasible, for reasons other than financial cost, to develop the *property* in compliance with the standards of Chapter 14.

(3) The *intensity* of *development* shall not exceed that which is allowed on other *properties* in the vicinity that are subject to the same relevant provisions of Chapter 14.

(4) The variance is the minimum variance that will make possible the reasonable use of the land or *structure*. The following factors shall be considered:
  (a) whether the *property* has been or could be used without variances for a different category or lesser *intensity* of use;
  (b) consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the *general plan.*

(5) The variance is not contrary to the public interest.

(6) There may be additional requirements and supplemental or special findings required by other provisions of Chapter 14.

Note: If application is being made for Development in Special Flood Hazard Areas, then justification must be provided with the above approval criteria and the criteria found in Section 14-3.10(E) SFCC 1987.

Signature

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

Signature: Brian J Henninger Date: **11 December 2023**

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After you application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Thank you, and feel free to contact the Land Use Department staff at (505) 955-6585 with any questions.

AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF CONSOLIDATING EXISTING LOTS. THE SAID CONSOLIDATION PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S) AND CONTAINS 19.22 ACRES, MORE OR LESS. THERE IS NO ROAD DEDICATION.

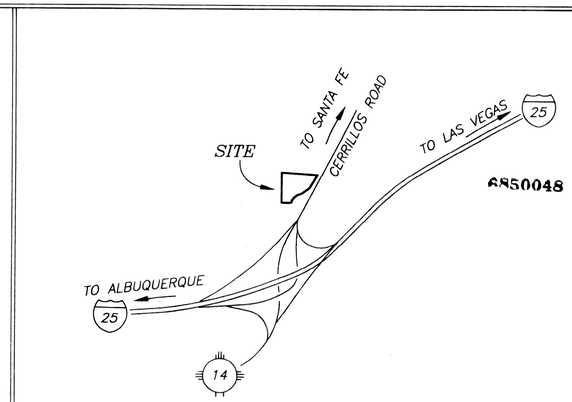
OWNER(S)
BEAVER MOTORS, LLC.

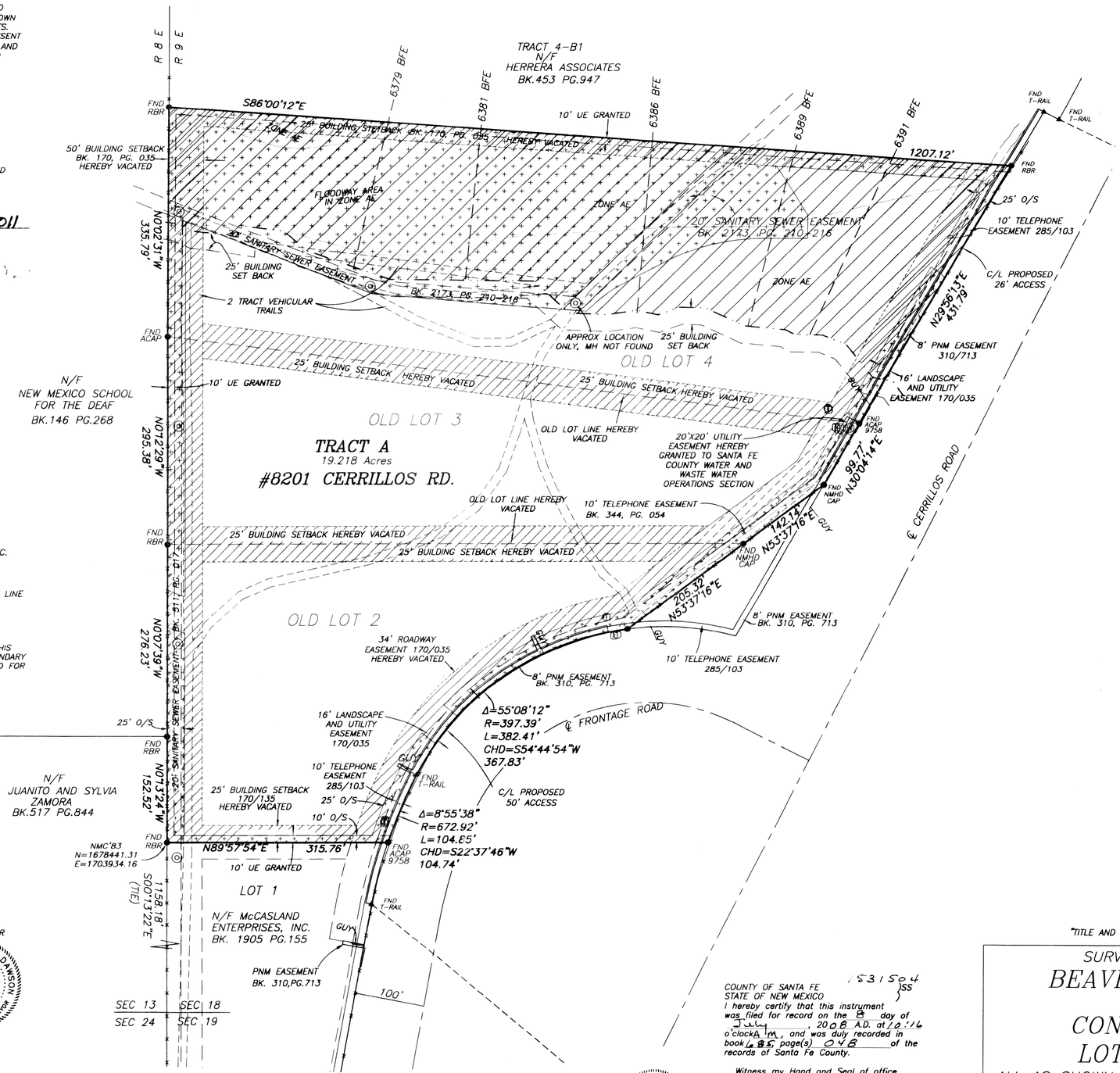
BY: MICHAEL BEAVER, MANAGING MEMBER

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEGED AND SUBSCRIBED BEFORE ME BY MICHAEL BEAVER, MANAGING MEMBER OF BEAVER MOTORS, LLC, THIS 8 DAY OF July 2008

NOTARY PUBLIC — MY COMMISSION EXPIRES 5/23/2011

OFFICIAL SEAL
Victoria M. Reynis
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires





LEGEND

BEARINGS ARE NMC'83 (ZONE 302) DERIVED FROM GPS OBSERVATIONS; DISTANCES ARE GROUND (US.FT.) REFERRED TO 6800' AMSL. GROUND TO GRID SCALE FACTOR = 0.999583883

- ●F DENOTES REBAR, OR AS SHOWN, FOUND
- ● DENOTES REBAR LS 7014, OR AS SHOWN, SET
- ▲ DENOTES ROW T-RAIL FOUND
- Ⓔ DENOTES ELECTRICAL
- Ⓣ DENOTES TELEPHONE MANHOLE
- Ⓣ DENOTES TELEPHONE RISER
- ⊠ DENOTES UTILITY METER/VALVE/PEDESTAL/BOX/ETC.
- Ⓢ DENOTES SANITARY SEWER MANHOLE
- ◙ DENOTES WATER METER
- DENOTES POWER LINE
- DENOTES FENCE MEANDERING ALONG PROPERTY LINE
- DENOTES OPEN SPACE 5.759 Ac. (30%)
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION NOT CONTAINED BY THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 6th DAY OF MARCH, 2008. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

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

GARY E. DAWSON — NEW MEXICO — 7014 — REGISTERED PROFESSIONAL SURVEYOR

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE AE OF THE 100 YEAR FLOOD HAZARD AND ZONE X OF THE 500 YEAR FLOOD HAZARD AS SHOWN ON F.I.R.M. PANEL 35049C0506D.

REFERENCE DOCUMENTS:

1. ALL PLATS AND DOCUMENTS NOTED ON STEWART TITLE GUARANTY COMPANY POLICY No. 9701-1997441, DATED MARCH 9th, 2007.
2. ALL PLATS AND DOCUMENTS NOTED HEREON.

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 8 day of July, 2008 A.D. at 10:16 o'clock A M., and was duly recorded in book 485 page(s) 048 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

COUNTY CLERK — STATE OF NEW MEXICO — COUNTY OF SANTA FE

SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS

LAND USE ADMINISTRATOR — DATE: 7 July 2008

RURAL ADDRESSING — 6-30-08

08-3046
COUNTY DEVELOPMENT PERMIT NO.

MAINTENANCE OF ACCESS ROADS AND UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE LAND OWNER/USER UNLESS CURRENTLY MAINTAINED BY THE SANTA FE COUNTY PUBLIC WORKS. (OR THE CITY OF SANTA FE, OR N.M.D.O.T.)

THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS.

EXISTING NATURAL DRAINAGE WAYS WILL NOT BE MODIFIED OR IMPEDED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR OR COUNTY LAND USE ADMINISTRATOR OR COUNTY HYDROLOGIST. DEVELOPMENT SHALL NOT IMPEDE HISTORIC FLOW RATES OR PATTERNS TO OR FROM THESE LOTS.

THE LANDS SHOWN HEREON LIE WITHIN THE PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE.

SANTA FE COUNTY'S APPROVAL OF THIS SURVEY PLAT DOES NOT INCLUDE THE CONSTRUCTION OF THE PRIVATE EASEMENT(S) OR ROAD(S) AS SHOWN. PRIOR TO THE CONSTRUCTION OF SAID PRIVATE EASEMENT(S) OR ROAD(S), IT IS REQUIRED THAT AN ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND THEN APPROVED BY THE SANTA FE COUNTY LAND USE ADMINISTRATOR.

THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.

SOILS RATING: PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOILS RATING ON THIS PROPERTY IS DESIGNATED AS BEING MODERATE-SEVERE REGARDING LIMITATIONS TO SEPTIC TANKS. POTENTIAL BUYERS/SELLERS OF THIS PROPERTY SHOULD INQUIRE WITH THE NEW MEXICO ENVIRONMENTAL DEPARTMENT WHETHER THESE SOILS ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.

ALL DEVELOPMENT SHALL OCCUR WITHIN BUILDABLE AREAS AS PER THE SANTA FE COUNTY LAND DEVELOPMENT CODE.

NEW DRIVEWAY/ROAD ACCESS FROM EAST FRONTAGE ROAD IS SUBJECT TO APPROVAL BY N.M.DOT. THE DIRECTOR SHALL APPROVE THE LOCATION AND INSTALLATION OF A CULVERT AS PERMITTED BY SANTA FE COUNTY PRIOR TO ISSUING A PERMIT FOR CONSTRUCTION.

THE PARCELS AS PLATTED HEREON ARE SUBJECT TO SECTION 12.1 OF THE EZO TERRAIN MANAGEMENT REGULATIONS AT THE TIME OF DEVELOPMENT.

WATER SUPPLY ON THESE TRACTS IS GOVERNED BY THE EZO, SECTION 10.1.A.

ALL DEVELOPMENT SHALL OCCUR WITHIN BUILDABLE AREAS AS PER THE SANTA FE COUNTY LAND DEVELOPMENT CODE.

THESE LOTS ARE SUBJECT TO A 30% OPEN SPACE REQUIREMENT. NO DEVELOPMENT MAY OCCUR WITHIN THE DESIGNATED OPEN SPACE.

SPECIAL NOTES AND BUILDING PERMIT CONDITIONS
THE FIRE AFFIDAVIT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK AS DOCUMENT # 1515135

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

SURVEY PLAT PREPARED FOR
BEAVER MOTORS, LLC.
SHOWING
CONSOLIDATION OF LOTS 2, 3 AND 4
ALL AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 170 PAGE 035.
LYING WITHIN SECTION 18, T16N, R9E, NMPM SANTA FE COUNTY, N.M.

PURPOSE: "THIS PLAT IS TO CONSOLIDATE 3 LOTS INTO ONE"
UPC 1-049-094-024-136



SCALE 1"=80' FEET
80' 0 80'

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M. 505-471-6660

FILE# 8233 DATE: 5/30/08

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

EARLY NEIGHBORHOOD MEETING NOTES

Project Name:	Bungalows on Cerrillos
Project Location:	27794 W I-25 Frontage Rd, Santa Fe, NM 87507 (former Beaver Toyota Site)
Project Description:	Development Plan Amendment for Development Plan with Summary Plat/Lot Split for proposed 141-unit Apartment Complex with Setback and Slope Variances
Applicant:	Advanced Acquisitions LLC
Agent:	Orion West LLC
ENN Meeting Date:	September 14, 2023 – Second ENN
ENN Location:	Via Zoom
Application Type:	Development Plan Application
Land Use Planner:	Dan Esquibel
Attendance:	**City of Santa Fe:** Dan Esquibel, Maggie Moore **Developer Team:** Brian Nenninger (Agent), Maureen Mestas (Agent), Jeremy Hall, Ryan Griego, Karl Sommer **Neighborhood/Public:** 3 attendees. All three neighbors were sharing a zoom together – Two neighbors who identified themselves: Scott Chapman and Susan Cave.

Notes/Comments:

September 14, 2023/ 5:30 – 6:33 pm Meeting

The meeting started about 18 minutes late while Brian Nenninger assisted one neighbor who called in expressing, they were running behind and trying to log in. After the neighbor, Scott Chapman, successfully logged into Zoom meeting it could be seen there were two other neighbors with him – one being Dr. Susan Cave. Brian then introduced Maggie Moore and Dan Esquibel. Maggie gave a brief introduction around the ENN process and purpose.

Brian Nenninger then introduced Jeremy Hall, Director of New Development for the Cavan Company who is developing the project under the affiliate Advanced Acquisitions.

Brian Nenninger informed the group that this second ENN is for the purposes of noticing a Development Plan Amendment and request for a set back and slope variance. Highlights Brian shared during the presentation included:

- The Development Plan amendment is being submitted to increase the proposed Development Plan unit count from 139 to 141 for lease units.
- The project is requesting a variance from 14-8.2 (D)(2)(b) Terrain and Stormwater Management, 30% slope requirement. Approximately 4,800 square feet out of a 19-acre parcel is natural slope that is greater than 30%. Much of the site has been previously graded/disturbed. This variance of up to 5,020 square feet was previously granted by the City of Santa Fe for the Beaver Toyota Project in February of 2014.
- The project is requesting a variance from 14-5.5 (B)(4)(iii) CRHC Cerrillos Road Highway Protection District, 45-foot setback requirement at Cerrillos Road. 35 – 37.5' vs. 45'. A variance was previously granted by the City of Santa Fe for the Beaver Toyota Project to allow a 25' setback in February of 2014.
- W I-25 Frontage Road to be extended and relocated with a roundabout added to improve the flow and circumstance around traffic at the Cerrillos intersection.
- The city of Santa Fe and NMDOT have approved the redesigned intersection.

Brian opened the ENN for questions from the neighbors. The following is a summary of questions and feedback two of the three attending neighbors offered:

1. One neighbor was concerned about the size of roundabout so it will accommodate the larger tractor trailer traffic. Brian confirmed the roundabout size and design was modified to handle not only a tractor trailer but tractor trailer being pulled by a tractor tow rig.
2. Neighbors were concerned about more traffic and the difficulty in getting off Mutt Nelson onto the W I-25 Feeder Road. Concerned there will be more car wrecks including fatalities in the area.
3. Want to keep the "free rights off Cerrillos Road onto the Frontage Road.
4. Too many apartments are going up in the City of Santa Fe. Brian commented on the low vacancy rate and housing shortage/need in the city.
5. Developers just want to make money, and City officials are bought off.
6. Maggie asked about improvements to the Cerrillos/Frontage Road intersection and Brian responded that signal light upgrades along with two left hand turns are to be added from the frontage road turning left/North onto Cerrillos.
7. Brian confirmed that the NMDOT has approved the intersection design and the City of Santa Fe staff have indicated the design meets the City of Santa Fe requirements. However, the project is still subject to the Planning Commission approval.
8. Apartments are filling up with drug addicts. Brian indicated this project was market rate and is designed to look and feel like a single-family residential community even though it is for lease.
9. Neighbors attending indicated they lived off Mutt Nelson.
10. No concerns were raised about the Variance Requests.

LOT 2
ENTRADA CONTENTA
(12/30/2016, B12-10)

224.1'

MH #1
RIM=6375.54

RIM=6393.95

88'

88 ft.

35'

45'

NMDOT
RIGHT OF WAY
(In green)

CERRILLOS RD

107'

107 ft.

203'

203 ft.

45' Setback Line

35' Setback Line

Property Line

NEW I-25 FRONTAGE RD

LOT 1, LANDS OF McCASLAND
ENTERPRISES, INC
(05/15/2020, B62-24)

6387.74

6404.24

N

50 25 0 25 50

SCALE: 1"=50'

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 12-07-23 RONALD R. BOHANNAN P.E. #7868	BUNGALOWS ON CERRILLOS 27794 W I-25 FRONTAGE RD, SANTA FE CERRILLOS RD SETBACK EXHIBIT TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY RMG DATE 12/07/2023 SHEET # E1 JOB # 2022025

CAVAN MULTI-FAMILY DEVELOPMENT

TRAFFIC IMPACT ANALYSIS

FINAL SUBMITTAL

JULY 13, 2023



Prepared For:

ADVANCED ACQUISITIONS, LLC
15300 N. 90TH STREET. SUITE 200
SCOTTSDALE, AZ 85260

Prepared By:

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

CAVAN MULTI-FAMILY DEVELOPMENT
SANTA FE, NEW MEXICO
TRAFFIC IMPACT ANALYSIS

JULY 13, 2023

FINAL SUBMITTAL

Prepared by:

BOHANNAN HUSTON, INC.
7500 JEFFERSON ST NE
COURTYARD TWO
ALBUQUERQUE, NM 87109

Prepared for:

ADVANCED ACQUISITIONS, LLC
15300 N. 90TH STREET. SUITE 200
SCOTTSDALE, AZ 85260

PREPARED BY:



7/13/2023

CARL VERMILLION, P.E. **JULY 13, 2023**

CAVAN MULTI-FAMILY DEVELOPMENT
SANTA FE, NEW MEXICO
TRAFFIC IMPACT ANALYSIS

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I. INTRODUCTION AND SUMMARY

Advanced Acquisitions LLC is proposing to develop a 134-unit multi-family housing development west of the intersection of Cerrillos Road (NM 14) and I-25 West Frontage Road and Beckner Road in Santa Fe, New Mexico.

A. STUDY PURPOSE

The purpose of the traffic study is to determine the impacts of the proposed improvements on the surrounding roadway network, and to recommend any mitigation measures that may be necessary to support the new development.

B. EXECUTIVE SUMMARY

1. SITE LOCATION AND STUDY AREA

The site is located north of the I-25 and NM 14 interchange in Santa Fe, New Mexico. A vicinity map and site plan are shown in Figure 1. The site will consist of 134 multi-family attached housing dwellings.

The study area consists of the following existing intersections:

- Cerrillos Road (NM 14) and Beckner Road/I-25 W Frontage Road (existing signalized intersection)
- Paseo del Sol and Herrera Drive (existing roundabout)
- I-25 W Frontage Road and Mutt Nelson Road (existing unsignalized intersection)
- Cerrillos Road (NM 14) and Herrera Drive (existing signalized intersection)

The site development plan is proposing two new access points into the site:

- Proposed Roundabout at the Southwest corner of development (future roundabout) – this will modify and realign the existing frontage road.
- Proposed right-in, right-out access from Cerrillos into the site (future access)

The intersection evaluations include analysis for the AM and PM peak hours for the following traffic conditions:

- Existing traffic (2022)
- 2026 Completion Year without proposed development (2026 No Build)
- 2026 Completion Year with buildout of the site (2026 Build)
- 2036 Horizon Year without buildout of the site (2036 No Build)
- 2036 Horizon Year with buildout of the site (2036 Build)

- 2036 Horizon Year with SFMPO Model connection without buildout of the site (2036 No Build - Connection)
- 2036 Horizon Year with SFMPO Model connection with buildout of the site (2036 Build - Connection)

2. PRINCIPAL FINDINGS

The traffic analysis shows that under 2022 Existing conditions, unsignalized intersections will operate at acceptable levels of service with no movements operating worse than LOS C. All signalized intersections operate with overall acceptable LOS in the existing conditions although several movements at each intersection are not acceptable for both AM and PM peak hours.

The intersection of Cerrillos (NM 14) and Herrera operates at an overall LOS B in both AM and PM peak hours. The intersection includes movements of LOS E for the eastbound left, westbound left, and westbound through movements in the AM peak hour. In the PM peak hour the eastbound left, eastbound through, westbound left, and westbound through movements are LOS E.

The intersection of Cerrillos (NM 14) and Beckner operates at overall LOS C in the AM peak hour and LOS B in the PM peak hour. The eastbound left movement is LOS F in both the AM and PM peak hours. The eastbound through, westbound through, and westbound right experiences LOS E in both AM and PM peak hours. These movements are mainly due to the signal coordination of Cerrillos road and could be adjusted by updating signal timing plans. Coordination with the City of Santa Fe and NMDOT would be required to make any adjustments to existing signal timing.

Within the 2026 build scenario, the signalized intersection of Cerrillos (NM 14) and Herrera operates at an overall acceptable LOS B in the AM peak hour and LOS C in the PM peak hour. The eastbound left, westbound left, and westbound through movements will experience LOS E in both the AM and PM peak hours. This may be mitigated by signal timing adjustments although these should be coordinated with the City of Santa Fe and NMDOT prior to any work being completed.

The preferred layout of the intersection of Cerrillos (NM 14) and Beckner retains the free right turn lanes that are present at the intersection today due to capacity issues in the horizon year analysis. With the free right movements southbound and eastbound retained, the intersection operates at an overall acceptable LOS D in the AM peak hour and LOS C in the PM peak hour. The eastbound left turning movement will operate at LOS F in both peak

hours and the eastbound through movement will operate at LOS E in both peak hours. The volume to capacity ratio for the eastbound left will be above 1 which indicates that the intersection will be overcapacity and not be able to accommodate all the traffic in the given phase timing.

In response to the eastbound left turn movement, an analysis was completed with dual eastbound left turn lanes. In this analysis, the eastbound left movements improved to LOS D in both peak hours. The worst movement volume to capacity remains under 1 which indicates that the intersection will operate appropriately for the volume of traffic the intersection receives.

The south roundabout requested by the development to provide access at the southwest corner of the development will operate at acceptable conditions with a one lane approach at each leg.

In the 2036 Horizon Year build scenario, the intersection of NM 14 (Cerrillos) and Beckner continues to operate acceptably with the inclusion of dual eastbound lefts and the retention of the free right turn movements southbound and eastbound. The overall intersection will be a LOS C in both the AM and PM peak hours. The eastbound left movements improve to LOS D in both peak hours due to the dual left turn lanes, but the eastbound through movement will remain LOS E in the AM and PM peak hours. The westbound left movement will remain at LOS E in the PM peak hour. The worst movement volume to capacity remains under 1 which indicates that the intersection will operate appropriately for the volume of traffic entering the intersection.

Implementing the Santa Fe MPO model connection by the 2036 Horizon Year will see the intersection of NM 14 (Cerrillos) and Beckner change significantly. With the retention of the free right turn lanes and the implementation of the eastbound dual left turn lanes, the intersection will result in the overall LOS D in the AM peak hour and LOS C in the PM peak hour. The northbound right movement will operate at LOS E in the AM peak hour and the northbound left will operate at LOS F in the PM peak hour. The volume to capacity ratio for the northbound left will be greater than 1 indicating this movement will be overcapacity and not be able to accommodate all the traffic in the given phase timing.

Adding an additional northbound left turning lane to this analysis results in the intersection operating at an overall LOS C in both the AM and PM peak hours. The only movement that remains an LOS E is the northbound right movement. All movements will retain a volume to capacity ratio of less than 1 indicating this will operate acceptably.

The south roundabout requested as part of this development to provide access at the southwest corner of the development operates at acceptable conditions into the horizon build scenario with a one lane approach at each leg. If a dual lane roundabout is desired at this location the NMDOT and the City of Santa Fe should be in agreement prior to the implementation.

3. RECOMMENDATIONS

- The developer is requesting a roundabout be built at the southwest corner of the new development. Our analysis shows that this roundabout can operate at acceptable LOS as a 1 lane roundabout with 1 lane minimum on each of the approaches. If a dual lane roundabout is desired by the developer at this location, the NMDOT and City of Santa Fe should be in agreement prior to the implementation.
- The analysis indicates the Southbound and Eastbound free right configuration provides a better level of service for these movements. NMDOT Traffic technical support may require the design to remove the free right turns and construct a right turn lane adjacent to the through lane to improve bicycle and pedestrian safety at the intersection. If the existing free right configuration is maintained, it is recommended that the eastbound lane configurations include two dedicated left turn lanes, one dedicated through lane, and one right turn lane prior to the 2026 build year.
- If the connection of the West Frontage Road and Herrera occurs, implementation of dual eastbound right movements with a signal overlap phase will be needed at Cerrillos (NM 14) and Beckner by the 2036 horizon year. An additional northbound left turning lane will also be needed prior to the 2036 horizon year if this connection is made. These recommendations are only applicable if the connection between the Frontage Road and Herrera is made.
- Deceleration lane into the site development for the East Driveway on Cerrillos Road (NM 14) should be built as part of the development. The deceleration lane length of 370 feet, and an additional taper of 150 feet, according to the State Access Management Manual (SAMM) criteria, totaling 520 feet recommended.
- Southbound deceleration lane into the West Frontage Road at Cerrillos Road (NM 14) should be retained as part of the development. The deceleration lane length of 370 feet minimum, and an additional taper of 150 feet should be verified, according to the State Access Management Manual (SAMM) criteria, totaling 520 feet recommended.

- Changes to the east leg of the intersection of Cerrillos (NM 14) and Beckner will be needed to address alignment issues that may arise as other improvements are completed.



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SITE TRAFFIC ANALYSIS

FIGURE 1
VICINITY MAP

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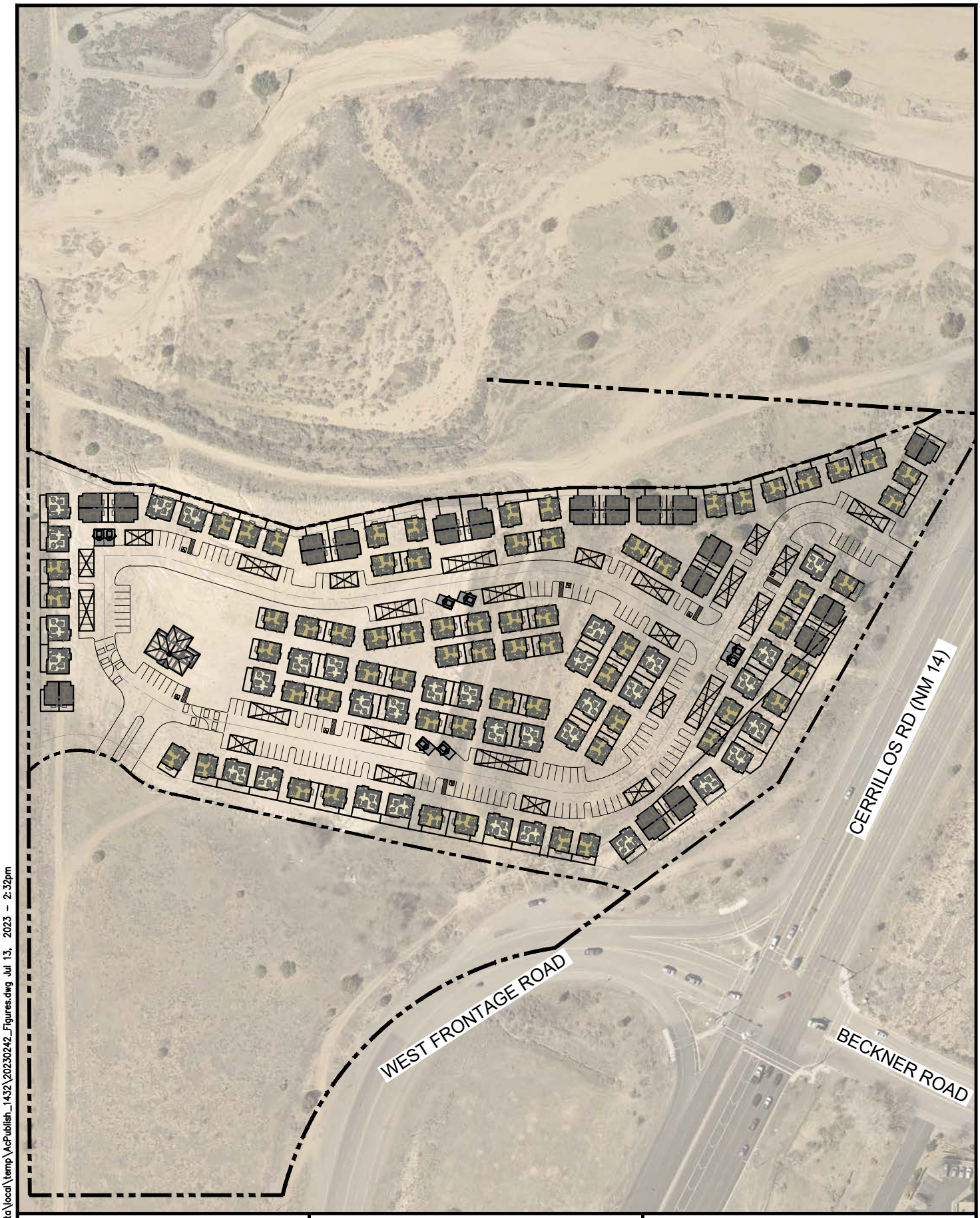

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SITE TRAFFIC ANALYSIS

FIGURE 2
SITE PLAN

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II. PROPOSED DEVELOPMENT

A. LAND USE AND INTENSITY

The proposed development will be 134 single family detached housing units. See the vicinity map in and the site plan in Figure 2.

The surrounding area to the west includes primarily residential development, while the area to the east of NM 14 includes residential and commercial developments. To the north of the development is primarily commercial developments.

B. DEVELOPMENT PHASING AND TIMING

The project is expected to be developed by 2026. The NMDOT requires a 10-year horizon analysis for future roadway circulation and serviceability. An additional analysis for the 2036 horizon year was completed to assess a new connection between the West Frontage Road and Herrera Drive. This connection is included in the SFMPO metropolitan transportation plan as a future road extension that may be studied in the future. As a conservative approach and to capture all possible traffic connections, this traffic impact analysis will include looking at this development with and without this connection in the horizon year to assess the long-term contributions of this connection.

III. STUDY AREA CONDITIONS

A. STUDY AREA

The study area lies west of the intersection of Cerrillos Road (NM 14) and I-25 West Frontage Road and Beckner Road. The development will lie south of the existing Arroyo de los Chamisos, which is south of Herrera Drive, and north of I-25 W Frontage Road.

B. SITE ACCESSIBILITY

The developer is requesting to realign the I-25 West Frontage Road and install an access point via a new roundabout intersection as shown in Figure 4. A new right-in, right-out driveway on Cerrillos Road will provide a second access to the site which is required for emergency response. The majority of traffic will be traveling along NM 14 (Cerrillos Road) or departing from the interchange of I-25.

Additionally, the site will be near several multi-use paths that may be used by both pedestrians and bicyclists. Also, bike lanes on various roadways surrounding the

development site. All these multimodal opportunities may be used to access various parts of Santa Fe.

The Arroyo Chamiso Trail runs along the Arroyo de los Chamisos just to the north of the proposed development. The path exists to the east of NM 14 as various segments of the trail but does not have a connection to the west of NM 14 yet. Ultimately this trail will be built out in the future to connections with the Arroyo Chamiso Trail connecting to the SWAN park and the existing Tierra Contenta trail creating a complete trail system.

The Arroyo Hondo Trail which is located south of the I-25 interchange has access that begins at Rancho Viejo Boulevard, as well as a trail that connects the area south of I-25 to the area north of I-25 with underpasses of I-25. Rancho Viejo Boulevard is designated as a shared-higher traffic/speed roadway and NM 14 is designated as a bike lane/shoulder on the 2021 Santa Fe Bikeways and Trails Map.

The Santa Fe Trails bus system services parts of Santa Fe. Bus route 22 travels north and south on NM 14 in the project area, but the nearest stop is at Herrera and NM 14. As development occurs in this area of Santa Fe, coordination with the Santa Fe Trails bus system should occur to discuss the possibility of adding additional bus stops along this route.

C. DATA SOURCES

The data used in this report consist of the traffic counts described below, aerial photography and mapping from Google Earth®, and information provided by IDAX Data Traffic Counts, and the City of Santa Fe.

D. EXISTING SIGNAL SYSTEMS

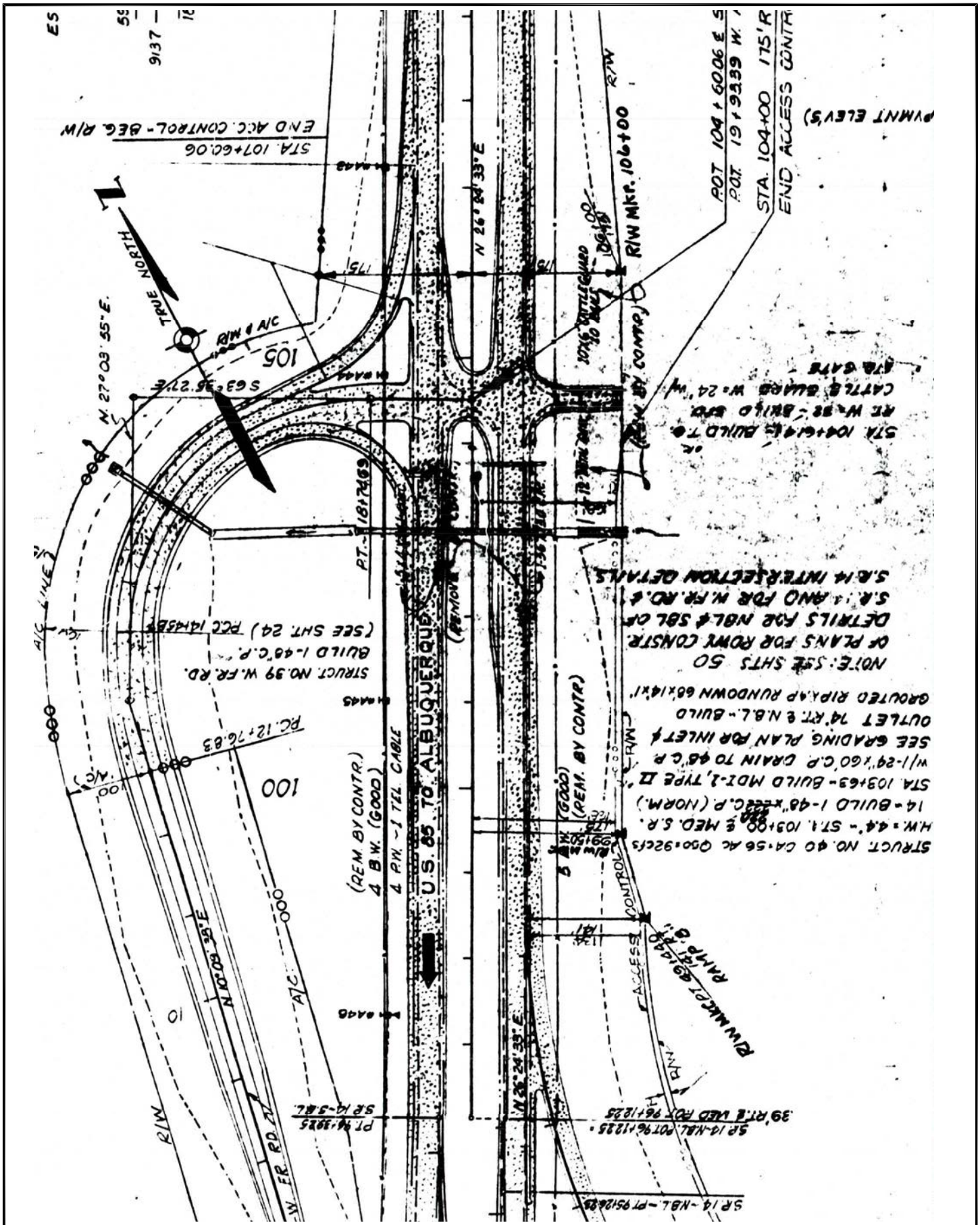
Traffic Signal timing sheets included in Appendix A indicate the Cerrillos Road corridor has a coordinated signal system in the project area that is coordinated throughout the day, operating with a 125-second background cycle length during both the AM and PM peak periods. This coordinated system puts priority on the North and South movements to maximize traffic flow along Cerrillos. The intersections on Cerrillos have been analyzed as a coordinated system with applicable offsets for signals.

E. ACCESS CONTROL REQUIREMENTS

A portion of the west frontage road is currently access controlled and the proposed modifications will require submission to the access control committee at the NMDOT. Figure 3 is from an NMDOT as-built plan sheet and shows the existing right-of-way and access

control limits. The existing access control line crosses West Frontage Road at the point of curvature of the roadway and extends north of the intersection on the west side of Cerrillos. This access control includes the west leg of the existing intersection around the horizontal curve as shown. The proposed project improvements will modify the alignment of the west frontage road and will therefore require a change in the access control line. The proposed improvements will construct a roundabout located approximately 800 feet west of Cerrillos Road that will provide access to the proposed development and could easily be extended in the future to make a connection to Herrera. The proposed access control boundaries are shown in Figure 4. This will follow Cerrillos road and turn west to include a portion of the new West Frontage Road alignment.

The two full plan sheets of the as-builts that show the existing right-of-way and access control boundaries are also provided in Appendix J.



Bohannan Huston www.bhinc.com 800.877.5332	CAVAN MULTI-FAMILY SANTA FE, NEW MEXICO SITE TRAFFIC ANALYSIS	FIGURE 3 EXISTING ACCESS CONTROL LIMITS

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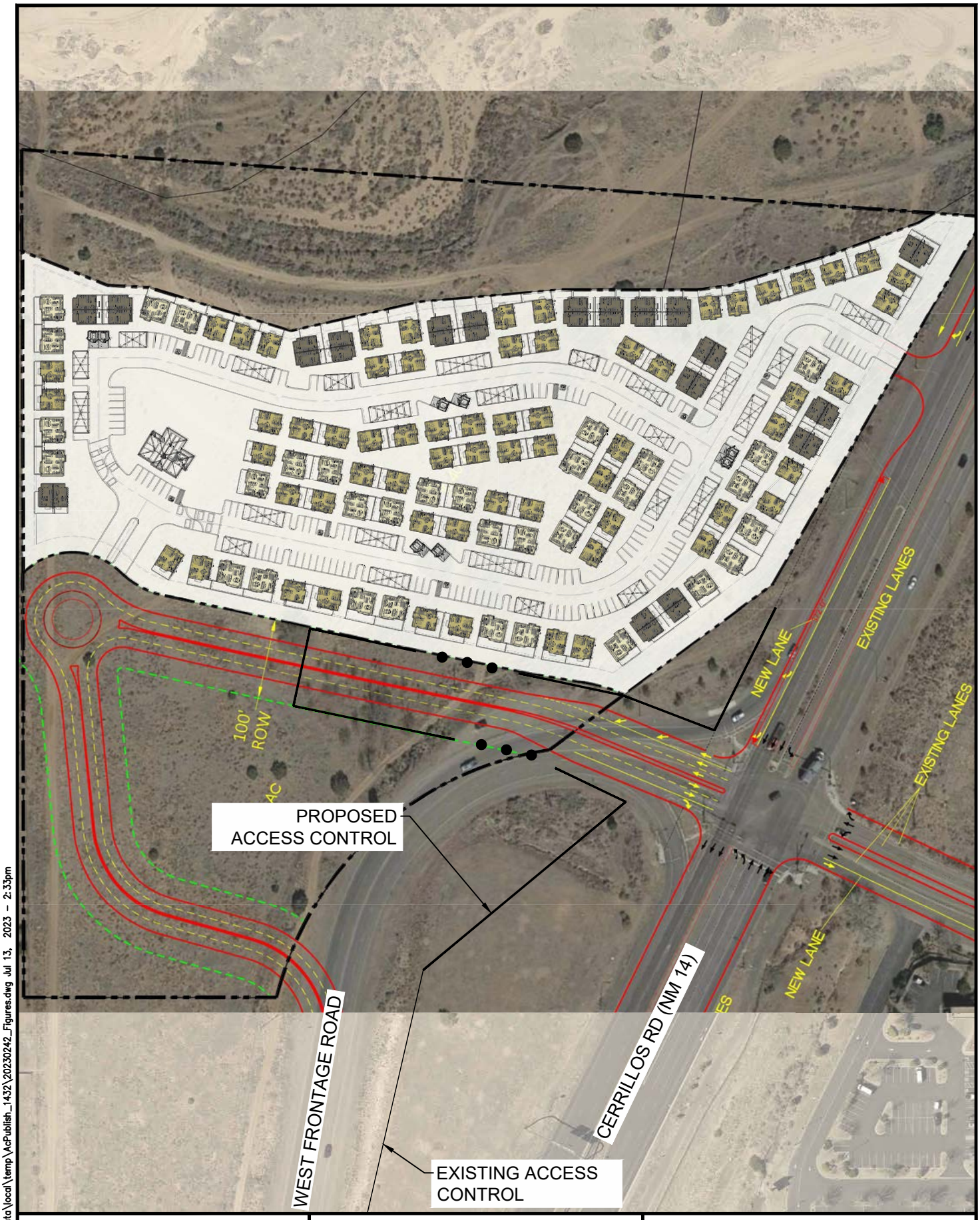

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Bohannan Huston www.bhinc.com 800.877.5332	**CAVAN MULTI-FAMILY** **SANTA FE, NEW MEXICO** **SITE TRAFFIC ANALYSIS**	**FIGURE 4** **PROPOSED ACCESS CONTROL LIMITS**

IV. ANALYSIS OF EXISTING CONDITIONS

A. BACKGROUND

1. ADJACENT ROADWAYS

Cerrillos Road (NM 14) is classified as a Principal Arterial by the Santa Fe Metropolitan Planning Organization (SFMPO). The posted speed limit is 45 miles per hour (MPH). Within the vicinity of the project site, Cerrillos road has two travel lanes southbound, and three travel lanes northbound, separated by a non-traversable median, and minor right-hand shoulders. According to data provided by the NMDOT Traffic Monitoring Bureau, in 2021, Cerrillos had an average annual daily traffic volume of 22,983 vehicles per day (vpd) in the vicinity of the site.

Paseo del Sol and Herrera are classified as a Major Collector by the Santa Fe Metropolitan Planning Organization (SFMPO). The posted speed limit is 25 and 35 miles per hour (MPH), respectively. Due to its location near Capital High School, the speed limit is reduced to 15 MPH during the high morning and afternoon commuting times. Within the vicinity of the project site, both roads have one lane in both directions, separated by a non-traversable median and a minor right-hand shoulder. According to data provided by the NMDOT Traffic Monitoring Bureau, in 2021, Herrera had an average annual daily traffic volume of 4,030 vehicles per day (vpd) in the vicinity of the site.

I-25 W Frontage Road is classified as a Major Collector by the Santa Fe Metropolitan Planning Organization (SFMPO). The posted speed limit is 45 miles per hour (MPH). Within the vicinity of the project site, Cerrillos road has two travel lanes in both directions. The NMDOT Traffic Monitoring Bureau does not collect average annual traffic data along this road within the vicinity of the site.

The West Frontage Road includes a horizontal curve near to the intersection of Cerrillos road in the project area. In order to make the intersection safer by improving the sight distance, the project team is proposing to reconstruct and realign the West Frontage Road to eliminate the horizontal curve and introduce a roundabout (see site plan for details on the proposed layout). These changes will eliminate the horizontal curve and replace it with a roundabout that is located 800 feet west of the Cerrillos intersection. This tangent will allow better queuing and better sight distance for traffic approaching the intersection from the west. It will require frontage road traffic to traverse through the newly constructed roundabout before they get to Cerrillos. A roundabout is proposed as a solution at the future

access point of the development and will require concurrence with the NMDOT since the West Frontage Road is inside access control limits. These items were discussed in more detail in Section III.E of this traffic impact study.

Wellness Way is not classified by the SFMPO, but given its connection to Herrera Drive, may be assumed to function as a Major Collector. Within the vicinity of the site, Wellness has two travel lanes in both directions, divided by a non-traversable median and right-hand shoulders. The NMDOT Traffic Monitoring Bureau does not collect average annual traffic data along this road within the vicinity of the site.

Beckner is not classified is not classified by the SFMPO but given its connection to I-25 W Frontage Road, may be assumed to function as a Major Collector. Within the vicinity of the site, Wellness has two travel lanes in both directions, divided by a non-traversable median and right-hand shoulders. The NMDOT Traffic Monitoring Bureau does not collect average annual traffic data along this road within the vicinity of the site.

2. ADJACENT LAND

The area near the site is primarily residential development to the west or vacant land. To the east of NM 14 includes residential and commercial developments. Background traffic has been included in this study from the Las Soleras Medical building, 5407 Beckner traffic study, 5201 Beckner traffic study, Cielo Apartments, Vista de la Sierra development, Village at Las Soleras, and Havenly Santa Fe. This background traffic was added to the existing counts as part of this TIA's future conditions.

B. EXISTING TRAFFIC CONDITIONS

2022 Traffic counts for the intersection analyzed in the study area were collected Thursday, September 19, 2022. Existing traffic counts are included in Appendix A. The 4-hour turning movement counts were collected from 7:00 AM to 9:00 AM, and in the afternoon, from 4:00 PM to 6:00 PM. These counts provide the AM and PM peak hour counts used in the analysis. These counts included lane utilization rates, right turn on red counts, saturation flow rates, percent arrivals on green, and true demand information. In addition, a queue analysis was conducted for 4 minutes out of each fifteen-minute period to determine queue levels at the signalized intersections included in this study.

Due to concerns over road closure on Beckner Road affecting vehicle trends at the time of traffic data collection, the turning movement counts for the intersection of Cerrillos (NM 14) & Beckner was substituted by data instead collected on May 19, 2022, for the neighboring Las Soleras Meridian Medical Office traffic study. This traffic count utilized the

peak 15-minute section and multiplied it by 4 for the worst-case hourly volume for the peak AM and PM traveling volumes. This traffic count information is also found in Appendix A.

C. EXISTING LEVELS OF SERVICE

1. VEHICULAR ANALYSIS

The *Highway Capacity Manual Sixth Edition* (HCM) defines Level of Service (LOS) for un-signalized intersections as follows:

Table 1 – LOS Definitions

Level of Service	Definition	Signalized (sec/veh)	Unsignalized (sec/veh)
A	Most vehicles do not stop.	<10	<10
B	Some vehicles stop.	>10 and <20	>10 and <15
C	Significant numbers of vehicles stop.	>20 and <35	>15 and <25
D	Many vehicles stop.	>35 and <55	>25 and <35
E	Limit of acceptable delay.	>55 and <80	>35 and <50
F	Unacceptable delay.	>80	>50

The City of Santa Fe and NMDOT has established LOS D as the generally acceptable level of service in urban areas and when intersections operate below this level, improvements are considered, where feasible.

The existing intersection traffic volumes as listed above were analyzed using McTrans Center's Highway Capacity Software (HCS 2023), which uses the intersection methodology and procedures from the Seventh Edition of the HCM. Individual intersection output for the existing conditions analysis is included in Appendix B.

The results are summarized in Table 2 and Table 3.

The analysis indicates the unsignalized intersections will operate at acceptable levels of service. No unsignalized movement operates worse than LOS C.

All signalized intersections operate with acceptable overall LOS in the existing conditions although several movements at each intersection are not acceptable for both AM and PM peak hours.

The intersection of Cerrillos (NM 14) and Herrera operates at an overall LOS B in both AM and PM peak hours. The intersection includes movements of LOS E for the eastbound left, westbound left, and westbound through movements in the AM peak hour. In the PM peak hour the eastbound left, eastbound through, westbound left, and westbound through movements are LOS E.

The intersection of Cerrillos (NM 14) and Beckner operates at overall LOS C in the AM peak hour and LOS B in the PM peak hour. This intersection also includes movements of LOS E and LOS F in both peak hours. The eastbound left movement is LOS F in both the AM and PM peak hours. The eastbound through, westbound through, and westbound right experiences LOS E in both AM and PM peak hours. These movements are mainly due to the signal coordination of Cerrillos road and could be adjusted by updating signal timing plans. Coordination with the City of Santa Fe and NMDOT would be required to make any adjustments to existing signal timing.

The unsignalized intersection of West Frontage Road and Mutt Nelson is operating at an overall acceptable LOS C in both AM and PM peak hours. The eastbound approach of this intersection also operates at LOS C in both AM and PM peak hours.

Table 2 – 2022 Existing Signalized Intersection Results

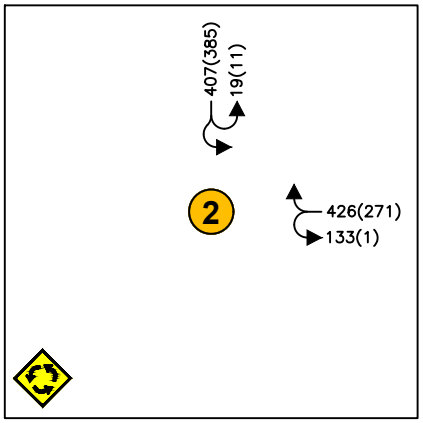
	2022 AM Peak			2022 PM Peak		
Intersection/Movement	**Delay**	**v/c**	**LOS**	**Delay**	**v/c**	**LOS**
Cerrillos (NM 14) & Herrera	15.3	0.795	B*	15.5	0.714	B*
NM 14 (Cerrillos) & Beckner	31.5	1.30	C**	17.2	0.980	B**

* - Individual movements at this intersection experience LOS E
** - Individual movements at this intersection experience LOS F

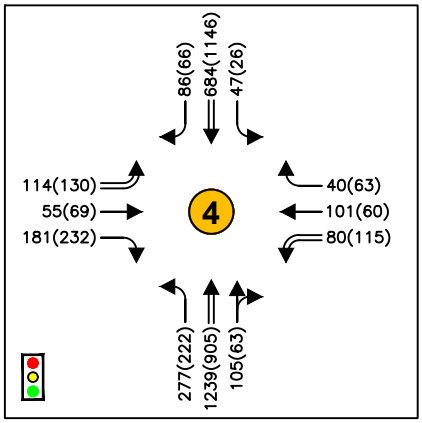
Table 3 – 2022 Existing Unsignalized Intersection Results

	2022 AM Peak				2022 PM Peak			
Intersection/Movement	**Delay**	**v/c**	**Queue* (ft)**	**LOS**	**Delay**	**v/c**	**Queue* (ft)**	**LOS**
West I-25 Frontage & Mutt Nelson	18.8	-	-	C	16.0	-	-	C
Eastbound Approach	18.8	0.45	75	C	16.0	0.22	25	C
Northbound Approach	7.9	0.01	0	A	8.4	0.02	25	A
Paseo del Sol & Herrera RAB	8.7	-	-	A	5.4	-	-	A
Westbound Right	8.7	0.55	100	A	4.8	0.25	50	A
Southbound Right	8.7	0.50	75	A	5.9	0.36	50	A

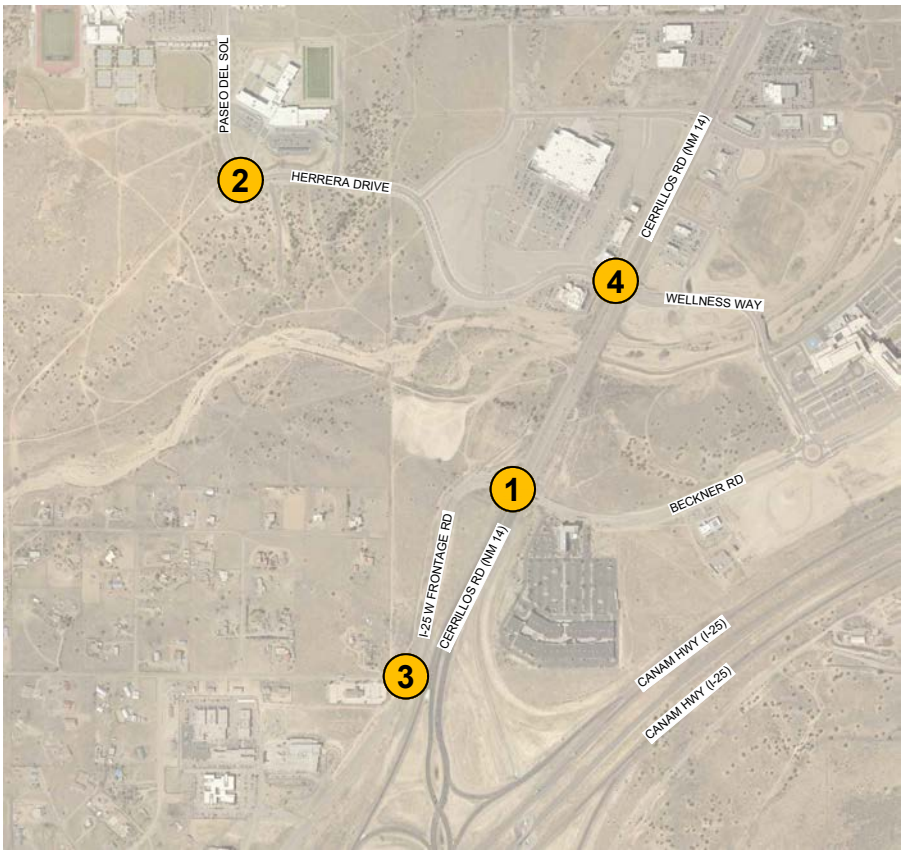
* – HCM 95th percentile queue rounded to next 25-foot increment

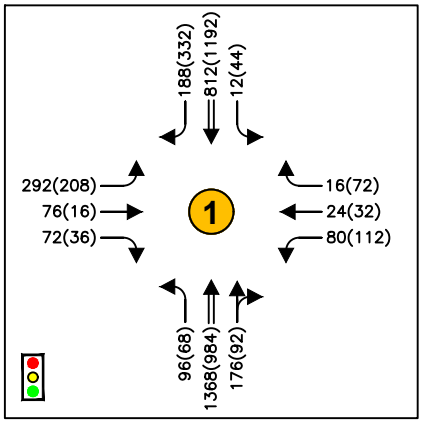


PASEO DEL SOL/HERRERA



CERRILLOS(NM14)/HERRERA/WELLNESS





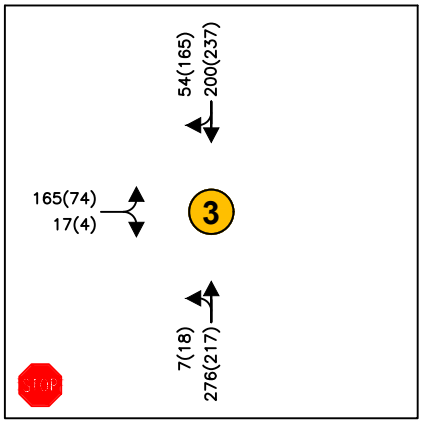
CERRILLOS(NM14)/BECKNER/W FRONTAGE

LEGEND

Thru Lanes (# as indicated)

Turning Lanes (# as indicated)

1234(1234) AM(PM) Traffic Counts



W FRONTAGE/MUTT NELSON

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FIGURE 5
2022 AM(PM) EXISTING
PEAK HOUR TRAFFIC VOLUMES

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V. PROJECTED TRAFFIC

A. SITE TRAFFIC FORECASTING

1. TRIP GENERATION

Generated trips are broken down into three types; 1) primary, 2) pass-by trips, and 3) diverted link. The Trip Generation report defines these trips as follows:

- **Primary Trips** – These trips are made for the specific purpose of visiting the generator. The stop at that generator is the primary reason for the trip. For example, a home to shopping to home combination of trips is a primary trip set.
- **Pass-by Trips** – These trips are made as intermediate stops on the way from an origin to a primary trip generation. Pass-by trips are attracted from the traffic passing the site on an adjacent street that contains direct access to the generator site. These trips do not require a diversion from another roadway. For example, stopping at the store on the way home from work is an example of a pass-by trip. No pass-by trips were assigned to this development.
- **Diverted Linked Trips –** These trips are attracted from the traffic volume on the roadway within the vicinity of the generator, but which require a diversion from that roadway to another roadway to gain access to the site. The roadways could include streets or freeways adjacent to the generator, but without access to the generator. For this study, the diverted link trips have been included in with the primary trips.

All trips to the site were considered primary trips.

The trip generation based on the 11th Edition of the Institute of Transportation engineer's (ITE) Trip Generation Manual is shown below in Table 4.

Table 4 – Trip Generation

Land Use	Size	Daily	AM Enter	AM Exit	PM Enter	PM Exit
Single Family Housing Detached ITE Code 210	134 DU's	1321	25	72	82	49

2. TRIP DISTRIBUTION AND ASSIGNMENT

The trip distribution was determined using a modified gravity model that considered a region-wide travel shed for employment trips. As the development is residential, standard traffic analysis assumes the trips in the peak hour to be primarily employment trips, so the destinations for the AM trips are employment locations, with the origins at the site. In the PM peak hour, the destination is the site, and the origins are the employment locations.

The gravity model uses the locations of employment, which are weighted by the number of jobs in the Subareas in the Santa Fe area as well as the Albuquerque Metropolitan area divided by their distance from the site. This means that employment locations closer to the site are considered more likely, with those farther away to be less likely, depending on how many jobs are in each subarea.

The gravity model utilized socioeconomic data obtained from the Santa Fe Metropolitan Planning Organization (SFMPO), which included population and employment estimates for each subarea within the Albuquerque Metropolitan Planning Area to develop the trip distribution.

The socioeconomic data for the year 2022 was estimated by interpolating between the 2015 and 2040 socioeconomic data available for SFMPO.

Spreadsheets showing the development of the trip distribution are included in Appendix C. The trip distribution percentages and assigned traffic volumes is shown in Figure 6 and Figure 7.

3. 2026 NO BUILD TRAFFIC PROJECTIONS

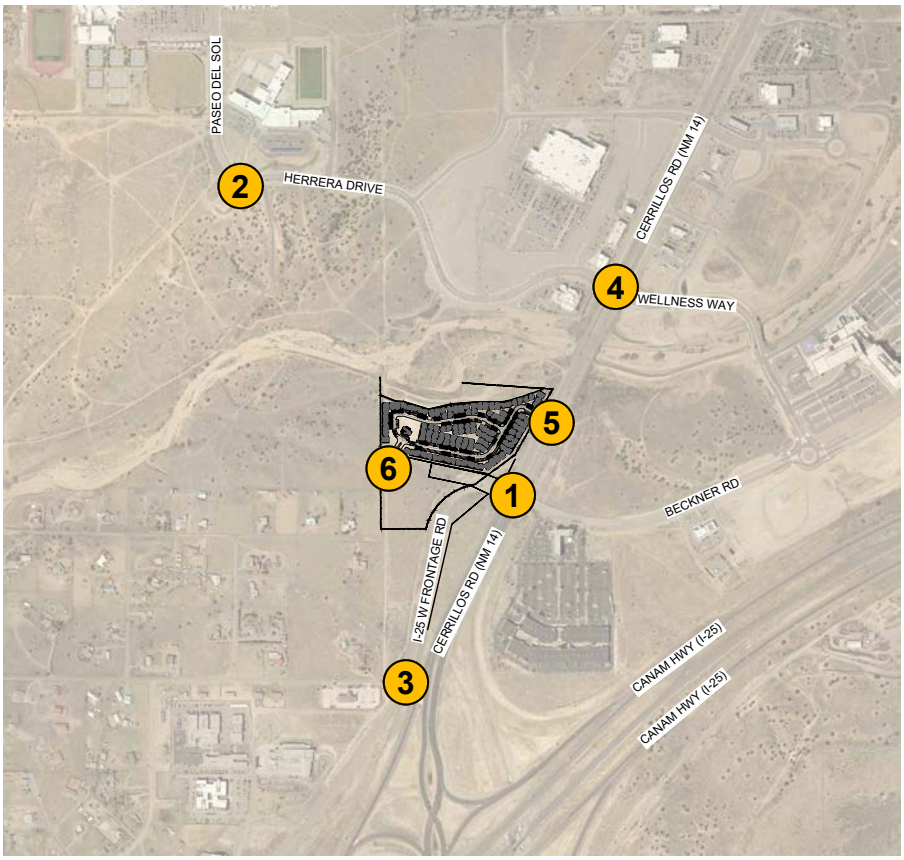
The NMDOT Transportation Data Management System (TIMS) historic traffic data along Cerrillos Road (NM 14) within the vicinity of the site shows a minimal growth rate outside of the influence of pandemic-era traffic trends. Analysis of this data presented a negative growth trend. For a conservative approach to match other TIA's that have been completed in the area, an annual growth rate of 1% was assumed.

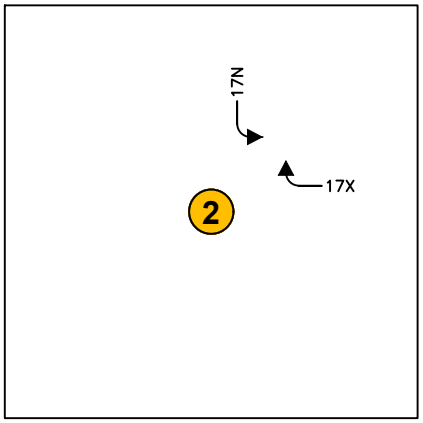
Spreadsheets showing the development of the growth rates is included in Appendix C. The No Build analysis assumed that the proposed project is not completed.

4. BACKGROUND TRAFFIC GROWTH FROM NEIGHBORING DEVELOPMENT

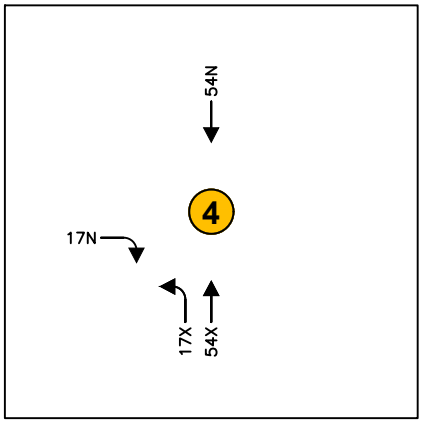
This area includes several TIA's and developments that have started construction that will be included in this traffic study. The development of the Las Soleras Meridian Medical Office Building, 5407 Beckner development, 5201 Beckner development, Cielo Apartment

complex, Village at Loas Soleras, and Havenly Santa Fe development all located east of Cavan Multi-Family Development, are expected to be completed by 2024 and contribute to the amount of traffic within this traffic study development's area. Consideration to the traffic influence on the Cavan development was accounted for in the development growth, and background traffic from the buildout of these developments were included in future year conditions of the traffic study by adding it on top of the annual background growth. The intersections which include the additional traffic are the intersections of Cerrillos (NM 14) and Herrera, as well as Cerrillos (NM 14) and Beckner.

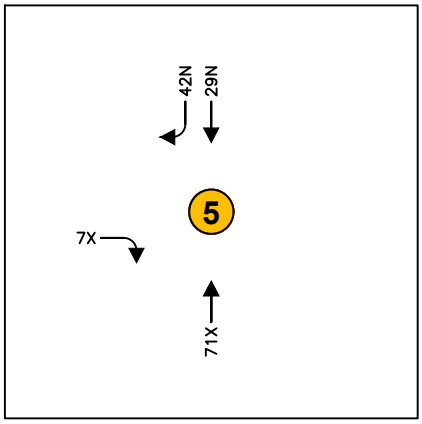




PASEO DEL SOL/HERRERA



CERRILLOS(NM14)/HERRERA/WELLNESS



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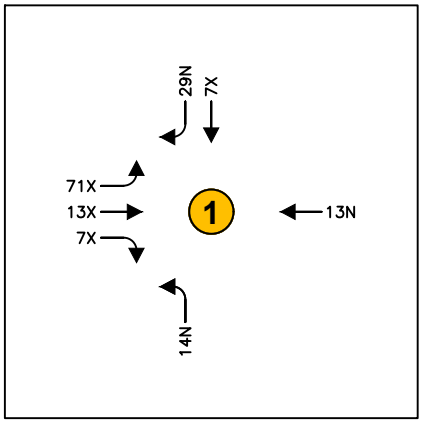

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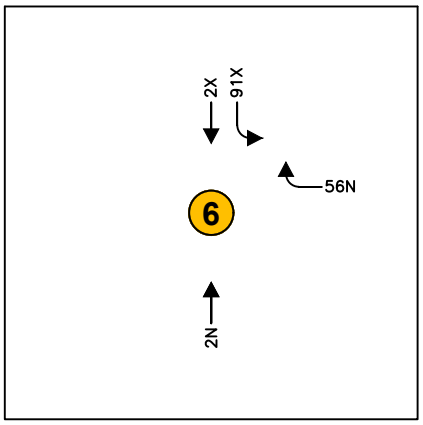
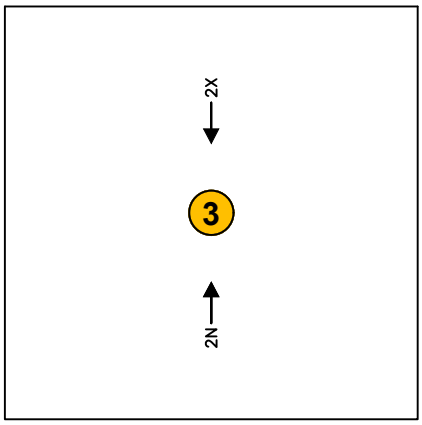


W FRONTAGE/SOUTH DRIVEWAY



W FRONTAGE/MUTT NELSON

LEGEND

- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- N — Entering
- X — Exiting

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FIGURE 6
RESIDENTIAL TRIP
DISTRIBUTION PERCENTAGES

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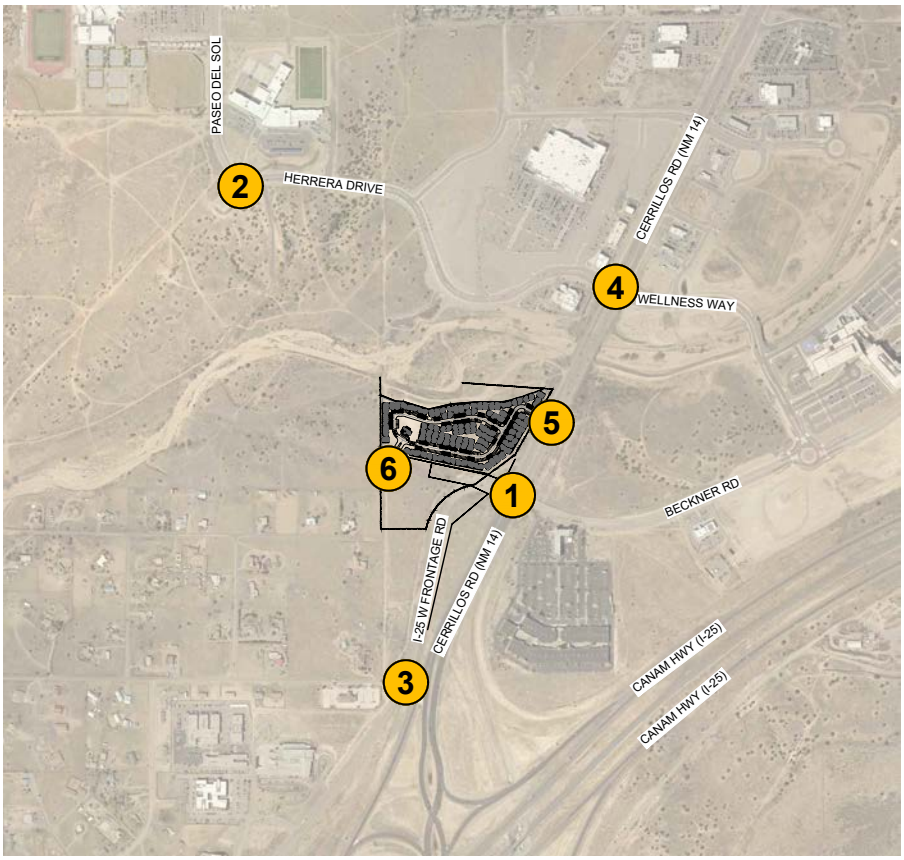

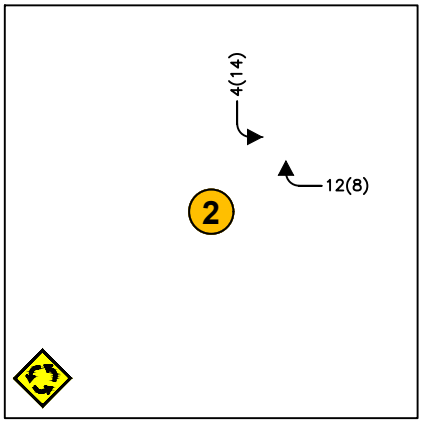

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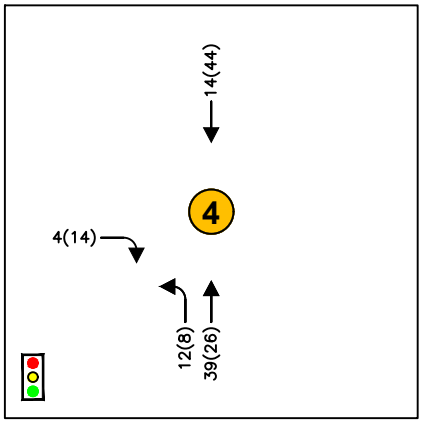

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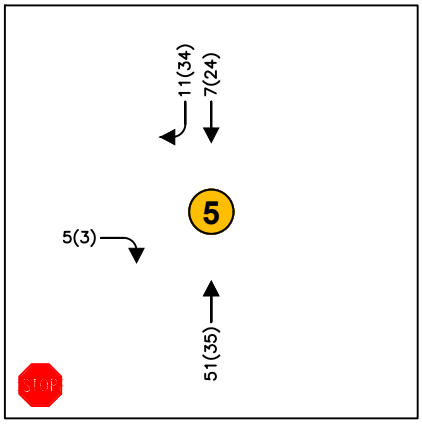
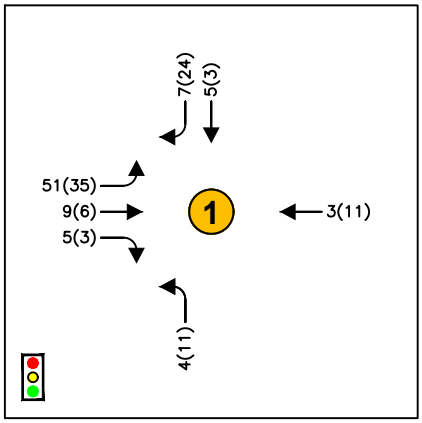
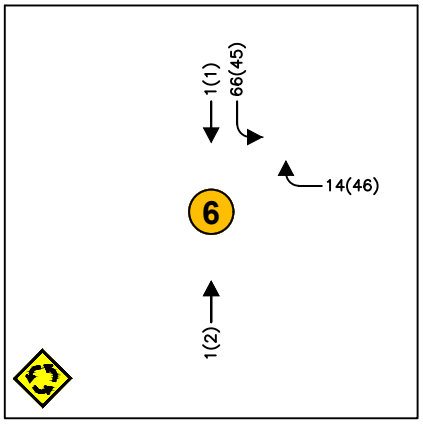


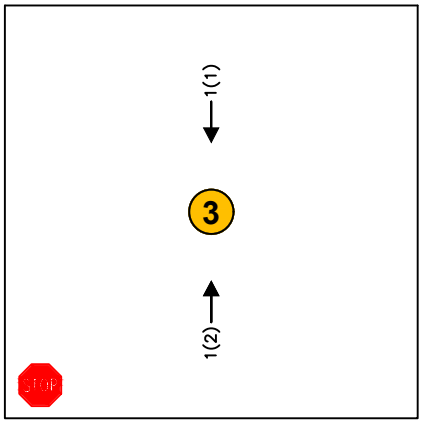
CERRILLOS(NM14)/EAST DRIVEWAY



CERRILLOS(NM14)/BECKNER/W FRONTAGE



W FRONTAGE/SOUTH DRIVEWAY



W FRONTAGE/MUTT NELSON

LEGEND

Thru Lanes (# as indicated)

Turning Lanes (# as indicated)

1234(1234) AM(PM) Trip Assignment Volumes

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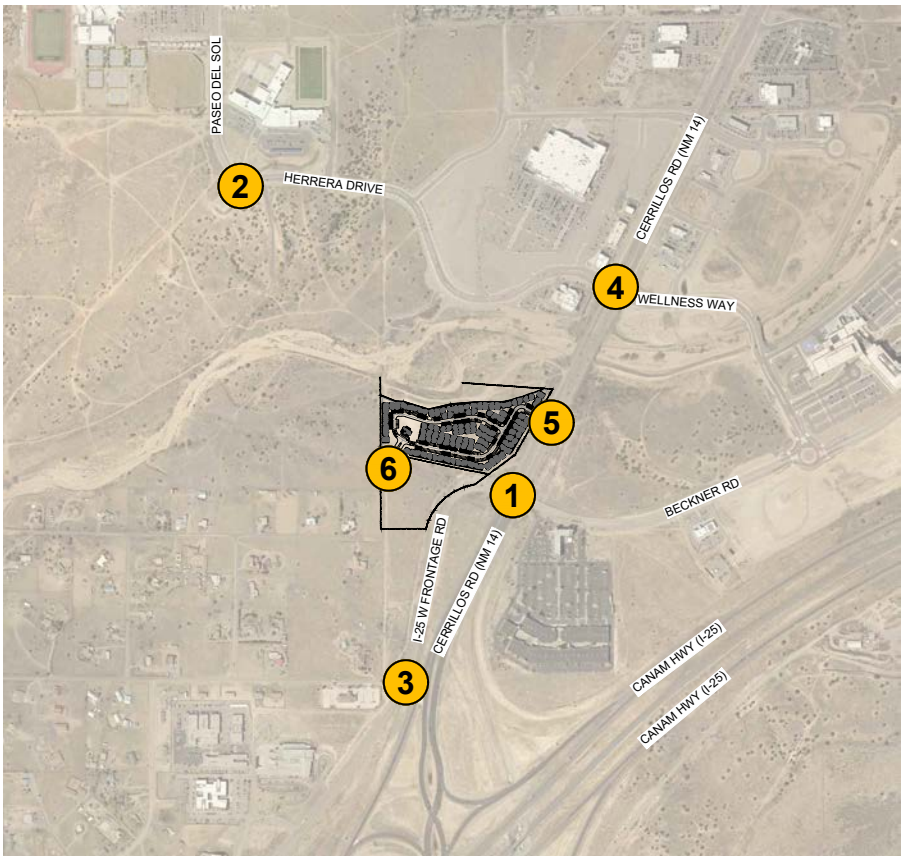
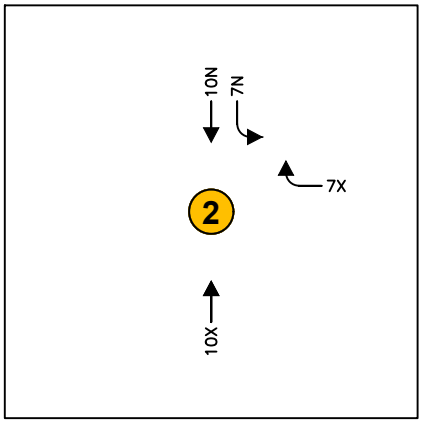
5. SANTA FE MPO MODEL ALTERNATIVE TRIP REDISTRIBUTION

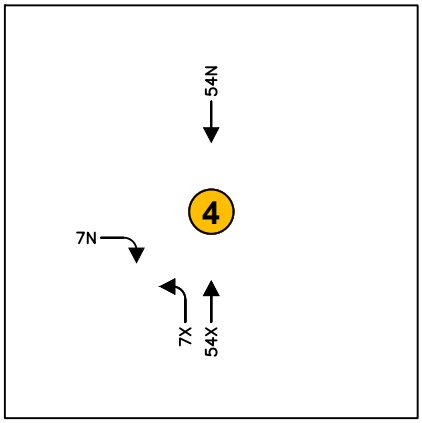
An additional analysis for the 2036 horizon year was completed to assess a potential connection between the West Frontage Road and Herrera Drive. This connection is included in the SFMPO metropolitan transportation plan as a future road extension that may be studied by the MPO and added as a regional transportation link in the future. This traffic impact analysis will include this connection in the horizon year to assess the long-term contributions of this connection. This connection was included into the SFMPO model to reflect changes in the network of roadways in the area. This reroute through the new connection accounted for a large percentage of vehicles that rerouted to utilize this new connection that are traveling from west of the site to downtown Santa Fe via I-25. The connection was also taken into account for the trip distribution stemming from the Cavan development, and percentages were redistributed according to the gravity model needs to utilize this new connection.

Spreadsheets showing the development of the trip distribution for this connection are also included in Appendix C. These modified percentages and volumes can be found in Figure 8 and Figure 9.

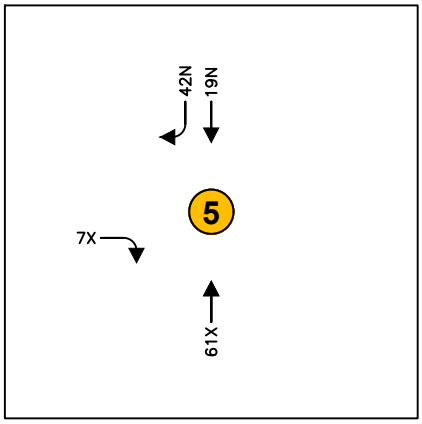




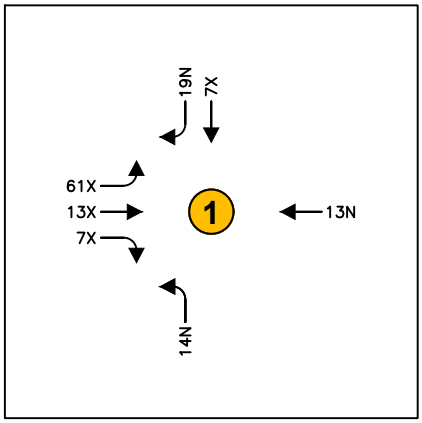
PASEO DEL SOL/HERRERA



CERRILLOS(NM14)/HERRERA/WELLNESS



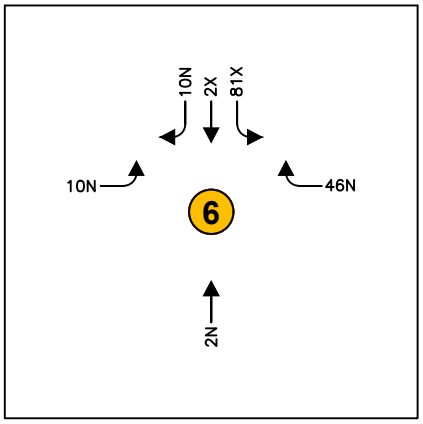
CERRILLOS(NM14)/EAST DRIVEWAY



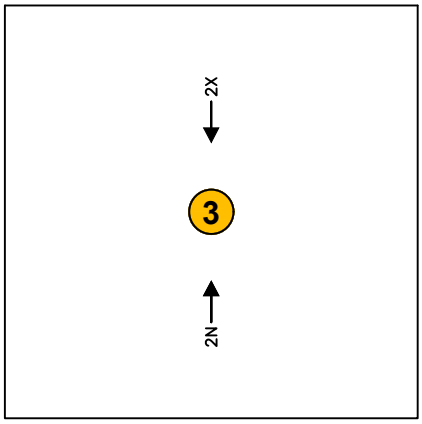
CERRILLOS(NM14)/BECKNER/W FRONTAGE

LEGEND

- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- N — Entering
- X — Exiting



W FRONTAGE/SOUTH DRIVEWAY



W FRONTAGE/MUTT NELSON

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FIGURE 8
SFMPO MODEL RESIDENTIAL
TRIP DISTRIBUTION PERCENTAGES

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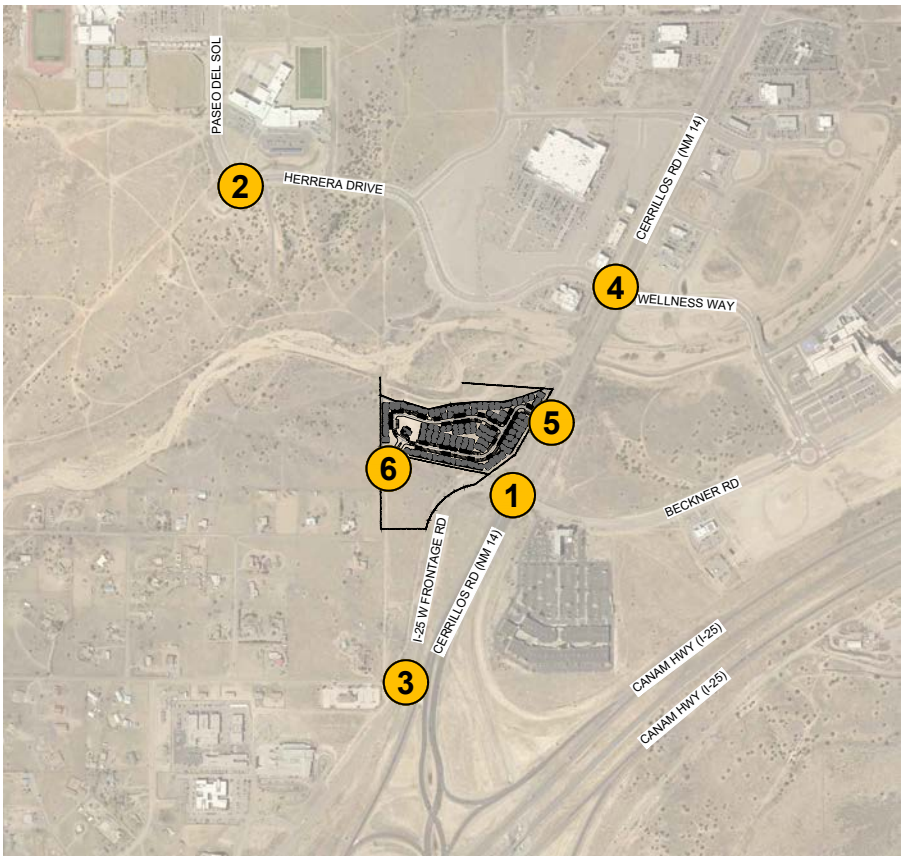
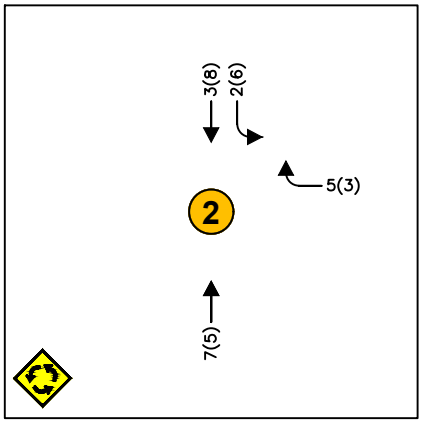
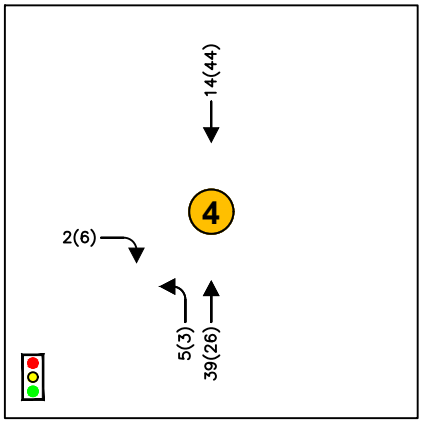




PASEO DEL SOL/HERRERA



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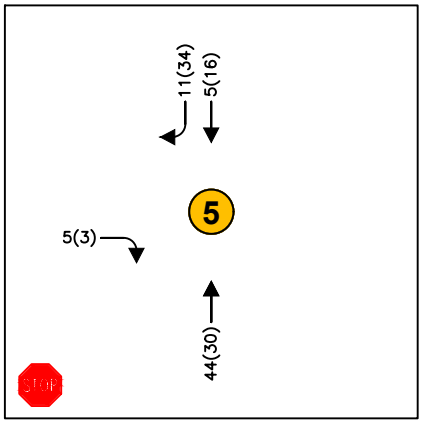

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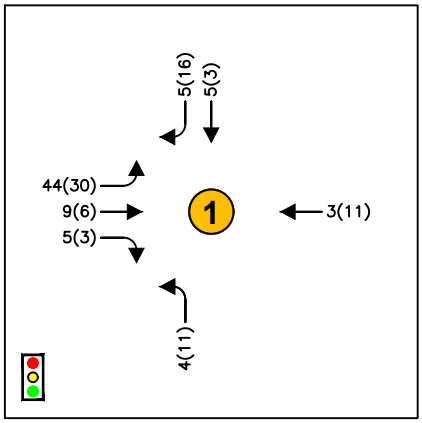
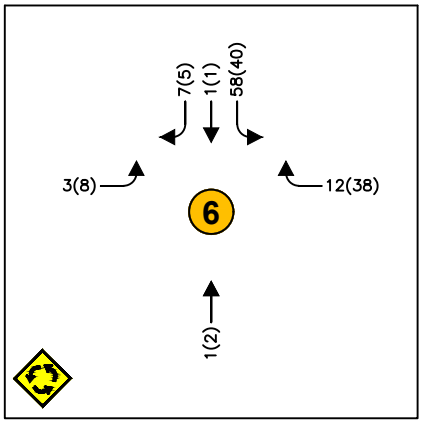


CERRILLOS(NM14)/BECKNER/W FRONTAGE



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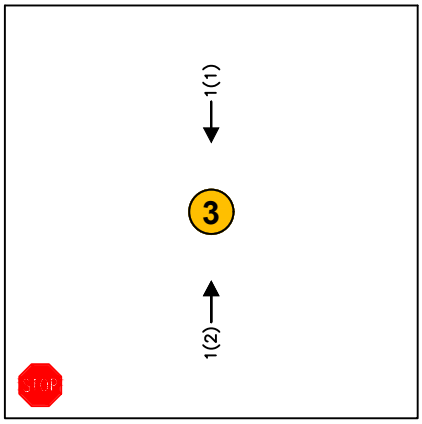

W FRONTAGE/MUTT NELSON

LEGEND

Thru Lanes (# as indicated)

Turning Lanes (# as indicated)

1234(1234) AM(PM) Trip Assignment Volumes

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VI. TRAFFIC AND IMPROVEMENT ANALYSIS

The following section will discuss the results of the future year traffic analysis.

A. LEVEL OF SERVICE ANALYSIS

1. 2026 NO BUILD INTERSECTION CAPACITY ANALYSIS

The 2026 No Build Scenario assumes that the proposed Cavan Multi-Family development project is not implemented in this phase and that no improvements occur at any of the intersections for this development. Other traffic impact studies in the vicinity have recommendations that have been included in the no build analysis. Specifically, the 5407 Beckner TIA included an additional westbound left turning lane at the NM 14 (Cerrillos) and Beckner intersection that will be included in the no build analysis of this study. For the 2026 No Build scenario, the intersections were again analyzed using the Highway Capacity Software (HCS7), with background traffic growth from the 2022 existing scenario. Table 5 and Table 6 shows the 2026 No Build results. The HCS7 output is included in Appendix D.

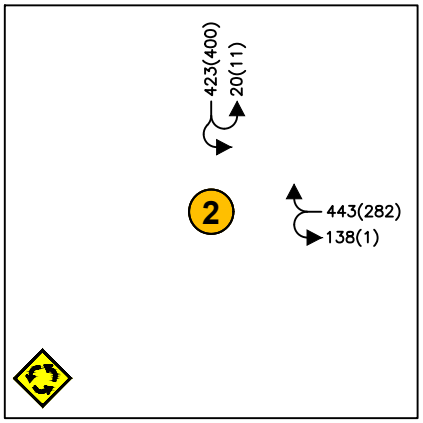
The unsignalized intersections continue to operate at an acceptable level of service in the 2026 No Build scenario. Again, no unsignalized intersection operates worse than LOS C.

The signalized intersection of Cerrillos (NM 14) and Herrera operates at an overall acceptable LOS B in both the AM and PM Peak hours although both peak periods include LOS E in the eastbound left, westbound left, and westbound through movements. Again, these movements are mainly due to the signal coordination of Cerrillos road and could be adjusted by updating signal timing plans. Coordination with the City of Santa Fe and NMDOT would be required to make any adjustments to existing signal timing.

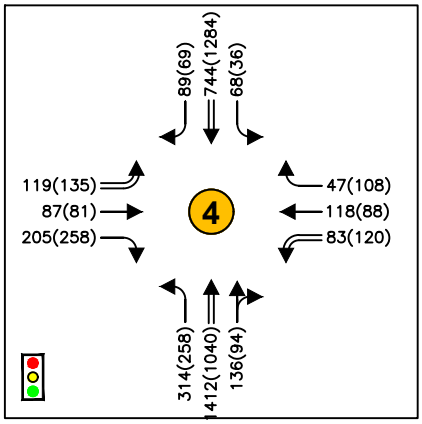
The Cerrillos and Beckner intersection operates at an overall acceptable LOS D in the AM and LOS C in the PM peak hour. This intersection continues to include movements of LOS E and LOS F in both peak hours. The eastbound left movement is LOS F in both the AM and PM peak hours. The eastbound through movement is LOS E in the AM peak hour and the westbound through and right movement is LOS E in the PM peak hour.

Table 5 – 2026 No Build Signalized Intersection Results						
	2026 AM Peak			2026 PM Peak		
Intersection/Movement	Delay	v/c	LOS	Delay	v/c	LOS
Cerrillos (NM 14) & Herrera	17.4	0.807	B*	20.1	0.866	C*
NM 14 (Cerrillos) & Beckner	36.0	1.340	D**	22.7	1.054	C**
* - Individual movements at this intersection experience LOS E						

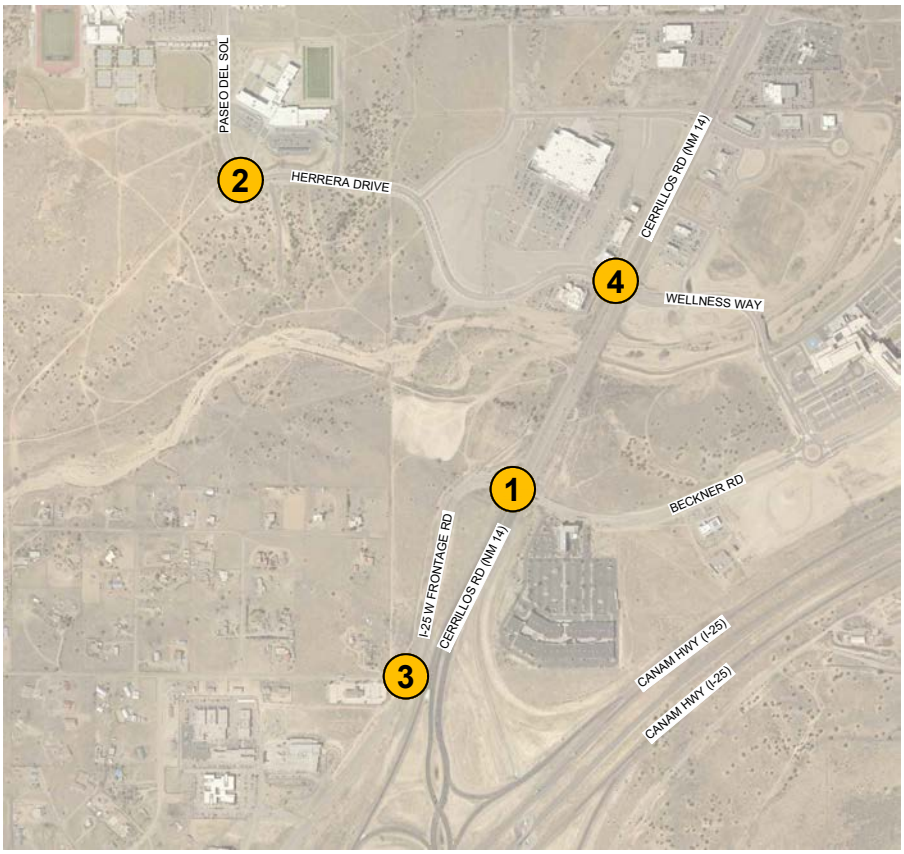
Table 6 – 2026 No Build Unsignalized Intersection Results								
	2026 AM Peak				2026 PM Peak			
Intersection/Movement	Delay	v/c	Queue* (ft)	LOS	Delay	v/c	Queue* (ft)	LOS
West I-25 Frontage & Mutt Nelson	20.1	-	-	C	16.6	-	-	C
Eastbound Approach	20.1	0.49	75	C	16.6	0.24	25	C
Northbound Approach	7.9	0.01	0	A	8.5	0.02	25	A
Paseo del Sol & Herrera RAB	9.3	-	-	A	5.5	-	-	A
Westbound Right	9.4	0.59	100	A	4.9	0.26	50	A
Southbound Right	9.3	0.52	100	A	6.0	0.37	50	A
* – HCM 95th percentile queue rounded to next 25-foot increment								

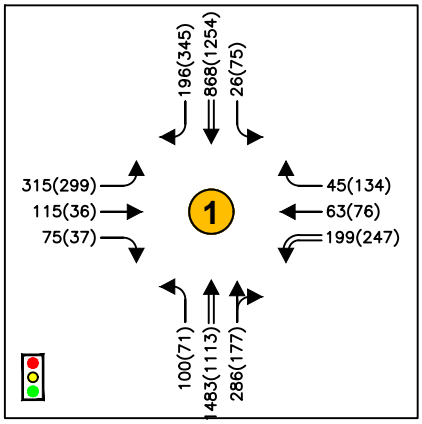


PASEO DEL SOL/HERRERA



CERRILLOS(NM14)/HERRERA/WELLNESS





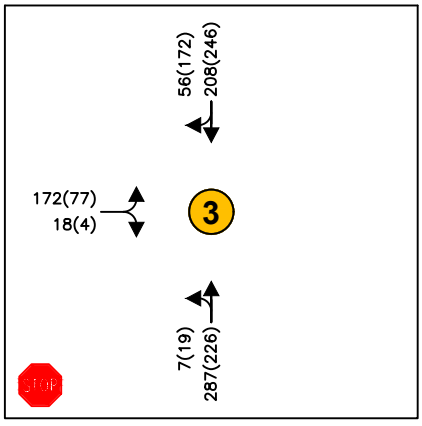
CERRILLOS(NM14)/BECKNER/W FRONTAGE

LEGEND

Thru Lanes (# as indicated)

Turning Lanes (# as indicated)

1234(1234) AM(PM) Traffic Counts



W FRONTAGE/MUTT NELSON

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FIGURE 10
2026 AM(PM) NO BUILD
PEAK HOUR TRAFFIC VOLUMES

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2. 2026 BUILD TRAFFIC VOLUMES

The trips generated by the site (as seen in Table 4) were assigned to the intersections. These trips were added to the 2026 No Build traffic projections. The 2026 Build summary results are shown in Table 7 and Table 8. The individual intersection output is included in Appendix E.

All unsignalized intersections and movements operate at acceptable levels of service, with no movements worse than LOS C.

The signalized intersection of Cerrillos (NM 14) and Herrera operates at an overall acceptable LOS B in both the AM and PM Peak hours. The eastbound left, westbound left, and westbound through movements continue to experience LOS E in both AM and PM peak hours. Again, this may be mitigated by signal timing adjustments although any adjustments should be coordinated with the City of Santa Fe and NMDOT prior to any work being completed.

The level of service analysis of the signalized intersection of Cerrillos and Beckner was completed to fully explore the option to either keep the free right movements or remove the free right movements at the intersection. Multiple alternatives were run and compared for the build scenario. All Cerrillos and Beckner intersection options are analyzed with an additional westbound left turning lane in their scenarios, stemming from a recommendation from the 5407 Beckner TIA that has been approved by the City of Santa Fe.

In the option to maintain the free right movements southbound and eastbound, the intersection operates at an overall acceptable LOS D in the AM peak hour and LOS C in the PM peak hour although movements of LOS E and LOS F are present in both peak hours. The eastbound left turn movement will operate at LOS F and the eastbound through movement will operate at LOS E in both AM and PM peak hours. The westbound through and right movements will operate at LOS E in the PM peak hour. The volume to capacity ratio for the eastbound left turn lane will be above 1 which indicates that the intersection will be overcapacity and not be able to accommodate all the traffic in the given phase timing.

This option was also analyzed with dual eastbound left turn lanes due to the failing movement described in the previous paragraph. In this analysis, the intersection operates at an overall acceptable LOS C in the AM peak hour and LOS B in the PM peak hour, although movements of LOS E are still present in both peak hours. The eastbound left movement improved to LOS E in the AM peak hour, and the eastbound left and through movements improved to LOS D in the PM peak hour, but all other movements remained as previously analyzed above. The worst movement volume to capacity remains under 1 which indicates

that the intersection will operate appropriately for the volume of traffic the intersection receives.

With the free right turn lanes removed, the analysis showed a similar result. The intersections of Cerrillos (NM 14) and Beckner will operate at an overall acceptable LOS F in the AM peak hour and LOS C in the PM peak hour with movements of LOS E and LOS F remaining present in both peak hours. The eastbound left turn movement operates at a LOS F and the eastbound through and eastbound right movements will operate at LOS E in both AM and PM peak hours. The westbound through and right movements operate at LOS E in the PM peak hour. The volume to capacity ratio for the eastbound left turn lane will be above 1 which indicates that the intersection will be overcapacity and not be able to accommodate all the traffic in the given phase timing.

This option was also analyzed with dual eastbound left turn lanes due to the failing movements as described in the previous paragraph. In this analysis, the eastbound left movements improved to LOS E in the AM peak hour and LOS D in the PM peak hour, but the eastbound through and eastbound right movements will remain at LOS E in both AM and PM peak hours. The westbound through and right movements improve to LOS D in the AM peak hour. The worst movement volume to capacity remains under 1 which indicates that the intersection will operate appropriately for the volume of traffic entering the intersection.

As these options that were analyzed will affect the overall intersection, the westbound approach to this intersection was adjusted to align with the eastbound approach proposed mitigations. This included the aforementioned additional westbound left turning lane as recommended in the 5407 Beckner TIA, and aligning the westbound approach to the eastbound approach.

Table 7 – 2026 Build Signalized Intersection Results

	2026 AM Peak			2026 PM Peak		
Intersection/Movement	**Delay**	**v/c**	**LOS**	**Delay**	**v/c**	**LOS**
Cerrillos (NM 14) & Herrera	17.5	0.806	B*	21.5	0.906	C*
NM 14 (Cerrillos) & Beckner	46.4	1.530	D**	28.8	1.262	C**
+Dual EB Left Turn lanes	22.0	0.800	C*	17.5	0.777	B*
SB/EB Channelized Right Removal	48.0	1.530	F**	29.9	1.262	C**
+Dual EB Left Turn lanes	23.6	0.800	C*	19.5	0.792	B*

* - Individual movements at this intersection experience LOS E
** - Individual movements at this intersection experience LOS F

The roundabout intersection of the south driveway and the I-25 West Frontage Road shows that a single lane roundabout would be sufficient for the capacity of vehicles using the roundabout. For lane balancing purposes a dual lane roundabout could be installed with the project and the LOS for a dual lane roundabout would be similar in nature to the single lane roundabout. If a dual lane roundabout is sought after, the NMDOT and the City of Santa Fe should be in agreement prior to the implementation.

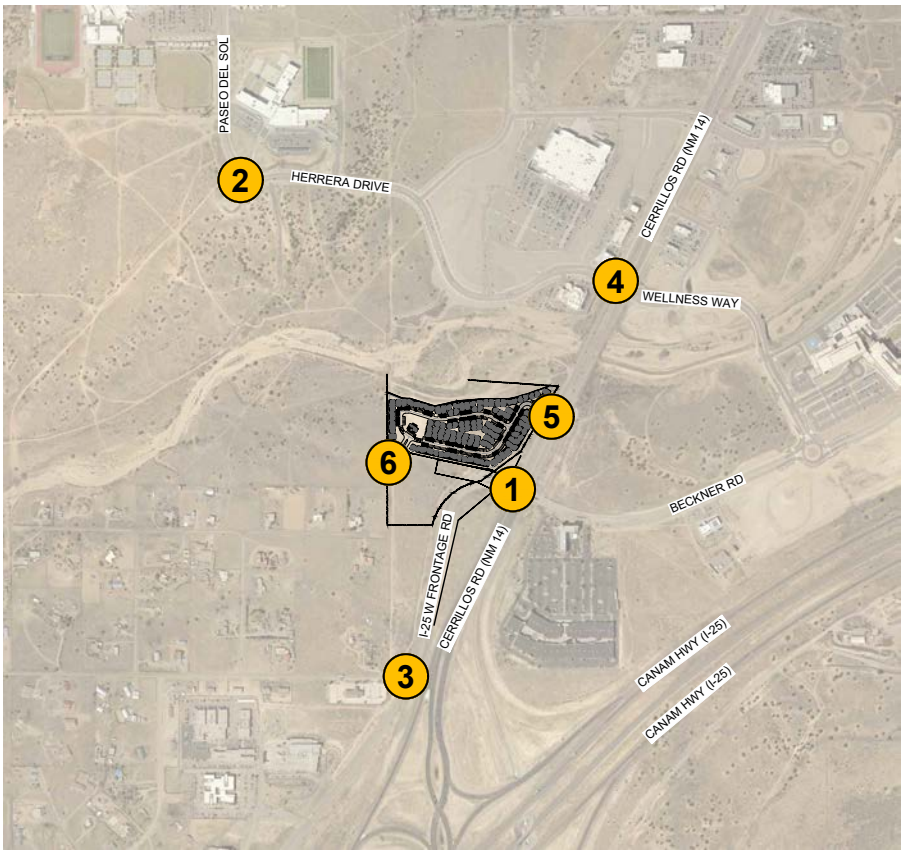
Implementation of the build scenario introduces driveways to the development study. According to the State Access Management Manual (SAMM), the east right-in, right-out driveway to the development warrants a deceleration lane with the given build volumes turning into the development at this location, per SAMM Table 17.B-2 Criteria for Deceleration Lanes on Urban Multi-Lane Highways. Additionally, the intersection of Cerrillos (NM 14) and Beckner should include a southbound right deceleration lane.

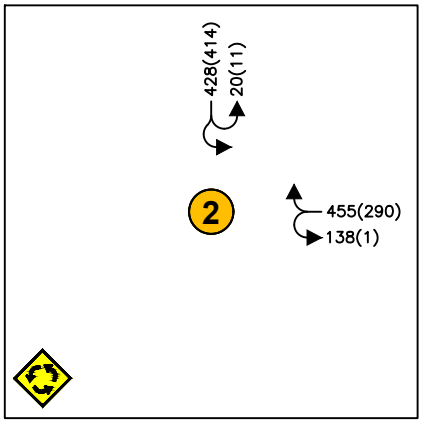
As the southbound thru volumes at both of these intersections exceed 730 per hour with a turning volume greater than 5 in each of the peak hours, the implementation of this right turn deceleration lane is required based on the SAMM and recommended for installation with the development. The deceleration lane on Cerrillos Road should have a minimum length of 370 feet, and an added taper of 150 feet, per SAMM Table 18.K-1 Deceleration and Acceleration Lengths (Feet), totaling 520 feet. These SAMM Tables can be found in Appendix J.

Table 8 – 2026 Build Unsignalized Intersection Results

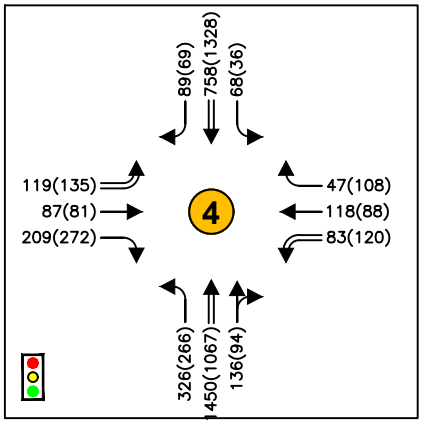
Intersection/Movement	2026 AM Peak				2026 PM Peak			
	Delay	v/c	Queue* (ft)	LOS	Delay	v/c	Queue* (ft)	LOS
West I-25 Frontage & Mutt Nelson	20.2	-	-	C	16.7	-	-	C
Eastbound Approach	20.2	0.49	75	C	16.7	0.24	25	C
Northbound Approach	7.9	0.01	0	A	8.5	0.02	25	A
Paseo del Sol & Herrera RAB	9.3	-	-	A	5.7	-	-	A
Westbound Right	4.0	0.59	100	A	4.9	0.26	50	A
Southbound Right	3.2	0.52	100	A	6.2	0.38	50	A
East Driveway on Cerrillos (NM 14)	12.5	-	-	B	17.2	-	-	C
Eastbound Right	12.5	0.01	0	B	17.2	0.01	0	C
South Driveway on I-25 W Frontage RAB	5.7	-	-	A	5.6	-	-	A
Westbound Right	4.7	0.24	25	A	6.2	0.38	50	A
Northbound Right	6.6	0.39	50	A	4.9	0.24	25	A
Southbound Right	4.3	0.07	25	A	4.9	0.06	25	A

* – HCM 95th percentile queue rounded to next 25-foot increment

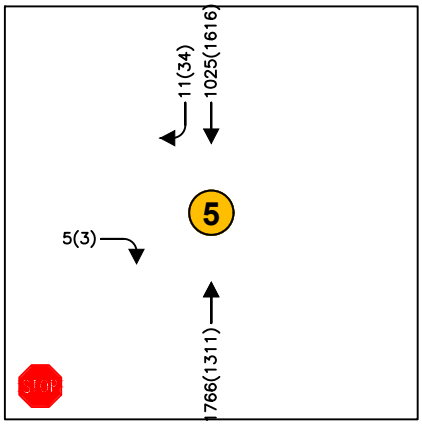




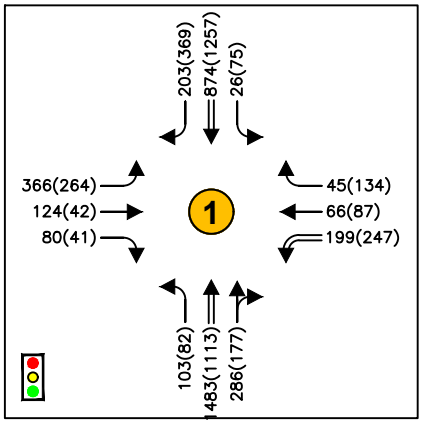
PASEO DEL SOL/HERRERA



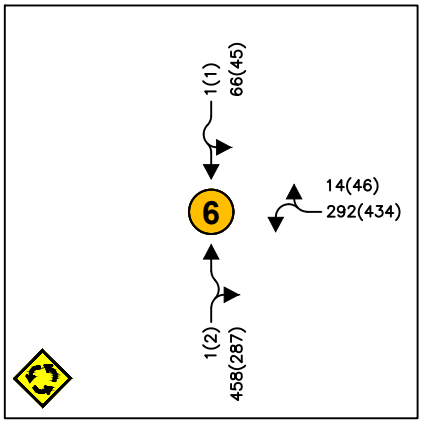
CERRILLOS(NM14)/HERRERA/WELLNESS



CERRILLOS(NM14)/EAST DRIVEWAY



CERRILLOS(NM14)/BECKNER/W FRONTAGE



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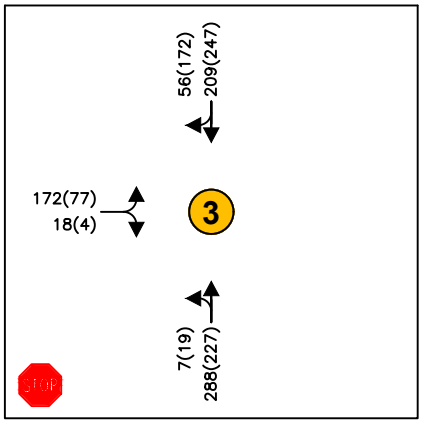

W FRONTAGE/MUTT NELSON

LEGEND

- Thru Lanes (# as indicated)
- Turning Lanes (# as indicated)
- 1234(1234) AM(PM) Traffic Counts

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FIGURE 11
2026 AM(PM) BUILD
PEAK HOUR TRAFFIC VOLUMES

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3. 2036 HORIZON YEAR NO BUILD TRAFFIC VOLUMES

The NMDOT requires a 10-year Horizon capacity analysis to determine long term traffic effects of newly established developments within the area for future network considerations. The horizon year analysis was completed in an effort to assist that development of future transportation needs and to determine what mitigation efforts may be needed down the road. This no build is considered a true no build as no improvements are included in the no build analysis. Other traffic impact studies in the vicinity have recommendations that have been included in the horizon year no build analysis. Specifically, the 5407 Beckner TIA included an additional westbound left turning lane at the NM 14 (Cerrillos) and Beckner intersection that will be included in the no build analysis of this study. A summary of results is in Table 9 and Table 10. Individual intersection output may be found in Appendix F.

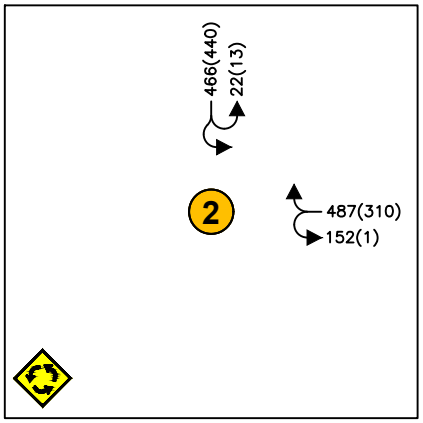
All unsignalized intersections will continue to operate under acceptable conditions in the 2036 No Build scenario.

The signalized intersection of Cerrillos (NM 14) and Herrera operates at an overall acceptable LOS B in both the AM and PM Peak hours. This intersection experiences individual movements of LOS E in the eastbound left, westbound left and westbound through directions. This intersection operates with all movements with a volume to capacity below 1 which indicates that the intersection will operate appropriately for the volume of traffic the intersection receives.

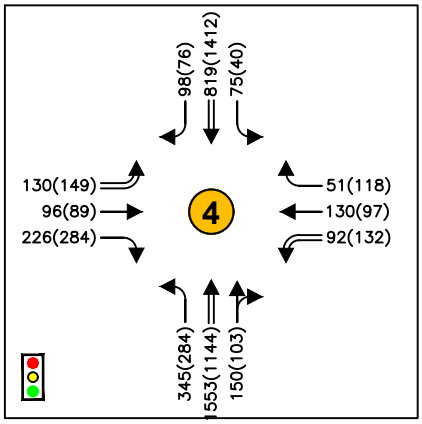
Cerrillos and Beckner operates at an overall acceptable LOS D in the AM peak hour and LOS C in the PM peak hour. Individual movements of LOS F occur for the eastbound left in both the AM and PM peak hours, the eastbound through movement operates at LOS E in the AM peak hours, and the westbound right movement operates at LOS E in the PM peak hour. The volume to capacity ratio for the eastbound left turn lane will be above 1 in both the AM and PM peak hours which indicates that the intersection will be overcapacity and not be able to accommodate all the traffic in the given phase timing.

Table 9 – 2036 Horizon Year No Build Signalized Intersection Results						
	2036 AM Peak			2036 PM Peak		
Intersection/Movement	Delay	v/c	LOS	Delay	v/c	LOS
Cerrillos (NM 14) & Herrera	19.3	0.733	B*	25.4	0.918	C*
NM 14 (Cerrillos) & Beckner	43.8	1.516	D**	25.0	1.131	C**
* - Individual movements at this intersection experience LOS E ** - Individual movements at this intersection experience LOS F						

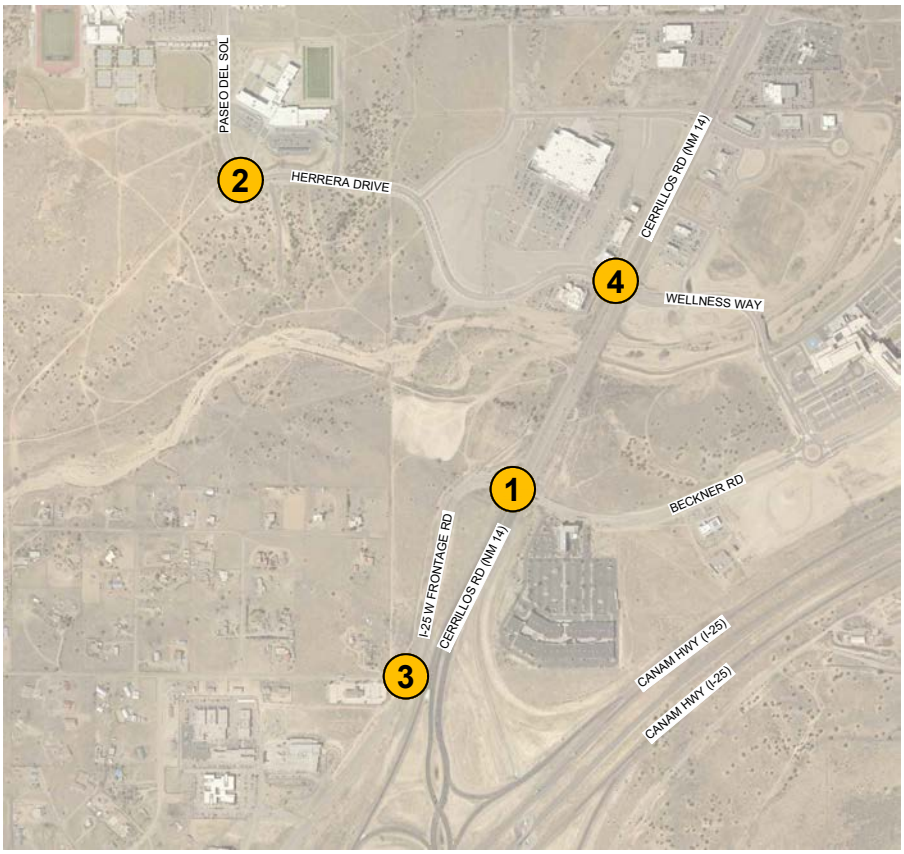
Table 10 – 2036 Horizon Year No Build Unsignalized Intersection Results								
	2036 AM Peak				2036 PM Peak			
Intersection/Movement	Delay	v/c	Queue* (ft)	LOS	Delay	v/c	Queue* (ft)	LOS
West I-25 Frontage & Mutt Nelson	24.8	-	-	C	18.7	-	-	C
Eastbound Approach	24.8	0.58	100	C	18.7	0.29	50	C
Northbound Approach	8.0	0.01	0	A	8.6	0.02	25	A
Paseo del Sol & Herrera RAB	10.5	-	-	B	5.9	-	-	A
Westbound Right	10.4	0.63	125	B	5.1	0.28	50	A
Southbound Right	10.6	0.58	100	B	6.5	0.41	50	A
* – HCM 95th percentile queue rounded to next 25-foot increment								

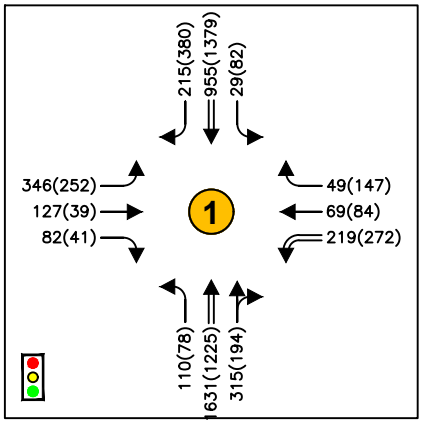


PASEO DEL SOL/HERRERA



CERRILLOS(NM14)/HERRERA/WELLNESS





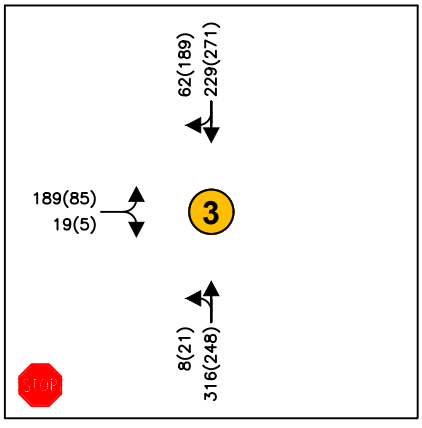
CERRILLOS(NM14)/BECKNER/W FRONTAGE

LEGEND

Thru Lanes (# as indicated)

Turning Lanes (# as indicated)

1234(1234) AM(PM) Traffic Counts



W FRONTAGE/MUTT NELSON

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SITE TRAFFIC ANALYSIS

FIGURE 12
2036 AM(PM) NO BUILD
PEAK HOUR TRAFFIC VOLUMES

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4. 2036 HORIZON YEAR BUILD TRAFFIC VOLUMES

In the 2036 Build scenario, all unsignalized intersections and movements operate at acceptable levels of service, with no overall unsignalized intersection operating worse than LOS C. A summary of results is found in Table 11 for signalized analysis and Table 12 for unsignalized results. Individual output results may be found in Appendix G.

The signalized intersection of Cerrillos (NM 14) and Herrera operates at an overall acceptable LOS B in the AM peak hour and LOS C in the PM peak hour. This intersection experiences several movements of LOS E in both AM and PM peak hours including the eastbound left, westbound left, and westbound through movements. The worst movement volume to capacity remains under 1 which indicates that the intersection will operate appropriately for the volume of traffic the intersection receives.

The level of service analysis of the signalized intersection of Cerrillos and Beckner was again completed to fully explore the option to either keep the free right movements or remove the free right movements to improve pedestrian safety at the intersection. Multiple alternatives were run and compared for the build scenario. All Cerrillos and Beckner intersection options are analyzed with an additional westbound left turning lane in their scenarios, stemming from the recommendations in the 5407 Beckner TIA.

In the option to maintain the free right movements southbound and eastbound, Cerrillos and Beckner will operate at an overall LOS E in the AM peak hour and LOS C in the PM peak hour although movements of LOS E and LOS F are present in both peak hours. The eastbound left movements will operate at LOS F in both peak hours with a volume to capacity ratio above 1, indicating that this movement will be overcapacity and not be able to accommodate all the traffic in the given phase timing. The eastbound through movement will operate at LOS E in both AM and PM peak hours although the eastbound through movement will operate with a volume to capacity ratio below 1 which indicates that this movement will operate appropriately for the volume of traffic each movement receives. The westbound through and right movements operate at LOS E in the PM peak hour. While these specific movements continue to decline, the signalized intersections all still operate at overall acceptable conditions.

This option was also analyzed with an addition of dual eastbound left turn lanes due to the LOS F movement described in the previous paragraph. With this addition, the overall intersection was improved to a LOS C in the AM peak hour and LOS B in the PM peak hour. The eastbound left movements improved to LOS D in the PM peak hour, but the eastbound through and right movements will remain at LOS E in both AM and PM peak. The worst

movement volume to capacity remains under 1 which indicates that the intersection capacity will exceed the volume of vehicles that the intersection receives.

In the option to remove the free right movements southbound and eastbound, Cerrillos and Beckner will operate at an overall acceptable LOS E in the AM peak hour and LOS C in the PM peak hour. The eastbound left movements will operate at LOS F in the AM peak hour with a volume to capacity ratio above 1 which indicates that this movement will be overcapacity and not be able to accommodate all the traffic in the given phase timing. The eastbound through will operate at LOS E in both AM and PM peak hours. The eastbound through and right and the westbound through and right movements will operate at LOS E in the PM peak hour although these movements will operate with a volume to capacity ratio below 1 which indicates that these movements will operate appropriately for the volume of traffic the movement receives. While these specific movements continue to decline, the signalized intersections all still operate at overall acceptable conditions in the PM peak hour.

To mitigate the eastbound left traffic congestion and delays, dual eastbound lefts were included in an analysis with the removal of the free right turn movements. With this addition, the overall intersection was improved to a LOS C in the AM and LOS B in the PM peak hours. The eastbound left movements improved to LOS D in the PM peak hour, but the eastbound through movement in both peak hours, the eastbound left movement in the AM peak hour, and the eastbound right and westbound through and right movements in the PM peak hour will remain at LOS E. The worst movement volume to capacity remains under 1 which indicates that the intersection will operate appropriately for the volume of traffic entering the intersection.

As these options that were analyzed will affect the overall intersection, the westbound approach to this intersection was adjusted to align with the eastbound approach proposed mitigations. This included the aforementioned additional westbound left turning lane as recommended in the 5407 Beckner TIA and aligning the westbound approach to the eastbound approach.

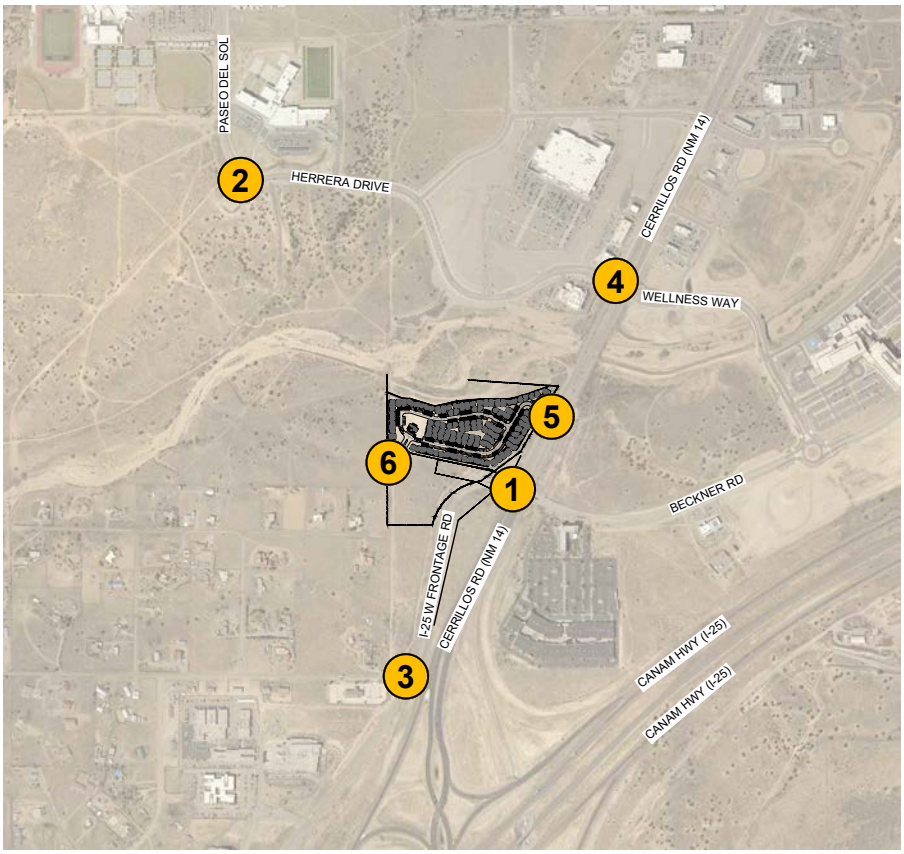
Table 11 – 2036 Horizon Year Build Signalized Intersection Results						
	2036 AM Peak			2036 PM Peak		
Intersection/Movement	Delay	v/c	LOS	Delay	v/c	LOS
Cerrillos (NM 14) & Herrera	19.3	0.822	B*	27.1	0.923	C*
NM 14 (Cerrillos) & Beckner	55.3	1.713	E**	31.5	1.336	C**
+Dual EB Left turn lanes	24.3	0.870	C*	19.3	0.811	B*
Beckner Channelized Right Removal	56.9	1.713	E**	31.9	1.336	C**
+Dual EB Left turn lanes	25.9	0.870	C*	19.8	0.811	B*
* - Individual movements at this intersection experience LOS E ** - Individual movements at this intersection experience LOS F						

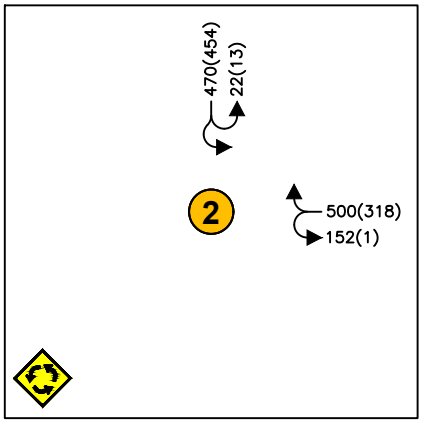
The roundabout intersection of the south driveway and the I-25 West Frontage Road shows that a single lane roundabout would be sufficient for the capacity of vehicles using the roundabout. For lane balancing purposes a dual lane roundabout could be installed with the project and the LOS for a dual lane roundabout would be similar in nature to the single lane roundabout. If a dual lane roundabout is sought after, the NMDOT and the City of Santa Fe should be in agreement prior to the implementation.

Implementation of the build scenario introduces driveways to the development study. According to the State Access Management Manual (SAMM), the east right-in, right-out driveway to the development warrants a deceleration lane with the given build volumes turning into the development at this location, per SAMM Table 17.B-2 Criteria for Deceleration Lanes on Urban Multi-Lane Highways. Additionally, the intersection of Cerrillos (NM 14) and Beckner should include a southbound right deceleration lane.

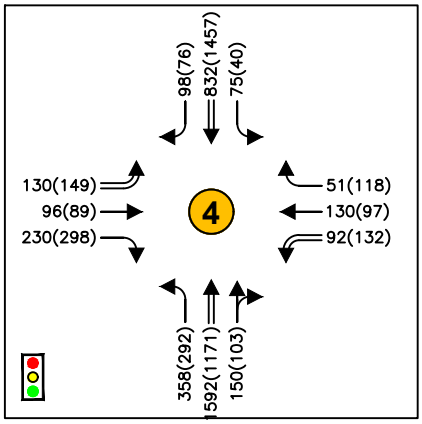
As the southbound thru volumes at both of these intersections exceed 730 per hour with a turning volume greater than 5 in each of the peak hours, the implementation of this right turn deceleration lane is required based on the SAMM and recommended for installation with the development. The deceleration lane on Cerrillos Road should have a minimum length of 370 feet, and an added taper of 150 feet, per SAMM Table 18.K-1 Deceleration and Acceleration Lengths (Feet), totaling 520 feet. These SAMM Tables can be found in Appendix J.

Table 12 – 2036 Horizon Year Build Unsignalized Intersection Results								
	2036 AM Peak				2036 PM Peak			
Intersection/Movement	Delay	v/c	Queue* (ft)	LOS	Delay	v/c	Queue* (ft)	LOS
West I-25 Frontage & Mutt Nelson	24.9	-	-	C	18.8	-	-	C
Eastbound Approach	24.9	0.58	100	C	18.8	0.29	50	C
Northbound Approach	8.0	0.01	0	A	8.6	0.02	25	A
Paseo del Sol & Herrera RAB	10.7	-	-	B	6.0	-	-	A
Westbound Right	10.7	0.64	125	B	5.2	0.29	50	A
Southbound Right	10.7	0.59	100	B	6.6	0.42	75	A
East Driveway on Cerrillos (NM 14)	13.2	-	-	B	18.9	-	-	C
Eastbound Right	13.2	0.01	0	B	18.9	0.01	0	C
South Driveway on I-25 W Frontage RAB	6.1	-	-	A	6.0	-	-	A
Westbound Right	4.9	0.26	50	A	6.6	0.41	75	A
Northbound Right	7.1	0.43	75	A	5.1	0.26	50	A
Southbound Right	4.5	0.08	25	A	5.1	0.06	25	A
* – HCM 95th percentile queue rounded to next 25-foot increment								

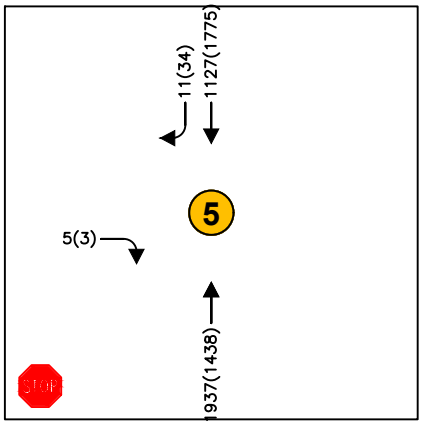




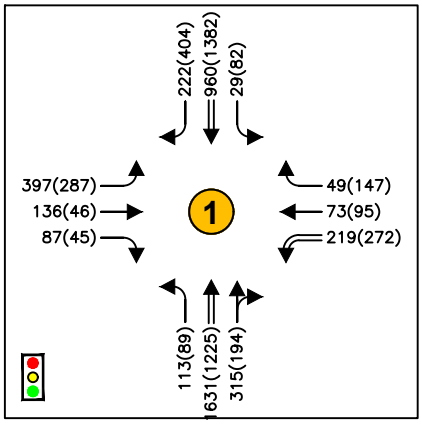
PASEO DEL SOL/HERRERA



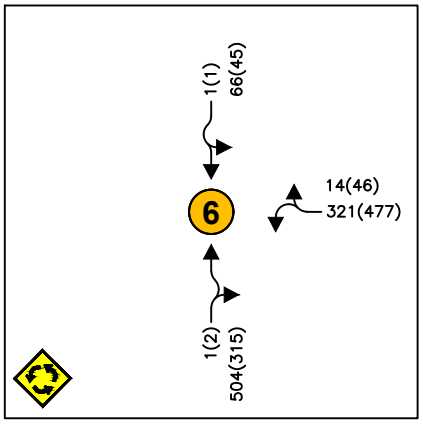
CERRILLOS(NM14)/HERRERA/WELLNESS



CERRILLOS(NM14)/EAST DRIVEWAY



CERRILLOS(NM14)/BECKNER/W FRONTAGE



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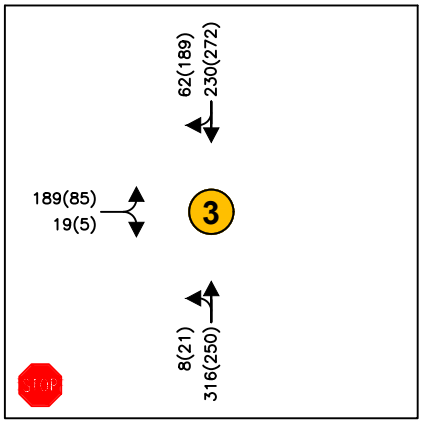

W FRONTAGE/MUTT NELSON

LEGEND

Thru Lanes (# as indicated)

Turning Lanes (# as indicated)

1234(1234) AM(PM) Traffic Counts

Bohannan Huston www.bhinc.com 800.877.5332	CAVAN MULTI-FAMILY SANTA FE, NEW MEXICO SITE TRAFFIC ANALYSIS	FIGURE 13 2036 AM(PM) BUILD PEAK HOUR TRAFFIC VOLUMES

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5. 2036 HORIZON YEAR NO BUILD SANTA FE MPO MODEL REDISTRIBUTION

To reflect the SFMPO's vision of the future road connecting the Paseo del Sol & Herrera roundabout to the planned south roundabout entrance on West Frontage, the transportation planning software PTV Visum was used to model the resulting traffic trend changes to the surrounding area. The model demonstrated that with the connection, 81% of the traffic will chose to use the new connection from the north and 6% of the traffic will chose to take the new connection from the south. These percentages were applied to the appropriate intersections to take this alternative route. For the turning movement counts and analysis, they utilized the worst-case scenario percentages of average daily traffic (ADT) as well as intersection turning movements to generate the volumes reassigned between intersections.

Other traffic impact studies in the vicinity have recommendations that have been included in this no build analysis. Specifically, the 5407 Beckner TIA included an additional westbound left turning lane at the NM 14 (Cerrillos) and Beckner intersection that will be included in the no build analysis of this study.

The results of the Santa Fe MPO model connection's implementation to the 2036 No Build scenario is seen in Table 13 for signalized results and Table 14 for unsignalized results. Individual output may be found in Appendix H.

All unsignalized intersections will continue to operate under acceptable conditions in the 2036 No Build scenario.

The signalized intersection of Cerrillos (NM 14) and Herrera operates at an overall acceptable LOS C in the AM peak hour and LOS B in the PM peak hour. This intersection includes the eastbound left, westbound left, and westbound through movements that operate at LOS E in both AM and PM peak hours and eastbound through movement in the AM peak hour. This intersection operates with all movements with a volume to capacity below 1 which indicates that the intersection will operate appropriately for the volume of traffic the intersection receives.

The intersection of Cerrillos (NM 14) and Beckner may be upgraded as part of the SFMPO study of the future connection and was included here as a worse case no build scenario. For the 2036 horizon year no build analysis, the current lane geometry of the intersection was analyzed to reflect a true no build scenario.

Cerrillos and Beckner operates at an overall acceptable LOS C in both the AM and PM peak hours. The northbound left operates at LOS F in the PM peak hour. The volume to

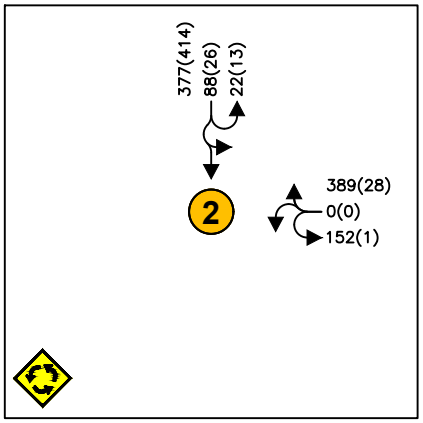
capacity ratio for the northbound left turn lane will be above 1 in the PM peak hour which indicates that the intersection will be overcapacity and not be able to accommodate all the traffic in the given phase timing during the PM peak hour.

Table 13 – 2036 Horizon Year Santa Fe MPO Model No Build Signalized Intersection Results

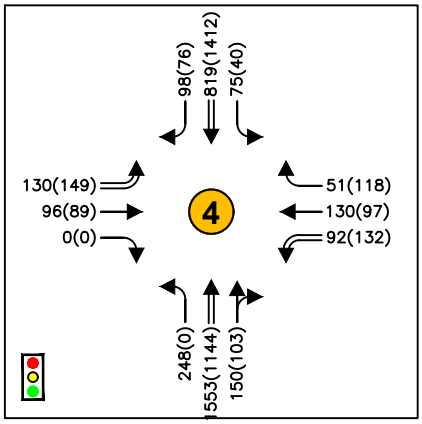
Intersection/Movement	2036 AM Peak			2036 PM Peak		
	Delay	v/c	LOS	Delay	v/c	LOS
Cerrillos (NM 14) & Herrera	20.9	0.835	C*	15.2	0.762	B*
NM 14 (Cerrillos) & Beckner	31.4	0.924	C	30.1	1.130	C**
* - Individual movements at this intersection experience LOS E or worse						

Table 14 – 2036 Horizon Year Santa Fe MPO Model No Build Unsignalized Intersection Results

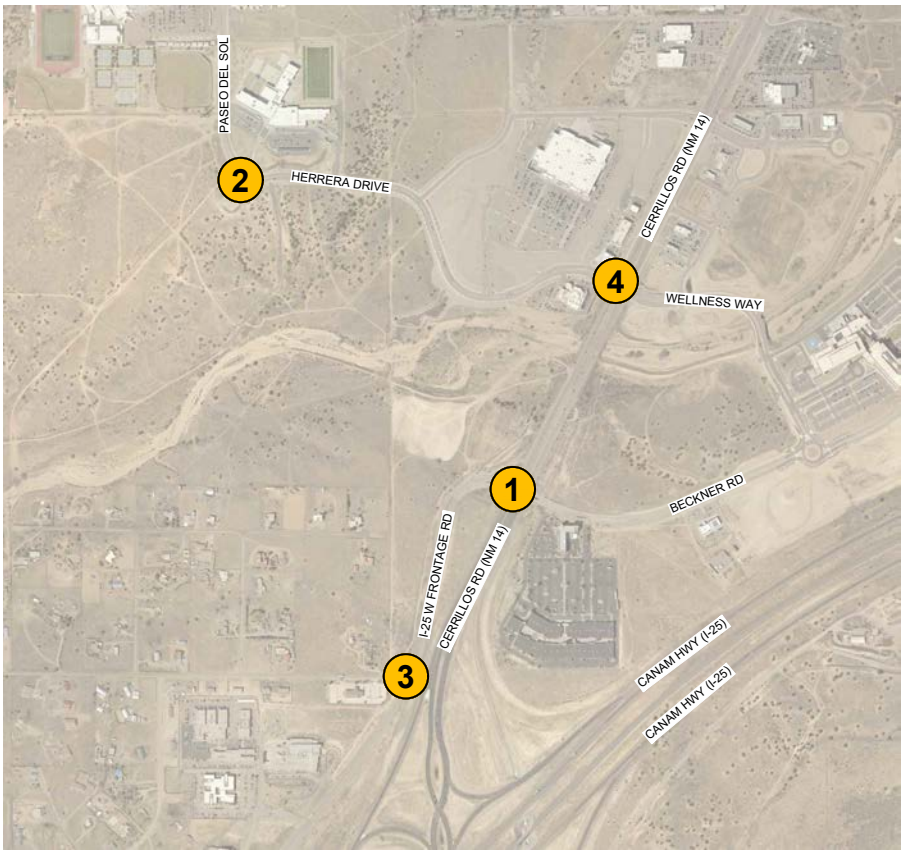
Intersection/Movement	2036 AM Peak				2036 PM Peak			
	Delay	v/c	Queue* (ft)	LOS	Delay	v/c	Queue* (ft)	LOS
West I-25 Frontage & Mutt Nelson	24.8	-	-	C	18.7	-	-	C
Eastbound Approach	24.8	0.58	100	C	18.7	0.29	50	C
Northbound Approach	8.0	0.01	0	A	8.6	0.02	25	A
Paseo del Sol & Herrera RAB	10.3	-	-	B	6.0	-	-	A
Westbound Right	10.9	0.61	125	B	4.2	0.04	25	A
Northbound Right	5.1	0.14	25	A	5.3	0.27	50	A
Southbound Right	10.8	0.59	100	B	6.7	0.42	75	A
* – HCM 95th percentile queue rounded to next 25-foot increment								

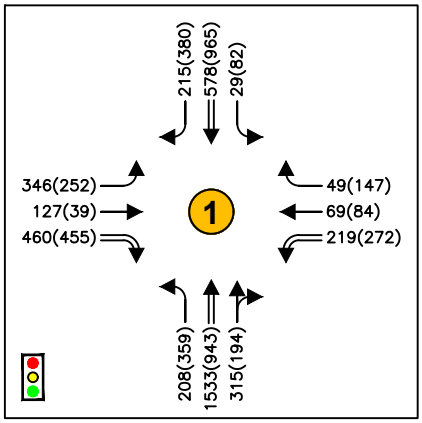


PASEO DEL SOL/HERRERA



CERRILLOS(NM14)/HERRERA/WELLNESS





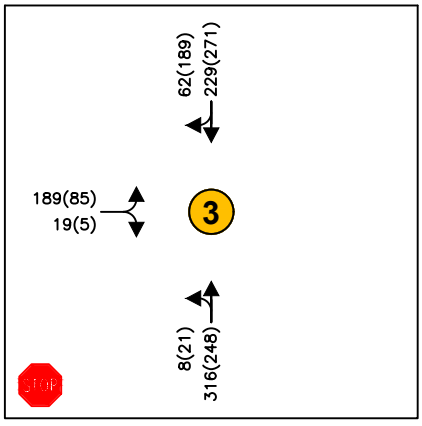
CERRILLOS(NM14)/BECKNER/W FRONTAGE

LEGEND

Thru Lanes (# as indicated)

Turning Lanes (# as indicated)

1234(1234) AM(PM) Traffic Counts



W FRONTAGE/MUTT NELSON

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SANTA FE, NEW MEXICO
SITE TRAFFIC ANALYSIS

FIGURE 14
2036 AM(PM) NO BUILD PTV VISUM
PEAK HOUR TRAFFIC VOLUMES

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6. 2036 HORIZON YEAR BUILD SANTA FE MPO MODEL REDISTRIBUTION

Distribution of traffic generation by the Cavan development is also shifted with a new route possible to the west of the development. A sizable portion of traffic that would otherwise travel through Cerrillos (NM 14) to reach the development now has a secondary option with the Santa Fe MPO model connection. A summary of results is in Table 15 and Table 16. Individual output may be found in Appendix I.

The signalized intersection of Cerrillos (NM 14) and Herrera operates at an overall acceptable LOS C in the AM peak hour and LOS B in the PM peak hours. This intersection experiences several movements of LOS E in both AM and PM peak hours including the eastbound left, westbound left, and westbound through movements. The eastbound through movement also operates at LOS E but only in the PM peak hour. The worst movement volume to capacity remains under 1 which indicates that the intersection will operate appropriately for the volume of traffic the intersection receives.

The level of service analysis of the signalized intersection of Cerrillos and Beckner was again completed to fully explore the option to either keep the free right movements or remove the free right movements to improve pedestrian safety at the intersection. Both alternatives were run and compared for the build scenario. As indicated in the 2026 build analysis a dual eastbound left will be needed at this intersection and will be included in all analysis in the 2036 horizon year build to include the Santa Fe MPO model redistribution. As with the other build conditions, the Cerrillos and Beckner intersection options are analyzed with an additional westbound left turning lane in their scenarios as recommended in the 5407 Beckner TIA.

In the option to maintain the free right movements southbound and eastbound, Cerrillos and Beckner will operate at an overall acceptable LOS C in both the AM and PM peak hour although movements of LOS E and LOS F are present in the PM peak hour. The northbound left turning movement operates at LOS F in the PM peak hour. The northbound left turning movement volume to capacity is also above 1 in the PM peak hour which indicates that this intersection will be overcapacity and not be able to accommodate all the traffic in the given phase timing during the PM peak hour.

Adding an additional northbound left turning lane on Cerrillos will improve this movement and the overall level of service will improve to LOS C in both AM and PM peak hours. No movement will operate worse than LOS D in both the AM and PM peak hours in this scenario, which still retains a volume to capacity ratio of less than 1.

In the option to remove the free right movements southbound and eastbound, Cerrillos and Beckner will operate at an overall LOS D in the AM peak hour and LOS E in the PM peak hour, with some individual movements operating at LOS E. Because the free rights were removed, the eastbound right movement is degraded to an LOS F in both peak hours causing a volume to capacity ratio greater than 1, indicating that this movement will be overcapacity and not be able to accommodate all the traffic in the given phase timing. Additionally, the northbound left turning movement remains operating at LOS F in the PM peak hour.

Adding an overlap phase for the eastbound right improves the operation of this movement to an overall LOS D in both the AM and PM peak hour. The eastbound right operates as LOS F in the PM peak hour with this overlap phase, with a volume to capacity ratio greater than 1 which indicates that this movement will be overcapacity and not be able to accommodate all the traffic in the given phase timing. Again, the northbound left turning movement remains operating at LOS F in the PM peak hour.

Adding a dual eastbound right turn lane at the intersection will result in the overall LOS D in both the AM and PM peak hour. The eastbound left turning movement will operate at LOS F in the AM and LOS E in the PM peak hours. The eastbound right turn movement will remain at LOS F in the PM peak hour with a volume to capacity ratio greater than 1 which indicates that this movement will be overcapacity and not be able to accommodate all the traffic in the given phase timing.

Adding an overlap phase to this dual eastbound right turn lane and adding a dual northbound left turn lane will result in the overall LOS C in the AM and PM peak hours. These changes will also improve all the movements to acceptable level of service where all movements operate at LOS D or better in both the AM and PM peak hour. The volume to capacity ratio for this movement drops below 1 which indicates that the intersection will operate appropriately for the volume of traffic the intersection receives.

Since the connection shown in the SFMPO model may or may not be constructed in the future, this analysis shows a worst-case scenario that may not ever be made. It is recommended at this time to require the needed improvements outlined in the analysis without the connection and may require additional analysis if this connection is ever made in the future. At this time, if the improvements outlined in Table 15 are made to the intersection, it will widen the intersection possibly causing more eastbound right lanes than necessary at this time. Due to this issue, it is recommended to retain the free right turn lanes

and construct the eastbound lanes to include two dedicated left turn lanes, one dedicated through lane, and one free right turn lane at this time.

Again, as these options that were analyzed will affect the overall intersection, the westbound approach to this intersection will be adjusted to align with the eastbound approach proposed mitigations. This will include adding additional lanes and aligning the westbound approach to the eastbound approach.

Table 15 – 2036 Horizon Year Santa Fe MPO Model Build Signalized Intersection Results

Intersection/Movement	2036 AM Peak			2036 PM Peak		
	Delay	v/c	LOS	Delay	v/c	LOS
Cerrillos (NM 14) & Herrera	22.5	0.835	C*	16.2	0.762	B*
NM 14 (Cerrillos) & Beckner	30.5	0.927	C	29.3	1.157	C**
+Add Dual NBL	29.4	0.927	C	19.4	0.634	B
Beckner Channelized Right Removal	49.5	1.164	D**	70.2	1.659	E**
Beckner Single EBR Overlap Phase	39.4	0.927	D	48.1	1.195	D*
Beckner Dual EBR	38.6	1.047	D*	47.1	1.175	D**
Beckner Dual EBR/NBL Overlap Phase	30.2	0.781	C	27.7	0.737	C

* - Individual movements at this intersection experience LOS E
** - Individual movements at this intersection experience LOS F

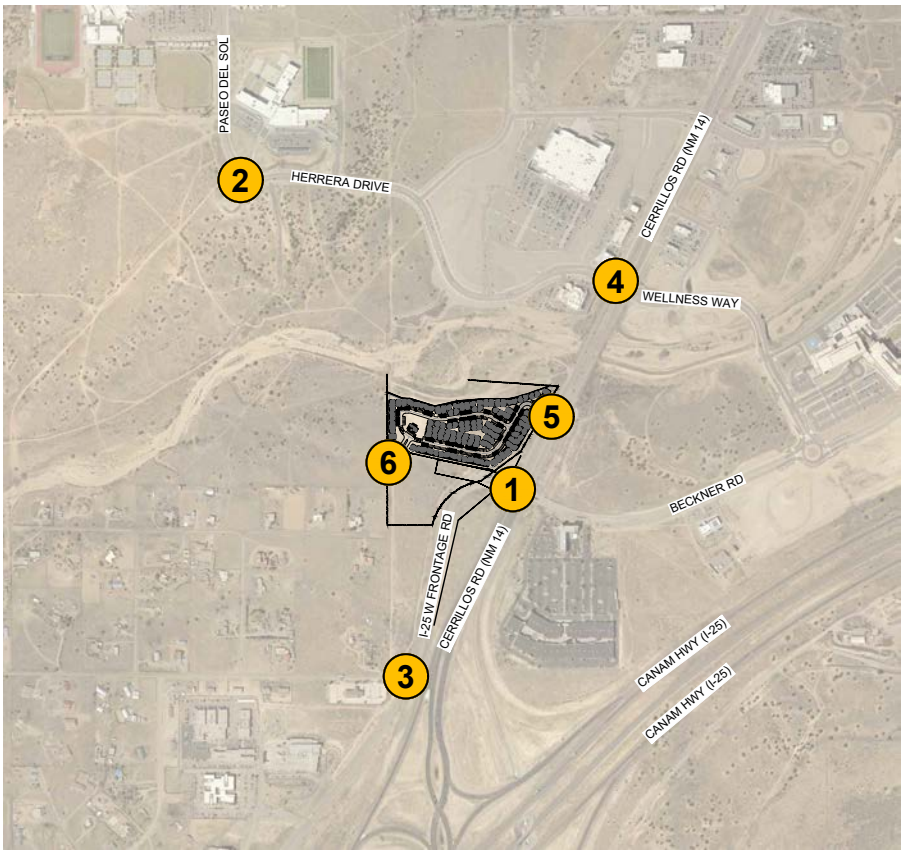
The roundabout intersection of the south driveway and the I-25 West Frontage Road shows that a single lane roundabout would be sufficient for the capacity of vehicles using the roundabout in the 2036 Horizon analysis with the connection between the West Frontage Road and Herrera. For lane balancing purposes a dual lane roundabout could be installed with the project and the LOS for a dual lane roundabout would be similar in nature as the signal lane roundabout. If a dual lane roundabout is sought after, the NMDOT and the City of Santa Fe should be in agreement prior to the implementation.

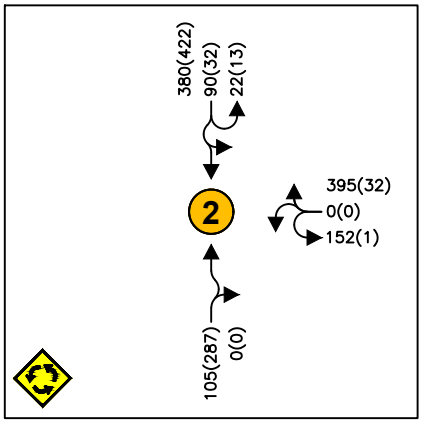
As with all the Build scenarios, the same recommendations for deceleration lanes apply to this horizon analysis. Trip entry and departure from the east driveway is not affected with the introduction of the connection according to the Santa Fe MPO model. The deceleration lane on Cerrillos Road should have a minimum length of 370 feet, and an additional taper of 150 feet, per SAMM Table 18.K-1 Deceleration and Acceleration Lengths (Feet), totaling 520 feet. These SAMM Tables can be found in Appendix J.

Table 16 – 2036 Horizon Year Santa Fe MPO Model Build Unsignalized Intersection Results

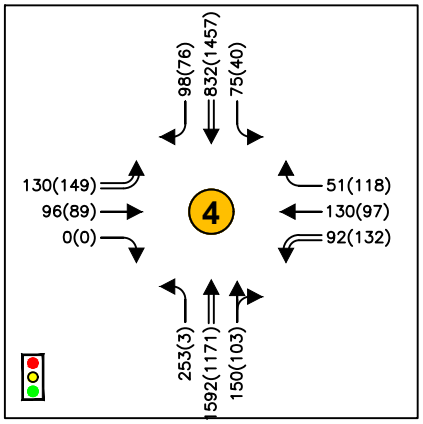
Intersection/Movement	2036 AM Peak				2036 PM Peak			
	Delay	v/c	Queue* (ft)	LOS	Delay	v/c	Queue* (ft)	LOS
West I-25 Frontage & Mutt Nelson	24.9	-	-	C	18.8	-	-	C
Eastbound Approach	24.9	0.58	100	C	18.8	0.29	50	C
Northbound Approach	8.0	0.01	0	A	8.6	0.02	25	A
Paseo del Sol & Herrera RAB	10.6	-	-	B	6.2	-	-	A
Westbound Right	11.3	0.62	125	B	4.3	0.04	25	A
Northbound Right	5.2	0.15	25	A	5.4	0.28	50	A
Southbound Right	10.9	0.59	125	B	6.8	0.43	75	A
East Driveway on Cerrillos (NM 14)	13.2	-	-	B	18.7	-	-	C
Eastbound Right	13.2	0.01	0	B	18.7	0.01	0	C
South Driveway on I-25 W Frontage RAB	10.3	-	-	B	11.3	-	-	B
Eastbound Right	9.8	0.46	75	A	14.5	0.60	100	B
Westbound Right	5.8	0.34	50	A	10.5	0.64	125	B
Northbound Right	15.2	0.65	125	C	9.7	0.42	75	A
Southbound Right	5.0	0.08	25	A	7.2	0.08	25	A

* – HCM 95th percentile queue rounded to next 25-foot increment

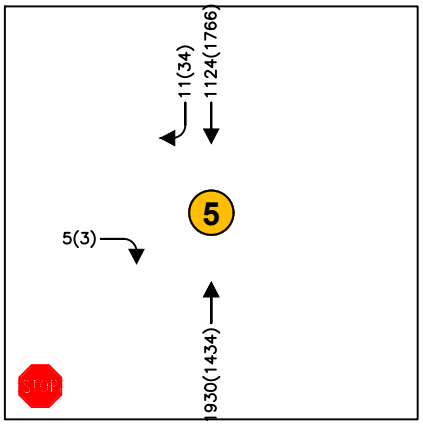




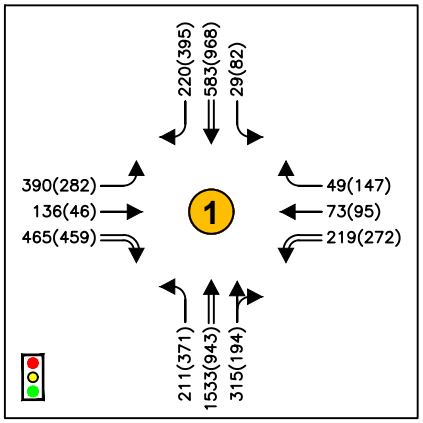
PASEO DEL SOL/HERRERA



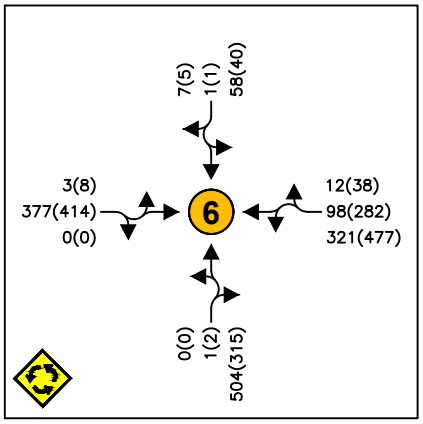
CERRILLOS(NM14)/HERRERA/WELLNESS



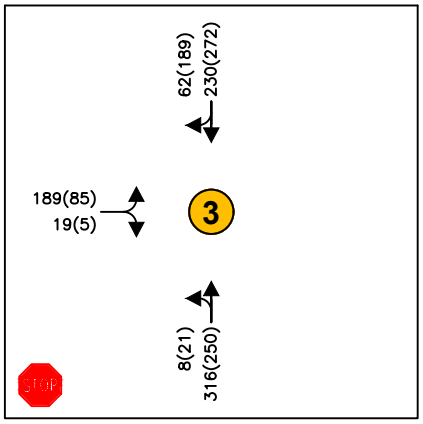
CERRILLOS(NM14)/EAST DRIVEWAY



CERRILLOS(NM14)/BECKNER/W FRONTAGE



W FRONTAGE/SOUTH DRIVEWAY



W FRONTAGE/MUTT NELSON

LEGEND

Thru Lanes (# as indicated)

Turning Lanes (# as indicated)

1234(1234) AM(PM) Traffic Counts

Bohannan Huston www.bhinc.com 800.877.5332	CAVAN MULTI-FAMILY SANTA FE, NEW MEXICO SITE TRAFFIC ANALYSIS	FIGURE 15 2036 AM(PM) BUILD PTV VISUM PEAK HOUR TRAFFIC VOLUMES

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VII. CRASH DATA ANALYSIS

Crash history for the intersections along Cerrillos Road (NM 14) included in the study was requested through the NMDOT crash data inventory. The crash data for 2016 through 2020 was included in this analysis and is provided in Appendix K. As part of this analysis, classifications of accident types were determined in accordance with New Mexico classifications. These classifications include Class K, for an accident resulting in a fatality, Class A for an accident that involved an incapacitating injury requiring medical intervention, Class B with visible injuries sustained, and Class C with possible injuries.

Within this 4-year period, one accident involving Class K occurred, one accident of Class A occurred, eleven accidents of class B occurred, and sixty accidents of Class C occurred. A summary of these crashes with a description of crash causes are provided in Table 17.

Table 17 – Crash Summary

	Class K	Class A	Class B	Class C
West Frontage & Mutt Nelson	0	0	2	7
Cerrillos (NM 14) & West Frontage	0	1	3	30
Cerrillos (NM 14) & Herrera	1	0	6	23

Historical crash data demonstrates the majority of crashes are occurring along the major road Cerrillos (NM 14). Crashes occurring are mainly rear end collisions occurring at the main intersections, usually caused by driver inattention, or following too closely. To help mitigate the possibility of crashes due to the development, the project is including the addition of dedicated right turn lanes southbound at both the right-in/right-out and the intersection of W Frontage Road. This lane is warranted and will be included in the final design to make the intersection safer due to turning vehicles having a dedicated lane.

VIII. CONCLUSIONS AND RECOMMENDATIONS

A. CONCLUSIONS

The traffic analysis shows that under 2022 Existing conditions, unsignalized intersections will operate at acceptable levels of service with no movements operating worse than LOS C. All signalized intersections operate with overall acceptable LOS in the existing conditions although several movements at each intersection are not acceptable for both AM and PM peak hours.

The intersection of Cerrillos (NM 14) and Herrera operates at an overall LOS B in both AM and PM peak hours. The intersection includes movements of LOS E for the eastbound left, westbound left, and westbound through movements in the AM peak hour. In the PM peak hour the eastbound left, eastbound through, westbound left, and westbound through movements are LOS E.

The intersection of Cerrillos (NM 14) and Beckner operates at overall LOS C in the AM peak hour and LOS B in the PM peak hour. The eastbound left movement is LOS F in both the AM and PM peak hours. The eastbound through, westbound through, and westbound right experiences LOS E in both AM and PM peak hours. These movements are mainly due to the signal coordination of Cerrillos road and could be adjusted by updating signal timing plans. Coordination with the City of Santa Fe and NMDOT would be required to make any adjustments to existing signal timing.

Within the 2026 build scenario, the signalized intersection of Cerrillos (NM 14) and Herrera operates at an overall acceptable LOS B in the AM peak hour and LOS C in the PM peak hour. The eastbound left, westbound left, and westbound through movements will experience LOS E in both the AM and PM peak hours. This may be mitigated by signal timing adjustments although these should be coordinated with the City of Santa Fe and NMDOT prior to any work being completed.

The preferred layout of the intersection of Cerrillos (NM 14) and Beckner retains the free right turn lanes that are present at the intersection today due to capacity issues in the horizon year analysis. With the free right movements southbound and eastbound retained, the intersection operates at an overall acceptable LOS D in the AM peak hour and LOS C in the PM peak hour. The eastbound left turning movement will operate at LOS F in both peak hours and the eastbound through movement will operate at LOS E in both peak hours. The volume to capacity ratio for the eastbound left will be above 1 which indicates that the

intersection will be overcapacity and not be able to accommodate all the traffic in the given phase timing.

In response to the eastbound left turn movement, an analysis was completed with dual eastbound left turn lanes. In this analysis, the eastbound left movements improved to LOS D in both peak hours. The worst movement volume to capacity remains under 1 which indicates that the intersection will operate appropriately for the volume of traffic the intersection receives.

The south roundabout requested by the development to provide access at the southwest corner of the development will operate at acceptable conditions with a one lane approach at each leg.

In the 2036 Horizon Year build scenario, the intersection of NM 14 (Cerrillos) and Beckner continues to operate acceptably with the inclusion of dual eastbound lefts and the retention of the free right turn movements southbound and eastbound. The overall intersection will be a LOS C in both the AM and PM peak hours. The eastbound left movements improve to LOS D in both peak hours due to the dual left turn lanes, but the eastbound through movement will remain LOS E in the AM and PM peak hours. The westbound left movement will remain at LOS E in the PM peak hour. The worst movement volume to capacity remains under 1 which indicates that the intersection will operate appropriately for the volume of traffic entering the intersection.

Implementing the Santa Fe MPO model connection by the 2036 Horizon Year will see the intersection of NM 14 (Cerrillos) and Beckner change significantly. With the retention of the free right turn lanes and the implementation of the eastbound dual left turn lanes, the intersection will result in the overall LOS D in the AM peak hour and LOS C in the PM peak hour. The northbound right movement will operate at LOS E in the AM peak hour and the northbound left will operate at LOS F in the PM peak hour. The volume to capacity ratio for the northbound left will be greater than 1 indicating this movement will be overcapacity and not be able to accommodate all the traffic in the given phase timing.

Adding an additional northbound left turning lane to this analysis results in the intersection operating at an overall LOS C in both the AM and PM peak hours. The only movement that remains an LOS E is the northbound right movement. All movements will retain a volume to capacity ratio of less than 1 indicating this will operate acceptably.

The south roundabout requested as part of this development to provide access at the southwest corner of the development operates at acceptable conditions into the horizon build scenario with a one lane approach at each leg. If a dual lane roundabout is desired at

this location the NMDOT and the City of Santa Fe should be in agreement prior to the implementation.

B. RECOMMENDATIONS

- The developer is requesting a roundabout be built at the southwest corner of the new development. Our analysis shows that this roundabout can operate at acceptable LOS as a 1 lane roundabout with 1 lane minimum on each of the approaches. If a dual lane roundabout is desired by the developer at this location, the NMDOT and City of Santa Fe should be in agreement prior to the implementation.
- The analysis indicates the Southbound and Eastbound free right configuration provides a better level of service for these movements. NMDOT Traffic technical support may require the design to remove the free right turns and construct a right turn lane adjacent to the through lane to improve bicycle and pedestrian safety at the intersection. If the existing free right configuration is maintained, it is recommended that the eastbound lane configurations include two dedicated left turn lanes, one dedicated through lane, and one right turn lane prior to the 2026 build year.
- If the connection of the West Frontage Road and Herrera occurs, implementation of dual eastbound right movements with a signal overlap phase will be needed at Cerrillos (NM 14) and Beckner by the 2036 horizon year. An additional northbound left turning lane will also be needed prior to the 2036 horizon year if this connection is made. These recommendations are only applicable if the connection between the Frontage Road and Herrera is made.
- Deceleration lane into the site development for the East Driveway on Cerrillos Road (NM 14) should be built as part of the development. The deceleration lane length of 370 feet, and an additional taper of 150 feet, according to the State Access Management Manual (SAMM) criteria, totaling 520 feet recommended.
- Southbound deceleration lane into the West Frontage Road at Cerrillos Road (NM 14) should be retained as part of the development. The deceleration lane length of 370 feet minimum, and an additional taper of 150 feet should be verified, according to the State Access Management Manual (SAMM) criteria, totaling 520 feet recommended.
- Changes to the east leg of the intersection of Cerrillos (NM 14) and Beckner will be needed to address alignment issues that may arise as other improvements are completed.

APPENDIX A:
2022 EXISTING TRAFFIC COUNTS

Traffic Count Data Sheet

Year Counts Taken: **2022**

E-W Street **Beckner Rd.**
N-S Street: **Cerrillos Rd.**

Signalized

Speed Limit (Beckner Rd.)= **45** MPH
Speed Limit (Cerrillos Rd.)= **45** MPH
5/19/22

Begin Time	End Time	Eastbound (Beckner Rd.)			Westbound (Beckner Rd.)			Northbound (Cerrillos Rd.)			Southbound (Cerrillos Rd.)			
		L	T	R	L	T	R	L	T	R	L	T	R	Peds
7:00 AM	7:15 AM	43	5	12	12	3	8	7	171	28	1	116	18	0
7:15 AM	7:30 AM	63	9	15	22	2	4	6	241	20	7	146	24	0
7:30 AM	7:45 AM	81	18	20	21	11	6	11	255	25	3	156	22	0
7:45 AM	8:00 AM	**73**	**19**	**18**	**20**	**6**	**4**	**24**	**342**	**44**	**3**	**203**	**47**	**0**
8:00 AM	8:15 AM	62	15	19	12	8	5	23	285	28	9	180	44	0
8:15 AM	8:30 AM	80	8	12	20	4	6	11	244	32	8	172	37	0
8:30 AM	8:45 AM	72	12	12	13	4	11	12	222	24	9	187	34	0
8:45 AM	9:00 AM	44	9	14	20	6	10	12	264	21	18	169	33	0
4X Peak 15-Min. Vol. (AM)		**292**	**76**	**72**	**80**	**24**	**16**	**96**	**1368**	**176**	**12**	**812**	**188**	**0**
% of Total Traffic		9.1%	2.4%	2.2%	2.5%	0.7%	0.5%	3.0%	42.6%	5.5%	0.4%	25.3%	5.9%	
% Directional			13.7%			3.7%	**Intersection**		51.1%			31.5%		

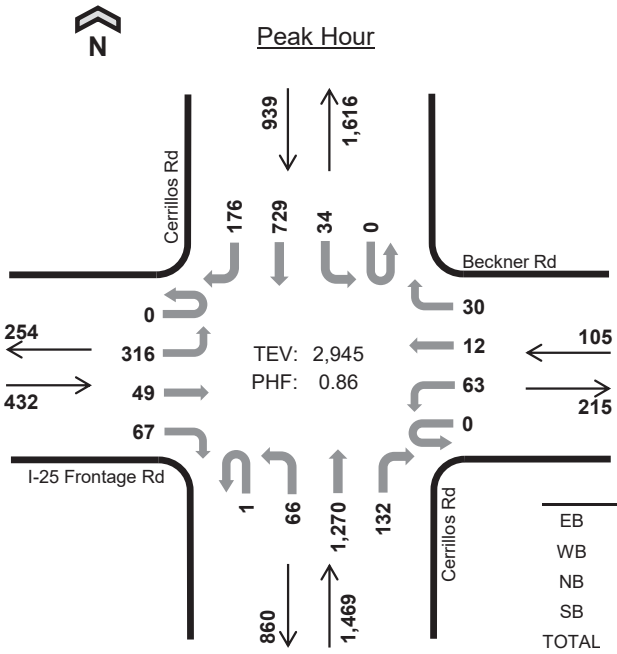
Begin Time	End Time	Eastbound (Beckner Rd.)			Westbound (Beckner Rd.)			Northbound (Cerrillos Rd.)			Southbound (Cerrillos Rd.)			
		L	T	R	L	T	R	L	T	R	L	T	R	Peds
4:00 PM	4:15 PM	49	7	9	26	10	18	9	195	25	14	272	72	1
4:15 PM	4:30 PM	40	3	11	30	10	19	13	236	18	7	271	61	1
4:30 PM	4:45 PM	54	4	16	39	4	9	17	218	16	9	316	65	0
4:45 PM	5:00 PM	50	3	7	29	4	16	11	247	20	6	256	53	1
5:00 PM	5:15 PM	61	6	14	34	10	11	22	228	12	3	324	64	0
5:15 PM	5:30 PM	**52**	**4**	**9**	**28**	**8**	**18**	**17**	**246**	**23**	**11**	**298**	**83**	**0**
5:30 PM	5:45 PM	51	4	13	19	4	7	18	225	10	11	327	61	0
5:45 PM	6:00 PM	51	4	8	20	6	12	11	164	20	5	261	52	0
4X Peak 15-Min. Vol. (PM)		**208**	**16**	**36**	**112**	**32**	**72**	**68**	**984**	**92**	**44**	**1192**	**332**	**0**
% of Total Traffic		6.5%	0.5%	1.1%	3.5%	1.0%	2.3%	2.1%	30.9%	2.9%	1.4%	37.4%	10.4%	
% Directional			8.2%			6.8%	**Intersection**		35.9%			49.2%		

A-99

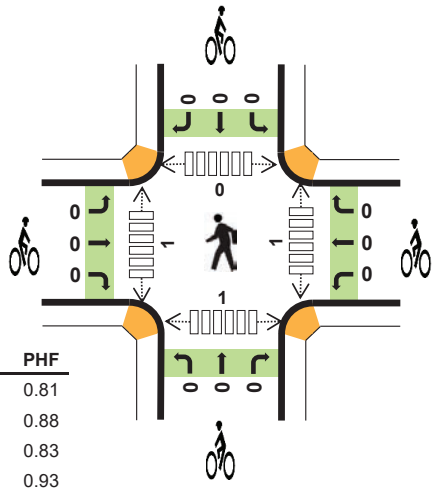
Cerrillos Rd
I-25 Frontage Rd

Peak Hour

Date: 09/08/2022
Count Period: 6:58 AM to 9:02 AM
Peak Hour: 7:30 AM to 8:30 AM



	HV %:	PHF
EB	2.5%	0.81
WB	1.0%	0.88
NB	3.5%	0.83
SB	3.1%	0.93
TOTAL	3.2%	0.86



Two-and-a-Half-Hour Count Summaries

Interval Start		I-25 Frontage Rd Eastbound				Beckner Rd Westbound				Cerrillos Rd Northbound				Cerrillos Rd Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:30 AM		0	82	14	25	0	15	2	12	0	11	262	21	0	8	180	29	661	0
7:45 AM		0	99	21	13	0	17	4	8	0	23	377	41	0	4	207	41	855	0
8:00 AM		0	68	8	16	0	21	3	6	0	23	334	37	0	10	172	65	763	0
8:15 AM		0	67	6	13	0	10	3	4	1	9	297	33	0	12	170	41	666	2,945
Peak Hour	All	0	316	49	67	0	63	12	30	1	66	1,270	132	0	34	729	176	2,945	0
	HV	0	8	3	0	0	0	1	0	0	4	45	3	0	2	23	4	93	0
	HV%	-	3%	6%	0%	-	0%	8%	0%	0%	6%	4%	2%	-	6%	3%	2%	3%	0

Note: For all three-hour count summary, see next page.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:30 AM	2	0	12	6	*20*	0	0	0	0	*0*	1	0	0	0	*1*
7:45 AM	5	0	12	5	*22*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	2	0	16	7	*25*	0	0	0	0	*0*	0	0	0	0	*0*
8:15 AM	2	1	12	11	*26*	0	0	0	0	*0*	0	1	0	1	*2*
Peak Hour	11	1	52	29	*93*	0	0	0	0	*0*	1	1	0	1	*3*

Two-and-a-Half-Hour Count Summaries

Interval Start	I-25 Frontage Rd				Beckner Rd				Cerrillos Rd				Cerrillos Rd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:58 AM	0	3	1	3	0	0	0	1	0	1	40	4	0	3	15	2	73	0
7:00 AM	0	31	0	7	0	15	2	5	0	2	157	16	0	2	112	15	364	0
7:15 AM	0	45	4	13	0	15	2	2	0	4	221	27	0	3	136	15	487	0
7:30 AM	**0**	**82**	**14**	**25**	**0**	**15**	**2**	**12**	**0**	**11**	**262**	**21**	**0**	**8**	**180**	**29**	**661**	1,585
7:45 AM	**0**	**99**	**21**	**13**	**0**	**17**	**4**	**8**	**0**	**23**	**377**	**41**	**0**	**4**	**207**	**41**	**855**	2,367
8:00 AM	**0**	**68**	**8**	**16**	**0**	**21**	**3**	**6**	**0**	**23**	**334**	**37**	**0**	**10**	**172**	**65**	**763**	2,766
8:15 AM	**0**	**67**	**6**	**13**	**0**	**10**	**3**	**4**	**1**	**9**	**297**	**33**	**0**	**12**	**170**	**41**	**666**	**2,945**
8:30 AM	0	44	15	12	0	19	3	12	0	13	237	31	1	8	182	24	601	2,885
8:45 AM	0	48	7	18	0	17	4	11	1	10	230	35	2	11	175	37	606	2,636
9:00 AM	0	4	0	3	0	0	0	2	0	1	35	4	0	1	23	1	74	1,947
Count Total	0	491	76	123	0	129	23	63	2	97	2,190	249	3	62	1,372	270	5,150	0
Peak Hour All	**0**	**316**	**49**	**67**	**0**	**63**	**12**	**30**	**1**	**66**	**1,270**	**132**	**0**	**34**	**729**	**176**	**2,945**	**0**
Peak Hour HV	**0**	**8**	**3**	**0**	**0**	**0**	**1**	**0**	**0**	**4**	**45**	**3**	**0**	**2**	**23**	**4**	**93**	**0**
Peak Hour HV%	**-**	**3%**	**6%**	**0%**	**-**	**0%**	**8%**	**0%**	**0%**	**6%**	**4%**	**2%**	**-**	**6%**	**3%**	**2%**	**3%**	**0**

Note: Two-and-a-half-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
6:58 AM	0	0	5	1	*6*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	2	1	8	7	*18*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	5	0	13	7	*25*	0	0	0	0	*0*	0	0	0	0	*0*
7:30 AM	**2**	**0**	**12**	**6**	***20***	**0**	**0**	**0**	**0**	***0***	**1**	**0**	**0**	**0**	*1*
7:45 AM	**5**	**0**	**12**	**5**	***22***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
8:00 AM	**2**	**0**	**16**	**7**	***25***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
8:15 AM	**2**	**1**	**12**	**11**	***26***	**0**	**0**	**0**	**0**	***0***	**0**	**1**	**0**	**1**	***2***
8:30 AM	2	2	12	10	*26*	0	0	0	0	*0*	0	0	0	0	*0*
8:45 AM	5	1	12	6	*24*	0	0	0	0	*0*	0	0	0	0	*0*
9:00 AM	0	0	2	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	25	5	104	60	*194*	0	0	0	0	*0*	1	1	0	1	*3*
Peak Hour	**11**	**1**	**52**	**29**	***93***	**0**	**0**	**0**	**0**	***0***	**1**	**1**	**0**	**1**	***3***

Two-and-a-Half-Hour Count Summaries - Heavy Vehicles

Interval Start	I-25 Frontage Rd				Beckner Rd				Cerrillos Rd				Cerrillos Rd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:58 AM	0	0	0	0	0	0	0	0	0	0	5	0	0	0	1	0	6	0
7:00 AM	0	2	0	0	0	0	1	0	0	0	8	0	0	0	6	1	18	0
7:15 AM	0	4	1	0	0	0	0	0	0	0	13	0	0	0	5	2	25	0
7:30 AM	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**10**	**1**	**0**	**0**	**5**	**1**	**20**	69
7:45 AM	**0**	**2**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**10**	**0**	**0**	**0**	**4**	**1**	**22**	85
8:00 AM	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**0**	**0**	**1**	**5**	**1**	**25**	92
8:15 AM	**0**	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**9**	**2**	**0**	**1**	**9**	**1**	**26**	**93**
8:30 AM	0	1	1	0	0	1	0	1	0	2	9	1	0	0	8	2	26	99
8:45 AM	0	1	3	1	0	1	0	0	0	1	10	1	0	1	4	1	24	101
9:00 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2	78
Count Total	0	16	8	1	0	2	2	1	0	7	92	5	0	3	47	10	194	0
Peak Hour	**0**	**8**	**3**	**0**	**0**	**0**	**1**	**0**	**0**	**4**	**45**	**3**	**0**	**2**	**23**	**4**	**93**	**0**

Two-and-a-Half-Hour Count Summaries - Bikes

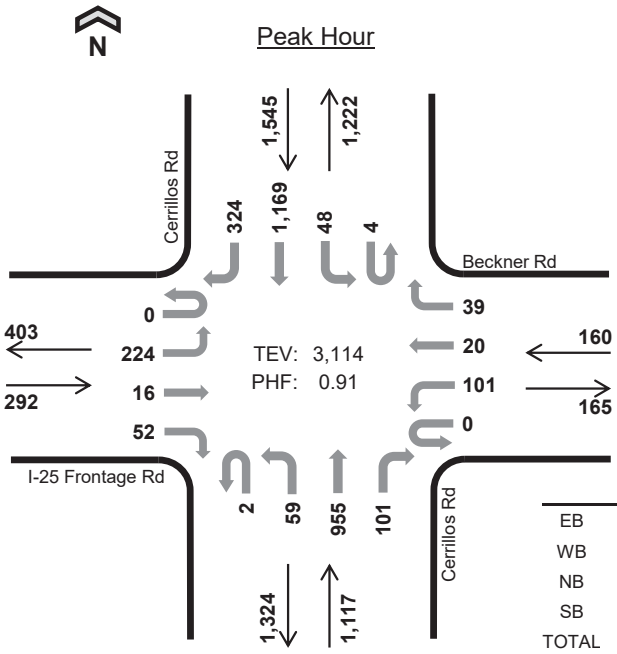
Interval Start	I-25 Frontage Rd			Beckner Rd			Cerrillos Rd			Cerrillos Rd			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
6:58 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

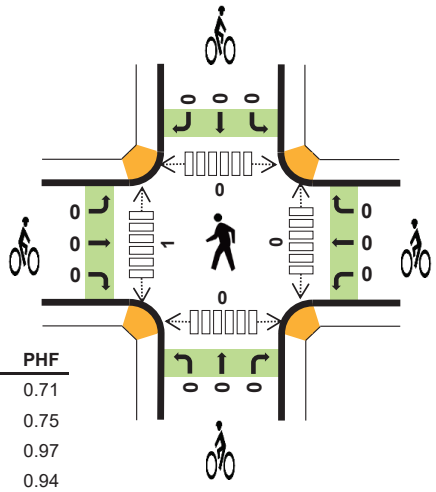
Cerrillos Rd
I-25 Frontage Rd

Peak Hour

Date: 09/08/2022
Count Period: 3:58 PM to 6:02 PM
Peak Hour: 4:30 PM to 5:30 PM



	HV %:	PHF
EB	2.4%	0.71
WB	3.1%	0.75
NB	1.7%	0.97
SB	2.1%	0.94
TOTAL	2.0%	0.91



Two-and-a-Half-Hour Count Summaries

Interval Start		I-25 Frontage Rd Eastbound				Beckner Rd Westbound				Cerrillos Rd Northbound				Cerrillos Rd Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM		0	53	2	10	0	23	2	10	0	19	228	25	3	10	279	82	746	0
4:45 PM		0	53	5	7	0	26	5	8	0	13	229	34	0	18	270	72	740	0
5:00 PM		0	70	4	29	0	32	9	12	1	12	250	24	0	8	321	81	853	0
5:15 PM		0	48	5	6	0	20	4	9	1	15	248	18	1	12	299	89	775	3,114
Peak Hour	All	0	224	16	52	0	101	20	39	2	59	955	101	4	48	1,169	324	3,114	0
	HV	0	4	1	2	0	3	2	0	0	0	18	1	0	2	22	8	63	0
	HV%	-	2%	6%	4%	-	3%	10%	0%	0%	0%	2%	1%	0%	4%	2%	2%	2%	0

Note: For all three-hour count summary, see next page.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:30 PM	0	1	3	7	*11*	0	0	0	0	*0*	0	0	0	0	*0*
4:45 PM	1	1	3	9	*14*	0	0	0	0	*0*	0	0	0	0	*0*
5:00 PM	5	3	5	9	*22*	0	0	0	0	*0*	0	0	0	0	*0*
5:15 PM	1	0	8	7	*16*	0	0	0	0	*0*	0	1	0	0	*1*
Peak Hour	7	5	19	32	*63*	0	0	0	0	*0*	0	1	0	0	*1*

Two-and-a-Half-Hour Count Summaries

Interval Start	I-25 Frontage Rd				Beckner Rd				Cerrillos Rd				Cerrillos Rd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:58 PM	0	5	1	0	0	3	0	3	0	1	26	1	0	1	34	10	85	0
4:00 PM	0	37	4	10	0	36	4	19	0	9	226	14	0	11	238	50	658	0
4:15 PM	0	44	3	4	0	28	8	19	0	12	208	14	0	10	255	81	686	0
4:30 PM	**0**	**53**	**2**	**10**	**0**	**23**	**2**	**10**	**0**	**19**	**228**	**25**	**3**	**10**	**279**	**82**	**746**	2,175
4:45 PM	**0**	**53**	**5**	**7**	**0**	**26**	**5**	**8**	**0**	**13**	**229**	**34**	**0**	**18**	**270**	**72**	**740**	2,830
5:00 PM	**0**	**70**	**4**	**29**	**0**	**32**	**9**	**12**	**1**	**12**	**250**	**24**	**0**	**8**	**321**	**81**	**853**	3,025
5:15 PM	**0**	**48**	**5**	**6**	**0**	**20**	**4**	**9**	**1**	**15**	**248**	**18**	**1**	**12**	**299**	**89**	**775**	**3,114**
5:30 PM	0	49	4	11	0	27	0	13	1	11	231	21	1	23	264	61	717	3,085
5:45 PM	0	51	3	8	0	14	0	22	0	10	204	30	0	11	241	56	650	2,995
6:00 PM	0	6	1	0	0	1	0	1	0	1	23	2	0	2	36	8	81	2,223
Count Total	0	416	32	85	0	210	32	116	3	103	1,873	183	5	106	2,237	590	5,991	0
Peak Hour All	**0**	**224**	**16**	**52**	**0**	**101**	**20**	**39**	**2**	**59**	**955**	**101**	**4**	**48**	**1,169**	**324**	**3,114**	**0**
Peak Hour HV	**0**	**4**	**1**	**2**	**0**	**3**	**2**	**0**	**0**	**0**	**18**	**1**	**0**	**2**	**22**	**8**	**63**	**0**
Peak Hour HV%	**-**	**2%**	**6%**	**4%**	**-**	**3%**	**10%**	**0%**	**0%**	**0%**	**2%**	**1%**	**0%**	**4%**	**2%**	**2%**	**2%**	**0**

Note: Two-and-a-half-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
3:58 PM	0	1	0	2	*3*	0	0	0	0	*0*	0	0	0	0	*0*
4:00 PM	0	1	6	8	*15*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	2	2	6	6	*16*	0	0	0	0	*0*	0	1	0	1	*2*
4:30 PM	**0**	**1**	**3**	**7**	***11***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
4:45 PM	**1**	**1**	**3**	**9**	***14***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:00 PM	**5**	**3**	**5**	**9**	***22***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:15 PM	**1**	**0**	**8**	**7**	***16***	**0**	**0**	**0**	**0**	***0***	**0**	**1**	**0**	**0**	***1***
5:30 PM	1	0	7	4	*12*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	0	2	3	*5*	0	0	0	0	*0*	0	0	0	0	*0*
6:00 PM	0	0	0	3	*3*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	10	9	40	58	*117*	0	0	0	0	*0*	0	2	0	1	*3*
Peak Hour	**7**	**5**	**19**	**32**	***63***	**0**	**0**	**0**	**0**	***0***	**0**	**1**	**0**	**0**	***1***

Two-and-a-Half-Hour Count Summaries - Heavy Vehicles

Interval Start	I-25 Frontage Rd				Beckner Rd				Cerrillos Rd				Cerrillos Rd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:58 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	1	1	0	3	0
4:00 PM	0	0	0	0	0	1	0	0	0	0	4	2	0	2	5	1	15	0
4:15 PM	0	1	0	1	0	1	0	1	0	1	5	0	0	0	4	2	16	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**5**	**2**	**11**	45
4:45 PM	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**1**	**8**	**0**	**14**	56
5:00 PM	**0**	**2**	**1**	**2**	**0**	**1**	**2**	**0**	**0**	**0**	**5**	**0**	**0**	**0**	**6**	**3**	**22**	63
5:15 PM	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**1**	**0**	**1**	**3**	**3**	**16**	**63**
5:30 PM	0	0	0	1	0	0	0	0	0	0	6	1	0	0	2	2	12	64
5:45 PM	0	0	0	0	0	0	0	0	0	1	1	0	0	0	3	0	5	55
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	3	36
Count Total	0	5	1	4	0	5	2	2	0	2	34	4	0	5	39	14	117	0
Peak Hour	**0**	**4**	**1**	**2**	**0**	**3**	**2**	**0**	**0**	**0**	**18**	**1**	**0**	**2**	**22**	**8**	**63**	**0**

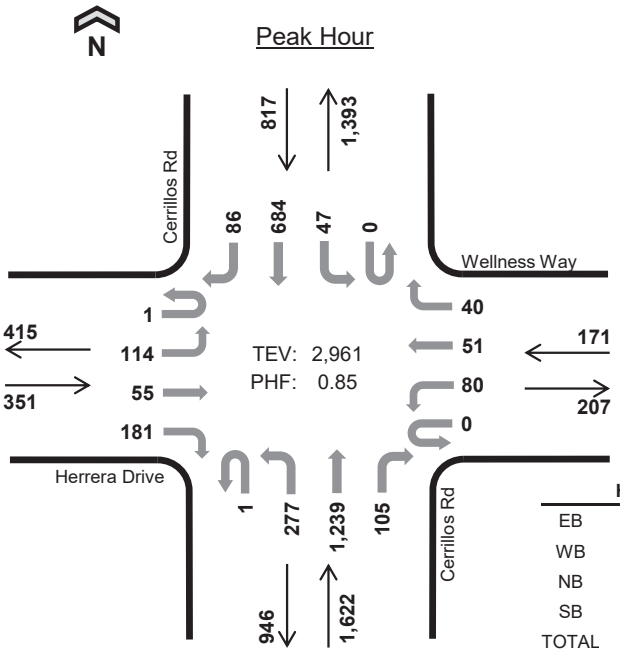
Two-and-a-Half-Hour Count Summaries - Bikes

Interval Start	I-25 Frontage Rd			Beckner Rd			Cerrillos Rd			Cerrillos Rd			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
3:58 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
5:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

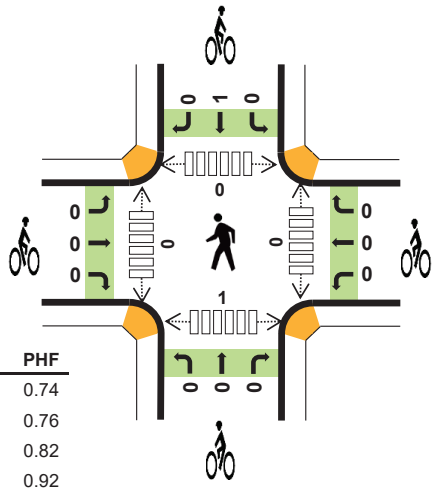
Note: U-Turn volumes for bikes are included in Left-Turn, if any.

Cerrillos Rd
Herrera Drive

Date: 09/08/2022
Count Period: 6:58 AM to 9:02 AM
Peak Hour: 7:30 AM to 8:30 AM



	HV %:	PHF
EB	0.6%	0.74
WB	1.8%	0.76
NB	3.5%	0.82
SB	3.3%	0.92
TOTAL	3.0%	0.85



Two-and-a-Half-Hour Count Summaries

Interval Start		Herrera Drive Eastbound				Wellness Way Westbound				Cerrillos Rd Northbound				Cerrillos Rd Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:30 AM		0	15	4	37	0	19	11	8	0	63	278	21	0	6	157	14	633	0
7:45 AM		0	33	22	64	0	14	8	9	0	72	396	26	0	13	187	22	866	0
8:00 AM		0	36	17	46	0	20	16	10	0	79	304	25	0	10	169	23	755	0
8:15 AM		1	30	12	34	0	27	16	13	1	63	261	33	0	18	171	27	707	2,961
Peak Hour	All	1	114	55	181	0	80	51	40	1	277	1,239	105	0	47	684	86	2,961	0
	HV	0	1	0	1	0	1	0	2	0	3	53	1	0	0	27	0	89	0
	HV%	0%	1%	0%	1%	-	1%	0%	5%	0%	1%	4%	1%	-	0%	4%	0%	3%	0

Note: For all three-hour count summary, see next page.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:30 AM	0	1	13	5	*19*	0	0	0	0	*0*	0	0	0	1	*1*
7:45 AM	1	1	15	7	*24*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	1	1	18	5	*25*	0	0	0	1	*1*	0	0	0	0	*0*
8:15 AM	0	0	11	10	*21*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	2	3	57	27	*89*	0	0	0	1	*1*	0	0	0	1	*1*

Two-and-a-Half-Hour Count Summaries

Interval Start	Herrera Drive Eastbound				Wellness Way Westbound				Cerrillos Rd Northbound				Cerrillos Rd Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:58 AM	0	0	0	1	0	3	0	1	0	2	36	2	0	3	14	1	63	0
7:00 AM	0	3	7	16	0	17	1	9	0	20	159	17	2	7	104	4	366	0
7:15 AM	0	5	4	25	0	15	7	3	0	31	206	22	0	8	111	4	441	0
7:30 AM	**0**	**15**	**4**	**37**	**0**	**19**	**11**	**8**	**0**	**63**	**278**	**21**	**0**	**6**	**157**	**14**	**633**	1,503
7:45 AM	**0**	**33**	**22**	**64**	**0**	**14**	**8**	**9**	**0**	**72**	**396**	**26**	**0**	**13**	**187**	**22**	**866**	2,306
8:00 AM	**0**	**36**	**17**	**46**	**0**	**20**	**16**	**10**	**0**	**79**	**304**	**25**	**0**	**10**	**169**	**23**	**755**	2,695
8:15 AM	**1**	**30**	**12**	**34**	**0**	**27**	**16**	**13**	**1**	**63**	**261**	**33**	**0**	**18**	**171**	**27**	**707**	**2,961**
8:30 AM	0	51	10	27	0	21	11	10	0	36	253	13	0	12	164	22	630	2,958
8:45 AM	0	26	11	32	0	29	12	12	0	40	234	16	0	10	154	9	585	2,677
9:00 AM	1	2	1	3	0	2	3	2	0	6	30	4	0	0	20	3	77	1,999
Count Total	2	201	88	285	0	167	85	77	1	412	2,157	179	2	87	1,251	129	5,123	0
Peak Hour All	**1**	**114**	**55**	**181**	**0**	**80**	**51**	**40**	**1**	**277**	**1,239**	**105**	**0**	**47**	**684**	**86**	**2,961**	**0**
Peak Hour HV	**0**	**1**	**0**	**1**	**0**	**1**	**0**	**2**	**0**	**3**	**53**	**1**	**0**	**0**	**27**	**0**	**89**	**0**
Peak Hour HV%	**0%**	**1%**	**0%**	**1%**	**-**	**1%**	**0%**	**5%**	**0%**	**1%**	**4%**	**1%**	**-**	**0%**	**4%**	**0%**	**3%**	**0**

Note: Two-and-a-half-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
6:58 AM	0	0	3	1	*4*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	0	5	12	3	*20*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	1	0	15	6	*22*	0	0	0	0	*0*	0	0	1	0	*1*
7:30 AM	**0**	**1**	**13**	**5**	***19***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**1**	*1*
7:45 AM	**1**	**1**	**15**	**7**	***24***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
8:00 AM	**1**	**1**	**18**	**5**	***25***	**0**	**0**	**0**	**1**	***1***	**0**	**0**	**0**	**0**	*0*
8:15 AM	**0**	**0**	**11**	**10**	***21***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
8:30 AM	2	1	9	9	*21*	0	0	0	0	*0*	0	0	0	0	*0*
8:45 AM	3	2	10	6	*21*	0	0	0	0	*0*	0	0	0	0	*0*
9:00 AM	0	1	2	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	8	12	108	52	*180*	0	0	0	1	*1*	0	0	1	1	*2*
Peak Hour	**2**	**3**	**57**	**27**	***89***	**0**	**0**	**0**	**1**	***1***	**0**	**0**	**0**	**1**	***1***

Two-and-a-Half-Hour Count Summaries - Heavy Vehicles

Interval Start	Herrera Drive				Wellness Way				Cerrillos Rd				Cerrillos Rd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:58 AM	0	0	0	0	0	0	0	0	0	0	2	1	0	0	1	0	4	0
7:00 AM	0	0	0	0	0	4	0	1	0	0	12	0	0	0	3	0	20	0
7:15 AM	0	0	0	1	0	0	0	0	0	1	14	0	0	0	6	0	22	0
7:30 AM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**13**	**0**	**0**	**0**	**5**	**0**	**19**	65
7:45 AM	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**2**	**12**	**1**	**0**	**0**	**7**	**0**	**24**	85
8:00 AM	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**1**	**17**	**0**	**0**	**0**	**5**	**0**	**25**	90
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**11**	**0**	**0**	**0**	**10**	**0**	**21**	**89**
8:30 AM	0	2	0	0	0	1	0	0	0	1	8	0	0	0	8	1	21	91
8:45 AM	0	1	0	2	0	1	1	0	0	2	7	1	0	0	4	2	21	88
9:00 AM	0	0	0	0	0	0	0	1	0	1	1	0	0	0	0	0	3	66
Count Total	0	4	0	4	0	7	1	4	0	8	97	3	0	0	49	3	180	0
Peak Hour	**0**	**1**	**0**	**1**	**0**	**1**	**0**	**2**	**0**	**3**	**53**	**1**	**0**	**0**	**27**	**0**	**89**	**0**

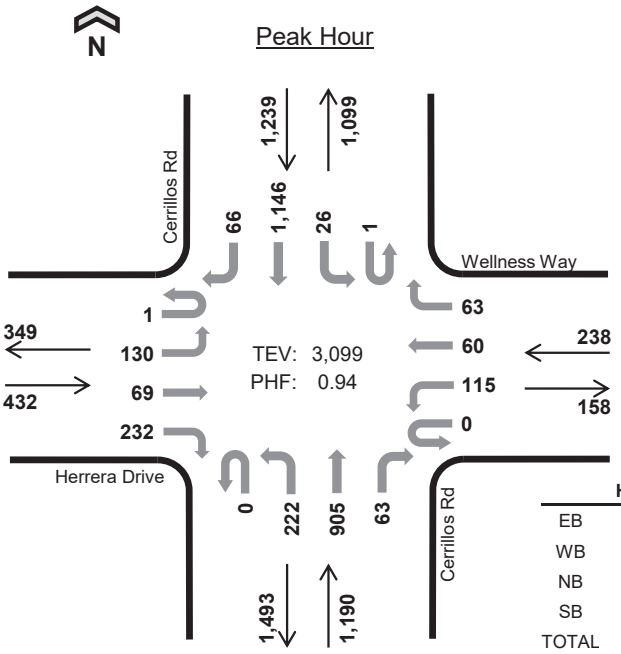
Two-and-a-Half-Hour Count Summaries - Bikes

Interval Start	Herrera Drive			Wellness Way			Cerrillos Rd			Cerrillos Rd			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
6:58 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	1
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	1	0	1	0
Peak Hour	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**0**

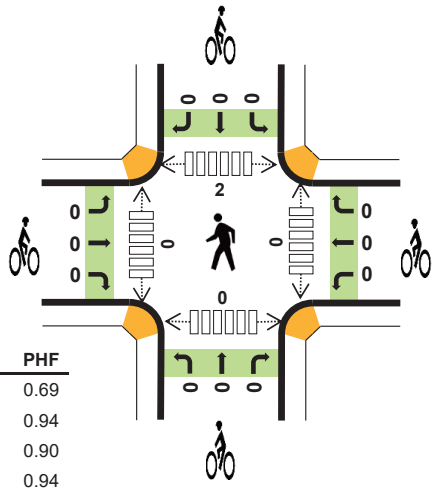
Note: U-Turn volumes for bikes are included in Left-Turn, if any.

Cerrillos Rd
Herrera Drive

Date: 09/08/2022
Count Period: 3:58 PM to 6:02 PM
Peak Hour: 4:15 PM to 5:15 PM



	HV %:	PHF
EB	1.2%	0.69
WB	1.3%	0.94
NB	1.7%	0.90
SB	1.9%	0.94
TOTAL	1.7%	0.94



Two-and-a-Half-Hour Count Summaries

Interval Start		Herrera Drive Eastbound				Wellness Way Westbound				Cerrillos Rd Northbound				Cerrillos Rd Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:15 PM		0	61	27	69	0	30	9	17	0	51	221	15	0	7	249	21	777	0
4:30 PM		1	20	13	58	0	37	10	13	0	45	222	15	0	4	292	15	745	0
4:45 PM		0	24	17	41	0	22	19	18	0	58	213	19	1	8	295	18	753	0
5:00 PM		0	25	12	64	0	26	22	15	0	68	249	14	0	7	310	12	824	3,099
Peak Hour	All	1	130	69	232	0	115	60	63	0	222	905	63	1	26	1,146	66	3,099	0
	HV	0	1	0	4	0	2	1	0	0	3	17	0	0	0	24	0	52	0
	HV%	0%	1%	0%	2%	-	2%	2%	0%	-	1%	2%	0%	0%	0%	2%	0%	2%	0

Note: For all three-hour count summary, see next page.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:15 PM	0	1	7	4	*12*	0	0	0	0	*0*	0	0	1	0	*1*
4:30 PM	0	0	4	8	*12*	0	0	0	0	*0*	0	0	1	0	*1*
4:45 PM	2	0	3	7	*12*	0	0	0	0	*0*	0	0	0	0	*0*
5:00 PM	3	2	6	5	*16*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	5	3	20	24	*52*	0	0	0	0	*0*	0	0	2	0	*2*

Two-and-a-Half-Hour Count Summaries

Interval Start	Herrera Drive Eastbound				Wellness Way Westbound				Cerrillos Rd Northbound				Cerrillos Rd Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:58 PM	0	2	1	6	0	9	1	2	0	5	29	2	0	1	24	0	82	0
4:00 PM	1	27	19	48	0	24	21	27	1	50	206	14	0	4	236	16	694	0
4:15 PM	**0**	**61**	**27**	**69**	**0**	**30**	**9**	**17**	**0**	**51**	**221**	**15**	**0**	**7**	**249**	**21**	**777**	0
4:30 PM	**1**	**20**	**13**	**58**	**0**	**37**	**10**	**13**	**0**	**45**	**222**	**15**	**0**	**4**	**292**	**15**	**745**	2,298
4:45 PM	**0**	**24**	**17**	**41**	**0**	**22**	**19**	**18**	**0**	**58**	**213**	**19**	**1**	**8**	**295**	**18**	**753**	2,969
5:00 PM	**0**	**25**	**12**	**64**	**0**	**26**	**22**	**15**	**0**	**68**	**249**	**14**	**0**	**7**	**310**	**12**	**824**	**3,099**
5:15 PM	0	20	14	47	0	33	7	17	1	55	247	17	0	0	308	9	775	3,097
5:30 PM	1	20	19	39	0	41	20	13	0	44	215	19	0	0	278	11	720	3,072
5:45 PM	0	15	12	35	0	34	15	7	0	45	215	13	0	7	242	10	650	2,969
6:00 PM	0	0	2	3	0	5	1	2	0	5	36	3	0	1	31	1	90	2,235
Count Total	3	214	136	410	0	261	125	131	2	426	1,853	131	1	39	2,265	113	6,110	0
Peak Hour All	**1**	**130**	**69**	**232**	**0**	**115**	**60**	**63**	**0**	**222**	**905**	**63**	**1**	**26**	**1,146**	**66**	**3,099**	**0**
Peak Hour HV	**0**	**1**	**0**	**4**	**0**	**2**	**1**	**0**	**0**	**3**	**17**	**0**	**0**	**0**	**24**	**0**	**52**	**0**
Peak Hour HV%	**0%**	**1%**	**0%**	**2%**	**-**	**2%**	**2%**	**0%**	**-**	**1%**	**2%**	**0%**	**0%**	**0%**	**2%**	**0%**	**2%**	**0**

Note: Two-and-a-half-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals EB	WB	NB	SB	Total	Bicycles EB	WB	NB	SB	Total	Pedestrians (Crossing Leg) East	West	North	South	Total
3:58 PM	0	0	0	1	*1*	0	0	0	0	*0*	0	0	0	0	*0*
4:00 PM	0	1	5	8	*14*	0	0	0	1	*1*	0	0	1	0	*1*
4:15 PM	**0**	**1**	**7**	**4**	***12***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**1**	**0**	*1*
4:30 PM	**0**	**0**	**4**	**8**	***12***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**1**	**0**	*1*
4:45 PM	**2**	**0**	**3**	**7**	***12***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:00 PM	**3**	**2**	**6**	**5**	***16***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
5:15 PM	0	0	7	8	*15*	0	0	0	2	*2*	0	0	0	0	*0*
5:30 PM	0	1	5	2	*8*	0	0	0	0	*0*	0	0	0	1	*1*
5:45 PM	1	0	2	5	*8*	0	0	0	0	*0*	0	0	0	0	*0*
6:00 PM	0	0	1	1	*2*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	6	5	40	49	*100*	0	0	0	3	*3*	0	0	3	1	*4*
Peak Hour	**5**	**3**	**20**	**24**	***52***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**2**	**0**	*2*

Two-and-a-Half-Hour Count Summaries - Heavy Vehicles

Interval Start	Herrera Drive				Wellness Way				Cerrillos Rd				Cerrillos Rd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:58 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0
4:00 PM	0	0	0	0	0	0	0	1	0	0	5	0	0	0	8	0	14	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**6**	**0**	**0**	**0**	**4**	**0**	**12**	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**8**	**0**	**12**	39
4:45 PM	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**7**	**0**	**12**	50
5:00 PM	**0**	**0**	**0**	**3**	**0**	**1**	**1**	**0**	**0**	**2**	**4**	**0**	**0**	**0**	**5**	**0**	**16**	**52**
5:15 PM	0	0	0	0	0	0	0	0	0	1	6	0	0	0	8	0	15	55
5:30 PM	0	0	0	0	0	1	0	0	0	0	5	0	0	0	2	0	8	51
5:45 PM	0	0	1	0	0	0	0	0	0	0	2	0	0	0	5	0	8	47
6:00 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	2	33
Count Total	0	1	1	4	0	3	1	1	0	4	36	0	0	0	49	0	100	0
Peak Hour	**0**	**1**	**0**	**4**	**0**	**2**	**1**	**0**	**0**	**3**	**17**	**0**	**0**	**0**	**24**	**0**	**52**	**0**

Two-and-a-Half-Hour Count Summaries - Bikes

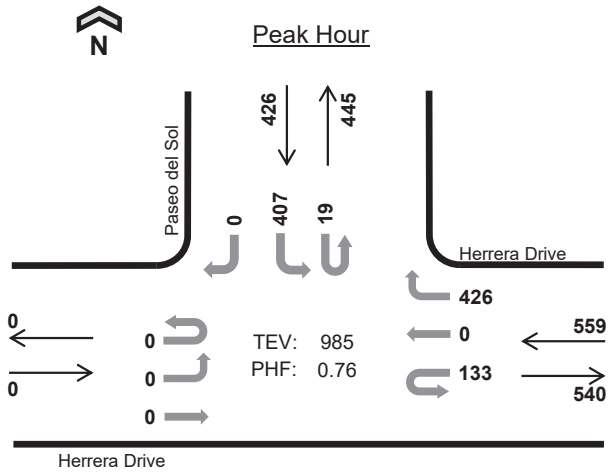
Interval Start	Herrera Drive			Wellness Way			Cerrillos Rd			Cerrillos Rd			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
3:58 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	1	1	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	1
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	1
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	0	0	0	0	0	0	0	0	0	0	2	0	2	2
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	0	0	0	0	0	0	0	0	2	1	3	0
Peak Hour	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

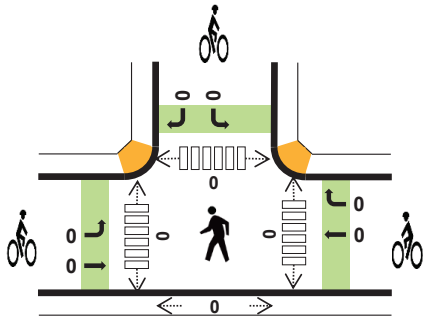
Note: U-Turn volumes for bikes are included in Left-Turn, if any.

Paseo del Sol
Herrera Drive

Date: 09/08/2022
Count Period: 6:58 AM to 9:02 AM
Peak Hour: 7:45 AM to 8:45 AM

Peak Hour





	HV %:	PHF
EB	-	-
WB	0.7%	0.79
NB	-	-
SB	1.9%	0.73
TOTAL	1.2%	0.76

Two-and-a-Half-Hour Count Summaries

Interval Start		Herrera Drive Eastbound				Herrera Drive Westbound				n/a Northbound				Paseo del Sol Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:45 AM		0	0	0	0	79	0	0	99	0	0	0	0	11	134	0	0	323	0
8:00 AM		0	0	0	0	52	0	0	122	0	0	0	0	0	99	0	0	273	0
8:15 AM		0	0	0	0	2	0	0	127	0	0	0	0	2	68	0	0	199	0
8:30 AM		0	0	0	0	0	0	0	78	0	0	0	0	6	106	0	0	190	985
Peak Hour	All	0	0	0	0	133	0	0	426	0	0	0	0	19	407	0	0	985	0
	HV	0	0	0	0	1	0	0	3	0	0	0	0	1	7	0	0	12	0
	HV%	-	-	-	-	1%	-	-	1%	-	-	-	-	5%	2%	-	-	1%	0

Note: For all three-hour count summary, see next page.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:45 AM	0	2	0	2	*4*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	0	0	0	1	*1*	0	0	0	0	*0*	0	0	0	0	*0*
8:15 AM	0	0	0	1	*1*	0	0	0	0	*0*	0	0	0	0	*0*
8:30 AM	0	2	0	4	*6*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	0	4	0	8	*12*	0	0	0	0	*0*	0	0	0	0	*0*

Two-and-a-Half-Hour Count Summaries

Interval Start	Herrera Drive Eastbound				Herrera Drive Westbound				n/a Northbound				Paseo del Sol Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:58 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0
7:00 AM	0	0	0	0	0	0	0	10	0	0	0	0	0	28	0	0	38	0
7:15 AM	0	0	0	0	0	0	0	28	0	0	0	0	0	43	0	0	71	0
7:30 AM	0	0	0	0	1	0	0	54	0	0	0	0	9	81	0	0	145	255
7:45 AM	**0**	**0**	**0**	**0**	**79**	**0**	**0**	**99**	**0**	**0**	**0**	**0**	**11**	**134**	**0**	**0**	**323**	577
8:00 AM	**0**	**0**	**0**	**0**	**52**	**0**	**0**	**122**	**0**	**0**	**0**	**0**	**0**	**99**	**0**	**0**	**273**	812
8:15 AM	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**127**	**0**	**0**	**0**	**0**	**2**	**68**	**0**	**0**	**199**	940
8:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**78**	**0**	**0**	**0**	**0**	**6**	**106**	**0**	**0**	**190**	**985**
8:45 AM	0	0	0	0	2	0	0	33	0	0	0	0	3	66	0	0	104	766
9:00 AM	0	0	0	0	0	0	0	8	0	0	0	0	0	4	0	0	12	505
Count Total	0	0	0	0	136	0	0	559	0	0	0	0	31	630	0	0	1,356	0
Peak Hour All	**0**	**0**	**0**	**0**	**133**	**0**	**0**	**426**	**0**	**0**	**0**	**0**	**19**	**407**	**0**	**0**	**985**	**0**
Peak Hour HV	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**1**	**7**	**0**	**0**	**12**	**0**
Peak Hour HV%	**-**	**-**	**-**	**-**	**1%**	**-**	**-**	**1%**	**-**	**-**	**-**	**-**	**5%**	**2%**	**-**	**-**	**1%**	**0**

Note: Two-and-a-half-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
6:58 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	0	0	2	*2*	0	0	0	0	*0*	0	0	0	0	*0*
7:30 AM	0	0	0	2	*2*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	**0**	**2**	**0**	**2**	***4***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
8:00 AM	**0**	**0**	**0**	**1**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
8:15 AM	**0**	**0**	**0**	**1**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
8:30 AM	**0**	**2**	**0**	**4**	***6***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
8:45 AM	0	1	0	1	*2*	0	0	0	0	*0*	0	0	0	0	*0*
9:00 AM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	0	6	0	13	*19*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hr	**0**	**4**	**0**	**8**	***12***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***

Two-and-a-Half-Hour Count Summaries - Heavy Vehicles

Interval Start	Herrera Drive				Herrera Drive				n/a				Paseo del Sol				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:58 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2	4
7:45 AM	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**4**	8
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	9
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	8
8:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**6**	**12**
8:45 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	2	10
9:00 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	10
Count Total	0	0	0	0	1	0	0	5	0	0	0	0	2	11	0	0	19	0
Peak Hour	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**1**	**7**	**0**	**0**	**12**	**0**

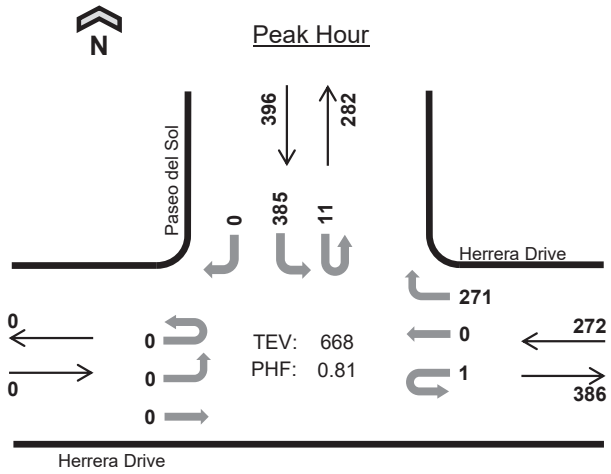
Two-and-a-Half-Hour Count Summaries - Bikes

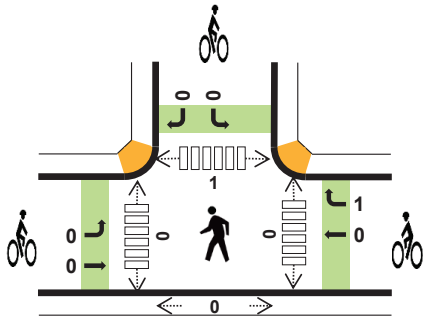
Interval Start	Herrera Drive			Herrera Drive			n/a			Paseo del Sol			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
6:58 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
8:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

Paseo del Sol
Herrera Drive

Date: 09/08/2022
Count Period: 3:58 PM to 6:02 PM
Peak Hour: 4:00 PM to 5:00 PM





	HV %:	PHF
EB	-	-
WB	0.4%	0.81
NB	-	-
SB	0.5%	0.68
TOTAL	0.4%	0.81

Two-and-a-Half-Hour Count Summaries

Interval Start		Herrera Drive Eastbound				Herrera Drive Westbound				n/a Northbound				Paseo del Sol Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM		0	0	0	0	0	0	0	67	0	0	0	0	2	121	0	0	190	0
4:15 PM		0	0	0	0	0	0	0	60	0	0	0	0	8	137	0	0	205	0
4:30 PM		0	0	0	0	1	0	0	60	0	0	0	0	0	62	0	0	123	0
4:45 PM		0	0	0	0	0	0	0	84	0	0	0	0	1	65	0	0	150	668
Peak Hour	All	0	0	0	0	1	0	0	271	0	0	0	0	11	385	0	0	668	0
	HV	0	0	0	0	0	0	0	1	0	0	0	0	0	2	0	0	3	0
	HV%	-	-	-	-	0%	-	-	0%	-	-	-	-	0%	1%	-	-	0%	0

Note: For all three-hour count summary, see next page.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:00 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	1	0	*1*
4:30 PM	0	0	0	0	*0*	0	1	0	0	*1*	0	0	0	0	*0*
4:45 PM	0	0	0	2	*2*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	0	1	0	2	*3*	0	1	0	0	*1*	0	0	1	0	*1*

Two-and-a-Half-Hour Count Summaries

Interval Start	Herrera Drive Eastbound				Herrera Drive Westbound				n/a Northbound				Paseo del Sol Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:58 PM	0	0	0	0	0	0	0	6	0	0	0	0	0	4	0	0	10	0
4:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**67**	**0**	**0**	**0**	**0**	**2**	**121**	**0**	**0**	**190**	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**60**	**0**	**0**	**0**	**0**	**8**	**137**	**0**	**0**	**205**	0
4:30 PM	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**60**	**0**	**0**	**0**	**0**	**0**	**62**	**0**	**0**	**123**	528
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**84**	**0**	**0**	**0**	**0**	**1**	**65**	**0**	**0**	**150**	**668**
5:00 PM	0	0	0	0	1	0	0	106	0	0	0	0	0	54	0	0	161	639
5:15 PM	0	0	0	0	1	0	0	66	0	0	0	0	0	51	0	0	118	552
5:30 PM	0	0	0	0	1	0	0	71	0	0	0	0	1	43	0	0	116	545
5:45 PM	0	0	0	0	0	0	0	61	0	0	0	0	0	46	0	0	107	502
6:00 PM	0	0	0	0	0	0	0	12	0	0	0	0	0	5	0	0	17	358
Count Total	0	0	0	0	4	0	0	593	0	0	0	0	12	588	0	0	1,197	0
Peak Hour All	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**271**	**0**	**0**	**0**	**0**	**11**	**385**	**0**	**0**	**668**	**0**
Peak Hour HV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**3**	**0**
Peak Hour HV%	**-**	**-**	**-**	**-**	**0%**	**-**	**-**	**0%**	**-**	**-**	**-**	**-**	**0%**	**1%**	**-**	**-**	**0%**	**0**

Note: Two-and-a-half-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
3:58 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
4:00 PM	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
4:15 PM	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**1**	**0**	*1*
4:30 PM	**0**	**0**	**0**	**0**	***0***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	*0*
4:45 PM	**0**	**0**	**0**	**2**	***2***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
5:00 PM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
5:15 PM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
5:30 PM	0	1	0	0	*1*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
6:00 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	0	4	0	2	*6*	0	1	0	0	*1*	0	0	1	0	*1*
Peak Hr	**0**	**1**	**0**	**2**	***3***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**1**	**0**	***1***

Two-and-a-Half-Hour Count Summaries - Heavy Vehicles

Interval Start	Herrera Drive				Herrera Drive				n/a				Paseo del Sol				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:58 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	1
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**2**	**3**
5:00 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	4
5:15 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	4
5:30 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	5
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	0	0	0	0	0	4	0	0	0	0	0	2	0	0	6	0
Peak Hour	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**3**	**0**

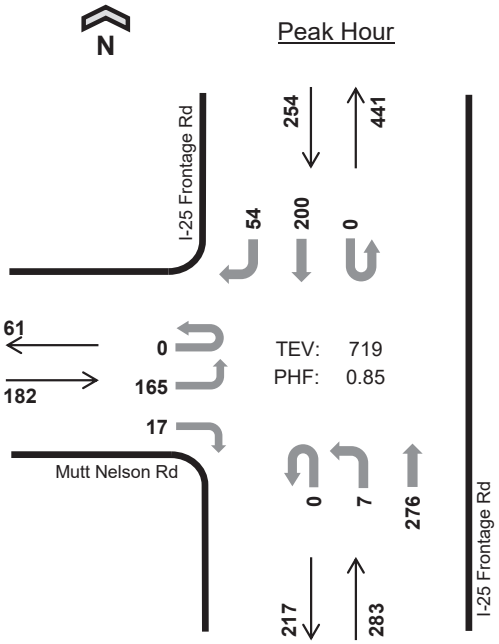
Two-and-a-Half-Hour Count Summaries - Bikes

Interval Start	Herrera Drive			Herrera Drive			n/a			Paseo del Sol			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
3:58 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	1
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	1	0	0	0	0	0	0	1	0
Peak Hour	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**

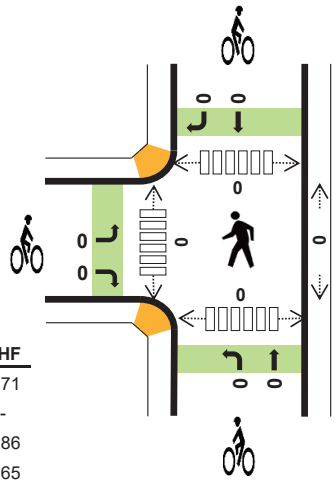
Note: U-Turn volumes for bikes are included in Left-Turn, if any.

I-25 Frontage Rd
Mutt Nelson Rd

Date: 09/08/2022
Count Period: 6:58AM to 9:02 AM
Peak Hour: 7:30 AM to 8:30 AM



	HV %:	PHF
EB	2.2%	0.71
WB	-	-
NB	3.2%	0.86
SB	3.1%	0.65
TOTAL	2.9%	0.85



Two-and-a-Half-Hour Count Summaries

Interval Start		Mutt Nelson Rd Eastbound				n/a Westbound				I-25 Frontage Rd Northbound				I-25 Frontage Rd Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:30 AM		0	51	0	6	0	0	0	0	0	0	76	0	0	0	28	12	173	0
7:45 AM		0	59	0	5	0	0	0	0	0	3	79	0	0	0	54	11	211	0
8:00 AM		0	24	0	3	0	0	0	0	0	3	65	0	0	0	79	18	192	0
8:15 AM		0	31	0	3	0	0	0	0	0	1	56	0	0	0	39	13	143	719
Peak Hour	All	0	165	0	17	0	0	0	0	0	7	276	0	0	0	200	54	719	0
	HV	0	3	0	1	0	0	0	0	0	0	9	0	0	0	6	2	21	0
	HV%	-	2%	-	6%	-	-	-	-	-	0%	3%	-	-	-	3%	4%	3%	0

Note: For all three-hour count summary, see next page.

Interval Start	Heavy Vehicle Totals EB	WB	NB	SB	Total	Bicycles EB	WB	NB	SB	Total	Pedestrians (Crossing Leg) East	West	North	South	Total
7:30 AM	3	0	1	1	*5*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	1	0	4	3	*8*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	0	0	2	1	*3*	0	0	0	0	*0*	0	0	0	0	*0*
8:15 AM	0	0	2	3	*5*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	4	0	9	8	*21*	0	0	0	0	*0*	0	0	0	0	*0*

Two-and-a-Half-Hour Count Summaries

Interval Start	Mutt Nelson Rd				n/a				I-25 Frontage Rd				I-25 Frontage Rd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:58 AM	0	3	0	0	0	0	0	0	0	0	2	0	0	0	1	1	7	0
7:00 AM	0	18	0	2	0	0	0	0	0	2	20	0	0	0	10	9	61	0
7:15 AM	0	21	0	2	0	0	0	0	0	3	41	0	0	0	19	2	88	0
7:30 AM	**0**	**51**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**76**	**0**	**0**	**0**	**28**	**12**	**173**	329
7:45 AM	**0**	**59**	**0**	**5**	**0**	**0**	**0**	**0**	**0**	**3**	**79**	**0**	**0**	**0**	**54**	**11**	**211**	533
8:00 AM	**0**	**24**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**3**	**65**	**0**	**0**	**0**	**79**	**18**	**192**	664
8:15 AM	**0**	**31**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**1**	**56**	**0**	**0**	**0**	**39**	**13**	**143**	**719**
8:30 AM	0	28	0	5	0	0	0	0	0	1	46	0	0	0	28	13	121	667
8:45 AM	0	24	0	2	0	0	0	0	0	6	41	0	0	0	26	24	123	579
9:00 AM	0	3	0	1	0	0	0	0	0	3	0	0	0	0	2	2	11	398
Count Total	0	262	0	29	0	0	0	0	0	22	426	0	0	0	286	105	1,130	0
Peak Hour All	**0**	**165**	**0**	**17**	**0**	**0**	**0**	**0**	**0**	**7**	**276**	**0**	**0**	**0**	**200**	**54**	**719**	**0**
Peak Hour HV	**0**	**3**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**9**	**0**	**0**	**0**	**6**	**2**	**21**	**0**
Peak Hour HV%	**-**	**2%**	**-**	**6%**	**-**	**-**	**-**	**-**	**-**	**0%**	**3%**	**-**	**-**	**-**	**3%**	**4%**	**3%**	**0**

Note: Two-and-a-half-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
6:58 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	0	0	0	2	*2*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	0	0	5	2	*7*	0	0	0	0	*0*	0	1	0	0	*1*
7:30 AM	**3**	**0**	**1**	**1**	***5***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
7:45 AM	**1**	**0**	**4**	**3**	***8***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
8:00 AM	**0**	**0**	**2**	**1**	***3***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
8:15 AM	**0**	**0**	**2**	**3**	***5***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
8:30 AM	1	0	3	3	*7*	0	0	0	0	*0*	0	0	0	0	*0*
8:45 AM	0	0	4	3	*7*	0	0	0	0	*0*	0	0	0	0	*0*
9:00 AM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	5	0	21	18	*44*	0	0	0	0	*0*	0	1	0	0	*1*
Peak Hr	**4**	**0**	**9**	**8**	***21***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***

Two-and-a-Half-Hour Count Summaries - Heavy Vehicles

Interval Start	Mutt Nelson Rd				n/a				I-25 Frontage Rd				I-25 Frontage Rd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:58 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	2	0
7:15 AM	0	0	0	0	0	0	0	0	0	1	4	0	0	0	2	0	7	0
7:30 AM	**0**	**2**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**5**	14
7:45 AM	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**2**	**1**	**8**	22
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**1**	**0**	**3**	23
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**2**	**1**	**5**	**21**
8:30 AM	0	1	0	0	0	0	0	0	0	0	3	0	0	0	1	2	7	23
8:45 AM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	2	1	7	22
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
Count Total	0	4	0	1	0	0	0	0	0	1	20	0	0	0	12	6	44	0
Peak Hour	**0**	**3**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**9**	**0**	**0**	**0**	**6**	**2**	**21**	**0**

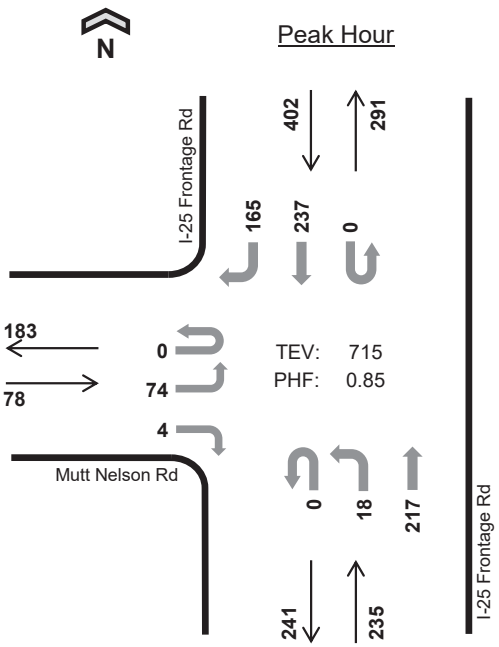
Two-and-a-Half-Hour Count Summaries - Bikes

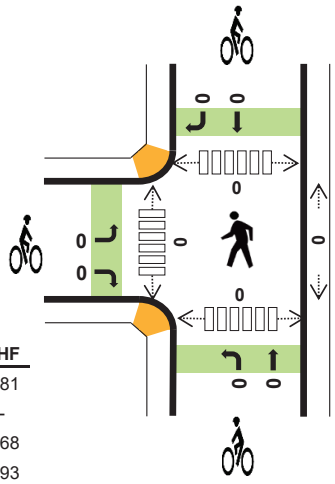
Interval Start	Mutt Nelson Rd			n/a			I-25 Frontage Rd			I-25 Frontage Rd			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
6:58 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

I-25 Frontage Rd
Mutt Nelson Rd

Date: 09/08/2022
Count Period: 3:58 PM to 6:02 PM
Peak Hour: 4:30 PM to 5:30 PM





	HV %:	PHF
EB	1.3%	0.81
WB	-	-
NB	3.8%	0.68
SB	2.5%	0.93
TOTAL	2.8%	0.85

Two-and-a-Half-Hour Count Summaries

Interval Start		Mutt Nelson Rd Eastbound				n/a Westbound				I-25 Frontage Rd Northbound				I-25 Frontage Rd Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM		0	18	0	1	0	0	0	0	0	3	45	0	0	0	58	43	168	0
4:45 PM		0	16	0	2	0	0	0	0	0	5	52	0	0	0	55	39	169	0
5:00 PM		0	23	0	1	0	0	0	0	0	6	81	0	0	0	67	32	210	0
5:15 PM		0	17	0	0	0	0	0	0	0	4	39	0	0	0	57	51	168	715
Peak Hour	All	0	74	0	4	0	0	0	0	0	18	217	0	0	0	237	165	715	0
	HV	0	1	0	0	0	0	0	0	0	3	6	0	0	0	5	5	20	0
	HV%	-	1%	-	0%	-	-	-	-	-	17%	3%	-	-	-	2%	3%	3%	0

Note: For all three-hour count summary, see next page.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:30 PM	0	0	1	3	*4*	0	0	0	0	*0*	0	0	0	0	*0*
4:45 PM	0	0	3	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
5:00 PM	1	0	4	5	*10*	0	0	0	0	*0*	0	0	0	0	*0*
5:15 PM	0	0	1	2	*3*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	1	0	9	10	*20*	0	0	0	0	*0*	0	0	0	0	*0*

Two-and-a-Half-Hour Count Summaries

Interval Start	Mutt Nelson Rd				n/a				I-25 Frontage Rd				I-25 Frontage Rd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:58 PM	0	2	0	0	0	0	0	0	0	0	6	0	0	0	4	2	14	0
4:00 PM	0	21	0	3	0	0	0	0	0	0	34	0	0	0	37	30	125	0
4:15 PM	0	12	0	0	0	0	0	0	0	4	35	0	0	0	67	34	152	0
4:30 PM	**0**	**18**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**3**	**45**	**0**	**0**	**0**	**58**	**43**	**168**	459
4:45 PM	**0**	**16**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**5**	**52**	**0**	**0**	**0**	**55**	**39**	**169**	614
5:00 PM	**0**	**23**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**6**	**81**	**0**	**0**	**0**	**67**	**32**	**210**	699
5:15 PM	**0**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**39**	**0**	**0**	**0**	**57**	**51**	**168**	**715**
5:30 PM	0	21	0	0	0	0	0	0	0	4	41	0	0	0	42	26	134	681
5:45 PM	0	26	0	0	0	0	0	0	0	3	35	0	0	0	42	28	134	646
6:00 PM	0	3	0	1	0	0	0	0	0	2	4	0	0	0	7	2	19	455
Count Total	0	159	0	8	0	0	0	0	0	31	372	0	0	0	436	287	1,293	0
Peak Hour All	**0**	**74**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**18**	**217**	**0**	**0**	**0**	**237**	**165**	**715**	**0**
Peak Hour HV	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**6**	**0**	**0**	**0**	**5**	**5**	**20**	**0**
Peak Hour HV%	**-**	**1%**	**-**	**0%**	**-**	**-**	**-**	**-**	**-**	**17%**	**3%**	**-**	**-**	**-**	**2%**	**3%**	**3%**	**0**

Note: Two-and-a-half-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
3:58 PM	0	0	0	0	*0*	0	0	0	0	*0*	0	0	0	0	*0*
4:00 PM	1	0	0	1	*2*	0	0	0	0	*0*	0	1	0	0	*1*
4:15 PM	0	0	2	3	*5*	0	0	0	0	*0*	0	0	0	0	*0*
4:30 PM	**0**	**0**	**1**	**3**	***4***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
4:45 PM	**0**	**0**	**3**	**0**	***3***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:00 PM	**1**	**0**	**4**	**5**	***10***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:15 PM	**0**	**0**	**1**	**2**	***3***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
5:30 PM	0	0	0	3	*3*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	0	0	1	*1*	0	0	0	0	*0*	0	0	0	0	*0*
6:00 PM	0	0	0	1	*1*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	2	0	11	19	*32*	0	0	0	0	*0*	0	1	0	0	*1*
Peak Hr	**1**	**0**	**9**	**10**	***20***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***

Two-and-a-Half-Hour Count Summaries - Heavy Vehicles

Interval Start	Mutt Nelson Rd				n/a				I-25 Frontage Rd				I-25 Frontage Rd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:58 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	2	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	3	0	5	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**1**	**2**	**4**	11
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**1**	**0**	**0**	**0**	**0**	**0**	**3**	14
5:00 PM	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**2**	**3**	**10**	22
5:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**2**	**0**	**3**	**20**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	3	19
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	17
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	8
Count Total	0	1	0	1	0	0	0	0	0	3	8	0	0	0	12	7	32	0
Peak Hour	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**6**	**0**	**0**	**0**	**5**	**5**	**20**	**0**

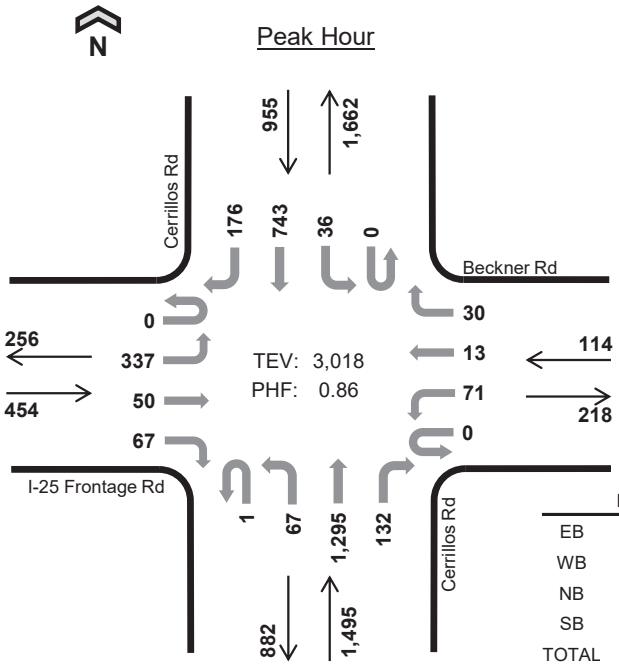
Two-and-a-Half-Hour Count Summaries - Bikes

Interval Start	Mutt Nelson Rd			n/a			I-25 Frontage Rd			I-25 Frontage Rd			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
3:58 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
5:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

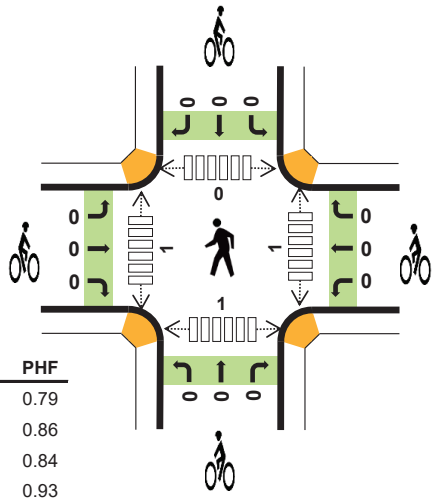
Note: U-Turn volumes for bikes are included in Left-Turn, if any.

Cerrillos Rd
I-25 Frontage Rd

Date: 09/08/2022
Count Period: 6:58 AM to 9:02 AM
Peak Hour: 7:30 AM to 8:30 AM



	HV %:	PHF
EB	2.4%	0.79
WB	0.9%	0.86
NB	3.5%	0.84
SB	3.0%	0.93
TOTAL	3.1%	0.86



Two-and-a-Half-Hour Count Summaries

Interval Start		I-25 Frontage Rd Eastbound				Beckner Rd Westbound				Cerrillos Rd Northbound				Cerrillos Rd Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:30 AM		0	87	15	25	0	18	3	12	0	11	263	21	0	8	180	29	672	0
7:45 AM		0	110	21	13	0	20	4	8	0	23	379	41	0	5	210	41	875	0
8:00 AM		0	73	8	16	0	21	3	6	0	23	344	37	0	10	173	65	779	0
8:15 AM		0	67	6	13	0	12	3	4	1	10	309	33	0	13	180	41	692	3,018
Peak Hour	All	0	337	50	67	0	71	13	30	1	67	1,295	132	0	36	743	176	3,018	0
	HV	0	8	3	0	0	0	1	0	0	4	45	3	0	2	23	4	93	0
	HV%	-	2%	6%	0%	-	0%	8%	0%	0%	6%	3%	2%	-	6%	3%	2%	3%	0

Note: For all three-hour count summary, see next page.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:30 AM	2	0	12	6	*20*	0	0	0	0	*0*	1	0	0	0	*1*
7:45 AM	5	0	12	5	*22*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	2	0	16	7	*25*	0	0	0	0	*0*	0	0	0	0	*0*
8:15 AM	2	1	12	11	*26*	0	0	0	0	*0*	0	1	0	1	*2*
Peak Hour	11	1	52	29	*93*	0	0	0	0	*0*	1	1	0	1	*3*

Two-and-a-Half-Hour Count Summaries

Interval Start	I-25 Frontage Rd				Beckner Rd				Cerrillos Rd				Cerrillos Rd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:58 AM	0	4	1	3	0	0	0	1	0	2	46	4	0	5	17	2	85	0
7:00 AM	0	31	0	7	0	15	2	5	0	2	163	17	0	2	116	15	375	0
7:15 AM	0	45	4	14	0	15	2	2	0	4	228	27	0	3	136	15	495	0
7:30 AM	**0**	**87**	**15**	**25**	**0**	**18**	**3**	**12**	**0**	**11**	**263**	**21**	**0**	**8**	**180**	**29**	**672**	1,627
7:45 AM	**0**	**110**	**21**	**13**	**0**	**20**	**4**	**8**	**0**	**23**	**379**	**41**	**0**	**5**	**210**	**41**	**875**	2,417
8:00 AM	**0**	**73**	**8**	**16**	**0**	**21**	**3**	**6**	**0**	**23**	**344**	**37**	**0**	**10**	**173**	**65**	**779**	2,821
8:15 AM	**0**	**67**	**6**	**13**	**0**	**12**	**3**	**4**	**1**	**10**	**309**	**33**	**0**	**13**	**180**	**41**	**692**	**3,018**
8:30 AM	0	47	16	12	0	19	4	12	0	13	239	31	1	9	188	24	615	2,961
8:45 AM	0	49	7	18	0	17	4	12	1	10	235	36	2	11	177	37	616	2,702
9:00 AM	0	5	0	3	0	0	0	2	0	1	37	4	0	1	23	1	77	2,000
Count Total	0	518	78	124	0	137	25	64	2	99	2,243	251	3	67	1,400	270	5,281	0
Peak Hour All	**0**	**337**	**50**	**67**	**0**	**71**	**13**	**30**	**1**	**67**	**1,295**	**132**	**0**	**36**	**743**	**176**	**3,018**	**0**
Peak Hour HV	**0**	**8**	**3**	**0**	**0**	**0**	**1**	**0**	**0**	**4**	**45**	**3**	**0**	**2**	**23**	**4**	**93**	**0**
Peak Hour HV%	**-**	**2%**	**6%**	**0%**	**-**	**0%**	**8%**	**0%**	**0%**	**6%**	**3%**	**2%**	**-**	**6%**	**3%**	**2%**	**3%**	**0**

Note: Two-and-a-half-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
6:58 AM	1	0	5	1	*7*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	2	1	8	7	*18*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	5	0	13	7	*25*	0	0	0	0	*0*	0	0	0	0	*0*
7:30 AM	**2**	**0**	**12**	**6**	***20***	**0**	**0**	**0**	**0**	***0***	**1**	**0**	**0**	**0**	*1*
7:45 AM	**5**	**0**	**12**	**5**	***22***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
8:00 AM	**2**	**0**	**16**	**7**	***25***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
8:15 AM	**2**	**1**	**12**	**11**	***26***	**0**	**0**	**0**	**0**	***0***	**0**	**1**	**0**	**1**	***2***
8:30 AM	2	2	13	10	*27*	0	0	0	0	*0*	0	0	0	0	*0*
8:45 AM	5	1	12	6	*24*	0	0	0	0	*0*	0	0	0	0	*0*
9:00 AM	0	0	2	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	26	5	105	60	*196*	0	0	0	0	*0*	1	1	0	1	*3*
Peak Hour	**11**	**1**	**52**	**29**	***93***	**0**	**0**	**0**	**0**	***0***	**1**	**1**	**0**	**1**	***3***

Two-and-a-Half-Hour Count Summaries - Heavy Vehicles

Interval Start	I-25 Frontage Rd				Beckner Rd				Cerrillos Rd				Cerrillos Rd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:58 AM	0	1	0	0	0	0	0	0	0	0	5	0	0	0	1	0	7	0
7:00 AM	0	2	0	0	0	0	1	0	0	0	8	0	0	0	6	1	18	0
7:15 AM	0	4	1	0	0	0	0	0	0	0	13	0	0	0	5	2	25	0
7:30 AM	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**10**	**1**	**0**	**0**	**5**	**1**	**20**	70
7:45 AM	**0**	**2**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**10**	**0**	**0**	**0**	**4**	**1**	**22**	85
8:00 AM	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**0**	**0**	**1**	**5**	**1**	**25**	92
8:15 AM	**0**	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**9**	**2**	**0**	**1**	**9**	**1**	**26**	**93**
8:30 AM	0	1	1	0	0	1	0	1	0	2	10	1	0	0	8	2	27	100
8:45 AM	0	1	3	1	0	1	0	0	0	1	10	1	0	1	4	1	24	102
9:00 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2	79
Count Total	0	17	8	1	0	2	2	1	0	7	93	5	0	3	47	10	196	0
Peak Hour	**0**	**8**	**3**	**0**	**0**	**0**	**1**	**0**	**0**	**4**	**45**	**3**	**0**	**2**	**23**	**4**	**93**	**0**

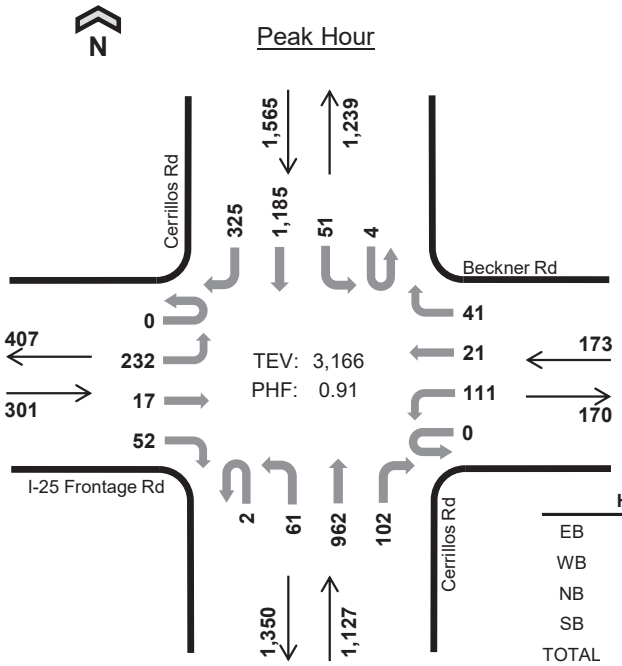
Two-and-a-Half-Hour Count Summaries - Bikes

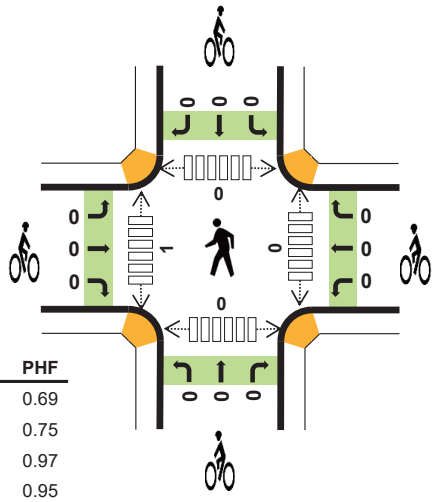
Interval Start	I-25 Frontage Rd			Beckner Rd			Cerrillos Rd			Cerrillos Rd			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
6:58 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

Cerrillos Rd
I-25 Frontage Rd

Date: 09/08/2022
Count Period: 3:58 PM to 6:02 PM
Peak Hour: 4:30 PM to 5:30 PM





	HV %:	PHF
EB	2.3%	0.69
WB	3.5%	0.75
NB	1.7%	0.97
SB	2.0%	0.95
TOTAL	2.0%	0.91

Two-and-a-Half-Hour Count Summaries

Interval Start		I-25 Frontage Rd Eastbound				Beckner Rd Westbound				Cerrillos Rd Northbound				Cerrillos Rd Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM		0	54	2	10	0	25	2	11	0	19	231	26	3	11	285	83	762	0
4:45 PM		0	53	5	7	0	27	6	8	0	13	231	34	0	19	278	72	753	0
5:00 PM		0	75	5	29	0	36	9	13	1	13	252	24	0	9	322	81	869	0
5:15 PM		0	50	5	6	0	23	4	9	1	16	248	18	1	12	300	89	782	3,166
Peak Hour	All	0	232	17	52	0	111	21	41	2	61	962	102	4	51	1,185	325	3,166	0
	HV	0	4	1	2	0	4	2	0	0	0	18	1	0	2	22	8	64	0
	HV%	-	2%	6%	4%	-	4%	10%	0%	0%	0%	2%	1%	0%	4%	2%	2%	2%	0

Note: For all three-hour count summary, see next page.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:30 PM	0	2	3	7	*12*	0	0	0	0	*0*	0	0	0	0	*0*
4:45 PM	1	1	3	9	*14*	0	0	0	0	*0*	0	0	0	0	*0*
5:00 PM	5	3	5	9	*22*	0	0	0	0	*0*	0	0	0	0	*0*
5:15 PM	1	0	8	7	*16*	0	0	0	0	*0*	0	1	0	0	*1*
Peak Hour	7	6	19	32	*64*	0	0	0	0	*0*	0	1	0	0	*1*

Two-and-a-Half-Hour Count Summaries

Interval Start	I-25 Frontage Rd Eastbound				Beckner Rd Westbound				Cerrillos Rd Northbound				Cerrillos Rd Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:58 PM	0	10	2	0	0	4	0	3	0	1	28	1	0	2	35	11	97	0
4:00 PM	0	44	4	10	0	39	5	20	0	11	226	14	0	12	244	51	680	0
4:15 PM	0	50	4	4	0	28	8	19	0	13	212	14	0	10	263	83	708	0
4:30 PM	**0**	**54**	**2**	**10**	**0**	**25**	**2**	**11**	**0**	**19**	**231**	**26**	**3**	**11**	**285**	**83**	**762**	2,247
4:45 PM	**0**	**53**	**5**	**7**	**0**	**27**	**6**	**8**	**0**	**13**	**231**	**34**	**0**	**19**	**278**	**72**	**753**	2,903
5:00 PM	**0**	**75**	**5**	**29**	**0**	**36**	**9**	**13**	**1**	**13**	**252**	**24**	**0**	**9**	**322**	**81**	**869**	3,092
5:15 PM	**0**	**50**	**5**	**6**	**0**	**23**	**4**	**9**	**1**	**16**	**248**	**18**	**1**	**12**	**300**	**89**	**782**	**3,166**
5:30 PM	0	51	4	11	0	28	0	13	1	11	233	22	1	23	267	62	727	3,131
5:45 PM	0	52	3	8	0	14	0	23	0	10	208	30	0	11	241	56	656	3,034
6:00 PM	0	7	1	0	0	1	0	1	0	1	29	2	0	2	36	8	88	2,253
Count Total	0	446	35	85	0	225	34	120	3	108	1,898	185	5	111	2,271	596	6,122	0
Peak Hour All	**0**	**232**	**17**	**52**	**0**	**111**	**21**	**41**	**2**	**61**	**962**	**102**	**4**	**51**	**1,185**	**325**	**3,166**	**0**
Peak Hour HV	**0**	**4**	**1**	**2**	**0**	**4**	**2**	**0**	**0**	**0**	**18**	**1**	**0**	**2**	**22**	**8**	**64**	**0**
Peak Hour HV%	**-**	**2%**	**6%**	**4%**	**-**	**4%**	**10%**	**0%**	**0%**	**0%**	**2%**	**1%**	**0%**	**4%**	**2%**	**2%**	**2%**	**0**

Note: Two-and-a-half-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
3:58 PM	0	1	0	2	*3*	0	0	0	0	*0*	0	0	0	0	*0*
4:00 PM	0	1	6	8	*15*	0	0	0	0	*0*	0	0	0	0	*0*
4:15 PM	2	2	6	6	*16*	0	0	0	0	*0*	0	1	0	1	*2*
4:30 PM	**0**	**2**	**3**	**7**	***12***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
4:45 PM	**1**	**1**	**3**	**9**	***14***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:00 PM	**5**	**3**	**5**	**9**	***22***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:15 PM	**1**	**0**	**8**	**7**	***16***	**0**	**0**	**0**	**0**	***0***	**0**	**1**	**0**	**0**	***1***
5:30 PM	1	0	7	4	*12*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	0	2	3	*5*	0	0	0	0	*0*	0	0	0	0	*0*
6:00 PM	0	0	0	3	*3*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	10	10	40	58	*118*	0	0	0	0	*0*	0	2	0	1	*3*
Peak Hour	**7**	**6**	**19**	**32**	***64***	**0**	**0**	**0**	**0**	***0***	**0**	**1**	**0**	**0**	***1***

Two-and-a-Half-Hour Count Summaries - Heavy Vehicles

Interval Start	I-25 Frontage Rd				Beckner Rd				Cerrillos Rd				Cerrillos Rd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:58 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	1	1	0	3	0
4:00 PM	0	0	0	0	0	1	0	0	0	0	4	2	0	2	5	1	15	0
4:15 PM	0	1	0	1	0	1	0	1	0	1	5	0	0	0	4	2	16	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**5**	**2**	**12**	46
4:45 PM	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**1**	**8**	**0**	**14**	57
5:00 PM	**0**	**2**	**1**	**2**	**0**	**1**	**2**	**0**	**0**	**0**	**5**	**0**	**0**	**0**	**6**	**3**	**22**	64
5:15 PM	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**1**	**0**	**1**	**3**	**3**	**16**	**64**
5:30 PM	0	0	0	1	0	0	0	0	0	0	6	1	0	0	2	2	12	64
5:45 PM	0	0	0	0	0	0	0	0	0	1	1	0	0	0	3	0	5	55
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	3	36
Count Total	0	5	1	4	0	6	2	2	0	2	34	4	0	5	39	14	118	0
Peak Hour	**0**	**4**	**1**	**2**	**0**	**4**	**2**	**0**	**0**	**0**	**18**	**1**	**0**	**2**	**22**	**8**	**64**	**0**

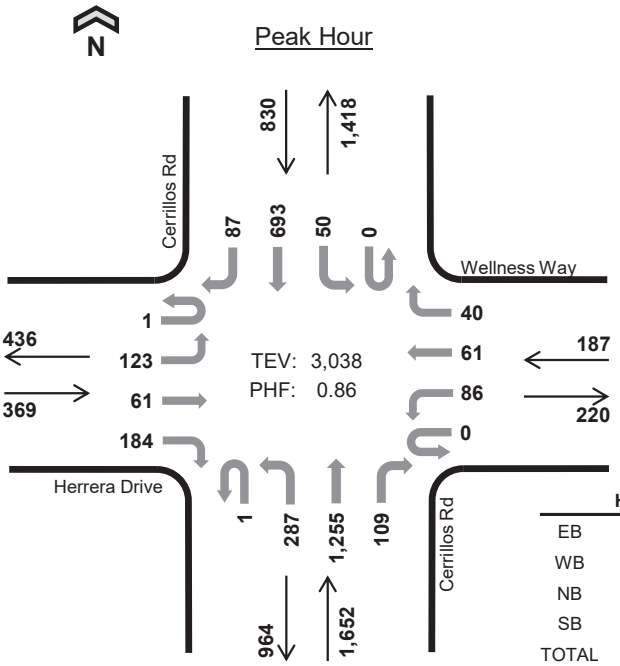
Two-and-a-Half-Hour Count Summaries - Bikes

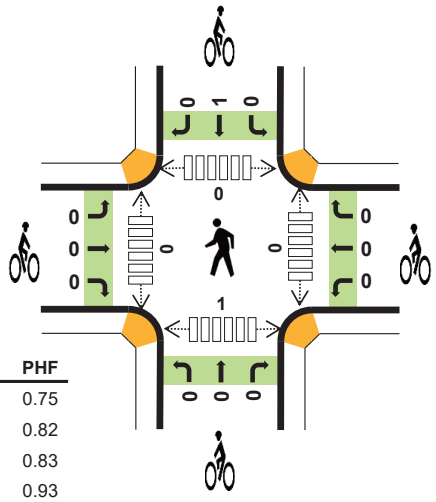
Interval Start	I-25 Frontage Rd			Beckner Rd			Cerrillos Rd			Cerrillos Rd			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
3:58 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
5:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

Cerrillos Rd
Herrera Drive

Date: 09/08/2022
Count Period: 6:58 AM to 9:02 AM
Peak Hour: 7:30 AM to 8:30 AM





	HV %:	PHF
EB	0.5%	0.75
WB	1.6%	0.82
NB	3.5%	0.83
SB	3.4%	0.93
TOTAL	3.0%	0.86

Two-and-a-Half-Hour Count Summaries

Interval Start		Herrera Drive Eastbound				Wellness Way Westbound				Cerrillos Rd Northbound				Cerrillos Rd Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:30 AM		0	15	6	38	0	19	14	8	0	65	291	24	0	7	164	15	666	0
7:45 AM		0	36	22	65	0	17	11	9	0	76	397	26	0	14	188	22	883	0
8:00 AM		0	39	19	47	0	23	19	10	0	80	304	26	0	11	169	23	770	0
8:15 AM		1	33	14	34	0	27	17	13	1	66	263	33	0	18	172	27	719	3,038
Peak Hour	All	1	123	61	184	0	86	61	40	1	287	1,255	109	0	50	693	87	3,038	0
	HV	0	1	0	1	0	1	0	2	0	3	53	2	0	0	28	0	91	0
	HV%	0%	1%	0%	1%	-	1%	0%	5%	0%	1%	4%	2%	-	0%	4%	0%	3%	0

Note: For all three-hour count summary, see next page.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
7:30 AM	0	1	14	6	*21*	0	0	0	0	*0*	0	0	0	1	*1*
7:45 AM	1	1	15	7	*24*	0	0	0	0	*0*	0	0	0	0	*0*
8:00 AM	1	1	18	5	*25*	0	0	0	1	*1*	0	0	0	0	*0*
8:15 AM	0	0	11	10	*21*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	2	3	58	28	*91*	0	0	0	1	*1*	0	0	0	1	*1*

Two-and-a-Half-Hour Count Summaries

Interval Start	Herrera Drive Eastbound				Wellness Way Westbound				Cerrillos Rd Northbound				Cerrillos Rd Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:58 AM	0	0	1	1	0	4	0	1	0	2	39	2	0	3	14	1	68	0
7:00 AM	0	3	7	17	0	18	1	9	0	20	162	17	2	7	107	4	374	0
7:15 AM	0	9	5	27	0	17	9	3	0	31	206	22	0	8	111	4	452	0
7:30 AM	**0**	**15**	**6**	**38**	**0**	**19**	**14**	**8**	**0**	**65**	**291**	**24**	**0**	**7**	**164**	**15**	**666**	1,560
7:45 AM	**0**	**36**	**22**	**65**	**0**	**17**	**11**	**9**	**0**	**76**	**397**	**26**	**0**	**14**	**188**	**22**	**883**	2,375
8:00 AM	**0**	**39**	**19**	**47**	**0**	**23**	**19**	**10**	**0**	**80**	**304**	**26**	**0**	**11**	**169**	**23**	**770**	2,771
8:15 AM	**1**	**33**	**14**	**34**	**0**	**27**	**17**	**13**	**1**	**66**	**263**	**33**	**0**	**18**	**172**	**27**	**719**	**3,038**
8:30 AM	0	51	11	29	0	23	11	10	0	37	257	14	0	12	166	22	643	3,015
8:45 AM	0	27	11	32	0	30	14	12	0	40	234	16	0	10	154	9	589	2,721
9:00 AM	1	2	2	3	0	3	3	2	0	6	31	4	0	0	21	3	81	2,032
Count Total	2	215	98	293	0	181	99	77	1	423	2,184	184	2	90	1,266	130	5,245	0
Peak Hour All	**1**	**123**	**61**	**184**	**0**	**86**	**61**	**40**	**1**	**287**	**1,255**	**109**	**0**	**50**	**693**	**87**	**3,038**	**0**
Peak Hour HV	**0**	**1**	**0**	**1**	**0**	**1**	**0**	**2**	**0**	**3**	**53**	**2**	**0**	**0**	**28**	**0**	**91**	**0**
Peak Hour HV%	**0%**	**1%**	**0%**	**1%**	**-**	**1%**	**0%**	**5%**	**0%**	**1%**	**4%**	**2%**	**-**	**0%**	**4%**	**0%**	**3%**	**0**

Note: Two-and-a-half-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
6:58 AM	0	0	5	1	*6*	0	0	0	0	*0*	0	0	0	0	*0*
7:00 AM	0	5	12	3	*20*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	1	0	15	6	*22*	0	0	0	0	*0*	0	0	1	0	*1*
7:30 AM	**0**	**1**	**14**	**6**	***21***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**1**	*1*
7:45 AM	**1**	**1**	**15**	**7**	***24***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
8:00 AM	**1**	**1**	**18**	**5**	***25***	**0**	**0**	**0**	**1**	***1***	**0**	**0**	**0**	**0**	*0*
8:15 AM	**0**	**0**	**11**	**10**	***21***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
8:30 AM	3	1	9	9	*22*	0	0	0	0	*0*	0	0	0	0	*0*
8:45 AM	3	2	10	6	*21*	0	0	0	0	*0*	0	0	0	0	*0*
9:00 AM	0	1	2	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	9	12	111	53	*185*	0	0	0	1	*1*	0	0	1	1	*2*
Peak Hour	**2**	**3**	**58**	**28**	***91***	**0**	**0**	**0**	**1**	***1***	**0**	**0**	**0**	**1**	***1***

Two-and-a-Half-Hour Count Summaries - Heavy Vehicles

Interval Start	Herrera Drive				Wellness Way				Cerrillos Rd				Cerrillos Rd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
6:58 AM	0	0	0	0	0	0	0	0	0	0	4	1	0	0	1	0	6	0
7:00 AM	0	0	0	0	0	4	0	1	0	0	12	0	0	0	3	0	20	0
7:15 AM	0	0	0	1	0	0	0	0	0	1	14	0	0	0	6	0	22	0
7:30 AM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**13**	**1**	**0**	**0**	**6**	**0**	**21**	69
7:45 AM	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**2**	**12**	**1**	**0**	**0**	**7**	**0**	**24**	87
8:00 AM	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**1**	**17**	**0**	**0**	**0**	**5**	**0**	**25**	92
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**11**	**0**	**0**	**0**	**10**	**0**	**21**	**91**
8:30 AM	0	2	0	1	0	1	0	0	0	1	8	0	0	0	8	1	22	92
8:45 AM	0	1	0	2	0	1	1	0	0	2	7	1	0	0	4	2	21	89
9:00 AM	0	0	0	0	0	0	0	1	0	1	1	0	0	0	0	0	3	67
Count Total	0	4	0	5	0	7	1	4	0	8	99	4	0	0	50	3	185	0
Peak Hour	**0**	**1**	**0**	**1**	**0**	**1**	**0**	**2**	**0**	**3**	**53**	**2**	**0**	**0**	**28**	**0**	**91**	**0**

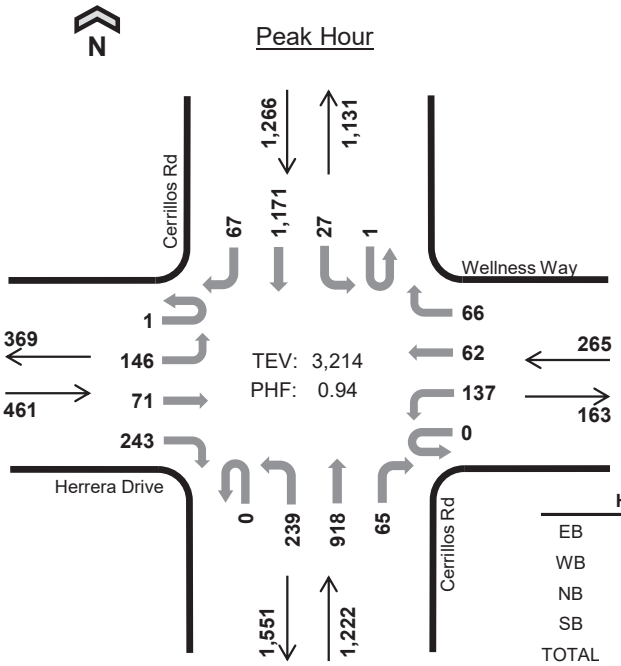
Two-and-a-Half-Hour Count Summaries - Bikes

Interval Start	Herrera Drive			Wellness Way			Cerrillos Rd			Cerrillos Rd			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
6:58 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	1
8:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	1	0	1	0
Peak Hour	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**0**

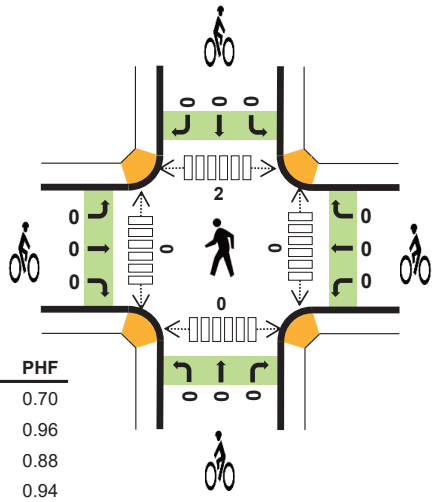
Note: U-Turn volumes for bikes are included in Left-Turn, if any.

Cerrillos Rd
Herrera Drive

Date: 09/08/2022
Count Period: 3:58 PM to 6:02 PM
Peak Hour: 4:15 PM to 5:15 PM



	HV %:	PHF
EB	1.1%	0.70
WB	1.1%	0.96
NB	1.8%	0.88
SB	2.0%	0.94
TOTAL	1.7%	0.94



Two-and-a-Half-Hour Count Summaries

Interval Start		Herrera Drive Eastbound				Wellness Way Westbound				Cerrillos Rd Northbound				Cerrillos Rd Southbound				15-min Total	Rolling One Hour
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:15 PM		0	67	29	69	0	40	9	17	0	52	221	15	0	7	249	21	796	0
4:30 PM		1	24	13	61	0	41	10	15	0	50	224	16	0	5	303	16	779	0
4:45 PM		0	27	17	46	0	26	20	18	0	62	216	20	1	8	302	18	781	0
5:00 PM		0	28	12	67	0	30	23	16	0	75	257	14	0	7	317	12	858	3,214
Peak Hour	All	1	146	71	243	0	137	62	66	0	239	918	65	1	27	1,171	67	3,214	0
	HV	0	1	0	4	0	2	1	0	0	5	17	0	0	0	25	0	55	0
	HV%	0%	1%	0%	2%	-	1%	2%	0%	-	2%	2%	0%	0%	0%	2%	0%	2%	0

Note: For all three-hour count summary, see next page.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
4:15 PM	0	1	7	4	*12*	0	0	0	0	*0*	0	0	1	0	*1*
4:30 PM	0	0	4	8	*12*	0	0	0	0	*0*	0	0	1	0	*1*
4:45 PM	2	0	4	8	*14*	0	0	0	0	*0*	0	0	0	0	*0*
5:00 PM	3	2	7	5	*17*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	5	3	22	25	*55*	0	0	0	0	*0*	0	0	2	0	*2*

Two-and-a-Half-Hour Count Summaries

Interval Start	Herrera Drive Eastbound				Wellness Way Westbound				Cerrillos Rd Northbound				Cerrillos Rd Southbound				15-min Total	Rolling One Hour
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:58 PM	0	5	1	7	0	15	3	2	0	6	29	2	0	1	24	0	95	0
4:00 PM	1	37	21	54	0	30	24	27	1	52	206	14	0	4	236	16	723	0
4:15 PM	**0**	**67**	**29**	**69**	**0**	**40**	**9**	**17**	**0**	**52**	**221**	**15**	**0**	**7**	**249**	**21**	**796**	0
4:30 PM	**1**	**24**	**13**	**61**	**0**	**41**	**10**	**15**	**0**	**50**	**224**	**16**	**0**	**5**	**303**	**16**	**779**	2,393
4:45 PM	**0**	**27**	**17**	**46**	**0**	**26**	**20**	**18**	**0**	**62**	**216**	**20**	**1**	**8**	**302**	**18**	**781**	3,079
5:00 PM	**0**	**28**	**12**	**67**	**0**	**30**	**23**	**16**	**0**	**75**	**257**	**14**	**0**	**7**	**317**	**12**	**858**	**3,214**
5:15 PM	0	21	17	48	0	36	9	17	1	55	247	17	0	0	308	9	785	3,203
5:30 PM	1	20	19	39	0	42	20	13	0	44	226	19	0	0	280	11	734	3,158
5:45 PM	0	15	12	36	0	34	15	7	0	45	223	13	0	7	246	10	663	3,040
6:00 PM	0	2	2	3	0	5	1	2	0	6	42	3	0	3	37	1	107	2,289
Count Total	3	246	143	430	0	299	134	134	2	447	1,891	133	1	42	2,302	114	6,321	0
Peak Hour All	**1**	**146**	**71**	**243**	**0**	**137**	**62**	**66**	**0**	**239**	**918**	**65**	**1**	**27**	**1,171**	**67**	**3,214**	**0**
Peak Hour HV	**0**	**1**	**0**	**4**	**0**	**2**	**1**	**0**	**0**	**5**	**17**	**0**	**0**	**0**	**25**	**0**	**55**	**0**
Peak Hour HV%	**0%**	**1%**	**0%**	**2%**	**-**	**1%**	**2%**	**0%**	**-**	**2%**	**2%**	**0%**	**0%**	**0%**	**2%**	**0%**	**2%**	**0**

Note: Two-and-a-half-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	East	West	North	South	Total
3:58 PM	0	0	0	1	*1*	0	0	0	0	*0*	0	0	0	0	*0*
4:00 PM	0	2	5	8	*15*	0	0	0	1	*1*	0	0	1	0	*1*
4:15 PM	**0**	**1**	**7**	**4**	***12***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**1**	**0**	*1*
4:30 PM	**0**	**0**	**4**	**8**	***12***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**1**	**0**	*1*
4:45 PM	**2**	**0**	**4**	**8**	***14***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	*0*
5:00 PM	**3**	**2**	**7**	**5**	***17***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
5:15 PM	0	1	7	8	*16*	0	0	0	2	*2*	0	0	0	0	*0*
5:30 PM	0	1	5	2	*8*	0	0	0	0	*0*	0	0	0	1	*1*
5:45 PM	1	0	3	5	*9*	0	0	0	0	*0*	0	0	0	0	*0*
6:00 PM	0	0	1	2	*3*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	6	7	43	51	*107*	0	0	0	3	*3*	0	0	3	1	*4*
Peak Hour	**5**	**3**	**22**	**25**	***55***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**2**	**0**	***2***

Two-and-a-Half-Hour Count Summaries - Heavy Vehicles

Interval Start	Herrera Drive				Wellness Way				Cerrillos Rd				Cerrillos Rd				15-min Total	Rolling One Hour
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
3:58 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0
4:00 PM	0	0	0	0	0	1	0	1	0	0	5	0	0	0	8	0	15	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**6**	**0**	**0**	**0**	**4**	**0**	**12**	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**8**	**0**	**12**	40
4:45 PM	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**3**	**0**	**0**	**0**	**8**	**0**	**14**	53
5:00 PM	**0**	**0**	**0**	**3**	**0**	**1**	**1**	**0**	**0**	**3**	**4**	**0**	**0**	**0**	**5**	**0**	**17**	**55**
5:15 PM	0	0	0	0	0	1	0	0	0	1	6	0	0	0	8	0	16	59
5:30 PM	0	0	0	0	0	1	0	0	0	0	5	0	0	0	2	0	8	55
5:45 PM	0	0	1	0	0	0	0	0	0	0	3	0	0	0	5	0	9	50
6:00 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	0	3	36
Count Total	0	1	1	4	0	5	1	1	0	6	37	0	0	0	51	0	107	0
Peak Hour	**0**	**1**	**0**	**4**	**0**	**2**	**1**	**0**	**0**	**5**	**17**	**0**	**0**	**0**	**25**	**0**	**55**	**0**

Two-and-a-Half-Hour Count Summaries - Bikes

Interval Start	Herrera Drive			Wellness Way			Cerrillos Rd			Cerrillos Rd			15-min Total	Rolling One Hour
	Eastbound			Westbound			Northbound			Southbound				
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
3:58 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	1	1	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	1
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	1
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	0	0	0	0	0	0	0	0	0	0	2	0	2	2
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Count Total	0	0	0	0	0	0	0	0	0	0	2	1	3	0
Peak Hour	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Configuration Phase Sequence

Controller Sequence (MM)1-1-1

Hardware Alternate Sequence Enable: No

Phase Ring Sequence.....(Note: Sequences identical to the prior one are not printed)

	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
	B		B		B		B		B							
Sequence 1																
Ring 1	1	2	3	4	9	10	13	14	.	.	.	.	.	.	.	.
Ring 2	5	6	7	8	11	12	15	16	.	.	.	.	.	.	.	.
Sequence 2																
Ring 1	2	1	3	4	10	9	13	14	.	.	.	.	.	.	.	.
Ring 2	5	6	7	8	11	12	15	16	.	.	.	.	.	.	.	.
Sequence 3																
Ring 1	1	2	4	3	9	10	14	13	.	.	.	.	.	.	.	.
Ring 2	5	6	7	8	11	12	15	16	.	.	.	.	.	.	.	.
Sequence 4																
Ring 1	2	1	4	3	10	9	14	13	.	.	.	.	.	.	.	.
Ring 2	5	6	7	8	11	12	15	16	.	.	.	.	.	.	.	.
Sequence 5																
Ring 1	1	2	3	4	9	10	13	14	.	.	.	.	.	.	.	.
Ring 2	6	5	7	8	12	11	15	16	.	.	.	.	.	.	.	.
Sequence 6																
Ring 1	2	1	3	4	10	9	13	14	.	.	.	.	.	.	.	.
Ring 2	6	5	7	8	12	11	15	16	.	.	.	.	.	.	.	.
Sequence 7																
Ring 1	1	2	4	3	9	10	14	13	.	.	.	.	.	.	.	.
Ring 2	6	5	7	8	12	11	15	16	.	.	.	.	.	.	.	.
Sequence 8																
Ring 1	2	1	4	3	10	9	14	13	.	.	.	.	.	.	.	.
Ring 2	6	5	7	8	12	11	15	16	.	.	.	.	.	.	.	.
Sequence 9																
Ring 1	1	2	3	4	9	10	13	14	.	.	.	.	.	.	.	.
Ring 2	5	6	8	7	11	12	16	15	.	.	.	.	.	.	.	.
Sequence 10																
Ring 1	2	1	3	4	10	9	13	14	.	.	.	.	.	.	.	.
Ring 2	5	6	8	7	11	12	16	15	.	.	.	.	.	.	.	.
Sequence 11																
Ring 1	1	2	4	3	9	10	14	13	.	.	.	.	.	.	.	.
Ring 2	5	6	8	7	11	12	16	15	.	.	.	.	.	.	.	.
Sequence 12																
Ring 1	2	1	4	3	10	9	14	13	.	.	.	.	.	.	.	.
Ring 2	5	6	8	7	11	12	16	15	.	.	.	.	.	.	.	.
Sequence 13																
Ring 1	1	2	3	4	9	10	13	14	.	.	.	.	.	.	.	.
Ring 2	6	5	8	7	12	11	16	15	.	.	.	.	.	.	.	.
Sequence 14																
Ring 1	2	1	3	4	10	9	13	14	.	.	.	.	.	.	.	.
Ring 2	6	5	8	7	12	11	16	15	.	.	.	.	.	.	.	.
Sequence 15																
Ring 1	1	2	4	3	9	10	14	13	.	.	.	.	.	.	.	.
Ring 2	6	5	8	7	12	11	16	15	.	.	.	.	.	.	.	.
Sequence 16																
Ring 1	2	1	4	3	10	9	14	13	.	.	.	.	.	.	.	.
Ring 2	6	5	8	7	12	11	16	15	.	.	.	.	.	.	.	.

Phases In Use / Exclusive PED (MM)1-2

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Phases in Use	X	X	X	X	X	X	X	X								
Exclusive PED																

Phase Compatibility (MM)1-1-2

Phase	Compatible Phase
n/a	Barrier Mode

Overlap Direction Descriptions

Overlap	Description

Administration (MM)1-7-1

Enable CU/Cabinet Interlock CRC	No
Request Download Controller Data	No
Controller Database CRC	0000
Enable Automatic Backup to Datakey	No

Backup Prevent (MM)1-1-3

	Phases	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Timing /	1		.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Backup	2	.		.	.	X	.	.	.	.	.	.	.	.	.	.	.
	3	.	.		.	.	.	.	.	.	.	.	.	.	.	.	.
	4	.	.	.		.	.	.	.	.	.	.	.	.	.	.	.
	5	.	.	.	.		.	.	.	.	.	.	.	.	.	.	.
	6	X	.	.	.	.		.	.	.	.	.	.	.	.	.	.
	7	.	.	.	.	.	.		.	.	.	.	.	.	.	.	.
	8	.	.	.	.	.	.	.		.	.	.	.	.	.	.	.
	9	.	.	.	.	.	.	.	.		.	.	.	.	.	.	.
	10	.	.	.	.	.	.	.	.	.		.	.	.	.	.	.
	11	.	.	.	.	.	.	.	.	.	.		.	.	.	.	.
	12	.	.	.	.	.	.	.	.	.	.	.		.	.	.	.
	13	.	.	.	.	.	.	.	.	.	.	.	.		.	.	.
	14	.	.	.	.	.	.	.	.	.	.	.	.	.		.	.
	15	.	.	.	.	.	.	.	.	.	.	.	.	.	.		.
	16	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	

Simultaneous Gap (MM)1-1-4

	Phases	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	1		.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	2	.		.	.	.	.	.	.	.	.	.	.	.	.	.	.
	3	.	.		.	.	.	.	.	.	.	.	.	.	.	.	.
	4	.	.	.		.	.	.	.	.	.	.	.	.	.	.	.
	5	.	.	.	.		.	.	.	.	.	.	.	.	.	.	.
Phase	6	.	.	.	.	.		.	.	.	.	.	.	.	.	.	.
Must	7	.	.	.	.	.	.		.	.	.	.	.	.	.	.	.
Gap	8	.	.	.	.	.	.	.		.	.	.	.	.	.	.	.
With	9	.	.	.	.	.	.	.	.		.	.	.	.	.	.	.
Phase	10	.	.	.	.	.	.	.	.	.		.	.	.	.	.	.
	11	.	.	.	.	.	.	.	.	.	.		.	.	.	.	.
	12	.	.	.	.	.	.	.	.	.	.	.		.	.	.	.
	13	.	.	.	.	.	.	.	.	.	.	.	.		.	.	.
	14	.	.	.	.	.	.	.	.	.	.	.	.	.		.	.
	15	.	.	.	.	.	.	.	.	.	.	.	.	.	.		.
	16	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
	Disable	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.

Load Switch Assignments (MMU Channel) (MM)1-3

	Phase / Overlap	Type	Dimming				Power Up				Auto		Flash Together
			Red	Yellow	Green	Dark	Auto	Red	Yellow	Dark	Red	Yellow	
1	1	V				+	X				X		
2	2	V				+	X				X		X
3	3	V				+	X				X		
4	4	V				+	X				X		X
5	5	V				-	X				X		
6	6	V				-	X				X		X
7	7	V				-	X				X		
8	8	V				-	X				X		X
9	2	P				+	X						
10	4	P				+	X						
11	6	P				-	X						
12	8	P				-	X						
13	1	O				+	X				X		
14	2	O				-	X				X		X
15	3	O				+	X				X		
16	4	O				-	X				X		X

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Configuration Port 1 (SDLC)

SDLC Options (MM)1-4-1

BIU	1	2	3	4	5	6	7	8
Term and Facility Enable	X	X						
Detector Rack Enable	X	X						

Enable TS2/MMU Type Cabinet: Yes
Enable MMU Extended Status: Yes
Enable SDLC Stop Time: Yes
Enable 3 Critical RFE's Lockup: Yes

MMU Program (MM)1-4-2

Channel Can Serve with Channel	
Channel 1	**Channel 2**
1	5
1	6
1	11
2	5
2	6
2	9
2	11
3	7
3	8
3	12
4	7
4	8
4	10
4	12
5	9
6	9
6	11
7	10
8	10
8	12
9	11
10	12

Color Check Enable (MM)1-4-3

Enable Color Check: Yes

MMU Channel	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Green	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Yellow	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Red	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Secondary To Secondary Addressing (MM)1-4-4

ID	1	2	3	4	5	6	7	8	MMU
Term and Facility Enable									

ID	1	2	3	4	5	6	7	8	Diag
Detector Rack Enable									

Diagonstics (Test Fixture) Enable: No

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Configuration Communications

Ethernet Port Configuration (MM)1-5-1

Controller IP: 10.70.10.51
Subnet Mask: 255.255.255.0
Default Gateway IP: 10.70.10.1
Server IP: 10.70.10.1

NTCIP Parameters (MM)1-5-5

Backup Time: 0
UDP Port: 501
Ethernet Priority: 1
Port 2 Priority: 4
Port 3A Priority: 2
Port 3B Priority: 3

Port Configuration (MM)1-5-2 to 1-5-4

Port	2 (C50S)	3A (C21S)	3B (C22S)
Protocol	NTCIP	NTCIP	ECPIP
Enable	No	No	Yes
Data Rate	19.2K	1200	1200
Data Parity Stop	8 N 1	8 0 1	8 0 1
Modem Setup String	None	None	None
User String			
Comm Port Address	0	5	7
System Detector 9-1	0	0	0
Telemetry Response Delay	0.0	0.0	0.9
Duplex Half/Full	Full	Full	Full
Flow Control	Yes	Yes	Yes
AB3418 NTCIP Group Address	0	0	0
AB3418 NTCIP Single Flag Enable	No	No	No
RTS to CTS Delay	0.0	0.0	3.0
RTS Turn Off Delay	0.0	0.0	2.0
Droupout Time	10	8000	300
Early RTS	No	No	No
FSK Hardware	Yes	Yes	Yes
Rail Road	0	0	0
Rail Road Line	0	0	0
ATCS Group	0	0	0
Wayside Device	0	0	0
ATCS Device	0	0	0
Wayside SubNode	0	0	0
ATCS SubNode	0	0	0

ECPIP Parameters (MM)1-5-6

Controller Address: 7
Expanded System Detector Address: 0

Local System Detector

Local System Detector	Number

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Configuration Logging/Display

Event Logging (MM)1-6-1

Critical RFE's	Yes	3 Critical RFE's in 24 Hours	Yes
MMU Flash Faults	Yes	Local Flash Faults	Yes
Non-Critical RFE's (Det/Test)	Yes	Detector Errors	Yes
Coordination Errors	Yes	Controller Download	Yes
Preempt	Yes	TSP	Yes
Power On/Off	Yes	Low Battery	Yes
Access	Yes	Data Change	Yes
Online/Offline	Yes		

Alarm Log	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Enable Logging	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Display Options (MM)1-7-2

Key Click Enable: Yes
Backlight Enable: Yes
LED Mode: Auto
Display Mode: Advanced
Screen Format: Advanced

Sign On (MM)8-5

Sign On Message Line 1: Solutions that Move the World
Sign On Message Line 2:

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Logic Processor Page 1
Statement Control (MM)1-8-1

LP	Statement Control

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Logic Processor Page 2

Logic Statements (MM)1-8-2

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Controller Timing Plan (MM)2-1
Plan 1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction																
Min Green	7	15	7	5	7	15	7	7	0	0	0	0	0	0	0	0
BK Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	0	0	0	0	0	0	0
Walk 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	14	0	29	0	20	0	29	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	0.0	5.0	3.0	3.0	0.0	5.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max 1	15	30	30	25	15	30	30	15	0	0	0	0	0	0	0	0
Max 2	20	40	25	35	20	40	25	35	0	0	0	0	0	0	0	0
Max 3	25	60	35	45	25	60	25	35	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Stp	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.0	5.0	3.0	3.0	3.0	5.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	1.0	2.0	1.0	3.0	1.0	2.0	1.0	3.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
ACT B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SEC/ACT	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPT Duc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Plan 2

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction																
Min Green	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
BK Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	10	0	10	0	10	0	10
Walk 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	7	0	7	0	7	0	7	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max 1	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Max 2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Stp	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
ACT B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SEC/ACT	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPT Duc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Plan 3

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction																
Min Green	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
BK Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	10	0	10	0	10	0	10
Walk 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	7	0	7	0	7	0	7	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max 1	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Max 2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Stp	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
ACT B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SEC/ACT	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPT Duc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Plan 4

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction																
Min Green	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
BK Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	10	0	10	0	10	0	10
Walk 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	7	0	7	0	7	0	7	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max 1	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Max 2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Stp	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
ACT B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SEC/ACT	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPT Duc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Controller Overlaps

Vehicle Overlaps (MM)2-2

Overlap	Type	Lag Green	Yellow	Red	Advance Green

Phases

Overlap	Phase	Included	Protect	Ped Protect	Not Overlap	Modifier	Lag X Phase	Lag 2 Phase	Flash Green

PPLT FYA

Overlap	Protected Phase	Permissive Phase	Flash Arrow Output	Flash Arrow Channel	FYA Delay	FYA Clearance	Special Function Disable

Guaranteed Minimum Time Data (MM) 2-4

Phase Time Data

Phase	Min Green	Walk	Ped Clear	Yellow	Red Clear	Overlap Green
A01	5	0	7	3.0	0.0	5
B02	5	0	7	3.0	0.0	5
C03	5	0	7	3.0	0.0	5
D04	5	0	7	3.0	0.0	5
E05	5	0	7	3.0	0.0	5
F06	5	0	7	3.0	0.0	5
G07	5	0	7	3.0	0.0	5
H08	5	0	7	3.0	0.0	5
I09	0	0	7	3.0	0.0	5
J10	0	0	7	3.0	0.0	5
K11	0	0	7	3.0	0.0	5
L12	0	0	7	3.0	0.0	5
M13	0	0	7	3.0	0.0	5
N14	0	0	7	3.0	0.0	5
O15	0	0	7	3.0	0.0	5
P16	0	0	7	3.0	0.0	5

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Controller Pedestrian Overlaps
Pedestrian Overlaps (MM) 2-3

Included Phase	Ped Overlap

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Controller Start/Fash (MM) 2-5

Startup

Phase	Phase Setting
2	G
6	G

Overlap
A
B
C
D

Flash > Mon: Yes
Flash Time: 3
All Red: 6
Power Start Sequence: 1

Automatic Flash

Entry Phase
2
6

Exit Phase
2
6

Overlap Exit
A
B
C
D

Flash > Mon: No
Exit Flash Interval: W
Minimum Auto Flash: 8
Minimumin Recall: No
Cycle Through Phase: No

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Controller Options

Controller Options (MM)2-6-1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Flashing Green Phase																
Guaranteed Passage																
Non Act 1		X				X										
Non Act 2				X				X								
Dual Entry		X		X		X		X								
Conditional Service																
Conditional Reservice																
Ped Reservice																
Rest In Walk																
Flashing Walk																
Ped Clear Yellow																
Ped Clear Red																
IGRN + Veh Ext																

Ped Clear Protect: Off Red Revert: 2.0

Act Pre-Time (MM)2-7

Pre-Time Mode Enable: No Free Input Enables Pre-Timed: Yes

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Pre-Timed Phase																

Phase Recall Options (MM)2-8

Plan 1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Lock Detector																
Vehicle Recall		X				X										
Ped Recall																
Max Recall																
Soft Recall																
No Rest																
AI Calc																

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Coordination Options

Coordination Options (MM)3-1

Manual Pattern	Auto	ECPI Coord	Yes
System Source	SYS	System Format	STD
Splits In	Seconds	Offsets In	Seconds
Transition	Add	Max Select	MAXINH
Dwell/Add Time	25		
Delay Coord Walk to LZ	No	Force Off	Float
Offset Reference	Lead	Use Ped Time	No
Ped Recall	No	Ped Reservice	No
Local Zero Override	No	FO Added Initial Green	No
Re-Sync Count	3	Multisync	No

Auto Perm Minimum Green (Seconds) (MM)3-4

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Minimum Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Split Demand (MM)3-5

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Demand 1																
Demand 2																

Demand	1	2
Detector	0	0
Call Time (Sec)	0	0
Cycle Count	0	0

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Coordination Pattern Data
Pattern Data (MM)3-2

Pattern - 1

Split Pattern	1	TS2 (Pat-Off)	0-1	Splits in	Seconds
Cycle	95	Std (COS)	222	Offsets in	Seconds
Offset Value	4s	Dwell/Add Time	0		
Actuated Coord	No	Timing Plan	1		
Actuated Walk Rest	No	Sequence	0		
Phase Reservice	No	Action Plan	1		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 1)	14	44	16	21	12	46	14	23	0	0	0	0	0	0	0	0
Preference 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preference 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Disp.	-	0	0	0
Split Sum	95s	95s	0s	0s

Misc. Data

Veh. Permissive 1	0	Veh. Permissive 2	0	Veh. Permissive 2 Disp.	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern Data

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X
Special Function Output																

Pattern - 2

Split Pattern	2	TS2 (Pat-Off)	0-2	Splits in	Seconds
Cycle	125	Std (COS)	111	Offsets in	Seconds
Offset Value	107s	Dwell/Add Time	0		
Actuated Coord	No	Timing Plan	1		
Actuated Walk Rest	No	Sequence	0		
Phase Reservice	No	Action Plan	2		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 2)	12	54	39	20	12	54	14	45	0	0	0	0	0	0	0	0
Preference 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preference 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Disp.	-	0	0	0
Split Sum	125s	125s	0s	0s

Misc. Data

Veh. Permissive 1	0	Veh. Permissive 2	0	Veh. Permissive 2 Disp.	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern Data

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X
Special Function Output																

Pattern - 3

Split Pattern	3	TS2 (Pat-Off)	0-3	Splits in	Seconds
Cycle	125	Std (COS)	333	Offsets in	Seconds
Offset Value	39s	Dwell/Add Time	0		
Actuated Coord	No	Timing Plan	1		
Actuated Walk Rest	No	Sequence	0		
Phase Reservice	No	Action Plan	3		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 3)	16	67	22	20	16	67	14	28	0	0	0	0	0	0	0	0
Preference 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preference 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Disp.	-	0	0	0
Split Sum	125s	125s	0s	0s

Misc. Data

Veh. Permissive 1	0	Veh. Permissive 2	0	Veh. Permissive 2 Disp.	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern Data

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X
Special Function Output																

Pattern - 4

Split Pattern	4	TS2 (Pat-Off)	1-1	Splits in	Seconds
Cycle	105	Std (COS)	411	Offsets in	Seconds
Offset Value	93s	Dwell/Add Time	0		
Actuated Coord	No	Timing Plan	1		
Actuated Walk Rest	No	Sequence	0		
Phase Reservice	No	Action Plan	4		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 4)	14	49	21	21	13	50	13	29	0	0	0	0	0	0	0	0
Preference 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preference 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Disp.	-	0	0	0
Split Sum	105s	105s	0s	0s

Misc. Data

Veh. Permissive 1	0	Veh. Permissive 2	0	Veh. Permissive 2 Disp.	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern Data

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X
Special Function Output																

Pattern - 6

Split Pattern	6	TS2 (Pat-Off)	1-3	Splits in	Seconds
Cycle	125	Std (COS)	311	Offsets in	Seconds
Offset Value	85s	Dwell/Add Time	0		
Actuated Coord	No	Timing Plan	1		
Actuated Walk Rest	No	Sequence	0		
Phase Reservice	No	Action Plan	6		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 6)	12	54	39	20	12	54	14	45	0	0	0	0	0	0	0	0
Preference 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preference 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Disp.	-	0	0	0
Split Sum	125s	125s	0s	0s

Misc. Data

Veh. Permissive 1	0	Veh. Permissive 2	0	Veh. Permissive 2 Disp.	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern Data

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X
Special Function Output																

Pattern - 7

Split Pattern	7	TS2 (Pat-Off)	2-1	Splits in	Seconds
Cycle	125	Std (COS)	322	Offsets in	Seconds
Offset Value	85s	Dwell/Add Time	0		
Actuated Coord	No	Timing Plan	1		
Actuated Walk Rest	No	Sequence	0		
Phase Reservice	No	Action Plan	7		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 7)	12	54	39	20	12	54	14	45	0	0	0	0	0	0	0	0
Preference 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preference 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Disp.	-	0	0	0
Split Sum	125s	125s	0s	0s

Misc. Data

Veh. Permissive 1	0	Veh. Permissive 2	0	Veh. Permissive 2 Disp.	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern Data

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X
Special Function Output																

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Preemptor

Preempt Plan (MM)4-1

Plan 3

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Overlap	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Track Clear Vehicle																
Track Clear Overlap																
Enable Trailing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dwell Vehicle			X					X								
Dwell Ped																
Dwell Overlap																
Cycling Vehicle																
Cycling Ped																
Cycling Overlap																
Exit Phase				X				X								
Exit Calls																
Special Funciton																

Enable	Yes	Preempt Override	Yes	Interlock Enable	No
Detector Lock	No	Delay	0	Inhibit	0
Override Flash	Yes	Duration	0	CLR > GRN	No
Term Overlap Asap	No	PC Through Yellow	No	Terminate Phase	No
Ped Dark	No	Track Clear Rsrv	No	Dwell Flash	Off
Linked Pmt	0	Flash Exit Color	Green	Exit Option	Off
Exit Timing Plan	0	Reservice	0	Fault Type	Hard

Ring	1	2	3	4
Free During Preempt	No	No	No	No

Timing	Walk	Ped Clr	Min Grn	Yellow	Red
Entrance	0	255	5	3.0	1.0
	Min Grn	**Ext Grn**	**Max Grn**	**Yellow**	**Red**
Track Clear	0	0	0	3.0	1.0
	Min Dwell	**Pmt Ext**	**Max Time**	**Yellow**	**Red**
Dwell / Cycle-Exit	0	0.0	120	0.0	1.0

Preempt Active Out	On	Preempt Active Dwell	No
Other Priority Preempt	On	Non-Priority Preempt	No
Inhibit Extension Time	0.0	Ped Priority Return	Off
Veh Priority Return	Off	Queue Delay	Off
Conditional Delay	Off		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Veh Pri Return % Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Plan 4

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Overlap	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**
Track Clear Vehicle																
Track Clear Overlap																
Enable Trailing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dwell Vehicle		X			X											
Dwell Ped																
Dwell Overlap																
Cycling Vehicle																
Cycling Ped																
Cycling Overlap																
Exit Phase																
Exit Calls																
Special Funciton																

Enable	Yes	Preempt Override	Yes	Interlock Enable	No
Detector Lock	No	Delay	0	Inhibit	0
Override Flash	Yes	Duration	0	CLR > GRN	No
Term Overlap Asap	No	PC Through Yellow	No	Terminate Phase	No
Ped Dark	No	Track Clear Rsrv	No	Dwell Flash	Off
Linked Pmt	0	Flash Exit Color	Green	Exit Option	Off
Exit Timing Plan	0	Reservice	0	Fault Type	Hard

Ring	1	2	3	4
Free During Preempt	No	No	No	No

Timing	Walk	Ped Clr	Min Grn	Yellow	Red
Entrance	0	255	5	3.0	1.0
	Min Grn	**Ext Grn**	**Max Grn**	**Yellow**	**Red**
Track Clear	0	0	0	3.0	1.0
	Min Dwell	**Pmt Ext**	**Max Time**	**Yellow**	**Red**
Dwell / Cycle-Exit	0	0.0	120	0.0	1.0

Preempt Active Out	On	Preempt Active Dwell	No
Other Priority Preempt	On	Non-Priority Preempt	No
Inhibit Extension Time	0.0	Ped Priority Return	Off
Veh Priority Return	Off	Queue Delay	Off
Conditional Delay	Off		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Veh Pri Return % Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Plan 5

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Overlap	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**
Track Clear Vehicle																
Track Clear Overlap																
Enable Trailing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dwell Vehicle	X					X										
Dwell Ped																
Dwell Overlap																
Cycling Vehicle																
Cycling Ped																
Cycling Overlap																
Exit Phase																
Exit Calls																
Special Funciton																

Enable	Yes	Preempt Override	Yes	Interlock Enable	No
Detector Lock	No	Delay	0	Inhibit	0
Override Flash	Yes	Duration	0	CLR > GRN	No
Term Overlap Asap	No	PC Through Yellow	No	Terminate Phase	No
Ped Dark	No	Track Clear Rsrv	No	Dwell Flash	Off
Linked Pmt	0	Flash Exit Color	Green	Exit Option	Off
Exit Timing Plan	0	Reservice	0	Fault Type	Hard

Ring	1	2	3	4
Free During Preempt	No	No	No	No

Timing	Walk	Ped Clr	Min Grn	Yellow	Red
Entrance	0	255	5	3.0	1.0
	Min Grn	**Ext Grn**	**Max Grn**	**Yellow**	**Red**
Track Clear	0	0	0	3.0	1.0
	Min Dwell	**Pmt Ext**	**Max Time**	**Yellow**	**Red**
Dwell / Cycle-Exit	0	0.0	120	0.0	1.0

Preempt Active Out	On	Preempt Active Dwell	No
Other Priority Preempt	On	Non-Priority Preempt	No
Inhibit Extension Time	0.0	Ped Priority Return	Off
Veh Priority Return	Off	Queue Delay	Off
Conditional Delay	Off		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Veh Pri Return % Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Plan 6

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Overlap	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**
Track Clear Vehicle																
Track Clear Overlap																
Enable Trailing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dwell Vehicle				X			X									
Dwell Ped																
Dwell Overlap																
Cycling Vehicle																
Cycling Ped																
Cycling Overlap																
Exit Phase				X				X								
Exit Calls																
Special Funciton																

Enable	Yes	Preempt Override	Yes	Interlock Enable	No
Detector Lock	No	Delay	0	Inhibit	0
Override Flash	Yes	Duration	0	CLR > GRN	No
Term Overlap Asap	No	PC Through Yellow	No	Terminate Phase	No
Ped Dark	No	Track Clear Rsrv	No	Dwell Flash	Off
Linked Pmt	0	Flash Exit Color	Green	Exit Option	Off
Exit Timing Plan	0	Reservice	0	Fault Type	Hard

Ring	1	2	3	4
Free During Preempt	No	No	No	No

Timing	Walk	Ped Clr	Min Grn	Yellow	Red
Entrance	0	255	5	3.0	1.0
	Min Grn	**Ext Grn**	**Max Grn**	**Yellow**	**Red**
Track Clear	0	0	0	3.0	1.0
	Min Dwell	**Pmt Ext**	**Max Time**	**Yellow**	**Red**
Dwell / Cycle-Exit	0	0.0	120	0.0	1.0

Preempt Active Out	On	Preempt Active Dwell	No
Other Priority Preempt	On	Non-Priority Preempt	No
Inhibit Extension Time	0.0	Ped Priority Return	Off
Veh Priority Return	Off	Queue Delay	Off
Conditional Delay	Off		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Veh Pri Return % Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Time Base **Clock/Calendar**
Clock/Calendar Options (MM)5-1

Enable Action Plan:	0
Sync Reference Time:	12:00 AM
Sync Reference:	Reference Time
Day Light Savings:	No
Time Reset Input Set Time:	3:30:00
Standard Time From GMT:	0

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Time Base Action Plan
Action Plan (MM)5-2

Action Plan - 1

Pattern	1	Override System	No
Timing Plan	1	Sequence	0
Veh Det Plan	0	Detector Log	15
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

Action Plan - 2

Pattern	2	Override System	No
Timing Plan	1	Sequence	0
Veh Det Plan	0	Detector Log	15
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

Action Plan - 3

Pattern	3	Override System	No
Timing Plan	1	Sequence	0
Veh Det Plan	0	Detector Log	15
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

Action Plan - 4

Pattern	4	Override System	No
Timing Plan	1	Sequence	0
Veh Det Plan	0	Detector Log	15
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

Action Plan - 6

Pattern	6	Override System	No
Timing Plan	1	Sequence	0
Veh Det Plan	0	Detector Log	15
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

Action Plan - 7

Pattern	7	Override System	No
Timing Plan	1	Sequence	0
Veh Det Plan	0	Detector Log	15
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

Action Plan - 10

Pattern	254 - FREE	Override System	No
Timing Plan	0	Sequence	0
Veh Det Plan	0	Detector Log	15
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Time Base Day Plan/Schedule
Day Plan (MM)5-3

Plan	Event	Action Plan	Start Time
1	1	2	6:45 AM
1	2	4	8:30 AM
1	3	6	11:30 AM
1	4	3	3:00 PM
1	5	1	6:30 PM
1	6	10	9:30 PM
2	1	1	7:30 AM
2	2	7	9:30 AM
2	3	1	5:30 PM
2	4	10	9:00 PM

Schedule (MM)5-4

Schedule Number - 1

Day Plan Number: 1

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	X	X	X	X	X	X	X	X	X	X	X	X

Day of Week	Sun	Mon	Tue	Wed	Thur	Fri	Sat
		X	X	X	X	X	

Day of Month	1	2	3	4	5	6	7	8	9	10	11
	X	X	X	X	X	X	X	X	X	X	X
	12	13	14	15	16	17	18	19	20	21	22
	X	X	X	X	X	X	X	X	X	X	X
	23	24	25	26	27	28	29	30	31		
	X	X	X	X	X	X	X	X	X		

Schedule Number - 2

Day Plan Number: 2

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	X	X	X	X	X	X	X	X	X	X	X	X

Day of Week	Sun	Mon	Tue	Wed	Thur	Fri	Sat
	X						X

Day of Month	1	2	3	4	5	6	7	8	9	10	11
	X	X	X	X	X	X	X	X	X	X	X
	12	13	14	15	16	17	18	19	20	21	22
	X	X	X	X	X	X	X	X	X	X	X
	23	24	25	26	27	28	29	30	31		
	X	X	X	X	X	X	X	X	X		

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Time Base Exceptions

Exception Day Program (MM)5-5

Day	Fixed/Float	Month	Day of Week/Month	Week of Month/Year	Day Plan
1	FLOAT	0	0	0	0
2	FLOAT	0	0	0	0
3	FLOAT	0	0	0	0
4	FLOAT	0	0	0	0
5	FLOAT	0	0	0	0
6	FLOAT	0	0	0	0
7	FLOAT	0	0	0	0
8	FLOAT	0	0	0	0
9	FLOAT	0	0	0	0
10	FLOAT	0	0	0	0
11	FLOAT	0	0	0	0
12	FLOAT	0	0	0	0
13	FLOAT	0	0	0	0
14	FLOAT	0	0	0	0
15	FLOAT	0	0	0	0
16	FLOAT	0	0	0	0
17	FLOAT	0	0	0	0
18	FLOAT	0	0	0	0
19	FLOAT	0	0	0	0
20	FLOAT	0	0	0	0
21	FLOAT	0	0	0	0
22	FLOAT	0	0	0	0
23	FLOAT	0	0	0	0
24	FLOAT	0	0	0	0
25	FLOAT	0	0	0	0
26	FLOAT	0	0	0	0
27	FLOAT	0	0	0	0
28	FLOAT	0	0	0	0
29	FLOAT	0	0	0	0
30	FLOAT	0	0	0	0
31	FLOAT	0	0	0	0
32	FLOAT	0	0	0	0
33	FLOAT	0	0	0	0
34	FLOAT	0	0	0	0
35	FLOAT	0	0	0	0
36	FLOAT	0	0	0	0

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Detectors

Detectors Page 1

Vehicle Detectors Setup (MM)6-1

Vehicle Plan	Detector Number	Called	Type

Vehicle Detector Setup (MM)6-2 continued

Detector Number	Type	TS2 Detector	Detector Description
1	S-STANDARD	Yes	
2	S-STANDARD	Yes	
3	S-STANDARD	Yes	
4	S-STANDARD	Yes	
5	S-STANDARD	Yes	
6	S-STANDARD	Yes	
7	S-STANDARD	Yes	
8	S-STANDARD	Yes	
9	S-STANDARD	Yes	
10	S-STANDARD	Yes	
11	S-STANDARD	Yes	
12	S-STANDARD	Yes	
13	S-STANDARD	Yes	
14	S-STANDARD	Yes	
15	S-STANDARD	Yes	
16	S-STANDARD	Yes	
17	S-STANDARD	Yes	
18	S-STANDARD	Yes	
19	S-STANDARD	Yes	
20	S-STANDARD	Yes	
21	S-STANDARD	Yes	
22	S-STANDARD	Yes	
23	S-STANDARD	Yes	
24	S-STANDARD	Yes	
25	S-STANDARD	Yes	
26	S-STANDARD	Yes	
27	S-STANDARD	Yes	
28	S-STANDARD	Yes	
29	S-STANDARD	Yes	
30	S-STANDARD	Yes	
31	S-STANDARD	Yes	
32	S-STANDARD	Yes	
33	S-STANDARD	Yes	
34	S-STANDARD	Yes	
35	S-STANDARD	Yes	
36	S-STANDARD	Yes	
37	S-STANDARD	Yes	
38	S-STANDARD	Yes	
39	S-STANDARD	Yes	
40	S-STANDARD	Yes	
41	S-STANDARD	Yes	
42	S-STANDARD	Yes	
43	S-STANDARD	Yes	
44	S-STANDARD	Yes	
45	S-STANDARD	Yes	
46	S-STANDARD	Yes	
47	S-STANDARD	Yes	
48	S-STANDARD	Yes	
49	S-STANDARD	Yes	
50	S-STANDARD	Yes	
51	S-STANDARD	Yes	
52	S-STANDARD	Yes	
53	S-STANDARD	Yes	
54	S-STANDARD	Yes	

55	S-STANDARD	Yes	
56	S-STANDARD	Yes	
57	S-STANDARD	Yes	
58	S-STANDARD	Yes	
59	S-STANDARD	Yes	
60	S-STANDARD	Yes	
61	S-STANDARD	Yes	
62	S-STANDARD	Yes	
63	S-STANDARD	Yes	
64	S-STANDARD	Yes	

Vehicle Detector Setup (MM)6-2 continued

Det Num	Veh Det Plan	Phase	ECPI Log	Call Option	Delay Time	Ext Option	Extend Time / Passage Time	Queue Lim / Discon. Time	Use Added Initial	Cross Switch Phase	Lock In	NTCIP Vol.	NTCIP Occ.	Pmt Queue Delay
1	1	1	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
1	2	1	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
1	3	1	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
1	4	1	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
2	1	5	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
2	2	2	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
2	3	2	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
2	4	2	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
3	1	2	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
3	2	3	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
3	3	3	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
3	4	3	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
4	1	6	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
4	2	4	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
4	3	4	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
4	4	4	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
5	1	3	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
5	2	5	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
5	3	5	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
5	4	5	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
6	1	7	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
6	2	6	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
6	3	6	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
6	4	6	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
7	1	4	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
7	2	7	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
7	3	7	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
7	4	7	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
8	1	8	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
8	2	8	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
8	3	8	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
8	4	8	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
9	1	6	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
9	2	9	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
9	3	9	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
9	4	9	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
10	1	6	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
10	2	10	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
10	3	10	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
10	4	10	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
11	1	4	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
11	2	11	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
11	3	11	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
11	4	11	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
12	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
12	2	12	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
12	3	12	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
12	4	12	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
13	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
13	2	13	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
13	3	13	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
13	4	13	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
14	1	6	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No

14	2	14	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
14	3	14	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
14	4	14	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
15	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
15	2	15	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
15	3	15	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
15	4	15	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
16	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
16	2	16	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
16	3	16	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
16	4	16	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
17	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
17	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
17	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
17	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
18	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
18	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
18	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
18	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
19	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
19	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
19	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
19	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
20	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
20	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
20	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
20	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
21	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
21	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
21	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
21	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
22	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
22	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
22	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
22	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
23	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
23	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
23	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
23	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
24	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
24	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
24	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
24	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
25	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
25	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
25	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
25	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
26	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
26	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
26	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
26	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
27	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
27	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
27	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
27	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
28	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
28	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
28	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
28	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
29	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
29	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
29	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
29	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
30	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
30	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
30	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
30	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
31	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No

31	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
31	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
31	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
32	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
32	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
32	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
32	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
33	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
33	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
33	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
33	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
34	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
34	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
34	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
34	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
35	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
35	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
35	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
35	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
36	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
36	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
36	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
36	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
37	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
37	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
37	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
37	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
38	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
38	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
38	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
38	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
39	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
39	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
39	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
39	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
40	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
40	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
40	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
40	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
41	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
41	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
41	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
41	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
42	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
42	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
42	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
42	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
43	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
43	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
43	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
43	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
44	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
44	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
44	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
44	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
45	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
45	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
45	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
45	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
46	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
46	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
46	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
46	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
47	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
47	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
47	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
47	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
48	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No

48	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
48	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
48	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
49	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
49	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
49	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
49	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
50	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
50	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
50	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
50	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
51	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
51	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
51	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
51	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
52	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
52	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
52	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
52	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
53	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
53	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
53	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
53	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
54	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
54	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
54	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
54	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
55	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
55	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
55	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
55	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
56	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
56	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
56	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
56	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
57	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
57	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
57	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
57	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
58	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
58	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
58	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
58	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
59	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
59	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
59	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
59	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
60	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
60	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
60	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
60	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
61	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
61	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
61	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
61	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
62	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
62	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
62	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
62	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
63	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
63	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
63	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
63	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
64	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
64	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
64	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
64	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No

Ped Detector Options (MM)6-3

Phase Ped Detector (NTCIP)

Local Ped Detector	Number
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Beckner*

Detectors

Detectors Page 2

Log - Speed Detector Setup (MM)6-4

NTCIP Log Period: 0 ECPI Log Period: TBAP Length Unit: Inch

Speed Detector	Local Detector	One/Two Detector	Vehicle Length	Trap Length	Enable Log
1	0	1	0	0	No
2	0	1	0	0	No
3	0	1	0	0	No
4	0	1	0	0	No
5	0	1	0	0	No
6	0	1	0	0	No
7	0	1	0	0	No
8	0	1	0	0	No
9	0	1	0	0	No
10	0	1	0	0	No
11	0	1	0	0	No
12	0	1	0	0	No
13	0	1	0	0	No
14	0	1	0	0	No
15	0	1	0	0	No
16	0	1	0	0	No

Vehicle Detector Diagnostics (MM)6-5

Plan	Detector	Counts	Act	Pres	Multiplier	Failed Time	Failed Call Delay
1	1	0	0	0	1	255	0
1	2	0	0	0	1	255	0
1	3	0	0	0	1	255	0
1	4	0	0	0	1	255	0
1	5	0	0	0	1	255	0
1	6	0	0	0	1	255	0
1	7	0	0	0	1	255	0
1	8	0	0	0	1	255	0
1	9	0	0	0	1	255	0
1	10	0	0	0	1	255	0
1	11	0	0	0	1	255	0
1	12	0	0	0	1	255	0
1	13	0	0	0	1	255	0
1	14	0	0	0	1	255	0
1	15	0	0	0	1	255	0
1	16	0	0	0	1	255	0
1	17	0	0	0	1	255	0
1	18	0	0	0	1	255	0
1	19	0	0	0	1	255	0
1	20	0	0	0	1	255	0
1	21	0	0	0	1	255	0
1	22	0	0	0	1	255	0
1	23	0	0	0	1	255	0
1	24	0	0	0	1	255	0
1	25	0	0	0	1	255	0
1	26	0	0	0	1	255	0
1	27	0	0	0	1	255	0
1	28	0	0	0	1	255	0
1	29	0	0	0	1	255	0
1	30	0	0	0	1	255	0
1	31	0	0	0	1	255	0
1	32	0	0	0	1	255	0
1	33	0	0	0	1	255	0

1	34	0	0	0	1	255	0
1	35	0	0	0	1	255	0
1	36	0	0	0	1	255	0
1	37	0	0	0	1	255	0
1	38	0	0	0	1	255	0
1	39	0	0	0	1	255	0
1	40	0	0	0	1	255	0
1	41	0	0	0	1	255	0
1	42	0	0	0	1	255	0
1	43	0	0	0	1	255	0
1	44	0	0	0	1	255	0
1	45	0	0	0	1	255	0
1	46	0	0	0	1	255	0
1	47	0	0	0	1	255	0
1	48	0	0	0	1	255	0
1	49	0	0	0	1	255	0
1	50	0	0	0	1	255	0
1	51	0	0	0	1	255	0
1	52	0	0	0	1	255	0
1	53	0	0	0	1	255	0
1	54	0	0	0	1	255	0
1	55	0	0	0	1	255	0
1	56	0	0	0	1	255	0
1	57	0	0	0	1	255	0
1	58	0	0	0	1	255	0
1	59	0	0	0	1	255	0
1	60	0	0	0	1	255	0
1	61	0	0	0	1	255	0
1	62	0	0	0	1	255	0
1	63	0	0	0	1	255	0
1	64	0	0	0	1	255	0
2	1	0	0	0	1	255	0
2	2	0	0	0	1	255	0
2	3	0	0	0	1	255	0
2	4	0	0	0	1	255	0
2	5	0	0	0	1	255	0
2	6	0	0	0	1	255	0
2	7	0	0	0	1	255	0
2	8	0	0	0	1	255	0
2	9	0	0	0	1	255	0
2	10	0	0	0	1	255	0
2	11	0	0	0	1	255	0
2	12	0	0	0	1	255	0
2	13	0	0	0	1	255	0
2	14	0	0	0	1	255	0
2	15	0	0	0	1	255	0
2	16	0	0	0	1	255	0
2	17	0	0	0	1	255	0
2	18	0	0	0	1	255	0
2	19	0	0	0	1	255	0
2	20	0	0	0	1	255	0
2	21	0	0	0	1	255	0
2	22	0	0	0	1	255	0
2	23	0	0	0	1	255	0
2	24	0	0	0	1	255	0
2	25	0	0	0	1	255	0
2	26	0	0	0	1	255	0
2	27	0	0	0	1	255	0
2	28	0	0	0	1	255	0
2	29	0	0	0	1	255	0
2	30	0	0	0	1	255	0
2	31	0	0	0	1	255	0
2	32	0	0	0	1	255	0
2	33	0	0	0	1	255	0
2	34	0	0	0	1	255	0
2	35	0	0	0	1	255	0
2	36	0	0	0	1	255	0
2	37	0	0	0	1	255	0

2	38	0	0	0	1	255	0
2	39	0	0	0	1	255	0
2	40	0	0	0	1	255	0
2	41	0	0	0	1	255	0
2	42	0	0	0	1	255	0
2	43	0	0	0	1	255	0
2	44	0	0	0	1	255	0
2	45	0	0	0	1	255	0
2	46	0	0	0	1	255	0
2	47	0	0	0	1	255	0
2	48	0	0	0	1	255	0
2	49	0	0	0	1	255	0
2	50	0	0	0	1	255	0
2	51	0	0	0	1	255	0
2	52	0	0	0	1	255	0
2	53	0	0	0	1	255	0
2	54	0	0	0	1	255	0
2	55	0	0	0	1	255	0
2	56	0	0	0	1	255	0
2	57	0	0	0	1	255	0
2	58	0	0	0	1	255	0
2	59	0	0	0	1	255	0
2	60	0	0	0	1	255	0
2	61	0	0	0	1	255	0
2	62	0	0	0	1	255	0
2	63	0	0	0	1	255	0
2	64	0	0	0	1	255	0
3	1	0	0	0	1	255	0
3	2	0	0	0	1	255	0
3	3	0	0	0	1	255	0
3	4	0	0	0	1	255	0
3	5	0	0	0	1	255	0
3	6	0	0	0	1	255	0
3	7	0	0	0	1	255	0
3	8	0	0	0	1	255	0
3	9	0	0	0	1	255	0
3	10	0	0	0	1	255	0
3	11	0	0	0	1	255	0
3	12	0	0	0	1	255	0
3	13	0	0	0	1	255	0
3	14	0	0	0	1	255	0
3	15	0	0	0	1	255	0
3	16	0	0	0	1	255	0
3	17	0	0	0	1	255	0
3	18	0	0	0	1	255	0
3	19	0	0	0	1	255	0
3	20	0	0	0	1	255	0
3	21	0	0	0	1	255	0
3	22	0	0	0	1	255	0
3	23	0	0	0	1	255	0
3	24	0	0	0	1	255	0
3	25	0	0	0	1	255	0
3	26	0	0	0	1	255	0
3	27	0	0	0	1	255	0
3	28	0	0	0	1	255	0
3	29	0	0	0	1	255	0
3	30	0	0	0	1	255	0
3	31	0	0	0	1	255	0
3	32	0	0	0	1	255	0
3	33	0	0	0	1	255	0
3	34	0	0	0	1	255	0
3	35	0	0	0	1	255	0
3	36	0	0	0	1	255	0
3	37	0	0	0	1	255	0
3	38	0	0	0	1	255	0
3	39	0	0	0	1	255	0
3	40	0	0	0	1	255	0
3	41	0	0	0	1	255	0

3	42	0	0	0	1	255	0
3	43	0	0	0	1	255	0
3	44	0	0	0	1	255	0
3	45	0	0	0	1	255	0
3	46	0	0	0	1	255	0
3	47	0	0	0	1	255	0
3	48	0	0	0	1	255	0
3	49	0	0	0	1	255	0
3	50	0	0	0	1	255	0
3	51	0	0	0	1	255	0
3	52	0	0	0	1	255	0
3	53	0	0	0	1	255	0
3	54	0	0	0	1	255	0
3	55	0	0	0	1	255	0
3	56	0	0	0	1	255	0
3	57	0	0	0	1	255	0
3	58	0	0	0	1	255	0
3	59	0	0	0	1	255	0
3	60	0	0	0	1	255	0
3	61	0	0	0	1	255	0
3	62	0	0	0	1	255	0
3	63	0	0	0	1	255	0
3	64	0	0	0	1	255	0
4	1	0	0	0	1	255	0
4	2	0	0	0	1	255	0
4	3	0	0	0	1	255	0
4	4	0	0	0	1	255	0
4	5	0	0	0	1	255	0
4	6	0	0	0	1	255	0
4	7	0	0	0	1	255	0
4	8	0	0	0	1	255	0
4	9	0	0	0	1	255	0
4	10	0	0	0	1	255	0
4	11	0	0	0	1	255	0
4	12	0	0	0	1	255	0
4	13	0	0	0	1	255	0
4	14	0	0	0	1	255	0
4	15	0	0	0	1	255	0
4	16	0	0	0	1	255	0
4	17	0	0	0	1	255	0
4	18	0	0	0	1	255	0
4	19	0	0	0	1	255	0
4	20	0	0	0	1	255	0
4	21	0	0	0	1	255	0
4	22	0	0	0	1	255	0
4	23	0	0	0	1	255	0
4	24	0	0	0	1	255	0
4	25	0	0	0	1	255	0
4	26	0	0	0	1	255	0
4	27	0	0	0	1	255	0
4	28	0	0	0	1	255	0
4	29	0	0	0	1	255	0
4	30	0	0	0	1	255	0
4	31	0	0	0	1	255	0
4	32	0	0	0	1	255	0
4	33	0	0	0	1	255	0
4	34	0	0	0	1	255	0
4	35	0	0	0	1	255	0
4	36	0	0	0	1	255	0
4	37	0	0	0	1	255	0
4	38	0	0	0	1	255	0
4	39	0	0	0	1	255	0
4	40	0	0	0	1	255	0
4	41	0	0	0	1	255	0
4	42	0	0	0	1	255	0
4	43	0	0	0	1	255	0
4	44	0	0	0	1	255	0
4	45	0	0	0	1	255	0

4	46	0	0	0	1	255	0
4	47	0	0	0	1	255	0
4	48	0	0	0	1	255	0
4	49	0	0	0	1	255	0
4	50	0	0	0	1	255	0
4	51	0	0	0	1	255	0
4	52	0	0	0	1	255	0
4	53	0	0	0	1	255	0
4	54	0	0	0	1	255	0
4	55	0	0	0	1	255	0
4	56	0	0	0	1	255	0
4	57	0	0	0	1	255	0
4	58	0	0	0	1	255	0
4	59	0	0	0	1	255	0
4	60	0	0	0	1	255	0
4	61	0	0	0	1	255	0
4	62	0	0	0	1	255	0
4	63	0	0	0	1	255	0
4	64	0	0	0	1	255	0

Pedestrian Detector Diagnotics (MM)6-6

Plan	Detector	Counts	Act	Pres	Multiplier

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Configuration Phase Sequence

Controller Sequence (MM)1-1-1

Hardware Alternate Sequence Enable: No

Phase Ring Sequence.....(Note: Sequences identical to the prior one are not printed)

	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
	B		B		B		B		B							
Sequence 1																
Ring 1	1	2	3	4	9	10	13	14	.	.	.	.	.	.	.	.
Ring 2	5	6	7	8	11	12	15	16	.	.	.	.	.	.	.	.
Sequence 2																
Ring 1	2	1	3	4	10	9	13	14	.	.	.	.	.	.	.	.
Ring 2	5	6	7	8	11	12	15	16	.	.	.	.	.	.	.	.
Sequence 3																
Ring 1	1	2	4	3	9	10	14	13	.	.	.	.	.	.	.	.
Ring 2	5	6	7	8	11	12	15	16	.	.	.	.	.	.	.	.
Sequence 4																
Ring 1	2	1	4	3	10	9	14	13	.	.	.	.	.	.	.	.
Ring 2	5	6	7	8	11	12	15	16	.	.	.	.	.	.	.	.
Sequence 5																
Ring 1	1	2	3	4	9	10	13	14	.	.	.	.	.	.	.	.
Ring 2	6	5	7	8	12	11	15	16	.	.	.	.	.	.	.	.
Sequence 6																
Ring 1	2	1	3	4	10	9	13	14	.	.	.	.	.	.	.	.
Ring 2	6	5	7	8	12	11	15	16	.	.	.	.	.	.	.	.
Sequence 7																
Ring 1	1	2	4	3	9	10	14	13	.	.	.	.	.	.	.	.
Ring 2	6	5	7	8	12	11	15	16	.	.	.	.	.	.	.	.
Sequence 8																
Ring 1	2	1	4	3	10	9	14	13	.	.	.	.	.	.	.	.
Ring 2	6	5	7	8	12	11	15	16	.	.	.	.	.	.	.	.
Sequence 9																
Ring 1	1	2	3	4	9	10	13	14	.	.	.	.	.	.	.	.
Ring 2	5	6	8	7	11	12	16	15	.	.	.	.	.	.	.	.
Sequence 10																
Ring 1	2	1	3	4	10	9	13	14	.	.	.	.	.	.	.	.
Ring 2	5	6	8	7	11	12	16	15	.	.	.	.	.	.	.	.
Sequence 11																
Ring 1	1	2	4	3	9	10	14	13	.	.	.	.	.	.	.	.
Ring 2	5	6	8	7	11	12	16	15	.	.	.	.	.	.	.	.
Sequence 12																
Ring 1	2	1	4	3	10	9	14	13	.	.	.	.	.	.	.	.
Ring 2	5	6	8	7	11	12	16	15	.	.	.	.	.	.	.	.
Sequence 13																
Ring 1	1	2	3	4	9	10	13	14	.	.	.	.	.	.	.	.
Ring 2	6	5	8	7	12	11	16	15	.	.	.	.	.	.	.	.
Sequence 14																
Ring 1	2	1	3	4	10	9	13	14	.	.	.	.	.	.	.	.
Ring 2	6	5	8	7	12	11	16	15	.	.	.	.	.	.	.	.
Sequence 15																
Ring 1	1	2	4	3	9	10	14	13	.	.	.	.	.	.	.	.
Ring 2	6	5	8	7	12	11	16	15	.	.	.	.	.	.	.	.
Sequence 16																
Ring 1	2	1	4	3	10	9	14	13	.	.	.	.	.	.	.	.
Ring 2	6	5	8	7	12	11	16	15	.	.	.	.	.	.	.	.

Phases In Use / Exclusive PED (MM)1-2

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Phases in Use	X	X	X	X	X	X	X	X								
Exclusive PED																

Phase Compatibility (MM)1-1-2

Phase	Compatible Phase
n/a	Barrier Mode

Overlap Direction Descriptions

Overlap	Description

Administration (MM)1-7-1

Enable CU/Cabinet Interlock CRC	No
Request Download Controller Data	No
Controller Database CRC	0000
Enable Automatic Backup to Datakey	No

Backup Prevent (MM)1-1-3

	Phases	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Timing /	1		.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Backup	2	.		.	.	X	.	.	.	.	.	.	.	.	.	.	.
	3	.	.		.	.	.	.	.	.	.	.	.	.	.	.	.
	4	.	.	.		.	.	.	.	.	.	.	.	.	.	.	.
	5	.	.	.	.		.	.	.	.	.	.	.	.	.	.	.
	6	X	.	.	.	.		.	.	.	.	.	.	.	.	.	.
	7	.	.	.	.	.	.		.	.	.	.	.	.	.	.	.
	8	.	.	.	.	.	.	.		.	.	.	.	.	.	.	.
	9	.	.	.	.	.	.	.	.		.	.	.	.	.	.	.
	10	.	.	.	.	.	.	.	.	.		.	.	.	.	.	.
	11	.	.	.	.	.	.	.	.	.	.		.	.	.	.	.
	12	.	.	.	.	.	.	.	.	.	.	.		.	.	.	.
	13	.	.	.	.	.	.	.	.	.	.	.	.		.	.	.
	14	.	.	.	.	.	.	.	.	.	.	.	.	.		.	.
	15	.	.	.	.	.	.	.	.	.	.	.	.	.	.		.
	16	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	

Simultaneous Gap (MM)1-1-4

	Phases	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	1		.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
	2	.		.	.	.	.	.	.	.	.	.	.	.	.	.	.
	3	.	.		.	.	.	.	.	.	.	.	.	.	.	.	.
	4	.	.	.		.	.	.	.	.	.	.	.	.	.	.	.
	5	.	.	.	.		.	.	.	.	.	.	.	.	.	.	.
Phase	6	.	.	.	.	.		.	.	.	.	.	.	.	.	.	.
Must	7	.	.	.	.	.	.		.	.	.	.	.	.	.	.	.
Gap	8	.	.	.	.	.	.	.		.	.	.	.	.	.	.	.
With	9	.	.	.	.	.	.	.	.		.	.	.	.	.	.	.
Phase	10	.	.	.	.	.	.	.	.	.		.	.	.	.	.	.
	11	.	.	.	.	.	.	.	.	.	.		.	.	.	.	.
	12	.	.	.	.	.	.	.	.	.	.	.		.	.	.	.
	13	.	.	.	.	.	.	.	.	.	.	.	.		.	.	.
	14	.	.	.	.	.	.	.	.	.	.	.	.	.		.	.
	15	.	.	.	.	.	.	.	.	.	.	.	.	.	.		.
	16	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
	Disable	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.

Load Switch Assignments (MMU Channel) (MM)1-3

	Phase / Overlap	Type	Dimming				Power Up				Auto		Flash Together
			Red	Yellow	Green	Dark	Auto	Red	Yellow	Dark	Red	Yellow	
1	1	V				+	X						
2	2	V				+	X					X	X
3	3	V				+	X				X		
4	4	V				+	X				X		
5	5	V				-	X						
6	6	V				-	X					X	X
7	7	V				-	X				X		
8	8	V				-	X				X		
9	2	P				+	X						
10	4	P				+	X						
11	6	P				-	X						
12	8	P				-	X						
13	1	O				+	X						
14	2	O				-	X						
15	3	O				+	X						
16	4	O				-	X						

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Configuration Port 1 (SDLC)

SDLC Options (MM)1-4-1

BIU	1	2	3	4	5	6	7	8
Term and Facility Enable	X	X						
Detector Rack Enable	X	X						

Enable TS2/MMU Type Cabinet: Yes
Enable MMU Extended Status: No
Enable SDLC Stop Time: No
Enable 3 Critical RFE's Lockup: Yes

MMU Program (MM)1-4-2

Channel Can Serve with Channel	
Channel 1	**Channel 2**
1	5
1	6
1	11
1	13
1	14
2	5
2	6
2	9
2	11
2	14
3	7
3	8
3	12
3	15
4	7
4	8
4	10
4	12
5	9
5	13
5	14
6	9
6	11
6	13
7	10
7	15
8	10
8	12
8	15
9	11
9	14
10	12
11	13
12	15
13	14

Color Check Enable (MM)1-4-3

Enable Color Check: Yes

MMU Channel	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Green	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Yellow	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Red	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Secondary To Secondary Addressing (MM)1-4-4

ID	1	2	3	4	5	6	7	8	MMU

Term and Facility Enable									

ID	1	2	3	4	5	6	7	8	Diag
Detector Rack Enable									

Diagonstics (Test Fixture) Enable: No

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Configuration Communications

Ethernet Port Configuration (MM)1-5-1

Controller IP: 10.70.10.51
Subnet Mask: 255.255.255.0
Default Gateway IP: 10.70.10.1
Server IP: 10.70.10.1

NTCIP Parameters (MM)1-5-5

Backup Time: 0
UDP Port: 501
Ethernet Priority: 1
Port 2 Priority: 4
Port 3A Priority: 2
Port 3B Priority: 3

Port Configuration (MM)1-5-2 to 1-5-4

Port	2 (C50S)	3A (C21S)	3B (C22S)
Protocol	Terminal	NTCIP	ECPIP
Enable	No	No	Yes
Data Rate	9600	19.2K	1200
Data Parity Stop	8 N 1	8 N 1	8 0 1
Modem Setup String	None	None	None
User String			
Comm Port Address	0	0	6
System Detector 9-1	0	0	0
Telemetry Response Delay	0.0	0.0	0.0
Duplex Half/Full	Half	Full	Full
Flow Control	Yes	Yes	Yes
AB3418 NTCIP Group Address	0	0	0
AB3418 NTCIP Single Flag Enable	No	No	No
RTS to CTS Delay	0.0	0.0	3.5
RTS Turn Off Delay	0.0	0.0	2.0
Droupout Time	10	10	300
Early RTS	No	No	No
FSK Hardware	Yes	Yes	Yes
Rail Road	0	0	0
Rail Road Line	0	0	0
ATCS Group	0	0	0
Wayside Device	0	0	0
ATCS Device	0	0	0
Wayside SubNode	0	0	0
ATCS SubNode	0	0	0

ECPIP Parameters (MM)1-5-6

Controller Address: 6
Expanded System Detector Address: 0

Local System Detector

Local System Detector	Number
1	23
2	24
3	25
4	26
5	27

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Configuration Logging/Display

Event Logging (MM)1-6-1

Critical RFE's	Yes	3 Critical RFE's in 24 Hours	Yes
MMU Flash Faults	Yes	Local Flash Faults	Yes
Non-Critical RFE's (Det/Test)	Yes	Detector Errors	Yes
Coordination Errors	Yes	Controller Download	Yes
Preempt	Yes	TSP	Yes
Power On/Off	Yes	Low Battery	Yes
Access	Yes	Data Change	Yes
Online/Offline	Yes		

Alarm Log	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Enable Logging	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Display Options (MM)1-7-2

Key Click Enable: Yes
Backlight Enable: Yes
LED Mode: Auto
Display Mode: Advanced
Screen Format: Advanced

Sign On (MM)8-5

Sign On Message Line 1: Solutions that Move the World
Sign On Message Line 2:

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Logic Processor Page 1
Statement Control (MM)1-8-1

LP	Statement Control

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Logic Processor Page 2

Logic Statements (MM)1-8-2

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Controller Timing Plan (MM)2-1
Plan 1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction																
Min Green	7	15	7	7	7	15	7	7	5	5	5	5	5	5	5	5
BK Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	10	0	10	0	10	0	10
Walk 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	32	0	34	0	32	0	32	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max 1	15	40	20	25	15	40	20	25	35	35	35	35	35	35	35	35
Max 2	20	50	30	35	20	50	20	35	40	40	40	40	40	40	40	40
Max 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Stp	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.0	4.3	3.0	3.0	3.0	4.3	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	1.0	2.0	1.0	2.0	1.0	2.0	1.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
ACT B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SEC/ACT	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPT Duc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Plan 2

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction																
Min Green	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
BK Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	10	0	10	0	10	0	10	0	10	0	10	0	10	0	10
Walk 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	16	0	16	0	16	0	16	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max 1	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Max 2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Stp	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
ACT B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SEC/ACT	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPT Duc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Plan 3

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction																
Min Green	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
BK Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	10	0	10	0	10	0	10	0	10	0	10	0	10	0	10
Walk 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	16	0	16	0	16	0	16	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max 1	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Max 2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Stp	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
ACT B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SEC/ACT	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPT Duc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Plan 4

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction																
Min Green	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
BK Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	10	0	10	0	10	0	10	0	10	0	10	0	10	0	10
Walk 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	16	0	16	0	16	0	16	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max 1	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Max 2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Stp	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
ACT B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SEC/ACT	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPT Duc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Controller Overlaps

Vehicle Overlaps (MM)2-2

Overlap	Type	Lag Green	Yellow	Red	Advance Green

Phases

Overlap	Phase	Included	Protect	Ped Protect	Not Overlap	Modifier	Lag X Phase	Lag 2 Phase	Flash Green
A	1	Yes	No	No	No		No	No	0
B	5	Yes	No	No	No		No	No	0
C	3	Yes	No	No	No		No	No	0

PPLT FYA

Overlap	Protected Phase	Permissive Phase	Flash Arrow Output	Flash Arrow Channel	FYA Delay	FYA Clearance	Special Function Disable

Guaranteed Minimum Time Data (MM) 2-4

Phase Time Data

Phase	Min Green	Walk	Ped Clear	Yellow	Red Clear	Overlap Green
A01	5	0	7	3.0	0.0	5
B02	5	0	7	3.0	0.0	5
C03	5	0	7	3.0	0.0	5
D04	5	0	7	3.0	0.0	5
E05	5	0	7	3.0	0.0	5
F06	5	0	7	3.0	0.0	5
G07	5	0	7	3.0	0.0	5
H08	5	0	7	3.0	0.0	5
I09	5	0	7	3.0	0.0	5
J10	5	0	7	3.0	0.0	5
K11	5	0	7	3.0	0.0	5
L12	5	0	7	3.0	0.0	5
M13	5	0	7	3.0	0.0	5
N14	5	0	7	3.0	0.0	5
O15	5	0	7	3.0	0.0	5
P16	5	0	7	3.0	0.0	5

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Controller Pedestrian Overlaps
Pedestrian Overlaps (MM) 2-3

Included Phase	Ped Overlap

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Controller Start/Fash (MM) 2-5

Startup

Phase	Phase Setting
2	G
6	G

Overlap
A
B
C
D

Flash > Mon: No
Flash Time: 3
All Red: 5
Power Start Sequence: 1

Automatic Flash

Entry Phase
2
6

Exit Phase
2
6

Overlap Exit
A
B
C
D

Flash > Mon: No
Exit Flash Interval: W
Minimum Auto Flash: 8
Minimumin Recall: No
Cycle Through Phase: No

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Controller Options

Controller Options (MM)2-6-1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Flashing Green Phase																
Guaranteed Passage																
Non Act 1		X				X										
Non Act 2																
Dual Entry		X		X		X		X								
Conditional Service																
Conditional Reservice																
Ped Reservice																
Rest In Walk																
Flashing Walk																
Ped Clear Yellow																
Ped Clear Red																
IGRN + Veh Ext																

Ped Clear Protect: Off Red Revert: 2.0

Act Pre-Time (MM)2-7

Pre-Time Mode Enable: No Free Input Enables Pre-Timed: Yes

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Pre-Timed Phase																

Phase Recall Options (MM)2-8

Plan 1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Lock Detector																
Vehicle Recall		X				X										
Ped Recall																
Max Recall																
Soft Recall																
No Rest																
AI Calc																

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Coordination Options

Coordination Options (MM)3-1

Manual Pattern	Auto	ECPI Coord	Yes
System Source	SYS	System Format	STD
Splits In	Seconds	Offsets In	Seconds
Transition	Add	Max Select	MAXINH
Dwell/Add Time	25		
Delay Coord Walk to LZ	No	Force Off	Float
Offset Reference	Lag	Use Ped Time	No
Ped Recall	No	Ped Reservice	No
Local Zero Override	No	FO Added Initial Green	No
Re-Sync Count	0	Multisync	No

Auto Perm Minimum Green (Seconds) (MM)3-4

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Minimum Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Split Demand (MM)3-5

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Demand 1																
Demand 2																

Demand	1	2
Detector	0	0
Call Time (Sec)	0	0
Cycle Count	0	0

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Coordination Pattern Data
Pattern Data (MM)3-2

Pattern - 1

Split Pattern	1	TS2 (Pat-Off)	0-1	Splits in	Seconds
Cycle	95	Std (COS)	222	Offsets in	Seconds
Offset Value	35s	Dwell/Add Time	0		
Actuated Coord	No	Timing Plan	1		
Actuated Walk Rest	No	Sequence	0		
Phase Reservice	No	Action Plan	1		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 1)	16	51	15	13	11	56	12	16	0	0	0	0	0	0	0	0
Preference 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preference 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Disp.	-	0	0	0
Split Sum	95s	95s	0s	0s

Misc. Data

Veh. Permissive 1	0	Veh. Permissive 2	0	Veh. Permissive 2 Disp.	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern Data

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X
Special Function Output																

Pattern - 2

Split Pattern	2	TS2 (Pat-Off)	0-2	Splits in	Seconds
Cycle	125	Std (COS)	111	Offsets in	Seconds
Offset Value	109s	Dwell/Add Time	0		
Actuated Coord	No	Timing Plan	1		
Actuated Walk Rest	No	Sequence	0		
Phase Reservice	No	Action Plan	2		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 2)	15	76	12	22	12	79	16	18	0	0	0	0	0	0	0	0
Preference 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preference 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Disp.	-	0	0	0
Split Sum	125s	125s	0s	0s

Misc. Data

Veh. Permissive 1	0	Veh. Permissive 2	0	Veh. Permissive 2 Disp.	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern Data

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X
Special Function Output																

Pattern - 3

Split Pattern	3	TS2 (Pat-Off)	0-3	Splits in	Seconds
Cycle	125	Std (COS)	333	Offsets in	Seconds
Offset Value	24s	Dwell/Add Time	0		
Actuated Coord	No	Timing Plan	1		
Actuated Walk Rest	No	Sequence	0		
Phase Reservice	No	Action Plan	3		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 3)	15	74	20	16	15	74	12	24	0	0	0	0	0	0	0	0
Preference 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preference 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Disp.	-	0	0	0
Split Sum	125s	125s	0s	0s

Misc. Data

Veh. Permissive 1	0	Veh. Permissive 2	0	Veh. Permissive 2 Disp.	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern Data

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X
Special Function Output																

Pattern - 4

Split Pattern	4	TS2 (Pat-Off)	1-1	Splits in	Seconds
Cycle	105	Std (COS)	411	Offsets in	Seconds
Offset Value	64s	Dwell/Add Time	0		
Actuated Coord	No	Timing Plan	1		
Actuated Walk Rest	No	Sequence	0		
Phase Reservice	No	Action Plan	4		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 4)	15	55	20	15	12	58	12	23	0	0	0	0	0	0	0	0
Preference 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preference 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Disp.	-	0	0	0
Split Sum	105s	105s	0s	0s

Misc. Data

Veh. Permissive 1	0	Veh. Permissive 2	0	Veh. Permissive 2 Disp.	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern Data

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X
Special Function Output																

Pattern - 6

Split Pattern	6	TS2 (Pat-Off)	1-3	Splits in	Seconds
Cycle	125	Std (COS)	311	Offsets in	Seconds
Offset Value	49s	Dwell/Add Time	0		
Actuated Coord	No	Timing Plan	1		
Actuated Walk Rest	No	Sequence	0		
Phase Reservice	No	Action Plan	6		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 6)	15	74	15	20	15	74	15	21	0	0	0	0	0	0	0	0
Preference 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preference 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Disp.	-	0	0	0
Split Sum	124s	125s	0s	0s

Misc. Data

Veh. Permissive 1	0	Veh. Permissive 2	0	Veh. Permissive 2 Disp.	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern Data

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X
Special Function Output																

Pattern - 7

Split Pattern	7	TS2 (Pat-Off)	2-1	Splits in	Seconds
Cycle	125	Std (COS)	322	Offsets in	Seconds
Offset Value	0s	Dwell/Add Time	0		
Actuated Coord	No	Timing Plan	1		
Actuated Walk Rest	No	Sequence	0		
Phase Reservice	No	Action Plan	7		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 7)	20	64	27	14	12	72	14	27	0	0	0	0	0	0	0	0
Preference 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preference 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Disp.	-	0	0	0
Split Sum	125s	125s	0s	0s

Misc. Data

Veh. Permissive 1	0	Veh. Permissive 2	0	Veh. Permissive 2 Disp.	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern Data

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X
Special Function Output																

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Coordination Split Pattern Data
Split Pattern Data (MM)3-3

Split Pattern - 1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (seconds)	16	51	15	13	11	56	12	16	0	0	0	0	0	0	0	0
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X

Ring	1	2	3	4
Split Sum	95s	95s	0s	0s

Split Pattern - 2

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (seconds)	15	76	12	22	12	79	16	18	0	0	0	0	0	0	0	0
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X

Ring	1	2	3	4
Split Sum	125s	125s	0s	0s

Split Pattern - 3

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (seconds)	15	74	20	16	15	74	12	24	0	0	0	0	0	0	0	0
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X

Ring	1	2	3	4
Split Sum	125s	125s	0s	0s

Split Pattern - 4

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (seconds)	15	55	20	15	12	58	12	23	0	0	0	0	0	0	0	0
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X

Ring	1	2	3	4
Split Sum	105s	105s	0s	0s

Split Pattern - 6

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																

Splits (seconds)	15	74	15	20	15	74	15	21	0	0	0	0	0	0	0	0
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X

Ring	1	2	3	4
Split Sum	124s	125s	0s	0s

Split Pattern - 7

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (seconds)	20	64	27	14	12	72	14	27	0	0	0	0	0	0	0	0
Coordinated Phases		X				X										
Vehicle Recalls																
Ped Recalls																
Max Recalls																
Phase Omit									X	X	X	X	X	X	X	X

Ring	1	2	3	4
Split Sum	125s	125s	0s	0s

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Preemptor

Preempt Plan (MM)4-1

Plan 3

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Overlap	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Track Clear Vehicle																
Track Clear Overlap																
Enable Trailing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dwell Vehicle			X					X								
Dwell Ped																
Dwell Overlap																
Cycling Vehicle																
Cycling Ped																
Cycling Overlap																
Exit Phase			X					X								
Exit Calls																
Special Funciton																

Enable	Yes	Preempt Override	Yes	Interlock Enable	No
Detector Lock	Yes	Delay	0	Inhibit	0
Override Flash	Yes	Duration	0	CLR > GRN	No
Term Overlap Asap	No	PC Through Yellow	No	Terminate Phase	No
Ped Dark	No	Track Clear Rsrv	No	Dwell Flash	Off
Linked Pmt	0	Flash Exit Color	Green	Exit Option	Off
Exit Timing Plan	0	Reservice	0	Fault Type	Hard

Ring	1	2	3	4
Free During Preempt	No	No	No	No

Timing	Walk	Ped Clr	Min Grn	Yellow	Red
Entrance	0	255	5	4.0	1.0
	Min Grn	**Ext Grn**	**Max Grn**	**Yellow**	**Red**
Track Clear	0	0	0	4.0	1.0
	Min Dwell	**Pmt Ext**	**Max Time**	**Yellow**	**Red**
Dwell / Cycle-Exit	0	0.0	120	4.0	1.0

Preempt Active Out	On	Preempt Active Dwell	No
Other Priority Preempt	On	Non-Priority Preempt	No
Inhibit Extension Time	0.0	Ped Priority Return	Off
Veh Priority Return	Off	Queue Delay	Off
Conditional Delay	Off		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Veh Pri Return % Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Plan 4

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Overlap	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**
Track Clear Vehicle																
Track Clear Overlap																
Enable Trailing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dwell Vehicle				X			X									
Dwell Ped																
Dwell Overlap																
Cycling Vehicle																
Cycling Ped																
Cycling Overlap																
Exit Phase				X			X									
Exit Calls																
Special Funciton																

Enable	Yes	Preempt Override	Yes	Interlock Enable	No
Detector Lock	Yes	Delay	0	Inhibit	0
Override Flash	Yes	Duration	0	CLR > GRN	No
Term Overlap Asap	No	PC Through Yellow	No	Terminate Phase	No
Ped Dark	No	Track Clear Rsrv	No	Dwell Flash	Off
Linked Pmt	0	Flash Exit Color	Green	Exit Option	Off
Exit Timing Plan	0	Reservice	0	Fault Type	Hard

Ring	1	2	3	4
Free During Preempt	No	No	No	No

Timing	Walk	Ped Clr	Min Grn	Yellow	Red
Entrance	0	255	5	4.0	1.0
	Min Grn	**Ext Grn**	**Max Grn**	**Yellow**	**Red**
Track Clear	0	0	0	4.0	1.0
	Min Dwell	**Pmt Ext**	**Max Time**	**Yellow**	**Red**
Dwell / Cycle-Exit	0	0.0	120	4.0	1.0

Preempt Active Out	On	Preempt Active Dwell	No
Other Priority Preempt	On	Non-Priority Preempt	No
Inhibit Extension Time	0.0	Ped Priority Return	Off
Veh Priority Return	Off	Queue Delay	Off
Conditional Delay	Off		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Veh Pri Return % Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Plan 5

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Overlap	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**
Track Clear Vehicle																
Track Clear Overlap																
Enable Trailing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dwell Vehicle		X			X											
Dwell Ped																
Dwell Overlap																
Cycling Vehicle																
Cycling Ped																
Cycling Overlap																
Exit Phase		X			X											
Exit Calls																
Special Funciton																

Enable	Yes	Preempt Override	Yes	Interlock Enable	No
Detector Lock	Yes	Delay	0	Inhibit	0
Override Flash	Yes	Duration	0	CLR > GRN	No
Term Overlap Asap	No	PC Through Yellow	No	Terminate Phase	No
Ped Dark	No	Track Clear Rsrv	No	Dwell Flash	Off
Linked Pmt	0	Flash Exit Color	Green	Exit Option	Off
Exit Timing Plan	0	Reservice	0	Fault Type	Hard

Ring	1	2	3	4
Free During Preempt	No	No	No	No

Timing	Walk	Ped Clr	Min Grn	Yellow	Red
Entrance	0	255	5	4.0	1.0
	Min Grn	**Ext Grn**	**Max Grn**	**Yellow**	**Red**
Track Clear	0	0	0	4.0	1.0
	Min Dwell	**Pmt Ext**	**Max Time**	**Yellow**	**Red**
Dwell / Cycle-Exit	0	0.0	120	4.0	1.0

Preempt Active Out	On	Preempt Active Dwell	No
Other Priority Preempt	On	Non-Priority Preempt	No
Inhibit Extension Time	0.0	Ped Priority Return	Off
Veh Priority Return	Off	Queue Delay	Off
Conditional Delay	Off		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Veh Pri Return % Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Plan 6

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Overlap	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**
Track Clear Vehicle																
Track Clear Overlap																
Enable Trailing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dwell Vehicle	X					X										
Dwell Ped																
Dwell Overlap																
Cycling Vehicle																
Cycling Ped																
Cycling Overlap																
Exit Phase	X					X										
Exit Calls																
Special Funciton																

Enable	Yes	Preempt Override	Yes	Interlock Enable	No
Detector Lock	Yes	Delay	0	Inhibit	0
Override Flash	Yes	Duration	0	CLR > GRN	No
Term Overlap Asap	No	PC Through Yellow	No	Terminate Phase	No
Ped Dark	No	Track Clear Rsrv	No	Dwell Flash	Off
Linked Pmt	0	Flash Exit Color	Green	Exit Option	Off
Exit Timing Plan	0	Reservice	0	Fault Type	Hard

Ring	1	2	3	4
Free During Preempt	No	No	No	No

Timing	Walk	Ped Clr	Min Grn	Yellow	Red
Entrance	0	255	5	4.0	1.0
	Min Grn	**Ext Grn**	**Max Grn**	**Yellow**	**Red**
Track Clear	0	0	0	4.0	1.0
	Min Dwell	**Pmt Ext**	**Max Time**	**Yellow**	**Red**
Dwell / Cycle-Exit	0	0.0	120	4.0	1.0

Preempt Active Out	On	Preempt Active Dwell	No
Other Priority Preempt	On	Non-Priority Preempt	No
Inhibit Extension Time	0.0	Ped Priority Return	Off
Veh Priority Return	Off	Queue Delay	Off
Conditional Delay	Off		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Veh Pri Return % Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Time Base **Clock/Calendar**
Clock/Calendar Options (MM)5-1

Enable Action Plan:	0
Sync Reference Time:	12:00 AM
Sync Reference:	Reference Time
Day Light Savings:	USDLS
Time Reset Input Set Time:	3:30:00
Standard Time From GMT:	0

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Time Base Action Plan
Action Plan (MM)5-2

Action Plan - 1

Pattern	1	Override System	No
Timing Plan	1	Sequence	0
Veh Det Plan	1	Detector Log	15
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

Action Plan - 2

Pattern	2	Override System	No
Timing Plan	1	Sequence	0
Veh Det Plan	1	Detector Log	15
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

Action Plan - 3

Pattern	3	Override System	No
Timing Plan	1	Sequence	0
Veh Det Plan	1	Detector Log	15
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

Action Plan - 4

Pattern	4	Override System	No
Timing Plan	1	Sequence	0
Veh Det Plan	1	Detector Log	15
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

Action Plan - 6

Pattern	6	Override System	No
Timing Plan	1	Sequence	0
Veh Det Plan	1	Detector Log	15
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

Action Plan - 7

Pattern	7	Override System	No
Timing Plan	1	Sequence	0
Veh Det Plan	1	Detector Log	15
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

Action Plan - 8

Pattern	8	Override System	No
Timing Plan	1	Sequence	0
Veh Det Plan	1	Detector Log	15
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

Action Plan - 10

Pattern	254 - FREE	Override System	No
Timing Plan	1	Sequence	0
Veh Det Plan	1	Detector Log	15
Flash	No	Red Rest	No
Veh Det Diag Plan	0	Ped Det Diag Plan	0
Diming Enable	No	Veh Priority Return	No
Ped Priority Return	No	Queue Delay	No
Prempt Cond Delay	No		

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ped Recall																
Walk 2																
Veh Ext 2																
Veh Recall																
Max Recall																
Max 2																
Max 3																
CS Inhibit																
Omit																
Special Function																
Auxilliary Function																

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LP 1-15															
LP 16-30															
LP 31-45															
LP 46-60															
LP 61-75															
LP 76-90															
LP 91-100															

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Time Base Day Plan/Schedule
Day Plan (MM)5-3

Plan	Event	Action Plan	Start Time
1	1	2	6:45 AM
1	2	4	8:29 AM
1	3	6	11:30 AM
1	4	3	3:00 PM
1	5	1	6:30 PM
1	6	10	9:30 PM
2	1	1	7:30 AM
2	2	7	9:30 AM
2	3	1	5:30 PM
2	4	10	9:00 PM

Schedule (MM)5-4

Schedule Number - 1

Day Plan Number: 1

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	X	X	X	X	X	X	X	X	X	X	X	X

Day of Week	Sun	Mon	Tue	Wed	Thur	Fri	Sat
		X	X	X	X	X	

Day of Month	1	2	3	4	5	6	7	8	9	10	11
	X	X	X	X	X	X	X	X	X	X	X
	12	13	14	15	16	17	18	19	20	21	22
	X	X	X	X	X	X	X	X	X	X	X
	23	24	25	26	27	28	29	30	31		
	X	X	X	X	X	X	X	X	X		

Schedule Number - 2

Day Plan Number: 2

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	X	X	X	X	X	X	X	X	X	X	X	X

Day of Week	Sun	Mon	Tue	Wed	Thur	Fri	Sat
	X						X

Day of Month	1	2	3	4	5	6	7	8	9	10	11
	X	X	X	X	X	X	X	X	X	X	X
	12	13	14	15	16	17	18	19	20	21	22
	X	X	X	X	X	X	X	X	X	X	X
	23	24	25	26	27	28	29	30	31		
	X	X	X	X	X	X	X	X	X		

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Time Base Exceptions
Exception Day Program (MM)5-5

Day	Fixed/Float	Month	Day of Week/Month	Week of Month/Year	Day Plan
1	FLOAT	0	0	0	0
2	FLOAT	0	0	0	0
3	FLOAT	0	0	0	0
4	FLOAT	0	0	0	0
5	FLOAT	0	0	0	0
6	FLOAT	0	0	0	0
7	FLOAT	0	0	0	0
8	FLOAT	0	0	0	0
9	FLOAT	0	0	0	0
10	FLOAT	0	0	0	0
11	FLOAT	0	0	0	0
12	FLOAT	0	0	0	0
13	FLOAT	0	0	0	0
14	FLOAT	0	0	0	0
15	FLOAT	0	0	0	0
16	FLOAT	0	0	0	0
17	FLOAT	0	0	0	0
18	FLOAT	0	0	0	0
19	FLOAT	0	0	0	0
20	FLOAT	0	0	0	0
21	FLOAT	0	0	0	0
22	FLOAT	0	0	0	0
23	FLOAT	0	0	0	0
24	FLOAT	0	0	0	0
25	FLOAT	0	0	0	0
26	FLOAT	0	0	0	0
27	FLOAT	0	0	0	0
28	FLOAT	0	0	0	0
29	FLOAT	0	0	0	0
30	FLOAT	0	0	0	0
31	FLOAT	0	0	0	0
32	FLOAT	0	0	0	0
33	FLOAT	0	0	0	0
34	FLOAT	0	0	0	0
35	FLOAT	0	0	0	0
36	FLOAT	0	0	0	0

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Detectors

Detectors Page 1

Vehicle Detectors Setup (MM)6-1

Vehicle Plan	Detector Number	Called	Type

Vehicle Detector Setup (MM)6-2 continued

Detector Number	Type	TS2 Detector	Detector Description
1	S-STANDARD	Yes	
2	S-STANDARD	Yes	
3	S-STANDARD	Yes	
4	S-STANDARD	Yes	
5	S-STANDARD	Yes	
6	S-STANDARD	Yes	
7	S-STANDARD	Yes	
8	S-STANDARD	Yes	
9	S-STANDARD	Yes	
10	S-STANDARD	Yes	
11	S-STANDARD	Yes	
12	S-STANDARD	Yes	
13	S-STANDARD	Yes	
14	S-STANDARD	Yes	
15	S-STANDARD	Yes	
16	G-GREEN EXT	Yes	
17	G-GREEN EXT	Yes	extended call sb left thru
18	G-GREEN EXT	Yes	extended call sb middle thru lane
19	G-GREEN EXT	Yes	extended call sb right thru lane
20	G-GREEN EXT	Yes	extended call nb left thru lane
21	G-GREEN EXT	Yes	extended nb middle thru lane
22	G-GREEN EXT	Yes	extended nb right thru lane
23	G-GREEN EXT	Yes	system sb left thru lane
24	G-GREEN EXT	Yes	system sb right thru lane
25	G-GREEN EXT	Yes	system nb left thru lane
26	G-GREEN EXT	Yes	system nb middle thru lane
27	G-GREEN EXT	Yes	system nb right thru lane
28	G-GREEN EXT	Yes	

Vehicle Detector Setup (MM)6-2 continued

Det Num	Veh Det Plan	Phase	ECPI Log	Call Option	Delay Time	Ext Option	Extend Time / Passage Time	Queue Lim / Discon. Time	Use Added Initial	Cross Switch Phase	Lock In	NTCIP Vol.	NTCIP Occ.	Pmt Queue Delay
1	1	1	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
1	2	1	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
1	3	1	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
1	4	1	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
2	1	5	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
2	2	2	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
2	3	2	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
2	4	2	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
3	1	2	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
3	2	3	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
3	3	3	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
3	4	3	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
4	1	6	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
4	2	4	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
4	3	4	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
4	4	4	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
5	1	3	No	Yes	0.0	Passage	0.0	0	No	0	Red	No	No	No
5	2	5	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
5	3	5	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
5	4	5	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No

6	1	7	No	Yes	0.0	Passage	0.0	0	No	0	Red	No	No	No
6	2	6	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
6	3	6	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
6	4	6	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
7	1	4	No	Yes	0.0	Passage	0.0	0	No	0	Red	No	No	No
7	2	7	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
7	3	7	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
7	4	7	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
8	1	8	No	Yes	0.0	Passage	0.0	0	No	0	Red	No	No	No
8	2	8	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
8	3	8	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
8	4	8	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
9	1	7	No	Yes	0.0	Passage	0.0	0	No	0	Red	No	No	No
9	2	9	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
9	3	9	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
9	4	9	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
10	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
10	2	10	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
10	3	10	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
10	4	10	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
11	1	4	No	Yes	10.0	Passage	0.0	0	No	0	None	No	No	No
11	2	11	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
11	3	11	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
11	4	11	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
12	1	8	No	Yes	10.0	Passage	0.0	0	No	0	None	No	No	No
12	2	12	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
12	3	12	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
12	4	12	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
13	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
13	2	13	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
13	3	13	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
13	4	13	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
14	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
14	2	14	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
14	3	14	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
14	4	14	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
15	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
15	2	15	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
15	3	15	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
15	4	15	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
16	1	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
16	2	16	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
16	3	16	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
16	4	16	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
17	1	0	Yes	No	0.0	None	0.0	0	No	0	None	No	No	No
18	1	0	Yes	No	0.0	None	0.0	0	No	0	None	No	No	No
19	1	0	Yes	No	0.0	None	0.0	0	No	0	None	No	No	No
20	1	0	Yes	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
20	2	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
20	3	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
20	4	0	No	Yes	0.0	Passage	0.0	0	No	0	None	No	No	No
21	1	0	Yes	No	0.0	None	0.0	0	No	0	None	No	No	No
22	1	0	Yes	No	0.0	None	0.0	0	No	0	None	No	No	No
23	1	0	Yes	No	0.0	None	0.0	0	No	0	None	No	No	No
24	1	0	Yes	No	0.0	None	0.0	0	No	0	None	No	No	No
25	1	0	Yes	No	0.0	None	0.0	0	No	0	None	No	No	No
26	1	0	Yes	No	0.0	None	0.0	0	No	0	None	No	No	No
27	1	0	Yes	No	0.0	None	0.0	0	No	0	None	No	No	No

Ped Detector Options (MM)6-3

Phase Ped Detector (Econolite)

Detector	Call Phase															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	X	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
2	.	X	.	.	.	.	.	.	.	.	.	.	.	.	.	.
3	.	.	X	.	.	.	.	.	.	.	.	.	.	.	.	.

4	.	.	.	X	.	.	.	.	.	.	.	.	.	.	.	.
5	.	.	.	.	X	.	.	.	.	.	.	.	.	.	.	.
6	.	.	.	.	.	X	.	.	.	.	.	.	.	.	.	.
7	.	.	.	.	.	.	X	.	.	.	.	.	.	.	.	.
8	.	.	.	.	.	.	.	X	.	.	.	.	.	.	.	.
9	.	.	.	.	.	.	.	.	X	.	.	.	.	.	.	.
10	.	.	.	.	.	.	.	.	.	X	.	.	.	.	.	.
11	.	.	.	.	.	.	.	.	.	.	X	.	.	.	.	.
12	.	.	.	.	.	.	.	.	.	.	.	X	.	.	.	.
13	.	.	.	.	.	.	.	.	.	.	.	.	X	.	.	.
14	.	.	.	.	.	.	.	.	.	.	.	.	.	X	.	.
15	.	.	.	.	.	.	.	.	.	.	.	.	.	.	X	.
16	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	X

Cerrillos Rd. - Airport Rd. to Beckner (Fiber to Copper) - Cerrillos Rd. & Herrerra/Wellness*

Detectors

Detectors Page 2

Log - Speed Detector Setup (MM)6-4

NTCIP Log Period: 0 ECPI Log Period: TBAP Length Unit: Inch

Speed Detector	Local Detector	One/Two Detector	Vehicle Length	Trap Length	Enable Log
1	0	1	0	0	No
2	0	1	0	0	No
3	0	1	0	0	No
4	0	1	0	0	No
5	0	1	0	0	No
6	0	1	0	0	No
7	0	1	0	0	No
8	0	1	0	0	No
9	0	1	0	0	No
10	0	1	0	0	No
11	0	1	0	0	No
12	0	1	0	0	No
13	0	1	0	0	No
14	0	1	0	0	No
15	0	1	0	0	No
16	0	1	0	0	No

Vehicle Detector Diagnostics (MM)6-5

Plan	Detector	Counts	Act	Pres	Multiplier	Failed Time	Failed Call Delay
1	1	0	0	0	1	255	0
1	2	0	0	0	1	255	0
1	3	0	0	0	1	255	0
1	4	0	0	0	1	255	0
1	5	0	0	0	1	255	0
1	6	0	0	0	1	255	0
1	7	0	0	0	1	255	0
1	8	0	0	0	1	255	0
1	9	0	0	0	1	255	0
1	10	0	0	0	1	255	0
1	11	0	0	0	1	255	0
1	12	0	0	0	1	255	0
1	13	0	0	0	1	255	0
1	14	0	0	0	1	255	0
1	15	0	0	0	1	255	0
1	16	0	0	0	1	255	0
1	17	0	0	0	1	255	0
1	18	0	0	0	1	255	0
1	19	0	0	0	1	255	0
1	20	0	0	0	1	255	0
1	21	0	0	0	1	255	0
1	22	0	0	0	1	255	0
1	23	0	0	0	1	255	0
1	24	0	0	0	1	255	0
1	25	0	0	0	1	255	0
1	26	0	0	0	1	255	0
1	27	0	0	0	1	255	0
1	28	0	0	0	1	255	0
1	29	0	0	0	1	255	0
1	30	0	0	0	1	255	0
1	31	0	0	0	1	255	0
1	32	0	0	0	1	255	0
1	33	0	0	0	1	255	0

1	34	0	0	0	1	255	0
1	35	0	0	0	1	255	0
1	36	0	0	0	1	255	0
1	37	0	0	0	1	255	0
1	38	0	0	0	1	255	0
1	39	0	0	0	1	255	0
1	40	0	0	0	1	255	0
1	41	0	0	0	1	255	0
1	42	0	0	0	1	255	0
1	43	0	0	0	1	255	0
1	44	0	0	0	1	255	0
1	45	0	0	0	1	255	0
1	46	0	0	0	1	255	0
1	47	0	0	0	1	255	0
1	48	0	0	0	1	255	0
1	49	0	0	0	1	255	0
1	50	0	0	0	1	255	0
1	51	0	0	0	1	255	0
1	52	0	0	0	1	255	0
1	53	0	0	0	1	255	0
1	54	0	0	0	1	255	0
1	55	0	0	0	1	255	0
1	56	0	0	0	1	255	0
1	57	0	0	0	1	255	0
1	58	0	0	0	1	255	0
1	59	0	0	0	1	255	0
1	60	0	0	0	1	255	0
1	61	0	0	0	1	255	0
1	62	0	0	0	1	255	0
1	63	0	0	0	1	255	0
1	64	0	0	0	1	255	0
2	1	0	0	0	1	255	0
2	2	0	0	0	1	255	0
2	3	0	0	0	1	255	0
2	4	0	0	0	1	255	0
2	5	0	0	0	1	255	0
2	6	0	0	0	1	255	0
2	7	0	0	0	1	255	0
2	8	0	0	0	1	255	0
2	9	0	0	0	1	255	0
2	10	0	0	0	1	255	0
2	11	0	0	0	1	255	0
2	12	0	0	0	1	255	0
2	13	0	0	0	1	255	0
2	14	0	0	0	1	255	0
2	15	0	0	0	1	255	0
2	16	0	0	0	1	255	0
2	17	0	0	0	1	255	0
2	18	0	0	0	1	255	0
2	19	0	0	0	1	255	0
2	20	0	0	0	1	255	0
2	21	0	0	0	1	255	0
2	22	0	0	0	1	255	0
2	23	0	0	0	1	255	0
2	24	0	0	0	1	255	0
2	25	0	0	0	1	255	0
2	26	0	0	0	1	255	0
2	27	0	0	0	1	255	0
2	28	0	0	0	1	255	0
2	29	0	0	0	1	255	0
2	30	0	0	0	1	255	0
2	31	0	0	0	1	255	0
2	32	0	0	0	1	255	0
2	33	0	0	0	1	255	0
2	34	0	0	0	1	255	0
2	35	0	0	0	1	255	0
2	36	0	0	0	1	255	0
2	37	0	0	0	1	255	0

2	38	0	0	0	1	255	0
2	39	0	0	0	1	255	0
2	40	0	0	0	1	255	0
2	41	0	0	0	1	255	0
2	42	0	0	0	1	255	0
2	43	0	0	0	1	255	0
2	44	0	0	0	1	255	0
2	45	0	0	0	1	255	0
2	46	0	0	0	1	255	0
2	47	0	0	0	1	255	0
2	48	0	0	0	1	255	0
2	49	0	0	0	1	255	0
2	50	0	0	0	1	255	0
2	51	0	0	0	1	255	0
2	52	0	0	0	1	255	0
2	53	0	0	0	1	255	0
2	54	0	0	0	1	255	0
2	55	0	0	0	1	255	0
2	56	0	0	0	1	255	0
2	57	0	0	0	1	255	0
2	58	0	0	0	1	255	0
2	59	0	0	0	1	255	0
2	60	0	0	0	1	255	0
2	61	0	0	0	1	255	0
2	62	0	0	0	1	255	0
2	63	0	0	0	1	255	0
2	64	0	0	0	1	255	0
3	1	0	0	0	1	255	0
3	2	0	0	0	1	255	0
3	3	0	0	0	1	255	0
3	4	0	0	0	1	255	0
3	5	0	0	0	1	255	0
3	6	0	0	0	1	255	0
3	7	0	0	0	1	255	0
3	8	0	0	0	1	255	0
3	9	0	0	0	1	255	0
3	10	0	0	0	1	255	0
3	11	0	0	0	1	255	0
3	12	0	0	0	1	255	0
3	13	0	0	0	1	255	0
3	14	0	0	0	1	255	0
3	15	0	0	0	1	255	0
3	16	0	0	0	1	255	0
3	17	0	0	0	1	255	0
3	18	0	0	0	1	255	0
3	19	0	0	0	1	255	0
3	20	0	0	0	1	255	0
3	21	0	0	0	1	255	0
3	22	0	0	0	1	255	0
3	23	0	0	0	1	255	0
3	24	0	0	0	1	255	0
3	25	0	0	0	1	255	0
3	26	0	0	0	1	255	0
3	27	0	0	0	1	255	0
3	28	0	0	0	1	255	0
3	29	0	0	0	1	255	0
3	30	0	0	0	1	255	0
3	31	0	0	0	1	255	0
3	32	0	0	0	1	255	0
3	33	0	0	0	1	255	0
3	34	0	0	0	1	255	0
3	35	0	0	0	1	255	0
3	36	0	0	0	1	255	0
3	37	0	0	0	1	255	0
3	38	0	0	0	1	255	0
3	39	0	0	0	1	255	0
3	40	0	0	0	1	255	0
3	41	0	0	0	1	255	0

3	42	0	0	0	1	255	0
3	43	0	0	0	1	255	0
3	44	0	0	0	1	255	0
3	45	0	0	0	1	255	0
3	46	0	0	0	1	255	0
3	47	0	0	0	1	255	0
3	48	0	0	0	1	255	0
3	49	0	0	0	1	255	0
3	50	0	0	0	1	255	0
3	51	0	0	0	1	255	0
3	52	0	0	0	1	255	0
3	53	0	0	0	1	255	0
3	54	0	0	0	1	255	0
3	55	0	0	0	1	255	0
3	56	0	0	0	1	255	0
3	57	0	0	0	1	255	0
3	58	0	0	0	1	255	0
3	59	0	0	0	1	255	0
3	60	0	0	0	1	255	0
3	61	0	0	0	1	255	0
3	62	0	0	0	1	255	0
3	63	0	0	0	1	255	0
3	64	0	0	0	1	255	0
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4	2	0	0	0	1	255	0
4	3	0	0	0	1	255	0
4	4	0	0	0	1	255	0
4	5	0	0	0	1	255	0
4	6	0	0	0	1	255	0
4	7	0	0	0	1	255	0
4	8	0	0	0	1	255	0
4	9	0	0	0	1	255	0
4	10	0	0	0	1	255	0
4	11	0	0	0	1	255	0
4	12	0	0	0	1	255	0
4	13	0	0	0	1	255	0
4	14	0	0	0	1	255	0
4	15	0	0	0	1	255	0
4	16	0	0	0	1	255	0
4	17	0	0	0	1	255	0
4	18	0	0	0	1	255	0
4	19	0	0	0	1	255	0
4	20	0	0	0	1	255	0
4	21	0	0	0	1	255	0
4	22	0	0	0	1	255	0
4	23	0	0	0	1	255	0
4	24	0	0	0	1	255	0
4	25	0	0	0	1	255	0
4	26	0	0	0	1	255	0
4	27	0	0	0	1	255	0
4	28	0	0	0	1	255	0
4	29	0	0	0	1	255	0
4	30	0	0	0	1	255	0
4	31	0	0	0	1	255	0
4	32	0	0	0	1	255	0
4	33	0	0	0	1	255	0
4	34	0	0	0	1	255	0
4	35	0	0	0	1	255	0
4	36	0	0	0	1	255	0
4	37	0	0	0	1	255	0
4	38	0	0	0	1	255	0
4	39	0	0	0	1	255	0
4	40	0	0	0	1	255	0
4	41	0	0	0	1	255	0
4	42	0	0	0	1	255	0
4	43	0	0	0	1	255	0
4	44	0	0	0	1	255	0
4	45	0	0	0	1	255	0

4	46	0	0	0	1	255	0
4	47	0	0	0	1	255	0
4	48	0	0	0	1	255	0
4	49	0	0	0	1	255	0
4	50	0	0	0	1	255	0
4	51	0	0	0	1	255	0
4	52	0	0	0	1	255	0
4	53	0	0	0	1	255	0
4	54	0	0	0	1	255	0
4	55	0	0	0	1	255	0
4	56	0	0	0	1	255	0
4	57	0	0	0	1	255	0
4	58	0	0	0	1	255	0
4	59	0	0	0	1	255	0
4	60	0	0	0	1	255	0
4	61	0	0	0	1	255	0
4	62	0	0	0	1	255	0
4	63	0	0	0	1	255	0
4	64	0	0	0	1	255	0

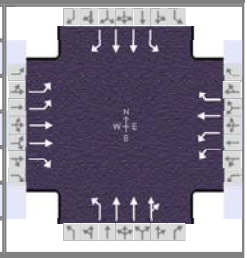
Pedestrian Detector Diagnotics (MM)6-6

Plan	Detector	Counts	Act	Pres	Multiplier

APPENDIX B:
2022 EXISTING INTERSECTION CAPACITY ANALYSIS

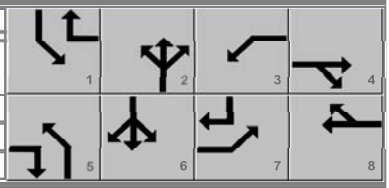
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 8, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.85
Urban Street	NM 14 (Cerrillos)	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Cerrillos (NM 14) & Herr…	File Name	2022 EXAM Beckner to Herrera.xus		
Project Description	2022 Existing EXAM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	114	55	181	80	101	40	277	1239	105	47	684	86

Signal Information												
Cycle, s	125.0	Reference Phase	2									
Offset, s	109	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On	Green	6.0	3.5	78.1	6.7	0.2	10.1		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	0.0	4.3	3.0	0.0	3.0		
				Red	1.0	0.0	2.0	1.0	0.0	3.0		



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	2.0	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.9	16.3	10.7	16.1	13.5	88.0	10.0	84.4
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	4.0	6.3	4.0	6.3
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	6.7	6.8	5.3	9.8	9.2		3.3	
Green Extension Time (g_e), s	0.1	0.4	0.0	0.3	0.3	0.0	0.0	0.0
Phase Call Probability	0.99	1.00	0.96	1.00	1.00		0.85	
Max Out Probability	0.05	0.00	1.00	0.02	0.10		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	134	65	69	94	119	7	320	1045	501	55	805	96
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1743	1795	1598	1730	1870	1585	1753	1841	1767	1767	1766	1572
Queue Service Time (g_s), s	4.7	2.1	4.8	3.3	7.8	0.5	7.2	13.4	13.0	1.3	13.8	2.6
Cycle Queue Clearance Time (g_c), s	4.7	2.1	4.8	3.3	7.8	0.5	7.2	13.4	13.0	1.3	13.8	2.6
Green Ratio (*g/C*)	0.06	0.08	0.16	0.05	0.08	0.13	0.71	0.65	0.65	0.67	0.63	0.68
Capacity (*c*), veh/h	193	296	253	186	151	204	534	2406	1155	318	2209	1070
Volume-to-Capacity Ratio (*X*)	0.693	0.219	0.274	0.505	0.786	0.035	0.599	0.434	0.434	0.174	0.364	0.090
Back of Queue (*Q*), ft/ln (95 th percentile)	95.9	43.3	86.5	66.7	173.7	8.9	128.2	186	173.3	20.8	224.4	37.8
Back of Queue (*Q*), veh/ln (95 th percentile)	3.8	1.7	3.4	2.6	6.8	0.3	5.0	7.2	6.9	0.8	8.8	1.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.41	0.14	0.96	0.31	0.64	0.05	0.47	0.13	0.12	0.09	0.20	0.22
Uniform Delay (d_1), s/veh	58.0	53.6	46.3	57.5	56.4	47.7	8.6	7.3	7.0	7.6	11.4	6.8
Incremental Delay (d_2), s/veh	1.7	0.1	0.2	0.8	3.4	0.0	0.5	0.4	0.9	0.1	0.5	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	59.7	53.7	46.5	58.3	59.8	47.7	9.1	7.7	7.8	7.7	11.8	7.0
Level of Service (LOS)	E	D	D	E	E	D	A	A	A	A	B	A
Approach Delay, s/veh / LOS	54.8	D		58.8	E		8.0	A		11.1	B	
Intersection Delay, s/veh / LOS	16.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.47	B	2.62	C	2.44	B	2.57	C
Bicycle LOS Score / LOS	0.71	A	0.85	A	1.53	B	1.28	A

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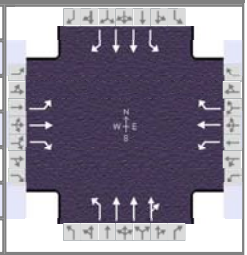
HCS Signalized Intersection Results Summary

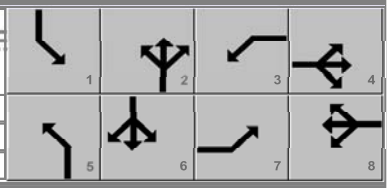
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 8, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2022 EXAM Beckner to Herrera.xus		
Project Description	2022 Existing EXAM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	292	76	72	80	24	16	96	1368	176	12	812	188

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	2.6	0.3	79.1	7.8	2.2	7.0	
Yellow	3.0	4.0	5.0	3.0	0.0	3.0	
Red	1.0	1.0	2.0	1.0	0.0	3.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	15.2	11.8	13.0	11.9	91.4	6.6	86.1
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	12.0	8.4	8.0	3.8	4.5		2.3	
Green Extension Time (*g e*), s	0.0	0.4	0.1	0.4	0.2	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	0.96	1.00	0.98		0.37	
Max Out Probability	1.00	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	340	88	84	93	28	8	112	1201	570	13	892	207
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870		1795	1885	1598	1753	1841	1742	1767	1766	
Queue Service Time (*g s*), s	10.0	5.7		6.0	1.8	0.6	2.5	19.7	19.7	0.3	14.6	
Cycle Queue Clearance Time (*g c*), s	10.0	5.7		6.0	1.8	0.6	2.5	19.7	19.7	0.3	14.6	
Green Ratio (*g/C*)	0.14	0.07		0.12	0.06	0.06	0.70	0.68	0.68	0.65	0.63	
Capacity (*c*), veh/h	261	137		185	106	89	471	2487	1176	228	2237	
Volume-to-Capacity Ratio (*X*)	1.300	0.644		0.502	0.264	0.091	0.237	0.483	0.484	0.058	0.399	
Back of Queue (*Q*), ft/ln (95 th percentile)	574.5	124.7		122	38.1	11	37.6	295.6	283.5	5.3	222.9	
Back of Queue (*Q*), veh/ln (95 th percentile)	23.0	4.9		4.8	1.5	0.4	1.5	11.5	11.3	0.2	8.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.13		0.51	0.10	0.03	0.12	0.15	0.15	0.01	0.15	
Uniform Delay (*d 1*), s/veh	55.2	56.3		51.3	56.5	56.0	7.2	9.8	9.8	8.8	10.3	
Incremental Delay (*d 2*), s/veh	160.1	1.9		0.8	0.5	0.2	0.1	0.7	1.4	0.0	0.5	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	215.2	58.2	0.0	52.1	57.0	56.1	7.3	10.4	11.2	8.9	10.8	0.0
Level of Service (LOS)	F	E	A	D	E	E	A	B	B	A	B	A
Approach Delay, s/veh / LOS	152.9	F		53.4	D		10.5	B		8.8	A	
Intersection Delay, s/veh / LOS	31.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.50	B	2.61	C	2.08	B	2.07	B
Bicycle LOS Score / LOS	1.33	A	0.70	A	1.52	B	1.46	A

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HCS7 Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	9/19/2022
Analysis Year	2022
Time Analyzed	2022 EXIST AM
Project Description	Cavan Multi-Family Develop...



Site Information

Intersection	Paseo del Sol & Herrera
E/W Street Name	Herrera Drive
N/S Street Name	Paseo del Sol
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.76
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0
Lane Assignment							R								L	
Volume (V), veh/h					133			426					19	407		
Percent Heavy Vehicles, %					1			1					2	2		
Flow Rate (v_{PCE}), pc/h					176			564					25	546		
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1								1			
Pedestrians Crossing, p/h					0								0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)					4.9763						4.9763	
Follow-Up Headway (s)					2.6087						2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					740						571	
Entry Volume, veh/h					735						560	
Circulating Flow (v_c), pc/h	747			25			747			176		
Exiting Flow (v_{ex}), pc/h	722			0			589			0		
Capacity (c_{pce}), pc/h					1345						1153	
Capacity (c), veh/h					1336						1132	
v/c Ratio (x)					0.55						0.50	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					8.7						8.7	
Lane LOS					A						A	
95% Queue, veh					3.5						2.8	
Approach Delay, s/veh				8.7						8.7		
Approach LOS				A						A		
Intersection Delay, s/veh | LOS	8.7						A					

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HCS7 Two-Way Stop-Control Report

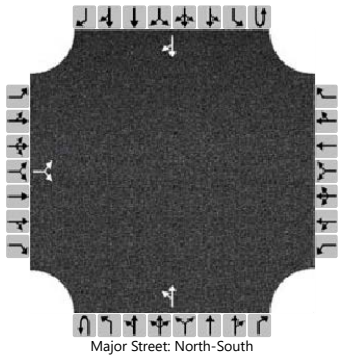
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	9/19/2022
Analysis Year	2022
Time Analyzed	2022 EXIST AM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development

Site Information

Intersection	West Frontage & Mutt Nels
Jurisdiction	CoSF, NMDOT
East/West Street	Mutt Nelson Rd
North/South Street	I-25 W Frontage Rd
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		165		17						7	276				200	54
Percent Heavy Vehicles (%)		2		2						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			214							8						
Capacity, c (veh/h)			473							1256						
v/c Ratio			0.45							0.01						
95% Queue Length, Q_{95} (veh)			2.3							0.0						
Control Delay (s/veh)			18.8							7.9						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)		18.8								0.3						
Approach LOS		C														

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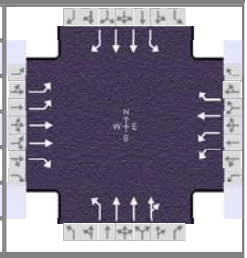
HCS Signalized Intersection Results Summary

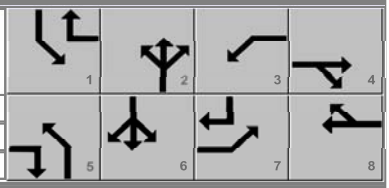
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 8, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.94
Urban Street	NM 14 (Cerrillos)	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Cerrillos (NM 14) & Herr…	File Name	2022 EXPM Beckner to Herrera.xus		
Project Description	2022 Existing EXPM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	130	69	232	115	60	63	222	905	63	26	1146	66

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	24	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.3	3.7	81.8	6.9	9.0	0.0
Yellow	3.0	0.0	4.3	3.0	3.0	0.0
Red	1.0	0.0	2.0	1.0	2.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	2.0	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.9	14.0	10.9	14.0	12.0	91.8	8.3	88.1
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	6.3	4.0	6.3
Max Allow Headway (*MAH*), s	3.1	3.2	3.1	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	6.9	8.6	6.3	6.1	7.6		2.6	
Green Extension Time (g_e), s	0.0	0.4	0.2	0.4	0.4	0.0	0.0	0.0
Phase Call Probability	0.99	1.00	0.99	1.00	1.00		0.62	
Max Out Probability	1.00	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	138	73	93	122	64	9	259	752	366	28	1219	69
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1743	1795	1598	1743	1885	1598	1781	1870	1816	1781	1781	1585
Queue Service Time (g_s), s	4.9	2.4	6.6	4.3	4.1	0.6	5.6	8.3	8.4	0.6	22.5	1.7
Cycle Queue Clearance Time (g_c), s	4.9	2.4	6.6	4.3	4.1	0.6	5.6	8.3	8.4	0.6	22.5	1.7
Green Ratio (*g/C*)	0.06	0.07	0.14	0.06	0.07	0.11	0.73	0.68	0.68	0.69	0.65	0.71
Capacity (*c*), veh/h	194	258	217	192	135	170	389	2558	1242	422	2330	1125
Volume-to-Capacity Ratio (*X*)	0.714	0.284	0.426	0.636	0.472	0.050	0.667	0.294	0.295	0.066	0.523	0.061
Back of Queue (*Q*), ft/ln (95 th percentile)	105.1	49.8	121.1	86.9	88.9	10.9	91.9	128	129.2	9.4	324.2	22.9
Back of Queue (*Q*), veh/ln (95 th percentile)	4.2	2.0	4.8	3.4	3.5	0.4	3.6	5.0	5.2	0.4	12.8	0.9
Queue Storage Ratio (*RQ*) (95 th percentile)	0.45	0.16	1.35	0.40	0.33	0.06	0.34	0.09	0.09	0.04	0.29	0.13
Uniform Delay (d_1), s/veh	58.1	54.9	49.5	57.8	55.7	50.2	10.8	6.1	6.3	6.3	11.4	5.5
Incremental Delay (d_2), s/veh	6.6	0.2	0.5	1.3	1.0	0.0	0.7	0.3	0.5	0.0	0.8	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	64.7	55.2	50.0	59.1	56.7	50.2	11.5	6.4	6.8	6.4	12.2	5.6
Level of Service (LOS)	E	E	D	E	E	D	B	A	A	A	B	A
Approach Delay, s/veh / LOS	57.9	E		57.9	E		7.5	A		11.7	B	
Intersection Delay, s/veh / LOS	17.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.49	B	2.61	C	2.46	B	2.60	C
Bicycle LOS Score / LOS	0.74	A	0.81	A	1.18	A	1.57	B

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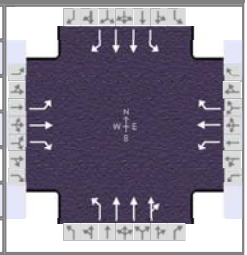
HCS Signalized Intersection Results Summary

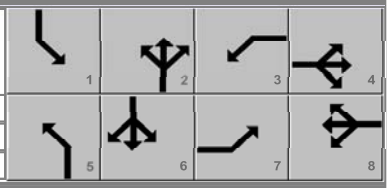
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 8, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.91
Urban Street	NM 14 (Cerrillos)	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2022 EXPM Beckner to Herrera.xus		
Project Description	2022 Existing EXPM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	208	16	36	112	32	72	68	984	92	44	1192	332

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	39	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.5	1.0	80.5	10.0	7.0	0.0
Yellow	3.0	0.0	5.0	3.0	3.0	0.0
Red	1.0	0.0	2.0	1.0	3.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	13.0	14.0	13.0	10.5	88.4	9.5	87.5
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	12.0	5.0	10.1	5.0	3.7		3.0	
Green Extension Time (*g e*), s	0.0	0.2	0.1	0.2	0.1	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	0.99	1.00	0.93		0.79	
Max Out Probability	1.00	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	229	18	40	123	35	40	75	819	353	45	1207	336
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870		1767	1856	1572	1781	1870	1609	1781	1781	
Queue Service Time (*g s*), s	10.0	1.1		8.1	2.3	3.0	1.7	12.2	12.2	1.0	17.5	
Cycle Queue Clearance Time (*g c*), s	10.0	1.1		8.1	2.3	3.0	1.7	12.2	12.2	1.0	17.5	
Green Ratio (*g/C*)	0.14	0.06		0.14	0.06	0.06	0.70	0.65	0.65	0.69	0.64	
Capacity (*c*), veh/h	233	105		265	105	89	383	2437	1049	394	2293	
Volume-to-Capacity Ratio (*X*)	0.980	0.168		0.465	0.336	0.447	0.195	0.336	0.336	0.113	0.527	
Back of Queue (*Q*), ft/ln (95 th percentile)	234.7	24		162.4	49.1	56.1	25.4	206	185.1	15.9	215.6	
Back of Queue (*Q*), veh/ln (95 th percentile)	9.4	0.9		6.3	1.9	2.2	1.0	8.1	7.4	0.6	8.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.03		0.68	0.12	0.14	0.08	0.10	0.09	0.02	0.15	
Uniform Delay (*d 1*), s/veh	54.7	56.2		50.1	56.7	57.1	7.5	9.7	9.7	7.3	7.7	
Incremental Delay (*d 2*), s/veh	52.9	0.3		0.5	0.7	1.3	0.1	0.4	0.9	0.0	0.7	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	107.6	56.5	0.0	50.6	57.4	58.4	7.6	10.1	10.6	7.3	8.4	0.0
Level of Service (LOS)	F	E	A	D	E	E	A	B	B	A	A	A
Approach Delay, s/veh / LOS	89.6	F		53.4	D		10.1	B		6.6	A	
Intersection Delay, s/veh / LOS	17.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.49	B	2.61	C	2.12	B	2.07	B
Bicycle LOS Score / LOS	0.96	A	0.81	A	1.17	A	1.91	B

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HCS7 Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	9/19/2022
Analysis Year	2022
Time Analyzed	2022 EXIST PM
Project Description	Cavan Multi-Family Develop...



Site Information

Intersection	Paseo del Sol & Herrera
E/W Street Name	Herrera Drive
N/S Street Name	Paseo del Sol
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.81
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0
Lane Assignment							R								L	
Volume (V), veh/h					1			271					11	385		
Percent Heavy Vehicles, %					0			0					1	1		
Flow Rate (v_{PCE}), pc/h					1			336					14	478		
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1								1			
Pedestrians Crossing, p/h					0								0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)					4.9763						4.9763	
Follow-Up Headway (s)					2.6087						2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					337						492	
Entry Volume, veh/h					336						490	
Circulating Flow (v_c), pc/h	493			14			493			1		
Exiting Flow (v_{ex}), pc/h	479			0			350			0		
Capacity (c_{pce}), pc/h					1360						1379	
Capacity (c), veh/h					1355						1372	
v/c Ratio (x)					0.25						0.36	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					4.8						5.9	
Lane LOS					A						A	
95% Queue, veh					1.0						1.6	
Approach Delay, s/veh				4.8						5.9		
Approach LOS				A						A		
Intersection Delay, s/veh | LOS	5.4						A					

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HCS7 Two-Way Stop-Control Report

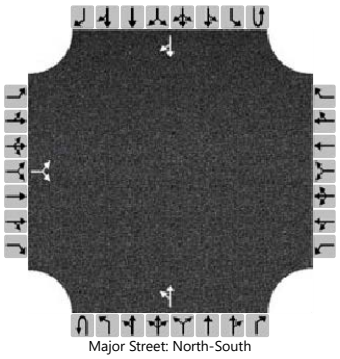
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	9/19/2022
Analysis Year	2022
Time Analyzed	2022 EXIST PM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development

Site Information

Intersection	West Frontage & Mutt Nels
Jurisdiction	CoSF, NMDOT
East/West Street	Mutt Nelson Rd
North/South Street	I-25 W Frontage Rd
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		74		4						18	217				237	165
Percent Heavy Vehicles (%)		1		1						4						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.41		6.21						4.14						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.51		3.31						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			92							21						
Capacity, c (veh/h)			420							1080						
v/c Ratio			0.22							0.02						
95% Queue Length, Q_{95} (veh)			0.8							0.1						
Control Delay (s/veh)			16.0							8.4						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)		16.0								0.8						
Approach LOS		C														

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APPENDIX C:
TURNING MOVEMENT DEVELOPMENT & TRIP DISTRIBUTION

CAVAN MULTI-FAMILY DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: NM 14 (CERRILLOS) & BECKNER

AM Peak Hour

	Eastbound W FRONTAGE			Westbound BECKNER			Northbound CERRILLOS (NM 14)			Southbound CERRILLOS (NM 14)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)	292	76	72	80	24	16	96	1,368	176	12	812	188
Background Growth	12	3	3	3	1	1	4	55	7	0	32	8
Las Soleras Medical	0	30	0	9	3	2	0	0	70	5	0	0
5407 Beckner	9			45	15	15		51				
5201 Beckner	2			11	6	1			3		1	
Cielo Apts.		2		19	5	4			4	1		
Vista de la Sierra Trips		1		15	1	6			20	8		
Village at Las Soleras								9			23	
Havenly Santa Fe		3		17	8				6			
No Build (2026)	315	115	75	199	63	45	100	1,483	286	26	868	196
Entering					3		4					7
Exiting	51	9	5	0	0	0	0	0	0	0	5	0
Build (2026)	366	124	80	199	66	45	103	1,483	286	26	874	203
Background Growth	31	12	7	20	6	4	10	148	29	3	87	20
Horizon Year No Build (2036)	346	127	82	219	69	49	110	1,631	315	29	955	215
Horizon Year Build (2036)	397	136	87	219	73	49	113	1,631	315	29	960	222
PHF	*0.86*			*0.86*			*0.86*			*0.86*		
HV %		*2.5*			*1*			*3.5*			*3.1*	

PM Peak Hour

	Eastbound W FRONTAGE			Westbound BECKNER			Northbound CERRILLOS (NM 14)			Southbound CERRILLOS (NM 14)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)	208	16	36	112	32	72	68	984	92	44	1,192	332
Background Growth	8	1	1	4	1	3	3	39	4	2	48	13
Las Soleras Medical	0	4	0	52	16	34	0	0	25	12	0	0
5407 Beckner	8			47	16	16		50				
5201 Beckner	5			6	3	1	0	1	11	1	1	0
Cielo Apts.	0	5	0	7	2	4	0	0	15	10	0	0
Vista de la Sierra Trips	0	1	0	8	1	4	0	0	11	6	0	0
Village at Las Soleras								39			13	
Havenly Santa Fe		9		11	5				19			
No Build (2026)	229	36	37	247	76	134	71	1,113	177	75	1,254	345
Entering					11		11					24
Exiting	35	6	3	0	0	0	0	0	0	0	3	0
Build (2026)	264	42	41	247	87	134	82	1,113	177	75	1,257	369
Background Growth	23	4	4	25	8	13	7	111	18	7	125	35
Horizon Year No Build (2036)	252	39	41	272	84	147	78	1,225	194	82	1,379	380
Horizon Year Build (2036)	287	46	45	272	95	147	89	1,225	194	82	1,382	404
PHF	*0.91*			*0.91*			*0.91*			*0.91*		
HV %		*2.4*			*3.1*			*1.7*			*2.1*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Trip Distribution % Enter					13.0%		14.0%					29.0%	Residential
Trip Distribution % Exit	71.0%	13.0%	7.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.0%	0.0%	

CAVAN MULTI-FAMILY DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: PASEO DEL SOL & HERRERA ROUNDABOUT

AM Peak Hour

	Eastbound			Westbound HERRERA			Northbound			Southbound PASEO DEL SOL		
	Left	Thru	Right	U-Turn	Thru	Right	Left	Thru	Right	U-Turn	Left	Right
Existing (2022)				133		426				19	407	
Background Growth	0	0	0	5	0	17	0	0	0	1	16	0
No Build (2026)	0	0	0	138	0	443	0	0	0	20	423	0
Entering											4	
Exiting	0	0	0	0	0	12	0	0	0	0	0	0
Build (2026)	0	0	0	138	0	455	0	0	0	20	428	0
Background Growth	0	0	0	14	0	44	0	0	0	2	42	0
Horizon Year No Build (2036)	0	0	0	152	0	487	0	0	0	22	466	0
Horizon Year Build (2036)	0	0	0	152	0	500	0	0	0	22	470	0

PHF	-			*0.76*			-			*0.76*		
HV %		-			*0.7*			-			*1.9*	

PM Peak Hour

	Eastbound			Westbound HERRERA			Northbound			Southbound PASEO DEL SOL		
	Left	Thru	Right	U-Turn	Thru	Right	Left	Thru	Right	U-Turn	Left	Right
Existing (2022)				1		271				11	385	
Background Growth	0	0	0	0	0	11	0	0	0	0	15	0
No Build (2026)	0	0	0	1	0	282	0	0	0	11	400	0
Entering											14	
Exiting	0	0	0	0	0	8	0	0	0	0	0	0
Build (2026)	0	0	0	1	0	290	0	0	0	11	414	0
Background Growth	0	0	0	0	0	28	0	0	0	1	40	0
Horizon Year No Build (2036)	0	0	0	1	0	310	0	0	0	13	440	0
Horizon Year Build (2036)	0	0	0	1	0	318	0	0	0	13	454	0

PHF	-			*0.81*			-			*0.81*		
HV %		-			*0.4*			-			*0.5*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Trip Distribution % Enter											17.0%		Residential
Trip Distribution % Exit	0.0%	0.0%	0.0%	0.0%	0.0%	17.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

CAVAN MULTI-FAMILY DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: WEST I-25 FRONTAGE & MUTT NELSON

AM Peak Hour

	Eastbound MUTT NELSON			Westbound			Northbound W FRONTAGE			Southbound W FRONTAGE		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)	165		17				7	276			200	54
Background Growth	7	0	1	0	0	0	0	11	0	0	8	2
No Build (2026)	172	0	18	0	0	0	7	287	0	0	208	56
Entering								1				
Exiting	0	0	0	0	0	0	0	0	0	0	1	0
Build (2026)	172	0	18	0	0	0	7	288	0	0	209	56
Background Growth	17	0	2	0	0	0	1	29	0	0	21	6
Horizon Year No Build (2036)	189	0	19	0	0	0	8	316	0	0	229	62
Horizon Year Build (2036)	189	0	19	0	0	0	8	316	0	0	230	62
PHF	*0.85*			*-*			*0.85*			*0.85*		
HV %		*2.2*			*-*			*3.2*			*3.1*	

PM Peak Hour

	Eastbound MUTT NELSON			Westbound			Northbound W FRONTAGE			Southbound W FRONTAGE		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)	74		4				18	217			237	165
Background Growth	3	0	0	0	0	0	1	9	0	0	9	7
No Build (2026)	77	0	4	0	0	0	19	226	0	0	246	172
Entering								2				
Exiting	0	0	0	0	0	0	0	0	0	0	1	0
Build (2026)	77	0	4	0	0	0	19	227	0	0	247	172
Background Growth	8	0	0	0	0	0	2	23	0	0	25	17
Horizon Year No Build (2036)	85	0	5	0	0	0	21	248	0	0	271	189
Horizon Year Build (2036)	85	0	5	0	0	0	21	250	0	0	272	189
PHF	*0.85*			*-*			*0.85*			*0.85*		
HV %		*1.3*			*-*			*3.8*			*2.5*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Trip Distribution % Enter								2.0%					Residential
Trip Distribution % Exit	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	

CAVAN MULTI-FAMILY DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: CERRILLOS (NM 14) & HERRERA

AM Peak Hour

	Eastbound HERRERA			Westbound WELLNESS			Northbound CERRILLOS (NM 14)			Southbound CERRILLOS (NM 14)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)	114	55	181	80	101	40	277	1,239	105	47	684	86
Background Growth	5	2	7	3	4	2	11	50	4	2	27	3
Las Soleras Medical	0	30	0	0	13	5	0	0	0	19	0	0
5407 Beckner			17				26	38	27		9	
5201 Beckner								15			1	
Cielo Apts.								4			1	
Village at Las Soleras								60			20	
Havenly Santa Fe								6			2	
No Build (2026)	119	87	205	83	118	47	314	1,412	136	68	744	89
Entering			4								14	
Exiting	0	0	0	0	0	0	12	39	0	0	0	0
Build (2026)	119	87	209	83	118	47	326	1,450	136	68	758	89
Background Growth	12	9	21	8	12	5	31	141	14	7	74	9
Horizon Year No Build (2036)	130	96	226	92	130	51	345	1,553	150	75	819	98
Horizon Year Build (2036)	130	96	230	92	130	51	358	1,592	150	75	832	98
PHF	*0.85*			*0.85*			*0.85*			*0.85*		
HV %		*0.6*			*1.8*			*3.5*			*3.3*	

PM Peak Hour

	Eastbound HERRERA			Westbound WELLNESS			Northbound CERRILLOS (NM 14)			Southbound CERRILLOS (NM 14)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)	130	69	232	115	60	63	222	905	63	26	1,146	66
Background Growth	5	3	9	5	2	3	9	36	3	1	46	3
Las Soleras Medical	0	9	0	0	26	42	0	0	0	9	0	0
5407 Beckner			17				27	40	28		8	
5201 Beckner								16			1	
Cielo Apts.								4			10	
Village at Las Soleras								35			66	
Havenly Santa Fe								4			7	
No Build (2026)	135	81	258	120	88	108	258	1,040	94	36	1,284	69
Entering			14								44	
Exiting	0	0	0	0	0	0	8	26	0	0	0	0
Build (2026)	135	81	272	120	88	108	266	1,067	94	36	1,328	69
Background Growth	14	8	26	12	9	11	26	104	9	4	128	7
Horizon Year No Build (2036)	149	89	284	132	97	118	284	1,144	103	40	1,412	76
Horizon Year Build (2036)	149	89	298	132	97	118	292	1,171	103	40	1,457	76
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*1.2*			*1.3*			*1.7*			*1.9*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Trip Distribution % Enter			17.0%								54.0%		Residential
Trip Distribution % Exit	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	17.0%	54.0%	0.0%	0.0%	0.0%	0.0%	

CAVAN MULTI-FAMILY DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: PROPOSED ROUNDABOUT DRIVEWAY

AM Peak Hour

	Eastbound			Westbound W FRONTAGE			Northbound W FRONTAGE			Southbound SOUTH DRIVEWAY		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)				281					441			
Background Growth	0	0	0	11	0	0	0	0	18	0	0	0
No Build (2026)	0	0	0	292	0	0	0	0	458	0	0	0
Entering						14		1				
Exiting	0	0	0	0	0	0	0	0	0	66	1	0
Build (2026)	0	0	0	292	0	14	0	1	458	66	1	0
Background Growth	0	0	0	29	0	0	0	0	46	0	0	0
Horizon Year No Build (2036)	0	0	0	321	0	0	0	0	504	0	0	0
Horizon Year Build (2036)	0	0	0	321	0	14	0	1	504	66	1	0
PHF	-			*0.94*			*0.94*			*0.94*		
HV %		-			*2*			*2*			*2*	

PM Peak Hour

	Eastbound			Westbound W FRONTAGE			Northbound W FRONTAGE			Southbound SOUTH DRIVEWAY		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)				417					276			
Background Growth	0	0	0	17	0	0	0	0	11	0	0	0
No Build (2026)	0	0	0	434	0	0	0	0	287	0	0	0
Entering						46		2				
Exiting	0	0	0	0	0	0	0	0	0	45	1	0
Build (2026)	0	0	0	434	0	46	0	2	287	45	1	0
Background Growth	0	0	0	43	0	0	0	0	29	0	0	0
Horizon Year No Build (2036)	0	0	0	477	0	0	0	0	315	0	0	0
Horizon Year Build (2036)	0	0	0	477	0	46	0	2	315	45	1	0
PHF	-			*0.94*			*0.94*			*0.94*		
HV %		-			*2*			*2*			*2*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Trip Distribution % Enter						56.0%		2.0%					Residential
Trip Distribution % Exit	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	91.0%	2.0%	0.0%	

CAVAN MULTI-FAMILY DEVELOPMENT
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: EAST DRIVEWAY ON CERRILLOS

AM Peak Hour

	Eastbound EAST DRIVEWAY			Westbound			Northbound CERRILLOS (NM 14)			Southbound CERRILLOS (NM 14)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)								1,649			979	
Background Growth	0	0	0	0	0	0	0	66	0	0	39	0
No Build (2026)	0	0	0	0	0	0	0	1,714	0	0	1,018	0
Entering											7	11
Exiting	0	0	5	0	0	0	0	51	0	0	0	0
Build (2026)	0	0	5	0	0	0	0	1,766	0	0	1,025	11
Background Growth	0	0	0	0	0	0	0	171	0	0	102	0
Horizon Year No Build (2036)	0	0	0	0	0	0	0	1,886	0	0	1,119	0
Horizon Year Build (2036)	0	0	5	0	0	0	0	1,937	0	0	1,127	11
PHF	*0.94*			*-*			*0.94*			*0.94*		
HV %		*2*			*-*			*2*			*2*	

PM Peak Hour

	Eastbound EAST DRIVEWAY			Westbound			Northbound CERRILLOS (NM 14)			Southbound CERRILLOS (NM 14)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)								1,227			1,531	
Background Growth	0	0	0	0	0	0	0	49	0	0	61	0
No Build (2026)	0	0	0	0	0	0	0	1,276	0	0	1,592	0
Entering											24	34
Exiting	0	0	3	0	0	0	0	35	0	0	0	0
Build (2026)	0	0	3	0	0	0	0	1,311	0	0	1,616	34
Background Growth	0	0	0	0	0	0	0	128	0	0	159	0
Horizon Year No Build (2036)	0	0	0	0	0	0	0	1,404	0	0	1,751	0
Horizon Year Build (2036)	0	0	3	0	0	0	0	1,438	0	0	1,775	34
PHF	*0.94*			*-*			*0.94*			*0.94*		
HV %		*2*			*-*			*2*			*2*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Trip Distribution % Enter											29.0%	42.0%	Residential
Trip Distribution % Exit	0.0%	0.0%	7.0%	0.0%	0.0%	0.0%	0.0%	71.0%	0.0%	0.0%	0.0%	0.0%	

CAVAN MULTI-FAMILY DEVELOPMENT PTV VISUM CONNECTION
EXISTING & PROJECTED TURNING MOVEMENTS

INTERSECTION: NM 14 (CERRILLOS) & BECKNER

AM Peak Hour

	Eastbound W FRONTAGE			Westbound BECKNER			Northbound CERRILLOS (NM 14)			Southbound CERRILLOS (NM 14)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)	292	76	72	80	24	16	96	1,368	176	12	812	188
Background Growth	12	3	3	3	1	1	4	55	7	0	32	8
Las Soleras Medical	0	30	0	9	3	2	0	0	70	5	0	0
5407 Beckner	9			45	15	15		51				
5201 Beckner	2			11	6	1			3		1	
Cielo Apts		2		19	5	4			4	1		
Vista de la Sierra Trips		1		15	1	6			20	8		
Village at Las Soleras								9			23	
Havenly Santa Fe		3		17	8				6			
No Build (2026)	315	115	75	199	63	45	100	1,483	286	26	868	196
Entering					3		4					5
Exiting	44	9	5	0	0	0	0	0	0	0	5	0
Build (2026)	359	124	80	199	66	45	103	1,483	286	26	874	200
Background Growth	31	12	7	20	6	4	10	148	29	3	87	20
Connection Rerouting			377				98	-98			-377	
Horizon Year No Build (2036)	346	127	82	219	69	49	110	1,631	315	29	955	215
Horizon Year No Build Connected (2036)	346	127	460	219	69	49	208	1,533	315	29	578	215
Horizon Year Build Connected (2036)	390	136	465	219	73	49	211	1,533	315	29	583	220
PHF	*0.86*			*0.86*			*0.86*			*0.86*		
HV %		*2.5*			*1*			*3.5*			*3.1*	

PM Peak Hour

	Eastbound W FRONTAGE			Westbound BECKNER			Northbound CERRILLOS (NM 14)			Southbound CERRILLOS (NM 14)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)	208	16	36	112	32	72	68	984	92	44	1,192	332
Background Growth	8	1	1	4	1	3	3	39	4	2	48	13
Las Soleras Medical	0	4	0	52	16	34	0	0	25	12	0	0
5407 Beckner	8			47	16	16		50				
5201 Beckner	5			6	3	1	0	1	11	1	1	0
Cielo Apts	0	5	0	7	2	4	0	0	15	10	0	0
Vista de la Sierra Trips	0	1	0	8	1	4	0	0	11	6	0	0
Village at Las Soleras								39			13	
Havenly Santa Fe		9		11	5				19			
No Build (2026)	229	36	37	247	76	134	71	1,113	177	75	1,254	345
Entering					11		11					16
Exiting	30	6	3	0	0	0	0	0	0	0	3	0
Build (2026)	259	42	41	247	87	134	82	1,113	177	75	1,257	361
Background Growth	23	4	4	25	8	13	7	111	18	7	125	35
Connection Rerouting			414				282	-282			-414	
Horizon Year No Build (2036)	252	39	41	272	84	147	78	1,225	194	82	1,379	380
Horizon Year No Build Connected (2036)	252	39	455	272	84	147	359	943	194	82	965	380
Horizon Year Build Connected (2036)	282	46	459	272	95	147	371	943	194	82	968	395
PHF	*0.91*			*0.91*			*0.91*			*0.91*		
HV %		*2.4*			*3.1*			*1.7*			*2.1*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Trip Distribution % Enter					13.0%		14.0%					19.0%	Residential
Trip Distribution % Exit	61.0%	13.0%	7.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.0%	0.0%	

INTERSECTION: PASEO DEL SOL & HERRERA ROUNDABOUT

AM Peak Hour

	Eastbound			Westbound HERRERA			Northbound PROPOSED CONNECTION			Southbound PASEO DEL SOL			
	Left	Thru	Right	U-Turn	Thru	Right	Left	Thru	Right	U-Turn	Left	Thru	Right
Existing (2022)				133		426				19	407		
Background Growth	0	0	0	5	0	17	0	0	0	1	16	0	0
No Build (2026)	0	0	0	138	0	443	0	0	0	20	423	0	0
Entering											2	3	
Exiting	0	0	0	0	0	5	0	7	0	0	0	0	0
Build (2026)	0	0	0	138	0	448	0	7	0	20	425	3	0
Background Growth	0	0	0	14	0	44	0	0	0	2	42	0	0
Connection Rerouting						-98		98			-377	377	
Horizon Year No Build (2036)	0	0	0	152	0	487	0	0	0	22	466	0	0
Horizon Year No Build Connected (2036)	0	0	0	152	0	389	0	98	0	22	88	377	0
Horizon Year Build Connected (2036)	0	0	0	152	0	395	0	105	0	22	90	380	0
PHF	-			*0.76*			-			*0.76*			
HV %		-			*0.7*			-			*1.9*		

PM Peak Hour

	Eastbound			Westbound HERRERA			Northbound PROPOSED CONNECTION			Southbound PASEO DEL SOL			
	Left	Thru	Right	U-Turn	Thru	Right	Left	Thru	Right	U-Turn	Left	Thru	Right
Existing (2022)				1		271				11	385		
Background Growth	0	0	0	0	0	11	0	0	0	0	15	0	0
No Build (2026)	0	0	0	1	0	282	0	0	0	11	400		0
Entering											6	8	
Exiting	0	0	0	0	0	3	0	5	0	0	0	0	0
Build (2026)	0	0	0	1	0	285	0	5	0	11	406	8	0
Background Growth	0	0	0	0	0	28	0	0	0	1	40	0	0
Connection Rerouting						-282		282			-414	414	
Horizon Year No Build (2036)	0	0	0	1	0	310	0	0	0	13	440	0	0
Horizon Year No Build Connected (2036)	0	0	0	1	0	28	0	282	0	13	26	414	0
Horizon Year Build Connected (2036)	0	0	0	1	0	32	0	287	0	13	32	422	0
PHF	-			*0.81*			-			*0.81*			
HV %		-			*0.4*			-			*0.5*		

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Trip Distribution % Enter											7.0%	10.0%		Residential
Trip Distribution % Exit	0.0%	0.0%	0.0%	0.0%	0.0%	7.0%	0.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

INTERSECTION: WEST I-25 FRONTAGE & MUTT NELSON

AM Peak Hour

	Eastbound MUTT NELSON			Westbound			Northbound W FRONTAGE			Southbound W FRONTAGE		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)	165		17				7	276			200	54
Background Growth	7	0	1	0	0	0	0	11	0	0	8	2
No Build (2026)	172	0	18	0	0	0	7	287	0	0	208	56
Entering								1				
Exiting	0	0	0	0	0	0	0	0	0	0	1	0
Build (2026)	172	0	18	0	0	0	7	288	0	0	209	56
Background Growth	17	0	2	0	0	0	1	29	0	0	21	6
Connection Rerouting												
Horizon Year No Build (2036)	189	0	19	0	0	0	8	316	0	0	229	62
Horizon Year No Build Connected (2036)	189	0	19	0	0	0	8	316	0	0	229	62
Horizon Year Build Connected (2036)	189	0	19	0	0	0	8	316	0	0	230	62
PHF	*0.85*			*-*			*0.85*			*0.85*		
HV %		*2.2*			*-*			*3.2*			*3.1*	

PM Peak Hour

	Eastbound MUTT NELSON			Westbound			Northbound W FRONTAGE			Southbound W FRONTAGE		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)	74		4				18	217			237	165
Background Growth	3	0	0	0	0	0	1	9	0	0	9	7
No Build (2026)	77	0	4	0	0	0	19	226	0	0	246	172
Entering								2				
Exiting	0	0	0	0	0	0	0	0	0	0	1	0
Build (2026)	77	0	4	0	0	0	19	227	0	0	247	172
Background Growth	8	0	0	0	0	0	2	23	0	0	25	17
Connection Rerouting												
Horizon Year No Build (2036)	85	0	5	0	0	0	21	248	0	0	271	189
Horizon Year No Build Connected (2036)	85	0	5	0	0	0	21	248	0	0	271	189
Horizon Year Build Connected (2036)	85	0	5	0	0	0	21	250	0	0	272	189
PHF	*0.85*			*-*			*0.85*			*0.85*		
HV %		*1.3*			*-*			*3.8*			*2.5*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Trip Distribution % Enter								2.0%					Residential
Trip Distribution % Exit	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	

INTERSECTION: CERRILLOS (NM 14) & HERRERA

AM Peak Hour

	Eastbound HERRERA			Westbound WELLNESS			Northbound CERRILLOS (NM 14)			Southbound CERRILLOS (NM 14)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)	114	55	181	80	101	40	277	1,239	105	47	684	86
Background Growth	5	2	7	3	4	2	11	50	4	2	27	3
Las Soleras Medical	0	30	0	0	13	5	0	0	0	19	0	0
5407 Beckner			17				26	38	27		9	
5201 Beckner								15			1	
Cielo Apts								4			1	
Vista de la Sierra Trips								60			20	
Havenly Santa Fe								6			2	
No Build (2026)	119	87	205	83	118	47	314	1,412	136	68	744	89
Entering			2								14	
Exiting	0	0	0	0	0	0	5	39	0	0	0	0
Build (2026)	119	87	207	83	118	47	319	1,450	136	68	758	89
Background Growth	12	9	21	8	12	5	31	141	14	7	74	9
Connection Rerouting			-377				-98					
Horizon Year No Build (2036)	130	96	226	92	130	51	345	1,553	150	75	819	98
Horizon Year No Build Connected (2036)	130	96	0	92	130	51	248	1,553	150	75	819	98
Horizon Year Build Connected (2036)	130	96	0	92	130	51	253	1,592	150	75	832	98
PHF	*0.85*			*0.85*			*0.85*			*0.85*		
HV %		*0.6*			*1.8*			*3.5*			*3.3*	

PM Peak Hour

	Eastbound HERRERA			Westbound WELLNESS			Northbound CERRILLOS (NM 14)			Southbound CERRILLOS (NM 14)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)	130	69	232	115	60	63	222	905	63	26	1,146	66
Background Growth	5	3	9	5	2	3	9	36	3	1	46	3
Las Soleras Medical	0	9	0	0	26	42	0	0	0	9	0	0
5407 Beckner			17				27	40	28		8	
5201 Beckner								16			1	
Cielo Apts								4			10	
Vista de la Sierra Trips								35			66	
Havenly Santa Fe								4			7	
No Build (2026)	135	81	258	120	88	108	258	1,040	94	36	1,284	69
Entering			6								44	
Exiting	0	0	0	0	0	0	3	26	0	0	0	0
Build (2026)	135	81	264	120	88	108	261	1,067	94	36	1,328	69
Background Growth	14	8	26	12	9	11	26	104	9	4	128	7
Connection Rerouting			-414				-282					
Horizon Year No Build (2036)	149	89	284	132	97	118	284	1,144	103	40	1,412	76
Horizon Year No Build Connected (2036)	149	89	0	132	97	118	0	1,144	103	40	1,412	76
Horizon Year Build Connected (2036)	149	89	0	132	97	118	3	1,171	103	40	1,457	76
PHF	*0.94*			*0.94*			*0.94*			*0.94*		
HV %		*1.2*			*1.3*			*1.7*			*1.9*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Trip Distribution % Enter			7.0%								54.0%		Residential
Trip Distribution % Exit	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.0%	54.0%	0.0%	0.0%	0.0%	0.0%	

INTERSECTION: PROPOSED ROUNDABOUT DRIVEWAY

AM Peak Hour

	Eastbound PROPOSED CONNECTION			Westbound W FRONTAGE			Northbound W FRONTAGE			Southbound SOUTH DRIVEWAY		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)				281					441			
Background Growth	0	0	0	11	0	0	0	0	18	0	0	0
No Build (2026)	0	0	0	292	0	0	0	0	458	0	0	0
Entering	3					12		1				
Exiting	0	0	0	0	0	0	0	0	0	58	1	7
Build (2026)	3	0	0	292	0	12	0	1	458	58	1	7
Background Growth	0	0	0	29	0	0	0	0	46	0	0	0
Connection Rerouting		377			98							
Horizon Year No Build (2036)	0	0	0	321	0	0	0	0	504	0	0	0
Horizon Year No Build Connected (2036)	0	377	0	321	98	0	0	0	504	0	0	0
Horizon Year Build Connected (2036)	3	377	0	321	98	12	0	1	504	58	1	7
PHF	-			*0.94*			*0.94*			*0.94*		
HV %		-			*2*			*2*			*2*	

PM Peak Hour

	Eastbound PROPOSED CONNECTION			Westbound W FRONTAGE			Northbound W FRONTAGE			Southbound SOUTH DRIVEWAY		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)				417					276			
Background Growth	0	0	0	17	0	0	0	0	11	0	0	0
No Build (2026)	0	0	0	434	0	0	0	0	287	0	0	0
Entering	8					38		2				
Exiting	0	0	0	0	0	0	0	0	0	40	1	5
Build (2026)	8	0	0	434	0	38	0	2	287	40	1	5
Background Growth	0	0	0	43	0	0	0	0	29	0	0	0
Connection Rerouting		414			282							
Horizon Year No Build (2036)	0	0	0	477	0	0	0	0	315	0	0	0
Horizon Year No Build Connected (2036)	0	414	0	477	282	0	0	0	315	0	0	0
Horizon Year Build Connected (2036)	8	414	0	477	282	38	0	2	315	40	1	5
PHF	-			*0.94*			*0.94*			*0.94*		
HV %		-			*2*			*2*			*2*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Trip Distribution % Enter	10.0%					46.0%		2.0%					Residential
Trip Distribution % Exit	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	81.0%	2.0%	10.0%	

INTERSECTION: EAST DRIVEWAY ON CERRILLOS

AM Peak Hour

	Eastbound EAST DRIVEWAY			Westbound			Northbound CERRILLOS (NM 14)			Southbound CERRILLOS (NM 14)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)								1,649			979	
Background Growth	0	0	0	0	0	0	0	66	0	0	39	0
No Build (2026)	0	0	0	0	0	0	0	1,714	0	0	1,018	0
Entering											5	11
Exiting	0	0	5	0	0	0	0	44	0	0	0	0
Build (2026)	0	0	5	0	0	0	0	1,758	0	0	1,022	11
Background Growth	0	0	0	0	0	0	0	171	0	0	102	0
Connection Rerouting												
Horizon Year No Build (2036)	0	0	0	0	0	0	0	1,886	0	0	1,119	0
Horizon Year No Build Connected (2036)	0	0	0	0	0	0	0	1,886	0	0	1,119	0
Horizon Year Build Connected (2036)	0	0	5	0	0	0	0	1,930	0	0	1,124	11
PHF	*0.94*			*-*			*0.94*			*0.94*		
HV %		*2*			*-*			*2*			*2*	

PM Peak Hour

	Eastbound EAST DRIVEWAY			Westbound			Northbound CERRILLOS (NM 14)			Southbound CERRILLOS (NM 14)		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing (2022)								1,227			1,531	
Background Growth	0	0	0	0	0	0	0	49	0	0	61	0
No Build (2026)	0	0	0	0	0	0	0	1,276	0	0	1,592	0
Entering											16	34
Exiting	0	0	3	0	0	0	0	30	0	0	0	0
Build (2026)	0	0	3	0	0	0	0	1,306	0	0	1,607	34
Background Growth	0	0	0	0	0	0	0	128	0	0	159	0
Connection Rerouting												
Horizon Year No Build (2036)	0	0	0	0	0	0	0	1,404	0	0	1,751	0
Horizon Year No Build Connected (2036)	0	0	0	0	0	0	0	1,404	0	0	1,751	0
Horizon Year Build Connected (2036)	0	0	3	0	0	0	0	1,434	0	0	1,766	34
PHF	*0.94*			*-*			*0.94*			*0.94*		
HV %		*2*			*-*			*2*			*2*	

growth rates	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Trip Distribution % Enter											19.0%	42.0%	Residential
Trip Distribution % Exit	0.0%	0.0%	7.0%	0.0%	0.0%	0.0%	0.0%	61.0%	0.0%	0.0%	0.0%	0.0%	

ESENCIA RESIDENTIAL TRIP DISTRIBUTION (PHASE 1 AND PHASE 1-2)
EMPLOYMENT BY AGGREGATED TAZ
2021

Aggregated TAZ's	Employees 2015	Employees 2040	Employees 2022	DISTANCE (D)	EMP./DIST. 2022	% 2022	Paseo del Sol - To/From West % Utilizing	Paseo del Sol - To/From West % Employment/D Dist. Utilizing	Paseo del Sol - To/From West EMP/Dist
1	3,453	2,540	3,197	4.3	744	4.40%		0.00%	0
2	1,986	1,822	1,940	5.4	359	2.12%		0.00%	0
3	1,298	1,776	1,432	3.9	367	2.17%		0.00%	0
4	4,183	8,318	5,341	2	2,670	15.79%		0.00%	0
5	325	417	351	3.2	110	0.65%		0.00%	0
6	248	345	275	5.6	49	0.29%		0.00%	0
7	42	38	41	6.1	7	0.04%		0.00%	0
8	1,350	1,792	1,474	2.1	702	4.15%		0.00%	0
9	655	654	655	9.8	67	0.39%		0.00%	0
10	1,082	1,094	1,085	6.7	162	0.96%		0.00%	0
11	399	1,984	843	4.9	172	1.02%	100%	1.02%	172
12	6,827	8,904	7,409	1.4	5,292	31.28%	100%	31.28%	5,292
13	5,956	4,456	5,536	5.4	1,025	6.06%		0.00%	0
14	23,927	18,392	22,377	7.2	3,108	18.37%		0.00%	0
15	552	551	552	9.1	61	0.36%		0.00%	0
16	2,748	2,613	2,710	9.8	277	1.63%		0.00%	0
17	326	376	340	8.0	43	0.25%	100%	0.25%	43
ABQ	206,042	230,011	212,753	125.0	1,702	10.06%		0.00%	0
TOTALS =	261,399	286,083	268,310		16,915	100.00%		33%	

2015 and 2040 Santa Fe Tmodel Socioeconomic Forecasts

ABQ values from MRCOG 2040 Forecasts - Distance adjusted to reflect estimated percentage from Albuquerque

ESENCIA RESIDENTIAL TRIP DISTRIBUTION (PHASE 1 AND PHASE 1-2)
EMPLOYMENT BY AGGREGATED TAZ
2021

Aggregated TAZ's	Employees 2015	Employees 2040	2022	DISTANCE (D)	EMP./DIST. 2022	% 2022	Cerillos (NM 14) - To/From North % Utilizing	% Employment/D Dist. Utilizing	EMP/Dist
1	3,453	2,540	3,197	4.3	744	4.40%	50%	2.20%	372
2	1,986	1,822	1,940	5.4	359	2.12%	50%	1.06%	180
3	1,298	1,776	1,432	3.9	367	2.17%	50%	1.09%	184
4	4,183	8,318	5,341	2	2,670	15.79%	50%	7.89%	1,335
5	325	417	351	3.2	110	0.65%		0.00%	0
6	248	345	275	5.6	49	0.29%		0.00%	0
7	42	38	41	6.1	7	0.04%		0.00%	0
8	1,350	1,792	1,474	2.1	702	4.15%		0.00%	0
9	655	654	655	9.8	67	0.39%		0.00%	0
10	1,082	1,094	1,085	6.7	162	0.96%		0.00%	0
11	399	1,984	843	4.9	172	1.02%		0.00%	0
12	6,827	8,904	7,409	1.4	5,292	31.28%		0.00%	0
13	5,956	4,456	5,536	5.4	1,025	6.06%	50%	3.03%	513
14	23,927	18,392	22,377	7.2	3,108	18.37%	50%	9.19%	1,554
15	552	551	552	9.1	61	0.36%		0.00%	0
16	2,748	2,613	2,710	9.8	277	1.63%	50%	0.82%	138
17	326	376	340	8.0	43	0.25%		0.00%	0
ABQ	206,042	230,011	212,753	125.0	1,702	10.06%		0.00%	0
TOTALS =	261,399	286,083	268,310		16,915	100.00%		25%	

2015 and 2040 Santa Fe Tmodel Socioeconomic Forecasts

ABQ values from MRCOG 2040 Forecasts - Distance adjusted to reflect estimated percentage from Albuquerque

ESENCIA RESIDENTIAL TRIP DISTRIBUTION (PHASE 1 AND PHASE 1-2)
EMPLOYMENT BY AGGREGATED TAZ
2021

Aggregated TAZ's	Employees 2015	Employees 2040	2022	DISTANCE (D)	EMP./DIST. 2022	% 2022	Herrera/Wellness Way - To/From East % Utilizing	% Employment/D Dist. Utilizing	EMP/Dist
1	3,453	2,540	3,197	4.3	744	4.40%	50%	2.20%	372
2	1,986	1,822	1,940	5.4	359	2.12%	50%	1.06%	180
3	1,298	1,776	1,432	3.9	367	2.17%	50%	1.09%	184
4	4,183	8,318	5,341	2	2,670	15.79%	50%	7.89%	1,335
5	325	417	351	3.2	110	0.65%	100%	0.65%	110
6	248	345	275	5.6	49	0.29%	100%	0.29%	49
7	42	38	41	6.1	7	0.04%	50%	0.02%	3
8	1,350	1,792	1,474	2.1	702	4.15%		0.00%	0
9	655	654	655	9.8	67	0.39%	50%	0.20%	33
10	1,082	1,094	1,085	6.7	162	0.96%		0.00%	0
11	399	1,984	843	4.9	172	1.02%		0.00%	0
12	6,827	8,904	7,409	1.4	5,292	31.28%		0.00%	0
13	5,956	4,456	5,536	5.4	1,025	6.06%	50%	3.03%	513
14	23,927	18,392	22,377	7.2	3,108	18.37%	50%	9.19%	1,554
15	552	551	552	9.1	61	0.36%	100%	0.36%	61
16	2,748	2,613	2,710	9.8	277	1.63%	50%	0.82%	138
17	326	376	340	8.0	43	0.25%		0.00%	0
ABQ	206,042	230,011	212,753	125.0	1,702	10.06%		0.00%	0
TOTALS =	261,399	286,083	268,310		16,915	100.00%		27%	

2015 and 2040 Santa Fe Tmodel Socioeconomic Forecasts

ABQ values from MRCOG 2040 Forecasts - Distance adjusted to reflect estimated percentage from Albuquerque

ESENCIA RESIDENTIAL TRIP DISTRIBUTION (PHASE 1 AND PHASE 1-2)
EMPLOYMENT BY AGGREGATED TAZ
2021

Aggregated TAZ's	Employees 2015	Employees 2040	2022	DISTANCE (D)	EMP./DIST. 2022	% 2022	Cerrillos (NM 14) - To/From South % Utilizing	% Employment/ Dist. Utilizing	EMP/Dist
1	3,453	2,540	3,197	4.3	744	4.40%		0.00%	0
2	1,986	1,822	1,940	5.4	359	2.12%		0.00%	0
3	1,298	1,776	1,432	3.9	367	2.17%		0.00%	0
4	4,183	8,318	5,341	2	2,670	15.79%		0.00%	0
5	325	417	351	3.2	110	0.65%		0.00%	0
6	248	345	275	5.6	49	0.29%		0.00%	0
7	42	38	41	6.1	7	0.04%	50%	0.02%	3
8	1,350	1,792	1,474	2.1	702	4.15%	100%	4.15%	702
9	655	654	655	9.8	67	0.39%	50%	0.20%	33
10	1,082	1,094	1,085	6.7	162	0.96%	100%	0.96%	162
11	399	1,984	843	4.9	172	1.02%		0.00%	0
12	6,827	8,904	7,409	1.4	5,292	31.28%		0.00%	0
13	5,956	4,456	5,536	5.4	1,025	6.06%		0.00%	0
14	23,927	18,392	22,377	7.2	3,108	18.37%		0.00%	0
15	552	551	552	9.1	61	0.36%		0.00%	0
16	2,748	2,613	2,710	9.8	277	1.63%		0.00%	0
17	326	376	340	8.0	43	0.25%		0.00%	0
ABQ	206,042	230,011	212,753	125.0	1,702	10.06%	100%	10.06%	1,702
TOTALS =	261,399	286,083	268,310		16,915	100.00%		15%	

2015 and 2040 Santa Fe Tmodel Socioeconomic Forecasts

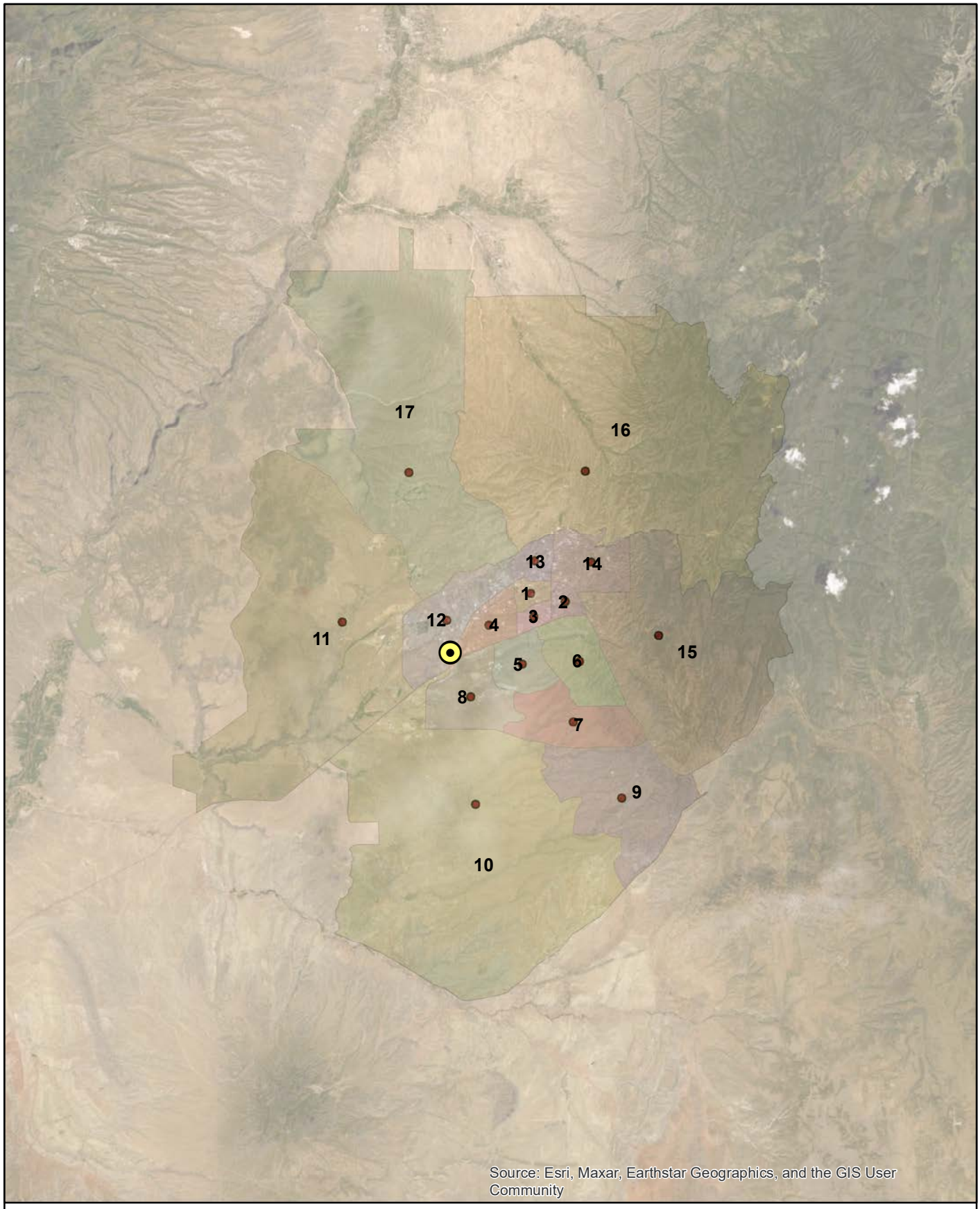
ABQ values from MRCOG 2040 Forecasts - Distance adjusted to reflect estimated percentage from Albuquerque

ESENCIA RESIDENTIAL TRIP DISTRIBUTION (PHASE 1 AND PHASE 1-2)
EMPLOYMENT BY AGGREGATED TAZ
2021

Aggregated TAZ's	Employees 2015	2040	2022	DISTANCE (D)	EMP./DIST. 2022	% 2022			
1	3,453	2,540	3,197	4.3	744	4.40%	4.40%	0.00%	100%
2	1,986	1,822	1,940	5.4	359	2.12%	2.12%	0.00%	100%
3	1,298	1,776	1,432	3.9	367	2.17%	2.17%	0.00%	100%
4	4,183	8,318	5,341	2	2,670	15.79%	15.79%	0.00%	100%
5	325	417	351	3.2	110	0.65%	0.65%	0.00%	100%
6	248	345	275	5.6	49	0.29%	0.29%	0.00%	100%
7	42	38	41	6.1	7	0.04%	0.04%	0.00%	100%
8	1,350	1,792	1,474	2.1	702	4.15%	4.15%	0.00%	100%
9	655	654	655	9.8	67	0.39%	0.39%	0.00%	100%
10	1,082	1,094	1,085	6.7	162	0.96%	0.96%	0.00%	100%
11	399	1,984	843	4.9	172	1.02%	1.02%	0.00%	100%
12	6,827	8,904	7,409	1.4	5,292	31.28%	31.28%	0.00%	100%
13	5,956	4,456	5,536	5.4	1,025	6.06%	6.06%	0.00%	100%
14	23,927	18,392	22,377	7.2	3,108	18.37%	18.37%	0.00%	100%
15	552	551	552	9.1	61	0.36%	0.36%	0.00%	100%
16	2,748	2,613	2,710	9.8	277	1.63%	1.63%	0.00%	100%
17	326	376	340	8.0	43	0.25%	0.25%	0.00%	100%
ABQ	206,042	230,011	212,753	125.0	1,702	10.06%	10.06%	0.00%	0%
									0%
TOTALS =	261,399	286,083	268,310		16,915	100.00%	100.00%		0%

2015 and 2040 Santa Fe Tmodel Socioeconomic Forecasts

ABQ values from MRCOG 2040 Forecasts - Distance adjusted to reflect estimated percentage from Albuquerque



Bohannan Huston

N
W E
S

0 15,000 30,000 Feet

1 in = 30,608 ft

Cavan Multi Family

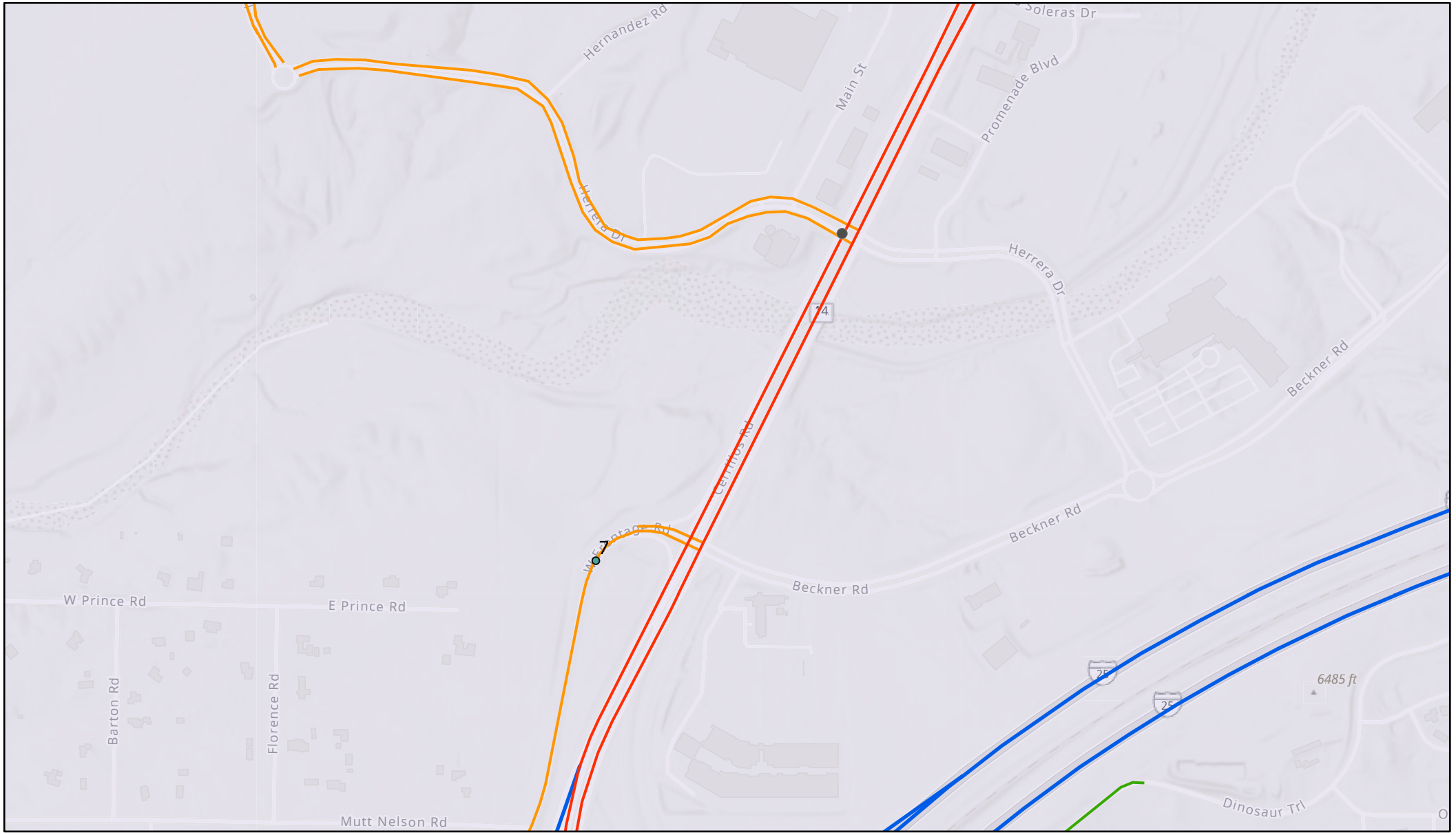
Santa Fe Region Subareas

\\A-ABQ-FS2\ABQ-Projects\20230242\TRANS\Study\Analysis\TRIP DIST\Santa Fe_Socioeconomic_Dist_Map.mxd

Author: ago

October 2022

Roadway Functional Class



9/28/2022, 1:29:34 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Mileposts - 1 Mile Intervals

NMDOT Functional Class

1 - Interstate

3 - Principal Arterial - Other

5 - Major Collector

6 - Minor Collector

Urban_Area_Boundaries

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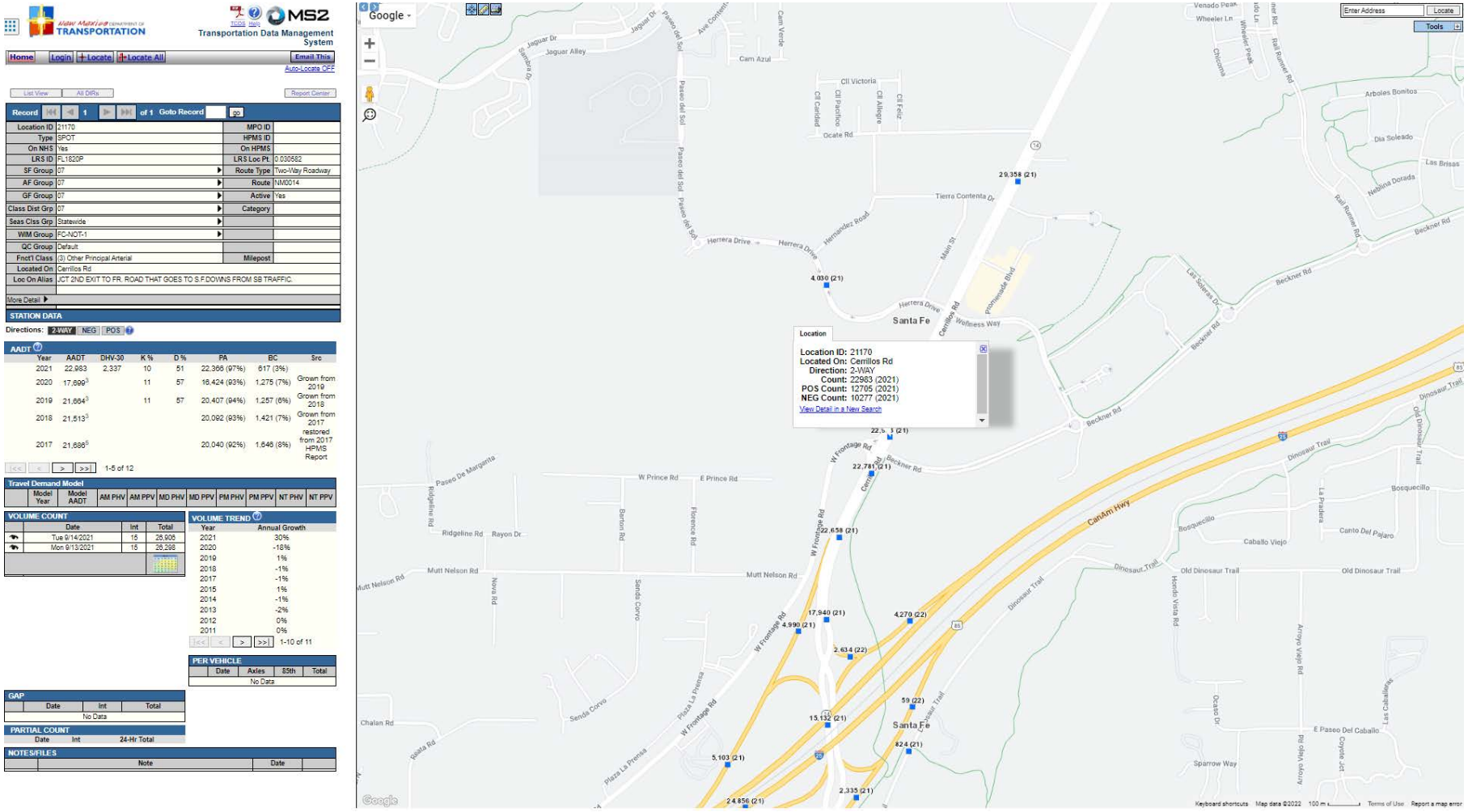
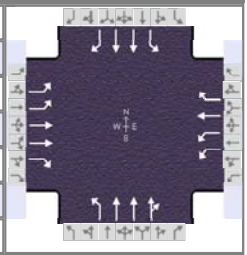
Background Traffic Growth



APPENDIX D:
2026 NO BUILD INTERSECTION CAPACITY ANALYSIS

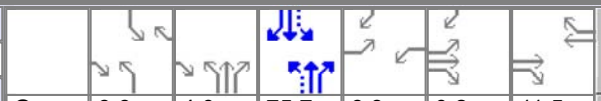
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.85
Urban Street	NM 14 (Cerrillos)	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Cerrillos (NM 14) & Herr…	File Name	2026 NBAM Beckner to Herrera.xus		
Project Description	2026 NBAM				

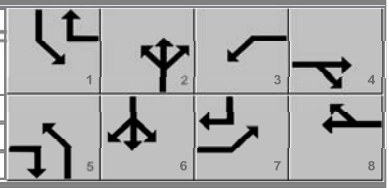


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	119	87	205	83	118	47	314	1412	136	68	744	89

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	109	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.6	4.0	75.7	6.8	0.2	11.5
Yellow	3.0	0.0	4.3	3.0	0.0	3.0
Red	1.0	0.0	2.0	1.0	0.0	3.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	2.0	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.0	17.7	10.8	17.5	14.5	85.9	10.6	82.0
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	4.0	6.3	4.0	6.3
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	6.9	8.7	5.4	11.1	10.3		4.0	
Green Extension Time (*g e*), s	0.1	0.5	0.0	0.4	0.2	0.0	0.1	0.0
Phase Call Probability	0.99	1.00	0.97	1.00	1.00		0.94	
Max Out Probability	0.07	0.01	1.00	0.11	0.87		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	140	102	98	98	139	15	354	1179	563	80	875	100
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1743	1795	1598	1730	1870	1585	1753	1841	1757	1767	1766	1572
Queue Service Time (*g s*), s	4.9	3.3	6.7	3.4	9.1	1.0	8.3	15.9	15.5	2.0	16.2	2.9
Cycle Queue Clearance Time (*g c*), s	4.9	3.3	6.7	3.4	9.1	1.0	8.3	15.9	15.5	2.0	16.2	2.9
Green Ratio (*g/C*)	0.06	0.09	0.18	0.05	0.09	0.14	0.71	0.64	0.64	0.66	0.61	0.66
Capacity (*c*), veh/h	195	337	285	187	172	229	502	2345	1119	286	2139	1040
Volume-to-Capacity Ratio (*X*)	0.717	0.304	0.343	0.522	0.807	0.067	0.706	0.503	0.503	0.280	0.409	0.096
Back of Queue (*Q*), ft/ln (95 th percentile)	100.4	68.1	120.8	69.3	205.5	18.9	151.8	196.3	181.2	32.8	258.8	42.8
Back of Queue (*Q*), veh/ln (95 th percentile)	4.0	2.7	4.8	2.7	8.1	0.7	5.9	7.6	7.2	1.3	10.1	1.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.43	0.22	1.34	0.32	0.76	0.10	0.56	0.14	0.13	0.15	0.23	0.25
Uniform Delay (*d 1*), s/veh	58.0	52.8	45.0	57.5	55.7	46.2	10.8	7.6	7.2	8.8	12.9	7.7
Incremental Delay (*d 2*), s/veh	1.8	0.2	0.3	0.8	6.7	0.0	1.9	0.5	1.0	0.2	0.6	0.2
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	59.9	53.0	45.2	58.4	62.3	46.2	12.7	8.1	8.2	9.0	13.5	7.8
Level of Service (LOS)	E	D	D	E	E	D	B	A	A	A	B	A
Approach Delay, s/veh / LOS	53.6	D		59.8	E		8.9	A		12.6	B	
Intersection Delay, s/veh / LOS	17.4						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.47	B	2.61	C	2.44	B	2.57	C
Bicycle LOS Score / LOS	0.77	A	0.90	A	1.69	B	1.36	A

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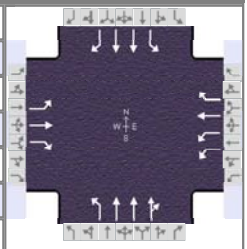
HCS Signalized Intersection Results Summary

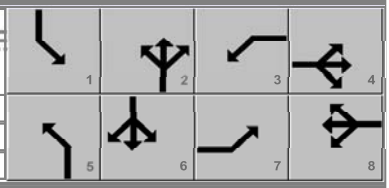
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2026 NBAM Beckner to Herrera.xus		
Project Description	2026 NBAM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	315	115	75	199	63	45	100	1483	286	26	868	196

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.4	3.4	74.9	9.9	0.1	11.2
Yellow	3.0	0.0	5.0	3.0	0.0	3.0
Red	1.0	0.0	2.0	1.0	0.0	3.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	17.3	13.9	17.2	11.9	85.4	8.4	81.9
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	10.8	9.4	6.6	5.0		2.8	
Green Extension Time (g_e), s	0.0	0.6	0.5	0.6	0.2	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.98		0.63	
Max Out Probability	1.00	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	366	134	87	231	73	42	116	1386	646	29	967	218
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870		1743	1885	1598	1753	1841	1695	1767	1766	
Queue Service Time (g_s), s	10.0	8.8		7.4	4.6	3.1	3.0	28.2	28.7	0.8	17.6	
Cycle Queue Clearance Time (g_c), s	10.0	8.8		7.4	4.6	3.1	3.0	28.2	28.7	0.8	17.6	
Green Ratio (*g/C*)	0.17	0.09		0.17	0.09	0.09	0.66	0.63	0.63	0.63	0.60	
Capacity (*c*), veh/h	273	169		402	169	143	416	2308	1063	199	2118	
Volume-to-Capacity Ratio (*X*)	1.340	0.789		0.575	0.434	0.293	0.279	0.601	0.608	0.145	0.457	
Back of Queue (*Q*), ft/ln (95 th percentile)	649.7	191.1		143.4	98.4	55.4	48.7	418.6	398	12.9	261	
Back of Queue (*Q*), veh/ln (95 th percentile)	26.0	7.5		5.7	3.9	2.2	1.9	16.2	15.9	0.5	10.2	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.20		0.60	0.25	0.14	0.16	0.21	0.21	0.02	0.18	
Uniform Delay (d_1), s/veh	53.1	55.7		46.8	53.9	53.2	9.5	14.0	14.1	12.3	12.4	
Incremental Delay (d_2), s/veh	175.5	3.1		0.5	0.7	0.4	0.1	1.2	2.6	0.1	0.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	228.6	58.8	0.0	47.3	54.6	53.6	9.6	15.1	16.6	12.4	13.0	0.0
Level of Service (LOS)	F	E	A	D	D	D	A	B	B	B	B	A
Approach Delay, s/veh / LOS	156.0	F		49.6	D		15.3	B		10.7	B	
Intersection Delay, s/veh / LOS	36.0						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.50	B	2.61	C	2.26	B	2.08	B
Bicycle LOS Score / LOS	1.46	A	1.06	A	1.67	B	1.53	B

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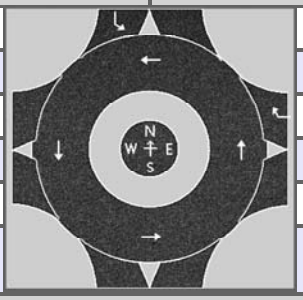
HCS Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	11/9/2022
Analysis Year	2026
Time Analyzed	2026 NO BUILD AM
Project Description	Cavan Multi-Family Development



Site Information

Intersection	Paseo del Sol & Herrera
E/W Street Name	Herrera Drive
N/S Street Name	Paseo del Sol
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.76
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0
Lane Assignment							R								L	
Volume (V), veh/h					138			455					20	428		
Percent Heavy Vehicles, %					1			1					2	2		
Flow Rate (v_{PCE}), pc/h					183			603					27	574		
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1								1			
Pedestrians Crossing, p/h					0								0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s					4.9763						4.9763	
Follow-Up Headway, s					2.6087						2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					786						601	
Entry Volume, veh/h					781						590	
Circulating Flow (v_c), pc/h	784			27			784			183		
Exiting Flow (v_{ex}), pc/h	757			0			630			0		
Capacity (c_{pce}), pc/h					1343						1145	
Capacity (c), veh/h					1333						1124	
v/c Ratio (x)					0.59						0.52	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					9.4						9.3	
Lane LOS					A						A	
95% Queue, veh					4.0						3.2	
Approach Delay, s/veh | LOS				9.4		A				9.3		A
Intersection Delay, s/veh | LOS	9.3						A					

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HCS Two-Way Stop-Control Report

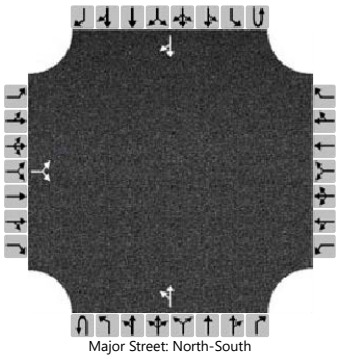
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	11/9/2022
Analysis Year	2026
Time Analyzed	2026 NO BUILD AM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development

Site Information

Intersection	West Frontage & Mutt Nels
Jurisdiction	CoSF, NMDOT
East/West Street	Mutt Nelson Rd
North/South Street	I-25 W Frontage Rd
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		172		18						7	287				208	56
Percent Heavy Vehicles (%)		2		2						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			224							8						
Capacity, c (veh/h)			459							1243						
v/c Ratio			0.49							0.01						
95% Queue Length, Q_{95} (veh)			2.6							0.0						
Control Delay (s/veh)			20.1							7.9	0.1					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		20.1								0.3						
Approach LOS		C								A						

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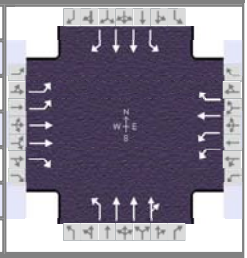
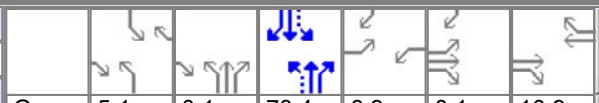
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.94
Urban Street	NM 14 (Cerrillos)	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Cerrillos (NM 14) & Herr…	File Name	2026 NBPM Beckner to Herrera.xus		
Project Description	2026 NBPM				

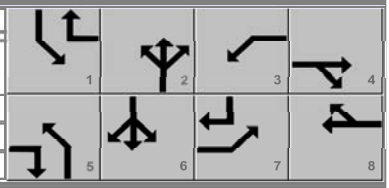


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	135	81	258	120	88	108	258	1040	94	36	1284	69

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	24	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	5.1	0.1	78.4	6.9	0.1	10.9
Yellow	3.0	3.0	4.3	3.0	0.0	3.0
Red	1.0	1.0	2.0	1.0	0.0	2.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	2.0	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.0	16.1	10.9	15.9	13.3	88.9	9.1	84.7
Change Period, (*Y+R c*), s	4.0	5.0	4.0	5.0	4.0	6.3	4.0	6.3
Max Allow Headway (*MAH*), s	3.1	3.2	3.1	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	7.1	10.5	6.5	8.0	8.9		2.9	
Green Extension Time (*g e*), s	0.0	0.5	0.2	0.6	0.4	0.0	0.0	0.0
Phase Call Probability	0.99	1.00	0.99	1.00	1.00		0.74	
Max Out Probability	1.00	0.01	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	144	86	120	128	94	56	301	884	425	38	1366	72
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1743	1795	1598	1743	1885	1598	1781	1870	1797	1781	1781	1585
Queue Service Time (*g s*), s	5.1	2.8	8.5	4.5	6.0	4.0	6.9	10.3	10.5	0.9	29.0	1.9
Cycle Queue Clearance Time (*g c*), s	5.1	2.8	8.5	4.5	6.0	4.0	6.9	10.3	10.5	0.9	29.0	1.9
Green Ratio (*g/C*)	0.06	0.09	0.16	0.06	0.09	0.13	0.72	0.66	0.66	0.67	0.63	0.68
Capacity (*c*), veh/h	197	318	260	193	165	206	347	2471	1187	366	2235	1084
Volume-to-Capacity Ratio (*X*)	0.731	0.271	0.463	0.662	0.568	0.274	0.866	0.358	0.358	0.105	0.611	0.067
Back of Queue (*Q*), ft/ln (95 th percentile)	110.6	57.5	154.6	91	130	72.6	260.8	156.3	157.8	14.4	410.2	27.3
Back of Queue (*Q*), veh/ln (95 th percentile)	4.4	2.3	6.1	3.6	5.2	2.9	10.3	6.2	6.3	0.6	16.1	1.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.47	0.18	1.72	0.42	0.48	0.38	0.97	0.11	0.11	0.06	0.36	0.16
Uniform Delay (*d 1*), s/veh	58.0	53.2	47.4	57.9	54.8	49.2	19.9	6.7	6.9	7.3	14.1	6.5
Incremental Delay (*d 2*), s/veh	8.0	0.2	0.5	1.4	1.1	0.3	6.7	0.3	0.7	0.0	1.3	0.1
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	66.1	53.4	47.9	59.3	55.9	49.5	26.5	7.0	7.6	7.4	15.3	6.7
Level of Service (LOS)	E	D	D	E	E	D	C	A	A	A	B	A
Approach Delay, s/veh / LOS	56.7	E		56.2	E		10.8	B		14.7	B	
Intersection Delay, s/veh / LOS	20.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.48	B	2.61	C	2.47	B	2.60	C
Bicycle LOS Score / LOS	0.78	A	0.95	A	1.30	A	1.71	B

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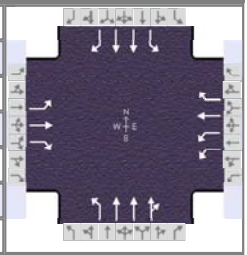
HCS Signalized Intersection Results Summary

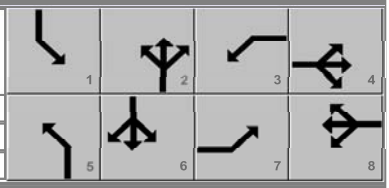
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.91
Urban Street	NM 14 (Cerrillos)	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2026 NBPM Beckner to Herrera.xus		
Project Description	2026 NBPM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	229	36	37	247	76	134	71	1113	177	75	1254	345

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	39	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.6	76.7	10.0	1.3	9.5	0.0	
Yellow	3.0	5.0	3.0	0.0	3.0	0.0	
Red	1.0	2.0	1.0	0.0	3.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	15.5	15.3	16.8	10.5	83.7	10.6	83.7
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	5.3	11.0	10.4	3.9		4.0	
Green Extension Time (g_e), s	0.0	0.4	0.4	0.4	0.1	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.93		0.94	
Max Out Probability	1.00	0.00	0.02	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	252	40	41	271	84	108	78	993	414	79	1324	364
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870		1716	1856	1572	1781	1870	1559	1781	1781	
Queue Service Time (g_s), s	10.0	2.5		9.0	5.4	8.4	1.9	17.5	17.5	2.0	21.7	
Cycle Queue Clearance Time (g_c), s	10.0	2.5		9.0	5.4	8.4	1.9	17.5	17.5	2.0	21.7	
Green Ratio (*g/C*)	0.16	0.08		0.17	0.09	0.09	0.67	0.61	0.61	0.67	0.61	
Capacity (*c*), veh/h	239	142		577	160	136	326	2294	956	332	2185	
Volume-to-Capacity Ratio (*X*)	1.054	0.279		0.470	0.522	0.794	0.239	0.433	0.433	0.238	0.606	
Back of Queue (*Q*), ft/ln (95 th percentile)	297.9	53.4		173	115.4	156.9	30.5	283	248.5	32.4	242.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	11.9	2.1		6.8	4.5	6.1	1.2	11.1	9.9	1.3	9.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.06		0.72	0.29	0.39	0.10	0.14	0.13	0.04	0.17	
Uniform Delay (d_1), s/veh	53.5	54.5		47.2	54.6	56.0	10.1	12.7	12.7	9.3	8.9	
Incremental Delay (d_2), s/veh	73.3	0.4		0.2	1.0	3.9	0.1	0.6	1.4	0.1	1.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	126.8	54.9	0.0	47.4	55.6	60.0	10.2	13.3	14.1	9.4	9.9	0.0
Level of Service (LOS)	F	D	A	D	E	E	B	B	B	A	A	A
Approach Delay, s/veh / LOS	102.7	F		51.8	D		13.4	B		7.8	A	
Intersection Delay, s/veh / LOS	22.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.48	B	2.61	C	2.30	B	2.08	B
Bicycle LOS Score / LOS	1.04	A	1.25	A	1.30	A	2.01	B

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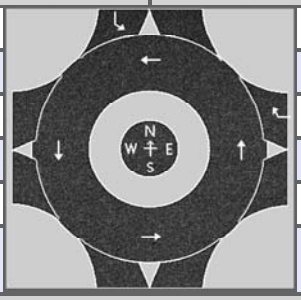
HCS Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	11/9/2022
Analysis Year	2026
Time Analyzed	2026 NO BUILD PM
Project Description	Cavan Multi-Family Development



Site Information

Intersection	Paseo del Sol & Herrera
E/W Street Name	Herrera Drive
N/S Street Name	Paseo del Sol
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.81
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0
Lane Assignment							R								L	
Volume (V), veh/h					1			282					11	400		
Percent Heavy Vehicles, %					0			0					1	1		
Flow Rate (v_{PCE}), pc/h					1			350					14	496		
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1								1			
Pedestrians Crossing, p/h					0								0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s					4.9763						4.9763	
Follow-Up Headway, s					2.6087						2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					351						510	
Entry Volume, veh/h					350						507	
Circulating Flow (v_c), pc/h	511			14			511			1		
Exiting Flow (v_{ex}), pc/h	497			0			364			0		
Capacity (c_{pce}), pc/h					1360						1379	
Capacity (c), veh/h					1355						1372	
v/c Ratio (x)					0.26						0.37	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					4.9						6.0	
Lane LOS					A						A	
95% Queue, veh					1.0						1.7	
Approach Delay, s/veh | LOS				4.9		A				6.0		A
Intersection Delay, s/veh | LOS	5.5						A					

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HCS Two-Way Stop-Control Report

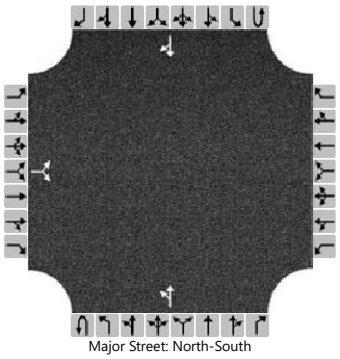
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	11/9/2022
Analysis Year	2026
Time Analyzed	2026 NO BUILD PM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development

Site Information

Intersection	West Frontage & Mutt Nels
Jurisdiction	CoSF, NMDOT
East/West Street	Mutt Nelson Rd
North/South Street	I-25 W Frontage Rd
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		77		4						19	226				246	172
Percent Heavy Vehicles (%)		1		1						4						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.41		6.21						4.14						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.51		3.31						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			95							22						
Capacity, c (veh/h)			404							1062						
v/c Ratio			0.24							0.02						
95% Queue Length, Q_{95} (veh)			0.9							0.1						
Control Delay (s/veh)			16.6							8.5	0.2					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		16.6								0.8						
Approach LOS		C								A						

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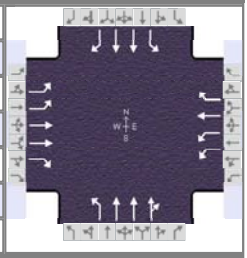
APPENDIX E:
2026 BUILD INTERSECTION CAPACITY ANALYSIS

HCS Signalized Intersection Results Summary

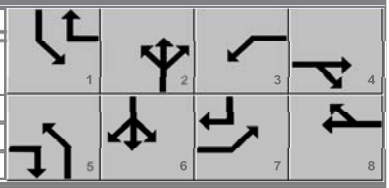
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.85
Urban Street	NM 14 (Cerrillos)	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Cerrillos (NM 14) & Herr…	File Name	2026 BAM Beckner to Herrera.xus		
Project Description	2026 BAM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	116	86	189	82	116	46	295	1303	107	67	711	88

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	109	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.5	3.5	76.4	6.8	0.2	11.3
Yellow	3.0	0.0	4.3	3.0	0.0	3.0
Red	1.0	0.0	2.0	1.0	0.0	3.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	2.0	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.9	17.5	10.8	17.3	14.1	86.2	10.5	82.7
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	4.0	6.3	4.0	6.3
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	6.8	7.4	5.4	10.9	9.8		4.0	
Green Extension Time (g_e), s	0.1	0.5	0.0	0.4	0.3	0.0	0.1	0.0
Phase Call Probability	0.99	1.00	0.96	1.00	1.00		0.94	
Max Out Probability	0.06	0.00	1.00	0.09	0.48		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	136	101	79	96	136	14	334	1076	517	79	836	99
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1743	1795	1598	1730	1870	1585	1753	1841	1769	1767	1766	1572
Queue Service Time (g_s), s	4.8	3.3	5.4	3.4	8.9	1.0	7.8	14.2	13.8	2.0	15.1	2.8
Cycle Queue Clearance Time (g_c), s	4.8	3.3	5.4	3.4	8.9	1.0	7.8	14.2	13.8	2.0	15.1	2.8
Green Ratio (*g/C*)	0.06	0.09	0.17	0.05	0.09	0.14	0.70	0.64	0.64	0.66	0.61	0.67
Capacity (*c*), veh/h	194	330	276	187	169	227	516	2353	1131	312	2158	1048
Volume-to-Capacity Ratio (*X*)	0.705	0.306	0.286	0.516	0.806	0.062	0.648	0.457	0.457	0.253	0.388	0.094
Back of Queue (*Q*), ft/ln (95 th percentile)	97.8	67.5	97	68.4	201.5	17.5	141.9	185.9	173.1	31.4	243.3	41.2
Back of Queue (*Q*), veh/ln (95 th percentile)	3.9	2.7	3.8	2.7	7.9	0.7	5.5	7.2	6.9	1.2	9.5	1.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.42	0.21	1.08	0.32	0.75	0.09	0.53	0.13	0.12	0.14	0.22	0.24
Uniform Delay (d_1), s/veh	58.0	53.0	45.0	57.5	55.8	46.3	9.8	7.6	7.3	8.3	12.4	7.4
Incremental Delay (d_2), s/veh	1.8	0.2	0.2	0.8	5.9	0.0	1.0	0.4	0.8	0.2	0.5	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	59.8	53.2	45.2	58.4	61.7	46.4	10.8	8.0	8.1	8.4	12.9	7.6
Level of Service (LOS)	E	D	D	E	E	D	B	A	A	A	B	A
Approach Delay, s/veh / LOS	54.1	D		59.5	E		8.5	A		12.1	B	
Intersection Delay, s/veh / LOS	17.2						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.47	B	2.62	C	2.44	B	2.57	C
Bicycle LOS Score / LOS	0.75	A	0.90	A	1.59	B	1.32	A

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HCS Two-Way Stop-Control Report

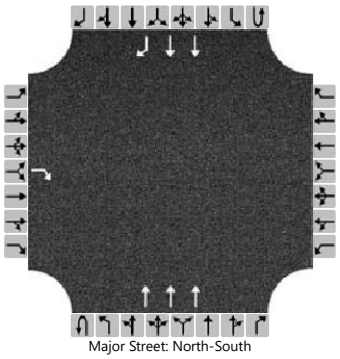
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	11/9/2022
Analysis Year	2026
Time Analyzed	2026 BUILD AM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development

Site Information

Intersection	East Driveway @ Cerrillos
Jurisdiction	CoSF, NMDOT
East/West Street	East Right In/Right Out
North/South Street	Cerrillos (NM 14)
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	3	0	0	0	2	1
Configuration				R							T				T	R
Volume (veh/h)				5							1733				1005	11
Percent Heavy Vehicles (%)				2												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No												No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.94												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.32												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				5												
Capacity, c (veh/h)				490												
v/c Ratio				0.01												
95% Queue Length, Q_{95} (veh)				0.0												
Control Delay (s/veh)				12.4												
Level of Service (LOS)				B												
Approach Delay (s/veh)		12.4														
Approach LOS		B														

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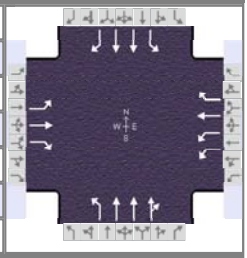
HCS Signalized Intersection Results Summary

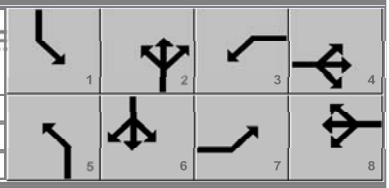
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2026 BAM Beckner to Herrera.xus		
Project Description	2026 BAM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	366	124	80	199	66	45	103	1483	286	26	874	203

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.5	3.4	74.2	9.8	0.2	11.9	
Yellow	3.0	0.0	5.0	3.0	0.0	3.0	
Red	1.0	0.0	2.0	1.0	0.0	3.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	18.0	13.8	17.9	11.9	84.7	8.5	81.2
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	12.0	11.4	9.3	6.8	5.2		2.8	
Green Extension Time (*g e*), s	0.0	0.6	0.5	0.6	0.2	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.98		0.64	
Max Out Probability	1.00	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	426	144	93	231	77	42	120	1386	646	29	979	227
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870		1743	1885	1598	1753	1841	1695	1767	1766	
Queue Service Time (*g s*), s	10.0	9.4		7.3	4.8	3.0	3.2	28.6	29.1	0.8	18.0	
Cycle Queue Clearance Time (*g c*), s	10.0	9.4		7.3	4.8	3.0	3.2	28.6	29.1	0.8	18.0	
Green Ratio (*g/C*)	0.17	0.10		0.17	0.09	0.09	0.65	0.62	0.62	0.63	0.59	
Capacity (*c*), veh/h	278	180		401	179	152	409	2288	1054	198	2099	
Volume-to-Capacity Ratio (*X*)	1.530	0.800		0.576	0.429	0.276	0.293	0.606	0.613	0.147	0.466	
Back of Queue (*Q*), ft/ln (95 th percentile)	896	202.6		142.3	102.5	55	51.4	425.7	405.2	13.3	264.9	
Back of Queue (*Q*), veh/ln (95 th percentile)	35.8	8.0		5.6	4.1	2.2	2.0	16.5	16.2	0.5	10.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.21		0.59	0.26	0.14	0.17	0.22	0.21	0.02	0.18	
Uniform Delay (*d 1*), s/veh	52.8	55.3		46.3	53.4	52.6	9.8	14.4	14.5	12.7	12.6	
Incremental Delay (*d 2*), s/veh	255.7	3.1		0.5	0.6	0.4	0.1	1.2	2.7	0.1	0.7	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	308.5	58.4	0.0	46.8	54.0	52.9	10.0	15.6	17.1	12.8	13.3	0.0
Level of Service (LOS)	F	E	A	D	D	D	A	B	B	B	B	A
Approach Delay, s/veh / LOS	210.8	F		49.1	D		15.7	B		10.8	B	
Intersection Delay, s/veh / LOS	46.4						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.50	B	2.61	C	2.26	B	2.08	B
Bicycle LOS Score / LOS	1.58	B	1.07	A	1.67	B	1.55	B

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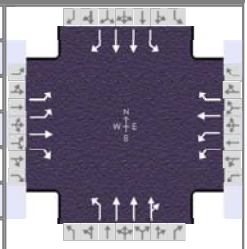
HCS Signalized Intersection Results Summary

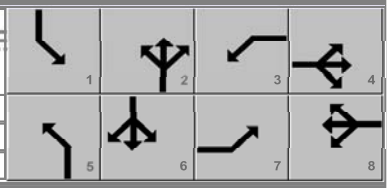
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2026 BAM Beckner to Herrera (Dual EB Left).xus		
Project Description	2026 BAM (+Dual EB Left)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	366	124	80	199	66	45	103	1483	286	26	874	203

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.5	3.4	74.2	9.8	0.2	11.9	
Yellow	3.0	0.0	5.0	3.0	0.0	3.0	
Red	1.0	0.0	2.0	1.0	0.0	3.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	18.0	13.8	17.9	11.9	84.7	8.5	81.2
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	11.4	9.3	6.8	5.2		2.8	
Green Extension Time (g_e), s	0.0	0.6	0.5	0.6	0.2	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.98		0.64	
Max Out Probability	1.00	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	426	144	93	231	77	42	120	1386	646	29	979	227
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1870		1743	1885	1598	1753	1841	1695	1767	1766	
Queue Service Time (g_s), s	10.0	9.4		7.3	4.8	3.0	3.2	28.6	29.1	0.8	18.1	
Cycle Queue Clearance Time (g_c), s	10.0	9.4		7.3	4.8	3.0	3.2	28.6	29.1	0.8	18.1	
Green Ratio (*g/C*)	0.17	0.10		0.17	0.09	0.09	0.65	0.62	0.62	0.63	0.59	
Capacity (*c*), veh/h	548	180		401	179	152	408	2288	1054	198	2099	
Volume-to-Capacity Ratio (*X*)	0.777	0.800		0.576	0.429	0.276	0.293	0.606	0.613	0.147	0.466	
Back of Queue (*Q*), ft/ln (95 th percentile)	93.1	202.6		142.3	102.5	55	51.4	425.7	405.2	13.3	266.4	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.7	8.0		5.6	4.1	2.2	2.0	16.5	16.2	0.5	10.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.21		0.59	0.26	0.14	0.17	0.22	0.21	0.02	0.18	
Uniform Delay (d_1), s/veh	50.1	55.3		46.3	53.4	52.6	9.8	14.4	14.5	12.6	12.7	
Incremental Delay (d_2), s/veh	6.3	3.1		0.5	0.6	0.4	0.1	1.2	2.7	0.1	0.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	56.4	58.4	0.0	46.8	54.0	52.9	10.0	15.6	17.1	12.8	13.4	0.0
Level of Service (LOS)	E	E	A	D	D	D	A	B	B	B	B	A
Approach Delay, s/veh / LOS	48.9	D		49.1	D		15.7	B		10.9	B	
Intersection Delay, s/veh / LOS	22.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.50	B	2.61	C	2.26	B	2.25	B
Bicycle LOS Score / LOS	1.58	B	1.07	A	1.67	B	1.55	B

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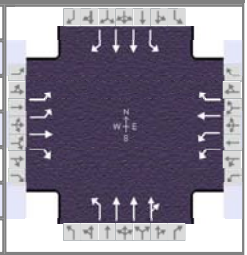
HCS Signalized Intersection Results Summary

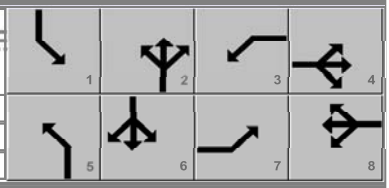
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2026 BAM Beckner to Herrera NO free rights (Du…		
Project Description	2026 BAM (No Free Rights +Dual EB Left)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	366	124	80	199	66	45	103	1483	286	26	874	203

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.5	3.4	74.2	9.8	0.2	11.9	
Yellow	3.0	0.0	5.0	3.0	0.0	3.0	
Red	1.0	0.0	2.0	1.0	0.0	3.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	18.0	13.8	17.9	11.9	84.7	8.5	81.2
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	12.0	11.4	9.3	6.8	5.2		2.8	
Green Extension Time (*g e*), s	0.0	0.6	0.5	0.6	0.2	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.98		0.64	
Max Out Probability	1.00	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	426	144	93	231	77	42	120	1386	646	29	979	227
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1870	1610	1743	1885	1598	1753	1841	1695	1767	1766	1610
Queue Service Time (*g s*), s	10.0	9.4	6.9	7.3	4.8	3.0	3.2	28.6	29.1	0.8	18.1	5.9
Cycle Queue Clearance Time (*g c*), s	10.0	9.4	6.9	7.3	4.8	3.0	3.2	28.6	29.1	0.8	18.1	5.9
Green Ratio (*g/C*)	0.17	0.10	0.10	0.17	0.09	0.09	0.65	0.62	0.62	0.63	0.59	0.59
Capacity (*c*), veh/h	548	180	155	401	179	152	408	2288	1054	198	2099	956
Volume-to-Capacity Ratio (*X*)	0.777	0.800	0.600	0.576	0.429	0.276	0.293	0.606	0.613	0.147	0.466	0.238
Back of Queue (*Q*), ft/ln (95 th percentile)	93.1	202.6	126.2	142.3	102.5	55	51.4	425.7	405.2	13.3	266.4	81.9
Back of Queue (*Q*), veh/ln (95 th percentile)	3.7	8.0	5.0	5.6	4.1	2.2	2.0	16.5	16.2	0.5	10.4	3.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.21	0.00	0.59	0.26	0.14	0.17	0.22	0.21	0.02	0.18	0.00
Uniform Delay (*d 1*), s/veh	50.1	55.3	54.2	46.3	53.4	52.6	9.8	14.4	14.5	12.6	12.7	7.8
Incremental Delay (*d 2*), s/veh	6.3	3.1	1.4	0.5	0.6	0.4	0.1	1.2	2.7	0.1	0.7	0.5
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	56.4	58.4	55.6	46.8	54.0	52.9	10.0	15.6	17.1	12.8	13.4	8.3
Level of Service (LOS)	E	E	E	D	D	D	A	B	B	B	B	A
Approach Delay, s/veh / LOS	56.7	E		49.1	D		15.7	B		12.4	B	
Intersection Delay, s/veh / LOS	23.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.50	B	2.61	C	2.26	B	2.25	B
Bicycle LOS Score / LOS	1.58	B	1.07	A	1.67	B	1.55	B

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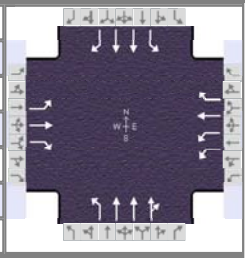
HCS Signalized Intersection Results Summary

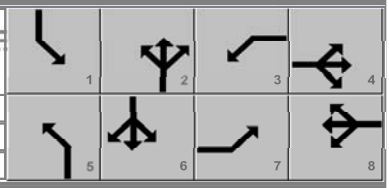
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2026 BAM Beckner to Herrera NO free rights [NO…		
Project Description	2026 BAM (No Free Rights)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	366	124	80	199	66	45	103	1483	286	26	874	203

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.5	3.4	74.2	9.8	0.2	11.9	
Yellow	3.0	0.0	5.0	3.0	0.0	3.0	
Red	1.0	0.0	2.0	1.0	0.0	3.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	18.0	13.8	17.9	11.9	84.7	8.5	81.2
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	12.0	11.4	9.3	6.8	5.2		2.8	
Green Extension Time (*g e*), s	0.0	0.6	0.5	0.6	0.2	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.98		0.64	
Max Out Probability	1.00	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	426	144	93	231	77	42	120	1386	646	29	979	227
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870	1610	1743	1885	1598	1753	1841	1695	1767	1766	1610
Queue Service Time (*g s*), s	10.0	9.4	6.9	7.3	4.8	3.0	3.2	28.6	29.1	0.8	18.0	5.8
Cycle Queue Clearance Time (*g c*), s	10.0	9.4	6.9	7.3	4.8	3.0	3.2	28.6	29.1	0.8	18.0	5.8
Green Ratio (*g/C*)	0.17	0.10	0.10	0.17	0.09	0.09	0.65	0.62	0.62	0.63	0.59	0.59
Capacity (*c*), veh/h	278	180	155	401	179	152	409	2288	1054	198	2099	956
Volume-to-Capacity Ratio (*X*)	1.530	0.800	0.600	0.576	0.429	0.276	0.293	0.606	0.613	0.147	0.466	0.238
Back of Queue (*Q*), ft/ln (95 th percentile)	896	202.6	126.2	142.3	102.5	55	51.4	425.7	405.2	13.3	264.9	81.2
Back of Queue (*Q*), veh/ln (95 th percentile)	35.8	8.0	5.0	5.6	4.1	2.2	2.0	16.5	16.2	0.5	10.3	3.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.21	0.00	0.59	0.26	0.14	0.17	0.22	0.21	0.02	0.18	0.00
Uniform Delay (*d 1*), s/veh	52.8	55.3	54.2	46.3	53.4	52.6	9.8	14.4	14.5	12.7	12.6	7.7
Incremental Delay (*d 2*), s/veh	255.7	3.1	1.4	0.5	0.6	0.4	0.1	1.2	2.7	0.1	0.7	0.5
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	308.5	58.4	55.6	46.8	54.0	52.9	10.0	15.6	17.1	12.8	13.3	8.2
Level of Service (LOS)	F	E	E	D	D	D	A	B	B	B	B	A
Approach Delay, s/veh / LOS	218.6	F		49.1	D		15.7	B		12.3	B	
Intersection Delay, s/veh / LOS	48.0						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.50	B	2.61	C	2.26	B	2.08	B
Bicycle LOS Score / LOS	1.58	B	1.07	A	1.67	B	1.55	B

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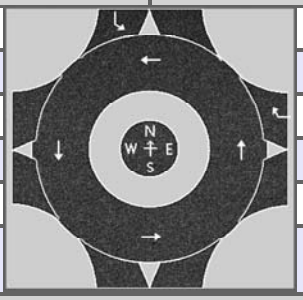
HCS Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	11/9/2022
Analysis Year	2026
Time Analyzed	2026 BUILD AM
Project Description	Cavan Multi-Family Development



Site Information

Intersection	Paseo del Sol & Herrera
E/W Street Name	Herrera Drive
N/S Street Name	Paseo del Sol
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.76
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0
Lane Assignment							R								L	
Volume (V), veh/h					136			447					19	419		
Percent Heavy Vehicles, %					1			1					2	2		
Flow Rate (v_{PCE}), pc/h					180			592					25	562		
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1								1			
Pedestrians Crossing, p/h					0								0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s					4.9763						4.9763	
Follow-Up Headway, s					2.6087						2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					772						587	
Entry Volume, veh/h					767						576	
Circulating Flow (v_c), pc/h	767			25			767			180		
Exiting Flow (v_{ex}), pc/h	742			0			617			0		
Capacity (c_{pce}), pc/h					1345						1149	
Capacity (c), veh/h					1336						1127	
v/c Ratio (x)					0.57						0.51	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					9.1						9.0	
Lane LOS					A						A	
95% Queue, veh					3.8						3.0	
Approach Delay, s/veh | LOS				9.1		A				9.0		A
Intersection Delay, s/veh | LOS	9.1						A					

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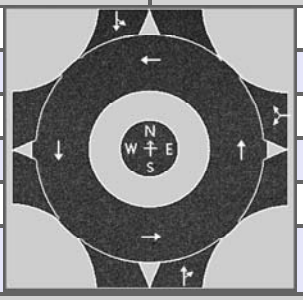
HCS Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	11/9/2022
Analysis Year	2026
Time Analyzed	2026 BUILD AM
Project Description	Cavan Multi-Family Development



Site Information

Intersection	South Roundabout Driveway
E/W Street Name	I-25 W Frontage Rd
N/S Street Name	I-25 W Frontage Rd
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.94
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment							LR				TR				LT	
Volume (V), veh/h					0	287		14	0		1	449	0	66	1	
Percent Heavy Vehicles, %					2	2		2	2		2	2	2	2	2	
Flow Rate (v_{PCE}), pc/h					0	311		15	0		1	487	0	72	1	
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1				1				1			
Pedestrians Crossing, p/h					0				0				0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s					4.9763			4.9763			4.9763	
Follow-Up Headway, s					2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					326			488			73	
Entry Volume, veh/h					320			478			72	
Circulating Flow (v_c), pc/h	384			1			72			311		
Exiting Flow (v_{ex}), pc/h	559			0			16			312		
Capacity (c_{pce}), pc/h					1379			1282			1005	
Capacity (c), veh/h					1352			1257			985	
v/c Ratio (x)					0.24			0.38			0.07	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					4.7			6.5			4.3	
Lane LOS					A			A			A	
95% Queue, veh					0.9			1.8			0.2	
Approach Delay, s/veh | LOS				4.7		A	6.5		A	4.3		A
Intersection Delay, s/veh | LOS	5.7						A					

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HCS Two-Way Stop-Control Report

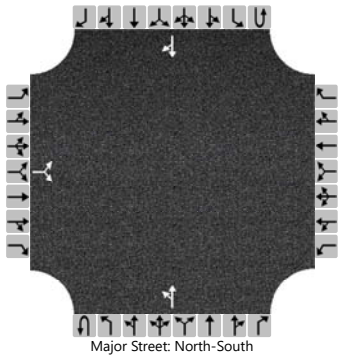
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	11/9/2022
Analysis Year	2026
Time Analyzed	2026 BUILD AM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development

Site Information

Intersection	West Frontage & Mutt Nels
Jurisdiction	CoSF, NMDOT
East/West Street	Mutt Nelson Rd
North/South Street	I-25 W Frontage Rd
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		168		17						7	282				205	55
Percent Heavy Vehicles (%)		2		2						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			218							8						
Capacity, c (veh/h)			464							1248						
v/c Ratio			0.47							0.01						
95% Queue Length, Q_{95} (veh)			2.5							0.0						
Control Delay (s/veh)			19.4							7.9	0.1					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		19.4								0.3						
Approach LOS		C								A						

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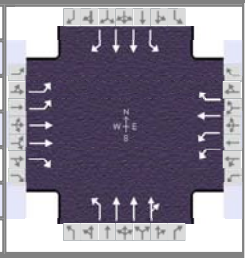
HCS Signalized Intersection Results Summary

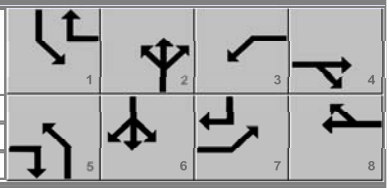
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.94
Urban Street	NM 14 (Cerrillos)	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Cerrillos (NM 14) & Herr…	File Name	2026 BPM Beckner to Herrera.xus		
Project Description	2026 BPM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	133	79	251	117	87	106	235	950	64	36	1213	67

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	24	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.1	3.5	79.6	6.9	10.6	0.0	
Yellow	3.0	0.0	4.3	3.0	3.0	0.0	
Red	1.0	0.0	2.0	1.0	2.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	2.0	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.0	15.6	10.9	15.5	12.6	89.4	9.1	85.9
Change Period, (*Y+R c*), s	4.0	5.0	4.0	5.0	4.0	6.3	4.0	6.3
Max Allow Headway (*MAH*), s	3.1	3.2	3.1	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	7.0	10.0	6.4	7.9	8.3		2.9	
Green Extension Time (*g e*), s	0.0	0.5	0.2	0.6	0.4	0.0	0.0	0.0
Phase Call Probability	0.99	1.00	0.99	1.00	1.00		0.74	
Max Out Probability	1.00	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	141	84	113	124	93	54	278	797	388	38	1290	70
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1743	1795	1598	1743	1885	1598	1781	1870	1818	1781	1781	1585
Queue Service Time (*g s*), s	5.0	2.7	8.0	4.4	5.9	3.8	6.3	8.9	9.1	0.9	25.8	1.8
Cycle Queue Clearance Time (*g c*), s	5.0	2.7	8.0	4.4	5.9	3.8	6.3	8.9	9.1	0.9	25.8	1.8
Green Ratio (*g/C*)	0.06	0.08	0.15	0.06	0.08	0.13	0.72	0.66	0.66	0.68	0.64	0.69
Capacity (*c*), veh/h	194	303	246	193	158	200	365	2486	1208	403	2267	1097
Volume-to-Capacity Ratio (*X*)	0.728	0.277	0.459	0.646	0.584	0.271	0.761	0.321	0.321	0.095	0.569	0.064
Back of Queue (*Q*), ft/ln (95 th percentile)	108.6	56.3	146	88.5	129.2	70.1	165.5	137.6	139.2	13.8	369.9	25.4
Back of Queue (*Q*), veh/ln (95 th percentile)	4.3	2.2	5.8	3.5	5.1	2.8	6.5	5.4	5.6	0.5	14.6	1.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.46	0.18	1.62	0.41	0.48	0.37	0.61	0.10	0.10	0.06	0.33	0.15
Uniform Delay (*d 1*), s/veh	58.1	53.6	48.2	57.8	55.1	49.5	15.3	6.5	6.6	6.9	12.9	6.2
Incremental Delay (*d 2*), s/veh	7.6	0.2	0.5	1.4	1.3	0.3	1.5	0.3	0.6	0.0	1.0	0.1
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	65.7	53.8	48.7	59.2	56.4	49.8	16.8	6.7	7.2	6.9	14.0	6.3
Level of Service (LOS)	E	D	D	E	E	D	B	A	A	A	B	A
Approach Delay, s/veh / LOS	57.1	E		56.4	E		8.8	A		13.4	B	
Intersection Delay, s/veh / LOS	19.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.48	B	2.61	C	2.47	B	2.60	C
Bicycle LOS Score / LOS	0.77	A	0.94	A	1.21	A	1.64	B

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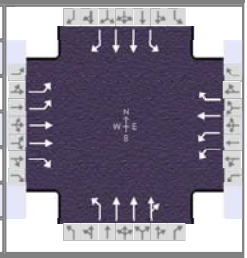
HCS Signalized Intersection Results Summary

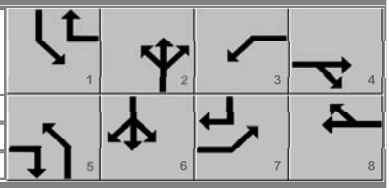
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.94
Urban Street	NM 14 (Cerrillos)	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Cerrillos (NM 14) & Herr…	File Name	2026 BPM Beckner to Herrera NO free rights [NO…		
Project Description	2026 BPM (No Free Rights)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	133	79	245	117	87	106	232	941	64	36	1195	67

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	24	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.1	3.5	80.0	6.9	10.1	0.0	
Yellow	3.0	0.0	4.3	3.0	3.0	0.0	
Red	1.0	0.0	2.0	1.0	2.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	2.0	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.0	15.1	10.9	15.0	12.6	89.8	9.1	86.3
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	6.3	4.0	6.3
Max Allow Headway (*MAH*), s	3.1	3.2	3.1	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	7.0	9.6	6.4	7.9	8.2		2.9	
Green Extension Time (g_e), s	0.0	0.5	0.2	0.6	0.4	0.0	0.0	0.0
Phase Call Probability	0.99	1.00	0.99	1.00	1.00		0.74	
Max Out Probability	1.00	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	141	84	106	124	93	54	277	800	389	38	1271	70
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1743	1795	1598	1743	1885	1598	1781	1870	1817	1781	1781	1585
Queue Service Time (g_s), s	5.0	2.8	7.6	4.4	5.9	3.9	6.2	8.9	9.0	0.9	25.0	1.8
Cycle Queue Clearance Time (g_c), s	5.0	2.8	7.6	4.4	5.9	3.9	6.2	8.9	9.0	0.9	25.0	1.8
Green Ratio (*g/C*)	0.06	0.08	0.15	0.06	0.08	0.12	0.72	0.67	0.67	0.68	0.64	0.70
Capacity (*c*), veh/h	194	290	240	193	152	194	373	2500	1214	404	2280	1103
Volume-to-Capacity Ratio (*X*)	0.728	0.290	0.444	0.646	0.611	0.279	0.745	0.320	0.320	0.095	0.557	0.064
Back of Queue (*Q*), ft/ln (95 th percentile)	108.6	56.5	137.8	88.5	130.1	70.4	145.7	136.4	138.4	13.5	357.6	24.9
Back of Queue (*Q*), veh/ln (95 th percentile)	4.3	2.2	5.5	3.5	5.2	2.8	5.7	5.4	5.5	0.5	14.1	1.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.46	0.18	1.53	0.41	0.48	0.37	0.54	0.09	0.10	0.06	0.32	0.15
Uniform Delay (d_1), s/veh	58.1	54.1	48.4	57.8	55.6	49.9	14.0	6.4	6.5	6.7	12.6	6.0
Incremental Delay (d_2), s/veh	7.6	0.2	0.5	1.4	1.5	0.3	1.1	0.3	0.6	0.0	1.0	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	65.7	54.3	48.9	59.2	57.1	50.2	15.1	6.6	7.1	6.8	13.6	6.2
Level of Service (LOS)	E	D	D	E	E	D	B	A	A	A	B	A
Approach Delay, s/veh / LOS	57.4	E		56.7	E		8.4	A		13.0	B	
Intersection Delay, s/veh / LOS	18.7						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.48	B	2.61	C	2.47	B	2.60	C
Bicycle LOS Score / LOS	0.76	A	0.94	A	1.20	A	1.63	B

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HCS Two-Way Stop-Control Report

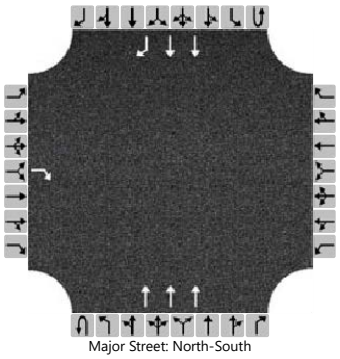
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	11/9/2022
Analysis Year	2026
Time Analyzed	2026 BUILD PM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development

Site Information

Intersection	East Driveway @ Cerrillos
Jurisdiction	CoSF, NMDOT
East/West Street	East Right In/Right Out
North/South Street	Cerrillos (NM 14)
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	3	0	0	0	2	1
Configuration				R							T				T	R
Volume (veh/h)				3							1286				1585	34
Percent Heavy Vehicles (%)				2												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No												No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.94												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.32												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				3												
Capacity, c (veh/h)				307												
v/c Ratio				0.01												
95% Queue Length, Q_{95} (veh)				0.0												
Control Delay (s/veh)				16.8												
Level of Service (LOS)				C												
Approach Delay (s/veh)		16.8														
Approach LOS		C														

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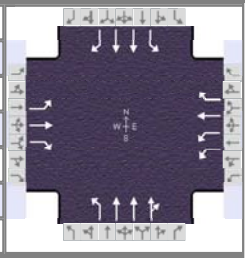
HCS Signalized Intersection Results Summary

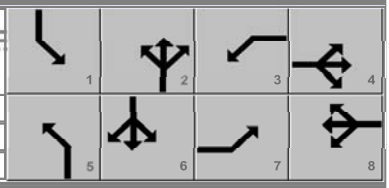
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.91
Urban Street	NM 14 (Cerrillos)	Analysis Year	2026	Analysis Period	1> 4:30
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2026 BPM Beckner to Herrera.xus		
Project Description	2026 BPM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	264	42	41	247	87	134	82	1113	177	75	1257	369

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	39	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.6	0.1	76.5	10.0	1.3	9.5
Yellow	3.0	0.0	5.0	3.0	0.0	3.0
Red	1.0	0.0	2.0	1.0	0.0	3.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	15.5	15.3	16.8	10.7	83.6	10.6	83.5
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	12.0	5.3	10.9	10.4	4.2		4.0	
Green Extension Time (*g e*), s	0.0	0.5	0.4	0.4	0.1	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.96		0.94	
Max Out Probability	1.00	0.00	0.02	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	290	46	45	271	96	108	90	993	414	81	1352	397
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870		1716	1856	1572	1781	1870	1559	1781	1781	
Queue Service Time (*g s*), s	10.0	2.9		8.9	6.2	8.4	2.2	17.5	17.5	2.0	23.0	
Cycle Queue Clearance Time (*g c*), s	10.0	2.9		8.9	6.2	8.4	2.2	17.5	17.5	2.0	23.0	
Green Ratio (*g/C*)	0.16	0.08		0.17	0.09	0.09	0.67	0.61	0.61	0.66	0.61	
Capacity (*c*), veh/h	230	142		568	161	136	326	2293	955	326	2179	
Volume-to-Capacity Ratio (*X*)	1.262	0.324		0.478	0.596	0.792	0.277	0.433	0.433	0.247	0.620	
Back of Queue (*Q*), ft/ln (95 th percentile)	463.8	62.5		173	133.4	156.7	35.6	283	248.5	33.2	252.9	
Back of Queue (*Q*), veh/ln (95 th percentile)	18.6	2.5		6.8	5.2	6.1	1.4	11.1	9.9	1.3	10.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.07		0.72	0.33	0.39	0.11	0.14	0.13	0.04	0.17	
Uniform Delay (*d 1*), s/veh	53.2	54.7		47.2	55.0	56.0	10.1	12.7	12.7	9.8	9.4	
Incremental Delay (*d 2*), s/veh	147.8	0.5		0.2	1.3	3.9	0.2	0.6	1.4	0.1	1.0	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	201.0	55.2	0.0	47.4	56.3	59.9	10.3	13.3	14.2	9.9	10.4	0.0
Level of Service (LOS)	F	E	A	D	E	E	B	B	B	A	B	A
Approach Delay, s/veh / LOS	159.6	F		52.0	D		13.4	B		8.1	A	
Intersection Delay, s/veh / LOS	28.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.48	B	2.61	C	2.30	B	2.08	B
Bicycle LOS Score / LOS	1.12	A	1.27	A	1.31	A	2.03	B

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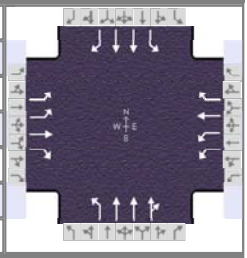
HCS Signalized Intersection Results Summary

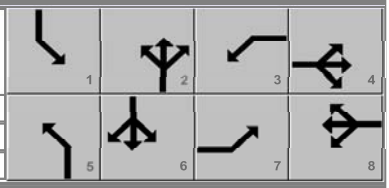
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	1.00
Urban Street	NM 14 (Cerrillos)	Analysis Year	2026	Analysis Period	1> 4:30
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2026 BPM Beckner to Herrera (Dual EB Left).xus		
Project Description	2026 BPM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	264	42	41	247	87	134	82	1113	177	75	1257	369

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	39	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.6	77.4	10.0	0.5	9.6	0.0	
Yellow	3.0	5.0	3.0	0.0	3.0	0.0	
Red	1.0	2.0	1.0	0.0	3.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	15.6	14.5	16.0	10.6	84.4	10.6	84.4
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	10.6	5.0	10.1	9.6	4.0		4.0	
Green Extension Time (g_e), s	0.0	0.4	0.3	0.4	0.1	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.94		0.94	
Max Out Probability	1.00	0.00	0.01	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	264	42	41	247	87	98	82	903	377	81	1352	397
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1870		1716	1856	1572	1781	1870	1559	1781	1781	
Queue Service Time (g_s), s	8.6	2.7		8.1	5.7	7.6	2.0	15.2	15.2	2.0	22.6	
Cycle Queue Clearance Time (g_c), s	8.6	2.7		8.1	5.7	7.6	2.0	15.2	15.2	2.0	22.6	
Green Ratio (*g/C*)	0.16	0.08		0.16	0.08	0.08	0.67	0.62	0.62	0.67	0.62	
Capacity (*c*), veh/h	447	143		552	149	126	328	2316	965	359	2205	
Volume-to-Capacity Ratio (*X*)	0.591	0.294		0.447	0.585	0.777	0.250	0.390	0.390	0.224	0.613	
Back of Queue (*Q*), ft/ln (95 th percentile)	169	56.8		157.6	121.9	142.8	31.3	251.2	220.5	32.2	249.5	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.8	2.2		6.2	4.8	5.6	1.2	9.9	8.8	1.3	9.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.06		0.66	0.30	0.36	0.10	0.13	0.11	0.04	0.17	
Uniform Delay (d_1), s/veh	48.3	54.5		47.5	55.5	56.4	9.6	11.9	12.0	8.9	9.1	
Incremental Delay (d_2), s/veh	1.4	0.4		0.2	1.4	3.8	0.1	0.5	1.2	0.1	1.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	49.7	55.0	0.0	47.7	56.8	60.2	9.8	12.4	13.1	9.0	10.1	0.0
Level of Service (LOS)	D	D	A	D	E	E	A	B	B	A	B	A
Approach Delay, s/veh / LOS	44.5	D		52.4	D		12.5	B		7.8	A	
Intersection Delay, s/veh / LOS	17.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.48	B	2.61	C	2.30	B	2.25	B
Bicycle LOS Score / LOS	1.06	A	1.20	A	1.24	A	1.89	B

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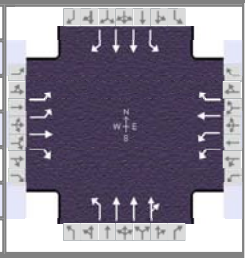
HCS Signalized Intersection Results Summary

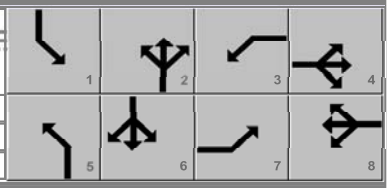
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.91
Urban Street	NM 14 (Cerrillos)	Analysis Year	2026	Analysis Period	1> 4:30
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2026 BPM Beckner to Herrera NO free rights (Du…		
Project Description	2026 BPM (No Free Rights +Dual EB Left)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	264	42	41	247	87	134	82	1113	177	75	1257	369

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	39	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.6	0.1	76.5	10.0	1.3	9.5	
Yellow	3.0	0.0	5.0	3.0	0.0	3.0	
Red	1.0	0.0	2.0	1.0	0.0	3.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	15.5	15.3	16.8	10.7	83.6	10.6	83.5
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	11.5	5.3	10.9	10.4	4.2		4.0	
Green Extension Time (*g e*), s	0.0	0.5	0.4	0.4	0.1	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.96		0.94	
Max Out Probability	1.00	0.00	0.02	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	290	46	45	271	96	108	90	993	414	81	1352	397
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1870	1610	1716	1856	1572	1781	1870	1559	1781	1781	1610
Queue Service Time (*g s*), s	9.5	2.9	3.3	8.9	6.2	8.4	2.2	17.5	17.5	2.0	23.0	6.8
Cycle Queue Clearance Time (*g c*), s	9.5	2.9	3.3	8.9	6.2	8.4	2.2	17.5	17.5	2.0	23.0	6.8
Green Ratio (*g/C*)	0.16	0.08	0.08	0.17	0.09	0.09	0.67	0.61	0.61	0.66	0.61	0.61
Capacity (*c*), veh/h	452	142	123	568	161	136	326	2293	955	326	2179	985
Volume-to-Capacity Ratio (*X*)	0.642	0.324	0.368	0.478	0.596	0.792	0.277	0.433	0.433	0.247	0.620	0.403
Back of Queue (*Q*), ft/ln (95 th percentile)	189.5	62.5	60.5	173	133.4	156.7	35.6	283	248.5	33.2	252.2	76.7
Back of Queue (*Q*), veh/ln (95 th percentile)	7.6	2.5	2.4	6.8	5.2	6.1	1.4	11.1	9.9	1.3	9.9	3.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.07	0.00	0.72	0.33	0.39	0.11	0.14	0.13	0.04	0.17	0.00
Uniform Delay (*d 1*), s/veh	48.7	54.7	54.9	47.2	55.0	56.0	10.1	12.7	12.7	9.8	9.4	4.0
Incremental Delay (*d 2*), s/veh	2.4	0.5	0.7	0.2	1.3	3.9	0.2	0.6	1.4	0.1	1.0	0.9
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	51.1	55.2	55.6	47.4	56.3	59.9	10.3	13.3	14.2	9.9	10.3	4.9
Level of Service (LOS)	D	E	E	D	E	E	B	B	B	A	B	A
Approach Delay, s/veh / LOS	52.2	D		52.0	D		13.4	B		9.1	A	
Intersection Delay, s/veh / LOS	19.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.48	B	2.61	C	2.30	B	2.25	B
Bicycle LOS Score / LOS	1.12	A	1.27	A	1.31	A	2.03	B

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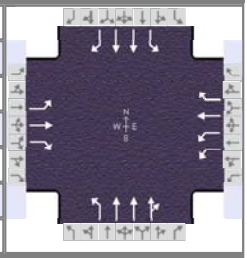
HCS Signalized Intersection Results Summary

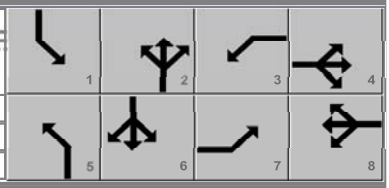
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.91
Urban Street	NM 14 (Cerrillos)	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2026 BPM Beckner to Herrera NO free rights [NO…		
Project Description	2026 BPM (No Free Rights)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	264	42	41	247	87	134	82	1113	177	75	1257	369

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	39	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.6	0.1	76.5	10.0	1.3	9.5	
Yellow	3.0	0.0	5.0	3.0	0.0	3.0	
Red	1.0	0.0	2.0	1.0	0.0	3.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	15.5	15.3	16.8	10.7	83.6	10.6	83.5
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	5.3	10.9	10.4	4.2		4.0	
Green Extension Time (g_e), s	0.0	0.5	0.4	0.4	0.1	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.96		0.94	
Max Out Probability	1.00	0.00	0.02	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	290	46	45	271	96	108	90	993	414	81	1352	397
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870	1610	1716	1856	1572	1781	1870	1559	1781	1781	1610
Queue Service Time (g_s), s	10.0	2.9	3.3	8.9	6.2	8.4	2.2	17.5	17.5	2.0	23.0	6.8
Cycle Queue Clearance Time (g_c), s	10.0	2.9	3.3	8.9	6.2	8.4	2.2	17.5	17.5	2.0	23.0	6.8
Green Ratio (*g/C*)	0.16	0.08	0.08	0.17	0.09	0.09	0.67	0.61	0.61	0.66	0.61	0.61
Capacity (*c*), veh/h	230	142	123	568	161	136	326	2293	955	326	2179	985
Volume-to-Capacity Ratio (*X*)	1.262	0.324	0.368	0.478	0.596	0.792	0.277	0.433	0.433	0.247	0.620	0.403
Back of Queue (*Q*), ft/ln (95 th percentile)	463.8	62.5	60.5	173	133.4	156.7	35.6	283	248.5	33.2	252.9	77
Back of Queue (*Q*), veh/ln (95 th percentile)	18.6	2.5	2.4	6.8	5.2	6.1	1.4	11.1	9.9	1.3	10.0	3.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.07	0.00	0.72	0.33	0.39	0.11	0.14	0.13	0.04	0.17	0.00
Uniform Delay (d_1), s/veh	53.2	54.7	54.9	47.2	55.0	56.0	10.1	12.7	12.7	9.8	9.4	4.0
Incremental Delay (d_2), s/veh	147.8	0.5	0.7	0.2	1.3	3.9	0.2	0.6	1.4	0.1	1.0	0.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	201.0	55.2	55.6	47.4	56.3	59.9	10.3	13.3	14.2	9.9	10.4	4.9
Level of Service (LOS)	F	E	E	D	E	E	B	B	B	A	B	A
Approach Delay, s/veh / LOS	166.1	F		52.0	D		13.4	B		9.2	A	
Intersection Delay, s/veh / LOS	29.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.48	B	2.61	C	2.30	B	2.08	B
Bicycle LOS Score / LOS	1.12	A	1.27	A	1.31	A	2.03	B

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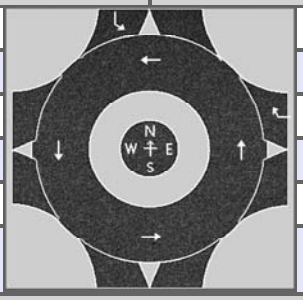
HCS Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	11/9/2022
Analysis Year	2026
Time Analyzed	2026 BUILD PM
Project Description	Cavan Multi-Family Development



Site Information

Intersection	Paseo del Sol & Herrera
E/W Street Name	Herrera Drive
N/S Street Name	Paseo del Sol
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.81
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0
Lane Assignment							R								L	
Volume (V), veh/h					1			285					11	407		
Percent Heavy Vehicles, %					0			0					1	1		
Flow Rate (v_{PCE}), pc/h					1			353					14	505		
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1								1			
Pedestrians Crossing, p/h					0								0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s					4.9763						4.9763	
Follow-Up Headway, s					2.6087						2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					354						519	
Entry Volume, veh/h					353						516	
Circulating Flow (v_c), pc/h	520			14			520			1		
Exiting Flow (v_{ex}), pc/h	506			0			367			0		
Capacity (c_{pce}), pc/h					1360						1379	
Capacity (c), veh/h					1355						1372	
v/c Ratio (x)					0.26						0.38	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					4.9						6.1	
Lane LOS					A						A	
95% Queue, veh					1.0						1.8	
Approach Delay, s/veh | LOS				4.9		A				6.1		A
Intersection Delay, s/veh | LOS	5.6						A					

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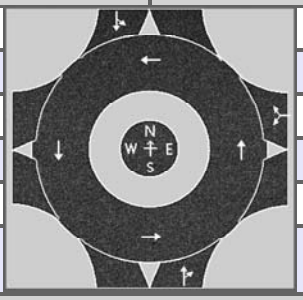
HCS Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	11/9/2022
Analysis Year	2026
Time Analyzed	2026 BUILD PM
Project Description	Cavan Multi-Family Development



Site Information

Intersection	South Roundabout Driveway
E/W Street Name	I-25 W Frontage Rd
N/S Street Name	I-25 W Frontage Rd
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.94
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment							LR				TR				LT	
Volume (V), veh/h					0	425		46	0		2	281	0	45	1	
Percent Heavy Vehicles, %					2	2		2	2		2	2	2	2	2	
Flow Rate (v_{PCE}), pc/h					0	461		50	0		2	305	0	49	1	
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1				1				1			
Pedestrians Crossing, p/h					0				0				0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s					4.9763			4.9763			4.9763	
Follow-Up Headway, s					2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					511			307			50	
Entry Volume, veh/h					501			301			49	
Circulating Flow (v_c), pc/h	511			2			49			461		
Exiting Flow (v_{ex}), pc/h	354			0			52			462		
Capacity (c_{pce}), pc/h					1377			1313			862	
Capacity (c), veh/h					1350			1287			845	
v/c Ratio (x)					0.37			0.23			0.06	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					6.1			4.8			4.8	
Lane LOS					A			A			A	
95% Queue, veh					1.7			0.9			0.2	
Approach Delay, s/veh | LOS				6.1		A	4.8		A	4.8		A
Intersection Delay, s/veh | LOS	5.6						A					

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HCS Two-Way Stop-Control Report

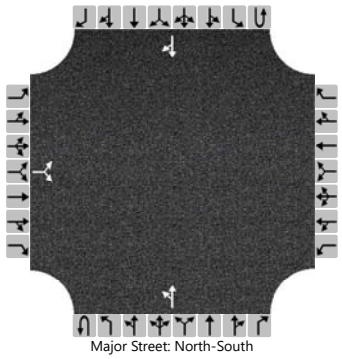
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	11/9/2022
Analysis Year	2026
Time Analyzed	2026 BUILD PM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development

Site Information

Intersection	West Frontage & Mutt Nels
Jurisdiction	CoSF, NMDOT
East/West Street	Mutt Nelson Rd
North/South Street	I-25 W Frontage Rd
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		75		4						18	223				243	168
Percent Heavy Vehicles (%)		1		1						4						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.41		6.21						4.14						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.51		3.31						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			93							21						
Capacity, c (veh/h)			411							1070						
v/c Ratio			0.23							0.02						
95% Queue Length, Q_{95} (veh)			0.9							0.1						
Control Delay (s/veh)			16.3							8.4	0.2					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		16.3								0.8						
Approach LOS		C								A						

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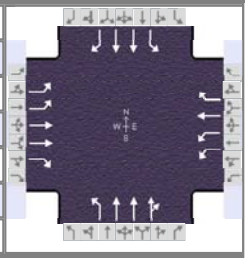
APPENDIX F:
2036 NO BUILD INTERSECTION CAPACITY ANALYSIS

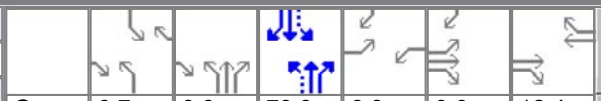
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.85
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	Cerrillos (NM 14) & Herr…	File Name	2036 NBAM Beckner to Herrera.xus		
Project Description	2036 NBAM				

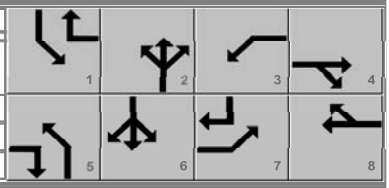


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	130	96	226	92	130	51	345	1553	150	75	819	98

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	109	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.7	0.8	73.3	6.8	0.6	12.4
Yellow	3.0	3.0	4.3	3.0	0.0	3.0
Red	1.0	1.0	2.0	1.0	0.0	3.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	2.0	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.5	19.1	10.8	18.4	15.5	84.4	10.7	79.6
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	4.0	6.3	4.0	6.3
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	7.4	10.3	5.8	12.0	11.5		4.4	
Green Extension Time (*g e*), s	0.1	0.5	0.0	0.4	0.1	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	0.98	1.00	1.00		0.95	
Max Out Probability	0.15	0.07	1.00	0.38	1.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	153	113	122	108	153	20	385	1283	615	88	964	111
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1743	1795	1598	1730	1870	1585	1753	1841	1757	1767	1766	1572
Queue Service Time (*g s*), s	5.4	3.6	8.3	3.8	10.0	1.4	9.5	18.9	18.4	2.4	19.4	3.3
Cycle Queue Clearance Time (*g c*), s	5.4	3.6	8.3	3.8	10.0	1.4	9.5	18.9	18.4	2.4	19.4	3.3
Green Ratio (*g/C*)	0.06	0.10	0.20	0.05	0.10	0.15	0.69	0.62	0.62	0.64	0.59	0.65
Capacity (*c*), veh/h	209	375	314	189	186	242	466	2301	1098	260	2071	1016
Volume-to-Capacity Ratio (*X*)	0.733	0.301	0.389	0.572	0.822	0.083	0.826	0.558	0.560	0.339	0.465	0.109
Back of Queue (*Q*), ft/ln (95 th percentile)	109.6	74.4	149.9	77.1	230.3	24.5	179	210.2	192.8	39.1	303.3	50.5
Back of Queue (*Q*), veh/ln (95 th percentile)	4.3	3.0	6.0	3.0	9.1	1.0	6.9	8.1	7.7	1.5	11.8	2.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.47	0.24	1.67	0.36	0.85	0.13	0.66	0.15	0.14	0.17	0.27	0.30
Uniform Delay (*d 1*), s/veh	57.8	51.7	43.7	57.7	55.2	45.4	15.2	8.3	7.9	10.2	14.7	8.4
Incremental Delay (*d 2*), s/veh	1.9	0.2	0.3	1.0	11.7	0.1	5.3	0.5	1.0	0.3	0.8	0.2
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	59.7	51.9	44.0	58.7	66.9	45.5	20.5	8.8	8.9	10.5	15.5	8.6
Level of Service (LOS)	E	D	D	E	E	D	C	A	A	B	B	A
Approach Delay, s/veh / LOS	52.5	D		62.2	E		10.8	B		14.4	B	
Intersection Delay, s/veh / LOS	19.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.47	B	2.61	C	2.45	B	2.58	C
Bicycle LOS Score / LOS	0.81	A	0.95	A	1.81	B	1.45	A

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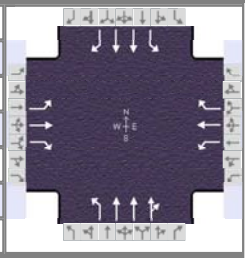
HCS Signalized Intersection Results Summary

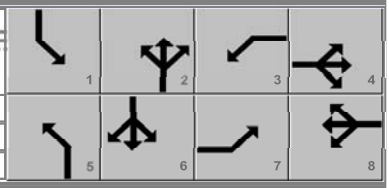
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 NBAM Beckner to Herrera NO free rights.xus		
Project Description	2036 NBAM (No Free Rights)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	346	127	82	219	69	49	110	1631	315	29	955	215

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.7	3.2	66.1	10.0	3.8	12.3	
Yellow	3.0	0.0	5.0	3.0	3.0	3.0	
Red	1.0	0.0	2.0	1.0	1.0	3.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	18.3	21.8	26.0	11.9	76.2	8.7	73.1
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	11.7	17.4	6.7	6.1		3.0	
Green Extension Time (g_e), s	0.0	0.6	0.4	0.6	0.2	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.99		0.67	
Max Out Probability	1.00	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	402	148	95	255	80	47	128	1522	717	32	1065	240
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870	1610	1795	1885	1598	1753	1841	1695	1767	1766	1610
Queue Service Time (g_s), s	10.0	9.7	7.1	15.4	4.7	3.1	4.1	39.3	40.8	1.0	21.6	6.4
Cycle Queue Clearance Time (g_c), s	10.0	9.7	7.1	15.4	4.7	3.1	4.1	39.3	40.8	1.0	21.6	6.4
Green Ratio (*g/C*)	0.18	0.10	0.10	0.26	0.16	0.16	0.59	0.55	0.55	0.57	0.53	0.53
Capacity (*c*), veh/h	334	184	158	339	302	256	340	2039	939	160	1867	851
Volume-to-Capacity Ratio (*X*)	1.205	0.804	0.603	0.752	0.266	0.182	0.376	0.746	0.763	0.202	0.571	0.282
Back of Queue (*Q*), ft/ln (95 th percentile)	611.9	206.5	129.2	276.5	97.9	56	70.3	587.9	574.9	18.3	295.5	88.8
Back of Queue (*Q*), veh/ln (95 th percentile)	24.5	8.1	5.2	11.0	3.9	2.2	2.7	22.8	23.0	0.7	11.5	3.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.22	0.00	1.15	0.24	0.14	0.23	0.30	0.30	0.02	0.20	0.00
Uniform Delay (d_1), s/veh	52.6	55.2	54.0	41.0	46.0	45.4	14.1	21.2	21.5	20.4	14.8	9.0
Incremental Delay (d_2), s/veh	117.3	3.1	1.4	1.3	0.2	0.1	0.3	2.5	5.9	0.2	1.1	0.7
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	169.9	58.3	55.4	42.2	46.2	45.5	14.4	23.7	27.4	20.6	15.9	9.7
Level of Service (LOS)	F	E	E	D	D	D	B	C	C	C	B	A
Approach Delay, s/veh / LOS	127.4	F		43.5	D		24.3	C		14.9	B	
Intersection Delay, s/veh / LOS	37.3						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.50	B	2.60	C	2.10	B	2.09	B
Bicycle LOS Score / LOS	1.55	B	1.12	A	1.79	B	1.64	B

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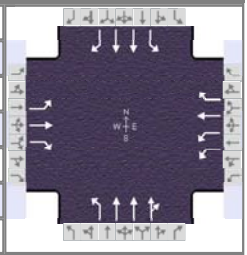
HCS Signalized Intersection Results Summary

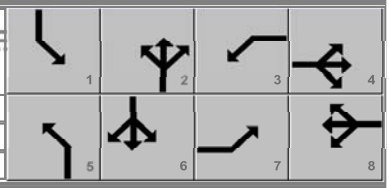
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 NBAM Beckner to Herrera.xus		
Project Description	2036 NBAM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	346	127	82	219	69	49	110	1631	315	29	955	215

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.7	3.2	73.2	10.0	0.6	12.3	
Yellow	3.0	0.0	5.0	3.0	0.0	3.0	
Red	1.0	0.0	2.0	1.0	0.0	3.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	18.3	14.6	18.9	11.9	83.4	8.7	80.2
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	11.7	10.0	7.0	5.5		2.9	
Green Extension Time (g_e), s	0.0	0.6	0.5	0.6	0.2	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.99		0.67	
Max Out Probability	1.00	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	402	148	95	255	80	47	128	1522	717	32	1065	240
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870		1743	1885	1598	1753	1841	1695	1767	1766	
Queue Service Time (g_s), s	10.0	9.7		8.0	5.0	3.4	3.5	34.2	35.6	0.9	20.5	
Cycle Queue Clearance Time (g_c), s	10.0	9.7		8.0	5.0	3.4	3.5	34.2	35.6	0.9	20.5	
Green Ratio (*g/C*)	0.18	0.10		0.18	0.10	0.10	0.64	0.61	0.61	0.62	0.59	
Capacity (*c*), veh/h	265	184		463	194	164	374	2250	1036	177	2069	
Volume-to-Capacity Ratio (*X*)	1.516	0.803		0.550	0.413	0.283	0.342	0.676	0.692	0.183	0.515	
Back of Queue (*Q*), ft/ln (95 th percentile)	836.5	206.5		155.6	106.2	60.6	57.2	500.8	486.2	15.1	290.5	
Back of Queue (*Q*), veh/ln (95 th percentile)	33.5	8.1		6.2	4.2	2.4	2.2	19.4	19.4	0.6	11.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.22		0.65	0.27	0.15	0.18	0.25	0.25	0.02	0.20	
Uniform Delay (d_1), s/veh	52.4	55.2		45.4	52.5	51.8	10.9	16.1	16.4	15.3	13.2	
Incremental Delay (d_2), s/veh	250.4	3.1		0.4	0.5	0.3	0.2	1.7	3.8	0.2	0.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	302.8	58.3	0.0	45.8	53.1	52.1	11.1	17.8	20.2	15.4	14.0	0.0
Level of Service (LOS)	F	E	A	D	D	D	B	B	C	B	B	A
Approach Delay, s/veh / LOS	202.1	F		48.1	D		18.1	B		11.5	B	
Intersection Delay, s/veh / LOS	43.8						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.50	B	2.61	C	2.26	B	2.08	B
Bicycle LOS Score / LOS	1.55	B	1.12	A	1.79	B	1.64	B

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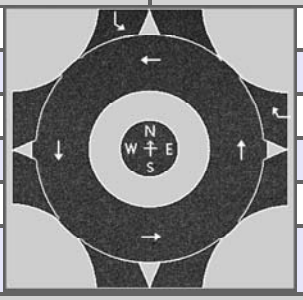
HCS Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 NO BUILD AM
Project Description	Cavan Multi-Family Development



Site Information

Intersection	Paseo del Sol & Herrera
E/W Street Name	Herrera Drive
N/S Street Name	Paseo del Sol
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.76
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0
Lane Assignment							R								L	
Volume (V), veh/h					152			487					22	466		
Percent Heavy Vehicles, %					1			1					2	2		
Flow Rate (v_{PCE}), pc/h					201			645					29	625		
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1								1			
Pedestrians Crossing, p/h					0								0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s					4.9763						4.9763	
Follow-Up Headway, s					2.6087						2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					846						654	
Entry Volume, veh/h					840						642	
Circulating Flow (v_c), pc/h	855			29			855			201		
Exiting Flow (v_{ex}), pc/h	826			0			674			0		
Capacity (c_{pce}), pc/h					1340						1124	
Capacity (c), veh/h					1330						1103	
v/c Ratio (x)					0.63						0.58	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					10.4						10.6	
Lane LOS					B						B	
95% Queue, veh					4.8						3.9	
Approach Delay, s/veh | LOS				10.4		B				10.6		B
Intersection Delay, s/veh | LOS	10.5						B					

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HCS Two-Way Stop-Control Report

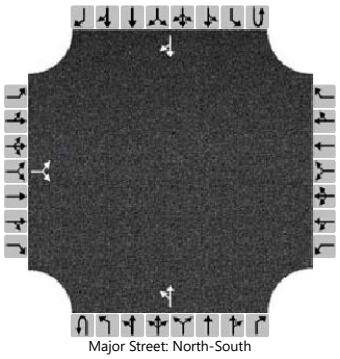
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 NO BUILD AM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development

Site Information

Intersection	West Frontage & Mutt Nels
Jurisdiction	CoSF, NMDOT
East/West Street	Mutt Nelson Rd
North/South Street	I-25 W Frontage Rd
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		189		19						8	316				229	62
Percent Heavy Vehicles (%)		2		2						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			245							9						
Capacity, c (veh/h)			420							1210						
v/c Ratio			0.58							0.01						
95% Queue Length, Q_{95} (veh)			3.6							0.0						
Control Delay (s/veh)			24.8							8.0	0.1					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		24.8								0.3						
Approach LOS		C								A						

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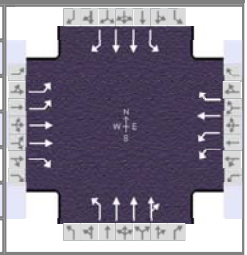
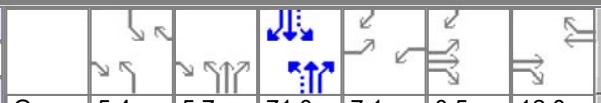
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.94
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	Cerrillos (NM 14) & Herr…	File Name	2036 NBPM Beckner to Herrera.xus		
Project Description	2036 NBPM				

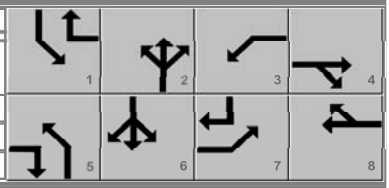


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	149	89	284	132	97	118	284	1144	103	40	1412	76

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	24	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	5.4	5.7	71.0	7.1	0.5	12.0
Yellow	3.0	3.0	4.3	3.0	0.0	3.0
Red	1.0	1.0	2.0	1.0	0.0	2.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	2.0	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.6	17.5	11.1	17.0	19.1	87.0	9.4	77.3
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	6.3	4.0	6.3
Max Allow Headway (*MAH*), s	3.1	3.2	3.1	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	7.6	11.9	6.9	8.5	14.8		3.2	
Green Extension Time (g_e), s	0.0	0.6	0.2	0.7	0.2	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	0.99	1.00	1.00		0.77	
Max Out Probability	1.00	0.04	0.00	0.01	0.65		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	159	95	148	140	103	67	331	974	468	43	1502	80
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1743	1795	1598	1743	1885	1598	1781	1870	1796	1781	1781	1585
Queue Service Time (g_s), s	5.6	3.0	9.9	4.9	6.5	4.7	12.8	12.3	12.6	1.2	39.4	2.5
Cycle Queue Clearance Time (g_c), s	5.6	3.0	9.9	4.9	6.5	4.7	12.8	12.3	12.6	1.2	39.4	2.5
Green Ratio (*g/C*)	0.06	0.10	0.22	0.06	0.10	0.14	0.70	0.65	0.65	0.61	0.57	0.63
Capacity (*c*), veh/h	211	360	353	197	181	223	361	2415	1159	330	2024	997
Volume-to-Capacity Ratio (*X*)	0.750	0.263	0.419	0.712	0.569	0.301	0.918	0.403	0.403	0.129	0.742	0.080
Back of Queue (*Q*), ft/ln (95 th percentile)	125.6	62.4	178.1	100.6	142.3	85.7	455.3	178.5	178.8	19.9	558.9	37.7
Back of Queue (*Q*), veh/ln (95 th percentile)	5.0	2.5	7.1	4.0	5.6	3.4	17.9	7.0	7.2	0.8	22.0	1.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.53	0.20	1.98	0.47	0.53	0.45	1.69	0.12	0.13	0.09	0.49	0.22
Uniform Delay (d_1), s/veh	57.8	52.0	41.8	58.0	54.0	48.3	35.3	7.5	7.7	9.8	20.2	9.1
Incremental Delay (d_2), s/veh	10.9	0.1	0.3	1.8	1.0	0.3	18.8	0.4	0.8	0.1	2.5	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	68.7	52.1	42.1	59.7	55.0	48.6	54.1	7.9	8.6	9.8	22.7	9.2
Level of Service (LOS)	E	D	D	E	E	D	D	A	A	A	C	A
Approach Delay, s/veh / LOS	55.0	D		55.8	E		16.7	B		21.7	C	
Intersection Delay, s/veh / LOS	25.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.48	B	2.61	C	2.47	B	2.61	C
Bicycle LOS Score / LOS	0.82	A	1.00	A	1.38	A	1.83	B

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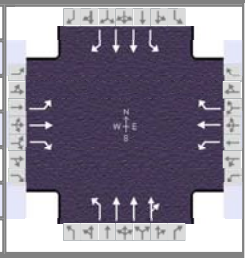
HCS Signalized Intersection Results Summary

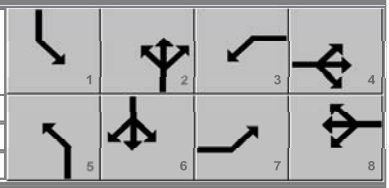
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.91
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 NBPM Beckner to Herrera NO free rights.xus		
Project Description	2036 NBPM (No Free Rights)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	252	39	41	272	84	147	78	1225	194	82	1379	380

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	39	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.7	72.3	10.0	4.0	7.0	0.0	
Yellow	3.0	5.0	3.0	3.0	3.0	0.0	
Red	1.0	2.0	1.0	1.0	3.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	13.0	22.0	21.0	10.6	79.3	10.7	79.4
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	5.8	20.0	11.3	4.3		4.4	
Green Extension Time (g_e), s	0.0	0.4	0.0	0.4	0.1	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.95		0.95	
Max Out Probability	1.00	0.01	1.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	277	43	45	299	92	122	86	1093	456	87	1457	401
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870	1449	1767	1856	1572	1781	1870	1559	1781	1781	1610
Queue Service Time (g_s), s	10.0	2.8	3.8	18.0	5.8	9.3	2.3	21.7	21.7	2.4	25.9	7.0
Cycle Queue Clearance Time (g_c), s	10.0	2.8	3.8	18.0	5.8	9.3	2.3	21.7	21.7	2.4	25.9	7.0
Green Ratio (*g/C*)	0.14	0.06	0.06	0.22	0.12	0.12	0.63	0.58	0.58	0.63	0.58	0.58
Capacity (*c*), veh/h	277	105	81	358	223	189	282	2165	902	288	2061	932
Volume-to-Capacity Ratio (*X*)	1.001	0.409	0.555	0.835	0.415	0.646	0.304	0.505	0.505	0.301	0.707	0.431
Back of Queue (*Q*), ft/ln (95 th percentile)	309.1	59.8	63.3	387.6	121.9	167.8	38.6	346.6	304	40.8	238.9	78.1
Back of Queue (*Q*), veh/ln (95 th percentile)	12.4	2.4	2.5	15.1	4.8	6.6	1.5	13.6	12.2	1.6	9.4	3.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.06	0.00	1.62	0.30	0.42	0.12	0.18	0.16	0.06	0.16	0.00
Uniform Delay (d_1), s/veh	55.3	57.0	57.5	46.9	50.9	52.5	13.0	15.7	15.7	12.1	9.1	4.2
Incremental Delay (d_2), s/veh	54.5	1.0	2.2	14.8	0.5	1.4	0.2	0.8	2.0	0.1	1.4	1.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	109.7	58.0	59.7	61.6	51.4	53.9	13.2	16.5	17.7	12.2	10.5	5.2
Level of Service (LOS)	F	E	E	E	D	D	B	B	B	B	B	A
Approach Delay, s/veh / LOS	97.5	F		57.9	E		16.7	B		9.5	A	
Intersection Delay, s/veh / LOS	24.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.49	B	2.61	C	2.14	B	2.08	B
Bicycle LOS Score / LOS	1.09	A	1.33	A	1.39	A	2.16	B

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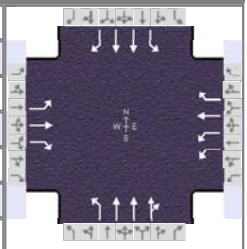
HCS Signalized Intersection Results Summary

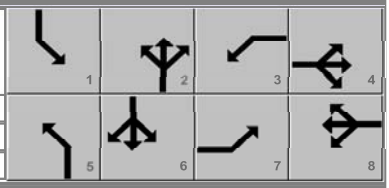
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.91
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 NBPM Beckner to Herrera.xus		
Project Description	2036 NBPM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	252	39	41	272	84	147	78	1225	194	82	1379	380

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	39	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.7	75.4	10.0	2.2	9.7	0.0
Yellow	3.0	5.0	3.0	0.0	3.0	0.0
Red	1.0	2.0	1.0	0.0	3.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	15.7	16.2	17.9	10.6	82.4	10.7	82.4
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	5.7	11.8	11.5	4.2		4.2	
Green Extension Time (g_e), s	0.0	0.5	0.4	0.4	0.1	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.95		0.95	
Max Out Probability	1.00	0.00	0.04	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	277	43	45	299	92	122	86	1093	456	87	1457	401
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870		1716	1856	1572	1781	1870	1559	1781	1781	
Queue Service Time (g_s), s	10.0	2.7		9.8	5.9	9.5	2.2	20.5	20.5	2.2	26.7	
Cycle Queue Clearance Time (g_c), s	10.0	2.7		9.8	5.9	9.5	2.2	20.5	20.5	2.2	26.7	
Green Ratio (*g/C*)	0.16	0.08		0.18	0.10	0.10	0.66	0.60	0.60	0.66	0.60	
Capacity (*c*), veh/h	245	146		602	177	150	288	2257	941	299	2149	
Volume-to-Capacity Ratio (*X*)	1.131	0.294		0.496	0.521	0.813	0.297	0.484	0.484	0.289	0.678	
Back of Queue (*Q*), ft/ln (95 th percentile)	371	57.8		189.3	126.5	177.4	35.1	324.2	284.6	37	271	
Back of Queue (*Q*), veh/ln (95 th percentile)	14.8	2.3		7.4	4.9	6.9	1.4	12.8	11.4	1.5	10.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.06		0.79	0.32	0.44	0.11	0.16	0.15	0.05	0.19	
Uniform Delay (d_1), s/veh	53.4	54.4		46.4	53.8	55.4	12.1	13.9	13.9	10.6	9.9	
Incremental Delay (d_2), s/veh	97.4	0.4		0.2	0.9	4.0	0.2	0.7	1.8	0.1	1.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	150.8	54.8	0.0	46.7	54.7	59.4	12.3	14.6	15.7	10.7	11.1	0.0
Level of Service (LOS)	F	D	A	D	D	E	B	B	B	B	B	A
Approach Delay, s/veh / LOS	120.9	F		51.1	D		14.8	B		8.8	A	
Intersection Delay, s/veh / LOS	25.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.48	B	2.61	C	2.30	B	2.08	B
Bicycle LOS Score / LOS	1.09	A	1.33	A	1.39	A	2.16	B

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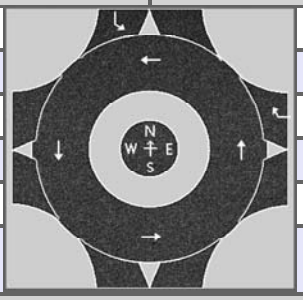
HCS Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 NO BUILD PM
Project Description	Cavan Multi-Family Development



Site Information

Intersection	Paseo del Sol & Herrera
E/W Street Name	Herrera Drive
N/S Street Name	Paseo del Sol
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.81
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0
Lane Assignment							R								L	
Volume (V), veh/h					1			310					13	440		
Percent Heavy Vehicles, %					0			0					1	1		
Flow Rate (v_{PCE}), pc/h					1			384					16	546		
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1								1			
Pedestrians Crossing, p/h					0								0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s					4.9763						4.9763	
Follow-Up Headway, s					2.6087						2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					385						562	
Entry Volume, veh/h					383						559	
Circulating Flow (v_c), pc/h	563			16			563			1		
Exiting Flow (v_{ex}), pc/h	547			0			400			0		
Capacity (c_{pce}), pc/h					1358						1379	
Capacity (c), veh/h					1352						1372	
v/c Ratio (x)					0.28						0.41	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					5.1						6.5	
Lane LOS					A						A	
95% Queue, veh					1.2						2.0	
Approach Delay, s/veh | LOS				5.1		A				6.5		A
Intersection Delay, s/veh | LOS	5.9						A					

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HCS Two-Way Stop-Control Report

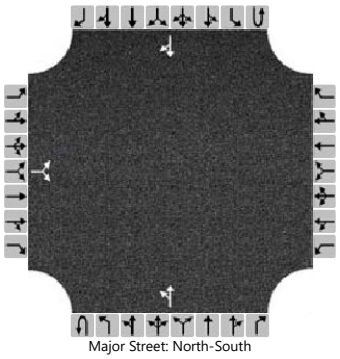
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 NO BUILD PM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development

Site Information

Intersection	West Frontage & Mutt Nels
Jurisdiction	CoSF, NMDOT
East/West Street	Mutt Nelson Rd
North/South Street	I-25 W Frontage Rd
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		85		5						21	248				271	189
Percent Heavy Vehicles (%)		1		1						4						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.41		6.21						4.14						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.51		3.31						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			106							25						
Capacity, c (veh/h)			367							1018						
v/c Ratio			0.29							0.02						
95% Queue Length, Q_{95} (veh)			1.2							0.1						
Control Delay (s/veh)			18.7							8.6	0.2					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		18.7								0.9						
Approach LOS		C								A						

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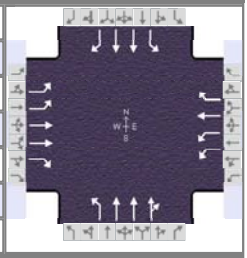
APPENDIX G:
2036 BUILD INTERSECTION CAPACITY ANALYSIS

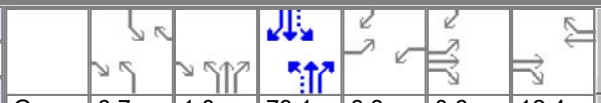
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.85
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	Cerrillos (NM 14) & Herr…	File Name	2036 BAM Beckner to Herrera.xus		
Project Description	2036 BAM				

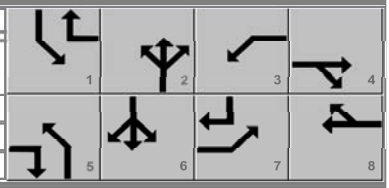


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	130	96	230	92	130	51	358	1592	150	75	832	98

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	109	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.7	1.0	73.1	6.8	0.6	12.4
Yellow	3.0	3.0	4.3	3.0	0.0	3.0
Red	1.0	1.0	2.0	1.0	0.0	3.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	2.0	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.5	19.1	10.8	18.4	15.7	84.4	10.7	79.4
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	4.0	6.3	4.0	6.3
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	7.4	10.7	5.8	12.0	11.6		4.4	
Green Extension Time (*g e*), s	0.1	0.5	0.0	0.4	0.1	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	0.98	1.00	1.00		0.95	
Max Out Probability	0.15	0.09	1.00	0.38	1.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	153	113	127	108	153	20	391	1283	615	88	979	111
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1743	1795	1598	1730	1870	1585	1753	1841	1759	1767	1766	1572
Queue Service Time (*g s*), s	5.4	3.6	8.7	3.8	10.0	1.4	9.6	18.7	18.3	2.4	19.9	3.4
Cycle Queue Clearance Time (*g c*), s	5.4	3.6	8.7	3.8	10.0	1.4	9.6	18.7	18.3	2.4	19.9	3.4
Green Ratio (*g/C*)	0.06	0.10	0.20	0.05	0.10	0.15	0.69	0.62	0.62	0.64	0.59	0.64
Capacity (*c*), veh/h	209	376	316	189	186	242	462	2301	1099	260	2067	1014
Volume-to-Capacity Ratio (*X*)	0.733	0.301	0.402	0.572	0.822	0.083	0.846	0.558	0.560	0.339	0.474	0.109
Back of Queue (*Q*), ft/ln (95 th percentile)	109.6	74.4	156	77.1	230.2	24.5	188.5	200.8	184	39.2	309.1	50.7
Back of Queue (*Q*), veh/ln (95 th percentile)	4.3	3.0	6.2	3.0	9.1	1.0	7.3	7.8	7.4	1.5	12.1	2.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.47	0.24	1.73	0.36	0.85	0.13	0.70	0.14	0.13	0.17	0.27	0.30
Uniform Delay (*d 1*), s/veh	57.8	51.7	43.7	57.7	55.2	45.4	16.1	8.2	7.8	10.2	14.9	8.5
Incremental Delay (*d 2*), s/veh	1.9	0.2	0.3	1.0	11.6	0.1	5.5	0.4	0.8	0.3	0.8	0.2
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	59.7	51.9	44.0	58.7	66.8	45.5	21.5	8.6	8.7	10.5	15.7	8.7
Level of Service (LOS)	E	D	D	E	E	D	C	A	A	B	B	A
Approach Delay, s/veh / LOS	52.4	D		62.2	E		10.8	B		14.6	B	
Intersection Delay, s/veh / LOS	19.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.47	B	2.61	C	2.45	B	2.58	C
Bicycle LOS Score / LOS	0.81	A	0.95	A	1.84	B	1.46	A

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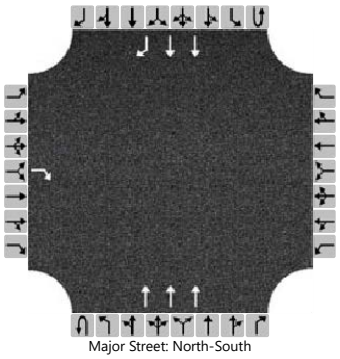
HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	AG	Intersection	East Driveway @ Cerrillos
Agency/Co.	BH	Jurisdiction	CoSF, NMDOT
Date Performed	11/9/2022	East/West Street	East Right In/Right Out
Analysis Year	2036	North/South Street	Cerrillos (NM 14)
Time Analyzed	2036 BUILD AM	Peak Hour Factor	0.94
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Cavan Multi-Family Development		

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	3	0	0	0	2	1
Configuration				R							T				T	R
Volume (veh/h)				5							1937				1127	11
Percent Heavy Vehicles (%)				2												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No												No			
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.94												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.32												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				5												
Capacity, c (veh/h)				444												
v/c Ratio				0.01												
95% Queue Length, Q_{95} (veh)				0.0												
Control Delay (s/veh)				13.2												
Level of Service (LOS)				B												
Approach Delay (s/veh)	13.2															
Approach LOS	B															

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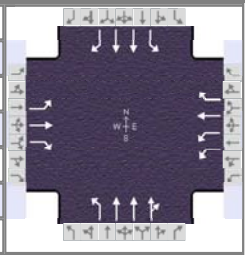
HCS Signalized Intersection Results Summary

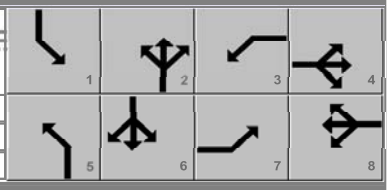
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BAM Beckner to Herrera.xus		
Project Description	2036 BAM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	397	136	87	219	73	49	113	1631	315	29	960	222

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.7	3.2	72.5	10.0	0.5	13.0	
Yellow	3.0	0.0	5.0	3.0	0.0	3.0	
Red	1.0	0.0	2.0	1.0	0.0	3.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	19.0	14.5	19.5	11.9	82.7	8.7	79.5
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	12.3	10.0	7.3	5.7		2.9	
Green Extension Time (g_e), s	0.0	0.7	0.5	0.7	0.2	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.99		0.68	
Max Out Probability	1.00	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	462	158	101	255	85	47	131	1522	717	33	1076	249
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870		1743	1885	1598	1753	1841	1695	1767	1766	
Queue Service Time (g_s), s	10.0	10.3		8.0	5.3	3.3	3.7	34.7	36.1	0.9	21.3	
Cycle Queue Clearance Time (g_c), s	10.0	10.3		8.0	5.3	3.3	3.7	34.7	36.1	0.9	21.3	
Green Ratio (*g/C*)	0.18	0.10		0.19	0.11	0.11	0.64	0.61	0.61	0.62	0.58	
Capacity (*c*), veh/h	269	195		462	204	173	366	2230	1027	175	2050	
Volume-to-Capacity Ratio (*X*)	1.713	0.813		0.552	0.416	0.269	0.359	0.682	0.698	0.185	0.525	
Back of Queue (*Q*), ft/ln (95 th percentile)	1092.1	217.5		154.2	111.7	60.2	60.4	509.3	494.4	15.5	303.2	
Back of Queue (*Q*), veh/ln (95 th percentile)	43.7	8.6		6.1	4.4	2.4	2.3	19.7	19.8	0.6	11.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.23		0.64	0.28	0.15	0.19	0.26	0.26	0.02	0.21	
Uniform Delay (d_1), s/veh	52.0	54.8		44.9	52.0	51.2	11.4	16.6	16.8	15.7	13.9	
Incremental Delay (d_2), s/veh	336.4	3.1		0.4	0.5	0.3	0.2	1.7	3.9	0.2	0.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	388.4	57.9	0.0	45.3	52.5	51.5	11.6	18.3	20.8	15.9	14.7	0.0
Level of Service (LOS)	F	E	A	D	D	D	B	B	C	B	B	A
Approach Delay, s/veh / LOS	261.4	F		47.6	D		18.6	B		12.0	B	
Intersection Delay, s/veh / LOS	55.3						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.50	B	2.61	C	2.26	B	2.08	B
Bicycle LOS Score / LOS	1.68	B	1.12	A	1.79	B	1.65	B

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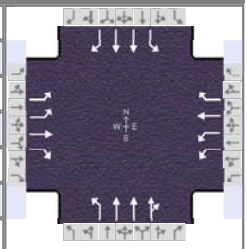
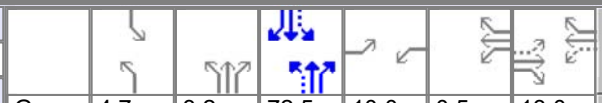
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BAM Beckner to Herrera (+Dual EB Left).xus		
Project Description	2036 BAM (+Dual EB Left)				

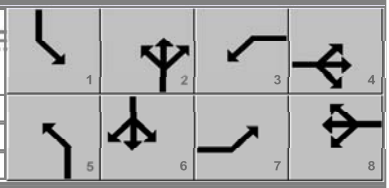


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	397	136	87	219	73	49	113	1631	315	29	960	222

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	4.7	3.2	72.5	10.0	0.5	13.0
Yellow	3.0	0.0	5.0	3.0	0.0	3.0
Red	1.0	0.0	2.0	1.0	0.0	3.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	19.0	14.5	19.5	11.9	82.7	8.7	79.5
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	12.3	10.0	7.3	5.7		2.9	
Green Extension Time (g_e), s	0.0	0.7	0.5	0.7	0.2	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.99		0.68	
Max Out Probability	1.00	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	462	158	101	255	85	47	131	1522	717	33	1076	249
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1870		1743	1885	1598	1753	1841	1695	1767	1766	
Queue Service Time (g_s), s	10.0	10.3		8.0	5.3	3.3	3.7	34.7	36.1	0.9	21.1	
Cycle Queue Clearance Time (g_c), s	10.0	10.3		8.0	5.3	3.3	3.7	34.7	36.1	0.9	21.1	
Green Ratio (*g/C*)	0.18	0.10		0.19	0.11	0.11	0.64	0.61	0.61	0.62	0.58	
Capacity (*c*), veh/h	530	195		462	204	173	367	2230	1027	175	2050	
Volume-to-Capacity Ratio (*X*)	0.870	0.813		0.552	0.416	0.269	0.358	0.682	0.698	0.185	0.525	
Back of Queue (*Q*), ft/ln (95 th percentile)	150.4	217.5		154.2	111.7	60.2	60.4	509.3	494.4	15.5	299.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.0	8.6		6.1	4.4	2.4	2.3	19.7	19.8	0.6	11.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.23		0.64	0.28	0.15	0.19	0.26	0.26	0.02	0.21	
Uniform Delay (d_1), s/veh	50.6	54.8		44.9	52.0	51.2	11.3	16.6	16.8	15.7	13.7	
Incremental Delay (d_2), s/veh	14.0	3.1		0.4	0.5	0.3	0.2	1.7	3.9	0.2	0.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	64.6	57.9	0.0	45.3	52.5	51.5	11.5	18.3	20.8	15.9	14.5	0.0
Level of Service (LOS)	E	E	A	D	D	D	B	B	C	B	B	A
Approach Delay, s/veh / LOS	54.1	D		47.6	D		18.6	B		11.9	B	
Intersection Delay, s/veh / LOS	24.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.50	B	2.61	C	2.26	B	2.25	B
Bicycle LOS Score / LOS	1.68	B	1.12	A	1.79	B	1.65	B

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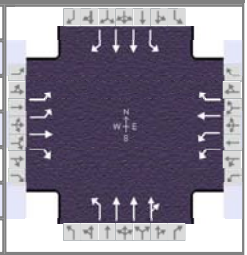
HCS Signalized Intersection Results Summary

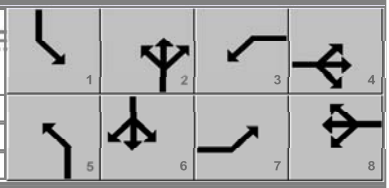
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BAM Beckner to Herrera NO free rights (+D…		
Project Description	2036 BAM (No Free Rights +Dual EB Left)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	397	136	87	219	73	49	113	1631	315	29	960	222

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.7	3.2	72.5	10.0	0.5	13.0	
Yellow	3.0	0.0	5.0	3.0	0.0	3.0	
Red	1.0	0.0	2.0	1.0	0.0	3.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	19.0	14.5	19.5	11.9	82.7	8.7	79.5
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	12.3	10.0	7.3	5.7		2.9	
Green Extension Time (g_e), s	0.0	0.7	0.5	0.7	0.2	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.99		0.68	
Max Out Probability	1.00	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	462	158	101	255	85	47	131	1522	717	33	1076	249
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1870	1610	1743	1885	1598	1753	1841	1695	1767	1766	1610
Queue Service Time (g_s), s	10.0	10.3	7.5	8.0	5.3	3.3	3.7	34.7	36.1	0.9	21.1	6.6
Cycle Queue Clearance Time (g_c), s	10.0	10.3	7.5	8.0	5.3	3.3	3.7	34.7	36.1	0.9	21.1	6.6
Green Ratio (*g/C*)	0.18	0.10	0.10	0.19	0.11	0.11	0.64	0.61	0.61	0.62	0.58	0.58
Capacity (*c*), veh/h	530	195	168	462	204	173	367	2230	1027	175	2050	934
Volume-to-Capacity Ratio (*X*)	0.870	0.813	0.604	0.552	0.416	0.269	0.358	0.682	0.698	0.185	0.525	0.266
Back of Queue (*Q*), ft/ln (95 th percentile)	150.4	217.5	136.5	154.2	111.7	60.2	60.4	509.3	494.4	15.5	299.3	90.1
Back of Queue (*Q*), veh/ln (95 th percentile)	6.0	8.6	5.5	6.1	4.4	2.4	2.3	19.7	19.8	0.6	11.7	3.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.23	0.00	0.64	0.28	0.15	0.19	0.26	0.26	0.02	0.21	0.00
Uniform Delay (d_1), s/veh	50.6	54.8	53.5	44.9	52.0	51.2	11.3	16.6	16.8	15.7	13.7	8.1
Incremental Delay (d_2), s/veh	14.0	3.1	1.3	0.4	0.5	0.3	0.2	1.7	3.9	0.2	0.8	0.6
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	64.6	57.9	54.8	45.3	52.5	51.5	11.5	18.3	20.8	15.9	14.5	8.7
Level of Service (LOS)	E	E	D	D	D	D	B	B	C	B	B	A
Approach Delay, s/veh / LOS	61.8	E		47.6	D		18.6	B		13.5	B	
Intersection Delay, s/veh / LOS	25.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.50	B	2.61	C	2.26	B	2.25	B
Bicycle LOS Score / LOS	1.68	B	1.12	A	1.79	B	1.65	B

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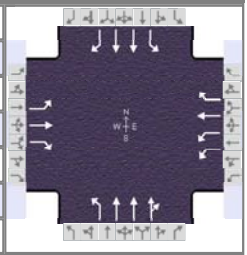
HCS Signalized Intersection Results Summary

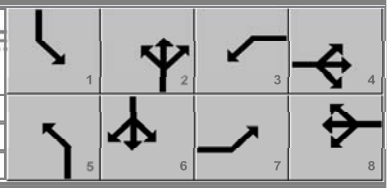
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BAM Beckner to Herrera NO free rights.xus		
Project Description	2036 BAM (No Free Rights)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	397	136	87	219	73	49	113	1631	315	29	960	222

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.7	3.2	72.5	10.0	0.5	13.0
Yellow	3.0	0.0	5.0	3.0	0.0	3.0
Red	1.0	0.0	2.0	1.0	0.0	3.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	19.0	14.5	19.5	11.9	82.7	8.7	79.5
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	12.3	10.0	7.3	5.7		2.9	
Green Extension Time (g_e), s	0.0	0.7	0.5	0.7	0.2	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.99		0.68	
Max Out Probability	1.00	0.00	0.00	0.00	0.00		0.00	

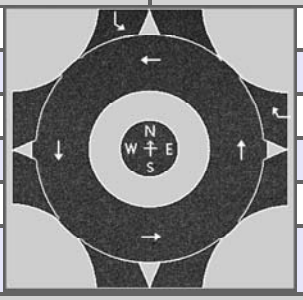
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	462	158	101	255	85	47	131	1522	717	33	1076	249
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870	1610	1743	1885	1598	1753	1841	1695	1767	1766	1610
Queue Service Time (g_s), s	10.0	10.3	7.5	8.0	5.3	3.3	3.7	34.7	36.1	0.9	21.3	6.7
Cycle Queue Clearance Time (g_c), s	10.0	10.3	7.5	8.0	5.3	3.3	3.7	34.7	36.1	0.9	21.3	6.7
Green Ratio (*g/C*)	0.18	0.10	0.10	0.19	0.11	0.11	0.64	0.61	0.61	0.62	0.58	0.58
Capacity (*c*), veh/h	269	195	168	462	204	173	366	2230	1027	175	2050	934
Volume-to-Capacity Ratio (*X*)	1.713	0.813	0.604	0.552	0.416	0.269	0.359	0.682	0.698	0.185	0.525	0.266
Back of Queue (*Q*), ft/ln (95 th percentile)	1092.1	217.5	136.5	154.2	111.7	60.2	60.4	509.3	494.4	15.5	303.2	91.8
Back of Queue (*Q*), veh/ln (95 th percentile)	43.7	8.6	5.5	6.1	4.4	2.4	2.3	19.7	19.8	0.6	11.8	3.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.23	0.00	0.64	0.28	0.15	0.19	0.26	0.26	0.02	0.21	0.00
Uniform Delay (d_1), s/veh	52.0	54.8	53.5	44.9	52.0	51.2	11.4	16.6	16.8	15.7	13.9	8.2
Incremental Delay (d_2), s/veh	336.4	3.1	1.3	0.4	0.5	0.3	0.2	1.7	3.9	0.2	0.8	0.6
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	388.4	57.9	54.8	45.3	52.5	51.5	11.6	18.3	20.8	15.9	14.7	8.8
Level of Service (LOS)	F	E	D	D	D	D	B	B	C	B	B	A
Approach Delay, s/veh / LOS	269.1	F		47.6	D		18.6	B		13.7	B	
Intersection Delay, s/veh / LOS	56.9						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.50	B	2.61	C	2.26	B	2.08	B
Bicycle LOS Score / LOS	1.68	B	1.12	A	1.79	B	1.65	B

HCS Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 BUILD AM
Project Description	Cavan Multi-Family Development



Site Information

Intersection	Paseo del Sol & Herrera
E/W Street Name	Herrera Drive
N/S Street Name	Paseo del Sol
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.76
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0
Lane Assignment							R								L	
Volume (V), veh/h					152			500					22	470		
Percent Heavy Vehicles, %					1			1					2	2		
Flow Rate (v_{PCE}), pc/h					201			662					29	630		
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1								1			
Pedestrians Crossing, p/h					0								0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s					4.9763						4.9763	
Follow-Up Headway, s					2.6087						2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					863						659	
Entry Volume, veh/h					857						647	
Circulating Flow (v_c), pc/h	860			29			860			201		
Exiting Flow (v_{ex}), pc/h	831			0			691			0		
Capacity (c_{pce}), pc/h					1340						1124	
Capacity (c), veh/h					1330						1103	
v/c Ratio (x)					0.64						0.59	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					10.7						10.7	
Lane LOS					B						B	
95% Queue, veh					5.0						4.0	
Approach Delay, s/veh | LOS				10.7		B				10.7		B
Intersection Delay, s/veh | LOS	10.7						B					

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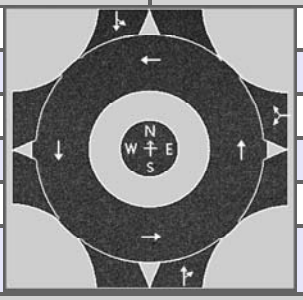
HCS Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 BUILD AM
Project Description	Cavan Multi-Family Development



Site Information

Intersection	South Roundabout Driveway
E/W Street Name	I-25 W Frontage Rd
N/S Street Name	I-25 W Frontage Rd
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.94
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment							LR				TR				LT	
Volume (V), veh/h					0	321		14	0		1	504	0	66	1	
Percent Heavy Vehicles, %					2	2		2	2		2	2	2	2	2	
Flow Rate (v_{PCE}), pc/h					0	348		15	0		1	547	0	72	1	
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1				1				1			
Pedestrians Crossing, p/h					0				0				0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s					4.9763			4.9763			4.9763	
Follow-Up Headway, s					2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					363			548			73	
Entry Volume, veh/h					356			537			72	
Circulating Flow (v_c), pc/h	421			1			72			348		
Exiting Flow (v_{ex}), pc/h	619			0			16			349		
Capacity (c_{pce}), pc/h					1379			1282			968	
Capacity (c), veh/h					1352			1257			949	
v/c Ratio (x)					0.26			0.43			0.08	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					4.9			7.1			4.5	
Lane LOS					A			A			A	
95% Queue, veh					1.1			2.2			0.2	
Approach Delay, s/veh | LOS				4.9		A	7.1		A	4.5		A
Intersection Delay, s/veh | LOS	6.1						A					

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HCS Two-Way Stop-Control Report

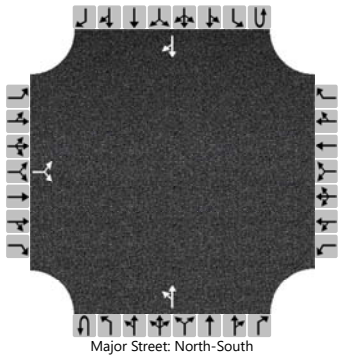
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 BUILD AM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development

Site Information

Intersection	West Frontage & Mutt Nels
Jurisdiction	CoSF, NMDOT
East/West Street	Mutt Nelson Rd
North/South Street	I-25 W Frontage Rd
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		189		19						8	316				230	62
Percent Heavy Vehicles (%)		2		2						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			245							9						
Capacity, c (veh/h)			420							1209						
v/c Ratio			0.58							0.01						
95% Queue Length, Q_{95} (veh)			3.6							0.0						
Control Delay (s/veh)			24.9							8.0	0.1					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		24.9								0.3						
Approach LOS		C								A						

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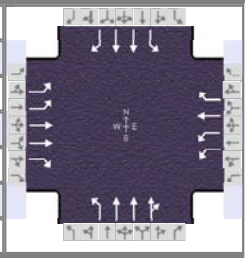
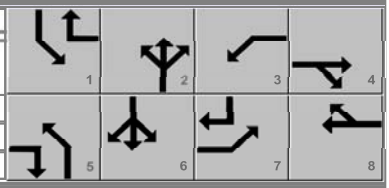
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.94
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 4:30
Intersection	Cerrillos (NM 14) & Herr…	File Name	2036 BPM Beckner to Herrera.xus		
Project Description	2036 BPM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	149	89	298	132	97	118	292	1171	103	40	1457	76

Signal Information												
Cycle, s	125.0	Reference Phase	2									
Offset, s	24	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On									
Force Mode	Fixed	Simult. Gap N/S	On									
				Green	5.4	7.0	68.8	7.1	0.5	12.9		
				Yellow	3.0	3.0	4.3	3.0	0.0	3.0		
				Red	1.0	1.0	2.0	1.0	0.0	2.0		



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	2.0	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.6	18.4	11.1	17.9	20.4	86.1	9.4	75.1
Change Period, (*Y+R c*), s	4.0	5.0	4.0	5.0	4.0	6.3	4.0	6.3
Max Allow Headway (*MAH*), s	3.1	3.2	3.1	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	7.6	12.8	6.9	8.5	16.3		3.2	
Green Extension Time (*g e*), s	0.0	0.6	0.2	0.7	0.1	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	0.99	1.00	1.00		0.77	
Max Out Probability	1.00	0.07	0.00	0.01	1.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	159	95	163	140	103	67	332	969	466	43	1550	80
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1743	1795	1598	1743	1885	1598	1781	1870	1798	1781	1781	1585
Queue Service Time (*g s*), s	5.6	3.0	10.8	4.9	6.5	4.7	14.3	12.5	12.8	1.2	43.3	2.6
Cycle Queue Clearance Time (*g c*), s	5.6	3.0	10.8	4.9	6.5	4.7	14.3	12.5	12.8	1.2	43.3	2.6
Green Ratio (*g/C*)	0.06	0.11	0.24	0.06	0.10	0.15	0.70	0.64	0.64	0.59	0.55	0.61
Capacity (*c*), veh/h	211	385	381	197	194	234	359	2389	1148	329	1962	969
Volume-to-Capacity Ratio (*X*)	0.750	0.246	0.428	0.712	0.531	0.287	0.923	0.406	0.406	0.130	0.790	0.082
Back of Queue (*Q*), ft/ln (95 th percentile)	125.6	61.9	192.6	100.6	140.9	84.8	465	179.9	179.3	21.2	616.4	40
Back of Queue (*Q*), veh/ln (95 th percentile)	5.0	2.5	7.6	4.0	5.6	3.4	18.3	7.1	7.2	0.8	24.3	1.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.53	0.20	2.14	0.47	0.52	0.45	1.72	0.12	0.13	0.09	0.55	0.24
Uniform Delay (*d 1*), s/veh	57.8	51.2	40.4	58.0	53.2	47.5	39.2	7.9	8.1	10.6	22.3	9.9
Incremental Delay (*d 2*), s/veh	10.9	0.1	0.3	1.8	0.8	0.2	21.3	0.4	0.8	0.1	3.3	0.2
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	68.7	51.3	40.7	59.7	54.0	47.8	60.6	8.3	8.9	10.7	25.7	10.1
Level of Service (LOS)	E	D	D	E	D	D	E	A	A	B	C	B
Approach Delay, s/veh / LOS	53.8	D		55.3	E		18.2	B		24.5	C	
Intersection Delay, s/veh / LOS	27.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.48	B	2.61	C	2.47	B	2.62	C
Bicycle LOS Score / LOS	0.83	A	1.00	A	1.40	A	1.87	B

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HCS Two-Way Stop-Control Report

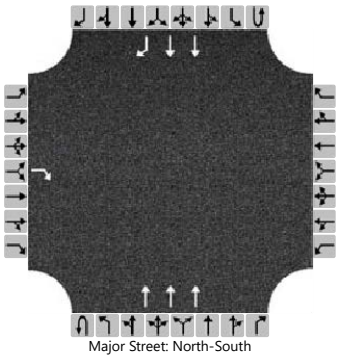
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 BUILD PM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development

Site Information

Intersection	East Driveway @ Cerrillos
Jurisdiction	CoSF, NMDOT
East/West Street	East Right In/Right Out
North/South Street	Cerrillos (NM 14)
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	3	0	0	0	2	1
Configuration				R							T				T	R
Volume (veh/h)				3							1438				1775	34
Percent Heavy Vehicles (%)				2												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No												No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.94												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.32												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				3												
Capacity, c (veh/h)				263												
v/c Ratio				0.01												
95% Queue Length, Q_{95} (veh)				0.0												
Control Delay (s/veh)				18.9												
Level of Service (LOS)				C												
Approach Delay (s/veh)		18.9														
Approach LOS		C														

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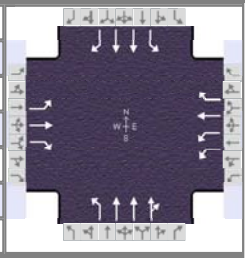
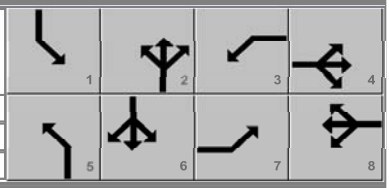
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.91
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 4:30
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BPM Beckner to Herrera.xus		
Project Description	2036 BPM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	287	46	45	272	95	147	89	1225	194	82	1382	404

Signal Information										
Cycle, s	125.0	Reference Phase	2							
Offset, s	39	Reference Point	End							
Uncoordinated	No	Simult. Gap E/W	On							
Force Mode	Fixed	Simult. Gap N/S	On							
				Green	6.7	75.4	10.0	2.2	9.8	0.0
				Yellow	3.0	5.0	3.0	0.0	3.0	0.0
				Red	1.0	2.0	1.0	0.0	3.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	15.8	16.2	18.0	10.8	82.4	10.7	82.3
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	12.0	5.7	11.8	11.5	4.5		4.2	
Green Extension Time (*g e*), s	0.0	0.5	0.4	0.5	0.1	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.97		0.95	
Max Out Probability	1.00	0.00	0.04	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	315	51	49	299	104	122	98	1093	456	88	1485	434
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870		1716	1856	1572	1781	1870	1559	1781	1781	
Queue Service Time (*g s*), s	10.0	3.2		9.8	6.7	9.5	2.5	20.5	20.5	2.2	28.3	
Cycle Queue Clearance Time (*g c*), s	10.0	3.2		9.8	6.7	9.5	2.5	20.5	20.5	2.2	28.3	
Green Ratio (*g/C*)	0.16	0.08		0.18	0.10	0.10	0.66	0.60	0.60	0.66	0.60	
Capacity (*c*), veh/h	236	146		591	178	150	287	2255	940	294	2145	
Volume-to-Capacity Ratio (*X*)	1.336	0.345		0.506	0.588	0.811	0.341	0.485	0.485	0.300	0.693	
Back of Queue (*Q*), ft/ln (95 th percentile)	551.5	68.5		189.4	144.4	177.2	40.4	325.2	285.4	37.8	287.8	
Back of Queue (*Q*), veh/ln (95 th percentile)	22.1	2.7		7.4	5.6	6.9	1.6	12.8	11.4	1.5	11.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.07		0.79	0.36	0.44	0.13	0.16	0.15	0.05	0.20	
Uniform Delay (*d 1*), s/veh	53.2	54.6		46.4	54.2	55.4	12.3	13.9	13.9	11.1	10.5	
Incremental Delay (*d 2*), s/veh	176.9	0.5		0.2	1.2	3.9	0.3	0.7	1.8	0.1	1.1	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	230.1	55.1	0.0	46.7	55.3	59.3	12.5	14.7	15.7	11.2	11.5	0.0
Level of Service (LOS)	F	E	A	D	E	E	B	B	B	B	B	A
Approach Delay, s/veh / LOS	181.4	F		51.3	D		14.8	B		9.0	A	
Intersection Delay, s/veh / LOS	31.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.48	B	2.61	C	2.30	B	2.08	B
Bicycle LOS Score / LOS	1.17	A	1.35	A	1.39	A	2.18	B

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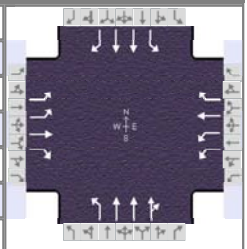
HCS Signalized Intersection Results Summary

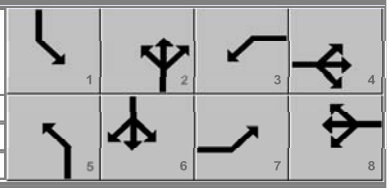
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.91
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 4:30
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BPM Beckner to Herrera (+Dual EB Left).xus		
Project Description	2036 BPM (+Dual EB Left)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	287	46	45	272	95	147	89	1225	194	82	1382	404

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	39	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.7	75.4	10.0	2.2	9.8	0.0
Yellow	3.0	5.0	3.0	0.0	3.0	0.0
Red	1.0	2.0	1.0	0.0	3.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	15.8	16.2	18.0	10.8	82.4	10.7	82.3
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	12.0	5.7	11.8	11.5	4.5		4.2	
Green Extension Time (*g e*), s	0.0	0.5	0.4	0.5	0.1	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.97		0.95	
Max Out Probability	1.00	0.00	0.04	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	315	51	49	299	104	122	98	1093	456	88	1485	434
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1870		1716	1856	1572	1781	1870	1559	1781	1781	
Queue Service Time (*g s*), s	10.0	3.2		9.8	6.7	9.5	2.5	20.5	20.5	2.2	28.3	
Cycle Queue Clearance Time (*g c*), s	10.0	3.2		9.8	6.7	9.5	2.5	20.5	20.5	2.2	28.3	
Green Ratio (*g/C*)	0.16	0.08		0.18	0.10	0.10	0.66	0.60	0.60	0.66	0.60	
Capacity (*c*), veh/h	464	146		591	178	150	287	2255	940	294	2145	
Volume-to-Capacity Ratio (*X*)	0.680	0.345		0.506	0.588	0.811	0.341	0.485	0.485	0.300	0.693	
Back of Queue (*Q*), ft/ln (95 th percentile)	204.8	68.5		189.4	144.4	177.2	40.4	325.2	285.4	37.8	286.5	
Back of Queue (*Q*), veh/ln (95 th percentile)	8.2	2.7		7.4	5.6	6.9	1.6	12.8	11.4	1.5	11.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.07		0.79	0.36	0.44	0.13	0.16	0.15	0.05	0.20	
Uniform Delay (*d 1*), s/veh	49.1	54.6		46.4	54.2	55.4	12.3	13.9	13.9	11.1	10.5	
Incremental Delay (*d 2*), s/veh	3.3	0.5		0.2	1.2	3.9	0.3	0.7	1.8	0.1	1.1	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	52.4	55.1	0.0	46.7	55.3	59.3	12.5	14.7	15.7	11.2	11.5	0.0
Level of Service (LOS)	D	E	A	D	E	E	B	B	B	B	B	A
Approach Delay, s/veh / LOS	46.5	D		51.3	D		14.8	B		9.0	A	
Intersection Delay, s/veh / LOS	19.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.48	B	2.61	C	2.30	B	2.25	B
Bicycle LOS Score / LOS	1.17	A	1.35	A	1.39	A	2.18	B

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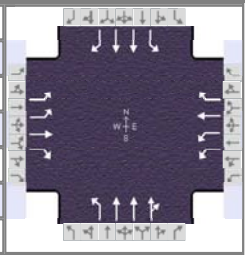
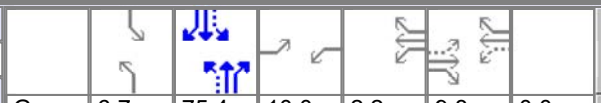
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.91
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 4:30
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BPM Beckner to Herrera NO free rights (+D…		
Project Description	2036 BPM (No Free Rights +Dual EB Left)				

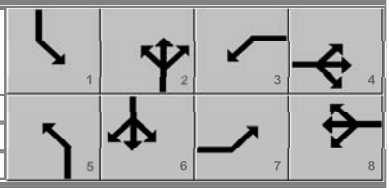


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	287	46	45	272	95	147	89	1225	194	82	1382	404

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	39	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.7	75.4	10.0	2.2	9.8	0.0
Yellow	3.0	5.0	3.0	0.0	3.0	0.0
Red	1.0	2.0	1.0	0.0	3.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	15.8	16.2	18.0	10.8	82.4	10.7	82.3
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	12.0	5.7	11.8	11.5	4.5		4.2	
Green Extension Time (*g e*), s	0.0	0.5	0.4	0.5	0.1	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.97		0.95	
Max Out Probability	1.00	0.00	0.04	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	315	51	49	299	104	122	98	1093	456	88	1485	434
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1870	1610	1716	1856	1572	1781	1870	1559	1781	1781	1610
Queue Service Time (*g s*), s	10.0	3.2	3.7	9.8	6.7	9.5	2.5	20.5	20.5	2.2	25.5	7.7
Cycle Queue Clearance Time (*g c*), s	10.0	3.2	3.7	9.8	6.7	9.5	2.5	20.5	20.5	2.2	25.5	7.7
Green Ratio (*g/C*)	0.16	0.08	0.08	0.18	0.10	0.10	0.66	0.60	0.60	0.66	0.60	0.60
Capacity (*c*), veh/h	464	146	126	591	178	150	295	2255	940	294	2145	970
Volume-to-Capacity Ratio (*X*)	0.680	0.345	0.393	0.506	0.588	0.811	0.331	0.485	0.485	0.300	0.693	0.448
Back of Queue (*Q*), ft/ln (95 th percentile)	204.8	68.5	66.4	189.4	144.4	177.2	40.4	325.2	285.4	37.9	234.2	81.7
Back of Queue (*Q*), veh/ln (95 th percentile)	8.2	2.7	2.7	7.4	5.6	6.9	1.6	12.8	11.4	1.5	9.2	3.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.07	0.00	0.79	0.36	0.44	0.13	0.16	0.15	0.05	0.16	0.00
Uniform Delay (*d 1*), s/veh	49.1	54.6	54.8	46.4	54.2	55.4	11.4	13.9	13.9	11.1	8.5	4.0
Incremental Delay (*d 2*), s/veh	3.3	0.5	0.7	0.2	1.2	3.9	0.2	0.7	1.8	0.1	1.2	0.9
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	52.4	55.1	55.5	46.7	55.3	59.3	11.6	14.7	15.7	11.3	9.7	5.0
Level of Service (LOS)	D	E	E	D	E	E	B	B	B	B	A	A
Approach Delay, s/veh / LOS	53.1	D		51.3	D		14.8	B		8.7	A	
Intersection Delay, s/veh / LOS	19.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.48	B	2.61	C	2.30	B	2.25	B
Bicycle LOS Score / LOS	1.17	A	1.35	A	1.39	A	2.18	B

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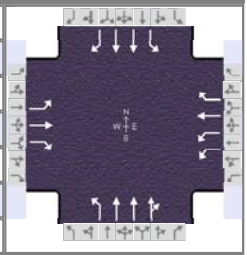
HCS Signalized Intersection Results Summary

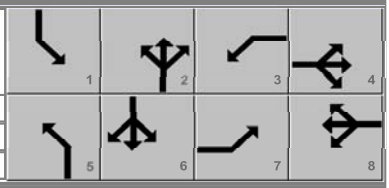
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.91
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 4:30
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BPM Beckner to Herrera NO free rights.xus		
Project Description	2036 BPM (No Free Rights)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	287	46	45	272	95	147	89	1225	194	82	1382	404

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	39	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.7	75.4	10.0	2.2	9.8	0.0
Yellow	3.0	5.0	3.0	0.0	3.0	0.0
Red	1.0	2.0	1.0	0.0	3.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	15.8	16.2	18.0	10.8	82.4	10.7	82.3
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	12.0	5.7	11.8	11.5	4.5		4.2	
Green Extension Time (*g e*), s	0.0	0.5	0.4	0.5	0.1	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	0.97		0.95	
Max Out Probability	1.00	0.00	0.04	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	315	51	49	299	104	122	98	1093	456	88	1485	434
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870	1610	1716	1856	1572	1781	1870	1559	1781	1781	1610
Queue Service Time (*g s*), s	10.0	3.2	3.7	9.8	6.7	9.5	2.5	20.5	20.5	2.2	25.3	7.6
Cycle Queue Clearance Time (*g c*), s	10.0	3.2	3.7	9.8	6.7	9.5	2.5	20.5	20.5	2.2	25.3	7.6
Green Ratio (*g/C*)	0.16	0.08	0.08	0.18	0.10	0.10	0.66	0.60	0.60	0.66	0.60	0.60
Capacity (*c*), veh/h	236	146	126	591	178	150	296	2255	940	294	2145	970
Volume-to-Capacity Ratio (*X*)	1.336	0.345	0.393	0.506	0.588	0.811	0.330	0.485	0.485	0.300	0.693	0.448
Back of Queue (*Q*), ft/ln (95 th percentile)	551.5	68.5	66.4	189.4	144.4	177.2	40.4	325.2	285.4	37.9	232.6	81
Back of Queue (*Q*), veh/ln (95 th percentile)	22.1	2.7	2.7	7.4	5.6	6.9	1.6	12.8	11.4	1.5	9.2	3.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.07	0.00	0.79	0.36	0.44	0.13	0.16	0.15	0.05	0.16	0.00
Uniform Delay (*d 1*), s/veh	53.2	54.6	54.8	46.4	54.2	55.4	11.3	13.9	13.9	11.1	8.4	4.0
Incremental Delay (*d 2*), s/veh	176.9	0.5	0.7	0.2	1.2	3.9	0.2	0.7	1.8	0.1	1.2	1.0
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	230.1	55.1	55.5	46.7	55.3	59.3	11.6	14.7	15.7	11.3	9.6	4.9
Level of Service (LOS)	F	E	E	D	E	E	B	B	B	B	A	A
Approach Delay, s/veh / LOS	188.0	F		51.3	D		14.8	B		8.7	A	
Intersection Delay, s/veh / LOS	31.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.48	B	2.61	C	2.30	B	2.08	B
Bicycle LOS Score / LOS	1.17	A	1.35	A	1.39	A	2.18	B

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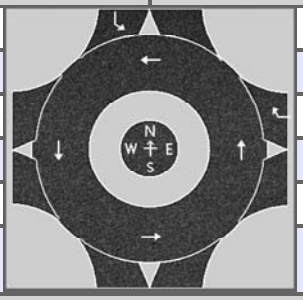
HCS Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 BUILD PM
Project Description	Cavan Multi-Family Development



Site Information

Intersection	Paseo del Sol & Herrera
E/W Street Name	Herrera Drive
N/S Street Name	Paseo del Sol
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.81
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0
Lane Assignment							R								L	
Volume (V), veh/h					1			318					13	454		
Percent Heavy Vehicles, %					0			0					1	1		
Flow Rate (v_{PCE}), pc/h					1			394					16	563		
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1								1			
Pedestrians Crossing, p/h					0								0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s					4.9763						4.9763	
Follow-Up Headway, s					2.6087						2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					395						579	
Entry Volume, veh/h					393						576	
Circulating Flow (v_c), pc/h	580			16			580			1		
Exiting Flow (v_{ex}), pc/h	564			0			410			0		
Capacity (c_{pce}), pc/h					1358						1379	
Capacity (c), veh/h					1352						1372	
v/c Ratio (x)					0.29						0.42	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					5.2						6.6	
Lane LOS					A						A	
95% Queue, veh					1.2						2.1	
Approach Delay, s/veh | LOS				5.2		A				6.6		A
Intersection Delay, s/veh | LOS	6.0						A					

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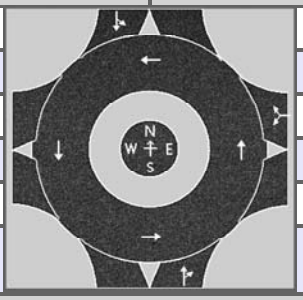
HCS Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 BUILD PM
Project Description	Cavan Multi-Family Development



Site Information

Intersection	South Roundabout Driveway
E/W Street Name	I-25 W Frontage Rd
N/S Street Name	I-25 W Frontage Rd
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.94
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment							LR				TR				LT	
Volume (V), veh/h					0	477		46	0		2	315	0	45	1	
Percent Heavy Vehicles, %					2	2		2	2		2	2	2	2	2	
Flow Rate (v_{PCE}), pc/h					0	518		50	0		2	342	0	49	1	
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1				1				1			
Pedestrians Crossing, p/h					0				0				0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s					4.9763			4.9763			4.9763	
Follow-Up Headway, s					2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					568			344			50	
Entry Volume, veh/h					557			337			49	
Circulating Flow (v_c), pc/h	568			2			49			518		
Exiting Flow (v_{ex}), pc/h	391			0			52			519		
Capacity (c_{pce}), pc/h					1377			1313			814	
Capacity (c), veh/h					1350			1287			798	
v/c Ratio (x)					0.41			0.26			0.06	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					6.6			5.1			5.1	
Lane LOS					A			A			A	
95% Queue, veh					2.1			1.1			0.2	
Approach Delay, s/veh | LOS				6.6		A	5.1		A	5.1		A
Intersection Delay, s/veh | LOS	6.0						A					

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HCS Two-Way Stop-Control Report

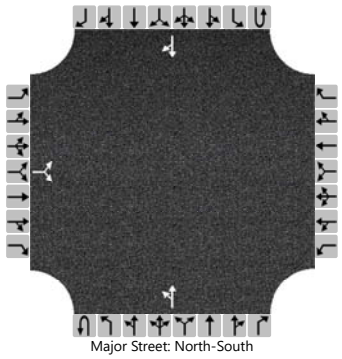
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 BUILD PM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development

Site Information

Intersection	West Frontage & Mutt Nels
Jurisdiction	CoSF, NMDOT
East/West Street	Mutt Nelson Rd
North/South Street	I-25 W Frontage Rd
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		85		5						21	250				272	189
Percent Heavy Vehicles (%)		1		1						4						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.41		6.21						4.14						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.51		3.31						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			106							25						
Capacity, c (veh/h)			366							1017						
v/c Ratio			0.29							0.02						
95% Queue Length, Q_{95} (veh)			1.2							0.1						
Control Delay (s/veh)			18.8							8.6	0.3					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		18.8								0.9						
Approach LOS		C								A						

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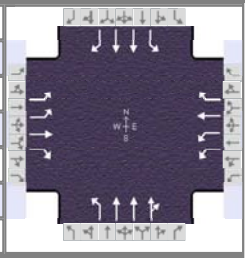
APPENDIX H:
2036 NO BUILD PTV VISUM CONNECTION INTERSECTION CAPACITY ANALYSIS

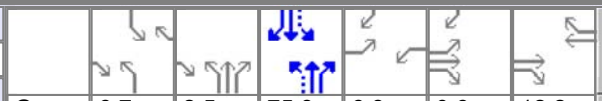
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Dec 12, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.85
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	Cerrillos (NM 14) & Herr…	File Name	2036 NBAM Beckner to Herrera.xus		
Project Description	2036 NBAM SFMPO Model				

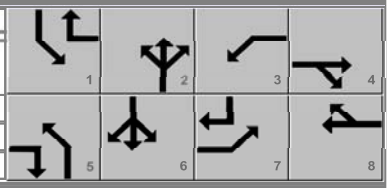


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	130	96	0	92	130	51	248	1553	150	75	819	98

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	109	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.7	2.5	75.8	6.8	0.6	12.2
Yellow	3.0	0.0	4.3	3.0	0.0	3.0
Red	1.0	0.0	2.0	1.0	0.0	3.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	2.0	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.5	18.9	10.8	18.2	13.2	84.6	10.7	82.1
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	4.0	6.3	4.0	6.3
Max Allow Headway (*MAH*), s	3.1	3.0	3.1	3.0	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	7.4	9.1	5.8	12.0	9.0		4.2	
Green Extension Time (g_e), s	0.1	0.3	0.0	0.2	0.2	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	0.98	1.00	1.00		0.95	
Max Out Probability	0.15	0.01	1.00	0.27	0.81		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	153	113	0	108	153	4	285	1317	632	88	964	111
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1743	1885	1598	1730	1870	1585	1753	1841	1758	1767	1766	1572
Queue Service Time (g_s), s	5.4	7.1	0.0	3.8	10.0	0.2	7.0	27.9	28.1	2.2	18.5	3.2
Cycle Queue Clearance Time (g_c), s	5.4	7.1	0.0	3.8	10.0	0.2	7.0	27.9	28.1	2.2	18.5	3.2
Green Ratio (*g/C*)	0.06	0.10	0.18	0.05	0.10	0.15	0.68	0.63	0.63	0.66	0.61	0.67
Capacity (*c*), veh/h	209	194	282	189	183	240	450	2306	1102	241	2142	1047
Volume-to-Capacity Ratio (*X*)	0.733	0.581	0.000	0.572	0.835	0.015	0.634	0.571	0.574	0.367	0.450	0.106
Back of Queue (*Q*), ft/ln (95 th percentile)	109.6	155.3	0	77.1	232	4.3	109.2	360.9	342	36.3	287.2	46.6
Back of Queue (*Q*), veh/ln (95 th percentile)	4.3	6.2	0.0	3.0	9.1	0.2	4.2	14.0	13.7	1.4	11.2	1.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.47	0.49	0.00	0.36	0.86	0.02	0.40	0.25	0.25	0.16	0.25	0.27
Uniform Delay (d_1), s/veh	57.8	53.5	0.0	57.7	55.4	45.1	11.1	15.5	15.6	12.2	13.3	7.5
Incremental Delay (d_2), s/veh	1.9	1.0	0.0	1.0	12.6	0.0	0.4	0.3	0.6	0.3	0.7	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	59.7	54.5	0.0	58.7	68.0	45.1	11.6	15.8	16.2	12.6	14.0	7.7
Level of Service (LOS)	E	D		E	E	D	B	B	B	B	B	A
Approach Delay, s/veh / LOS	57.5	E		63.9	E		15.4	B		13.3	B	
Intersection Delay, s/veh / LOS	20.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.48	B	2.61	C	2.31	B	2.25	B
Bicycle LOS Score / LOS	0.93	A	0.92	A	1.75	B	1.45	A

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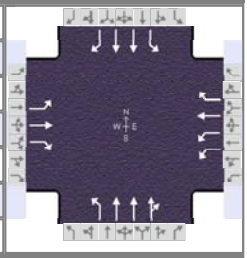
HCS Signalized Intersection Results Summary

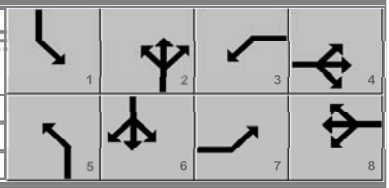
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Dec 12, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 NBAM Beckner to Herrera.xus		
Project Description	2036 NBAM SFMPO Model				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	346	127	460	219	69	49	208	1533	315	29	578	215

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.1	2.4	45.3	9.0	1.0	36.1						
Yellow	3.0	4.0	5.0	3.0	0.0	3.0						
Red	1.0	1.0	2.0	1.0	0.0	3.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	43.1	13.0	42.1	16.5	59.8	9.1	52.3
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.2	3.0	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	37.9	8.4	6.0	12.4		3.6	
Green Extension Time (g_e), s	0.0	0.5	0.5	1.7	0.0	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	1.00		0.73	
Max Out Probability	1.00	1.00	0.00	0.00	1.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	402	148	535	255	80	35	242	1443	673	38	754	280
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870		1743	1885	1598	1753	1841	1690	1767	1766	
Queue Service Time (g_s), s	10.0	7.6		6.4	4.0	2.0	10.4	45.8	47.1	1.6	16.6	
Cycle Queue Clearance Time (g_c), s	10.0	7.6		6.4	4.0	2.0	10.4	45.8	47.1	1.6	16.6	
Green Ratio (*g/C*)	0.36	0.30		0.35	0.29	0.29	0.48	0.42	0.42	0.41	0.36	
Capacity (*c*), veh/h	518	537		860	527	447	409	1588	729	142	1300	
Volume-to-Capacity Ratio (*X*)	0.776	0.275		0.296	0.152	0.078	0.591	0.909	0.924	0.266	0.580	
Back of Queue (*Q*), ft/ln (95 th percentile)	283	156.2		118	81.9	34.8	196.1	742.1	742.9	32	234.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	11.3	6.1		4.7	3.3	1.4	7.6	28.8	29.7	1.3	9.2	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.16		0.49	0.20	0.09	0.63	0.37	0.39	0.04	0.16	
Uniform Delay (d_1), s/veh	37.1	34.5		28.7	33.9	33.1	21.0	33.2	33.6	30.8	19.6	
Incremental Delay (d_2), s/veh	6.6	0.1		0.1	0.0	0.0	1.5	9.2	19.2	0.3	1.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	43.7	34.6	0.0	28.8	33.9	33.2	22.5	42.5	52.8	31.2	21.3	0.0
Level of Service (LOS)	D	C	A	C	C	C	C	D	D	C	C	A
Approach Delay, s/veh / LOS	20.9	C		30.3	C		43.4	D		16.1	B	
Intersection Delay, s/veh / LOS	31.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.49	B	2.59	C	2.31	B	2.12	B
Bicycle LOS Score / LOS	2.28	B	1.10	A	1.78	B	1.28	A

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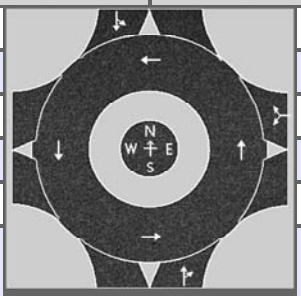
HCS Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 NO BUILD AM
Project Description	Cavan Multi-Family Development PTV Visum Model



Site Information

Intersection	Paseo del Sol & Herrera
E/W Street Name	Herrera Drive
N/S Street Name	Paseo del Sol
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.76
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment							LR				TR				LT	
Volume (V), veh/h					152	0		389	0		98	0	22	88	377	
Percent Heavy Vehicles, %					1	3		1	3		3	3	2	2	3	
Flow Rate (v_{PCE}), pc/h					201	0		515	0		133	0	29	118	511	
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1				1				1			
Pedestrians Crossing, p/h					0				0				0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s					4.9763			4.9763			4.9763	
Follow-Up Headway, s					2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					716			133			658	
Entry Volume, veh/h					711			129			640	
Circulating Flow (v_c), pc/h	859			162			348			201		
Exiting Flow (v_{ex}), pc/h	319			0			677			511		
Capacity (c_{pce}), pc/h					1170			968			1124	
Capacity (c), veh/h					1162			939			1094	
v/c Ratio (x)					0.61			0.14			0.59	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					10.9			5.1			10.8	
Lane LOS					B			A			B	
95% Queue, veh					4.4			0.5			4.0	
Approach Delay, s/veh | LOS				10.9	B		5.1	A		10.8	B	
Intersection Delay, s/veh | LOS	10.3						B					

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HCS Two-Way Stop-Control Report

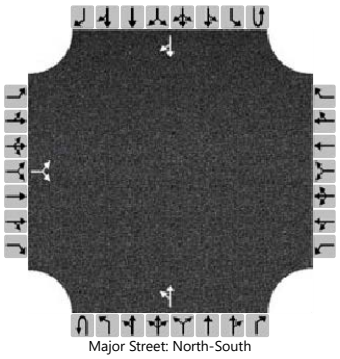
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 NO BUILD AM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development

Site Information

Intersection	West Frontage & Mutt Nels
Jurisdiction	CoSF, NMDOT
East/West Street	Mutt Nelson Rd
North/South Street	I-25 W Frontage Rd
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		189		19						8	316				229	62
Percent Heavy Vehicles (%)		2		2						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			245							9						
Capacity, c (veh/h)			420							1210						
v/c Ratio			0.58							0.01						
95% Queue Length, Q_{95} (veh)			3.6							0.0						
Control Delay (s/veh)			24.8							8.0	0.1					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		24.8								0.3						
Approach LOS		C								A						

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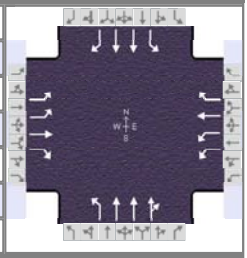
HCS Signalized Intersection Results Summary

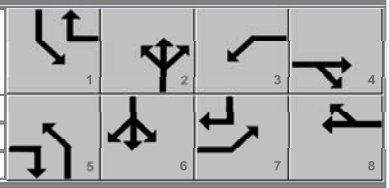
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.94
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	Cerrillos (NM 14) & Herr…	File Name	2036 NBPM Beckner to Herrera.xus		
Project Description	2036 NBPM SFMPO Model				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	149	89	0	132	97	118	0	1144	103	40	1412	76

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	24	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.4	83.7	7.1	0.5	9.0	0.0
Yellow	3.0	4.3	3.0	0.0	3.0	0.0
Red	1.0	2.0	1.0	0.0	2.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	2.0	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.6	14.5	11.1	14.0	0.0	90.0	9.4	99.4
Change Period, ($Y+R_c$), s	4.0	5.0	4.0	5.0	4.0	6.3	4.0	6.3
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	0.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	7.6	8.1	6.9	8.7			2.8	
Green Extension Time (g_e), s	0.0	0.3	0.2	0.3	0.0	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	0.99	1.00			0.77	
Max Out Probability	1.00	0.00	0.00	0.00			0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	159	95	0	140	103	17	0	982	473	43	1502	80
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1743	1885	1598	1743	1885	1598	1781	1870	1801	1781	1781	1585
Queue Service Time (g_s), s	5.6	6.1	0.0	4.9	6.7	1.2	0.0	11.7	12.0	0.8	23.2	1.3
Cycle Queue Clearance Time (g_c), s	5.6	6.1	0.0	4.9	6.7	1.2	0.0	11.7	12.0	0.8	23.2	1.3
Green Ratio (*g/C*)	0.06	0.08	0.08	0.06	0.07	0.12	0.64	0.67	0.67	0.73	0.75	0.81
Capacity (*c*), veh/h	211	143	121	197	135	184	249	2506	1207	344	2654	1277
Volume-to-Capacity Ratio (*X*)	0.750	0.662	0.000	0.712	0.762	0.093	0.000	0.392	0.392	0.124	0.566	0.062
Back of Queue (*Q*), ft/ln (95 th percentile)	125.6	134.6	0	100.6	149.8	21.7	0	172.7	174	11.8	294.3	13.7
Back of Queue (*Q*), veh/ln (95 th percentile)	5.0	5.3	0.0	4.0	5.9	0.9	0.0	6.8	7.0	0.5	11.6	0.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.53	0.43	0.00	0.47	0.55	0.11	0.00	0.12	0.12	0.05	0.26	0.08
Uniform Delay (d_1), s/veh	57.8	56.2	0.0	58.0	57.0	49.5	0.0	6.7	6.9	5.6	7.0	2.5
Incremental Delay (d_2), s/veh	10.9	2.0	0.0	1.8	3.3	0.1	0.0	0.4	0.8	0.1	0.9	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	68.7	58.1	0.0	59.7	60.3	49.5	0.0	7.1	7.7	5.6	7.9	2.6
Level of Service (LOS)	E	E		E	E	D		A	A	A	A	A
Approach Delay, s/veh / LOS	64.7	E		59.3	E		7.3	A		7.6	A	
Intersection Delay, s/veh / LOS	15.2						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.50	B	2.61	C	2.38	B	2.21	B
Bicycle LOS Score / LOS	0.91	A	0.92	A	1.21	A	1.83	B

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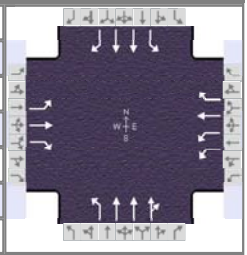
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.91
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 NBPM Beckner to Herrera.xus		
Project Description	2036 NBPM SFMPO Model				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	252	39	455	272	84	147	359	943	194	82	965	380

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	39	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.7	1.3	60.0	10.0	1.3	20.7	1	2	3	4		
Yellow	3.0	3.0	5.0	3.0	0.0	3.0	5	6	7	8		
Red	1.0	1.0	2.0	1.0	0.0	3.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	26.7	15.3	28.0	16.1	72.3	10.7	67.0
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.2	3.0	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	12.0	22.7	10.9	8.7	14.1		5.3	
Green Extension Time (*g e*), s	0.0	0.0	0.4	1.4	0.0	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	1.00		0.96	
Max Out Probability	1.00	1.00	0.02	0.01	1.00		0.01	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	277	43	500	299	92	96	395	872	358	94	1111	437
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870		1716	1856	1572	1781	1870	1534	1781	1781	
Queue Service Time (*g s*), s	10.0	2.4		8.9	5.4	6.7	12.1	18.2	18.2	3.3	30.5	
Cycle Queue Clearance Time (*g c*), s	10.0	2.4		8.9	5.4	6.7	12.1	18.2	18.2	3.3	30.5	
Green Ratio (*g/C*)	0.25	0.17		0.26	0.18	0.18	0.59	0.52	0.52	0.53	0.48	
Capacity (*c*), veh/h	357	310		819	326	276	349	1954	801	317	1708	
Volume-to-Capacity Ratio (*X*)	0.777	0.138		0.365	0.283	0.346	1.130	0.447	0.447	0.298	0.650	
Back of Queue (*Q*), ft/ln (95 th percentile)	183.6	51.2		168.5	112.9	118.5	519.4	308	267.2	53.4	459.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	7.3	2.0		6.6	4.4	4.6	20.4	12.1	10.7	2.1	18.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.05		0.70	0.28	0.30	1.68	0.16	0.14	0.07	0.32	
Uniform Delay (*d 1*), s/veh	45.1	44.5		37.9	44.7	45.2	23.9	18.6	18.6	14.3	26.5	
Incremental Delay (*d 2*), s/veh	9.5	0.1		0.1	0.2	0.3	88.3	0.7	1.8	0.2	1.5	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	54.6	44.6	0.0	38.0	44.9	45.5	112.2	19.3	20.4	14.4	28.1	0.0
Level of Service (LOS)	D	D	A	D	D	D	F	B	C	B	C	A
Approach Delay, s/veh / LOS	20.8	C		40.8	D		42.1	D		19.8	B	
Intersection Delay, s/veh / LOS	30.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.49	B	2.60	C	2.35	B	2.10	B
Bicycle LOS Score / LOS	1.84	B	1.29	A	1.38	A	1.78	B

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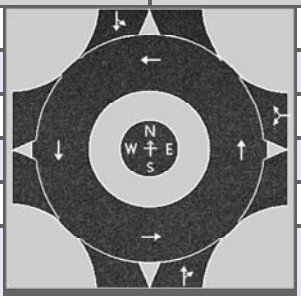
HCS Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 NO BUILD PM
Project Description	Cavan Multi-Family Development PTV Visum Model



Site Information

Intersection	Paseo del Sol & Herrera
E/W Street Name	Herrera Drive
N/S Street Name	Paseo del Sol
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.81
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment							LR				TR				LT	
Volume (V), veh/h					1	0		28	0		282	0	13	26	414	
Percent Heavy Vehicles, %					0	3		0	3		3	3	1	1	3	
Flow Rate (v_{PCE}), pc/h					1	0		35	0		359	0	16	32	526	
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1				1				1			
Pedestrians Crossing, p/h					0				0				0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s					4.9763			4.9763			4.9763	
Follow-Up Headway, s					2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					36			359			574	
Entry Volume, veh/h					36			349			558	
Circulating Flow (v_c), pc/h	575			375			49			1		
Exiting Flow (v_{ex}), pc/h	33			0			410			526		
Capacity (c_{pce}), pc/h					941			1313			1379	
Capacity (c), veh/h					938			1274			1341	
v/c Ratio (x)					0.04			0.27			0.42	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					4.2			5.3			6.7	
Lane LOS					A			A			A	
95% Queue, veh					0.1			1.1			2.1	
Approach Delay, s/veh | LOS				4.2	A		5.3	A		6.7	A	
Intersection Delay, s/veh | LOS	6.0						A					

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HCS Two-Way Stop-Control Report

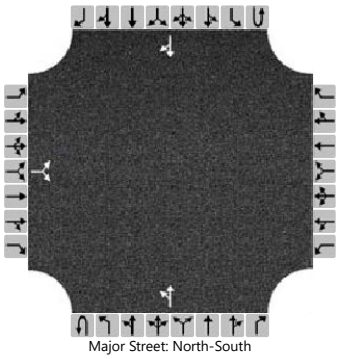
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 NO BUILD PM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development

Site Information

Intersection	West Frontage & Mutt Nels
Jurisdiction	CoSF, NMDOT
East/West Street	Mutt Nelson Rd
North/South Street	I-25 W Frontage Rd
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		85		5						21	248				271	189
Percent Heavy Vehicles (%)		1		1						4						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.41		6.21						4.14						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.51		3.31						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			106							25						
Capacity, c (veh/h)			367							1018						
v/c Ratio			0.29							0.02						
95% Queue Length, Q_{95} (veh)			1.2							0.1						
Control Delay (s/veh)			18.7							8.6	0.2					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		18.7								0.9						
Approach LOS		C								A						

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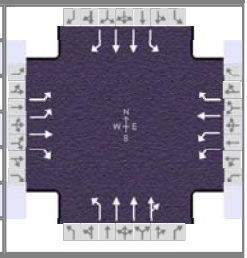
APPENDIX I:
2036 BUILD PTV VISUM CONNECTION INTERSECTION CAPACITY ANALYSIS

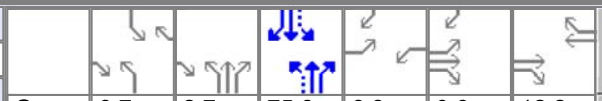
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.85
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	Cerrillos (NM 14) & Herr…	File Name	2036 BAM Beckner to Herrera.xus		
Project Description	2036 BAM PTV Visum Model				

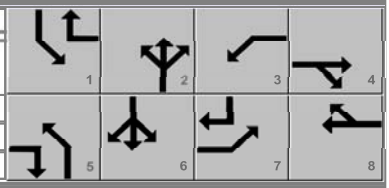


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	130	96	0	92	130	51	253	1592	150	75	832	98

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	109	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.7	2.7	75.6	6.8	0.6	12.2
Yellow	3.0	0.0	4.3	3.0	0.0	3.0
Red	1.0	0.0	2.0	1.0	0.0	3.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	2.0	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.5	18.9	10.8	18.2	13.4	84.6	10.7	81.9
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	4.0	6.3	4.0	6.3
Max Allow Headway (*MAH*), s	3.1	3.0	3.1	3.0	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	7.4	9.1	5.8	12.0	9.2		4.2	
Green Extension Time (g_e), s	0.1	0.3	0.0	0.2	0.2	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	0.98	1.00	1.00		0.95	
Max Out Probability	0.15	0.01	1.00	0.27	0.94		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	153	113	0	108	153	4	291	1346	648	88	979	111
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1743	1885	1598	1730	1870	1585	1753	1841	1760	1767	1766	1572
Queue Service Time (g_s), s	5.4	7.1	0.0	3.8	10.0	0.2	7.2	31.3	31.3	2.2	18.9	3.2
Cycle Queue Clearance Time (g_c), s	5.4	7.1	0.0	3.8	10.0	0.2	7.2	31.3	31.3	2.2	18.9	3.2
Green Ratio (*g/C*)	0.06	0.10	0.18	0.05	0.10	0.15	0.69	0.63	0.63	0.66	0.60	0.66
Capacity (*c*), veh/h	209	194	284	189	183	240	445	2306	1103	231	2137	1045
Volume-to-Capacity Ratio (*X*)	0.733	0.581	0.000	0.572	0.835	0.015	0.653	0.584	0.587	0.382	0.458	0.106
Back of Queue (*Q*), ft/ln (95 th percentile)	109.6	155.3	0	77.1	232	4.3	119.9	441.7	414.1	36.5	293.3	47
Back of Queue (*Q*), veh/ln (95 th percentile)	4.3	6.2	0.0	3.0	9.1	0.2	4.6	17.1	16.6	1.4	11.5	1.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.47	0.49	0.00	0.36	0.86	0.02	0.44	0.31	0.30	0.16	0.26	0.28
Uniform Delay (d_1), s/veh	57.8	53.5	0.0	57.7	55.4	45.1	11.4	18.5	18.3	13.6	13.5	7.6
Incremental Delay (d_2), s/veh	1.9	1.0	0.0	1.0	12.6	0.0	0.8	0.5	1.0	0.4	0.7	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	59.7	54.5	0.0	58.7	68.0	45.1	12.2	19.0	19.2	14.0	14.2	7.8
Level of Service (LOS)	E	D		E	E	D	B	B	B	B	B	A
Approach Delay, s/veh / LOS	57.5	E		63.9	E		18.2	B		13.6	B	
Intersection Delay, s/veh / LOS	22.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.48	B	2.61	C	2.31	B	2.25	B
Bicycle LOS Score / LOS	0.93	A	0.92	A	1.77	B	1.46	A

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HCS Two-Way Stop-Control Report

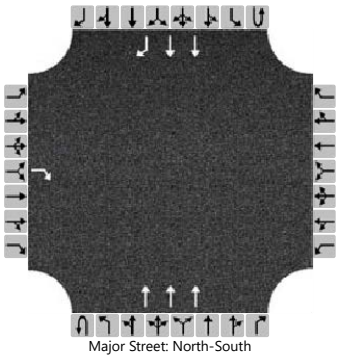
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 BUILD AM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development PTV Visum Model

Site Information

Intersection	East Driveway @ Cerrillos
Jurisdiction	CoSF, NMDOT
East/West Street	East Right In/Right Out
North/South Street	Cerrillos (NM 14)
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	3	0	0	0	2	1
Configuration				R							T				T	R
Volume (veh/h)				5							1930				1124	11
Percent Heavy Vehicles (%)				2												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No												No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.94												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.32												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				5												
Capacity, c (veh/h)				446												
v/c Ratio				0.01												
95% Queue Length, Q_{95} (veh)				0.0												
Control Delay (s/veh)				13.2												
Level of Service (LOS)				B												
Approach Delay (s/veh)		13.2														
Approach LOS		B														

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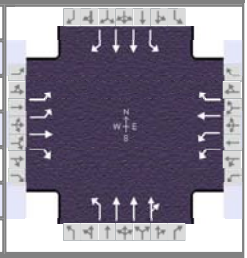
HCS Signalized Intersection Results Summary

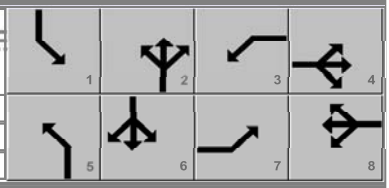
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BAM Beckner to Herrera.xus		
Project Description	2036 BAM PTV Visum Model				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	390	136	465	219	73	49	211	1533	315	29	583	220

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.1	2.3	45.2	9.0	1.0	36.3	
Yellow	3.0	4.0	5.0	3.0	0.0	3.0	
Red	1.0	1.0	2.0	1.0	0.0	3.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	43.3	13.0	42.3	16.5	59.6	9.1	52.2
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.2	3.0	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	38.0	8.4	6.2	12.6		3.7	
Green Extension Time (g_e), s	0.0	0.5	0.5	1.7	0.0	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	1.00		0.73	
Max Out Probability	1.00	1.00	0.00	0.00	1.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	453	158	541	255	85	35	245	1443	673	38	762	287
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1870		1743	1885	1598	1753	1841	1690	1767	1766	
Queue Service Time (g_s), s	10.0	8.2		6.4	4.2	2.0	10.6	45.9	47.2	1.7	17.0	
Cycle Queue Clearance Time (g_c), s	10.0	8.2		6.4	4.2	2.0	10.6	45.9	47.2	1.7	17.0	
Green Ratio (*g/C*)	0.36	0.30		0.35	0.29	0.29	0.47	0.42	0.42	0.41	0.36	
Capacity (*c*), veh/h	1024	539		847	530	449	405	1583	726	142	1294	
Volume-to-Capacity Ratio (*X*)	0.443	0.293		0.301	0.160	0.078	0.606	0.912	0.927	0.267	0.589	
Back of Queue (*Q*), ft/ln (95 th percentile)	211.7	167.9		117.8	86.6	34.7	200.6	746.1	746.9	32.2	237	
Back of Queue (*Q*), veh/ln (95 th percentile)	8.5	6.6		4.7	3.4	1.4	7.8	28.9	29.9	1.3	9.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.17		0.49	0.22	0.09	0.65	0.38	0.39	0.04	0.16	
Uniform Delay (d_1), s/veh	30.2	34.6		28.7	33.8	33.0	21.3	33.4	33.8	31.0	19.8	
Incremental Delay (d_2), s/veh	0.1	0.1		0.1	0.1	0.0	1.9	9.5	19.7	0.3	1.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	30.3	34.7	0.0	28.8	33.9	33.0	23.1	42.9	53.5	31.3	21.5	0.0
Level of Service (LOS)	C	C	A	C	C	C	C	D	D	C	C	A
Approach Delay, s/veh / LOS	16.7	B		30.3	C		43.9	D		16.2	B	
Intersection Delay, s/veh / LOS	30.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.49	B	2.59	C	2.31	B	2.29	B
Bicycle LOS Score / LOS	2.39	B	1.11	A	1.79	B	1.29	A

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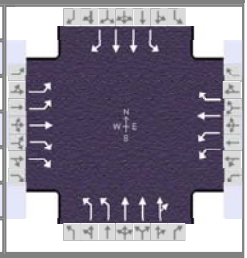
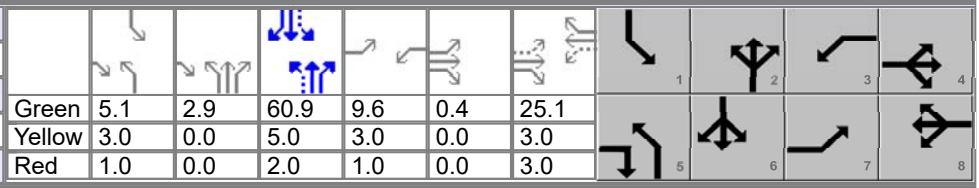
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BAM Beckner to Herrera Overlap Dual EBR.…		
Project Description	2036 BAM PTV Visum Model (Dual EBR/NBL Overlap)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	390	136	465	219	73	49	211	1533	315	29	583	220

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	5.1	2.9	60.9	9.6	0.4	25.1
Yellow	3.0	0.0	5.0	3.0	0.0	3.0
Red	1.0	0.0	2.0	1.0	0.0	3.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	31.5	13.6	31.1	12.0	70.8	9.1	67.9
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.2	3.0	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	23.7	9.1	6.7	6.4		3.3	
Green Extension Time (g_e), s	0.0	1.8	0.5	1.9	0.4	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	1.00		0.73	
Max Out Probability	1.00	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	453	158	541	255	85	35	245	1443	673	38	762	287
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1870	1425	1743	1885	1598	1702	1841	1690	1767	1766	1610
Queue Service Time (g_s), s	10.0	9.2	21.7	7.1	4.7	2.2	4.4	39.5	40.6	1.3	17.6	13.9
Cycle Queue Clearance Time (g_c), s	10.0	9.2	21.7	7.1	4.7	2.2	4.4	39.5	40.6	1.3	17.6	13.9
Green Ratio (*g/C*)	0.28	0.20	0.26	0.28	0.20	0.20	0.54	0.51	0.51	0.53	0.49	0.49
Capacity (*c*), veh/h	831	381	740	667	379	321	786	1878	862	162	1721	784
Volume-to-Capacity Ratio (*X*)	0.545	0.415	0.730	0.382	0.224	0.109	0.312	0.768	0.781	0.233	0.443	0.367
Back of Queue (*Q*), ft/ln (95 th percentile)	51.2	191.7	298.2	134.2	98	39.3	75.9	605.5	586.5	23.3	277.9	211.3
Back of Queue (*Q*), veh/ln (95 th percentile)	2.0	7.5	11.9	5.3	3.9	1.6	2.9	23.5	23.5	0.9	10.9	8.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.20	0.00	0.56	0.24	0.10	0.24	0.31	0.31	0.03	0.19	0.00
Uniform Delay (d_1), s/veh	38.3	43.3	42.3	35.7	41.8	40.8	15.6	24.7	24.9	22.1	21.0	20.0
Incremental Delay (d_2), s/veh	0.4	0.3	0.7	0.1	0.1	0.1	0.1	3.1	7.0	0.2	0.6	1.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	38.8	43.5	42.9	35.8	41.9	40.8	15.7	27.8	31.9	22.3	21.6	21.0
Level of Service (LOS)	D	D	D	D	D	D	B	C	C	C	C	C
Approach Delay, s/veh / LOS	41.4	D		37.6	D		27.7	C		21.5	C	
Intersection Delay, s/veh / LOS	30.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.64	C	2.60	C	2.29	B	2.56	C
Bicycle LOS Score / LOS	2.39	B	1.11	A	1.79	B	1.29	A

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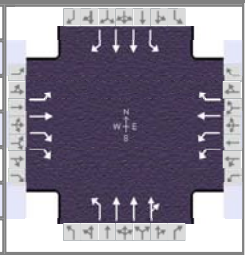
HCS Signalized Intersection Results Summary

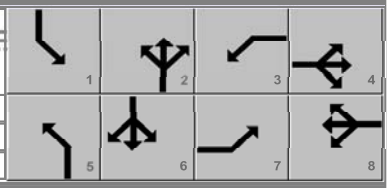
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BAM Beckner to Herrera Dual EBR.xus		
Project Description	2036 BAM PTV Visum Model (Dual EBR)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	390	136	465	219	73	49	211	1533	315	29	583	220

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.1	2.3	55.2	9.6	0.4	26.3	
Yellow	3.0	4.0	5.0	3.0	0.0	3.0	
Red	1.0	1.0	2.0	1.0	0.0	3.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	32.8	13.6	32.3	16.4	69.5	9.1	62.2
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.2	3.0	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	25.0	9.0	6.7	11.2		3.4	
Green Extension Time (g_e), s	0.0	1.8	0.5	1.9	0.3	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	1.00		0.73	
Max Out Probability	1.00	0.01	0.00	0.00	0.01		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	453	158	541	255	85	35	245	1443	673	38	762	287
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870	1425	1743	1885	1598	1753	1841	1690	1767	1766	1610
Queue Service Time (g_s), s	10.0	9.1	23.0	7.0	4.7	2.2	9.2	40.3	41.4	1.4	19.2	15.2
Cycle Queue Clearance Time (g_c), s	10.0	9.1	23.0	7.0	4.7	2.2	9.2	40.3	41.4	1.4	19.2	15.2
Green Ratio (*g/C*)	0.29	0.21	0.21	0.29	0.21	0.21	0.55	0.50	0.50	0.48	0.44	0.44
Capacity (*c*), veh/h	433	401	610	692	397	337	418	1842	846	159	1561	711
Volume-to-Capacity Ratio (*X*)	1.047	0.395	0.886	0.368	0.214	0.104	0.586	0.783	0.796	0.238	0.488	0.404
Back of Queue (*Q*), ft/ln (95 th percentile)	550.3	188.6	328.3	132.4	96.5	38.8	162.2	620	601.8	26	302.8	230
Back of Queue (*Q*), veh/ln (95 th percentile)	22.0	7.4	13.1	5.3	3.8	1.5	6.3	24.0	24.1	1.0	11.8	9.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.20	0.00	0.55	0.24	0.10	0.52	0.31	0.31	0.04	0.21	0.00
Uniform Delay (d_1), s/veh	46.3	42.2	47.6	34.8	40.8	39.8	17.5	25.7	25.9	23.6	24.8	23.7
Incremental Delay (d_2), s/veh	55.9	0.2	5.5	0.1	0.1	0.0	0.5	3.4	7.7	0.2	0.8	1.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	102.2	42.4	53.1	34.9	40.9	39.9	18.0	29.1	33.6	23.8	25.6	25.0
Level of Service (LOS)	F	D	D	C	D	D	B	C	C	C	C	C
Approach Delay, s/veh / LOS	71.0	E		36.7	D		29.2	C		25.4	C	
Intersection Delay, s/veh / LOS	38.6						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.50	B	2.60	C	2.29	B	2.28	B
Bicycle LOS Score / LOS	2.39	B	1.11	A	1.79	B	1.29	A

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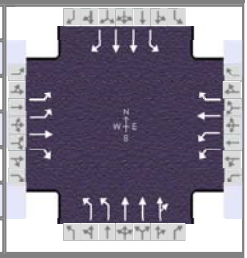
HCS Signalized Intersection Results Summary

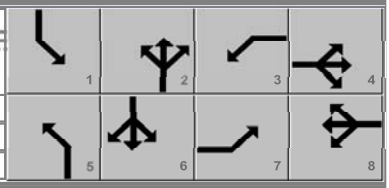
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BAM Beckner to Herrera (Dual NB Left).xus		
Project Description	2036 BAM PTV Visum Model (Dual NBL)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	390	136	465	219	73	49	211	1533	315	29	583	220

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.1	3.2	49.4	9.0	1.0	36.3	
Yellow	3.0	0.0	5.0	3.0	0.0	3.0	
Red	1.0	0.0	2.0	1.0	0.0	3.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	43.3	13.0	42.3	12.3	59.6	9.1	56.4
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.2	3.0	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	38.0	8.4	6.2	7.2		3.5	
Green Extension Time (g_e), s	0.0	0.5	0.5	1.7	0.2	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	1.00		0.73	
Max Out Probability	1.00	1.00	0.00	0.00	0.50		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	453	158	541	255	85	35	245	1443	673	38	762	287
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1870		1743	1885	1598	1702	1841	1690	1767	1766	
Queue Service Time (g_s), s	10.0	8.2		6.4	4.2	2.0	5.2	45.9	47.2	1.5	13.7	
Cycle Queue Clearance Time (g_c), s	10.0	8.2		6.4	4.2	2.0	5.2	45.9	47.2	1.5	13.7	
Green Ratio (*g/C*)	0.36	0.30		0.35	0.29	0.29	0.46	0.42	0.42	0.45	0.39	
Capacity (*c*), veh/h	1024	539		847	530	449	747	1583	726	142	1429	
Volume-to-Capacity Ratio (*X*)	0.443	0.293		0.301	0.160	0.078	0.329	0.912	0.927	0.267	0.533	
Back of Queue (*Q*), ft/ln (95 th percentile)	211.7	167.9		117.8	86.6	34.7	92.7	746.1	746.9	29.7	191.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	8.5	6.6		4.7	3.4	1.4	3.6	28.9	29.9	1.2	7.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.17		0.49	0.22	0.09	0.30	0.38	0.39	0.04	0.13	
Uniform Delay (d_1), s/veh	30.2	34.6		28.7	33.8	33.0	20.0	33.4	33.8	30.0	14.3	
Incremental Delay (d_2), s/veh	0.1	0.1		0.1	0.1	0.0	0.1	9.5	19.7	0.3	1.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	30.3	34.7	0.0	28.8	33.9	33.0	20.1	42.9	53.5	30.3	15.6	0.0
Level of Service (LOS)	C	C	A	C	C	C	C	D	D	C	B	A
Approach Delay, s/veh / LOS	16.7	B		30.3	C		43.5	D		12.0	B	
Intersection Delay, s/veh / LOS	29.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.63	C	2.59	C	2.31	B	2.44	B
Bicycle LOS Score / LOS	2.39	B	1.11	A	1.79	B	1.29	A

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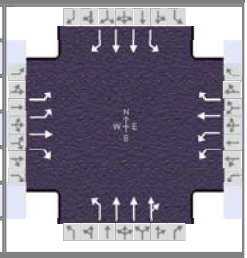
HCS Signalized Intersection Results Summary

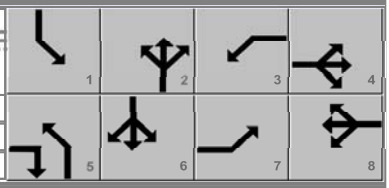
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BAM Beckner to Herrera Overlap Single EB…		
Project Description	2036 BAM PTV Visum Model (EBR Overlap)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	390	136	465	219	73	49	211	1533	315	29	583	220

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.1	2.3	45.2	9.0	1.0	36.3
Yellow	3.0	4.0	5.0	3.0	0.0	3.0
Red	1.0	1.0	2.0	1.0	0.0	3.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	43.3	13.0	42.3	16.5	59.6	9.1	52.2
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.2	3.0	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	12.0	38.0	8.4	6.2	12.6		3.6	
Green Extension Time (*g e*), s	0.0	0.5	0.5	1.7	0.0	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	1.00		0.73	
Max Out Probability	1.00	1.00	0.00	0.00	1.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	453	158	541	255	85	35	245	1443	673	38	762	287
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1870	1610	1743	1885	1598	1753	1841	1690	1767	1766	1610
Queue Service Time (*g s*), s	10.0	8.2	36.0	6.4	4.2	2.0	10.6	45.9	47.2	1.6	21.8	17.2
Cycle Queue Clearance Time (*g c*), s	10.0	8.2	36.0	6.4	4.2	2.0	10.6	45.9	47.2	1.6	21.8	17.2
Green Ratio (*g/C*)	0.36	0.30	0.39	0.35	0.29	0.29	0.47	0.42	0.42	0.41	0.36	0.36
Capacity (*c*), veh/h	1024	539	620	847	530	449	373	1583	726	142	1294	590
Volume-to-Capacity Ratio (*X*)	0.443	0.293	0.872	0.301	0.160	0.078	0.658	0.912	0.927	0.267	0.589	0.488
Back of Queue (*Q*), ft/ln (95 th percentile)	211.7	167.9	574.1	117.8	86.6	34.7	205.6	746.1	746.9	30.8	346.7	263.2
Back of Queue (*Q*), veh/ln (95 th percentile)	8.5	6.6	23.0	4.7	3.4	1.4	8.0	28.9	29.9	1.2	13.5	10.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.17	0.00	0.49	0.22	0.09	0.66	0.38	0.39	0.04	0.24	0.00
Uniform Delay (*d 1*), s/veh	30.2	34.6	35.6	28.7	33.8	33.0	22.6	33.4	33.8	29.7	32.0	30.6
Incremental Delay (*d 2*), s/veh	0.1	0.1	10.8	0.1	0.1	0.0	3.4	9.5	19.7	0.3	1.5	2.2
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	30.3	34.7	46.4	28.8	33.9	33.0	26.0	42.9	53.5	29.9	33.5	32.7
Level of Service (LOS)	C	C	D	C	C	C	C	D	D	C	C	C
Approach Delay, s/veh / LOS	38.4	D		30.3	C		44.1	D		33.2	C	
Intersection Delay, s/veh / LOS	39.4						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.49	B	2.59	C	2.31	B	2.29	B
Bicycle LOS Score / LOS	2.39	B	1.11	A	1.79	B	1.29	A

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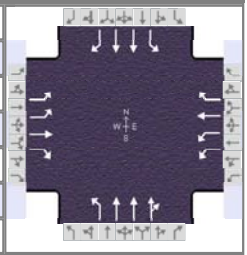
HCS Signalized Intersection Results Summary

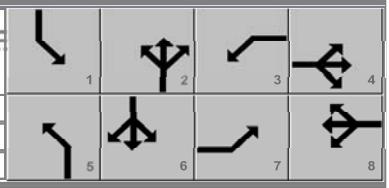
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Nov 9, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	AM	PHF	0.86
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BAM Beckner to Herrera NO free rights.xus		
Project Description	2036 BAM PTV Visum Model (No Free Rights)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	390	136	465	219	73	49	211	1533	315	29	583	220

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	107	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.1	2.3	45.2	9.0	1.0	36.3	
Yellow	3.0	4.0	5.0	3.0	0.0	3.0	
Red	1.0	1.0	2.0	1.0	0.0	3.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	43.3	13.0	42.3	16.5	59.6	9.1	52.2
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	5.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.2	3.0	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	38.0	8.4	6.2	12.6		3.6	
Green Extension Time (g_e), s	0.0	0.5	0.5	1.7	0.0	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	1.00		0.73	
Max Out Probability	1.00	1.00	0.00	0.00	1.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	453	158	541	255	85	35	245	1443	673	38	762	287
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1870	1610	1743	1885	1598	1753	1841	1690	1767	1766	1610
Queue Service Time (g_s), s	10.0	8.2	36.0	6.4	4.2	2.0	10.6	45.9	47.2	1.6	21.8	17.2
Cycle Queue Clearance Time (g_c), s	10.0	8.2	36.0	6.4	4.2	2.0	10.6	45.9	47.2	1.6	21.8	17.2
Green Ratio (*g/C*)	0.36	0.30	0.30	0.35	0.29	0.29	0.47	0.42	0.42	0.41	0.36	0.36
Capacity (*c*), veh/h	1024	539	464	847	530	449	373	1583	726	142	1294	590
Volume-to-Capacity Ratio (*X*)	0.443	0.293	1.164	0.301	0.160	0.078	0.658	0.912	0.927	0.267	0.589	0.488
Back of Queue (*Q*), ft/ln (95 th percentile)	211.7	167.9	944.5	117.8	86.6	34.7	205.6	746.1	746.9	30.8	346.7	263.2
Back of Queue (*Q*), veh/ln (95 th percentile)	8.5	6.6	37.8	4.7	3.4	1.4	8.0	28.9	29.9	1.2	13.5	10.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.17	0.00	0.49	0.22	0.09	0.66	0.38	0.39	0.04	0.24	0.00
Uniform Delay (d_1), s/veh	30.2	34.6	44.5	28.7	33.8	33.0	22.6	33.4	33.8	29.7	32.0	30.6
Incremental Delay (d_2), s/veh	0.1	0.1	95.3	0.1	0.1	0.0	3.4	9.5	19.7	0.3	1.5	2.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	30.3	34.7	139.8	28.8	33.9	33.0	26.0	42.9	53.5	29.9	33.5	32.7
Level of Service (LOS)	C	C	F	C	C	C	C	D	D	C	C	C
Approach Delay, s/veh / LOS	82.3		F	30.3		C	44.1		D	33.2		C
Intersection Delay, s/veh / LOS	49.5						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.49	B	2.59	C	2.31	B	2.29	B
Bicycle LOS Score / LOS	2.39	B	1.11	A	1.79	B	1.29	A

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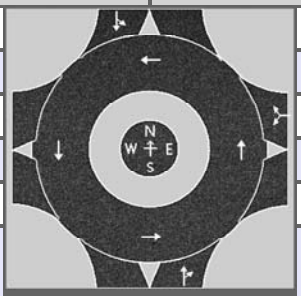
HCS Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 BUILD AM
Project Description	Cavan Multi-Family Development PTV Visum Model



Site Information

Intersection	Paseo del Sol & Herrera
E/W Street Name	Herrera Drive
N/S Street Name	Paseo del Sol
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.76
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment							LR				TR				LT	
Volume (V), veh/h					152	0		395	0		105	0	22	90	380	
Percent Heavy Vehicles, %					1	3		1	3		3	3	2	2	3	
Flow Rate (v_{PCE}), pc/h					201	0		523	0		142	0	29	121	515	
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1				1				1			
Pedestrians Crossing, p/h					0				0				0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s					4.9763			4.9763			4.9763	
Follow-Up Headway, s					2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					724			142			665	
Entry Volume, veh/h					719			138			647	
Circulating Flow (v_c), pc/h	866			171			351			201		
Exiting Flow (v_{ex}), pc/h	322			0			694			515		
Capacity (c_{pce}), pc/h					1159			965			1124	
Capacity (c), veh/h					1151			937			1094	
v/c Ratio (x)					0.62			0.15			0.59	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					11.3			5.2			10.9	
Lane LOS					B			A			B	
95% Queue, veh					4.6			0.5			4.1	
Approach Delay, s/veh | LOS				11.3		B	5.2		A	10.9		B
Intersection Delay, s/veh | LOS	10.6						B					

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HCS Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 BUILD AM
Project Description	Cavan Multi-Family Development PTV Visum Model



Site Information

Intersection	South Roundabout Driveway
E/W Street Name	I-25 W Frontage Rd
N/S Street Name	I-25 W Frontage Rd
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.94
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	3	377	0	0	321	98	12	0	0	1	504	0	58	1	7
Percent Heavy Vehicles, %	3	3	3	3	2	2	3	2	2	3	2	2	2	2	2	3
Flow Rate (v_{PCE}), pc/h	0	3	413	0	0	348	107	13	0	0	1	547	0	63	1	8
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway, s		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		416			468			548			72	
Entry Volume, veh/h		404			458			537			71	
Circulating Flow (v_c), pc/h	412			4			479			455		
Exiting Flow (v_{ex}), pc/h	1023			115			17			349		
Capacity (c_{pce}), pc/h		907			1374			847			868	
Capacity (c), veh/h		880			1344			830			850	
v/c Ratio (x)		0.46			0.34			0.65			0.08	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		9.8			5.8			15.2			5.0	
Lane LOS		A			A			C			A	
95% Queue, veh		2.4			1.5			4.9			0.3	
Approach Delay, s/veh | LOS	9.8	A		5.8	A		15.2	C		5.0	A	
Intersection Delay, s/veh | LOS	10.3						B					

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HCS Two-Way Stop-Control Report

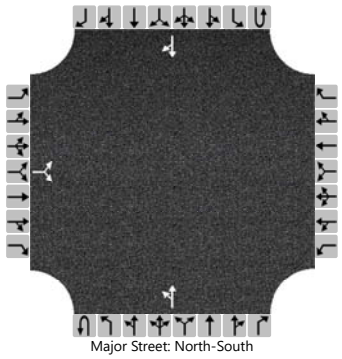
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 BUILD AM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development

Site Information

Intersection	West Frontage & Mutt Nels
Jurisdiction	CoSF, NMDOT
East/West Street	Mutt Nelson Rd
North/South Street	I-25 W Frontage Rd
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		189		19						8	316				230	62
Percent Heavy Vehicles (%)		2		2						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			245							9						
Capacity, c (veh/h)			420							1209						
v/c Ratio			0.58							0.01						
95% Queue Length, Q_{95} (veh)			3.6							0.0						
Control Delay (s/veh)			24.9							8.0	0.1					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		24.9								0.3						
Approach LOS		C								A						

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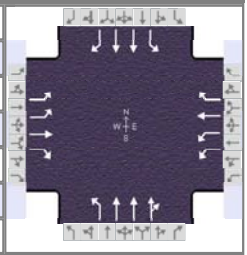
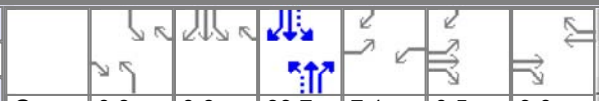
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Dec 12, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.94
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 4:30
Intersection	Cerrillos (NM 14) & Herr…	File Name	2036 BPM Beckner to Herrera.xus		
Project Description	2036 BPM PTV Visum Model				

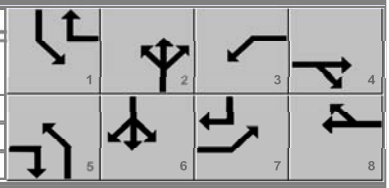


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	149	89	0	132	97	118	3	1171	103	40	1457	76

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	24	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	0.8	0.6	83.7	7.1	0.5	9.0
Yellow	3.0	3.0	4.3	3.0	0.0	3.0
Red	1.0	1.0	2.0	1.0	0.0	2.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	2.0	3.0	2.0	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.6	14.5	11.1	14.0	4.8	90.0	9.4	94.6
Change Period, (*Y+R c*), s	4.0	5.0	4.0	5.0	4.0	6.3	4.0	6.3
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	7.6	8.1	6.9	8.7	2.1		2.8	
Green Extension Time (*g e*), s	0.0	0.3	0.2	0.3	0.0	0.0	0.0	0.0
Phase Call Probability	1.00	1.00	0.99	1.00	0.12		0.77	
Max Out Probability	1.00	0.00	0.00	0.00	0.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	159	95	0	140	103	17	4	1002	483	43	1550	80
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1743	1885	1598	1743	1885	1598	1781	1870	1803	1781	1781	1585
Queue Service Time (*g s*), s	5.6	6.1	0.0	4.9	6.7	1.2	0.1	11.8	12.1	0.8	28.3	1.5
Cycle Queue Clearance Time (*g c*), s	5.6	6.1	0.0	4.9	6.7	1.2	0.1	11.8	12.1	0.8	28.3	1.5
Green Ratio (*g/C*)	0.06	0.08	0.08	0.06	0.07	0.12	0.68	0.67	0.67	0.73	0.71	0.77
Capacity (*c*), veh/h	211	143	132	197	135	184	224	2506	1208	338	2516	1216
Volume-to-Capacity Ratio (*X*)	0.750	0.662	0.000	0.712	0.762	0.093	0.016	0.400	0.400	0.126	0.616	0.066
Back of Queue (*Q*), ft/ln (95 th percentile)	125.6	134.6	0	100.6	149.8	21.7	1.3	174	176.3	11.8	369.1	18.8
Back of Queue (*Q*), veh/ln (95 th percentile)	5.0	5.3	0.0	4.0	5.9	0.9	0.0	6.8	7.1	0.5	14.5	0.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.53	0.43	0.00	0.47	0.55	0.11	0.00	0.12	0.12	0.05	0.33	0.11
Uniform Delay (*d 1*), s/veh	57.8	56.2	0.0	58.0	57.0	49.5	9.2	6.5	6.7	5.6	9.5	3.6
Incremental Delay (*d 2*), s/veh	10.9	2.0	0.0	1.8	3.3	0.1	0.0	0.4	0.9	0.1	1.1	0.1
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	68.7	58.1	0.0	59.7	60.3	49.5	9.2	6.9	7.6	5.7	10.7	3.7
Level of Service (LOS)	E	E		E	E	D	A	A	A	A	B	A
Approach Delay, s/veh / LOS	64.7	E		59.3	E		7.2	A		10.2	B	
Intersection Delay, s/veh / LOS	16.2						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.50	B	2.61	C	2.38	B	2.22	B
Bicycle LOS Score / LOS	0.91	A	0.92	A	1.22	A	1.87	B

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HCS Two-Way Stop-Control Report

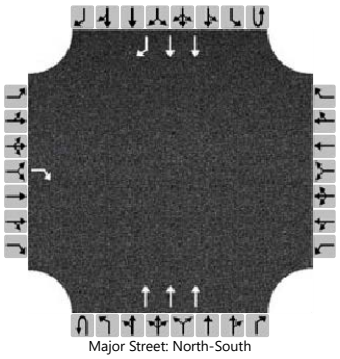
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 BUILD PM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development PTV Visum Model

Site Information

Intersection	East Driveway @ Cerrillos
Jurisdiction	CoSF, NMDOT
East/West Street	East Right In/Right Out
North/South Street	Cerrillos (NM 14)
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	3	0	0	0	2	1
Configuration				R							T				T	R
Volume (veh/h)				3							1434				1766	34
Percent Heavy Vehicles (%)				2												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No												No		
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.94												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.32												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				3												
Capacity, c (veh/h)				265												
v/c Ratio				0.01												
95% Queue Length, Q_{95} (veh)				0.0												
Control Delay (s/veh)				18.7												
Level of Service (LOS)				C												
Approach Delay (s/veh)		18.7														
Approach LOS		C														

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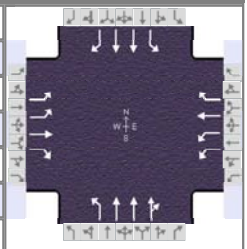
HCS Signalized Intersection Results Summary

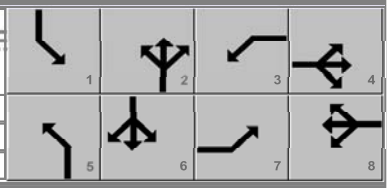
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Dec 12, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.91
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 4:30
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BPM Beckner to Herrera.xus		
Project Description	2036 BPM PTV Visum Model				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	282	46	459	272	95	147	371	943	194	82	968	395

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	39	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.7	1.3	60.0	10.0	1.3	20.7						
Yellow	3.0	3.0	5.0	3.0	0.0	3.0						
Red	1.0	1.0	2.0	1.0	0.0	3.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	26.7	15.3	28.0	16.1	72.3	10.7	67.0
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.2	3.0	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	11.1	22.7	10.9	8.7	14.1		5.3	
Green Extension Time (*g e*), s	0.0	0.0	0.4	1.5	0.0	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	1.00		0.96	
Max Out Probability	1.00	1.00	0.02	0.01	1.00		0.01	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	310	51	504	299	104	96	408	872	358	96	1132	462
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1870		1716	1856	1572	1781	1870	1534	1781	1781	
Queue Service Time (*g s*), s	9.1	2.9		8.9	6.1	6.7	12.1	18.2	18.2	3.3	29.0	
Cycle Queue Clearance Time (*g c*), s	9.1	2.9		8.9	6.1	6.7	12.1	18.2	18.2	3.3	29.0	
Green Ratio (*g/C*)	0.25	0.17		0.26	0.18	0.18	0.59	0.52	0.52	0.53	0.48	
Capacity (*c*), veh/h	686	310		807	326	276	352	1953	801	317	1708	
Volume-to-Capacity Ratio (*X*)	0.452	0.163		0.371	0.320	0.346	1.157	0.447	0.448	0.302	0.663	
Back of Queue (*Q*), ft/ln (95 th percentile)	173.5	60.7		168.5	128.5	118.5	560.7	308	267.2	55.2	409.1	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.9	2.4		6.6	5.0	4.6	22.1	12.1	10.7	2.2	16.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.06		0.70	0.32	0.30	1.81	0.16	0.14	0.07	0.28	
Uniform Delay (*d 1*), s/veh	39.2	44.7		38.0	45.0	45.2	23.9	18.6	18.6	14.5	22.4	
Incremental Delay (*d 2*), s/veh	0.2	0.1		0.1	0.2	0.3	97.9	0.7	1.8	0.1	1.5	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	39.4	44.8	0.0	38.1	45.2	45.5	121.8	19.4	20.4	14.6	24.0	0.0
Level of Service (LOS)	D	D	A	D	D	D	F	B	C	B	C	A
Approach Delay, s/veh / LOS	16.7	B		41.0	D		45.1	D		16.9	B	
Intersection Delay, s/veh / LOS	29.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.49	B	2.60	C	2.35	B	2.27	B
Bicycle LOS Score / LOS	1.91	B	1.31	A	1.39	A	1.80	B

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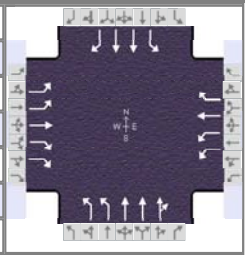
HCS Signalized Intersection Results Summary

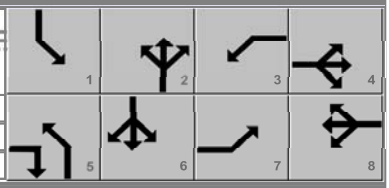
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Dec 12, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.91
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 4:30
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BPM Beckner to Herrera Overlap Dual EBR.…		
Project Description	2036 BPM PTV Visum Model (Dual EBR/NBL Overlap)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	282	46	459	272	95	147	371	943	194	82	968	395

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	39	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.7	2.6	62.7	10.0	1.3	20.7
Yellow	3.0	0.0	5.0	3.0	0.0	3.0
Red	1.0	0.0	2.0	1.0	0.0	3.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	26.7	15.3	28.0	13.3	72.3	10.7	69.7
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.2	3.0	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	11.1	22.4	10.9	8.7	9.0		5.2	
Green Extension Time (g_e), s	0.0	0.0	0.4	1.6	0.3	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	1.00		0.96	
Max Out Probability	1.00	1.00	0.02	0.01	1.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	310	51	504	299	104	96	408	872	358	96	1132	462
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1870	1425	1716	1856	1572	1730	1870	1534	1781	1781	1610
Queue Service Time (g_s), s	9.1	2.9	20.4	8.9	6.1	6.7	7.0	18.2	18.2	3.2	29.1	25.1
Cycle Queue Clearance Time (g_c), s	9.1	2.9	20.4	8.9	6.1	6.7	7.0	18.2	18.2	3.2	29.1	25.1
Green Ratio (*g/C*)	0.25	0.17	0.24	0.26	0.18	0.18	0.58	0.52	0.52	0.56	0.50	0.50
Capacity (*c*), veh/h	686	310	685	807	326	276	641	1953	801	317	1786	808
Volume-to-Capacity Ratio (*X*)	0.452	0.163	0.737	0.371	0.320	0.346	0.636	0.447	0.448	0.302	0.634	0.572
Back of Queue (*Q*), ft/ln (95 th percentile)	173.5	60.7	294.6	168.5	128.5	118.5	119.8	308	267.2	55.4	400.9	323.4
Back of Queue (*Q*), veh/ln (95 th percentile)	6.9	2.4	11.8	6.6	5.0	4.6	4.7	12.1	10.7	2.2	15.8	12.9
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.06	0.00	0.70	0.32	0.30	0.39	0.16	0.14	0.07	0.28	0.00
Uniform Delay (d_1), s/veh	39.2	44.7	43.8	38.0	45.0	45.2	18.4	18.6	18.6	14.6	22.8	21.8
Incremental Delay (d_2), s/veh	0.2	0.1	3.7	0.1	0.2	0.3	1.0	0.7	1.8	0.1	0.9	1.6
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	39.4	44.8	47.5	38.1	45.2	45.5	19.4	19.4	20.4	14.7	23.7	23.4
Level of Service (LOS)	D	D	D	D	D	D	B	B	C	B	C	C
Approach Delay, s/veh / LOS	44.5	D		41.0	D		19.6	B		23.1	C	
Intersection Delay, s/veh / LOS	27.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.63	C	2.60	C	2.35	B	2.56	C
Bicycle LOS Score / LOS	1.91	B	1.31	A	1.39	A	1.80	B

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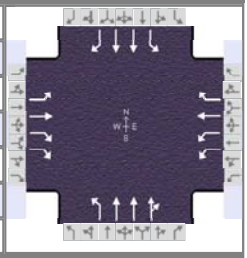
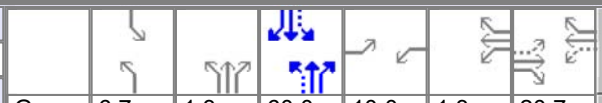
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Dec 12, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.91
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 7:00
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BPM Beckner to Herrera Dual EBR.xus		
Project Description	2036 BPM PTV Visum Model (Dual EBR)				

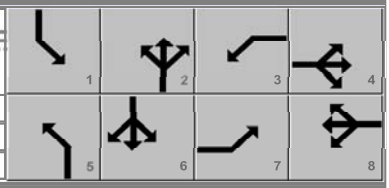


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	282	46	459	272	95	147	371	943	194	82	968	395

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	39	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.7	1.3	60.0	10.0	1.3	20.7
Yellow	3.0	3.0	5.0	3.0	0.0	3.0
Red	1.0	1.0	2.0	1.0	0.0	3.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	26.7	15.3	28.0	16.1	72.3	10.7	67.0
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.2	3.0	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	12.0	22.7	10.9	8.7	14.1		5.3	
Green Extension Time (g_e), s	0.0	0.0	0.4	1.6	0.0	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	1.00		0.96	
Max Out Probability	1.00	1.00	0.02	0.01	1.00		0.01	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	310	51	504	299	104	96	408	872	358	96	1132	462
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1870	1425	1716	1856	1572	1781	1870	1534	1781	1781	1610
Queue Service Time (g_s), s	10.0	2.9	20.7	8.9	6.1	6.7	12.1	18.2	18.2	3.3	30.3	26.2
Cycle Queue Clearance Time (g_c), s	10.0	2.9	20.7	8.9	6.1	6.7	12.1	18.2	18.2	3.3	30.3	26.2
Green Ratio (*g/C*)	0.25	0.17	0.17	0.26	0.18	0.18	0.59	0.52	0.52	0.53	0.48	0.48
Capacity (*c*), veh/h	347	310	472	807	326	276	347	1953	801	317	1708	772
Volume-to-Capacity Ratio (*X*)	0.893	0.163	1.069	0.371	0.320	0.346	1.175	0.447	0.448	0.302	0.663	0.598
Back of Queue (*Q*), ft/ln (95 th percentile)	275.5	60.7	430.2	168.5	128.5	118.5	575.4	308	267.2	58.8	420.1	339.3
Back of Queue (*Q*), veh/ln (95 th percentile)	11.0	2.4	17.2	6.6	5.0	4.6	22.7	12.1	10.7	2.3	16.5	13.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.06	0.00	0.70	0.32	0.30	1.86	0.16	0.14	0.08	0.29	0.00
Uniform Delay (d_1), s/veh	47.3	44.7	52.2	38.0	45.0	45.2	23.8	18.6	18.6	15.5	24.8	23.7
Incremental Delay (d_2), s/veh	23.4	0.1	61.1	0.1	0.2	0.3	104.8	0.7	1.8	0.1	1.1	1.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	70.7	44.8	113.2	38.1	45.2	45.5	128.6	19.4	20.4	15.6	25.9	25.6
Level of Service (LOS)	E	D	F	D	D	D	F	B	C	B	C	C
Approach Delay, s/veh / LOS	94.0	F		41.0	D		46.8	D		25.3	C	
Intersection Delay, s/veh / LOS	47.1						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.49	B	2.60	C	2.35	B	2.27	B
Bicycle LOS Score / LOS	1.91	B	1.31	A	1.39	A	1.80	B

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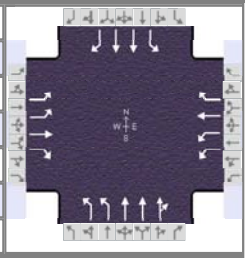
HCS Signalized Intersection Results Summary

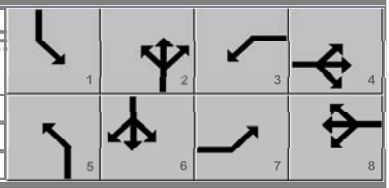
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Dec 12, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.91
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 4:30
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BPM Beckner to Herrera (Dual NBL).xus		
Project Description	2036 BPM PTV Visum Model (Dual NBL)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	282	46	459	272	95	147	371	943	194	82	968	395

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	39	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.7	2.6	62.7	10.0	1.3	20.7	
Yellow	3.0	0.0	5.0	3.0	0.0	3.0	
Red	1.0	0.0	2.0	1.0	0.0	3.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	26.7	15.3	28.0	13.3	72.3	10.7	69.7
Change Period, ($Y+R_c$), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.2	3.0	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s	11.1	22.7	10.9	8.7	9.0		5.2	
Green Extension Time (g_e), s	0.0	0.0	0.4	1.5	0.3	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	1.00		0.96	
Max Out Probability	1.00	1.00	0.02	0.01	1.00		0.00	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	310	51	504	299	104	96	408	872	358	96	1132	462
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1870		1716	1856	1572	1730	1870	1534	1781	1781	
Queue Service Time (g_s), s	9.1	2.9		8.9	6.1	6.7	7.0	18.2	18.2	3.2	26.7	
Cycle Queue Clearance Time (g_c), s	9.1	2.9		8.9	6.1	6.7	7.0	18.2	18.2	3.2	26.7	
Green Ratio (*g/C*)	0.25	0.17		0.26	0.18	0.18	0.58	0.52	0.52	0.56	0.50	
Capacity (*c*), veh/h	686	310		807	326	276	660	1953	801	317	1786	
Volume-to-Capacity Ratio (*X*)	0.452	0.163		0.371	0.320	0.346	0.618	0.447	0.448	0.302	0.634	
Back of Queue (*Q*), ft/ln (95 th percentile)	173.5	60.7		168.5	128.5	118.5	119	308	267.2	51.8	364.9	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.9	2.4		6.6	5.0	4.6	4.7	12.1	10.7	2.0	14.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.06		0.70	0.32	0.30	0.38	0.16	0.14	0.07	0.25	
Uniform Delay (d_1), s/veh	39.2	44.7		38.0	45.0	45.2	17.5	18.6	18.6	13.7	19.0	
Incremental Delay (d_2), s/veh	0.2	0.1		0.1	0.2	0.3	0.8	0.7	1.8	0.1	1.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (*d*), s/veh	39.4	44.8	0.0	38.1	45.2	45.5	18.3	19.4	20.4	13.8	20.3	0.0
Level of Service (LOS)	D	D	A	D	D	D	B	B	C	B	C	A
Approach Delay, s/veh / LOS	16.7	B		41.0	D		19.3	B		14.4	B	
Intersection Delay, s/veh / LOS	19.4						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.63	C	2.60	C	2.35	B	2.42	B
Bicycle LOS Score / LOS	1.91	B	1.31	A	1.39	A	1.80	B

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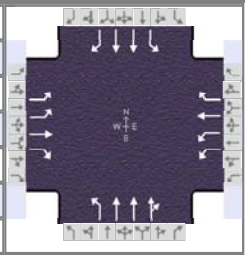
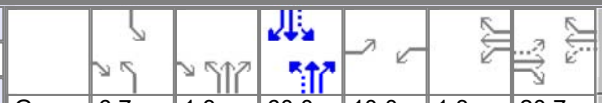
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Dec 12, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.91
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 4:30
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BPM Beckner to Herrera Overlap Single EB…		
Project Description	2036 BPM PTV Visum Model Overlap				

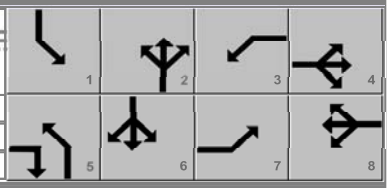


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	282	46	459	272	95	147	371	943	194	82	968	395

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	39	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.7	1.3	60.0	10.0	1.3	20.7
Yellow	3.0	3.0	5.0	3.0	0.0	3.0
Red	1.0	1.0	2.0	1.0	0.0	3.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	26.7	15.3	28.0	16.1	72.3	10.7	67.0
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.2	3.0	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	11.1	22.7	10.9	8.7	14.1		5.3	
Green Extension Time (*g e*), s	0.0	0.0	0.4	1.5	0.0	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	1.00		0.96	
Max Out Probability	1.00	1.00	0.02	0.01	1.00		0.01	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	310	51	504	299	104	96	408	872	358	96	1132	462
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1870	1610	1716	1856	1572	1781	1870	1534	1781	1781	1610
Queue Service Time (*g s*), s	9.1	2.9	20.7	8.9	6.1	6.7	12.1	18.2	18.2	3.3	29.0	23.9
Cycle Queue Clearance Time (*g c*), s	9.1	2.9	20.7	8.9	6.1	6.7	12.1	18.2	18.2	3.3	29.0	23.9
Green Ratio (*g/C*)	0.25	0.17	0.26	0.26	0.18	0.18	0.59	0.52	0.52	0.53	0.48	0.48
Capacity (*c*), veh/h	686	310	422	807	326	276	352	1953	801	317	1708	772
Volume-to-Capacity Ratio (*X*)	0.452	0.163	1.195	0.371	0.320	0.346	1.157	0.447	0.448	0.302	0.663	0.598
Back of Queue (*Q*), ft/ln (95 th percentile)	173.5	60.7	917.1	168.5	128.5	118.5	560.7	308	267.2	55.2	409.1	306.8
Back of Queue (*Q*), veh/ln (95 th percentile)	6.9	2.4	36.7	6.6	5.0	4.6	22.1	12.1	10.7	2.2	16.1	12.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.06	0.00	0.70	0.32	0.30	1.81	0.16	0.14	0.07	0.28	0.00
Uniform Delay (*d 1*), s/veh	39.2	44.7	46.1	38.0	45.0	45.2	23.9	18.6	18.6	14.5	22.4	19.7
Incremental Delay (*d 2*), s/veh	0.2	0.1	108.7	0.1	0.2	0.3	97.9	0.7	1.8	0.1	1.5	2.5
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	39.4	44.8	154.8	38.1	45.2	45.5	121.8	19.4	20.4	14.6	24.0	22.3
Level of Service (LOS)	D	D	F	D	D	D	F	B	C	B	C	C
Approach Delay, s/veh / LOS	107.0	F		41.0	D		45.1	D		23.0	C	
Intersection Delay, s/veh / LOS	48.1						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.49	B	2.60	C	2.35	B	2.27	B
Bicycle LOS Score / LOS	1.91	B	1.31	A	1.39	A	1.80	B

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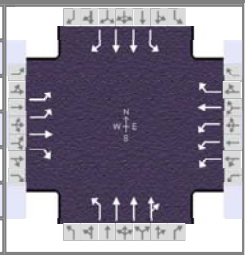
HCS Signalized Intersection Results Summary

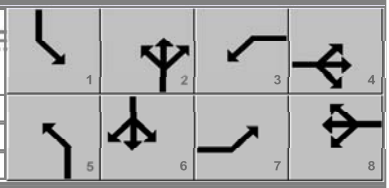
General Information				Intersection Information	
Agency	BH			Duration, h	0.250
Analyst	AG	Analysis Date	Dec 12, 2022	Area Type	Other
Jurisdiction	CoSF, NMDOT	Time Period	PM	PHF	0.91
Urban Street	NM 14 (Cerrillos)	Analysis Year	2036	Analysis Period	1> 4:30
Intersection	NM 14 (Cerrillos) & I-25…	File Name	2036 BPM Beckner to Herrera NO free rights.xus		
Project Description	2036 BPM PTV Visum Model (No Free Rights)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	282	46	459	272	95	147	371	943	194	82	968	395

Signal Information			
Cycle, s	125.0	Reference Phase	2
Offset, s	39	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.7	1.4	59.9	8.4	1.6	22.0	
Yellow	3.0	3.0	5.0	3.0	0.0	3.0	
Red	1.0	1.0	2.0	1.0	0.0	3.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	14.0	29.6	12.4	28.0	16.1	72.3	10.7	66.9
Change Period, (*Y+R c*), s	4.0	6.0	4.0	6.0	4.0	7.0	4.0	7.0
Max Allow Headway (*MAH*), s	3.0	3.2	3.0	3.2	3.0	0.0	3.0	0.0
Queue Clearance Time (*g s*), s	11.0	25.6	7.8	8.7	14.2		5.3	
Green Extension Time (*g e*), s	0.0	0.0	0.5	1.5	0.0	0.0	0.1	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	1.00		0.96	
Max Out Probability	1.00	1.00	0.00	0.01	1.00		0.01	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h	310	51	504	299	104	96	408	872	358	96	1132	462
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1870	1610	1716	1856	1572	1781	1870	1534	1781	1781	1610
Queue Service Time (*g s*), s	9.0	2.8	23.6	5.8	6.1	6.7	12.2	18.2	18.2	3.3	29.1	23.9
Cycle Queue Clearance Time (*g c*), s	9.0	2.8	23.6	5.8	6.1	6.7	12.2	18.2	18.2	3.3	29.1	23.9
Green Ratio (*g/C*)	0.26	0.19	0.19	0.24	0.18	0.18	0.59	0.52	0.52	0.53	0.48	0.48
Capacity (*c*), veh/h	726	353	304	1120	326	276	352	1954	801	317	1706	771
Volume-to-Capacity Ratio (*X*)	0.427	0.143	1.659	0.267	0.320	0.346	1.157	0.447	0.447	0.302	0.664	0.599
Back of Queue (*Q*), ft/ln (95 th percentile)	170.7	58.7	1384.3	110.9	128.5	118.5	559.3	308	267.2	55.3	409.4	306.9
Back of Queue (*Q*), veh/ln (95 th percentile)	6.8	2.3	55.4	4.3	5.0	4.6	22.0	12.1	10.7	2.2	16.1	12.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.06	0.00	0.46	0.32	0.30	1.80	0.16	0.14	0.07	0.28	0.00
Uniform Delay (*d 1*), s/veh	38.1	42.3	50.7	38.1	45.0	45.2	23.8	18.6	18.6	14.5	22.5	19.8
Incremental Delay (*d 2*), s/veh	0.1	0.1	310.9	0.0	0.2	0.3	97.9	0.7	1.8	0.1	1.5	2.6
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	38.3	42.3	361.6	38.2	45.2	45.5	121.7	19.3	20.4	14.7	24.0	22.3
Level of Service (LOS)	D	D	F	D	D	D	F	B	C	B	C	C
Approach Delay, s/veh / LOS	227.1	F		41.0	D		45.0	D		23.0	C	
Intersection Delay, s/veh / LOS	70.2						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.62	C	2.60	C	2.50	C	2.27	B
Bicycle LOS Score / LOS	1.91	B	1.31	A	1.39	A	1.80	B

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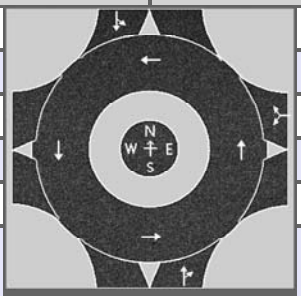
HCS Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 BUILD PM
Project Description	Cavan Multi-Family Development PTV Visum Model



Site Information

Intersection	Paseo del Sol & Herrera
E/W Street Name	Herrera Drive
N/S Street Name	Paseo del Sol
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.81
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment							LR				TR				LT	
Volume (V), veh/h					1	0		32	0		287	0	13	32	422	
Percent Heavy Vehicles, %					0	3		0	3		3	3	1	1	3	
Flow Rate (v_{PCE}), pc/h					1	0		40	0		365	0	16	40	537	
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes					1				1				1			
Pedestrians Crossing, p/h					0				0				0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s					4.9763			4.9763			4.9763	
Follow-Up Headway, s					2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h					41			365			593	
Entry Volume, veh/h					41			354			577	
Circulating Flow (v_c), pc/h	594			381			57			1		
Exiting Flow (v_{ex}), pc/h	41			0			421			537		
Capacity (c_{pce}), pc/h					936			1302			1379	
Capacity (c), veh/h					932			1264			1342	
v/c Ratio (x)					0.04			0.28			0.43	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh					4.3			5.4			6.8	
Lane LOS					A			A			A	
95% Queue, veh					0.1			1.2			2.2	
Approach Delay, s/veh | LOS				4.3	A		5.4	A		6.8	A	
Intersection Delay, s/veh | LOS	6.2						A					

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HCS Roundabouts Report

General Information

Analyst	AG
Agency or Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 BUILD PM
Project Description	Cavan Multi-Family Development PTV Visum Model



Site Information

Intersection	South Roundabout Driveway
E/W Street Name	I-25 W Frontage Rd
N/S Street Name	I-25 W Frontage Rd
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.94
Jurisdiction	CoSF, NMDOT

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	8	414	0	0	477	282	38	0	0	2	315	0	40	1	5
Percent Heavy Vehicles, %	3	3	3	3	2	2	3	2	2	3	2	2	2	2	2	3
Flow Rate (v_{PCE}), pc/h	0	9	454	0	0	518	309	41	0	0	2	342	0	43	1	5
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			
Proportion of CAVs	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway, s		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		463			868			344			49	
Entry Volume, veh/h		450			848			337			48	
Circulating Flow (v_c), pc/h	562			11			506			827		
Exiting Flow (v_{ex}), pc/h	839			314			52			519		
Capacity (c_{pce}), pc/h		778			1365			824			594	
Capacity (c), veh/h		755			1333			807			581	
v/c Ratio (x)		0.60			0.64			0.42			0.08	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		14.5			10.5			9.7			7.2	
Lane LOS		B			B			A			A	
95% Queue, veh		4.0			4.9			2.1			0.3	
Approach Delay, s/veh | LOS	14.5	B		10.5	B		9.7	A		7.2	A	
Intersection Delay, s/veh | LOS	11.3						B					

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HCS Two-Way Stop-Control Report

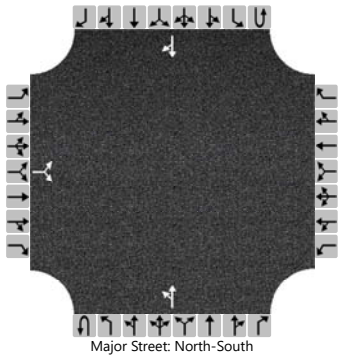
General Information

Analyst	AG
Agency/Co.	BH
Date Performed	11/9/2022
Analysis Year	2036
Time Analyzed	2036 BUILD PM
Intersection Orientation	North-South
Project Description	Cavan Multi-Family Development

Site Information

Intersection	West Frontage & Mutt Nels
Jurisdiction	CoSF, NMDOT
East/West Street	Mutt Nelson Rd
North/South Street	I-25 W Frontage Rd
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		85		5						21	250				272	189
Percent Heavy Vehicles (%)		1		1						4						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.41		6.21						4.14						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.51		3.31						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			106							25						
Capacity, c (veh/h)			366							1017						
v/c Ratio			0.29							0.02						
95% Queue Length, Q_{95} (veh)			1.2							0.1						
Control Delay (s/veh)			18.8							8.6	0.3					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		18.8								0.9						
Approach LOS		C								A						

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APPENDIX J:
SAMM DECELERATION LANE CRITERIA

Table 17.B-2
Criteria for Deceleration Lanes on
URBAN MULTI-LANE HIGHWAYS

Turning Volume [1] (vph)	LEFT-TURN DECELERATION LANE			RIGHT-TURN DECELERATION LANE		
	Minimum Volume in the Adjacent Through Lane (vphpl) [2]			Minimum Volume in the Adjacent Through Lane (vphpl) [2]		
	≤ 30 mph	35 to 40 mph	45 to 55 mph	≤ 30 mph	35 to 40 mph	45 to 55 mph
< 5	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
5	Not Required	490	420	1,200	730	450
10	420	370	300	820	490	320
15	360	290	220	600	350	240
20	310	230	160	460	260	180
25	270	190	130	360	230	150
30	240	160	110	290	200	130
35	210	130	100	260	180	120
40	180	120	Required	240	170	110
45	160	110	Required	220	160	Required
50	140	Required	Required	200	Required	Required
55	120	Required	Required	190	Required	Required
≥ 56	Required	Required	Required	Required	Required	Required
	Left-turn Deceleration Lanes are Required on Urban Multi-lane Highways for the following Left-turn Volumes: • ≤ 30 mph : 56 vph or more • 35 to 40 mph : 46 vph or more • 45 to 55 mph : 36 vph or more			***Right-turn Deceleration Lanes are Required on Urban Multi-lane Highways for the following Right-turn Volumes:*** • ≤ 30 mph : 56 vph or more • 35 to 40 mph : 46 vph or more • 45 to 55 mph : 41 vph or more		

Notes:

1. *Use linear interpolation for turning volumes between 5 and 55 vph.*
2. *The volume in the adjacent through lane includes through vehicles and turning vehicles.*

K. Speed Change Lanes: Speed change lanes should be designed based on the following specifications. The criteria for determining the need for speed change lanes are described in Section 17. Schematic illustrations of speed-change lanes are included in Appendix E.

(1) Length of Deceleration Lanes: Deceleration lanes typically consist of three components: transition taper, deceleration distance, and queue storage. Each of these components are described below. Deceleration lanes should be designed so that a turning vehicle will develop a speed differential of 10 mph or less at the point it clears the through traffic lane. The length of the lane should allow the vehicle to come to a comfortable stop prior to reaching the end of the expected queue in the lane. Table 18.K-1 contains standard deceleration distances and transition tapers. Vehicle queue storage lengths are discussed in Paragraph 18.K.1.c.

Table 18.K-1
Deceleration and Acceleration Lengths (feet)

Speed Change Lane Condition	Posted Speed (mph)									
	25	30	35	40	45	50	55	60	65	70
Deceleration Distance										
Stop Condition	150	200	250	325	400	475	550	650	725	850
Slow to 15 mph	130	175	230	300	370	450	525	620	700	820
Deceleration Taper										
Length for 12-foot Lane	50	75	100	125	150	175	200	225	250	250
Straight Line Ratios (L:W)	4:1	6:1	8:1	10.5:1	12.5:1	14.5:1	16.5:1	18.5:1	21:1	21:1
Acceleration Lane Length	NA	190	270	380	550	760	960	1,170	1,380	1,590
Acceleration Taper										
Length for 12-foot Lane	NA	100	120	150	170	180	230	270	300	300
Straight Line Ratios (L:W)	NA	8:1	10:1	12.5:1	14:1	15:1	19:1	22.5:1	25:1	25:1

This table assumes level terrain and acceleration distances for the passenger car/pickup design vehicle. Refer to the text discussion of Sub-Section 18.K for additional guidance regarding the design of speed change lanes.

(a) Transition Taper: Deceleration tapers should be straight line tapers with rounded beginning and ending points. Deceleration taper lengths and ratios are provided in Table 18.K-1. Deceleration taper lengths do not require adjustment for grade. Exceptions to the deceleration tapers in Table 18.K-1 include:

i. On urban highways with posted speed limits between 45 mph and 55 mph, left-turn deceleration tapers may be designed using 300-foot radius/600-foot radius asymmetric reverse curve tapers according to the width of the speed-change lane and/or median.

F.H.W.A. Region No.	STATE	N.M.P.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
6	NEW MEXICO	I-025-5 (32)272		29	442

STRUCT. NO. 38 ⑤
DA: 50 AC. 050+52 CFS H.W.=9.4
STA 92+00-39+14-BUILD 42"x304' CP (NORM.) - EXTENDS UNDER SBL 56'-6" VIAL RAMP A "W" RD
W/ES-1 27'-6" LT-BUILD EC-61 LT 1 BUILD INLET AT 20+01.25
SEE: ES-1; EC-61

EST. ADT, (1993)
1403 (50% DHV)
592 / 758
9137 — 8365 — 9208
180 / 85
318
110

BUILD EASY RIDING CONN.

BEGIN WEST FRONTAGE ROAD (UNIT ③)

(REM BY CONTR) 4 B.W. (GOOD) & P.H. - 1 TEL CABLE

U.S. 85 TO ALBUQUERQUE

U.S. 85 TO SANTA FE

EXIST. SBL

EXIST. NBL

SR 14

1-36"x85' CPC (REM BY CONTR)

RAMP "B"

RAMP "C"

ACCESS CONTROL

RW MKR STA 69+11.40 RAMP "B"

STRUCT. NO 40 CA=56 AC Q00=92cfs H.W.=4.4'- ST.1. 103+88 E MED. S.R. 14 - BUILD 1-48" C.P. (NORM.) STA 103+63 - BUILD MDT-1, TYPE II w/1-24"Ø C.P. GRAIN TO 45°C.P. OUTLET 74' RT. & N.B.L. - BUILD GROUTED RIP-RAP RUNDOWN 65'+/-

NOTE: SEE SHTS 50 & 51 FOR PLANS FOR POINT CONSTR. DETAILS FOR NBL & SBL OF S.R. 14 AND FOR N.M. RD. & S.R. 14 INTERSECTION DETAILS

STA 104+46.45 BUILD 7'-6" AT W.L. & E - BUILD 24" CATTLE GUARD W. 24' R/W & FENCE

STRUCT. NO 39 W. FR. RD. BUILD 1-45°C.P. (SEE SHT. 24) PCC 14+38.85

PT. 18+74.69

STA. 107+60.06 END ACC. CONTROL - BEG. R/W

R/W ℄ A/C

R/W MKR. 106+00 R/W

10'x6' CATTLE GUARD TO BE REMOVED

U.S. 85 ℄ MED - EQC 114+47.25 = 1570+62.19 ORIG. U.S. 85 END CONSTRUCTION

R/W MKR STA 111+47.25 THE NEW FENCE TO EXISTING FENCE

POT 104+60.06 E S.R. 14 ℄ MED.
POT. 19+93.59 W. FR. RD.
STA. 104+00 175' RT.
END ACCESS CONTROL - BEG. R/W

STA 107+78.08 B.K. = (THIS PROJECT) EQUATION (FOR EXIST. PVMNT ELEVS)
STA 1564+00 AHD. END CONSTRUCTION

STA 1570+62.19 AHEAD = 1565+60 (TO REMAIN) EQUATION (FOR EXIST. PVMNT ELEVS)

STA. 1570+21.6 - 28.5 BRIDGE 5960 (TO REMAIN)

1572+41.0 - END BRIDGE

B.M. R/W MKR. 100' RT. STA 1573+38.5 SBL EL. = 6394.49'

SEE SHEETS 33, 34, 35 & 36 FOR CONSTRUCTION DETAILS

(TO REMAIN) 1-36"x85' CPC & 1-36"x52' CPC

END WEST FRONTAGE ROAD (UNIT ③)

4 P.H.

NOTE: FOR EARTHWORK COMPUTATIONS SEE NOTE SHT NO 26

NOTE: EXISTING PAVEMENT ELEVATIONS AHEAD OF STA. 107+78.06 WERE TAKEN FROM BOOK 21337 L. ELEV'S BACK WERE PLOTTED FROM CONTOUR MAPS.

FIELD ADJUST GRADES TO MATCH EXISTING PAVEMENT FOR EASY RIDING CONN.

+0.468% · +2.00% · -0.30% · +0.544% · -1.04%

P.V.C. · P.V.T. · 600' V.C. M.O. = +1.70'

SSD = 608' · SSD = 1167

R = 0.7% · R = 0.9 · R = 1.0 · R = 104.3

GR. PT. ELMED. STA 101+47.98

"CAVE" M.O. = -3.17'

100'-BUILD (-4.2%) C.P.

ENGINEERS INC. CONSULTING ENGINEERS

PLAN — SURVEYED; PLOTTED; NOTE BOOK; ALIGNMENT CHECKED; MT. CF MW CHECKED; NO. 68712; TOLED DFT 1-69

PROFILE — SURVEYED; PLOTTED; GRID; NOTE BOOK; NO. 2137-2; ALIGNMENT CHECKED; STRUCTURE NOTATION NO.; CONTOUR MAP

6430 · 6420 · 6410 · 6400 · SBL · NBL

STATE ROAD 14

PLATE 1, PLAN-PROFILE (COPPER & SIMS CO.)

MICROFILMED N.M.P. I-025-5(32)272

PROJECT NO. _____ SHEET NO. 29

F H W A Region No	STATE	N. M. P.	FISCAL YEAR	SHEET No.	TOTAL SHEETS
6	NEW MEXICO	I-025-5 (32) 272		24	442

PLAN — SURVEYED ____ PLOTTED ____ ALIGNMENT CHECKED ____ NO. OF ALIGN CHECKED ____ NOTE BOOK ____ NO. ____ — W. W. BRADHAM 7-65

ENGINEERS INC
CONSULTING ENGINEERS

PROFILE — SURVEYED ____ PLOTTED ____ GRADES CHECKED ____ R. W. NOTED ____ STRUCTURE NOTATIONS ____ NO. ____ — Bradham 7-65 — 7-65

Aerial Contours

RW MKR 1+50 PI 2+72.4 Δ 22°27'00" L D 8°00' 5.00 L T 22.838 L 44.700 R 1145.916

REMOVE CATTLE GUARD

RW MKR 4+00 RW MKRS 4+50.3 LT. & RT. STA. 4+50.38 @ 90° TO ℄ W FR RD

1-5X9 TIMBER CBC EXTENDED W/ TIMBER CAC

RW MKR 4+42.00

BUILT 4-WIRE FENCE

RW MKRS 14+45.87

15' ACCESS CONTROL LINE 2

STA. 17+91.99 END CONSTR. W. FR. RD. UNIT 2.

SEE SHT. 61 OF PLANS FOR INTERSECTION DETAILS (20' SCALE)

EST. ADT. (1993) 1403 (50% DHV)

POC 3+65.38 16 LT. POC 17+59.60 ℄ W FR RD

CONST LINE 'A' PI 2+27.26 Δ 50°20'43" D 38°37.2' T 705.0' L 1318.0' R 150.00'

CONST LINE 'A' PI 0+78.87 Δ 15°40'33" D 10°00' T 78.87 L 156.76 R 572.958'

PC 0+00 BEG CONST LINE 'A' 62' LT STA 107+33.5 S R 14 ℄ MEDIAN

CONST LINE 'B' PI 1+96.16 Δ 117°05'23" D 474.65° T 196.16' L 245.23' R 12.000'

PC 0+00 BEG CONST LINE 'B' 16 RT POC 17+14.67 ℄ W FR RD

PT. 15+61.97 Δ 16°54'17" RT. D 10°00' T 85.14 L 169.04 R 572.958

WEST FR. RD PI 17+17.74 Δ 89°30'58" RT D 80.83.48" T 271.67 L 428.82 R 275.00

PT. 18+74.69

PT 2+45.23 END CONST LINE 'B' 62' LT STA 103+08.8' S R 14 ℄ MED.

REMOVE 18" MOUNTABLE CURB

18" MOUNTABLE CURB

5'x6'x8" CBC REMOVED

4 BW (TYP.)

4 BW-1 TW CMP

120' 20:1 TAPER

SEE SHT. 28 OF PLANS FOR 1-48" CULV. PIPE

1-8'x7'8" CBC REMOVED

N 26° 24' 33" E

POT. 19+33.39 WEST FR RD.
POT. 104+60.06 S.R. 14 ℄ MED.

TO ALBUQUERQUE

UTILITY ADJUSTMENT

300' R

375' HOLDING LANE

SEE DETAIL SHT. 70 FOR RT. W-32" BUILT CATTLE GUARD W-2A W/ STD. GATE

R/W LINE

18-135 SBT W FR RD 041+00.06 NBL SR 14

20-B (135) W FR RD 041+00.06 NBL SR 14

STA. 0+00 W FR RD UNIT II & SR 14 BEGIN NEW CONSTR. STATE ISSUANCE EASH 15 83 SBL BR. END OVERLAY - SEE SH. 71

NOTE - FIELD ADJUSTABLE GRADE & ALIGNMENT AS NECESSARY TO FIT EXIST RD.

SSD - 610

FL 0.037 -1.00%

+1.00%

FL 1.062

-3.08

390 VC MO 1+60

+1.50%

R 394.0

800 VC MO 1+50

WIDEN CUT TO 32' WIDTH

5/8" PLANT MIXED SEAL COAT
2" PLANT MIX BIT. MINOUS TREATED BASE
6" BASE COURSE

PROFILE
SCALES 1" = 100' HOR. 1" = 10' VERT.

NOTE: EARTHWORK QUANTITIES FOR WEST FR RD. ARE INCLUDED WITH QUANTITIES FOR SBL

6420 6410 6400 6390

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

WEST FRONTAGE ROAD UNIT II @ STATE ROAD 14 INTCH.

SECTION A-A

5' WIDTH SURF. SLOPE STA 0+00 TO 10+00
TRANSITION 6' TO 12' SURF. SLOPE WIDTH STA 10+00 TO 12+683
12' WIDTH SURF. SLOPE STA. 12+683 AHD

8' TO 4 8' TO 4 12' 12' 12' 12' VAR VAR

PLAN
SCALE 1" = 50'

TRUE NORTH

SEE SHT. 50 OF PLANS FOR W. FR. RD. & S.R. 14 INTERSECTION DETAILS

STA 1+39 - BUILT 16' TO LT. W/ 16' CATTLE GUARD & STD. GATE BITUMINOUS SURFACING

K&E PLATE I. BLANCHETTE

MICROFILMED N.M.P. I-025-5(32)272

PROJECT NO. SHEET NO. 24

APPENDIX K:
CRASH DATA

2017 Crash Data

FID	UCRnumber	CrashDate	Year	Month	Hour	Day	Agency	County	City	AStreet	BStreet	Landmark	GIS_Route	GIS_Milepo	Dir	Ldir	Measure	Killed	ClassA	ClassB	ClassC	Injured	Unhurt	Total	nVeh	Severity	Class	Analysis	TopCFacc	Weather	Light
20044	710118769	2017-03-14	2017	March	18:51	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA DRIVE		NM 14	47	S			0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/One Stopped	Following Too Closely	Clear	Dawn
20078	710119948	2017-01-09	2017	January	17:00	Monday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA RD		NM 14	47	S			0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Both Going Straight	Following Too Closely	Clear	Dark-Not Lighted
20145	710124523	2017-01-07	2017	January	15:57	Saturday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA DRIVE		NM 14	47	S			0	0	0	0	0	3	3	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Sideswipe Collision	Other Mechanical Defect	Clear	Daylight
25668	710314107	2017-04-13	2017	April	22:30	Thursday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA RD		NM 14	47	S			0	0	0	0	0	5	5	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Opposite Direction/One Left Turn	Driver Inattention	Clear	Dark-Lighted
26290	710315827	2017-07-03	2017	July	14:00	Monday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CROSSING AT CHAMISO	HERRERA DRIVE		NM 14	47	SE			0	0	0	0	0	3	3	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - Both Going Straight/Entering At Angle	Following Too Closely	Clear	Daylight
26776	710317001	2017-06-06	2017	June	12:10	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	HERRERA RD	CERRILLOS RD		NM 14	47	E			0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Both Going Straight	None	Clear	Daylight
26808	710317129	2017-09-27	2017	September	18:50	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA DRIVE		NM 14	47	NE			0	0	0	0	0	3	3	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - Both Going Straight/Entering At Angle	Disregarded Traffic Signal	Raining	Dark-Lighted
26919	710317575	2017-09-26	2017	September	21:35	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA RD		NM 14	47	NW			0	0	3	1	4	1	5	2	Injury Crash	Other Vehicle	Other Vehicle - From Opposite Direction/One Left Turn	Failed to Yield Right of Way	Raining	Dark-Lighted
27251	710318469	2017-09-18	2017	September	15:07	Monday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS ROAD	HERRERA DRIVE		NM 14	47	S	South		0	0	0	1	1	1	2	2	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Both Going Straight	Following Too Closely	Clear	Daylight
27787	710122806	2017-10-06	2017	October	8:11	Friday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA DRIVE	HERRERA DRIVE	NM 14	47	N	South	100 FT	0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Both Going Straight	Improper Lane Change	Clear	Daylight
31715	710318468	2017-08-28	2017	August	16:54	Monday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA DR	HERRERA DR	NM 14	47	S	North	200 FT	0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Daylight
32480	710382158	2017-05-06	2017	May	12:56	Saturday	NEW MEXICO STATE POLICE (NMSP)	SANTA FE	SANTA FE	CROSSING AT CHAMISO	CERRILLOS ROAD	CERRILLOS ROAD	NM 14	47	W	West		0	0	0	0	0	3	3	3	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Both Going Straight	Driver Inattention	Clear	Daylight
33259	710318500	2017-10-20	2017	October	18:34	Friday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA ROAD	HERRERA ROAD	NM 14	47	S	South	400 FT	0	0	0	0	0	3	3	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Dark-Lighted
33434	710318879	2017-11-28	2017	November	17:08	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA DR.	HERRERA DR.	NM 14	47	N	North	447 FT	0	0	0	1	1	2	3	2	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Dark-Lighted
8689	710316431	2017-12-31	2017	December	11:30	Sunday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	BECKNER ROAD	BECKNER ROAD	NM 14	47	N	South	0.1 MI	0	0	0	0	0	1	1	1	Property Damage Only Crash	Fixed Object	Fixed Object - Drain or Drain Cover (Man Hole)	Excessive Speed	Other	Daylight
10594	710312182	2017-02-22	2017	February	2:08	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	CERRILLOS ROAD/ BECKNER ROAD	CERRILLOS ROAD/ BECKNER ROAD	NM 14	47	S	South	0.25 MI	0	0	0	1	1	0	1	1	Injury Crash	Fixed Object	Fixed Object - Median Raised Or Curb	Alcohol/Drug Involved	Clear	Dark-Not Lighted
17550	710316662	2017-06-16	2017	June	13:18	Friday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	BECKNER ROAD	CERRILLOS RD	CERRILLOS AND BECKNER	NM 14	47	W	East	10 FT	0	0	0	0	0	5	5	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Vehicle Backing	Improper Backing	Clear	Daylight
20024	710117675	2017-03-25	2017	March	17:36	Saturday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	BECKNER ROAD		NM 14	47	S			0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Both Going Straight	Following Too Closely	Clear	Daylight
20628	710315922	2017-03-24	2017	March	10:29	Friday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	W FRONTAGE RD	CERRILLOS RD	CERRILLOS RD	NM 14	47	E	West	25 FT	0	0	0	0	0	3	3	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Daylight
25891	710314846	2017-06-20	2017	June	8:50	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	BECKNER ROAD	CERRILLOS/BECKNER	NM 14	47	S			0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Both Going Straight	Driver Inattention	Clear	Daylight
26559	710316569	2017-04-27	2017	April	13:06	Thursday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	BECKNER ROAD		NM 14	47	NE			0	0	0	1	1	1	2	2	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/One Stopped	Other Improper Driving	Clear	Daylight
26684	710316778	2017-09-01	2017	September	15:16	Friday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	BECKNER ROAD		NM 14	47	N			0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Daylight
27037	710317853	2017-07-21	2017	July	17:52	Friday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	WEST FRONTAGE ROAD	CERRILLOS RD		NM 14	47	W	West		0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Daylight
27572	710319497	2017-11-25	2017	November	15:42	Saturday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	BECKNER ROAD		NM 14	47	S			0	0	0	2	2	1	3	2	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Driver Inattention	Clear	Daylight
27893	710315237	2017-11-16	2017	November	17:14	Thursday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	BECKNER ROAD	CERRILLOS RD.	CERRILLOS RD.	NM 14	47	E	West	100 FT	0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Driver Inattention	Clear	Dark-Not Lighted
32147	710318871	2017-11-01	2017	November	12:43	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	BECKNER RD.	BECKNER RD.	NM 14	47	N	South	227 FT	0	0	1	0	1	1	2	2	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Daylight
33674	710315161	2017-02-16	2017	February	6:57	Thursday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	BEKNER RD	CERRILLOS ROAD	CERRILLOS ROAD	NM 14	47	E	East	500 FT	0	0	0	0	0	4	4	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - One Left Turn/Entering At Angle	Made Improper Turn	Clear	Daylight
25460	710312338	2017-03-19	2017	March	3:59	Sunday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	FRONTAGE RD	MUTT NELSON	FRONTAGE RD AND MUTT NELSON	NM 14	47	N	North		0	0	1	0	1	0	1	1	Injury Crash	Other (Non-Collision)	Non-Collision - All Other/Not Stated	Defective Tires	Clear	Dark-Not Lighted
25498	710312886	2017-04-09	2017	April	3:35	Sunday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	WEST FRONTAGE RD.	MUTT NELSON RD.	INTERSECTION OF W. FRONTAGE/MUTT NELSON	NM 14	47	N	North		0	0	0	0	0	1	1	1	Property Damage Only Crash	Fixed Object	Fixed Object - Guard Rail at Bridge or Culvert	Alcohol/Drug Involved	Clear	Dark-Not Lighted
25574	710313562	2017-03-05	2017	March	13:54	Sunday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	MUTT NELSON ROAD	W. FRONTAGE ROAD		NM 14	47	S			0	0	0	0	0	1	1	1	Property Damage Only Crash	Fixed Object	Fixed Object - Sign or Sign Post (Traffic)	Avoid No Contact - Other	Clear	Daylight
25706	710314325	2017-01-23	2017	January	17:57	Monday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	WEST FRONTAGE	MUTT NELSON RD		NM 14	47	SW			0	0	1	1	2	0	2	2	Injury Crash	Other Vehicle	Other Vehicle - From Opposite Direction	None	Clear	Dark-Not Lighted
26878	710317444	2017-07-20	2017	July	22:33	Thursday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	MUTT NELSON ROAD	W. FRONTAGE ROAD		NM 14	47	S	South		0	0	0	2	2	2	4	2	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	None	Clear	Dark-Not Lighted

2018 Crash Data

FID	UCRnumber	CrashDate	Year	Month	Hour	Day	Agency	County	City	AStreet	BStreet	Landmark	GIS_Route	GIS_Milepo	Dir	Ldir	Measure	Killed	ClassA	ClassB	ClassC	Injured	Unhurt	Total	nVeh	Severity	Class	Analysis	TopCFacc	Weather	Light
39533	710320195	2018-07-29	2018	July	10 a.m.	Sunday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	FRONTAGE RD	MUTT NELSON				S			0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - One Left Turn/Entering At Angle	Failed to Yield Right of Way	Clear	Daylight
39534	710587507	2018-04-03	2018	April	5 p.m.	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	MUTT NELSON RD		WEST FRONTAGE RD			E	West	5 FT	0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Daylight
39535	710588518	2018-07-16	2018	July	1 p.m.	Monday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	W FRONTAGE RD	MUTT NELSON				N			0	0	0	0	0	3	3	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - One Left Turn/Entering At Angle	Failed to Yield Right of Way	Clear	Daylight
39537	710589638	2018-10-13	2018	October	12 p.m.	Saturday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	MUTT NELSON	FRONTAGE ROAD				E			0	0	0	0	0	4	4	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Daylight
39579	23474033	2018-08-18	2018	August	12 a.m.	Saturday	SANTA FE COUNTY SHERIFFS OFFICE	SANTA FE	SANTA FE	CERILLOS RD	BECKNER RD		NM 14	47	N			0	0	0	0	0	1	1	1	Property Damage Only Crash	Fixed Object	Fixed Object - Sign or Sign Post (Traffic)	Driver Inattention	Clear	Dark-Not Lighted
39580	710314416	2018-09-19	2018	September	6 p.m.	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	BECKNER ROAD		NM 14	47	S			0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Both Going Straight	Following Too Closely	Raining	Dark-Not Lighted
39581	710316437	2018-01-21	2018	January	12 p.m.	Sunday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		BECKNER	NM 14	47	S	North	100 FT	0	0	0	1	1	2	3	2	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Both Going Straight	Following Too Closely	Clear	Daylight
39582	710317088	2018-05-04	2018	May	11 p.m.	Friday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	BECKNER ROAD	CERRILLOS AND BECKNER ROAD	NM 14	47	W	South	20 FT	0	0	0	2	2	2	4	3	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Both Going Straight	Excessive Speed	Clear	Dark-Lighted
39583	710320070	2018-01-24	2018	January	12 p.m.	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	BECKNER ROAD		CERRILLOS RD	NM 14	47	E	West	60 FT	0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Daylight
39584	710320108	2018-09-19	2018	September	5 p.m.	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	BECKNER ROAD		NM 14	47	N	East		0	0	0	0	0	3	3	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Opposite Direction/One Left Turn	Disregarded Traffic Signal	Raining	Dusk
39585	710587557	2018-06-06	2018	June	3 p.m.	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	BECKNER RD		CERRILLOS RD	NM 14	47	W	East	350 FT	0	0	0	0	0	3	3	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Failed to Yield Right of Way	Clear	Daylight
39586	710588128	2018-06-06	2018	June	4 p.m.	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		BECKNER RD	NM 14	47	N	South	25 FT	0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Daylight
39587	710588408	2018-07-19	2018	July	6 p.m.	Thursday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	BECKNER ROAD		NM 14	47	S			0	0	0	1	1	3	4	2	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Daylight
39588	710588534	2018-09-03	2018	September	10 a.m.	Monday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		BECKNER RD	NM 14	47	N	North		0	0	0	0	0	3	3	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Driver Inattention	Clear	Daylight
39589	710588919	2018-11-27	2018	November	7 p.m.	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	BECKNER ROAD	CERRILLOS RD	CERRILLOS ROAD AND BECKNER	NM 14	47	N			0	0	0	0	0	4	4	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Both Going Straight	Other Improper Driving	Clear	Dark-Lighted
39590	710319644	2018-01-05	2018	January	5 p.m.	Friday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	NEW MEXICO HIGHWAY - 599	WEST FRONTAGE ROAD	W FRONTAGE RD	NM 14	47	N	East	35 FT	0	0	0	0	0	4	4	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Both Going Straight	Driver Inattention	Clear	Dark-Lighted
39591	710317551	2018-01-25	2018	January	6 a.m.	Thursday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD			NM 14	47	N			0	0	0	1	1	1	2	2	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Driver Inattention	Clear	Dawn
39642	710125342	2018-06-12	2018	June	4 p.m.	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA RD		NM 14	47	SE			0	0	0	0	0	3	3	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Daylight
39643	710313365	2018-05-05	2018	May	9 p.m.	Saturday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA RD		NM 14	47	S			0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Opposite Direction/One Left Turn	Driver Inattention	Clear	Dark-Lighted
39644	710318389	2018-06-25	2018	June	2 p.m.	Monday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA RD		NM 14	47	S			0	0	1	0	1	1	2	2	Injury Crash	Other Vehicle	Other Vehicle - One Left Turn/Entering At Angle	Disregarded Traffic Signal	Clear	Daylight
39645	710318395	2018-01-06	2018	January	10 p.m.	Saturday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA DRIVE		NM 14	47	N			0	0	0	3	3	0	3	2	Injury Crash	Other Vehicle	Other Vehicle - From Opposite Direction/Both Going Straight	Disregarded Traffic Signal	Clear	Dark-Lighted
39646	710319897	2018-01-02	2018	January	1 p.m.	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		HERRERA DRIVE	NM 14	47	S	South	20 FT	0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	None	Clear	Daylight
39647	710319971	2018-01-23	2018	January	6 a.m.	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS ROAD	HERRERA RD		NM 14	47	99			0	0	0	0	0	1	1	1	Property Damage Only Crash	Fixed Object	Fixed Object - Sign or Sign Post (Traffic)	Other Improper Driving	Clear	Dark-Lighted
39648	710314415	2018-09-11	2018	September	8 p.m.	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA DR.		NM 14	47	N			0	0	0	0	0	3	3	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Opposite Direction/One Left Turn	Failed to Yield Right of Way	Clear	Dark-Not Lighted
39649	710588505	2018-07-23	2018	July	12 p.m.	Monday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		HERRERA DR	NM 14	47	NE	Northeast	604 FT	0	0	0	1	1	0	1	1	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	None	Clear	Daylight
39650	710588567	2018-07-10	2018	July	6 p.m.	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	HERRERA DRIVE		CERRILLOS RD.	NM 14	47	E	East	20 FT	0	0	0	2	2	1	3	2	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Daylight
39651	710588716	2018-10-22	2018	October	5 a.m.	Monday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA RD	HERERRA AND CERRILLOS	NM 14	47	E	East	50 FT	0	0	1	0	1	1	2	2	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Both Going Straight	Excessive Speed	Clear	Dark-Lighted
39652	710589344	2018-10-21	2018	October	9 p.m.	Sunday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		HERRERA DRIVE	NM 14	47	W	West	1000 FT	0	0	0	0	0	3	3	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - Both Going Straight/Entering At Angle	Failed to Yield Right of Way	Clear	Dark-Lighted
39653	710589994	2018-11-23	2018	November	9 p.m.	Friday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		HERRERA DR	NM 14	47	S	North	10 FT	0	0	0	1	1	2	3	2	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Dark-Lighted

2019 Crash Data

FID	UCRnumber	CrashDate	Year	Month	Hour	Day	Agency	County	City	AStreet	BStreet	Landmark	Route	MilePost	Dir	Ldir	Measure	Killed	ClassA	ClassB	ClassC	Injured	Unhurt	Total	nVeh	Severity	Class	Analysis	TopCFacc	Weather	Light
17955	710312472	2019-03-12	2019	March	3 p.m.	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD			NM 14	47	SW			0	0	0	2	2	1	3	2	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Raining	Daylight
34137	710588385	2019-06-21	2019	June	12 a.m.	Friday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		HERRERA DR	NM 14	47	S	N	5 FT	0	0	0	0	1	1	2	3	2 Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Driver Inattention	Clear	Dark-Lighted
34313	710589646	2019-01-31	2019	January	6 p.m.	Thursday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA RD		NM 14	47	N	N		0	0	0	0	0	0	2	2	2 Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Both Going Straight	Following Too Closely	Clear	Dark-Not Lighted
34316	710589650	2019-02-24	2019	February	3 p.m.	Sunday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA DRIVE		NM 14	47	SW			0	0	0	0	0	7	7	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Opposite Direction/All Others	Failed to Yield Right of Way	Clear	Daylight
34349	710589822	2019-09-13	2019	September	7 a.m.	Friday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	HERRERA RD	CERRILLOS RD		NM 14	47	E			0	0	1	0	1	0	1	1	Injury Crash	Overturn/Rollover	Overturn/Rollover - Right Side of Road	Other Improper Driving	Clear	Daylight
34407	710590295	2019-03-22	2019	March	8 p.m.	Friday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD			NM 14	47	SE	SE		0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - Both Going Straight/Entering At Angle	Improper Lane Change	Clear	Dark-Lighted
34470	710590526	2019-01-21	2019	January	10 a.m.	Monday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA DR.		NM 14	47	S			0	0	0	2	2	2	4	2	Injury Crash	Other Vehicle	Other Vehicle - From Opposite Direction/Both Going Straight	Failed to Yield Right of Way	Clear	Daylight
34707	710591155	2019-10-04	2019	October	4 p.m.	Friday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA DR	CERRILLOS RD AND HERRERA DR	NM 14	47	S		0 FT	0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Opposite Direction/One Left Turn	Failed to Yield Right of Way	Clear	Daylight
34825	710591396	2019-03-11	2019	March	4 p.m.	Monday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		HERRERA DR	NM 14	47	N	S	30 FT	0	0	0	0	0	6	6	3	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Daylight
34911	710591521	2019-05-13	2019	May	2 p.m.	Monday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	HERRERA RD		CERRILLOS RD AND HERRERA	NM 14	47	W	W	1000 FT	0	0	0	0	0	1	1	1	Property Damage Only Crash	Other (Object)	Other Object - All Other	Driver Inattention	Clear	Daylight
35345	710592331	2019-11-05	2019	November	11 a.m.	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA RD	CERRILLOS RD AND HERRERA	NM 14	47	N	S	25 FT	0	0	0	0	0	4	4	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Daylight
35699	710593180	2019-12-09	2019	December	5 p.m.	Monday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA DR		NM 14	47	NE			1	0	0	0	0	1	2	2	Fatal Crash	Other Vehicle	Other Vehicle - One Left Turn/Entering At Angle	Failed to Yield Right of Way	Clear	Dark-Lighted
35731	710593271	2019-10-26	2019	October	11 a.m.	Saturday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS ROAD	HERRERA DRIVE		NM 14	47	N			0	0	0	0	0	4	4	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Opposite Direction/All Others	None	Clear	Daylight
35765	710593447	2019-11-01	2019	November	6 p.m.	Friday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		HERRERA ST	NM 14	47	S	N	5 FT	0	0	0	1	1	4	5	2	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Dark-Lighted
35770	710593453	2019-11-15	2019	November	10 p.m.	Friday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		HERRERA DRIVE	NM 14	47	S	N	5 FT	0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Driver Inattention	Clear	Dark-Lighted
35848	710593630	2019-11-26	2019	November	8 a.m.	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	HERRERA DR		CERRILLOS RD	NM 14	47	W	W	560 FT	0	0	0	0	0	1	1	1	Property Damage Only Crash	Fixed Object	Fixed Object - Median Raised Or Curb	None	Clear	Daylight
35952	710594068	2019-12-17	2019	December	10 a.m.	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		HERRERA DR	NM 14	47	N	N	110 FT	0	0	0	0	0	3	3	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Sideswipe Collision	Driver Inattention	Clear	Daylight
39779	710627070	2019-12-07	2019	December	5 p.m.	Saturday	NEW MEXICO STATE POLICE (NMSP)	SANTA FE	SANTA FE	CERRILLOS RD	WELLNESS WAY	CERRILLOS RD AND WELLNESS WAY INTERSECTION	NM 14	47	S	S	100 FT	0	0	0	1	1	1	2	2	Injury Crash	Other Vehicle	Left Blank	Driver Inattention	Clear	Dark-Lighted
18012	710316303	2019-11-02	2019	November	1 p.m.	Saturday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	BECKNER ROAD	INTERSECTION CERRILLOS/BECKNER	NM 14	47	N		0 FT	0	0	0	3	3	0	3	2	Injury Crash	Other Vehicle	Other Vehicle - One Left Turn/Entering At Angle	Other Improper Driving	Clear	Daylight
18119	710319303	2019-02-20	2019	February	7 a.m.	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	BECKNER ROAD		NM 14	47	N			0	0	0	1	1	1	2	2	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Dawn
34605	710590900	2019-11-20	2019	November	3 a.m.	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	BECKNER ROAD		NM 14	47	NE	NE		0	0	0	1	1	2	3	2	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Both Going Straight	Disregarded Traffic Signal	Clear	Dark-Lighted
34840	710591412	2019-03-05	2019	March	3 p.m.	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		BECKNER	NM 14	47	N	S	500 FT	0	0	0	1	1	0	1	1	Injury Crash	Rollover	Rollover - On The Road	Alcohol/Drug Involved	Clear	Daylight
34862	710591435	2019-04-17	2019	April	5 p.m.	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	BECKNER ROAD		NM 14	47	E			0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - One Left Turn/Entering At Angle	Other Improper Driving	Clear	Daylight
34952	710591563	2019-03-28	2019	March	7 a.m.	Thursday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		BECKNER	NM 14	47	NE	SW	552 FT	0	0	0	7	7	1	8	4	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Both Going Straight	Following Too Closely	Clear	Daylight
35096	710591781	2019-06-05	2019	June	4 p.m.	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		BECKNER RD	NM 14	47	S	N	30 FT	0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Daylight
35311	710592296	2019-08-01	2019	August	12 p.m.	Thursday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		BECKNER RD	NM 14	47	N	S	30 FT	0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Daylight
35407	710592512	2019-07-23	2019	July	10 a.m.	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		BECKNER RD	NM 14	47	N	S	800 FT	0	0	0	0	0	3	3	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Opposite Direction/Sideswipe Collision	Other - No Driver Error	Clear	Daylight
35653	710593058	2019-12-10	2019	December	2 p.m.	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		BECKNER ROAD	NM 14	47	S	N	150 FT	0	0	1	0	1	1	2	2	Injury Crash	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Following Too Closely	Clear	Daylight
17960	710312479	2019-05-20	2019	May	6 p.m.	Monday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	WEST FRONTAGE ROAD		MUTT NELSON	NM 14	47	S	E	80 FT	0	0	0	0	0	2	2	2	Property Damage Only Crash	Other Vehicle	Other Vehicle - From Opposite Direction/Sideswipe Collision	Failed to Yield Right of Way	Raining	Daylight

2020 Crash Data

UCRnumber	CrashDate	Year	Month	Hour	Day	Agency	County	City	AStreet	BStreet	Landmark	Route	MilePost	Dir	Ldir	Measure	Killed	ClassA	ClassB	ClassC	Injured	Unhurt	Total	nVeh	Severity	Class	Analysis	TopCFacc	Weather	Light
710318199	1/2/2020	2020	January	5 p.m.	Thursday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		HERRERA DR	NM 14	47	S	N	500	0	0	0	2	2	1	3	2	On Roadway	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Front-to-Rear	Clear	Dusk
710590073	5/20/2020	2020	May	2 p.m.	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	EAST FRONTAGE RD	CERRILLOS RD		NM 14	47	E			0	1	0	2	3	0	3	2	On Roadway	Other Vehicle	Other Vehicle - From Opposite Direction	**Left Blank**	Clear	Daylight
710592448	2/8/2020	2020	February	12 a.m.	Saturday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	TURQUOISE TR NE		EAST FRONTAGE ROAD	NM 14	47	E	E	600	0	0	0	0	0	1	1	1	On Roadway	Overturn/Rollover	Overturn/Rollover - On The Road	**Left Blank**	Clear	Dark-Lighted
710593246	3/6/2020	2020	March	11 a.m.	Friday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILOS RD SW		BECKNER RD	NM 14	47	SW	SW	1000	0	0	0	0	0	3	3	3	On Roadway	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Front-to-Rear	Clear	Daylight
710593299	5/17/2020	2020	May	1 p.m.	Sunday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	W FRONTAGE RD	MUTT NELSON					N	S	3	0	0	0	0	4	4	2	On Roadway	Other Vehicle	Other Vehicle - One Vehicle/Stopped Traffic	**Left Blank**	Clear	Daylight
710593774	1/28/2020	2020	January	2 p.m.	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		BECKNER	NM 14	47	S	N	20	0	0	0	1	1	0	1	1	Off Roadway	Fixed Object	Fixed Object - Light Standard (Light Pole)	**Left Blank**	Clear	Daylight
710594081	1/15/2020	2020	January	2 p.m.	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		HERRERA DR	NM 14	47	S	N	225	0	0	0	1	1	1	2	2	On Roadway	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Front-to-Rear	Clear	Daylight
710594366	3/2/2020	2020	March	10 a.m.	Monday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	BECKNER ROAD		NM 14	47	S			0	0	0	1	1	1	2	2	On Roadway	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Front-to-Rear	Clear	Daylight
710594618	2/4/2020	2020	February	8 a.m.	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	I 25 FRONTAGE RD		MUTT NELSON ROAD				N	S	100	0	0	0	4	4	0	4	2	On Roadway	Other Vehicle	Other Vehicle - From Opposite Direction/Both Going Straight	Front-to-Front	Blowing Snow	Daylight
710594649	2/11/2020	2020	February	11 a.m.	Tuesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		BECKNER RD	NM 14	47	S	N	30	0	0	0	0	0	2	2	2	On Roadway	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Front-to-Rear	Snowing	Daylight
710595117	3/12/2020	2020	March	8 a.m.	Thursday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	MUTT NELSON ROAD		I 25 FRONTAGE ROAD				E	W	20	0	0	0	0	2	2	2	On Roadway	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Front-to-Rear	Clear	Daylight
710595255	4/24/2020	2020	April	3 p.m.	Friday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		HERRERA DRIVE	NM 14	47	S	S	25	0	0	0	2	2	1	3	2	On Roadway	Other Vehicle	Other Vehicle - From Same Direction/Rear End Collision	Front-to-Rear	Clear	Daylight
710595256	4/25/2020	2020	April	11 a.m.	Saturday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		HERRERA DRIVE	NM 14	47	N	N	50	0	0	0	0	0	2	2	2	On Roadway	Other Vehicle	Other Vehicle - From Same Direction/Sideswipe Collision	Sideswipe	Clear	Daylight
710596443	7/11/2020	2020	July	9 a.m.	Saturday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	BECKNER ROAD		NM 14	47	NE			0	0	0	0	1	1	1	2	2	On Roadway	Left Blank	Left Blank	Front-to-Rear	Clear	Daylight
710596868	10/8/2020	2020	October	7 p.m.	Thursday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	WEST FRONTAGE		NM 14	47	S	S	100	0	0	0	0	0	1	1	1	On Roadway	Left Blank	Left Blank	**Left Blank**	Clear	Dark-Lighted
710627073	1/9/2020	2020	January	8 a.m.	Thursday	NEW MEXICO STATE POLICE (NMSP)	SANTA FE	SANTA FE	CERRILLOS RD	BECKNER ROAD	CERRILLOS RD AND BECKNER RD	NM 14	47	N	S	0	0	0	0	1	2	3	2	5	3	On Roadway	Other Vehicle	Other Vehicle - One Right Turn/Entering At Angle	**Left Blank**	Clear	Daylight
710748652	8/19/2020	2020	August	9 p.m.	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		BECKNER ROAD	NM 14	47	E	SW	0.35	0	0	0	0	0	2	2	2	On Roadway	Left Blank	Left Blank	Sideswipe	Clear	Dark-Lighted
710749604	12/2/2020	2020	December	9 a.m.	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	I 25 NORTH-BD FW	CERRILLOS RD/ INTERSTATE 25 NORTH	NM 14	47	S	S		0	0	0	0	0	3	3	2	On Roadway	Left Blank	Left Blank	Front-to-Rear	Snowing	Daylight
710749672	12/30/2020	2020	December	1 p.m.	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		HERRERA DR	NM 14	47	S	N	80	0	0	0	0	0	5	5	3	On Roadway	Left Blank	Left Blank	Front-to-Rear	Clear	Daylight
710749794	10/14/2020	2020	October	12 p.m.	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		BECKNER RD	NM 14	47	S	N	10	0	0	0	1	1	4	5	2	On Roadway	Left Blank	Left Blank	Front-to-Rear	Clear	Daylight
710749900	10/30/2020	2020	October	7 p.m.	Friday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD	HERRERA DR		NM 14	47	S	W		0	0	0	1	1	3	4	3	On Roadway	Left Blank	Left Blank	Front-to-Rear	Clear	Dark-Lighted
710750132	11/12/2020	2020	November	3 p.m.	Thursday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		BECKNER RD	NM 14	47	N	S	80	0	0	0	0	0	2	2	2	On Roadway	Left Blank	Left Blank	Sideswipe	Clear	Daylight
710750134	11/25/2020	2020	November	11 a.m.	Wednesday	SANTA FE POLICE DEPARTMENT	SANTA FE	SANTA FE	CERRILLOS RD		BECKNER RD	NM 14	47	S	N	5	0	0	0	0	0	2	2	2	On Roadway	Left Blank	Left Blank	Sideswipe	Clear	Daylight

Bungalows on Cerrillos

SANTA FE, NEW MEXICO

PROJECT TEAM:

OWNER:	CAVAN COMPANIES 15300 N 90TH STREET SCOTTSDALE, AZ 85260 (480) 627-7000 CONTACT: DAVE CAVAN
ARCHITECTURAL:	MOORADIAN & ASSOCIATES 1955 W. GRANT RD. – SUITE 100 TUCSON, AZ 85745 (505) 977-9868 CONTACT: DANIEL CUCCI
CIVIL ENGINEER:	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NM 87109 (505) 858-3100 CONTACT: RONALD R BOHANNAN
ELECTRICAL ENGINEER:	WRIGHT ENGINEERING CORPORATION 165 E. CHILTON DR CHANDLER, AZ 85225 (480) 497-5829 CONTACT: KIMBALL WILLIAMS
LANDSCAPE ARCHITECT:	COLEMAN DESIGN GROUP, PLLC 111 E. DUNLOP AVE, SUITE 1-107 PHOENIX, AZ 85020 (602) 432-5507 CONTACT: JOHN B. COLEMAN, RLA

SHEET LIST

SET UPDATE/ISSUE DATE: 04 APRIL 2024 OCR

CIVIL

	DP1	DEVELOPMENT PLAN
	DP2	PHASING PLAN
	-	EXISTING CONDITIONS AND LEGAL LOT INFORMATION
	SP1	SUMMARY PLAT/LOT SPLIT
	N1	GENERAL CONSTRUCTION NOTES
	N2	CITY OF SANTA FE CONSTRUCTION NOTES
	-	SURVEY SHEET #1
	-	SURVEY SHEET #2
	MU1	UTILITY PLAN
	MU2	SANITARY SEWER PLAN
	MU3	SANITARY SEWER PLAN & PROFILE
	MU4	SANITARY SEWER PLAN & PROFILE
	MU5	SANITARY SEWER PLAN & PROFILE
	MU6	SANITARY SEWER PLAN & PROFILE
	GR1	GRADING PLAN
	GR2	GRADING NOTES & DETAILS
	GR3	GRADING PLAN
	GR4	GRADING PLAN
	GR5	STORM SEWER PLAN & PROFILE
	GR6	STORM SEWER PLAN & PROFILE
	GR7	STORM SEWER PLAN & PROFILE
	SA1	SLOPE ANALYSIS
	SA2	NATURAL SLOPES GREATER THAN 30%
	PAV1	PAVING PLAN
	WP1	WATER PLAN
	DET1	CONSTRUCTION DETAILS
	F01	FIRE ONE PLAN
	SW1	EROSION CONTROL PLAN
	SW2	EROSION CONTROL NOTES
	SW3	EROSION CONTROL DETAILS
NEW	E2	COMMON OPEN SPACE
	E1	TOTAL OPEN SPACE
	-	TREE SURVEY

LANDSCAPING OVERVIEW

NEW	E2	CONCEPTUAL LANDSCAPE PLAN
	E1	TRAIL HEAD ELEVATION
	L-1.00	OVERALL LANDSCAPE PLAN
	L- 1.01	PLANTING LEGEND

PHASE 1 LANDSCAPING

L0.00	LANDSCAPE PLANS COVER SHEET
L0.01	PLANTING NOTES
L0.02	IRRIGATION NOTES
L1.00	MASTER WALL PLAN
L2.00	HARDSCAPE REFERENCE PLAN
L2.01	HARDSCAPE PLAN
L2.02	HARDSCAPE PLAN
L2.03	HARDSCAPE PLAN
L2.04	HARDSCAPE PLAN
L2.05	HARDSCAPE PLAN
L2.06	HARDSCAPE PLAN
L2.07	HARDSCAPE PLAN
L2.08	AMENITY ENLARGMENTS
L3.01	HARDSCAPE DETAILS
L3.02	HARDSCAPE DETAILS
L3.03	HARDSCAPE DETAILS
L3.04	HARDSCAPE DETAILS
L3.05	HARDSCAPE DETAILS
L3.06	BOCCE COURT DETAILS
L4.00	PLANTING REFERENCE PLAN
L4.01	PLANTING PLAN
L4.02	PLANTING PLAN
L4.03	PLANTING PLAN
L4.04	PLANTING PLAN
L4.05	PLANTING PLAN
L4.06	PLANTING PLAN
L4.07	PLANTING PLAN
L5.01	PLANTING DETAILS
L6.00	TREE REMOVAL PLAN
L7.00	IRRIGATION REFERENCE PLAN
L7.01	IRRIGATION PLAN
L7.02	IRRIGATION PLAN
L7.03	IRRIGATION PLAN
L7.04	IRRIGATION PLAN
L7.05	IRRIGATION PLAN
L7.06	IRRIGATION PLAN
L7.07	IRRIGATION PLAN
L8.01	IRRIGATION DETAILS
L8.02	IRRIGATION DETAILS
L8.03	IRRIGATION DETAILS
L8.04	IRRIGATION DETAILS
L9.01	SPECIFICATIONS
L9.02	SPECIFICATIONS
L9.03	SPECIFICATIONS

PHASE 2 LANDSCAPING

L0.00	LANDSCAPE PLANS COVER SHEET
L0.01	PLANTING NOTES
L0.02	IRRIGATION NOTES
L1.00	MASTER WALL PLAN
L2.00	HARDSCAPE REFERENCE PLAN
L2.01	HARDSCAPE PLAN
L2.02	HARDSCAPE PLAN
L2.03	AMENITY ENLARGMENTS
L3.01	HARDSCAPE DETAILS
L3.02	HARDSCAPE DETAILS
L3.03	HARDSCAPE DETAILS
L3.04	HARDSCAPE DETAILS
L4.00	PLANTING REFERENCE PLAN
L4.01	PLANTING PLAN
L4.02	PLANTING PLAN
L5.01	PLANTING DETAILS
L6.00	IRRIGATION REFERENCE PLAN
L6.01	IRRIGATION PLAN
L6.02	IRRIGATION PLAN
L7.01	IRRIGATION DETAILS
L7.02	IRRIGATION DETAILS
L7.03	IRRIGATION DETAILS
L8.01	SPECIFICATIONS
L8.02	SPECIFICATIONS
L8.03	SPECIFICATIONS

PHASE 1 ELECTRICAL

SE1.1	ELECTRICAL COVER SHEET
SE2.1	SES KEY MAP
SE2.2	ELECTRICAL SITE PLAN
SE2.3	ELECTRICAL SITE PLAN
SE2.4	ELECTRICAL SITE PLAN
SE2.5	ELECTRICAL SITE PLAN
SE2.6	ELECTRICAL SITE PLAN
SE3.1	LIGHTING KEY MAP
SE3.2	LIGHTING SITE PLAN
SE3.3	LIGHTING SITE PLAN
SE3.4	LIGHTING SITE PLAN
SE3.5	LIGHTING SITE PLAN
SE3.6	LIGHTING SITE PLAN
SE4.1	ELECTRICAL SINGLE LINE DIAGRAMS

PHASE 2 ELECTRICAL

SE1.1	ELECTRICAL COVER SHEET
SE2.1	SES KEY MAP
SE2.2	ELECTRICAL SITE PLAN
SE2.3	ELECTRICAL SITE PLAN
SE3.1	LIGHTING KEY MAP
SE3.2	LIGHTING SITE PLAN
SE3.3	LIGHTING SITE PLAN
SE4.1	ELECTRICAL SINGLE LINE DIAGRAMS

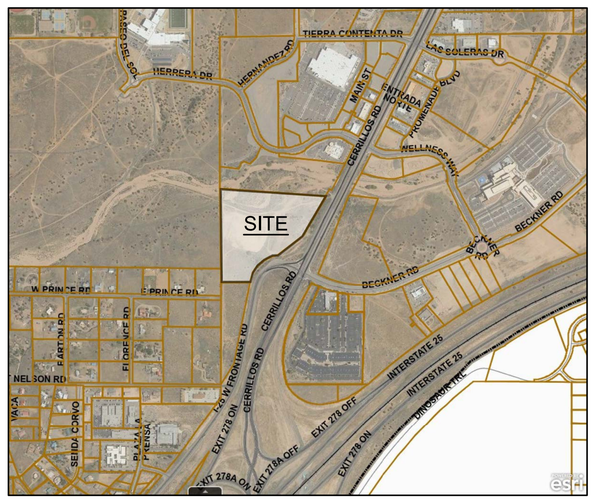
PHOTOMETRIC

PH1	PHOTOMETRIC COVER SHEET
PH2	PHOTOMETRIC CALCULATIONS
PH3	PHOTOMETRIC CALCULATIONS
PH4	PHOTOMETRIC CALCULATIONS
PH5	PHOTOMETRIC CALCULATIONS
PH6	PHOTOMETRIC CALCULATIONS
PH7	PHOTOMETRIC CUT SHEETS & DETAILS
PH8	PHOTOMETRIC CUT SHEETS & DETAILS

ARCHITECTURAL

A1.1	1BR1 FLOOR PLAN
A1.2	1BR1 EXTERIOR ELEVATIONS
A2.1	1BR2 FLOOR PLAN
A2.2	1BR2 EXTERIOR ELEVATIONS
A3.1	2BR1 FLOOR PLAN
A3.2	2BR1 EXTERIOR ELEVATIONS
A4.1	2BR2 FLOOR PLAN
A4.2	2BR2 EXTERIOR ELEVATIONS
A5.1	3BR2 FLOOR PLAN
A5.2	3BR2 EXTERIOR ELEVATIONS
A6.1	FARMHOUSE FLOOR PLAN
A6.2	FARMHOUSE EXTERIOR ELEVATIONS
A6.3	FARMHOUSE EXTERIOR ELEVATIONS

VICINITY MAP:



MOORADIAN & ASSOCIATES
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NEAL J. ROTH
NEW MEXICO
27602
PROFESSIONAL ENGINEER
Exp: 12/31/2024
7/14/23

Project:
BUNGALOWS AT CERRILLOS
Santa Fe, New Mexico
Client:
BUNGALOWS ON CERRILLOS, LLC

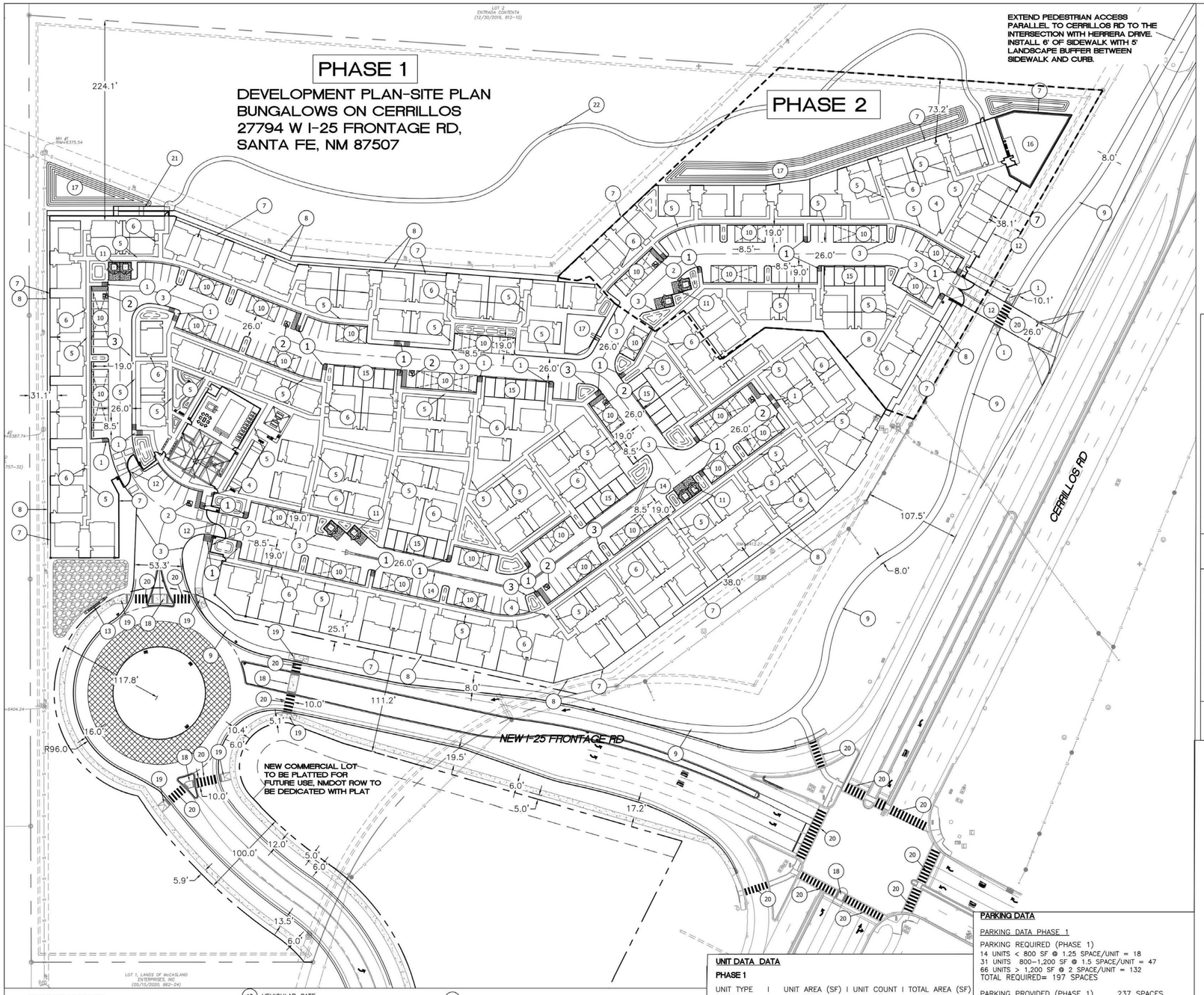
MARK	DESCRIPTION	DATE
BID	CLIENT DELIVERY	7/14/23

PROJECT NO.: 40007a
CAD FILE: 40007A-COVER
DRAWN BY: D.S.
CHECKED BY: D.C.
SCALE: AS NOTED

Sheet Title:
COVER SHEET

Drawing No.:
A0.1
SHEET OF

Plot date: 7/14/2023 4:00 PM User: danie
File: c:\Users\danie\mooradian dropbox\daniel cucci\mooradian\jobs\40007\architecture\drawing\40007a-cover
Layout: ARCH



KEYED NOTES

1. UNIDIRECTIONAL ACCESSIBLE RAMP SEE DETAIL SHEET
2. ACCESSIBLE PARKING PER ADA REQUIREMENTS
3. CURB AND GUTTER (TYP) SEE DETAIL SHEET
4. BICYCLE RACK
5. 5' CONCRETE SIDEWALK
6. 4' CONCRETE SIDEWALK AT ENTRANCE (TYP)
7. PERIMETER SCREEN WALL
8. RETAINING WALL
9. 8' ASPHALT TRAIL EXTENSION
10. PARKING CANOPY
11. DUMPSTER W/RECYCLE ENCLOSURE
12. VEHICULAR GATE
13. MONUMENT SIGN
14. ALLEY GUTTER
15. COVERED GARAGES
16. DOG PARK AREA
17. PONDING AREA
18. REFUGE ISLAND PER NMDOT STANDARDS
19. ADA CURB RAMP PER NMDOT STANDARDS
20. CONTINENTAL CROSS WALK MARKINGS 10 FT WIDE
21. ADA PEDESTRIAN SWITCHBACK RAMP
22. 8' WIDE DG TRAIL

UNIT DATA

PHASE 1

UNIT TYPE	UNIT AREA (SF)	UNIT COUNT	TOTAL AREA (SF)
1 BED	790	14	11,060
1 BED 2 STORY.	1020	24	24,480
2 BED	1100	7	7,700
2 BED 2 STORY.	1400	50	70,000
3 BED 2 STORY.	1750	16	28,000
CLUBHOUSE AND AMENITIES			4,000
COVERED GARAGES			8,500
TOTAL		111	153,740

PHASE 2

UNIT TYPE	UNIT AREA (SF)	UNIT COUNT	TOTAL AREA (SF)
1 BED	790	0	0
1 BED 2 STORY.	1020	18	18,360
2 BED	1100	2	2,200
2 BED 2 STORY.	1400	8	11,200
3 BED 2 STORY.	1750	2	3,500
COVERED GARAGES			1,700
TOTAL		30	36,960

NOTE: TOTAL SQUARE FOOTAGE NOT TO EXCEED 200,000

PARKING DATA

PARKING DATA PHASE 1

PARKING REQUIRED (PHASE 1)
14 UNITS < 800 SF @ 1.25 SPACE/UNIT = 18
31 UNITS 800-1,200 SF @ 1.5 SPACE/UNIT = 47
66 UNITS > 1,200 SF @ 2 SPACE/UNIT = 132
TOTAL REQUIRED= 197 SPACES

PARKING PROVIDED (PHASE 1) 237 SPACES
ACCESSIBLE PARKING REQUIRED 7 SPACES
ACCESSIBLE SPACES PROVIDED 7 SPACES

PARKING REQUIRED (PHASE 2)
0 UNITS < 800 SF @ 1.25 SPACE/UNIT = 0
20 UNITS 800-1,200 SF @ 1.5 SPACE/UNIT = 30
10 UNITS > 1,200 SF @ 2 SPACE/UNIT = 20
TOTAL REQUIRED= 50 SPACES

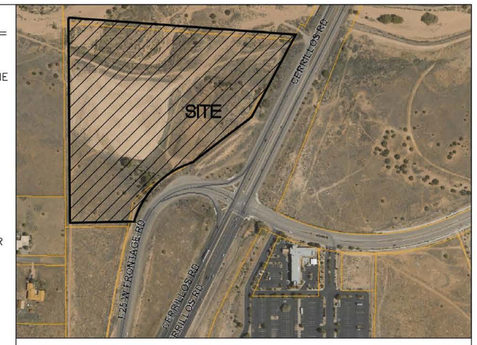
PARKING PROVIDED (PHASE 2) 63 SPACES
ACCESSIBLE PARKING REQUIRED 1 SPACES
ACCESSIBLE SPACES PROVIDED 1 SPACES (8 TOTAL)

BICYCLE SPACES REQUIRED 12
BICYCLE SPACES PROVIDED 12

INCLUDED:
144 CANOPIES
8 ADA SPACES (3 COVERED)
36 GARAGES
171 REGULAR
ALL STANDARD PARKING SPACES ARE 19 FT X 8.5 FT

LEGEND

- CURB & GUTTER
- PROPOSED BOUNDARY LINE
- EASEMENT
- CENTERLINE
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING
- PHASE LINE



VICINITY MAP

EXISTING LEGAL DESCRIPTION:

TRACT A, A REPLAT OF LOTS 2, 3 AND 4 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN PLAT BOOK 685, PAGE 048 OF THE RECORDS OF SANTA FE COUNTY.

DRAINAGE FACILITIES MAINTENANCE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT. INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES. WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEERS' RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

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

DRAINAGE FACILITIES DESIGN NOTE

ALL STORM WATER DETENTION/RETENTION AREAS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8.2 (D)(4)(C)(II)

GENERAL NOTES

A. SOLID WASTE COLLECTION WILL BE PROVIDED BY SF SOLID WASTE COLLECTION.
B. EXTERIOR LUMINARIES SHALL COMPLY WITH CHAPTER 14-8.9 SFCC. (WALL PACKS SHALL BE SHIELDED)
C. THE SITE SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2015.
D. THE FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20' AND 26' AROUND THE RESIDENTIAL BUILDING.
E. THIS SITE SHALL HAVE A WATER SUPPLY THAT MEETS FIRE FLOW AND HAVE A DISTANCE TO THE NEAREST HYDRANT TO MEET IFC REQUIREMENTS.
F. ALL FIRE DEPARTMENT ACCESS SHALL HAVE A GRADE NO GREATER THAN 10%.
G. FIRE LANE SURFACE SHALL BE ALL WEATHER AND SUPPORT 75,000 POUNDS.
H. THE PROJECT IS SERVED BY A PRIVATE SANITARY SEWER COLLECTION SYSTEM.

GUNNISON'S PRAIRIE DOG NOTE

THIS PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISON'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8. 12).

NOTARIZED STORMWATER AGREEMENT

STORMWATER AGREEMENT: PROPERTY OWNER(S) HERE BY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS ARE ON PRIVATE PROPERTY AND WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HERE BY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS; AND (3) TO LIEN PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

_____
OWNERS PRINTED NAME

_____
OWNERS SIGNATURE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20_____ (OR EQUAL)

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

DUST CONTROL NOTE

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES.

ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPS) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS.

A PLAN, OR STORM WATER PREVENTION PLAN (SWPPP) WHEN APPLICABLE, LISTING THE BEST MANAGEMENT PRACTICES (BMPS), SHALL BE PROVIDED TO THE CITY ENGINEER, OR THEIR DESIGNEE FOR REVIEW AND APPROVAL. THE APPROVED BMPS SHALL BE APPLIED TO THE GRADED AND/OR DISTURBED SOIL IN ORDER TO STABILIZE THE SITE.

THE INITIAL BMP SHALL ADDRESS HOW THE CONTRACTOR WILL MINIMIZE THE AMOUNT OF DISTURBED SOIL, AND HOW THE CONTRACTOR WILL STABILIZE THE DISTURBED SURFACE AREA EXPOSED TO WIND OR VEHICLE TRAFFIC DURING CONSTRUCTION.

SOME BMPS SHALL INCLUDE:

- THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
- THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY, AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
- HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 30 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
- RESTRICT ACCESS: RESTRICT ACCESS TO THE WORK AREA TO ONLY AUTHORIZED VEHICLES AND PERSONNEL.

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

- WET SUPPRESSION: APPLY WATER TO DISTURBED SOIL SURFACES, BACKFILL MATERIALS, SCREENINGS, AND OTHER DUST GENERATING OPERATIONS AS NECESSARY AND APPROPRIATE CONSIDERING CURRENT WEATHER CONDITIONS, AND PREVENT WATER USED FOR DUST CONTROL FROM ENTERING ANY PUBLIC RIGHT-OF-WAY, STORM WATER DRAINAGE FACILITY, OR WATERCOURSE.
- WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
- VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
- SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY OR WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
- COVER: INSTALL COVER MATERIALS SUCH AS TACKIFIERS, EROSION CONTROL BLANKETS, GRAVEL, VEGETATION (WHEN APPROPRIATE), COLD-MILLINGS, ETC. DURING PERIODS OF INACTIVITY AND PROPERLY ANCHOR THE COVER.
- SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

SITE DATA

PROPOSED USAGE	MULTI-FAMILY
PROPOSED LOT AREA	666,955 SF (15.31 ACRES)
ZONING	C-2

OPEN SPACE

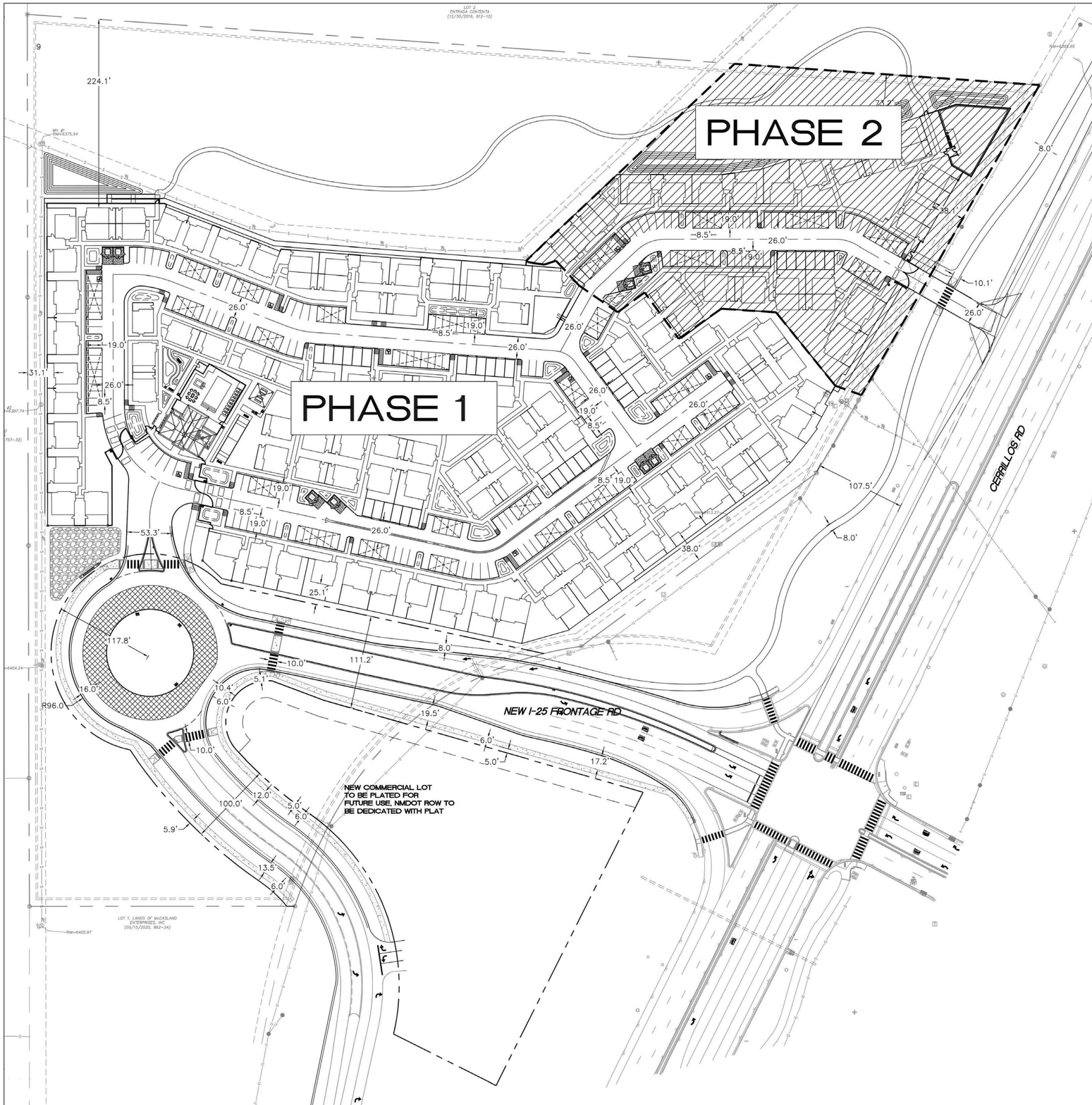
REQUIRED OPEN SPACE = 250 SF PER UNIT
250 SF * 141 UNITS = 35,250 SF
PROVIDED OPEN SPACE = 372,854 SF
REQUIRED COMMON AREA OPEN SPACE = 50% OF OPEN SPACE PROVIDED:
50% * 372,854 SF = 186,427
PROVIDED COMMON OPEN SPACE = 273,094 SF

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
12-07-23
RONALD R. BOHANNAN P.E. #7868

BUNGALOWS ON CERRILLOS
27794 W I-25 FRONTAGE RD, SANTA FE
DEVELOPMENT PLAN

DRAWN BY: RMG
DATE: 12/07/2023
SHEET #: DP-1
JOB #: 2022025

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com



LEGEND

- CURB & GUTTER
- PROPOSED BOUNDARY LINE
- EASEMENT
- CENTERLINE
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING
- PHASE LINE



SITE DATA

PHASE 1
TOTAL NUMBER OF UNITS = 111

PHASE 2
TOTAL NUMBER OF UNITS = 30

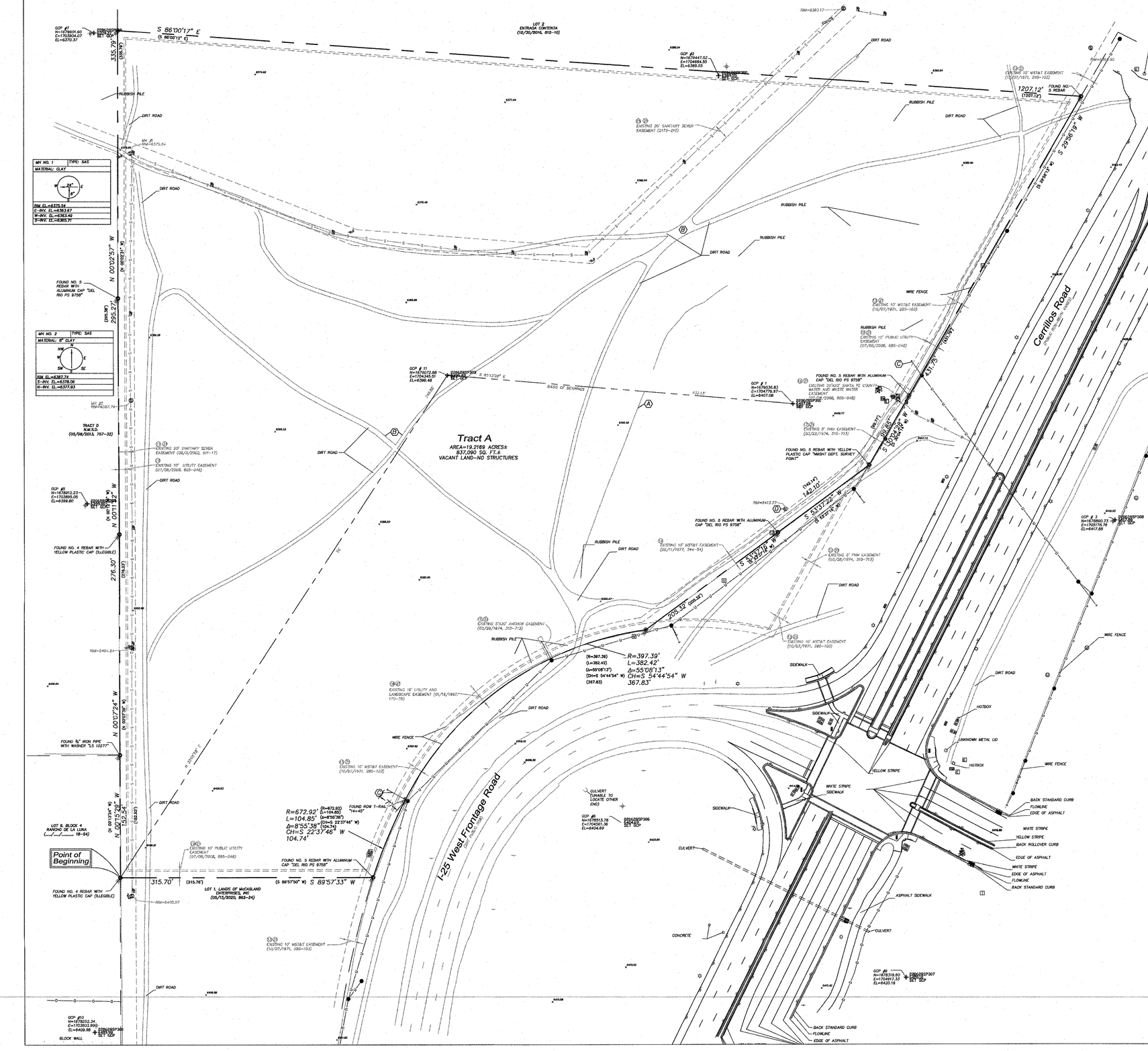
TOTAL UNIT COUNT = 141

N

60 30 0 30 60

SCALE: 1"=60'

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 12-07-23 RONALD R. BOHANNAN P.E. #7868	BUNGALOWS ON CERRILLOS 27794 W I-25 FRONTAGE RD, SANTA FE PHASING PLAN TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY RMG DATE 12/07/2023 SHEET # DP-2 JOB # 2022025



EXISTING CONDITIONS

DEVELOPMENT PLAN-SITE PLAN
BUNGALOWS ON CERRILLOS
27794 W I-25 FRONTAGE RD
CASE #

CITY OF SANTA FE JURISDICTION
SECTION 18, TOWNSHIP 16N, RANGE 9E

PROPERTY INFORMATION

ZONING:	C-2
OVERLAYS:	N/A
HISTORICAL STATUS:	N/A
LOT(S) SIZE:	19.218 ACRES
EXISTING STRUCTURE SQ.FT.:	NONE

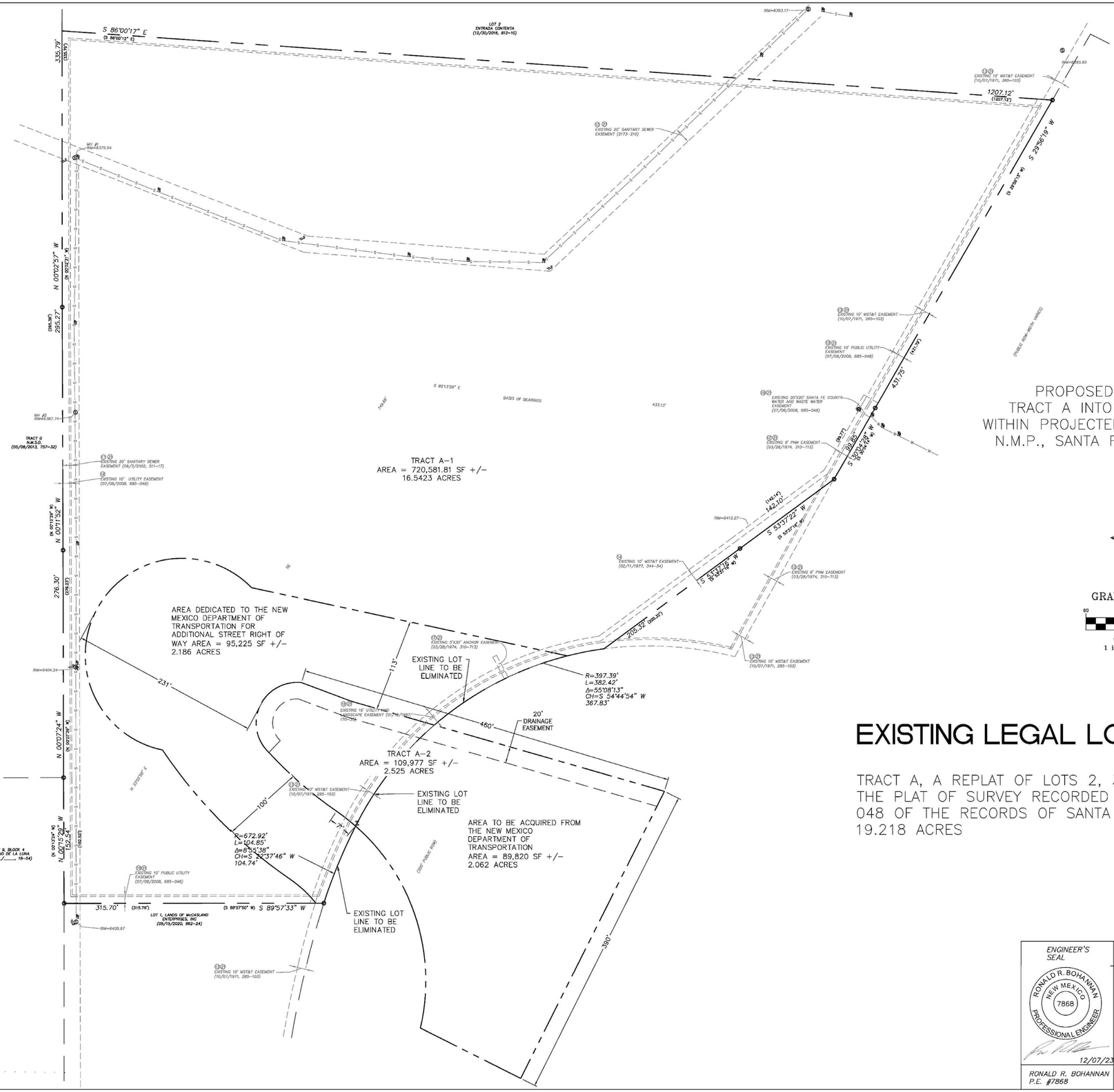
ENGINEER'S SEAL
RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER

7-5-23

RONALD R. BOHANNAN
P.E. #7868

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: BUNGALOWS ON CERRILLOS
DRAWING TYPE: EXISTING CONDITIONS
DRAWING DATE: 05-09-23

SHEET 2



PROPOSED SUMMARY PLAT OF TRACT A INTO TRACTS A-1 AND A-2 WITHIN PROJECTED SECTION 18, T16N, R9E, N.M.P., SANTA FE COUNTY, NEW MEXICO.

N

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

EXISTING LEGAL LOT INFORMATION

TRACT A, A REPLAT OF LOTS 2, 3 AND 4 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN PLAT BOOK 685, PAGE 048 OF THE RECORDS OF SANTA FE COUNTY COMPRISED OF 19.218 ACRES

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

12/07/23

RONALD R. BOHANNAN
P.E. #7868

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: BUNGALOWS ON CERRILLOS
DRAWING TYPE: PROPOSED SUMMARY PLAT
DRAWING DATE: 05-09-23

SHEET 3

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF SANTA FE STANDARD DRAWINGS AND SPECIFICATIONS LATEST EDITION, AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS"

2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

3. CONTRACTOR SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

4. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.

5. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER (OR PROJECT MANAGER) NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY ENGINEER AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. ONLY THE CITY SHALL REPLACE SURVEY MONUMENTS. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED.

6. EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL THEN EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR SHALL THEN COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED. ANY DAMAGE CAUSED BY FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY EXISTING UTILITIES IS THE FULL RESPONSIBILITY OF THE CONTRACTOR.

7. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF SANTA FE FOR THE PREPARATION OF "AS BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.

8. CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.

9. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

10. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.

11. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY SUCH COSTS INCURRED.

12. REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

WATER AND SEWER

1. ALL WORK REGARDING PUBLIC WATER AND PUBLIC SANITARY SEWER INFRASTRUCTURE DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, BE CONSTRUCTED IN ACCORDANCE WITH APWA'S NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1987 EDITION INCLUDING LATEST PUBLISHED AMENDMENTS.

2. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER CITY OF SANTA FE STANDARD DRAWINGS.

3. NON-RESIDENTIAL USERS SHALL COORDINATE WITH THE CITY PRETREATMENT ENGINEER TO ENSURE THE PROPER IMPROVEMENTS ARE IN PLACE FOR THE DEVELOPMENT FOR DISCHARGE INTO THE PUBLIC SANITARY SEWER COLLECTION SYSTEM.

4. NON-RESIDENTIAL USERS SHALL COORDINATE WITH THE CITY WATER DEPARTMENT TO ENSURE THE PROPER IMPROVEMENTS ARE IN PLACE FOR THE TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE FOR THE WATER SYSTEM.

5. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.

6. THE CONTRACTOR SHALL COORDINATE WITH THE CITY WATER DEPARTMENT SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE CITY WATER DEPARTMENT 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK.

7. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6" – 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" – 48"),

8. ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.

9. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING, EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.

10. ALL PROPOSED SANITARY SEWER SLOPES SHALL BE VERIFIED DURING CONSTRUCTION TO MEET THE APPROVED DESIGN. AS-BUILT SLOPES SHALL BE RECORDED FOR EACH LINE SEGMENT.

11. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.

12. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO CITY SPECIFICATIONS. THE CONTRACTOR SHALL INSTALL A 4" X 4" X5' POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.

13. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH CITY DETAILS.

14. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE CITY INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.

15. AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.

16. ALL WATER AND SANITARY SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED UTILIZING MATERIALS LISTED IN THE APPROVED PRODUCTS LIST AND BE CONSTRUCTED PER THE MOST CURRENT CITY STANDARD DETAILS AND SPECIFICATIONS. MATERIAL SUBMITTALS SHALL BE PROVIDED PRIOR TO CONSTRUCTION FOR ENGINEER TO REVIEW PRIOR TO THE START OF CONSTRUCTION.

17. THE CONTRACTOR SHALL RECORD THE MATERIALS UTILIZED FOR WATER SERVICE CONNECTIONS INCLUDING THE PUBLIC SERVICE LINE AND THE PRIVATE SERVICE LINE. THE MATERIALS USED FOR CONSTRUCTION SHALL BE NOTED ON THE PLANS.

TRANSPORTATION

1. ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

2. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.

3. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

4. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.

5. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.

6. CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.

7. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.

8. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.

HYDROLOGY

1. ALL STORM DRAINS SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.

2. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATION. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AND WITH CITY APPROVAL.

OTHER COMMON NOTES

1. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.

2. WHEN DISTURBING MORE THAN ¾ ACRES,CONTRACTOR SHALL SECURE A NOTICE OF INTENT (NOI) PRIOR TO BEGINNING CONSTRUCTION.

3. IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR.

4. PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.

5. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.

6. CONTRACTOR IS TO SUPPORT, PROTECT, AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.

7. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.

8. CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.

9. ALL CONFLICTING EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.

10. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL SHALL BE ARRANGED BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS. NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR COSTS ASSOCIATED WITH OBTAINING A DISPOSAL SITE AND HAUL THERETO.

11. IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS, OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE CONSTRUCTION ENGINEER SHALL NOTIFY THE COUNTY OFFICE OF THE MEDICAL EXAMINER AT (505) 272-3053. IF THE MEDICAL EXAMINER DETERMINES THAT HUMAN REMAINS ARE NOT PRESENT, THE CONSTRUCTION ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-6320.

GENERAL NOTES USED SELECTIVELY, BASED ON SCOPE OF WORK

1. WORK AFFECTING ARTERIAL ROADWAYS MAY REQUIRE TWENTY-FOUR-HOUR CONSTRUCTION.
2. TWO WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE TRANSIT DEPARTMENT OF ANY IMPACT THE PROPOSED PROJECT WILL HAVE ON THE TRANSIT SYSTEM SUCH AS CAUSING A DETOUR, OR CAUSE THE CLOSING OR RELOCATION OF A BUS STOP.

3. STREET NAME SIGNS, REGULATORY SIGNAGE, AND ANY NECESSARY STRIPING ON PRIVATE STREETS ARE THE DEVELOPER'S RESPONSIBILITY.

4. IN ALL AREAS WHERE PUBLIC STREETS OR INFRASTRUCTURE ARE TO BE CONSTRUCTED OVER FILLS, THE GEOTECHNICAL ENGINEER SHALL CERTIFY THAT PLACEMENT, COMPACTION, AND ALL OTHER WORK HAS BEEN COMPLETED IN ACCORDANCE WITH CITY SPECIFICATIONS. SAID CERTIFICATION, ALONG WITH SUPPORTING TESTING DOCUMENTATION, SHALL BE PROVIDED TO THE CONSTRUCTION ENGINEER PRIOR TO OR AT THE PRE-CONSTRUCTION CONFERENCE BEFORE WORK ORDER CONSTRUCTION.

ENGINEER'S SEAL

RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER

12-07-23

RONALD R. BOHANNAN
P.E. #7868

BUNGALOWS ON CERRILLOS

27794 W I-25 FRONTAGE RD, SANTA FE

GENERAL CONSTRUCTION NOTES

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: RMG
DATE: 12/07/2023
SHEET #: N-1
JOB #: 2022025

CITY CONSTRUCTION NOTES

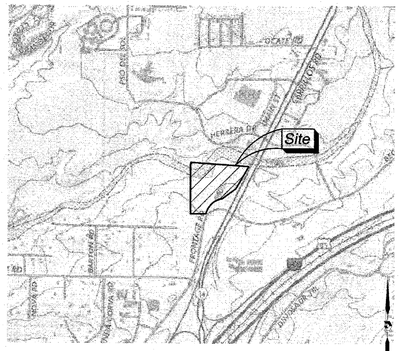
1. All construction shall conform to the requirements of City of Santa Fe standard drawings and specifications as applicable.
2. Utility construction shall conform to applicable sections of the APWA'S New Mexico standard specifications for public works construction, 1987 edition including latest publish amendments.
3. Infrastructure construction shall conform to applicable sections of the New Mexico Department of Transportation Standard Specifications for Highway and Bridge Construction, current edition (SSHBC).
4. The order of precedence shall be, listed in order of highest precedence, the project specifications, plans, City of Santa Fe standard drawings, SSHBC, and APWA.
5. In the case of conflicts between plans and specifications resolution shall be by using the more restrictive requirements as determined by the project engineer and approved by City Planning and Land Use Department's permit and development review divisions technical review staff (P&DR).
6. The project plans shall be approved for construction by the P&DR's Engineering supervisor prior to any construction activity in scheduling a preconstruction meeting. The engineering supervisor may by written authorization, designate others to administrator duties described herein.
7. The construction project engineer shall be a New Mexico licensed professional engineer in the appropriate category for the type of work represented by the project plans. The project engineer shall arrange for a pre-construction meeting prior to the start of construction or mobilization of equipment onsite and after receipt of the financial guaranty. At the pre-construction meeting, the project engineer shall submit a letter providing the name(s) of specific individuals who will be performing what type of inspections and respective telephone contact number(s); This includes preparation of the record drawings. Call 505-955-6585 to schedule the pre-construction meeting a minimum of 10 calendar days in advance of the meeting date.
8. Attendance at the pre-construction meeting is mandatory for the project engineer (who shall conduct the meeting, contractor, P&DR technical review staff, and applicable staff from City street, water, and wastewater management divisions. The owner and subcontractors are encouraged to attend. At this meeting, a specific P&DR staff member will be assigned as the point of contact with the contractor.
9. Grading permits obtained on an "at risk" basis are not subject, nor take the place of, a pre-construction meeting required above.
10. The contractor shall provide a list of contacts to personnel responsible for site construction including position, telephone numbers, and at least one emergency telephone number active on a 24-hour basis.
11. If an EPA notice of intent (NOI) is applicable, a copy of the mailed permit application shall be presented at the pre-construction meeting along with a written statements giving the mailing date.
12. The contractor shall be responsible for maintaining the integrity of all underground utilities during the course work regardless of any location shown on the plans or other field evidence, or lack thereof. Notification to New Mexico One Call at 1-800-321-2537 for utility locates a minimum of 48 hours in advance of any excavations is required. Maintenance of utility locates shall be continued throughout the project life.
13. The owner shall be responsible for all changes in construction deemed necessary for any reason and shall have appropriate plans and/or specifications, including applicable design criteria, prepared by a New Mexico professional engineer and submitted to the City engineering supervisor for approval. Upon approval, said changes may be incorporated into the project.
14. Final record drawings reflecting substantial changes to the original design drawings, shall be submitted by the owners engineer for approval to the engineering supervisor for permanent filing in the City Planning Department. Said plans shall be approved by applicable City divisions prior to final acceptance of project work for maintenance responsibility in the beginning of the warranty period. Under no circumstances will partial acceptance and/or warranty commencement begin for any component of project scope be provided.
15. Curb cuts shown in the original, approved construction drawings will require an "access permit" issued by the City Trafficked Engineer prior to construction. Curbs cuts found to be necessary that were not included in the original approved construction drawings will require a change order that includes an "access permit" from the City Engineer. Call 505-955-6631 for information.
16. Parallel water and sanitary sewer (SAS) Utilities shall have a minimum horizontal spacing of 10 feet and vertical spacing of 3 feet wherein the waterline is above the SAS line. Installation will be in separate trenches. Should encountered field conditions exist that prevent maintaining the separation distances and relationship, a change order shall be initiated that provides for alternative protective measures and submitted for approval to the engineering supervisor via the City Water and Wastewater Management divisions.
17. Sanitary sewer lateral construction must be constructed under separate permit (secondary) for SAS hook-up. The contractor shall obtain the permit prior to any construction and must be obtained at the permit desk at City Hall; providing street address for each hook-up. Upon payment of fees the permit form will be immediately generated which shall be kept on site. Call 505-955-6945 for permit information and 505-955-6646 for inspection of each visible, connected lateral.
18. All contractor work activity shall be confined to the construction limits of the project. There shall be no encroachment onto adjacent properties, either construction or marshalling yard(s) unless legal easement(s)/agreements(s) is/are executed and approved by the engineering supervisor.
19. Grading shall be completed under the authority of a building permit, the application of which shall show the type of work as "other" with the notation of grading, landscaping, and infrastructure shown there on. Call 505-955-6945 for permit information.
20. All cut and fill slopes, including setback requirements, shall conform to the requirements of: 20.1 Santa Fe City codes article 14-8 (Development and Design Standards);
    - 20.2 Chapter 33 of the uniform building code, 1997 edition unless otherwise noted on the approved construction plans; and
    - 20.3 In the case of conflicts between these two specifications, City code shall prevail.
21. The contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
22. Material quality testing shall be completed by the owner, through a recognized testing laboratory. The laboratory shall be under the auspices of a New Mexico professional engineer.
23. All material quality test reports shall be provided directly to the City Planning Department, attention Permits and Development Review Division at P.O. Box 909, Santa Fe, NM 87504-0909 within seven (7) calendar days after laboratory material testing is complete unless otherwise directed during the preconstruction meeting. Field test reports shall be provided directly to the P&DR staff at the time of field testing. In the case of P&DR staff absence, the report shall be faxed to 505-955-6829. In each case, all test reports and other communication shall carry the applicable P&DR case and building permit project numbers which will be provided at the preconstruction meeting if not noted on the approved project plans.
24. Compaction testing of soil and similar materials, including optimum moisture density relationships, shall be performed in accordance with the referenced specification and or plans. Unless specified in individual project plans, the frequency of compaction testing shall be one (1) test per 1.5 vertical feet of fill or backfill of similar material; within two (2) horizontal feet of structures; for each 500 linear feet of trench backfill or each days compactive effort, whichever results in the greatest quantity of tests; or for each 500 cubic yards of fill or similar material.
25. Portland Cement Concrete (PCC) proposed to be used for the project shall conform to a mix design prepared by a New Mexico professional engineer. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial casting operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR. Each mix shall have the following minimum properties:
    - 25.1. A compressive strength of 3,000 psi in 28 calendar days
    - 25.2. Seven (7) bags of cementitious material per cubic yard of concrete
    - 25.3. Twenty (20.0) percent of less of flyash material substitution for cement
    - 25.4. Maximum aggregate size ¾"
    - 25.5. Air entrainment content ranging between 4.0 and 7.0 percent at the point concrete delivery into forms.
26. Concrete sample set shall consist of a minimum of three (3) cylinders. One sample set shall be obtained for each 500 linear feet cast, 50 cast cubic yards, or one set per calendar day, whichever is greatest. Cylinders shall be tested at 7, 28, and 56 day intervals; The 56 day interval need not be tested if any previous test result exceeds the design value.
27. Traffic control devices, as per approved plan, shall be installed, maintained, and removed by the contractor. Said devices shall conform to the latest published edition of the Manual of Uniform Traffic Control Devices and two written direction from the City Traffic Engineer who may be reached at 505-955-6631.
28. Site erosion and or sediment control, as per approved plan, shall be installed, maintained, and removed by the contractor. Inspection by the P&DR staff or applicable best management practices (BMP) is required prior to any grading activity; call 505-955-6646 to arrange for said inspection. The contractor's attention is directed to the SSHBC's section 603 for other requirements relating to dust abatement and similar issues.
29. Utility lines must be bored under all existing street PCC street appurtenances. A minimum of 12" separation must be maintained between utility lines. Any curb, gutter, or other damage must be repaired before final inspection will be given.
30. Each City utility division shall provide a letter of completed installation, not necessarily accepted for warranty, at the contractor's request. Said letters shall be provided to the P&DR Staff and received written staff acceptance prior to scheduling either TV inspection of SAS and storm sewer lines or placement of roadway pavement material.
31. ASTM, ASSHTO, or independent laboratory certifications of material compliance are to be provided to P&DR staff prior to bringing applicable material onsite.
32. Aggregate Bass course material shall conform to the SSHBC's section 304 using gradation 1.
33. Hot mix asphalt proposed to be used for the project shall conform to a mixed design prepared by a New Mexico professional engineer conforming to SSHBC's section 420 using aggregate classifications called for in the project plans. The design shall be provided to P&DR Staff for approval a minimum of 14 calendar days prior to scheduling the initial paving operation or, alternatively, the project plans shall define specific mix having a prior approval by P&DR.
34. Compaction testing of subgrade, aggregate base course, and each lift of HMA material shall be completed for every 100 linear feet of roadway length except for HMA material in which case provide one test for every 100 linear feet of lay down machine pass.
35. HMA material quality test samples (wet) shall be obtained and tested for every 500 tons or fraction thereof or one (1) sample per day.
36. Utility appurtenance such as telephone pedestals, electrical transformers, gas and cable TV pedestals shall be placed outside the public right of way and within utility easements. The owner is responsible for relocating misplaced utility structures prior to requesting a pre-final inspection. Water meter boxes and fire hydrants may be placed between the sidewalk and curb. Water valve and meter boxes are not to be placed within maintenance areas of semi-improved (gravel or equal) roads.
37. Construction debris and or excess material shall be stored in an on-site area and appropriately contained. Said debris shall not be a nuisance to the surrounding neighborhood. Disposal of debris shall be either within the City limits under separate grading permit or at a designated NMED approved disposal site. The contractor shall provide written notice as to proposed debris disposal site locations. All debris and or excess material shall be removed from the site prior to scheduling a pre-final inspection with P&DR staff.
38. Interim terrain and stormwater management inspection shall be arranged for at the following events:
    - 38.1 Completion of temporary erosion control best management installations and prior to any earth work (clearing, grubbing, etc.)
    - 38.2 Final stormwater management features are constructed.
    - 38.3 Final site restoration measures are completed.
    - 38.4 Further construction or insurance of any permits shall not occur until written approval by P&DR staff for each of the above inspections has been obtained. Inspection shall be scheduled by calling 505-955-6646.
39. The contractor shall make a written request for a pre-final inspection of terrain management and infrastructure works a minimum of 14 calendar days in advance with P&DR Staff. At this inspection applicable City division staff will review the final work product. Any deficiencies will be noted in a punch list and provided to the contractor for correction. When all punch list items are completed the contractor shall file a written statement to that effect and a final inspection will be held by P&DR staff. Upon acceptance, and acceptance letter will be provided wherein all work will be excepted for maintenance by the City and the commencement of the warranty period initiated.
40. Not used.
41. Prior to the wastewater management division approval of the plan set, a letter will be required from the project engineer indicating they are providing the inspection and record drawing services for the project.
42. The contractor must obtain all sewer hookup permits from the City's building permits section (sewer lines) prior to commencing any sewer line construction. A copy of the permit must be kept at the construction site.
43. All manholes shall be constructed in accordance with the "standard manhole detail sheet" shown on the City standard drawings.
44. A copy of the approved plans shall be available at the construction site at all times during work hours.
45. All modifications to the sanitary sewer plans must be reviewed and approved by the City's wastewater management division prior to construction.
46. Additional general notes are contained in the standard City detail sheets for sanitary sewer construction.
47. All public gravity sewer lines shall be a minimum 8 inch diameter with a minimum class C bedding (2006 New Mexico American Public Works Association).
48. All 4 inch and 6 inch diameter gravity sewer pipe shall be private. No private sewer systems shall use larger than a 6 inch diameter pipe. No public gravity sewer line to be excepted by the City of Santa Fe for permanent maintenance shall be less than 8 inches diameter.
49. No concrete encasement of new or existing public sewer pipe will be allowed unless approved by the City of Santa Fe wastewater management division.
50. Core drilling is required for all new connections to an existing manhole.
51. No Public sewer mainline or manhole will be allowed under or within any storm water detention/retention pond.
52. Prior to paving over any sanitary sewer lines, submit TV tapes and logs, pressure tests, and the engineer's certification to the City's wastewater management division. After the wastewater management division reviews the above listed information, a preliminary manhole inspection will be conducted. When all the items listed above are completed to meet the standards of the wastewater management division, a letter approving paving will be issued in relation to the sanitary sewer. Note: A final manhole inspection will be conducted after the final paving is completed.
53. All sewer manholes with sewer lines 12 inches in diameter and larger are required to have approved vented and locking manholes.
54. Locate wires shall be installed for all sanitary sewers (gravity/force mains). The locate wire must be visible in the manhole or access structure. This will be verified during the preliminary manhole inspection prior to paving. The locate wire is to be a continuous, 12 gauge, solid strand insulated copper wire.
55. Off road public sewer access will be provided for all public sewer lines and manholes. Access roads are to be a minimum 12 feet wide with a driving surface of 6 inches of compacted base course. No access road shall have a grade greater than 15%. Manholes are to be aligned with the centerline of the access road. Sewer easements are to be a minimum of 20 feet in width.
56. Off-road sanitary sewer- call the wastewater management division at 505-955-4646 for a field review of the grading of all off-road sanitary sewer to ensure that the City's maintenance vehicles can access all manholes. The grades may be required to be adjusted based upon this inspection. Additional bank protection may be required based upon a final inspection by the wastewater management division and the project engineer.
57. For record drawings, tie manhole to a city of Santa Fe survey monument as part of the final record drawings. Show corrected as built bearing and distances, slopes, rim and invert elevations and sewer services along the horizontal alignment of the sanitary sewer.
58. The owner/developer will be responsible for maintaining, repairing and locating the sewer system until City acceptance for maintenance. Damages resulting from a stoppage in any gravity and or pressure sewer system will be the sole responsibility of the owner/developer until a final acceptance letter for permanent maintenance has been issued by the waste water management division.
59. Water meters will not be placed until a final acceptance letter has been issued by the waste water division for all on-site sanitary sewer needed in order for the project to connect to the sanitary sewer system.
60. 20 foot wide access gates shall be provided at all fences, walls or other obstructions that cross a public sewer line. Access gates to be located within the sanitary sewer easement.
61. The owner/developer will be responsible for locating each sewer service at the time each lot is ready to connect to the sewer. It is suggested that the owner/developer retain a copy of the TV inspection video along with the video logs. Each service shall be clearly marked for each lot at point of connection. All calls received by this division regarding the location of service will be forwarded to the owner/developer.
62. The contractor shall call the wastewater management division (Luke Gray at 505-955-4646) for a final manhole inspection. This inspection will be isolated to the manholes. The City's plumbing and mechanical inspectors will conduct all other necessary plumbing inspection. Note: The City's plumbing and mechanical inspectors and will inspect the individual sewer service taps and laterals, which connect to the public sanitary sewer.
63. The existing sanitary sewer line must be TV taped prior to a new service connection being placed as well as taped after the services have been completed. This is to ensure that the existing sanitary sewer line is not damaged and the new service is installed correctly.
64. All costs associated with the operation, maintenance, and replacement of grinder pumps for individual lots shall be the responsibility of the lot owner and or owners association. For grinder pumps that connects to a pressure sewer main, the grinder pump will be a model manufactured by environment-one or a type approved by the city of Santa Fe wastewater management division. For grinder pumps that connect to a gravity main, the grinder pump shall be a type approved by the City of Santa Fe plumbing code.
65. A minimum 12 inches of vertical clearance shall be provided between the sewer line and storm drain piping.
66. All pressure sewer systems shall be hydrostatically tested per city of Santa Fe requirements. The test is to be witnessed and certified by the project manager. Prior to being put into service and acceptance by the City of Santa Fe, all pressure sewer system main lines will be filled with water.
67. No public pressure sewer system piping may be installed in a common trench with other utilities.
68. Sewer backflow check valves will be required for all sewer service lateral connections to sewer mains 12 inches or greater in diameter. The sewer service connection must be made at an existing or new manhole. Sewer service connections to sewer mains with pipe size diameter of 12 inches and grader will not be made without approval from the wastewater management division.
69. Sewer backwater check valves shall be required on private sewer service laterals for the city of Santa Fe plumbing code.
70. Any 8 inch public sanitary sewer mainline placed with a grade of less than 0.60% shall be removed and reconstructed at the contractors expense. All public sanitary sewer main lines with slopes of less than 1% require a minimum Class C bedding with select granular material foundation.
71. All as-built sewer line and manhole data shall be obtained and certified by a licensed surveyor or engineer. As-built Data supplied by other than a licensed surveyor or engineer shall not be valid for final as-builts.
72. All existing and new public manholes within a project shall have access for City sewer maintenance equipment. All access is subject to field verification and modification as required by the wastewater division prior to final project closeout with the City of Santa Fe.
73. All sewer line crossings of rivers, streams, arroyos, drainage channels, etc. shall require a basis of design analysis prepared by a licensed engineer.
74. An approved backflow valve and isolation valve are required on all low pressure sewer service lines as per the City of Santa Fe standard sewer specification.
75. Terminal flushing connections and in-line flushing connection are required on all low pressure sewer systems. The maximum spacing between in-line flushing connections shall be 500 feet. Distances greater than 500 feet between low pressure sewer in-line flushing connections shall be approved by the wastewater division.
76. Sewer backflow check valves are required on private sewer service laterals for the City's plumbing code. Final determination shall be made by the City of Santa Fe plumbing inspection division.

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
12-07-23
RONALD R. BOHANNAN P.E. #7868

BUNGALOWS ON CERRILLOS
27794 W I-25 FRONTAGE RD, SANTA FE
CITY OF SANTA FE CONSTRUCTION NOTES

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: RMG
DATE: 12/07/2023
SHEET #: N-2
JOB #: 2022025



Location Map

N.T.S.

Zoning Data

NUMBER OF STRIPED PARKING SPACES:

REGULAR = 0
HANDICAPPED= 0
TOTAL = 0
VACANT LAND

Notes Corresponding to Schedule B-II

TITLE COMMITMENT NO. SF220213 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 8, 2022

SCH. B-II ITEM NO.	DESCRIPTION
9	RESERVATIONS, CONDITIONS AND EXCEPTIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA TO AMOS W. BECKNER, DATED JULY 22, 1939 AND RECORDED IN BOOK C OF PATENTS PAGE 14, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
10	TITLE OR OWNERSHIP TO ALL OIL, GAS, HYDROCARBONS OR MINERALS OF WHATEVER NATURE, WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING AND DRILLING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
11.	EASEMENT IN FAVOR OF SOUTHERN UNION GAS CO. RECORDED IN MISC. BOOK X PAGE 126, RECORDS OF SANTA FE COUNTY, NEW MEXICO. **UNABLE TO PLOT--AMBIGUOUS DESCRIPTION.**
12	EASEMENT FROM J .W. MORGAN TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 310 PAGE 713, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
13	EASEMENT FROM WILBUR BETTERRIDGE, ET AL TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 285 PAGE 103 RECORDS OF SANTA FE COUNTY, NEW MEXICO.
14	EASEMENT FROM J. W. MORGAN TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 344, PAGE 54, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
15	SANITARY SEWER EASEMENT IN FAVOR OF THE CITY OF SANTA FE RECORDED IN BOOK 2173 PAGES 210-216, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
16	PUBLIC EASEMENTS AND RESTRICTIONS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 170 PAGE 035,RECORDS OF SANTA FE COUNTY, NEW MEXICO.
17	PUBLIC EASEMENTS AND RESTRICTIONS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 511 PAGE 017,RECORDS OF SANTA FE COUNTY, NEW MEXICO.
18	COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A DECLARATION AFFIDAVIT BY THE SANTA FE COUNTY FIRE MARSHAL DATED MAY 5, 2008 FILED AS INSTRUMENT NO. 1531505, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
19	PUBLIC EASEMENTS AND RESTRICTIONS AS SHOWN AND DELINEATED ON THAT CERTAIN PLAT ENTITLED " SURVEY PLAT PREPARED FOR BEAVER MOTORS, LLC. SHOWING CONSOLIDATION OF LOS 2, 3 AND 4, ALL AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 170 PAGE 035, LYING WITHIN SECTION 18, T16N, R9E., N.M.P.M."FILED JULY 8, 2008 AS DOCUMENT NO. 1531504 AND RECORDED IN PLAT BOOK 685 PAGE 048, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
20	ANNEXATION AGREEMENT, CITY OF SANTA FE NEW MEXICO AND BEAVER MOTORS, LLC RECORDED FEBRUARY 18, 2014 AS INSTRUMENT NO. 1730261, AND CITY OF SANTA FE ORDINANCE RECORDED AS INSTRUMENT NO. 1730262, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
21	NOTES, CONDITIONS, EASEMENTS AND ALL MATTERS AS SHOWN ON BEAVER TOYOTA ANNEXATION PLAT & ANNEXATION MASTER PLAN RECORDED IN PLAT BOOK 769 AT PAGE 43 AS INSTRUMENT NO. 1730260, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

Key Note Legend

- ○ AFFECTS SUBJECT PROPERTY: AS SHOWN
- ▭ AFFECTS SUBJECT PROPERTY: NON-SURVEY MATTER

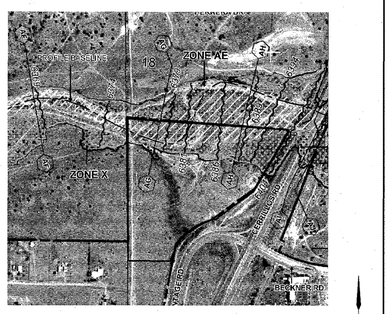
ALTA/NSPS Land Title Survey

Tract A
Lands of Beaver Motors

Santa Fe County, New Mexico
November 2022

Legal Description

TRACT A AS SHOWN AND DELINEATED ON THAT CERTAIN PLAT ENTITLED "SURVEY PLAT PREPARED FOR BEAVER MOTORS, LLC. SHOWING CONSOLIDATION OF LOTS 2, 3 AND 4, ALL AS SHOWN ON THE PLAT OF SURVEY RECORDED IN PLAT BOOK 170, PAGE 035, LYING WITHIN SECTION 18, T16N, R9E, N.M.P.M.", FILED JULY 8, 2008 AS DOCUMENT NO. 1531504 AND RECORDED IN PLAT BOOK 685, PAGE 048, RECORDS OF SANTA FE COUNTY, NEW MEXICO.



Flood Map

N.T.S.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "X" AND "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35049C0506E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 04, 2012 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Notes

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF VISIBLE ABOVE GROUND APPURTENANCES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
3. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED
4. THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=50' WITH A CONTOUR INTERVAL OF ONE FOOT.
5. NM ONE CALL TICKET NUMBER: 22JN290580
6. AERIAL PHOTOGRAMMETRY PROVIDED BY VOLO PERVIDI USING A PROFESSIONAL MAPPING DRONE. 4 TOTAL FLIGHTS ON JUNE 29, 2022 CAPTURED A TOTAL OF 11 GROUND CONTROL POINTS, USED TO PROCESS THE RECTIFIED ORTHOPHOTOGRAPH WITH AN AVERAGE GROUND SAMPLING DISTANCE OF 1.68 CM. THE ROOT MEAN SQUARE ERRORS (RMSE) OF 0.012 FT IN DEPARTURE FALL WITHIN THE ACCURACY RANGE RECOMMENDED BY THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) FOR STANDARD MAPPING AND GIS WORK. THE VERTICAL RMSE OF 0.012 FT IS APPROPRIATE FOR A 30 CM (CLASS 1) CONTOUR INTERVAL OR 15 CM (CLASS 2) CONTOUR INTERVAL ACCORDING TO ASPRS STANDARDS, OR A 1 FOOT CONTOUR ACCORDING TO THE NATIONAL MAP ACCURACY STANDARDS FROM THE UNITED STATES GEOLOGICAL SURVEY

Statement of Encroachments

- (A) APPARENT ENCROACHMENT OF WIRE FENCE ONTO SUBJECT PROPERTY
- (B) APPARENT ENCROACHMENT OF DIRT ROADS ONTO SUBJECT PROPERTY
- (C) APPARENT ENCROACHMENT OF GUY WIRE ONTO SUBJECT PROPERTY
- (D) APPARENT ENCROACHMENT OF UNKNOWN MANHOLE ONTO SUBJECT PROPERTY

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY CERILLOS ROAD, AND WEST FRONTAGE ROAD, THE SAME BEING A PAVED AND DEDICATED RIGHT OF WAY MAINTAINED BY THE NMDOT

Surveyor's Certificate

TO ADVANCED ACQUISITIONS, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), 11(b) AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 17, 2022.

DATE OF PLAT OR MAP: NOVEMBER 30, 2022

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY, THIS SURVEY MEETS THE MINIMUM STANDARD REQUIREMENTS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF.

TOPOGRAPHY BY BY FIELD SURVEYS USING GPS RTK MEASUREMENTS, ELEVATIONS BASED ON TRIMBLE RS NOW NETWORK (NAVD 1988). THIS SURVEY MEETS THE MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

Larry W. Medrano
I attest to the accuracy and integrity of this document
2023.05.09
15:46:33-06'00'

LARRY W. MEDRANO
N.M.P.S. No. 11993

DATE

DIGITAL SIGNATURE IS INVALID WITHOUT DIGITAL CERTIFICATION

LARRY W. MEDRANO — NEW MEXICO — 11993 — REGISTERED PROFESSIONAL SURVEYOR

REVISIONS			
NO.	DATE	BY	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE: NM-C	GRID/GROUND COORDINATES: GRID	GEOID: GEIOD 18	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES
CONTROL USED: NATIONAL GEODETIC SURVEY		BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003979174 / GROUND TO GRID: 0.9996022408	DISTANCE ANNOTATION: GROUND / BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: YES

PLSS INFORMATION

LAND GRANT				
N/A				
SECTION: 18	TOWNSHIP: 16 NORTH	RANGE: 9 EAST	MERIDIAN: NMPM	
CITY: N/A		COUNTY: SANTA FE	STATE: NM	

PROPERTY INFORMATION

PROPERTY OWNER		
GIFT FUND LLC		
SUBDIVISION NAME: LANDS OF BEAVER MOTORS		ADDRESS: 8201 CERRILLOS ROAD
UPC: 1049094044177000000		

PRECISION SURVEYS, INC.
OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

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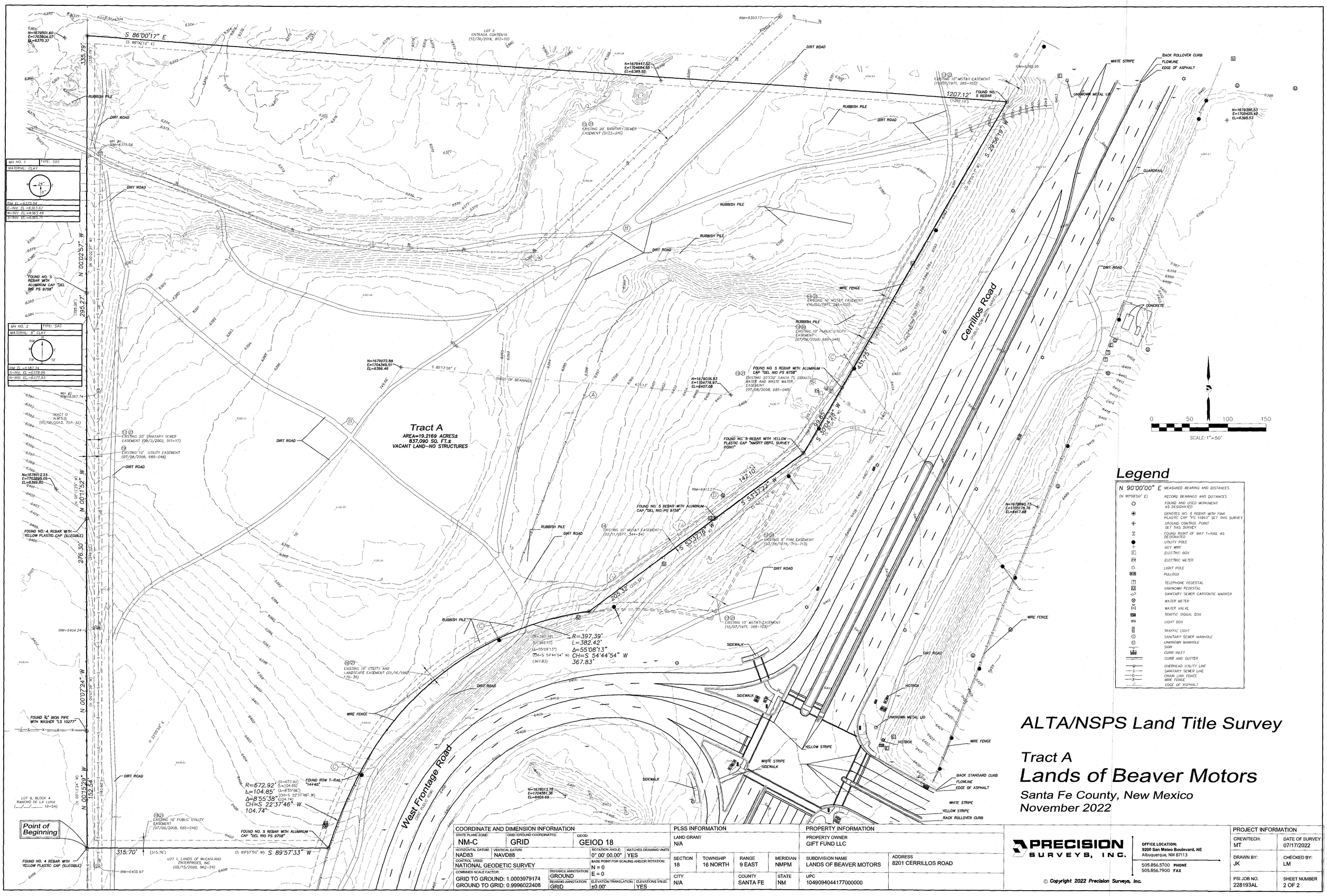
PROJECT INFORMATION

CREW/TECH: MT	DATE OF SURVEY: 07/17/2022
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO.: 228193AL	SHEET NUMBER: 1 OF 2



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
	FOUND AND USED MONUMENT AS DESIGNATED
	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11893" SET THIS SURVEY
	GROUND CONTROL POINT SET THIS SURVEY
	FOUND RIGHT OF WAY T-RAIL AS DESIGNATED
	UTILITY POLE
	GUY WIRE
E	ELECTRIC BOX
EM	ELECTRIC METER
	LIGHT POLE
PB	PULLBOX
T	TELEPHONE PEDESTAL
U	UNKNOWN PEDESTAL
	SANITARY SEWER CARSONITE MARKER
	WATER METER
	WATER VALVE
TSB	TRAFFIC SIGNAL BOX
	LIGHT BOX
	TRAFFIC LIGHT
	SANITARY SEWER MANHOLE
	UNKNOWN MANHOLE
	SIGN
	CURB INLET
	CURB AND GUTTER
U	OVERHEAD UTILITY LINE
S	SANITARY SEWER LINE
	CHAIN LINK FENCE
X	WIRE FENCE
	EDGE OF ASPHALT

ALTA/NSPS Land Title Survey

Tract A
Lands of Beaver Motors

Santa Fe County, New Mexico
November 2022

COORDINATE AND DIMENSION INFORMATION					
STATE PLANE ZONE: NM-C	GRID/GROUND COORDINATES: GRID	GEOID: GEOID 18			
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES		
CONTROL USED: NATIONAL GEODETIC SURVEY		BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0			
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003979174 GROUND TO GRID: 0.9996022408	DISTANCE ANNOTATION: GROUND	BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: YES	

PLSS INFORMATION					
LAND GRANT: N/A					
SECTION: 18	TOWNSHIP: 16 NORTH	RANGE: 9 EAST	MERIDIAN: NMPM	SUBDIVISION NAME: LANDS OF BEAVER MOTORS	ADDRESS: 8201 CERRILLOS ROAD
CITY: N/A		COUNTY: SANTA FE	STATE: NM	UPC: 1049094044177000000	

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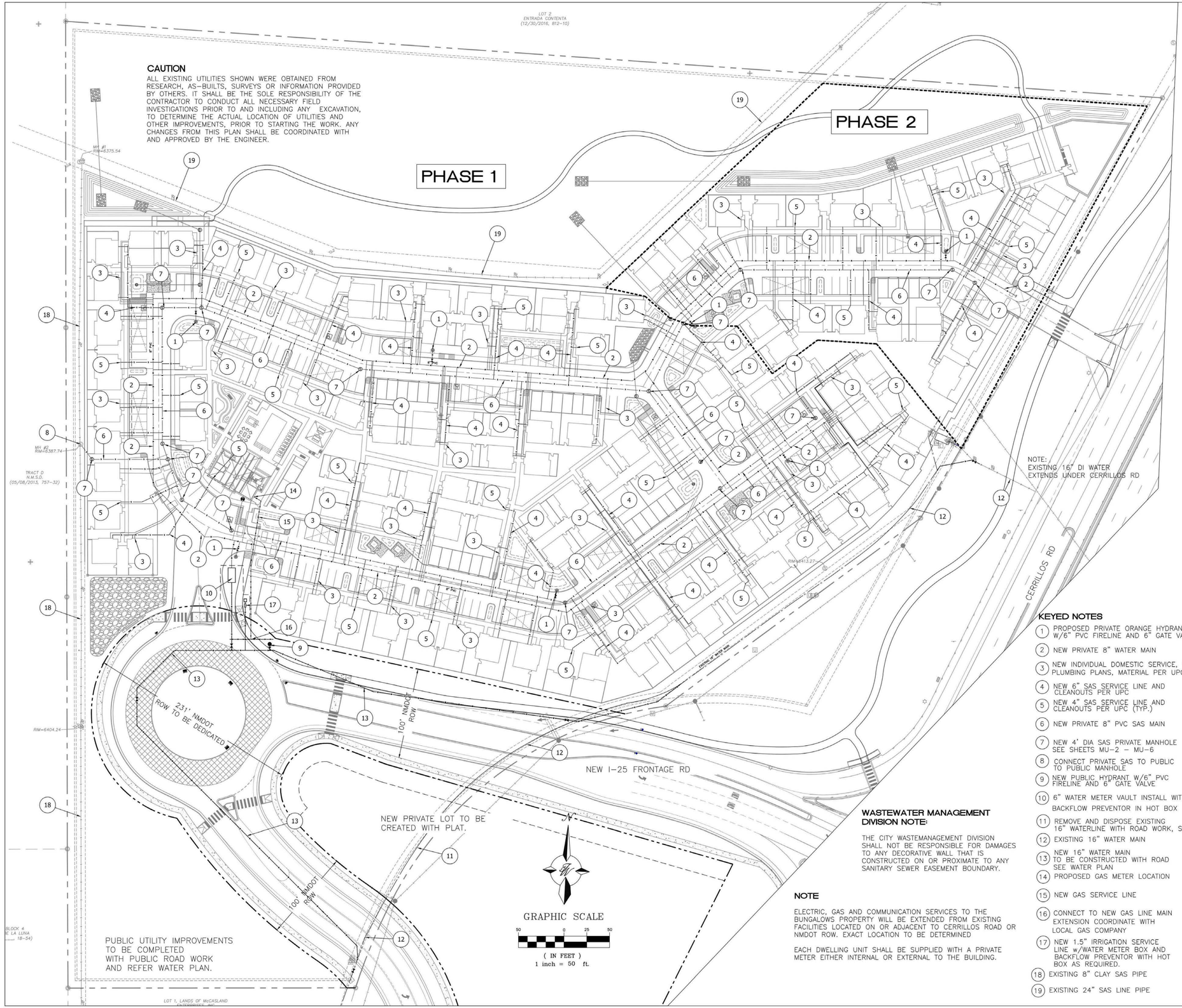
PSI JOB NO.: 228193AL	SHEET NUMBER: 2 OF 2



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GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH CITY OF SANTA FE STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING UNLESS OTHERWISE NOTED ON THIS PLAN
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
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8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
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LEGEND

- CURB & GUTTER
- PROPOSED BOUNDARY LINE
- EXISTING EASEMENT
- CENTERLINE
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- PHASE LINE
- EXISTING GATE VALVE
- EXISTING WATERLINE
- EXISTING SAS
- EXISTING ELECTRICAL UTILITIES
- EDGE OF ASPHALT
- EXISTING SAS
- SANITARY SEWER LINE MAIN
- WATERLINE MAIN
- SANITARY SEWER SERVICE LINE
- GAS LINE
- DOMESTIC WATER SERVICE LINE
- PROPOSED HYDRANT
- NEW SAS MANHOLE
- NEW WATER VALVE

KEYED NOTES

1. PROPOSED PRIVATE ORANGE HYDRANT W/6" PVC FIRELINE AND 6" GATE VALVE
2. NEW PRIVATE 8" WATER MAIN
3. NEW INDIVIDUAL DOMESTIC SERVICE, REFER PLUMBING PLANS, MATERIAL PER UPC (TYP)
4. NEW 6" SAS SERVICE LINE AND CLEANOUTS PER UPC
5. NEW 4" SAS SERVICE LINE AND CLEANOUTS PER UPC (TYP.)
6. NEW PRIVATE 8" PVC SAS MAIN
7. NEW 4' DIA SAS PRIVATE MANHOLE SEE SHEETS MU-2 - MU-6
8. CONNECT PRIVATE SAS TO PUBLIC TO PUBLIC MANHOLE
9. NEW PUBLIC HYDRANT W/6" PVC FIRELINE AND 6" GATE VALVE
10. 6" WATER METER VAULT INSTALL WITH BACKFLOW PREVENTOR IN HOT BOX
11. REMOVE AND DISPOSE EXISTING 16" WATERLINE WITH ROAD WORK, SEE WATER PLAN.
12. EXISTING 16" WATER MAIN
13. NEW 16" WATER MAIN TO BE CONSTRUCTED WITH ROAD SEE WATER PLAN
14. PROPOSED GAS METER LOCATION
15. NEW GAS SERVICE LINE
16. CONNECT TO NEW GAS LINE MAIN EXTENSION COORDINATE WITH LOCAL GAS COMPANY
17. NEW 1.5" IRRIGATION SERVICE LINE W/WATER METER BOX AND BACKFLOW PREVENTOR WITH HOT BOX AS REQUIRED.
18. EXISTING 8" CLAY SAS PIPE
19. EXISTING 24" SAS LINE PIPE

WASTEWATER MANAGEMENT DIVISION NOTE:

THE CITY WASTEMANAGEMENT DIVISION SHALL NOT BE RESPONSIBLE FOR DAMAGES TO ANY DECORATIVE WALL THAT IS CONSTRUCTED ON OR PROXIMATE TO ANY SANITARY SEWER EASEMENT BOUNDARY.

NOTE

ELECTRIC, GAS AND COMMUNICATION SERVICES TO THE BUNGALOWS PROPERTY WILL BE EXTENDED FROM EXISTING FACILITIES LOCATED ON OR ADJACENT TO CERRILLOS ROAD OR NMDOT ROW. EXACT LOCATION TO BE DETERMINED

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NEW MEXICO
7868
PROFESSIONAL ENGINEER
12-07-23
RONALD R. BOHANNAN
P.E. #7868

BUNGALOWS ON CERRILLOS

27794 W I-25 FRONTAGE RD, SANTA FE

UTILITY PLAN

DRAWN BY: RMG
DATE: 12/07/2023
2022040-MU
SHEET #: MU-1
JOB #: 2022025

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
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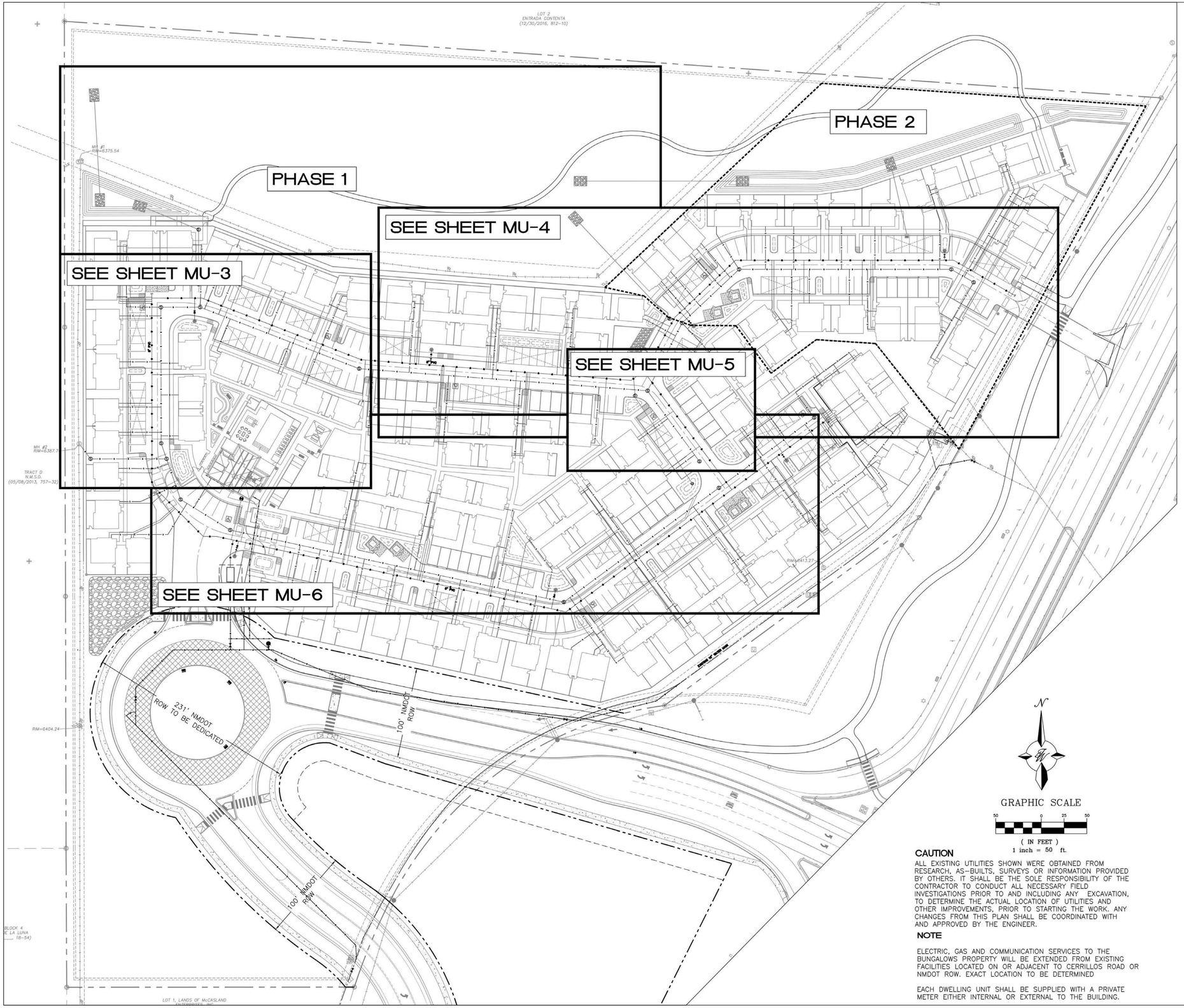
www.tierrawestllc.com



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WASTEWATER MANAGEMENT DIVISION NOTE:

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N

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

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12-07-23

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SANITARY SEWER PLAN

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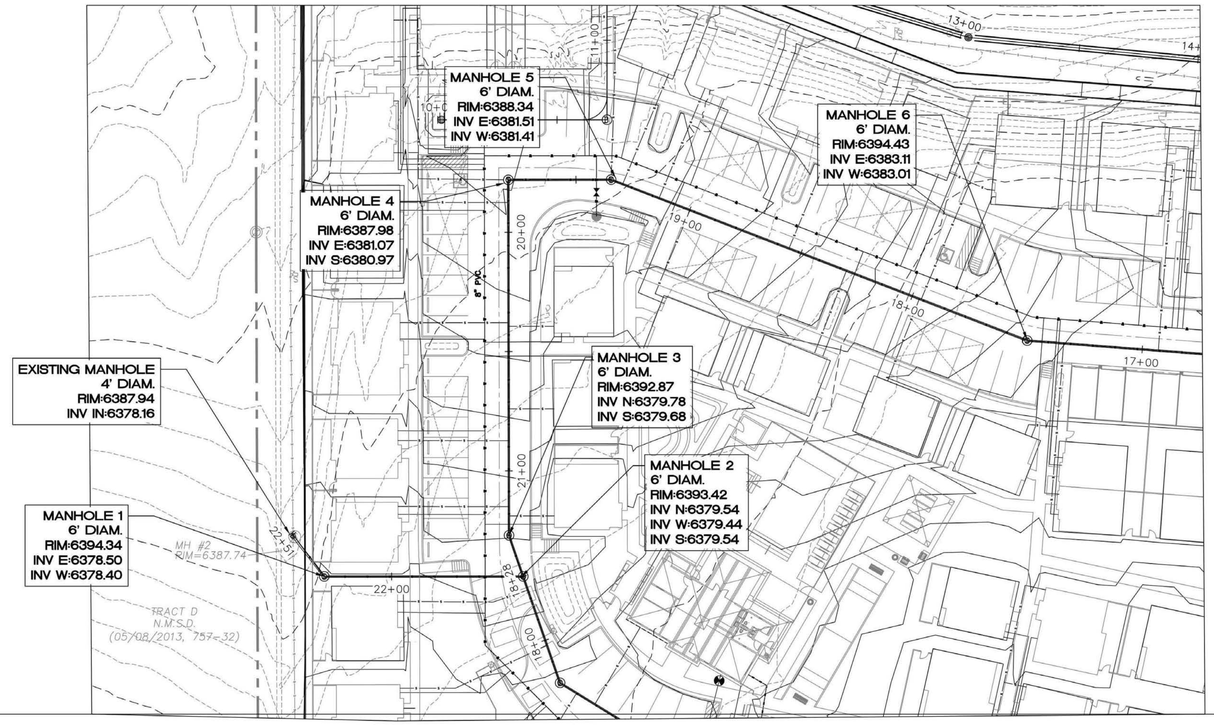
DRAWN BY: RMG

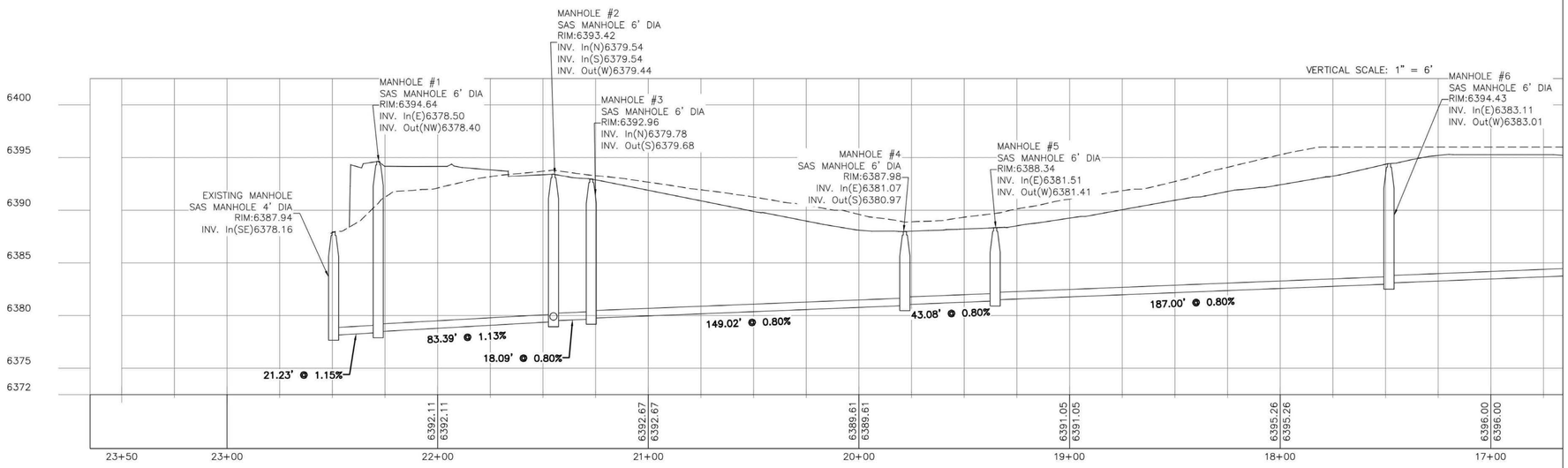
DATE: 12/07/2023

2022040-MU

SHEET # MU-2

JOB # 2022025





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30 0 15 30

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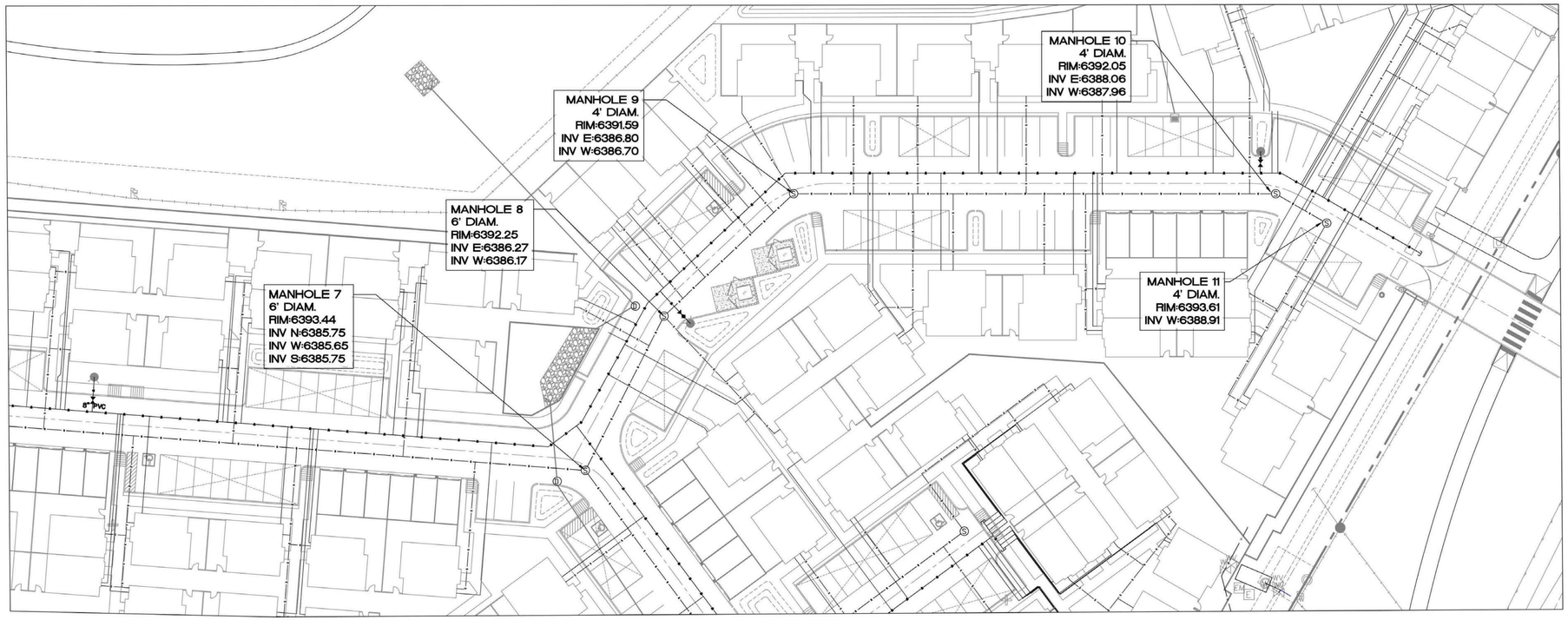
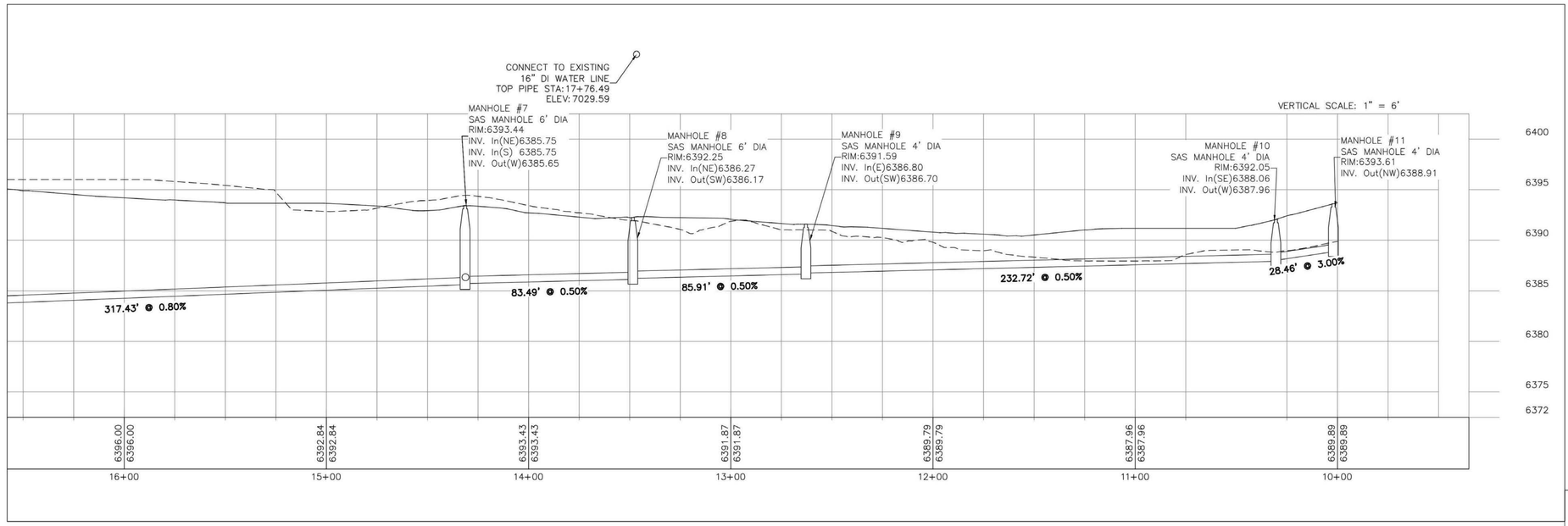
DATE: 12/07/2023

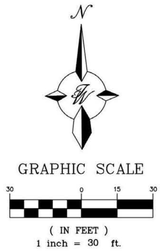
2022040-MU

SHEET #: MU-3

JOB #: 2022025







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12–07–23

RONALD R. BOHANNAN P.E. #7868

BUNGALOWS ON CERRILLOS

27794 W I-25 FRONTAGE RD, SANTA FE

SANITARY SEWER PLAN AND PROFILE

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858–3100
www.tierrawestllc.com

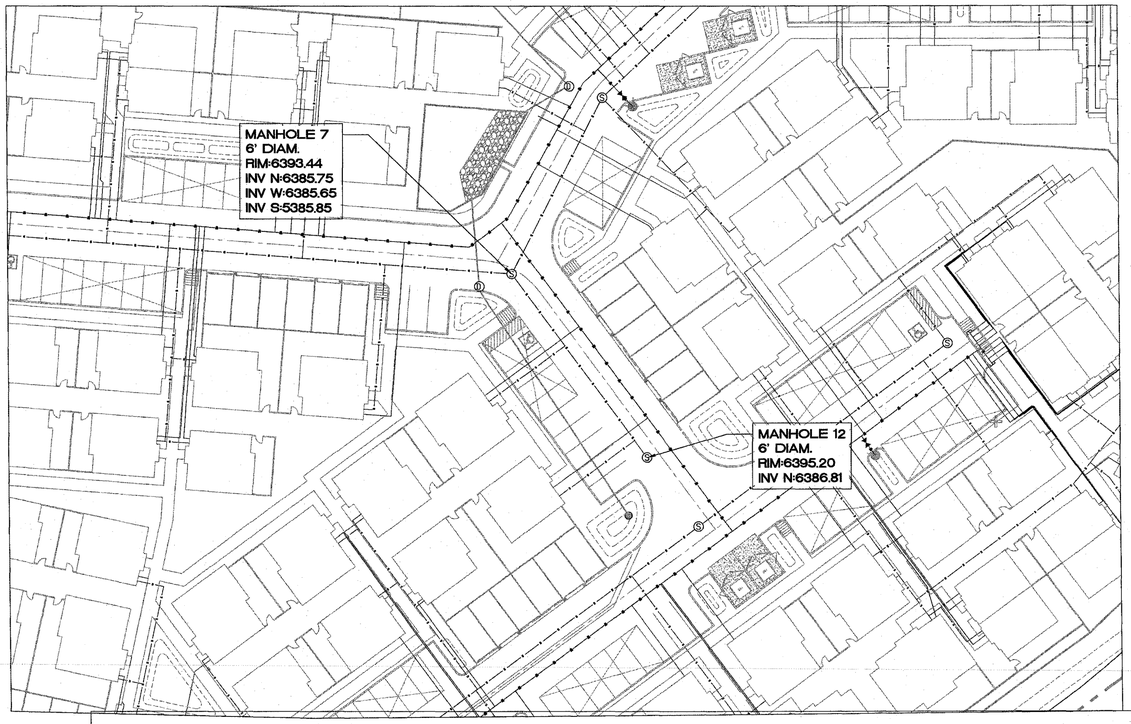
DRAWN BY: RMG

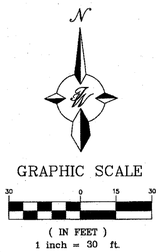
DATE: 12/07/2023

2022040–MU

SHEET # MU–4

JOB # 2022025



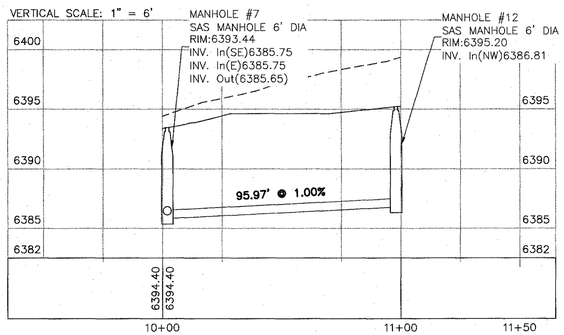


WASTEWATER MANAGEMENT DIVISION NOTE:

THE CITY WASTEMANAGEMENT DIVISION SHALL NOT BE RESPONSIBLE FOR DAMAGES TO ANY DECORATIVE WALL THAT IS CONSTRUCTED ON OR PROXIMATE TO ANY SANITARY SEWER EASEMENT BOUNDARY.

LEGEND

- CURB & GUTTER
- PROPOSED BOUNDARY LINE
- EXISTING EASEMENT
- CENTERLINE
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- PHASE LINE
- EXISTING GATE VALVE
- EXISTING WATERLINE
- EXISTING SAS
- SANITARY SEWER LINE MAIN
- WATERLINE MAIN
- SANITARY SEWER SERVICE LINE
- DOMESTIC WATER SERVICE LINE
- PROPOSED HYDRANT
- NEW SAS MANHOLE
- NEW WATER VALVE



CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

NOTE

ELECTRIC, GAS AND COMMUNICATION SERVICES TO THE BUNGALOWS PROPERTY WILL BE EXTENDED FROM EXISTING FACILITIES LOCATED ON OR ADJACENT TO CERRILLOS ROAD OR NMDOT ROW. EXACT LOCATION TO BE DETERMINED

EACH DWELLING UNIT SHALL BE SUPPLIED WITH A PRIVATE METER EITHER INTERNAL OR EXTERNAL TO THE BUILDING.

GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH CITY OF SANTA FE STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING UNLESS OTHERWISE NOTED ON THIS PLAN
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING UNLESS OTHERWISE NOTED ON THIS PLAN
7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
11. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

12-07-23

RONALD R. BOHANNAN P.E. #7868

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SHEET # MU-5

JOB # 2022025



GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH CITY OF SANTA FE STANDARDS AND SPECIFICATIONS LATEST EDITION.
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4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
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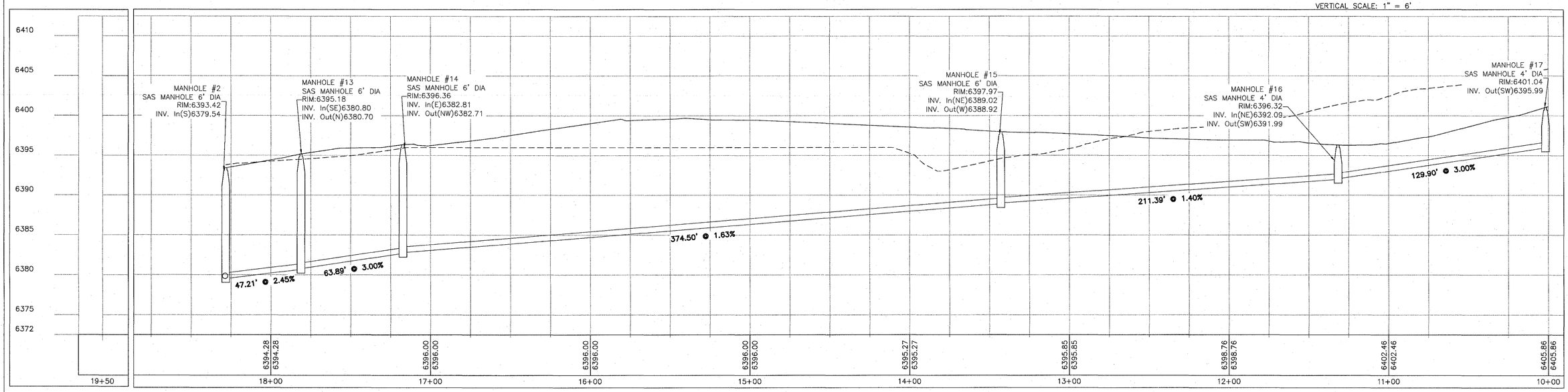
VERTICAL SCALE: 1" = 6'



N

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

LEGEND

- CURB & GUTTER
- PROPOSED BOUNDARY LINE
- EXISTING EASEMENT
- CENTERLINE
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
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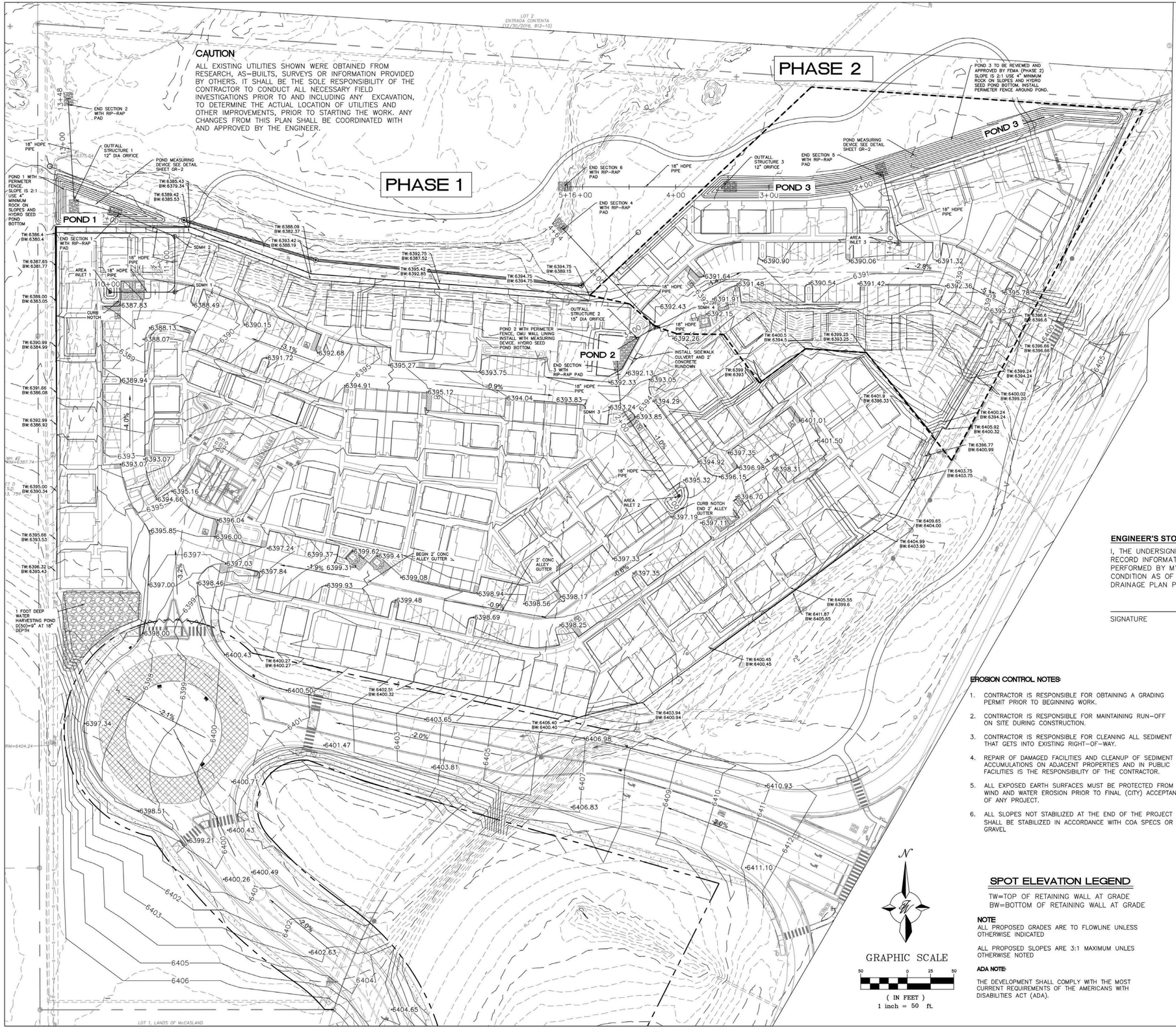

LEGEND

CURB & GUTTER	x 5048.25 SPOT ELEVATION
BOUNDARY LINE	FLOW ARROW
EASEMENT	EXISTING CURB & GUTTER
PHASE LINE	FEMA FLOOD PLAIN LIMIT
BUILDING	5010 EXISTING CONTOUR MAJOR
SIDEWALK	5011 EXISTING CONTOUR MINOR
RETAINING WALL	x 5048.25 EXISTING SPOT ELEVATION
5010 CONTOUR MAJOR	STORM DRAIN
5011 CONTOUR MINOR	GRADE BREAK

STRUCTURE TABLE

STRUCTURE	SIZE/TYPE	RIM	INVERT
END SECTION 1	18"	N/A	6374.16
END SECTION 2	18"	N/A	6372.16
END SECTION 3	18"	N/A	6388.55
END SECTION 4	18"	N/A	6383.28
END SECTION 5	24"	N/A	6385.00
END SECTION 6	24"	N/A	6381.96
OUTLET 1	18"	N/A	6373.58
OUTLET 2	18"	N/A	6386.00
OUTLET 3	18"	N/A	6385.47

POND TABLE

POND	TOP	BOTTOM	MWSE	MAX VOL (AC FT)	POND VOL (CU FT)	MAX Q (cfs)
1	6378	6373	6377.28	0.2220	7695	7.25
2	6390.75	6384.75	6390.61	0.1928	8400	13.51
3	6390	6385	6388.16	0.5386	23464	4.84

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

I, THE UNDERSIGNED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE RECORD INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND VISUAL INSPECTIONS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION. I FURTHER CERTIFY THAT THE RECORD CONDITION AS OF _____ IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN PREPARED BY _____, DATED _____.

SIGNATURE NMPE#_____ DATE

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A GRADING PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR ¾" GRAVEL

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF SANTA FE SPECIFICATIONS
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS MAY BE PERFORMED ON A 24-HOUR BASIS.

SPOT ELEVATION LEGEND

TW=TOP OF RETAINING WALL AT GRADE
BW=BOTTOM OF RETAINING WALL AT GRADE

NOTE
ALL PROPOSED GRADES ARE TO FLOWLINE UNLESS OTHERWISE INDICATED

ALL PROPOSED SLOPES ARE 3:1 MAXIMUM UNLES OTHERWISE NOTED

ADA NOTE:
THE DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

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12-07-23
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GRADING PLAN

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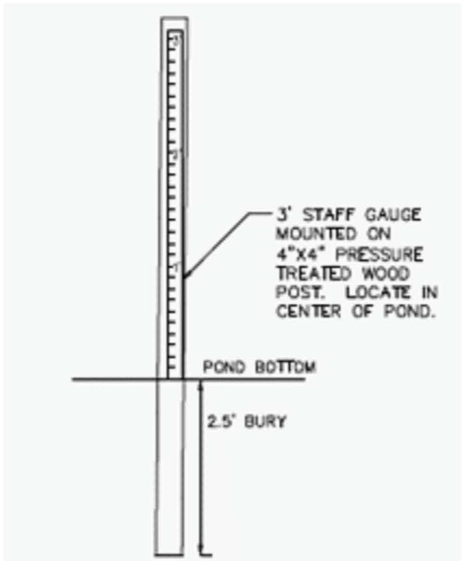
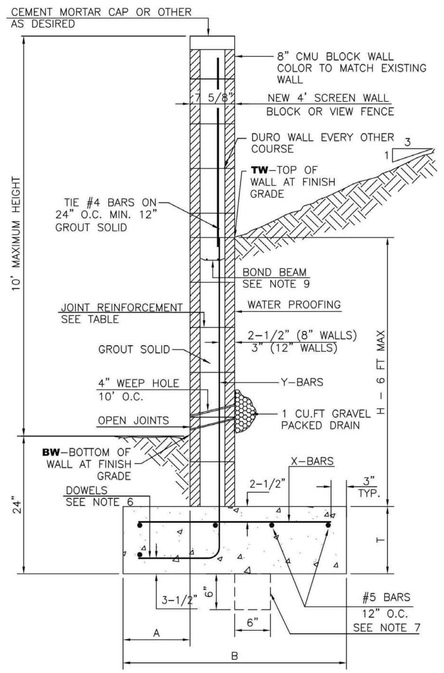
SHEET #: GR-1
JOB #: 2022025



POST & STAFF GAUGE
NTS

POND MEASURING DEVICE DETAIL
SCALE: NTS



RETAINING WALL DETAIL
NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

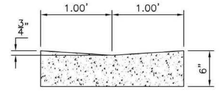
H	A	B	T	Y–BARS	X–BARS
ft.–in.	in.	ft.–in.	in.		
2'–0"	8"	2'–0"	9"	#4 @32" O.C.	
2'–8"	8"	2'–0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'–4"	8"	2'–4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'–0"	10"	2'–8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'–8"	12"	3'–4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'–4"	14"	3'–10"	10"	#6 @16" O.C.	#4 @18" O.C.
6'–0"	16"	4'–8"	12"	#6 @ 8" O.C.	#4 @12" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

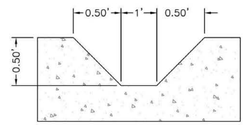
H	A	B	T	Y–BARS	X–BARS
ft.–in.	in.	ft.–in.	in.		
5'–4"	14"	3'–8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'–0"	15"	4'–2"	12"	#4 @16" O.C.	#4 @18" O.C.
6'–8"	16"	4'–6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'–4"	18"	4'–10"	12"	#6 @16" O.C.	#5 @18" O.C.
8'–0"	20"	5'–4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'–8"	20"	5'–8"	12"	#7 @16" O.C.	#6 @12" O.C.

GENERAL NOTES:

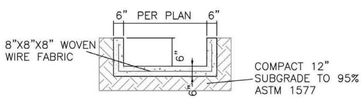
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND–PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR–O–WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V–BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'–0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. BOND BEAM, 1–#4 BARS FOR WALLS UNDER 3'–4", 2–#4 BARS FOR WALLS UNDER 5'–4", 2–#5 BARS FOR WALLS OVER 5'–4".



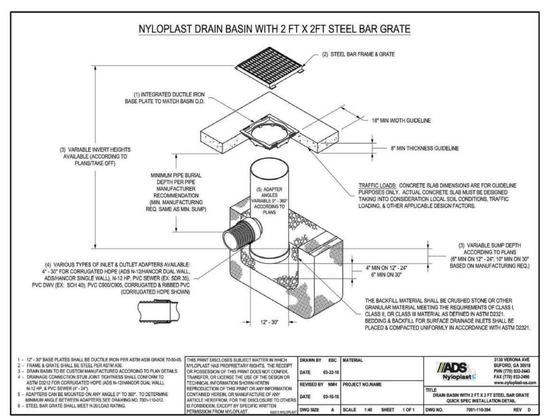
CONCRETE ALLEY GUTTER DETAIL
SCALE: NTS



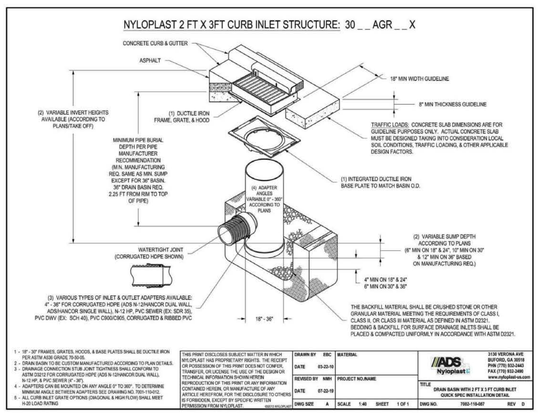
CURB NOTCH
NTS



CONCRETE RUNDOWN (4000 psi)
NTS

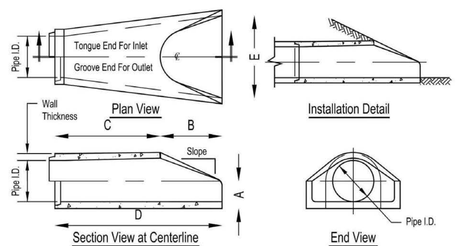


DRAINAGE BASIN DETAIL
SCALE: NTS



CURB INLET DETAIL
SCALE: NTS

Flared End Section
12" - 72" Diameter Pipe



Pipe Inner Diameter (inches)	Wall Thickness (inches)	A (inches)	B (inches)	C (inches)	D (inches)	E (inches)	Slope
12	2	4	24	48 7/8	72 7/8	30	3:1
15	2 1/4	6	27	46	73	30	3:1
18	2 1/2	9	27	46	73	36	3:1
24	3	9 1/2	43 1/2	30	73 1/2	48	3:1
30	3 1/2	12	54	19 3/4	73 3/4	60	3:1
36	4	15	63	34 3/4	97 3/4	72	3:1
42	4 1/2	21	63	35	98	78	3:1
48	5	24	72	26	98	84	3:1
54	5 1/2	27	65	35	100	90	2.4:1
60	6	30	60	39	99	96	2:1
66	6 1/2	32	78	21	99	102	2:1
72	7	34	78	21	99	108	2:1

Dimensions may vary depending upon equipment availability.

Notes:
1. Produced to meet ASTM specifications.
2. Contact a Concrete Pipe Division representative for details not listed on this sheet.

Rinker 024

FLARED END SECTION DETAIL
SCALE: NTS

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GRADING NOTES
GRADING DETAILS

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SHEET # GR–2
JOB # 2022025



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- BOUNDARY LINE
- EASEMENT
- PHASE LINE
- BUILDING
- SIDEWALK
- RETAINING WALL
- 5010 CONTOUR MAJOR
- 5011 CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- FEMA FLOOD PLAIN LIMIT
- 5010 EXISTING CONTOUR MAJOR
- 5011 EXISTING CONTOUR MINOR
- x 5048.25 EXISTING SPOT ELEVATION
- STORM DRAIN
- GRADE BREAK

NOTE
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ADD 0.50 FOR TOP OF CURB

N

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

CAUTION

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ENGINEER'S SEAL
RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER
12-07-23
RONALD R. BOHANNAN
P.E. #7868

BUNGALOWS ON CERRILLOS

27794 W I-25 FRONTAGE RD, SANTA FE

GRADING PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: RMG
DATE: 12/07/2023
2022040-GR
SHEET # GR-3
JOB # 2022025



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PHASE LINE
- BUILDING
- SIDEWALK
- RETAINING WALL
- 5010 CONTOUR MAJOR
- 5011 CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- FEMA FLOOD PLAIN LIMIT
- 5010 EXISTING CONTOUR MAJOR
- 5011 EXISTING CONTOUR MINOR
- x 5048.25 EXISTING SPOT ELEVATION
- STORM DRAIN
- GRADE BREAK

NOTE
ALL PROPOSED GRADES ARE TO FLOWLINE UNLESS OTHERWISE INDICATED

ADD 0.50 FOR TOP OF CURB

N

GRAPHIC SCALE

30 0 15 30

(IN FEET)
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12-07-23

RONALD R. BOHANNAN
P.E. #7868

BUNGALOWS ON CERRILLOS

27794 W I-25 FRONTAGE RD, SANTA FE

GRADING PLAN

DRAWN BY: RMG

DATE: 12/07/2023

2022040-GR

SHEET #: GR-4

JOB #: 2022025

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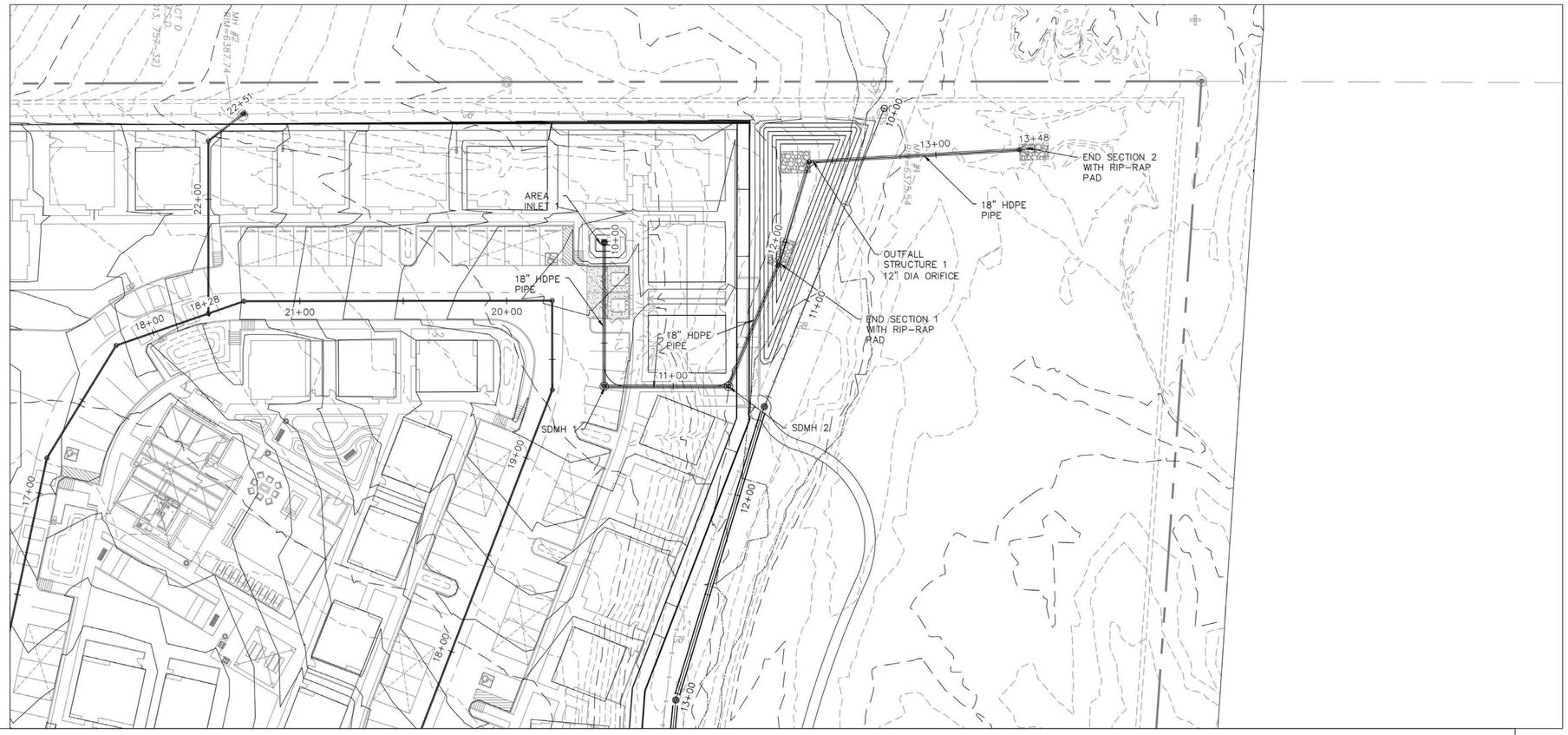

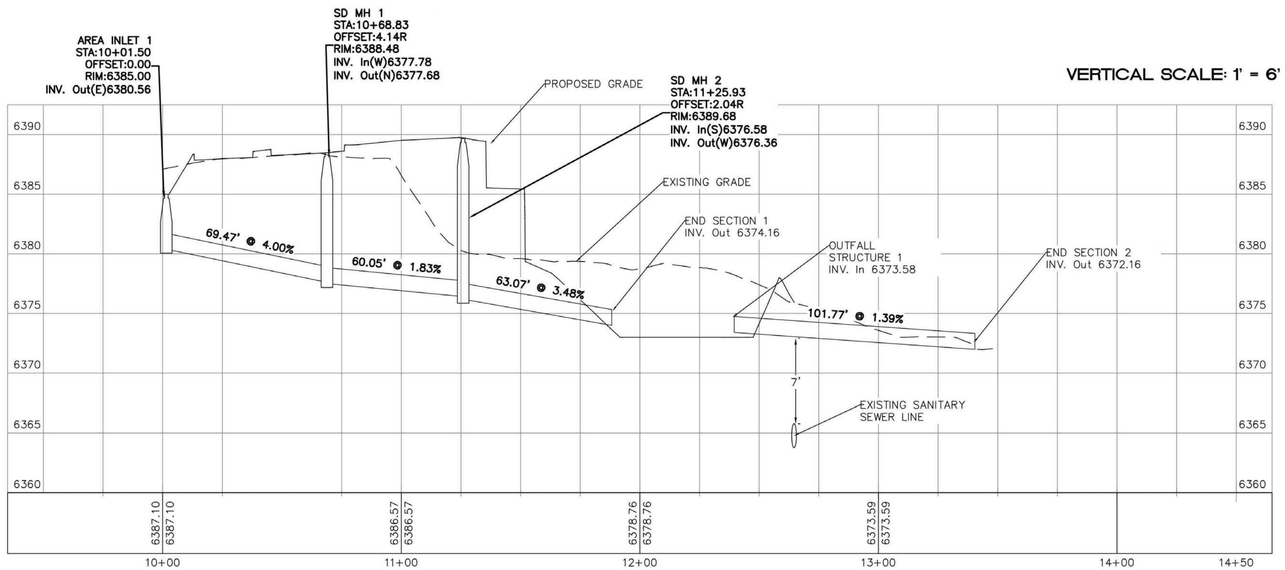

VERTICAL SCALE: 1' = 6'

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PHASE LINE
- BUILDING
- SIDEWALK
- RETAINING WALL
- 5010 CONTOUR MAJOR
- 5011 CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- FEMA FLOOD PLAIN LIMIT
- 5010 EXISTING CONTOUR MAJOR
- 5011 EXISTING CONTOUR MINOR
- x 5048.25 EXISTING SPOT ELEVATION
- STORM DRAIN
- GRADE BREAK

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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12-07-23
RONALD R. BOHANNAN P.E. #7868

BUNGALOWS ON CERRILLOS
27794 W I-25 FRONTAGE RD, SANTA FE
STORM SEWER PLAN AND PROFILE

DRAWN BY: RMG
DATE: 12/07/2023
2022040-GR
SHEET #: GR-5
JOB #: 2022025

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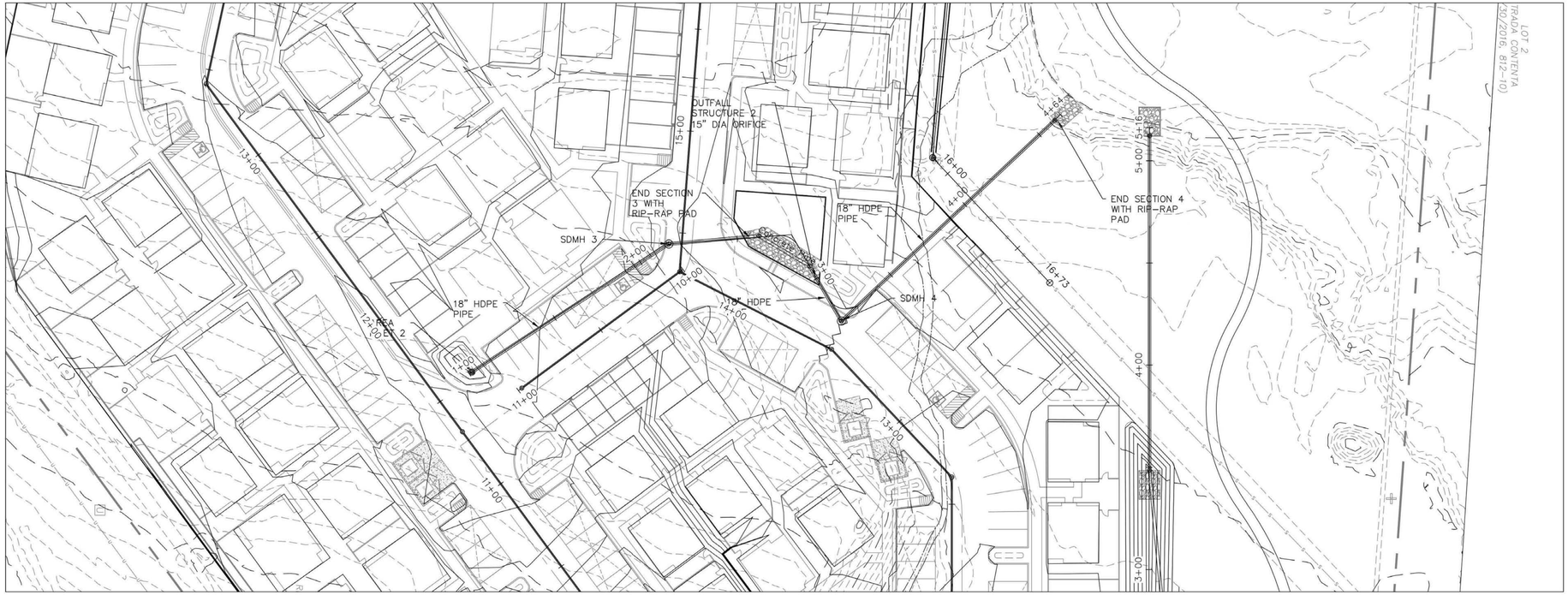


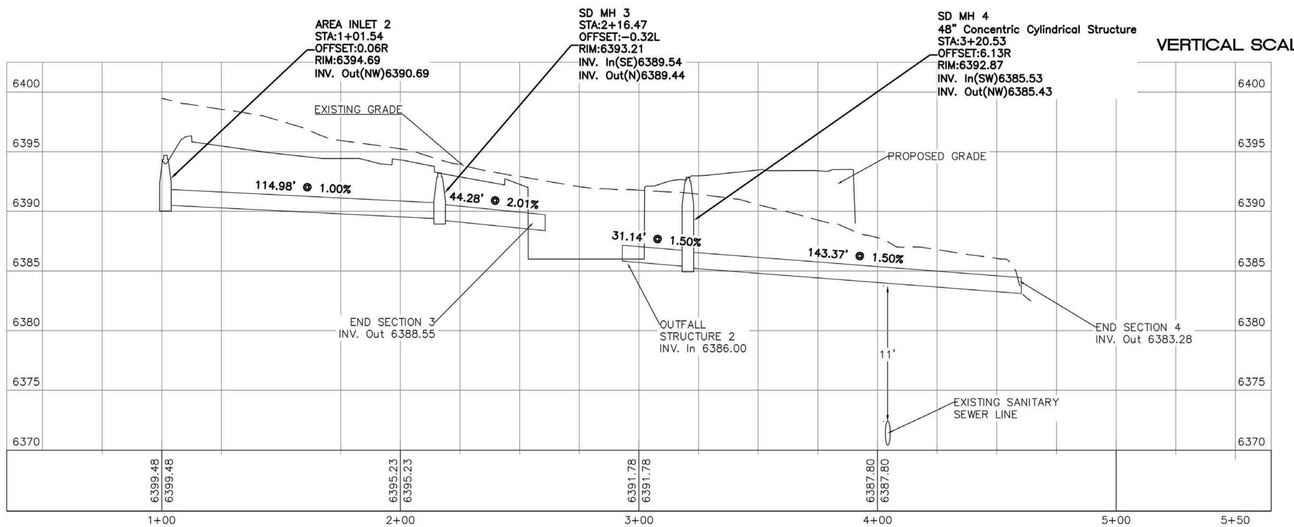
LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PHASE LINE
- BUILDING
- SIDEWALK
- RETAINING WALL
- 5010 CONTOUR MAJOR
- 5011 CONTOUR MINOR
- × 5048.25 SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- FEMA FLOOD PLAIN LIMIT
- 5010 EXISTING CONTOUR MAJOR
- 5011 EXISTING CONTOUR MINOR
- × 5048.25 EXISTING SPOT ELEVATION
- STORM DRAIN
- GRADE BREAK

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.



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BUNGALOWS ON CERRILLOS
27794 W I-25 FRONTAGE RD, SANTA FE
STORM SEWER
PLAN AND PROFILE

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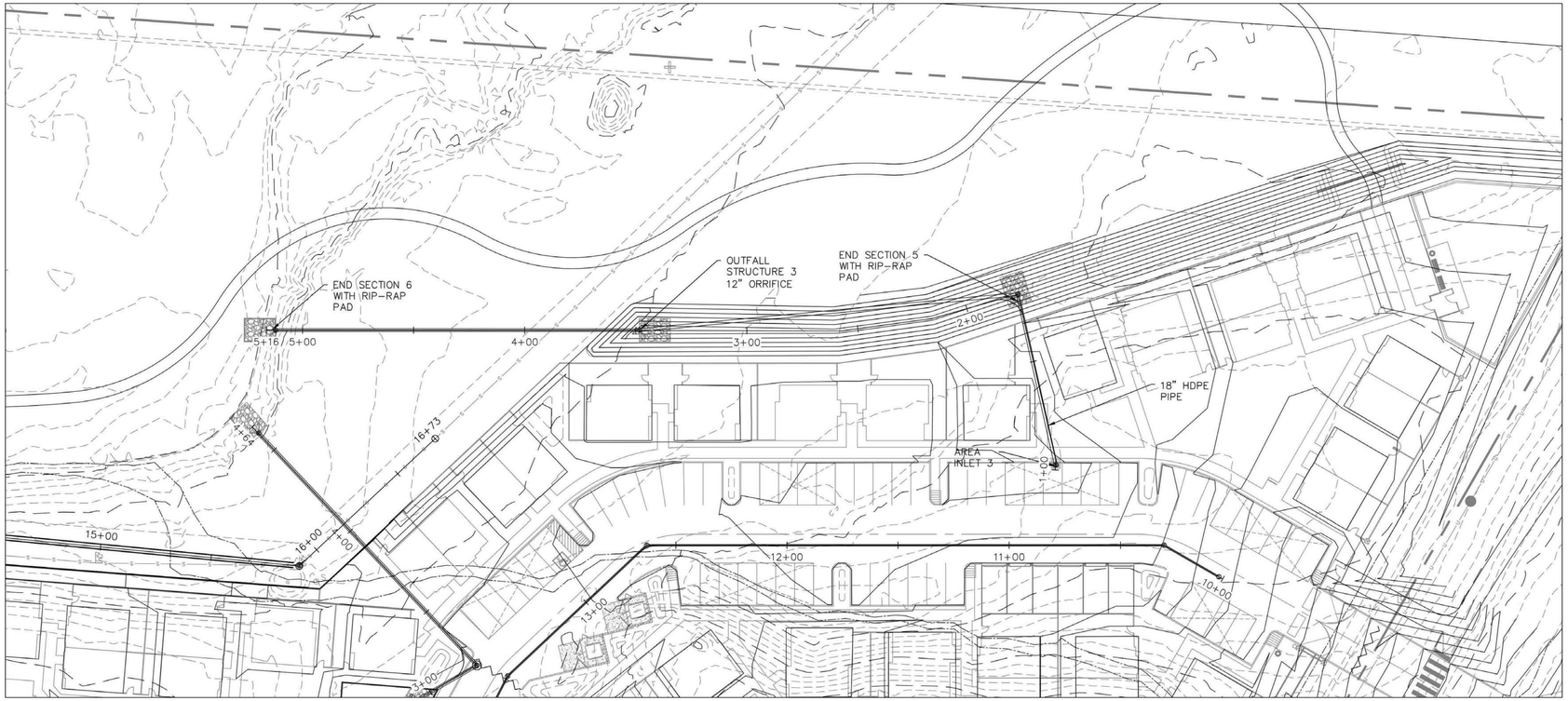
DRAWN BY: RMG
DATE: 12/07/2023
2022040-GR
SHEET # GR-6
JOB # 2022025



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PHASE LINE
- BUILDING
- SIDEWALK
- RETAINING WALL
- 5010 CONTOUR MAJOR
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- EXISTING CURB & GUTTER
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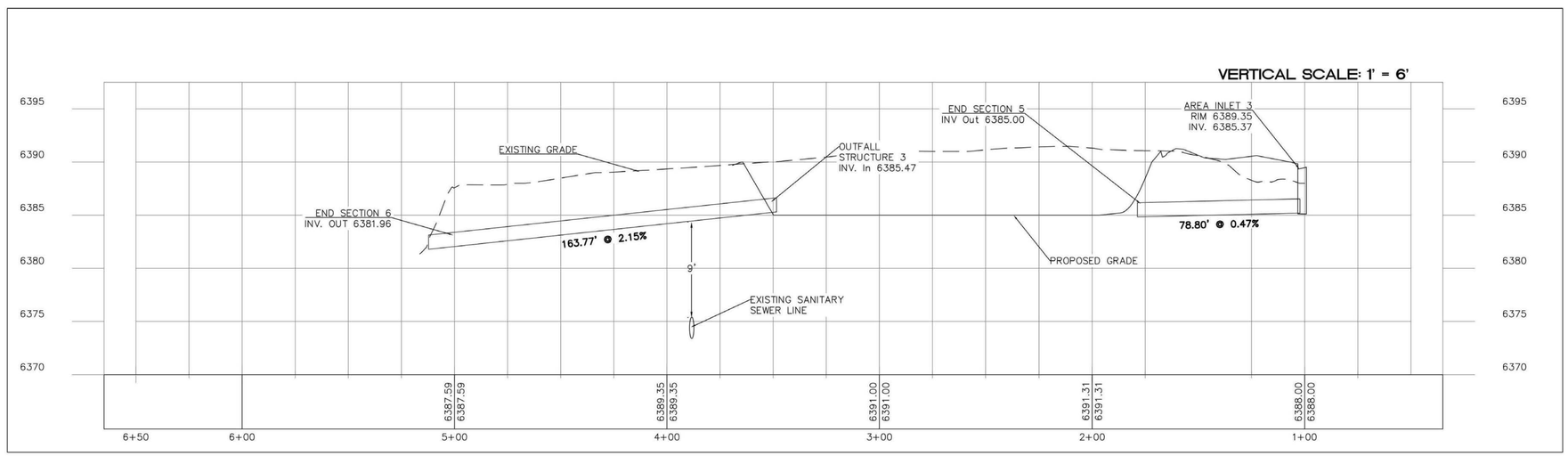
- 5010 EXISTING CONTOUR MAJOR
- 5011 EXISTING CONTOUR MINOR
- x 5048.25 EXISTING SPOT ELEVATION
- STORM DRAIN
- GRADE BREAK

N

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.



CAUTION

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12-07-23
RONALD R. BOHANNAN
P.E. #7868

BUNGALOWS ON CERRILLOS
27794 W I-25 FRONTAGE RD, SANTA FE

STORM SEWER PLAN AND PROFILE

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
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DRAWN BY: RMG
DATE: 12/07/2023
2022040-GR
SHEET #: GR-7
JOB #: 2022025

Area with natural slopes greater than 30%. Approximately 4,765 sf

Tract A
AREA=19.2169 ACRES±
837,090 SQ. FT.±
VACANT LAND--NO STRUCTURES

Cerrillos Road
(PUBLIC ROW WITH VARIES)

I-25 West Frontage Road
(PUBLIC ROW)

Point of Beginning

SCALE: 1"=50'

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
	FOUND AND USED MONUMENT AS DESIGNATED
	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
	GROUND CONTROL POINT SET THIS SURVEY
	FOUND RIGHT OF WAY T-RAIL AS DESIGNATED
	UTILITY POLE
	GUY WIRE
	ELECTRIC BOX
	ELECTRIC METER
	LIGHT POLE
	PULLBOX
	TELEPHONE PEDESTAL
	UNKNOWN PEDESTAL
	SANITARY SEWER CARSONITE MARKER
	WATER METER
	WATER VALVE
	TRAFFIC SIGNAL BOX
	LIGHT BOX
	TRAFFIC LIGHT
	SANITARY SEWER MANHOLE
	UNKNOWN MANHOLE
	SIGN
	CURB INLET
	TREE
	CURB AND GUTTER
	OVERHEAD UTILITY LINE
	SANITARY SEWER LINE
	CHAIN LINK FENCE
	WIRE FENCE
	EDGE OF ASPHALT

ALTA/NSPS Land Title Survey

Tract A
Lands of Beaver Motors

Santa Fe County, New Mexico
December 2022

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION	
STATE PLANE ZONE: NM-C	GRID /GROUND COORDINATES: GRID	GEOID: GEIOD 18		LAND GRANT: N/A				PROPERTY OWNER: GIFT FUND LLC	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION: 18	TOWNSHIP: 16 NORTH	RANGE: 9 EAST	MERIDIAN: NMPM	SUBDIVISION NAME: LANDS OF BEAVER MOTORS	ADDRESS: 8201 CERRILLOS ROAD
CONTROL USED: NATIONAL GEODETIC SURVEY		BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0		CITY: N/A		COUNTY: SANTA FE	STATE: NM	UPC: 1049094044177000000	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003979174 GROUND TO GRID: 0.9996022408	DISTANCE ANNOTATION: GROUND	BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: YES					

PRECISION SURVEYS, INC.
OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

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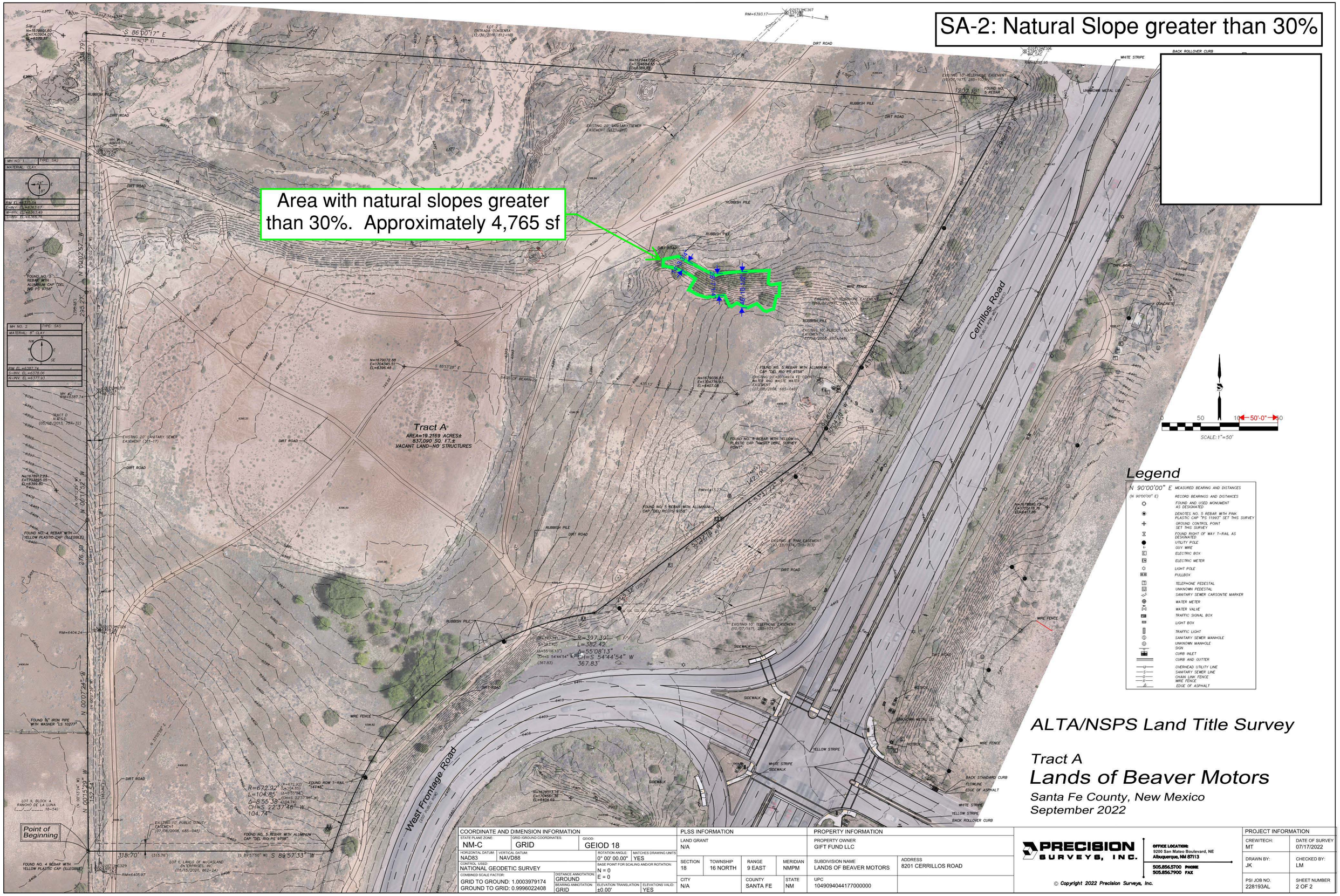
PROJECT INFORMATION	
CREW/TECH: MT	DATE OF SURVEY: 07/17/2022
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO.: 226193AL	SHEET NUMBER: 2 OF 2



ALTA/NSPS Land Title Survey

Tract A
Lands of Beaver Motors

Santa Fe County, New Mexico
September 2022

COORDINATE AND DIMENSION INFORMATION			
STATE PLANE ZONE: NM-C	GRID /GROUND COORDINATES: GRID	GEIOD: GEIOD 18	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES
CONTROL USED: NATIONAL GEODETIC SURVEY		BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003979174; GROUND TO GRID: 0.9996022408	DISTANCE ANNOTATION: GROUND		
	BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: YES

PLSS INFORMATION			
LAND GRANT: N/A			
SECTION: 18	TOWNSHIP: 16 NORTH	RANGE: 9 EAST	MERIDIAN: NMPM
CITY: N/A		COUNTY: SANTA FE	STATE: NM

PROPERTY INFORMATION	
PROPERTY OWNER: GIFT FUND LLC	
SUBDIVISION NAME: LANDS OF BEAVER MOTORS	ADDRESS: 8201 CERRILLOS ROAD
UPC: 1049094044177000000	

PRECISION SURVEYS, INC.

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PROJECT INFORMATION	
CREW/TECH: MT	DATE OF SURVEY: 07/17/2022
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO.: 228193AL	SHEET NUMBER: 2 OF 2

SITE DESCRIPTION

THE SITE CONSISTS OF APPROXIMATELY 19.2 ACRES OF UNDEVELOPED VACANT LAND LOCATED NORTHWEST OF WEST FRONTAGE ROAD AND CERRILLOS ROAD, NEW MEXICO. THE NORTHERN ADJOINING PROPERTY CONSISTS OF VACANT DESERT LAND FOLLOWED BY THE ARROYO DE LOS CHAMISOS WASH. THE EAST AND SOUTHEAST ADJOINING PROPERTIES CONSIST OF VACANT DESERT LAND FOLLOWED BY THE WEST FRONTAGE ROAD AND CERRILLOS ROAD ROADWAYS. VACANT LAND AND SINGLE-FAMILY RESIDENCES ARE DEPICTED ON THE WESTERN ADJOINING PROPERTIES.

BASED ON REVIEW OF HISTORICAL AERIAL PHOTOGRAPHS AVAILABLE FROM GOOGLE EARTH, THE SITE CONTAINED VACANT DESERT LAND WITH NATIVE VEGETATION FROM 1935 TO 1996. DIRT ACCESS ROADS TRAVERSING THROUGH THE NORTH-CENTRAL PORTION, WESTERN, AND EASTERN BOUNDARIES OF THE SITE APPEAR FROM 2001 TO 2008. SOME OF THESE ACCESS ROADS APPEAR TO BE RAISED FROM THE EXISTING GRADE SEEN IN PREVIOUS PHOTOGRAPHS. DURING THIS TIME, NUMEROUS STOCKPILES CONTAINING SOIL AND VARIOUS DEBRIS EXISTED IN THE NORTHEAST SECTION OF THE SITE AND APPROXIMATELY FIVE STORAGE CONTAINERS ARE SHOWN IN THE SOUTHEAST PORTION OF THE SITE. BY 2008, THE STORAGE CONTAINERS ARE NO LONGER PRESENT IN AERIAL PHOTOGRAPHS. FROM 2009 TO 2011, THE STOCKPILES NO LONGER APPEAR ON THE SITE, AND A LARGE AREA OF SPREAD FILL IS OBSERVED IN THE CENTRAL PORTION OF THE SITE. BY JUNE 2011, THERE ARE LARGE CLEARINGS OF VEGETATION ON THE EAST AND NORTHEAST PORTIONS OF THE SITE, AS WELL AS ALONGSIDE THE APPARENT ACCESS ROAD FROM CERRILLOS ROAD TO THE LARGE AREA OF SPREAD FILL ON THE CENTRAL PORTION OF THE SITE. BY OCTOBER 2013, THESE AREAS CONTAIN EITHER ADDITIONAL SPREAD FILL OR DISTURBED NATIVE SOIL. THE SITE HAS REMAINED VACANT DESERT LAND WITH NATIVE VEGETATION AND SPREAD FILL AND DISTURBED NATIVE SOIL IN RECENT PHOTOGRAPHS. ACCORDING TO GOOGLE EARTH, THE ELEVATION OF THE SITE RANGES FROM 6,378 TO 6,415 FEET ABOVE MEAN SEA LEVEL (MSL) AND TOPOGRAPHY GENERALLY DIRECTS SURFACE RUNOFF FROM SOUTH TO THE NORTH AND WEST.

ANNEXATION NOTE

ON THE 12TH OF FEBRUARY OF 2014 AN ANNEXATION AGREEMENT WAS EXECUTED BETWEEN THE CITY OF SANTA FE AND THE PREVIOUS LAND OWNER BEAVER MOTORS LLC. THE AGREEMENT SATED THAT A VARIANCE WAS APPROVED TO SECTION 14-8.2(B)(3) TERRAIN MANAGEMENT REGULATIONS ALLOWING THE DISTURBANCE OF SLOPES THAT ARE 30 PERCENT OR GREATER CONSISTING OF 5,020 SQUARE FEET, A VARIANCE WAS DEEMED APPROPRIATE AND WILL HAVE NO ADVERSE EFFECTS ON NEIGHBORING PROPERTIES.

THE DOCUMENT WAS RECORDED IN THE COUNTY OF SANTA FE ON THE 18TH DAY OF FEBRUARY, 2014 AT 02:43:49 PM AND WAS DULY RECORDED AS INSTRUMENT #1730261 .

N

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

SLOPE TABLE

ID	MIN	MAX	COLOR
1	0%	20%	
2	20%	30%	
3	30%	+	

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PROFESSIONAL ENGINEER
7-5-23
RONALD R. BOHANNAN
P.E. #7868

BUNGALOWS ON CERRILLOS
27794 W I-25 FRONTAGE RD, SANTA FE
SLOPE ANALYSIS

DRAWN BY: RMG
DATE: 07/06/2023
SHEET #: SA-1
JOB #: 2022025

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

LOT 2
ENTRADA CONTENTA
(12/30/2016, 812-10)

PHASE 1

PHASE 2

MH #1
RIM=6375.54

RIM=6393.95

RIM=6413.27

LOT 1, LANDS OF McCASLAND ENTERPRISES, INC

N

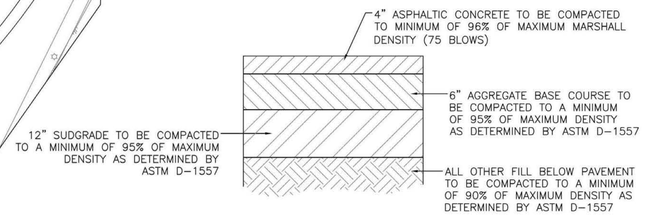
GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

LEGEND

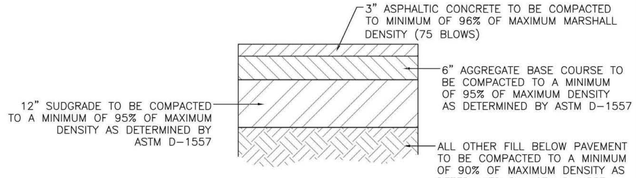
- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- CONCRETE
- ACCESS ROAD PAVING
- PARKING PAVING



AUTOMOBILE DRIVEWAYS AND AREAS SUBJECT TO SEMI-TRUCKS TYPICAL PAVING SECTION

NTS

REFER GEOTECHNICAL REPORT BY GEOTEK
DATED JUNE 21, 2022 No. 2209-ABR



AUTOMOBILE PARKING TYPICAL PAVING SECTION

NTS

REFER GEOTECHNICAL REPORT BY GEOTEK
DATED JUNE 21, 2022 No. 2209-ABR

ENGINEER'S SEAL

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12-07-23

RONALD R. BOHANNAN
P.E. #7868

BUNGALOWS ON CERRILLOS

27794 W I-25 FRONTAGE RD, SANTA FE

PAVING PLAN

DRAWN BY: RMG

DATE: 12/07/2023

SHEET # PAV-1

JOB # 2022025

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ALBUQUERQUE, NEW MEXICO 87109
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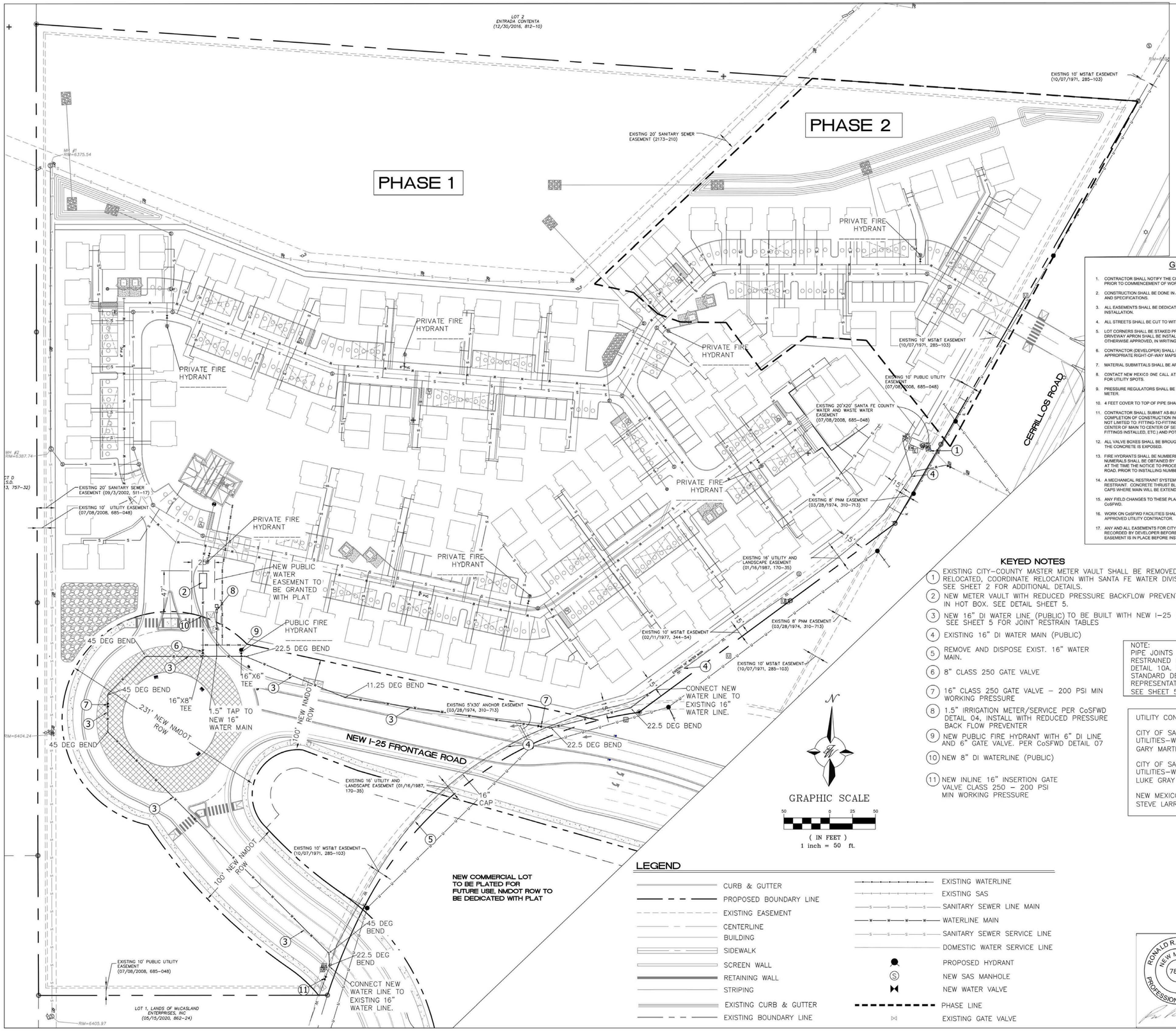

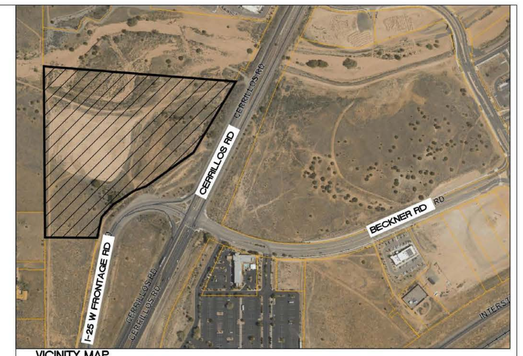

VICINITY MAP

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY THE CITY OF SANTA FE WATER DIVISION (CoSFWD) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CoSFWD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. ALL EASEMENTS SHALL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
4. ALL STREETS SHALL BE CUT TO WITHIN ±6" OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
5. LOT CORNERS SHALL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB, GUTTER AND DRIVEWAY APRON SHALL BE INSTALLED PRIOR TO SERVICE LINE INSTALLATION UNLESS OTHERWISE APPROVED, IN WRITING, BY CoSFWD.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND CoSFWD DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE APPROVED BY CoSFWD PRIOR TO CONSTRUCTION.
8. CONTACT NEW MEXICO ONE CALL AT 811 TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING: VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE OF THE FINAL PAVING MATERIAL SO THAT THE CONCRETE IS EXPOSED.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE CoSFWD FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD. PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY CoSFWD.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND CoSFWD.
16. WORK ON CoSFWD FACILITIES SHALL NOT BEGIN UNTIL CoSFWD HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.
17. ANY AND ALL EASEMENTS FOR CITY-OWNED INFRASTRUCTURE SHALL BE OBTAINED/VERIFIED AND RECORDED BY DEVELOPER BEFORE PROJECT COMMENCEMENT. CONTRACTOR SHALL VERIFY THE EASEMENT IS IN PLACE BEFORE INSTALLING ANY INFRASTRUCTURE.

KEYED NOTES

1. EXISTING CITY-COUNTY MASTER METER VAULT SHALL BE REMOVED AND RELOCATED, COORDINATE RELOCATION WITH SANTA FE WATER DIVISION. SEE SHEET 2 FOR ADDITIONAL DETAILS.
2. NEW METER VAULT WITH REDUCED PRESSURE BACKFLOW PREVENTER IN HOT BOX. SEE DETAIL SHEET 5.
3. NEW 16" DI WATER LINE (PUBLIC) TO BE BUILT WITH NEW I-25 FRONTAGE SEE SHEET 5 FOR JOINT RESTRAIN TABLES
4. EXISTING 16" DI WATER MAIN (PUBLIC)
5. REMOVE AND DISPOSE EXIST. 16" WATER MAIN.
6. 8" CLASS 250 GATE VALVE
7. 16" CLASS 250 GATE VALVE – 200 PSI MIN WORKING PRESSURE
8. 1.5" IRRIGATION METER/SERVICE PER CoSFWD DETAIL 04, INSTALL WITH REDUCED PRESSURE BACK FLOW PREVENTER
9. NEW PUBLIC FIRE HYDRANT WITH 6" DI LINE AND 6" GATE VALVE. PER CoSFWD DETAIL 07
10. NEW 8" DI WATERLINE (PUBLIC)
11. NEW INLINE 16" INSERTION GATE VALVE CLASS 250 – 200 PSI MIN WORKING PRESSURE

NOTE:
PIPE JOINTS SHALL BE MECHANICALLY RESTRAINED PER UPDATED COSF WATER DIVISION DETAIL 10A. SEE COSF WATER DIVISION STANDARD DETAIL 10B FOR DIAGRAMMATIC REPRESENTATION OF JOINT RESTRAINT LENGTHS. SEE SHEET 5 FOR 16" RESTRAIN TABLES

UTILITY CONTACT INFORMATION

CITY OF SANTA FE DEPARTMENT OF PUBLIC UTILITIES-WATER DIVISION
GARY MARTINEZ (505) 670-0480

CITY OF SANTA FE DEPARTMENT OF PUBLIC UTILITIES-WASTE WATER DIVISION
LUKE GRAY (505) 955-4646

NEW MEXICO GAS COMPANY
STEVE LARRANGA (505) 412-2904

LEGEND

- CURB & GUTTER
- PROPOSED BOUNDARY LINE
- EXISTING EASEMENT
- CENTERLINE
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING WATERLINE
- EXISTING SAS
- SANITARY SEWER LINE MAIN
- WATERLINE MAIN
- SANITARY SEWER SERVICE LINE
- DOMESTIC WATER SERVICE LINE
- PROPOSED HYDRANT
- NEW SAS MANHOLE
- NEW WATER VALVE
- PHASE LINE
- EXISTING GATE VALVE

DOMESTIC & IRRIGATION SERVICE TABLE PHASE 1 AND PHASE 2

SERVICE ADDRESS	STREET NAME	SERVICE SIZE & TYPE (DS OR IR)	METER SIZE
27794	I-25 FRONTAGE	8" DS/FIRE	6"
27794	I-25 FRONTAGE	1.5" IR	1.5"

FIRE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW* GPM	RESIDUAL PRESSURE PSI	BUILDING(S) SERVED
SEE DOM. & IRR. SERVICE TABLE	1000	85	BUNGALOW'S/CLUBHOUSE

A FIRE SERVICE IS DEDICATED FOR AUTOMATIC FIRE SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY (RPDA). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30' OF THE CONNECTION TO THE WATER MAIN. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH

IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO INSTALL, MAINTAIN AND INSPECT PRIVATE FIRE HYDRANTS AND PRIVATE FIRE MAINS IN ACCORDANCE WITH RESPONDING FIRE AGENCY'S ADOPTED FIRE CODE, NFPA 24 AND 25 AND ADDITIONAL POLICIES ISSUED BY THE RESPONDING FIRE AGENCY

*PEAK FLOW IN GALLONS PER MINUTE

*RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT THE POINT OF CONNECTION TO MAIN

RECORD DRAWING

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ENGINEER _____ PE _____ DATE _____

RECORD MAPPING

	INITIALS	DATE
AS BUILT		
VALVE MAPS		
GIS		
INSPECTOR		

2022025-WATER-PLAN

BUNGALOW'S ON CERILLOS WATER PLAN

TIERRA WEST, LLC
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ALBUQUERQUE, NEW MEXICO 87109
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www.tierrawestllc.com

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
03/28/24

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SANTA FE FIRE DEPARTMENT DATE

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
013/014	T16N,R9E,S18	

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LEGEND

- CURB & GUTTER
- PROPOSED BOUNDARY LINE
- EXISTING EASEMENT
- CENTERLINE
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING WATERLINE
- EXISTING SAS
- SANITARY SEWER LINE MAIN
- WATERLINE MAIN
- SANITARY SEWER SERVICE LINE
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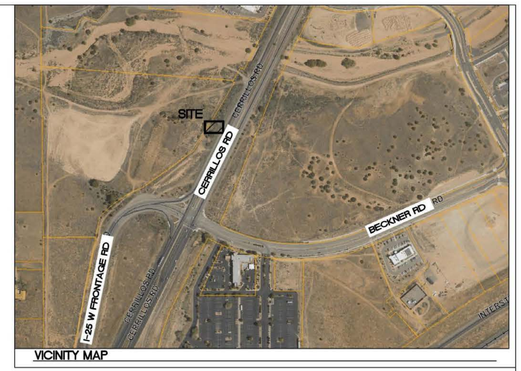
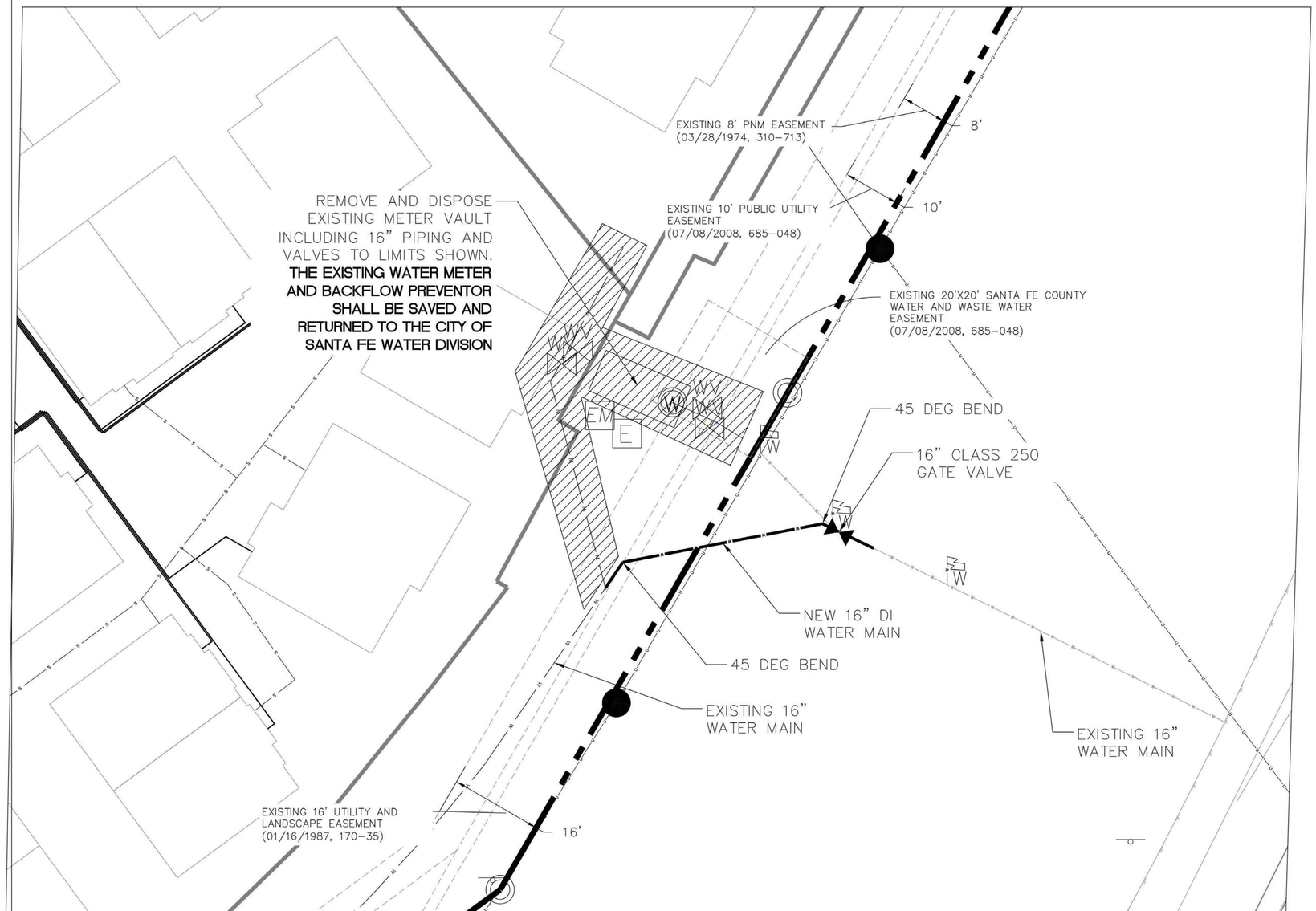
- NEW SAS MANHOLE
- NEW WATER VALVE
- PHASE LINE
- EXISTING GATE VALVE



VICINITY MAP



N

GRAPHIC SCALE

10 0 5 10

(IN FEET)

1 inch = 10 ft.

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VALVE MAPS		
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2022025–WATER–PLAN

BUNGALOW'S ON CERILLOS
WATER PLAN

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03/28/24

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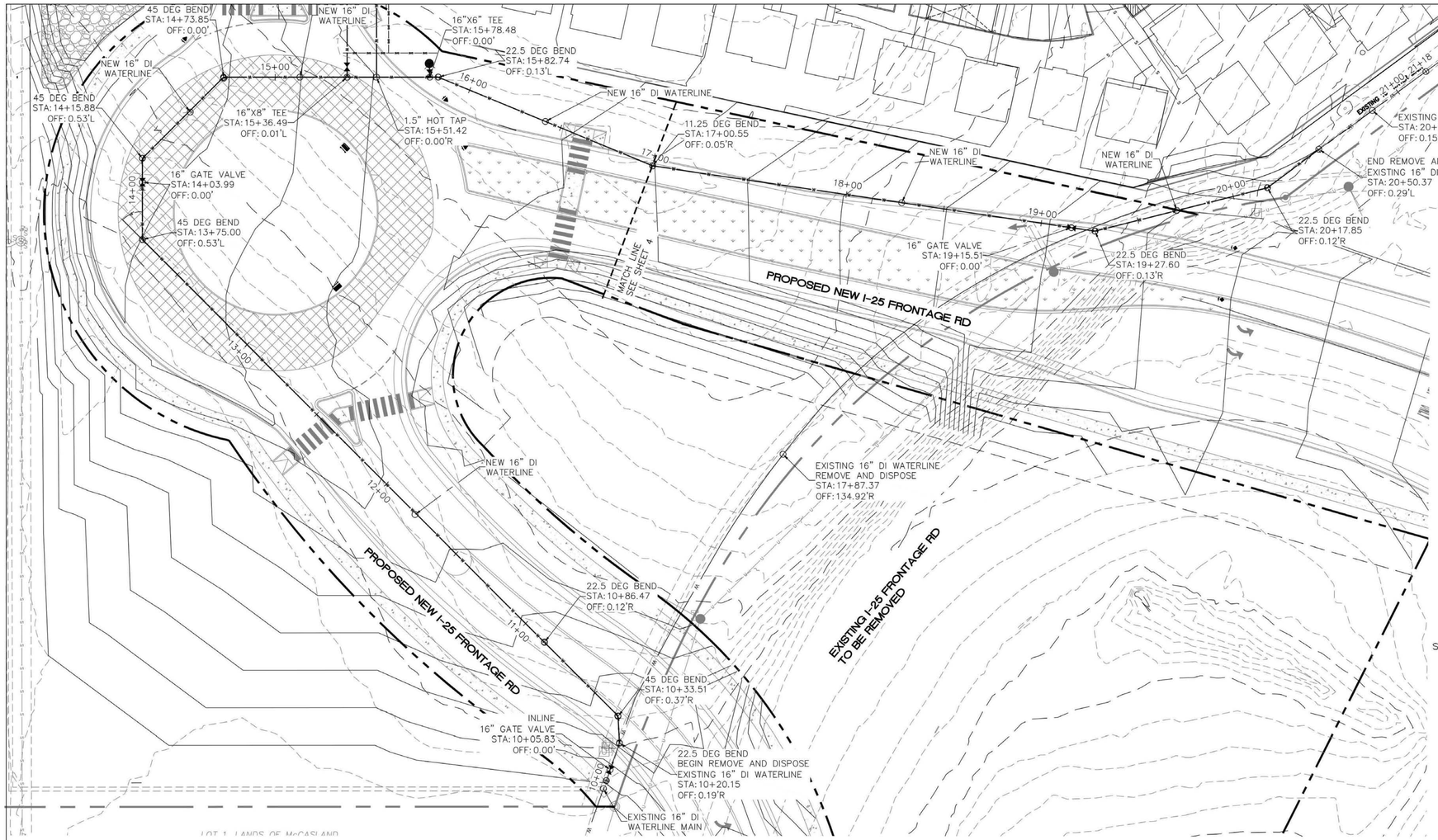



VICINITY MAP N.T.S.

NOTE:
ALL WATERLINES SHALL BE CONSTRUCTED OF POLY WRAPPED DUCTILE IRON

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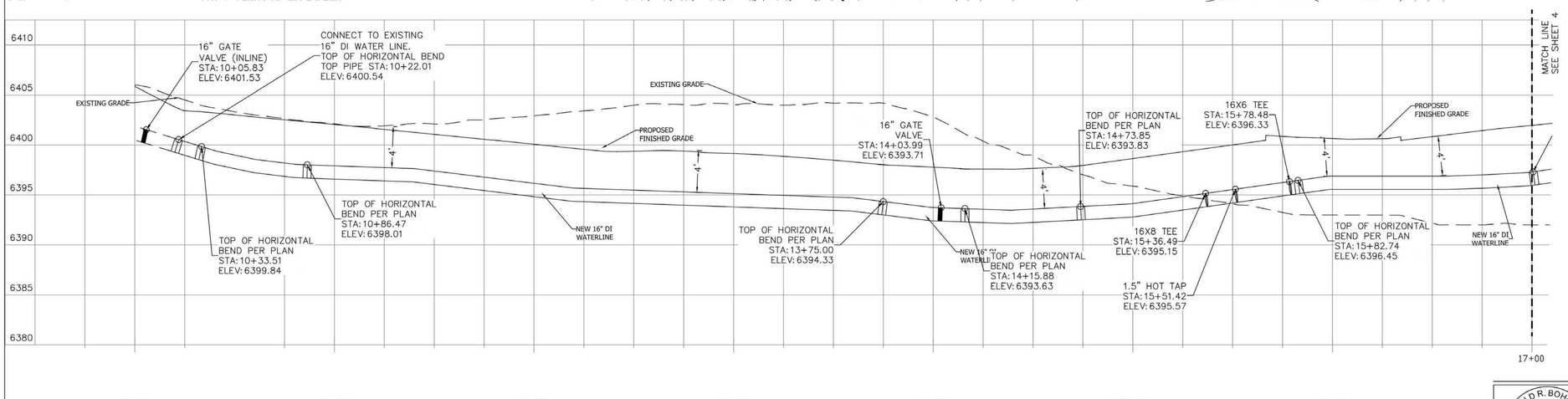
LEGEND

- PROPERTY LINE
- EASEMENT
- NEW WATERLINE
- EXISTING UNDERGROUND UTILITIES
- EXISTING WATER LINE
- EXISTING SAS LINE
- SAS MANHOLE
- NEW FIRE HYDRANT
- NEW WATER METER
- NEW BACKFLOW PREVENTER
- NEW GATE VALVE
- EXISTING POWER POLE & GUY WIRE

SCALE: HORIZ. 1"=30'
VERT. 1"=6'

GRAPHIC SCALE
30 15 0 15 30
SCALE: 1"=30'



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ENGINEER PE DATE

RECORD MAPPING

	BY	DATE
AS BUILT		
VALVE MAPS		
GIS		
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2022025_UTIL_FRONTAGE

BUNGALOW'S ON CERRILLOS
SANTA FE, NM

PUBLIC WATER PLAN AND PROFILE

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
03/28/24

PLAT RECORDING INFORMATION
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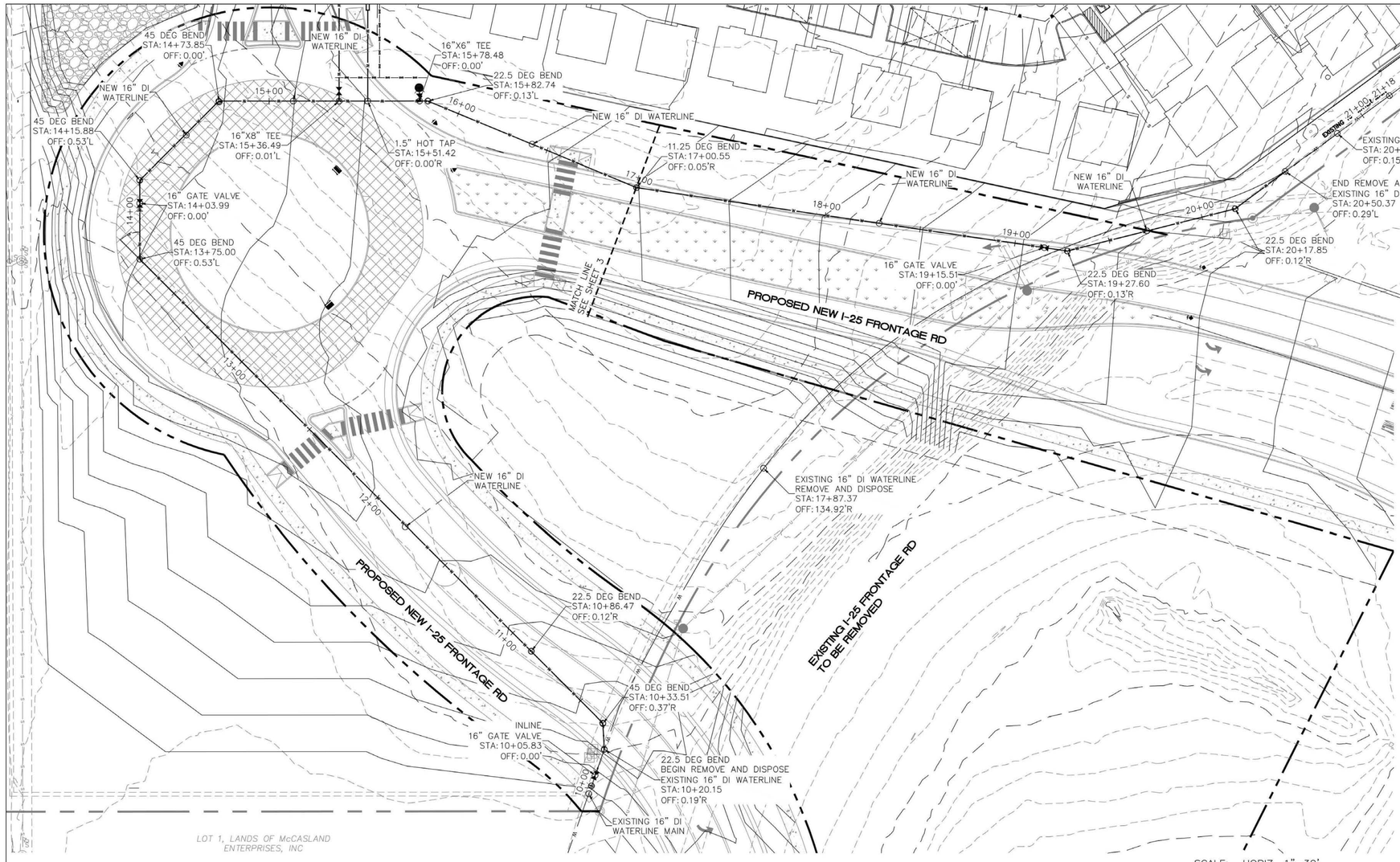



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LEGEND

- PROPERTY LINE
- EASEMENT
- NEW WATERLINE
- EXISTING UNDERGROUND UTILITIES
- EXISTING WATER LINE
- EXISTING SAS LINE
- SAS MANHOLE
- NEW FIRE HYDRANT
- NEW WATER METER
- NEW BACKFLOW PREVENTER
- NEW GATE VALVE
- EXISTING POWER POLE & GUY WIRE

GRAPHIC SCALE
30 15 0 15 30
SCALE: 1"=30'

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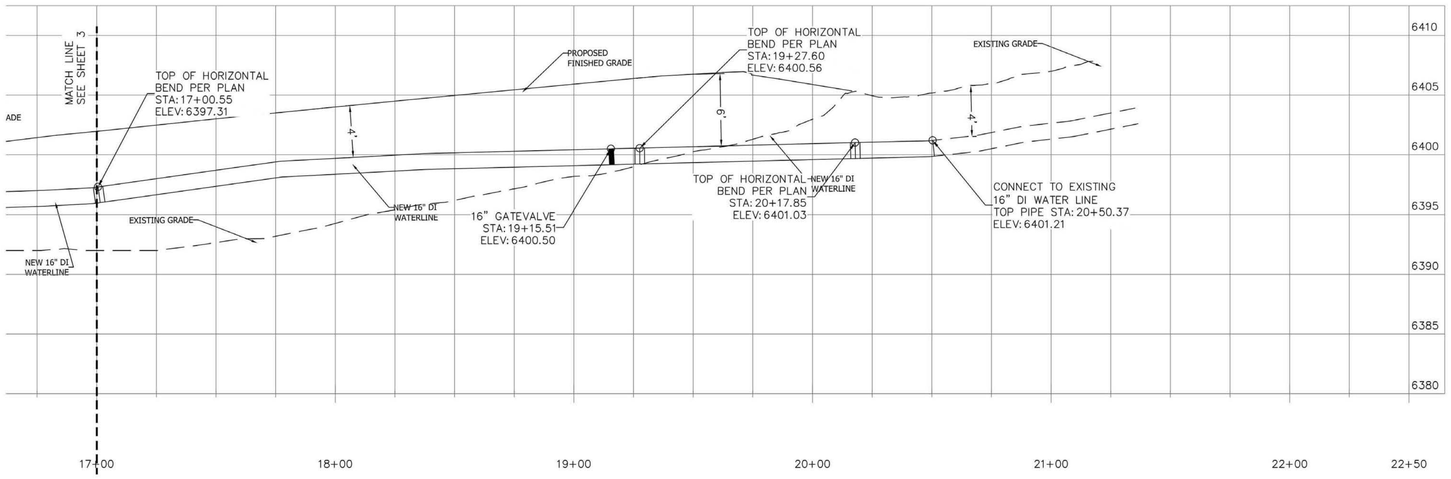

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2022025_UTIL_FRONTAGE

BUNGALOW'S ON CERRILLOS
SANTA FE, NM

PUBLIC WATER PLAN AND PROFILE

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
03/28/24

PLAT RECORDING INFORMATION
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'013/014'	T16N,R9E,S18	#_____

2023
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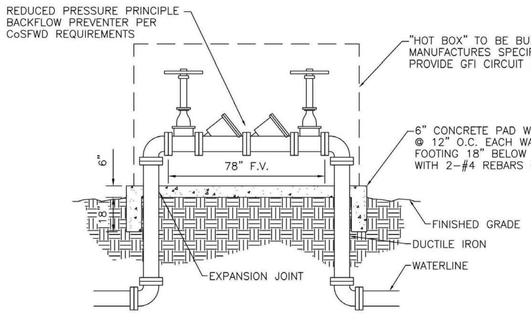
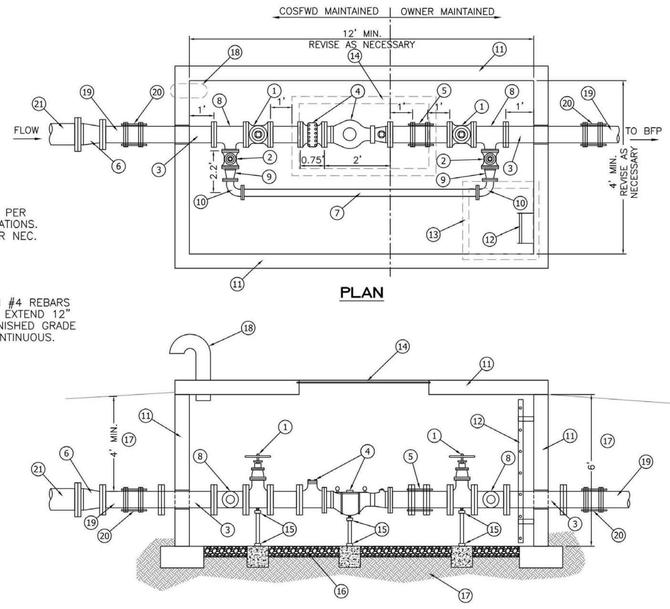


BACKFLOW DEVICE DETAIL
NTS



6" DOMESTIC/FIRE MASTER METER
NTS

MASTER METER DETAIL KEYED NOTES:

1. INSTALL 6" GATE VALVE FLANGED.
2. INSTALL 4" GATE VALVE FLANGED.
3. INSTALL 6" DUCTILE IRON PIPE SPOOL FLANGED & PLAIN END.
4. INSTALL A 6" ENDURO MODEL 2800D WATER METER ASSEMBLY W/ A 6" NEPTUNE MODEL 5200-201 STRAINER BOTH FURNISHED, INSTALLED AND MAINTAINED BY COSFWD.
5. INSTALL 6" ROMAC STYLE DJ400 DISMANTLING JOINT.
6. INSTALL 8"x6" DUCTILE IRON FLANGED REDUCER.
7. INSTALL 3" DUCTILE IRON PIPE SPOOL FLANGE.
8. INSTALL 6"x4" DUCTILE IRON FLANGED TEE.
9. INSTALL 4"x3" DUCTILE IRON FLANGED REDUCER.
10. INSTALL 3"-90° DUCTILE IRON BEND.
11. INSTALL PREFABRICATED VAULT WITH FOOTINGS. CONTRACTOR TO SUBMIT SHOP DRAWINGS AND STRUCTURAL ENGINEERING CALCULATIONS FOR APPROVAL PRIOR TO FABRICATION OF VAULT.
12. INSTALL HALLIDAY ALUMINUM LADDER SERIES L18 WITH L1E LADDER EXTENSION WITH SAFETY POST OR USF FABRICATION EQUAL.
13. INSTALL HALLIDAY ANGLE FRAME ACCESS DOOR, MODEL NO. S1S3636 OR USF FABRICATION EQUAL.
14. INSTALL HALLIDAY ANGLE FRAME ACCESS DOOR, MODEL NO. S1S3672 OR USF FABRICATION EQUAL.
15. INSTALL ADJUSTABLE PIPE SUPPORT WITH SADDLE TO MATCH PIPE SIZE WITH 12"x12"x12" CONCRETE SUPPORTS (TYPICAL).
16. GRAVEL FLOOR ¾" CRUSHED – 6" THICK.
17. COMPACTED BACKFILL IN ACCORDANC WITH CITY STANDARDS.
18. INSTALL 8" VENT WITH SCREEN.
19. 6" WATERLINE.
20. SOLID SLEEVE CONNECTION BETWEEN DUCTILE IRON PIPE AND SUPPLY PIPE.
21. 8" WATERLINE.



VICINITY MAP

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THE FOLLOWING TABLES WERE CREATED USING EBAA IRON INC. SOFTWARE FOR RESTRAINING JOINTS WITH THESE CRITERIA:

DEPTH OF BURY: 4.0' MINIMUM
SAFETY FACTOR: 1.5 TO 1
PIPE MATERIAL: DI
SOIL TYPE: SM-SILTY SAND
TEST PRESSURE: 150 PSI
TRENCH TYPE 3: PIPE BEDDED IN 4" MINIMUM LOOSE SOIL BACKFILL LIGHTLY CONSOLIDATED TO TOP OF PIPE

THESE LENGTHS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURY, ETC. CHANGES. THESE MUST BE RECALCULATED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

RESTRAINED JOINT LENGTHS FOR TEES*

SIZE	LENGTH ALONG RUN**					
	10'	8'	6'	4'	2'	0'
16x16x8	1	1	6	16	26	36
16X16X6	1	1	1	1	14	27

*RESTRAINTS ONLY PLACED ON THE BRANCH
**LENGTH ALONG RUN REFERS TO THE LENGTH OF PIPE ON EITHER SIDE OF THE TEE BEFORE THE NEXT JOINT.

RESTRAINED JOINT LENGTHS FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS (EACH SIDE)

SIZE	HORIZONTAL BENDS				VALVES
	90°	45°	22-1/2°	11-1/4°	DEAD END
16	36	15	8	4	65

16" JOINT RESTRAIN TABLE
NTS

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LUKE GRAY (505) 955-4646

NEW MEXICO GAS COMPANY
STEVE LARRANGA (505) 412-2904

RECORD DRAWING

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER

ENGINEER _____ PE _____ DATE _____

RECORD MAPPING

	INITIALS	DATE
AS BUILT		
VALVE MAPS		
GIS		
INSPECTOR		

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
03/28/24

2022025-WATER-PLAN

BUNGALOW'S ON CERILLOS WATER PLAN

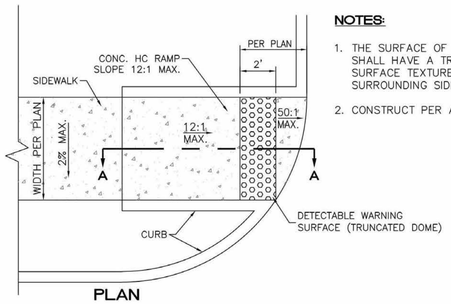
TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

PLAT RECORDING INFORMATION
BOOK _____
PAGE _____
FILE _____
DATE _____

APPROVED
CITY OF SANTA FE WATER DIVISION DATE
SANTA FE FIRE DEPARTMENT DATE

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
013/014	T16N,R9E,S18	

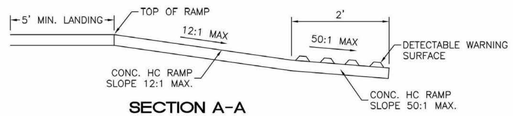
INSPECTOR
DATE: _____
2023
17



PLAN

NOTES:

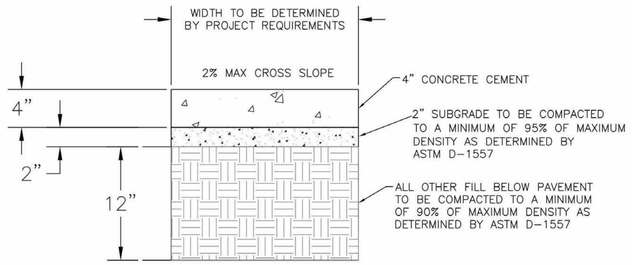
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



SECTION A-A

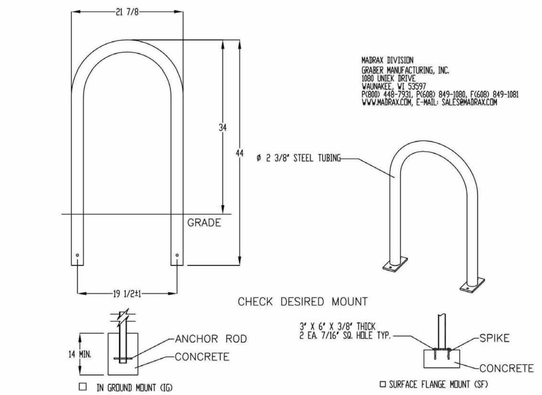
UNIDIRECTIONAL HC RAMP

NOT TO SCALE



CONCRETE SIDEWALK SECTION

ALL SIDEWALKS SHALL BE ADA COMPLIANT



MADRAX DIVISION
GRABER MANUFACTURING, INC.
1080 UNICK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7935, P(608) 849-1088, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM

PRODUCT: U238-IG(SF)
DESCRIPTION: "U" BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 10-4-18
ENG: SMC

CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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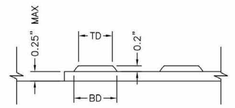
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
4. BIKE RACK SHALL HAVE A 1-FOOT CLEAR ZONE ALL AROUND.
5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

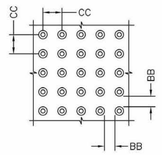
BIKE RACK DETAIL

NTS



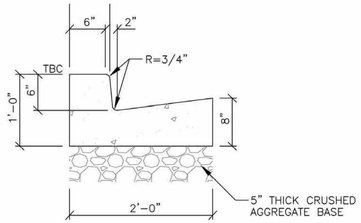
DOME SECTION

BD – BASE DIAMETER 0.9" MIN
TD – TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



DOME SPACING

CC – CENTER TO CENTER SPACING 2.35"
BB – BASE TO BASE SPACING 1.48" MIN



STANDARD CURB AND GUTTER

NTS

Racks:

- Inverted U type bicycle racks are the required bicycle parking rack.
- Each rack must be securely anchored and accommodate a bicycle frame where one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle.
- A space of two (2) feet by six (6) feet (12 square feet) must be provided for each required bicycle parking space so that a bicycle six (6) feet long can be securely held with two points supported so that the bicycle cannot be pushed, or fall in a way that would damage the bicycle frame, wheel, or components.
- All racks must provide two points of contact with the frame at least 6" apart horizontally.
- If a bicycle corral is sought within a public street right-of-way, all design elements shall be developed in coordination with and approved by the city of Santa Fe public works department and parking division.

Distance to other racks:

- Racks placed parallel to each other (side by side) must be at least thirty-six (36) inches apart, this includes rack units sold as multiple units attached together.
- Racks aligned end to end must be at least ninety-six (96) inches apart.

Distance from wall:

- Racks placed perpendicular to a wall must be at least forty-eight (48) inches from the wall to the nearest vertical component of the rack.
- Racks parallel to a wall must be at least thirty-six (36) inches from the wall.

Distance from curb:

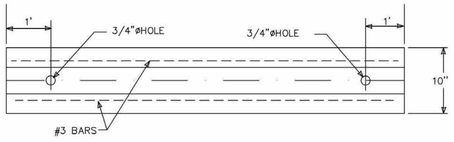
- Racks placed perpendicular to a curb must be at least forty-eight (48) inches from the curb to the nearest vertical component of the rack.
- Racks placed parallel to a curb must be at least twenty-four (24) inches from the curb to the rack.

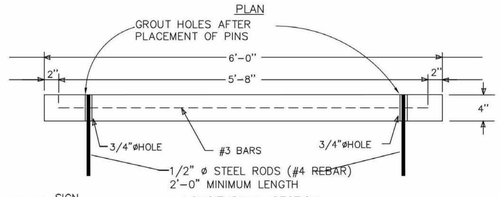
Distance from pedestrian aisle:

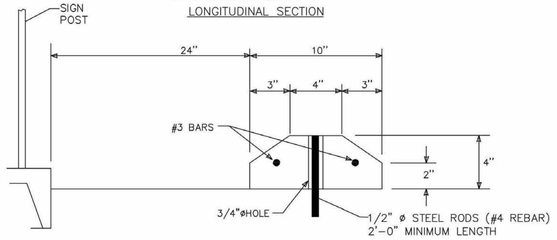
- Rack units perpendicular to a pedestrian aisle must be at least forty-eight (48) inches from the rack to the edge of the aisle, and the pedestrian aisle should be at least sixty (60) inches wide.

Parking and maneuvering areas:

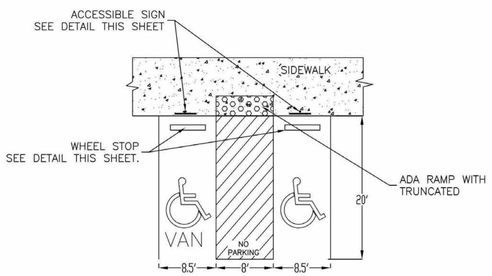
- Each required bicycle parking space must be accessible without needing to move another bicycle.
- There must be an aisle of at least five (5) feet wide behind all required bicycle parking to allow for maneuvering of the bicycle. Where bicycle parking is next to a sidewalk, the maneuvering area may extend into the sidewalk.
- The area devoted to bicycle parking must be hard surfaced.







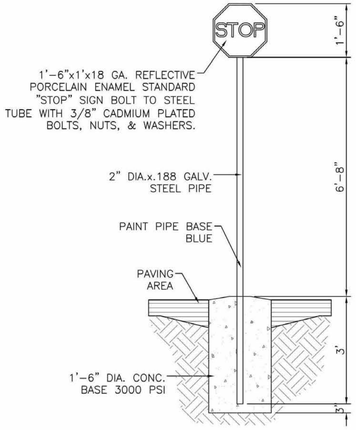
WHEEL STOP



NOTES:
1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
2) Parking space lines and diagonal striping to be painted blue.
3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.
4) ADA parking areas – not to exceed a slope greater than 2% in any direction

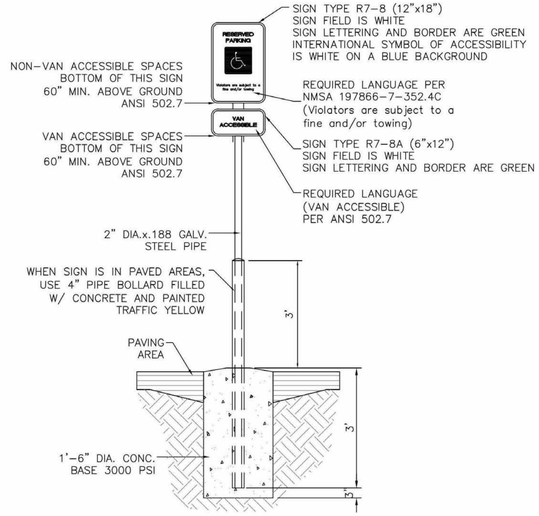
(1) HC PARKING DETAIL

SCALE: NTS



STOP SIGN

1/2" = 1'-0"



ACCESSIBLE PARKING SIGN

NTS

ENGINEER'S SEAL
RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER
12-07-23
RONALD R. BOHANNAN
P.E. #7868

BUNGALOWS ON CERRILLOS
27794 W I-25 FRONTAGE RD, SANTA FE
CONSTRUCTION DETAILS

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: RMG
DATE: 12/07/2023
SHEET #: DET-1
JOB #: 2022025

LEGAL DESCRIPTION:

T16N R 9E S18 19.218AC TR A

TOTAL PROPERTY: 837,136 S.F., 19.218 ACRES

LOT 2
ENTRADA CONTENTA
(12/30/2016, 812-10)

PHASE 1

PHASE 2

INSTALL NEW FIRE HYDRANT w/6" GATE VALVE

NEW PRIVATE 8" PVC WATER MAIN

26' FIRELANE

VEHICLE ACCESS w/GATE. INSTALL KNOX BOX

KNOX BOX + PREMISE ID

6" PVC FIRE LINE WITH PIV

INSTALL FDC

PRIMARY VEHICLE ACCESS, ALL AUTOMATIC GATES SHALL BE INSTALLED WITH OPTICOM SYSTEM APPROVED BY THE SANTA FE FIRE MARSHALS OFFICE

NEW 6" FIRE AND DOMESTIC COMBINATION WATER METER ASSEMBLY

EXISTING 16" DI WATER MAIN

INSTALL NEW FIRE HYDRANT w/6" GATE VALVE

LOT 1, LANDS OF McCASLAND ENTERPRISES, INC.
(05/15/2020, 862-24)

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

LEGEND

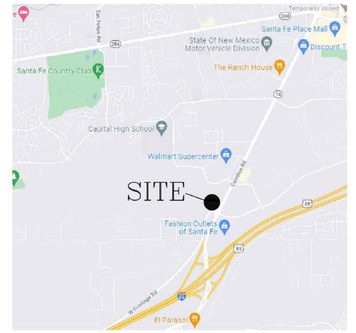
- CURB & GUTTER
- PROPOSED BOUNDARY LINE
- EXISTING EASEMENT
- CENTERLINE
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- PHASE LINE
- EXISTING GATE VALVE
- EXISTING WATERLINE
- EXISTING SAS
- SANITARY SEWER LINE MAIN
- WATERLINE MAIN
- SANITARY SEWER SERVICE LINE
- DOMESTIC WATER SERVICE LINE
- PROPOSED HYDRANT
- NEW SAS MANHOLE
- NEW WATER VALVE
- FIRE ACCESS LANE (ASPHALT)

CLUBHOUSE DATA

BUILDING FOOTPRINT= 2,500 SF
OCCUPANCY TYPE = A-3
CONSTRUCTION TYPE = V-B
SPRINKLERED
FIRE-FLOW = 375 GPM PER TABLE B105.1(2) AND B105.2 (IFC-2015)

RESIDENTIAL DATA

MAX BUILDING FOOTPRINT= 1,750 SF
OCCUPANCY TYPE = R-3
CONSTRUCTION TYPE = V-B
NOT-SPRINKLERED
FIRE-FLOW = 1,000 GPM PER TABLE B105.1(1) (IFC-2015)



VICINITY MAP:

FIRE PLAN NOTES

1. R313.1 AUTOMATIC FIRE SPRINKLERS SYSTEMS IN TOWNHOUSES AND ONE AND TWO-FAMILY DWELLINGS ARE NOT REQUIRED WHEN THE UNITS ARE NOT MORE THAN THREE STORIES ABOVE GRADE PLANE IN HEIGHT AND THAT HAVE A SEPARATE MEANS OF EGRESS AND THEIR ACCESSORY STRUCTURES.
2. 503.4 OBSTRUCTION OF FIRE APPARATUS ACCESS ROADS. FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. THE MINIMUM WIDTHS AND CLEARANCES ESTABLISHED IN SECTION 503.2.1 AND 503.2.2 SHALL BE MAINTAINED AT ALL TIMES.
3. FIRE APPARATUS ACCESS SHALL HAVE AN UNOBSTRUCTED WIDTH NOT LESS THAN 20 FEET EXCLUSIVE OF SHOULDERS AND UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. (IFC 2015 SECTION 503.2.1)
4. FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING OF ANY NEW CONSTRUCTION (IFC 2015 SECTION 503.1.1)
5. ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL
6. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS
7. KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.
8. MAX DWELLING UNIT HEIGHT IS 26-FT OR 2.5 STORIES HIGH.
9. 507.5 FIRE HYDRANT SYSTEMS. FIRE HYDRANT SYSTEMS SHALL COMPLY WITH SECTIONS 507.5.1 THROUGH 507.5.6.
10. 507.5.1 WHERE REQUIRED. WHERE A PORTION OF THE FACILITY O BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN TH JURISDICTION IS MORE THAN 400 FEET (122 M) FROM A HYDRANT ON FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUT AROUND THE EXTERIOR OF THE FACILITY OR BUILDING.
11. SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS A PER IFC (APPENDIX B)
12. SHALL MEET THE 150 FEET DRIVEWAY REQUIREMENTS MUST BE MET A PER IFC, OR AN EMERGENCY TURN-AROUND THAT MEETS THE IFC REQUIREMENTS SHALL BE PROVIDED. (AS PER APPENDIX D TABLE D103.4)
13. SHALL COMPLY WITH D105 AERIAL FIRE APPARATUS ACCESS ROADS (WIDTH AND PROXIMITY TO BUILDING)
14. SHALL COMPLY WITH SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS.
15. D107.1 ONE- OR TWO-FAMILY DWELLING RESIDENTIAL DEVELOPMENTS. DEVELOPMENTS OF ONE- OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS.
16. D107.2 REMOTENESS. WHERE TWO FIRE APPARATUS ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES.
17. SHALL MEET THE IFC CODE REQUIREMENTS 2015 EDITION OR THE MOST CURRENT EDITION THE GOVERNING BODY HAS ADOPTED AT THE TIME OF PERMITTING.

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S SEAL
RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER
12-07-23
RONALD R. BOHANNAN
P.E. #7868

BUNGALOWS ON CERRILLOS
27794 W I-25 FRONTAGE RD, SANTA FE
FIRE ONE PLAN

DRAWN BY: RMG
DATE: 12/07/2023
2022025-FO

TIERRA WEST, LLC
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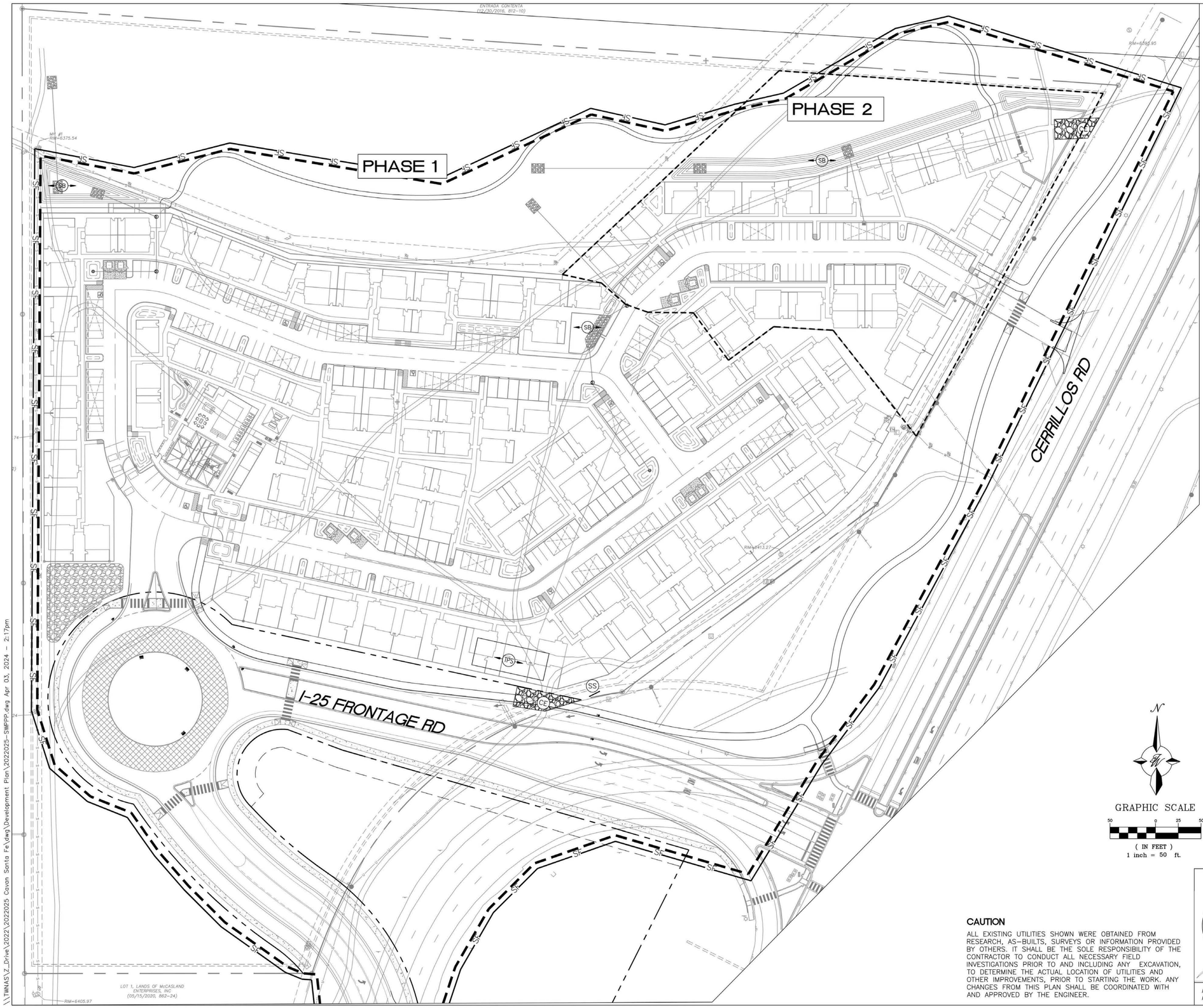
SHEET # FO-1
JOB # 2022025



EROSION NOTES

- TPS — TEMPORARY PARKING AND STORAGE
- LIMITS OF DISTURBANCE
- SB — TEMPORARY SEDIMENT BASIN

EROSION DETAILS

- CE — TEMPORARY STONE CONSTRUCTION EXIT
- SF — TEMPORARY SILT FENCE
- SS — SWPPP SIGN
- SF — SILT FENCE
- CE — CONSTRUCTION EXIT
- IP — INLET PROTECTION

SEQUENCE OF CONSTRUCTION:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES
2. POST PUBLIC NOTICE PER DETAILS
3. INSTALL DOWN GRADIENT PERIMETER CONTROLS
4. THE ENTIRE SITE WILL BE GRADED TO DRAIN TO THE PROPOSED PONDS AT ALL TIMES DURING CONSTRUCTION. INSTALL SEDIMENT BASINS PRIOR TO CLEARING REST OF THE SITE.
5. NOTIFY SWPPP COMPLIANCE INSPECTOR OF COMPLETION OF ABOVE.
6. BEGIN SOIL DISTURBING ACTIVITIES
7. PROVIDE TEMPORARY STABILIZATION OF DISTURBED AREAS OR STOCKPILES
8. INSTALL UNDERGROUND UTILITIES
9. FINISH GRADING THE SITE
10. PAVE COMMON ACCESS DRIVE AISLES AND SIDEWALKS
11. INSTALL LANDSCAPING ON SITE.

GROUND COVER (PRE-CONSTRUCTION)

THE PRE-CONSTRUCTION GROUND COVER CONSISTS OF A MIXTURE OF PREVIOUS GRADING WHICH CONSISTS OF NON NATIVE FILL, GRADING FOR UNPAVED ACCESS ROADS AND UTILITIES AS WELL AS UNCOMPACTED SOIL WITH NATIVE GRASSES, WEEDS, AND SHRUBS.

STORMWATER TEAM MEMBERS

BMP INSTALLATION, MAINTENANCE AND CORRECTIVE ACTIONS
INSPECTIONS NAME TBD
PHONE
EMAIL

INSPECTIONS NAME TBD
PHONE
EMAIL

LIST OF OPERATORS

OPERATOR 1 NAME TBD
PHONE
EMAIL

OPERATOR 2 NAME
PHONE
EMAIL

OPERATOR 3 NAME
PHONE
EMAIL

SWPPP PURPOSE

THE PURPOSE OF THIS SWPPP IS TO APPLY SWPPP CONTROLS THAT ARE REQUIRED DURING DEVELOPMENT OF SITE AND PUBLIC RIGHT OF WAYS.

N

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

CAUTION

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ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
12-07-23
RONALD R. BOHANNAN P.E. #7868

BUNGALOWS ON CERRILLOS
27794 W I-25 FRONTAGE RD, SANTA FE
EROSION CONTROL PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: RMG
DATE: 12/07/2023
2022025-SW
SHEET #: SW-1
JOB #: 2022025

\\TWNAS\Z_Drive\2022\2022025 Cavan Santa Fe\dwg\Development Plan\2022025-SWPPP.dwg Apr 03, 2024 - 2:17pm

GENERAL EROSION NOTES:

A. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE SWPPP BOOK, THE GENERAL CONSTRUCTION PERMIT, THIS DRAWING ("TEMPORARY EROSION CONTROL AND SEDIMENTATION PLAN"), STANDARD DETAILS ("TEMPORARY EROSION CONTROL AND SEDIMENTATION DETAILS"), EPA NOTICE OF INTENT PERMIT AND ALL SUBSEQUENT REPORTS, CORRECTIVE ACTIONS AND EROSION CONTROL RELATED DOCUMENTS.

B. ALL OPERATORS AS DESIGNATED, CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH SITE ACTIVITIES RELATED TO STORM WATER POLLUTION PREVENTION SHALL REVIEW A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE CONSTRUCTION GENERAL PERMIT, THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), THE CLEAN WATER ACT OF 1972 AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. THE OPERATOR IN CONTROL OF DAILY SITE ACTIVITIES SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS THAT MAY OCCUR AT NO ADDITIONAL COST TO PROJECT OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO ALL FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. OPERATOR WITH CONTROL OF DAILY SITE ACTIVITIES SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY, LOCAL JURISDICTIONAL AUTHORITY OR SWPPP COMPLIANCE INSPECTOR.

E. THE TEMPORARY EROSION CONTROL AND SEDIMENTATION PLAN IS A WORKING DOCUMENT AND IS REQUIRED TO BE UPDATED WITHIN 24 HOURS OF ANY CHANGES WHEN BMP'S ARE REPAIRED, RELOCATED OR REMOVED BY NOTING ON THE PLAN THE AREAS AND DATES OF THE REPAIRS, RELOCATIONS OR REMOVALS. AN ACTIVE COPY OF THE PLAN SHALL BE POSTED IN THE JOB SITE TRAILER ONSITE AND MUST BE MAINTAINED CURRENT AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING AND EARTH DISTURBANCE TO THE MAXIMUM ACREAGE AS REQUIRED BY THE EPA CONSTRUCTION GENERAL PERMIT.

G. CONTRACTOR SHALL DENOTE ON THIS PLAN, THE LOCATION OF TEMPORARY PARKING, STORAGE, PORTABLE SANITARY FACILITIES, OFFICE TRAILERS, AND ALL SUPPORT AREAS. RELOCATIONS OF EACH SHALL ALSO BE DOCUMENTED AS THEY OCCUR.

H. ALL WASH OUT WATER USED FOR CONCRETE, MASONRY, PAINT AND OTHER MATERIALS SHALL HAVE ADEQUATE SIGNAGE WITH PROPER CONTAINMENT AND DISPOSED OF PROPERLY WHEN CAPACITY REACHES 50% OR PER VENDOR RECOMMENDATIONS. VENDORS AND TRADESMEN SHALL BE INFORMED OF THE REQUIREMENTS TO USE THE WASH OUT.

I. A SPILL KIT SHALL BE READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS. A DISCHARGE OF ANY MATERIAL IN A QUANTITY THAT MAY WITHIN REASONABLE PROBABILITY CAUSE, INJURE OR BE DETRIMENTAL TO HUMAN HEALTH, ANIMAL OR PLANT LIFE, OR PROPERTY; OR INTERFERE WITH THE PUBLIC WELFARE MUST BE REPORTED TO THE NEW MEXICO ENVIRONMENTAL DEPARTMENT HOTLINE AT (505) 827-9329 FOR EMERGENCIES OR FOR NON EMERGENCIES AT (866)-428-6535. IF UNSURE IF THE SPILL IS OF A SIGNIFICANT QUANTITY, THE SPILL SHOULD BE REPORTED TO THE HOTLINE AND INFORMATION PROVIDED WITH DETAILS OF THE SPILL FOR FURTHER ACTIONS.

J. DUST DURING CONSTRUCTION OPERATIONS SHALL BE FREQUENTLY CONTROLLED BY WATER SUPPRESSION METHODS ONLY, EARTH DISTURBING OPERATIONS SHALL CEASE IF HIGH WINDS ABOVE 35 MPH ARE PRESENT. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS IS STRICTLY PROHIBITED. OTHER CHEMICALS USED FOR DUST SUPPRESSION MUST BE APPROVED BY THE EPA PRIOR TO THEIR USE.

K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED, COVERED, LEAK PROOF CONTAINERS. CONTAINERS SHALL BE DISPOSED OF PROPERLY WHEN CAPACITY IS REACHED. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER.

L. ALL STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED PER THE SEQUENCE OF CONSTRUCTION AS NOTED.

M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS BEEN TEMPORARILY SUSPENDED FOR 14 DAYS, SHALL HAVE TEMPORARILY STABILIZATION IN PLACE NO LATER THAN 14 DAYS FROM THE LAST DATE OF CONSTRUCTION ACTIVITY OCCURRING THESE AREAS.

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL HAVE PERMANENT CONTROLS IN PLACE NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

O. IF THE ACTION OF VEHICLES OR EQUIPMENTS TRAVELING OVER THE CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD FROM LEAVING THE SITE, THEN THE LENGTH OF THE EXIT SHOULD BE EXTENDED TO PROVIDE ADDITIONAL TIRE ROTATIONS, LARGER ROCK MAY BE USED TO CREATE A SUFFICIENT JARRING MOTION OR INSTALL A TIRE WASH OFF WITH A SEDIMENT TRAP BEFORE LEAVING THE SITE.

P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

Q. THE OPERATOR IN CHARGE OF THE DAILY SITES ACTIVITIES WILL BE RESPONSIBLE FOR REMOVING SEDIMENT OR SOILS ACCUMULATING MORE THAN 50% OF THE DESIGN CAPACITY IN DETENTION PONDS, SILT FENCING OR OTHER SIMILAR EROSION CONTROLS.

R. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES, AS REQUIRED PER THE CONSTRUCTION GENERAL PERMIT. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE ESC PLAN AND PERMITTED IN ACCORDANCE WITH LOCAL AUTHORITIES HAVING JURISDICTIONAL CONTROL.

S. SLOPES SHALL BE LEFT WITH CROSS SLOPE GRADING PATTERN AND IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION RILLS. EXCESSIVE SLOPES MAY REQUIRE ADDITIONAL INDUSTRY STANDARD CONTROLS TO PREVENT EROSION.

T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE OPERATOR IN CONTROL OF THE SITE'S DAILY ACTIVITIES SHALL BE RESPONSIBLE FOR ADJUSTING AND MAINTAINING ALL EROSION CONTROL TO PREVENT EROSION.

U. ALL DISTURBED AREAS SHALL BE SUPPRESSED BY WATER AND ALL CONTROLS LEFT IN GOOD WORKING CONDITION AT THE END OF EACH WORKING DAY, THIS INCLUDES REPLACEMENT OF SILT FENCING AND/OR OTHER SURFACE CONTROLS, TRACK OUT SWEPT CLEAN, BACKFILL OF OPEN TRENCHES AND ANY OTHER EROSION CONTROLS.

ESC PLAN STANDARD NOTES:

1. ALL EROSION AND SEDIMENT CONTROL (ESC WORK) ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON SHALL BE PERMITTED, CONSTRUCTED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH:
   a. THE CITY ORDINANCE,
   b. THE EPA'S 2022 CONSTRUCTION GENERAL PERMIT (CGP), AND
2. ALL BMP'S MUST BE INSTALLED PRIOR TO BEGINNING ANY EARTH MOVING ACTIVITIES EXCEPT AS SPECIFIED HEREON IN THE PHASING PLAN. CONSTRUCTION OF EARTHEN BMPS'S SUCH AS SEDIMENT TRAPS, SEDIMENT BASINS, AND DIVERSION BERMS SHALL BE COMPLETED AND INSPECTED PRIOR TO ANY OTHER CONSTRUCTION OR EARTHWORK. SELF-INSPECTION IS REQUIRED AFTER INSTALLATION OF THE BMP'S AND PRIOR TO BEGINNING CONSTRUCTION.
3. SELF-INSPECTIONS – AT A MINIMUM A ROUTINE COMPLIANCE SELF-INSPECTION IS REQUIRED TO REVIEW THE PROJECT FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT ONCE EVERY 14 DAYS AND AFTER ANY PRECIPITATION EVENT OF ¼ INCH OR GREATER UNTIL THE SITE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE DETERMINED AS STABILIZED BY THE CITY. REPORTS OF THESE INSPECTIONS SHALL BE KEPT BY THE PERSON OR ENTITY AUTHORIZED O DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST.
4. CORRECTIVE ACTION REPORTS MUST BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST.
5. STABILIZATION REPORTS MUST BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST. REPORTS SHOULD INCLUDE RECORDS OF WEED REMOVAL PER CITY ORDINANCE (9-8-1), STERILIZATION, SOIL TEST RESULTS AND RECOMMENDATION, MATERIALS AND MANUFACTURER'S SPECIFICATIONS FOR APPLICATION RATES, ESTIMATED FUNCTIONAL LONGEVITY, METHODS OF APPLICATION, INSPECTION AND MAINTENANCE. THE REDUCED SELF-INSPECTION SCHEDULE IN CGP 4.4.1 APPLIES TO STABILIZED AREA AND ANY DAMAGED OR WORN STABILIZATION MUST BE IDENTIFIED IN THE REPORTS ALONG WITH WEED PROBLEMS. CORRECTIVE ACTIONS FOR STABILIZATION SHALL BE DOCUMENTED IN A STABILIZATION REPORT INCLUDING ACTUAL RATES AND DATES OF STABILIZATION, AND THE MATERIALS AND MANUFACTURER'S SPECIFICATIONS USED.
6. BMP'S SHALL BE INSPECTED AND MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED IN ACCORDANCE WITH THE FINAL STABILIZATION CRITERIA (CGP 2.2.14.b). GENERALLY, ALL DISTURBED AREAS, OTHER THAN STRUCTURES AND IMPERVIOUS SURFACES, MUST HAVE UNIFORM PERENNIAL VEGETATION THAT PROVIDES 70 PERCENT OR MORE OF THE COVER PROVIDED BY NATIVE VEGETATION OR SEED THE DISTURBED AREA AND PROVIDE NON-VEGETATIVE MULCH THAT PROVIDES COVER AT LEAST THREE YEARS WITHOUT ACTIVE MAINTENANCE. FINAL STABILIZATION MUST BE APPROVED BY THE CITY OF SANTA FE PRIOR TO REMOVAL OF BMP'S AND DISCONTINUATION OF INSPECTIONS.

NATURE AND EXTENT OF CONSTRUCTION ACTIVITIES:

NATURE OF CONSTRUCTION ACTIVITIES: MASS ROUGH GRADING OF THE SITE, INSTALLATION OF UTILITIES (WATER AND SANITARY SEWER) AND PAVING OF INTERNAL DRIVE AISLES, PARKING AND SIDEWALKS, BUILDING CONSTRUCTION AND LANDSCAPING AND OFFSITE IMPROVEMENTS.

PROPERTY SIZE: 16.54 ACRES

DISTURBED AREA SIZE: 15.46 ACRES

MAXIMUM DISTURBED AREA SIZE: 15.46 ACRES

PROJECT SCHEDULE: SCHEDULE LENGTHS ARE TBD, SEE SEQUENCE OF CONSTRUCTION THIS SHEET SW-1 FOR SCHEDULE TASKS DESCRIPTION.

CONSTRUCTION PHASE: THE FIRST PHASE OF CONSTRUCTION, CONSISTS OF BUILDING CONSTRUCTION, TRENCHING AND INSTALLING UTILITIES FOR SERVICE AND PAVING OF PARKING AND DRIVEWAYS TO THE PROPERTY.

BMP MAINTENANCE:

ALL MEASURES STATED IN THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR UNTIL FINAL STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AT THE END OF THE WORKDAY BY A QUALIFIED MEMBER OF THE SWPPP COMPLIANCE TEAM.

THE OPERATOR WITH CONTROL OF THE SITES DAILY ACTIVITIES IS RESPONSIBLE TO MAINTAIN, CLEAN AND REPAIR EROSION CONTROLS IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED, IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION. SEDIMENT SHALL BE REMOVED TO INSURE PROPER FLOWS. INLET PROTECTION TYPES MAY NEED TO BE MODIFIED DURING THE CONSTRUCTION PROGRESS.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND OF VEGETATION IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEEDED AS NEEDED.
3. SILT FENCES, WADDLES OR OTHER CONTROLS SHALL BE REPLACED OR REPAIRED TO PROPER FUNCTIONING CONDITION, IF DAMAGED. SEDIMENT AND SOIL SHALL BE REMOVED WHEN REACHES ONE-HALF THE HEIGHT OF THE CONTROL.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING, EXTENDING OR OTHER MODIFICATIONS TO THE CONSTRUCTION EXITS AS CONDITIONS DEMAND. SITE TRAFFIC SHOULD BE LIMITED TO THE CONTROLLED EXITS ONLY.
5. SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%
6. REFERENCE THE SWPPP BOOK FOR ALL EROSION CONTROL MAINTENANCE PROCEDURES AND FREQUENCIES. CONSULT THE SWPPP PREPARER WITH ANY QUESTIONS REGARDING THIS SWPPP AND ITS REQUIREMENTS.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT FROM THE LOCAL JURISDICTIONAL AUTHORITY PRIOR TO BEGINNING WORK.
2. THE OPERATOR WITH CONTROL OF THE DAILY SITES ACTIVITIES IS RESPONSIBLE FOR MAINTAINING RUN-OFF AND RUN ON OF SITE DURING CONSTRUCTION.
3. THE OPERATOR WITH CONTROL OF THE DAILY SITES ACTIVITIES IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL EXPOSED EARTH SURFACES MUST HAVE APPROPRIATE CONTROLS TO PROTECT FROM WIND AND WATER EROSION DURING ALL PHASES OF THE PROJECT.
5. STOCKPILES INACTIVE FOR 14 DAYS ARE REQUIRED TO HAVE TEMPORARY STABILIZATION OR APPROPRIATE COVER TO CONTROL WIND AND WATER EROSION.
6. THE OPERATOR WITH CONTROL OF THE DAILY SITES ACTIVITIES IS REQUIRED TO MAINTAIN ALL SITE BMP'S IN GOOD CONDITION FOR THE DURATION OF THE PROJECT UNTIL A NOTICE OF TERMINATION IS ACCEPTED BY THE EPA.
7. IF SITE EARTH DISTURBANCES EXCEED 5 ACRES AT ANY ONE TIME, TEMPORARY AND/OR PERMANENT STABILIZATION MUST BE COMPLETED WITHIN 7 DAYS WHEN AREA BECOMES INACTIVE OR EARTH DISTURBING ACTIVITIES ARE COMPLETE. SITE EARTH DISTURBANCES OF LESS THAN 5 ACRES, HAVE 14 DAYS TO PROVIDE TEMPORARY OR PERMANENT STABILIZATION WHEN AREA BECOMES INACTIVE OR EARTH DISTURBING ACTIVITIES ARE COMPLETE.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

7-5-23

RONALD R. BOHANNAN P.E. #7868

BUNGALOWS ON CERRILLOS

27794 W I-25 FRONTAGE RD, SANTA FE

EROSION CONTROL NOTES

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DRAWN BY: RMG

DATE: 07/06/2023

2022025-SW

SHEET # SW-2

JOB # 2022025

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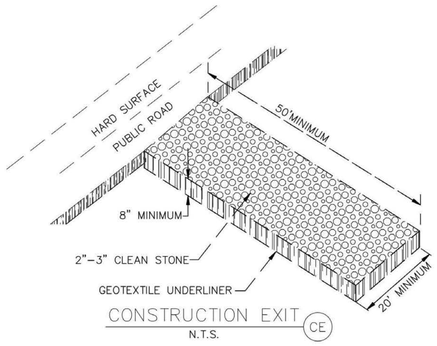
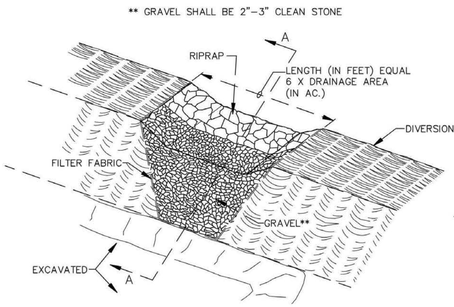
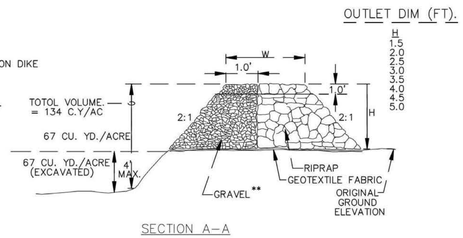


CONSTRUCTION EXIT (CE)
N.T.S.

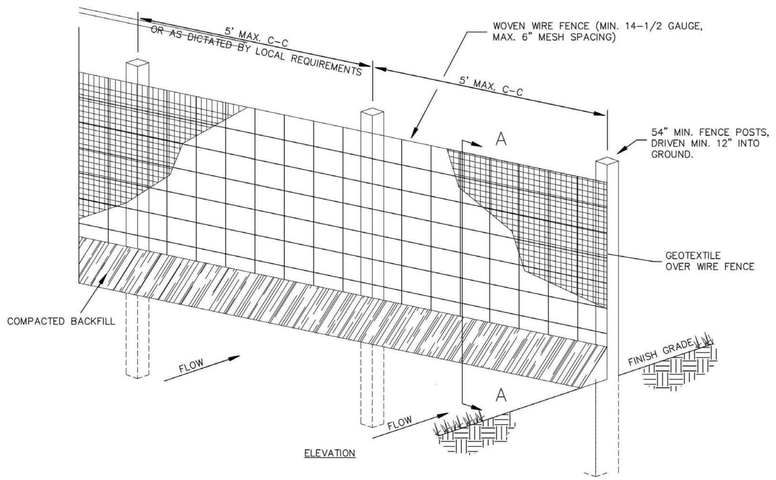




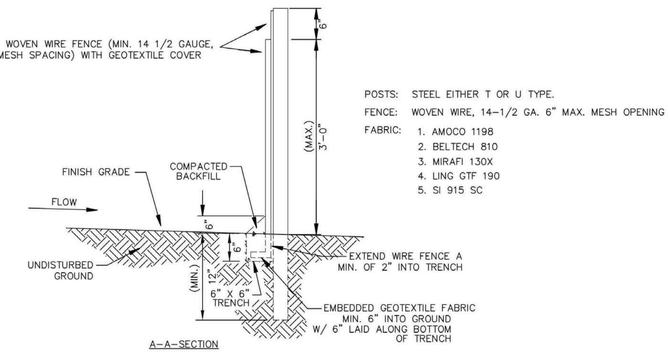
SECTION A–A

OUTLET (PERSPECTIVE)

TEMPORARY SEDIMENT TRAP (ST)
N.T.S.



ELEVATION



A–A–SECTION

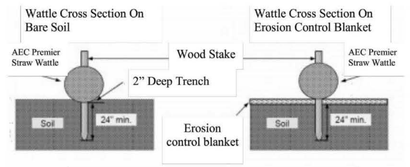
POSTS: STEEL EITHER T OR U TYPE.

FENCE: WOVEN WIRE, 14–1/2 GA. 6" MAX. MESH OPENING

FABRIC:
1. AMOCO 1198
2. BELTECH 810
3. MIRAFI 130X
4. LING GTF 190
5. SI 915 SC

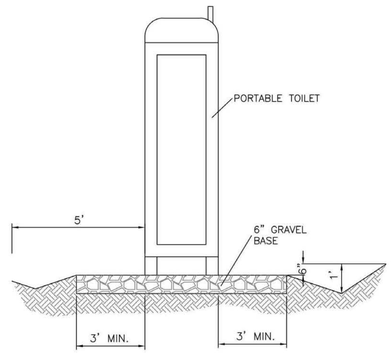
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT (SF)
N.T.S.

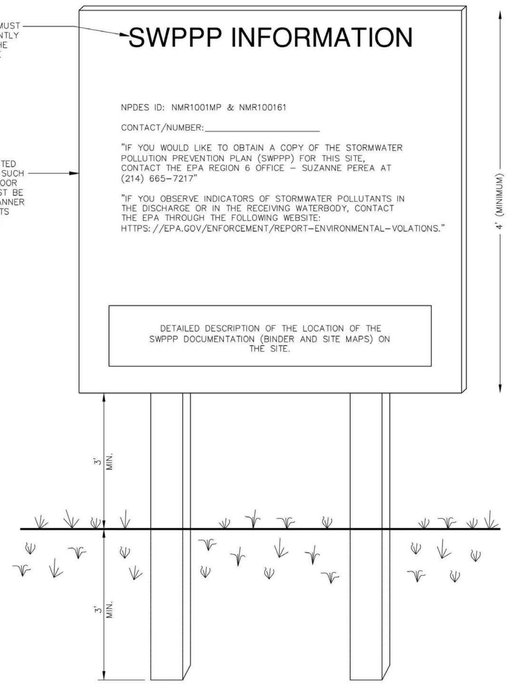


Notes:
1. Ends of wattles shall be turned slightly up slope, against flow
2. Ends shall extend minimum of 6 inches above top of wattle at centerline overflow

WATTLE DETAIL
FOR LINEAR CONSTRUCTION (W)

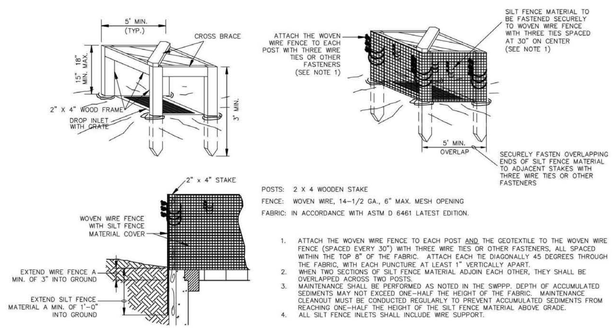


PORTABLE TOILET CONTAINMENT DETAIL



NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE–OF–TERMINATION (NOT) IS FILED FOR THE PERMIT.
3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT–OF–WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN (SS)
N.T.S.



POSTS: 2 X 4 WOODEN STAKE

FENCE: WOVEN WIRE, 14–1/2 GA., 6" MAX. MESH OPENING

FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.

1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE–HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE–HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

SILT FENCE INLET PROTECTION (IP6)
N.T.S.

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EROSION CONTROL DETAILS

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DRAWN BY: RMG

DATE: 07/06/2023

2022025–SW

SHEET #: SW–3

JOB #: 2022025

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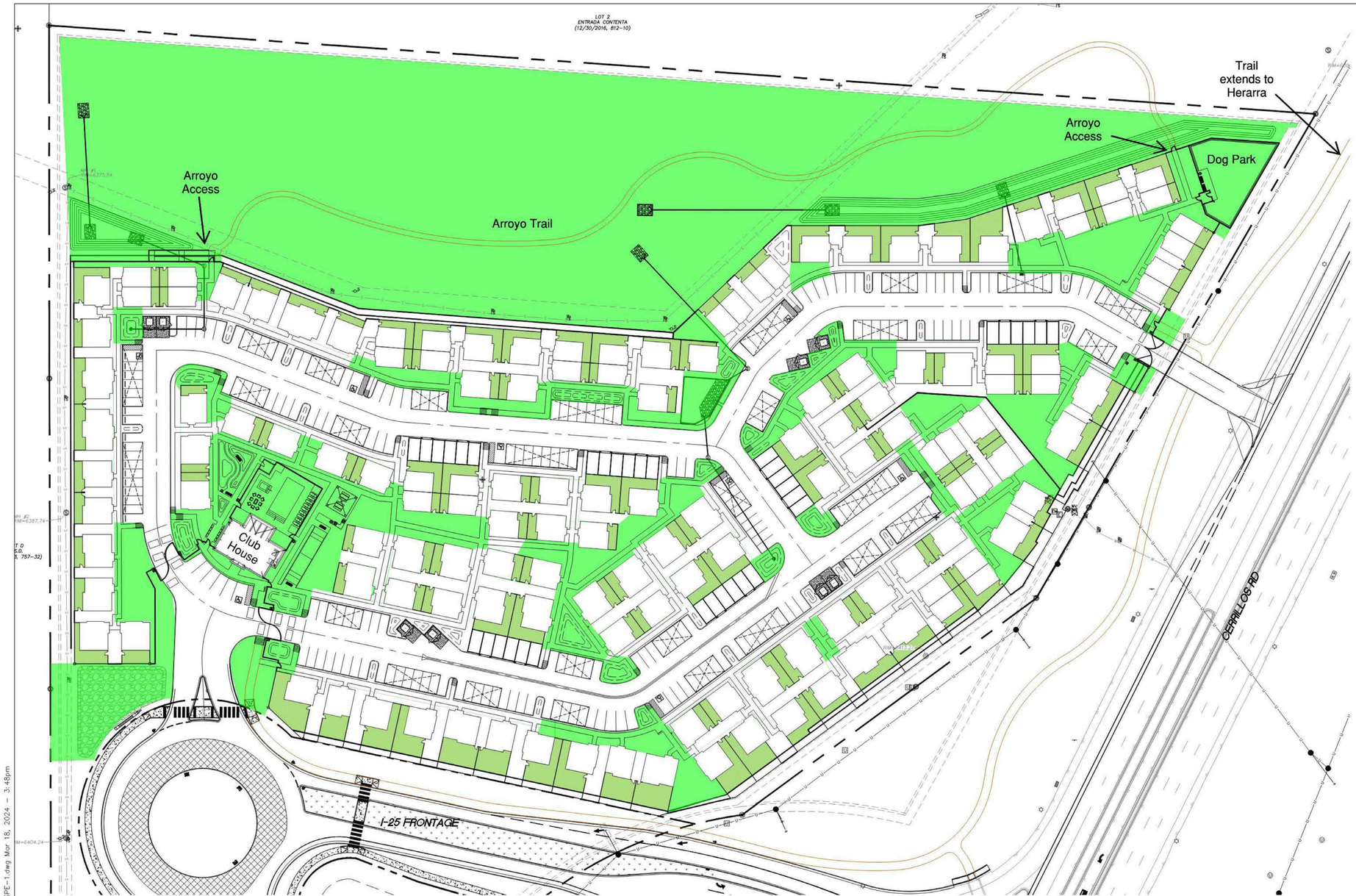

TOTAL OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIREMENT FOR MULTI-FAMILY RESIDENTIAL
=250 SF * # DWELLING UNITS
=250 SF * 141
=32,250 SF

OPEN SPACE PROVIDED
=372,854 SF

COMMON OPEN SPACE REQUIREMENT (50% OF OPEN SPACE PROVIDED)
=50% * OPEN SPACE
=50% * 372,854 SF
=186,427 SF

COMMON OPEN SPACE PROVIDED (GREEN HATCH)
= 273,094 SF

PRIVATE OPEN SPACE PROVIDED (DARK GREEN HATCH)
AVERAGE YARD SIZE = 360 SF
AVG YARD * DWELLING UNITS = 360 SF * 141
= 50,760 SF

LEGEND

COMMON OPEN SPACE

BACKYARD

Common Open Space and Private Yard Exhibit

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 03/18/2024 RONALD R. BOHANNAN P.E. #7868	BUNGALOWS ON CERILLOS SANTA FE, NM **COM OPEN SPACE W/ PRIVATE PATIO YARD SPACE EXHIBIT**	DRAWN BY LN DATE 03/13/2024 2022025_SPE-1 SHEET # **E2** JOB # 2022025

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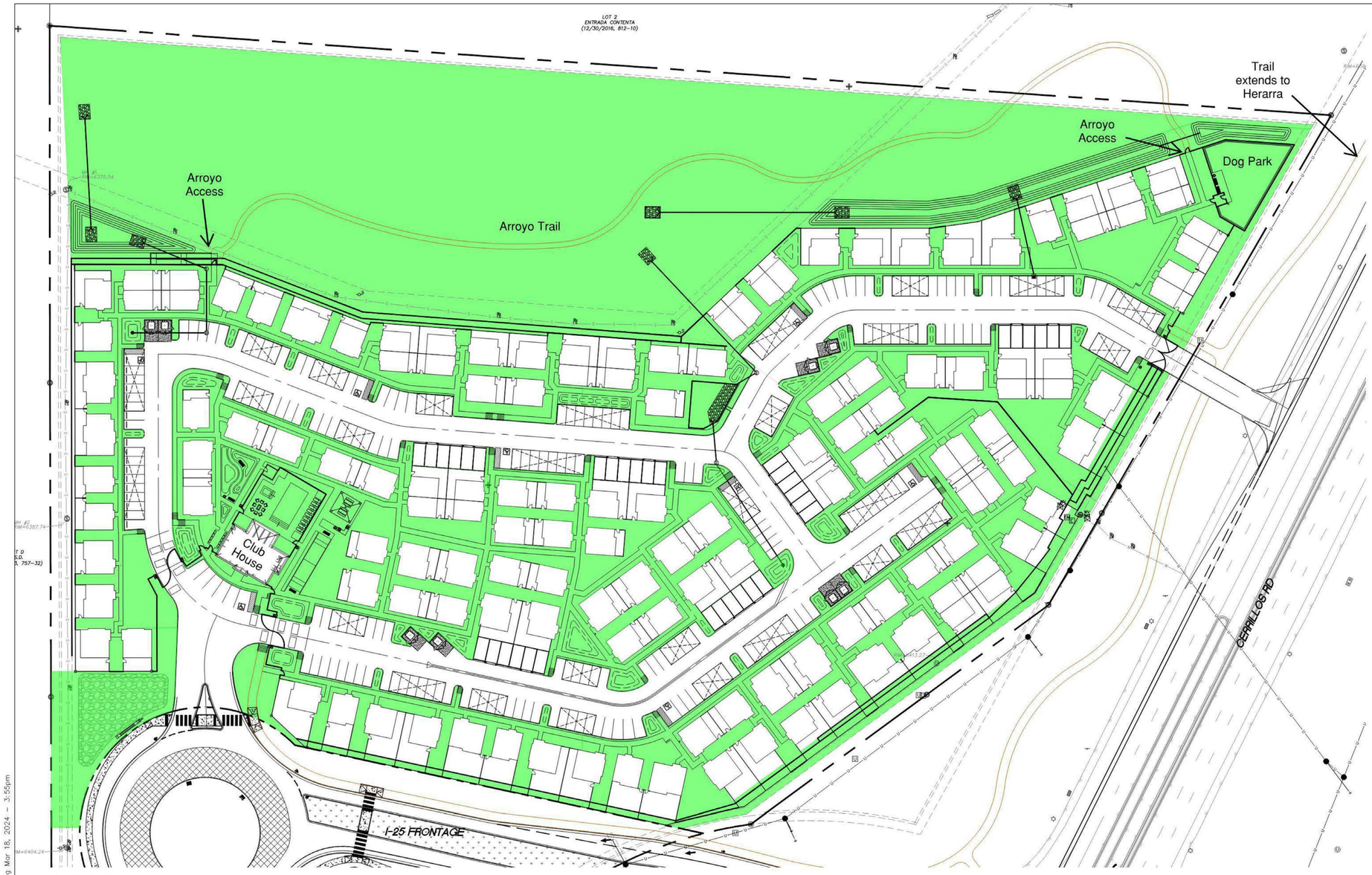

TOTAL OPEN SPACE REQUIREMENTS

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=250 SF * 141
=32,250 SF

OPEN SPACE PROVIDED (GREEN HATCH)
=372,854 SF

Total Open Space Exhibit

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
03/18/2024
RONALD R. BOHANNAN P.E. #7868

BUNGALOWS ON CERILLOS
SANTA FE, NM
TOTAL OPEN SPACE EXHIBIT

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DATE: 03/13/2024
2022025_SPE-1
SHEET #: E1
JOB #: 2022025

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Tree Survey

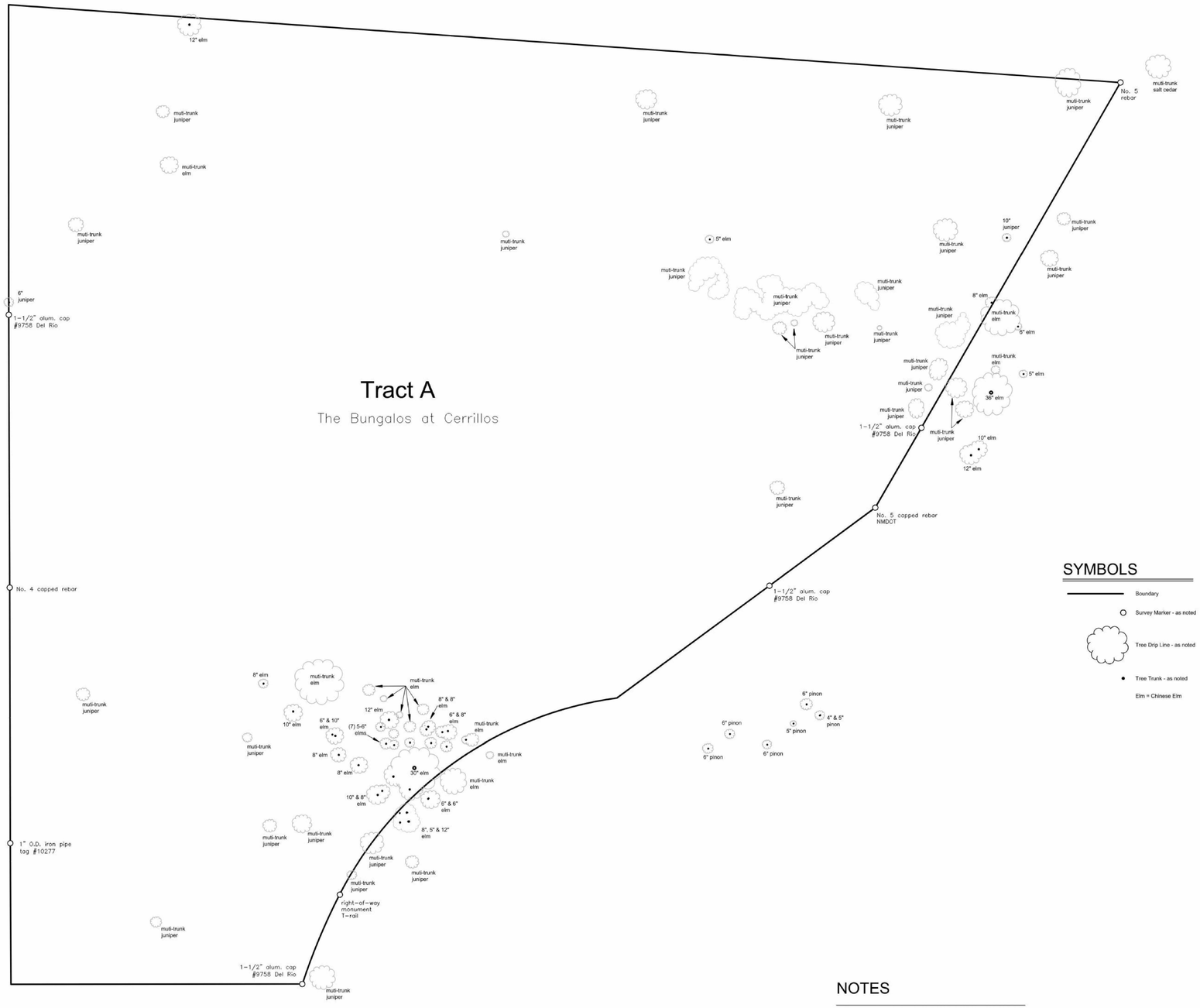
Tract A of The Lands of Beaver Motors
as shown on the plat recorded in the official Santa Fe County records
in Book 685, Page 48
#8201 Cerrillos Road, City and County of Santa Fe, New Mexico
prepared for Cavan Companies
November 2023

Grid North
NM Central
NAD83(2011)

Scale: 1 inch = 60 feet

All distances are grid U.S. Survey Feet
Central Zone of the New Mexico
State Plane Coordinate System of 1983

0' 60' 120' 180'



SYMBOLS

- Boundary
- Survey Marker - as noted
- Tree Drip Line - as noted
- Tree Trunk - as noted
- Elm = Chinese Elm

SURVEYOR'S CERTIFICATE

This map has been produced according to procedures that have been demonstrated to produce data that meets or exceeds the minimum standards for a planimetric map compiled at a scale of 1"=60', prepared from field surveys by me during November 2023, and is true and correct to the best of my knowledge and belief.

Scott McCloy 11 / 17 / 2023

Scott McCloy N.M.P.S. No. 27222 Date

SCOTT MCCLOY NEW MEXICO 27222 PROFESSIONAL SURVEYOR

McCLOY LAND SURVEYING, LLC ■ 150 CENTRAL PARK SQUARE ■ LOS ALAMOS, NEW MEXICO 87544
(505) 321-7404 ■ mccloy.surveying@gmail.com

NOTES

1. Distances are expressed in grid US Survey Feet. (New Mexico State Plane Coordinate System of 1983, Central Zone)
2. Bearings are related to Grid North of the New Mexico State Plane Coordinate System of 1983, Central Zone, 2011 realization.
3. THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.
4. Trees with a trunk diameter smaller than six-inches and/or a height of less than 6-feet were not included in this survey.
5. Drip lines separated by less than 24-inches could be shown as a single tree.



BUNGALOWS ON CERRILLOS

CONCEPTUAL LANDSCAPE PLAN

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N
50' 100' 150'
Scale 1:50'

APRIL 02, 2024
*PRELIMINARY - NOT FOR CONSTRUCTION



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BUNGALOWS ON CERRILLOS

ARROYO PRESERVE TRAIL HEAD ELEVATION

APRIL 02, 2024
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NORTH

1" = 50'

0 50 100 150 200 feet

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REGISTRATION:

JOHN B. COLEMAN
639
04/03/24

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

LANDSCAPE PLAN

DATE: APRIL 3, 2024

REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

OVERALL LANDSCAPE PLAN

L-1.00 SHEET 1 OF 2

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PLANT SCHEDULE - PHASE 1 & 2

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE (INSTALL)	H X W	WATER	COVERAGE
EXISTING TREES						
	27	Existing Tree Remain in Place	Existing			
DECIDUOUS TREES						
	44	Chilopsis linearis Desert Willow	2" + Cal	20` x 20`	Low	(20`) - 350
	23	Prunus cerasifera Purple-leaf Plum	2" + Cal	20` x 20`	Low	(20`) - 350
	34	Pyrus calleryana 'Bradford' Bradford Callery Pear	2" + Cal	30` x 20`	Low	(20`) - 350
	79	Quercus gambelii Gambel Oak	2" + Cal	20` x 25`	Low	(25`) - 500
	27	Syringa reticulata Japanese Tree Lilac	2" + Cal	20` x 15`	Low	(15`) - 200
EVERGREEN TREES						
	20	Juniperus monosperma Oneseed Juniper	2" + Cal	12` x 12`	Low	(12`) - 125
	94	Pinus aristata Bristlecone Pine	2" + Cal	20` x 15`	Low	(15`) - 200
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE MATURE (HXW)	WATER	COVERAGE
DECIDUOUS SHRUBS						
	119	Buddleja x 'Blue Chip' Lo & Behold® Blue Chip Butterfly Bush	5 gal	2` x 2.5`	Low-Medium	(2.5`) - 5
	193	Genista tinctoria Dyer's Broom	5 gal	3` x 3`	Low	(3`) - 9
	123	Syringa meyeri 'Palibin' Dwarf Korean Lilac	5 gal	4` x 6`	Low-Medium	(6`) - 30
DESERT ACCENTS						
	119	Agave neomexicana New Mexico Agave	5 gal	1.5` x 2.5`	Low	(2.5`) - 5
	21	Agave utahensis Utah Agave	5 gal	2` x 3`	Low	(3`) - 9
	47	Hesperaloe parviflora Texas Red Yucca	5 gal	3` x 3`	Low-Medium	(3`) - 9
EVERGREEN SHRUBS						
	136	Buxus microphylla japonica 'Winter Gem' Winter Gem Japanese Boxwood	5 gal	4` x 4`	Low-Medium	(4`) - 15
	377	Juniperus horizontalis 'Blue Chip' Blue Chip Creeping Juniper	5 gal	1` x 6`	Low-Medium	(6`) - 30
	364	Juniperus sabina 'Buffalo' Buffalo Juniper (female only)	5 gal	1` x 8`	Low-Medium	(8`) - 50
FLOWERING PLANTS						
	100	Caryopteris x clandonensis 'Blue Mist' Blue Mist Bluebeard	5 gal	3` x 3`	Low-Medium	(3`) - 9
	110	Hibiscus syriacus Rose of Sharon	5 gal	10` x 8`	Low-Medium	(8`) - 50
	251	Salvia greggii Autumn Sage	1 gal	2` x 2.5`	Low	(2.5`) - 5
	272	Salvia x 'Ultra Violet' Ultra Violet Sage	1 gal	1.5` x 2.5`	Low	(2.5`) - 5
GRASSES						
	245	Nassella tenuissima Mexican Feather Grass	1 gal	2` x 2`	Low	(2`) - 3
	346	Schizachyrium scoparium Little Bluestem	1 gal	2` x 2`	Low	(2`) - 3
MISCELLANEOUS						
	16,644 sf	Cobble Mulch Blend Santa Fe Brown: 4" to 6" Angular	SF			
	133,391 sf	Landscape Gravel with Filter Fabric 1/2" Brown Gravel	SF			
	3,051 sf	Native Seed Mix	SF			
	3,522 sf	Parkblend Sod Pop-Up Irrigation	SF			
	229 sf	Stabilized DG Path 1/4" Minus Stabilized DG	SF			

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PLANTING LEGEND

L-1.01 SHEET 2 OF 2

LANDSCAPE PLANS

FOR

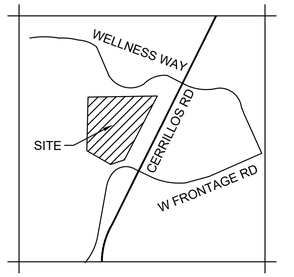
BUNGALOWS

AT CERRILLOS - PHASE 1

SANTA FE, NEW MEXICO

PROJECT TEAM

Discipline	Company Contact Info.
Owner	Acquisitions Management, LLC - Dave Cavan 15300 N. 90th Street, Suite 200 Scottsdale, Arizona 85260 480-627-7000 dcavan@cavancompanies.com
Planner	RVi Planning + Landscape Architecture Mark Reddie, VP 120 S. Ash Avenue Tempe, Arizona 85281 480-994-0994 mreddie@rviplanning.com
Engineer	Tierra West, LLC - Ronald Bohannan, PE 5571 Midway Parkplace NE Albuquerque, NM 87109 505-858-3100 44b@tierrawestllc.com
Landscape Architect	Coleman Design Group, PLLC - John B. Coleman, RLA 111 E. Dunlap Ave, Suite 1-107 Phoenix, Arizona 85020 602-432-5507 boyd@colemandesigngroup.net



VICINITY MAP

N.T.S. NORTH

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Landscape Site Data (Phase 1 & 2):

Total site area (gross)	+/- 836425 SF	19.2 AC
Total site area (net)	+/- 476077 SF	10.8 AC
Total landscape area	153,616 SF	32.3% of total Net
Total Turf Area	3,522 SF	2.3% of total landscape area
Total Decomposed Granite Area* *Does not include back yards.	132,975 SF	86.6% of total landscape area
Total Native Seed Mix Area	3,051 SF	2.0% of total landscape area
Total Cobble Rock Mulch Area	13,839 SF	9.0% of total landscape area
Total Stabilized DG Area	229 SF	0.1% of total landscape area

Number of Trees Required (1 per 500 SF Open Space):	307
Number of Trees Provided:	307
Number of Evergreen Trees Required (Min. 25% Total Trees):	77
Number of Evergreen Trees Provided:	109
Number of Shrubs Required (1 per 250 SF Open Space):	614
Number of Shrubs Provided:	2,828
Number of Evergreen Shrubs Required (Min 25% Total Shrubs):	707
Number of Evergreen Shrubs Provided:	882

GENERAL CONSTRUCTION NOTES:

1. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN. SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
3. IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND HE OR SHE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
4. A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
5. DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
6. LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND/OR REPLACE, AT THEIR OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS DESTROYED DURING CONSTRUCTION. LIKEWISE THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL DAMAGES TO ADJACENT PROPERTIES OR ANY OTHER AREAS OUTSIDE THE CONTRACT LIMITS. THE DAMAGED ITEMS/AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PLANT MATERIAL LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. PRIOR TO THE START OF WORK, ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKE AT 602-263-1100. EXISTING UNDERGROUND SERVICES SHALL NOT BE DISTURBED OR REMOVED WITHOUT APPROVAL OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE, UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
8. CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.
9. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, AND DUE TO GRADE LIMITATIONS ON SITE.
10. REFER TO ENGINEERING PLANS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
11. NO PART OF THE CONTRACT DOCUMENTS ARE INTENDED TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.
12. COORDINATE AND COOPERATE WITH ALL CONTRACTORS OF ATTACHED, ADJOINING AND/OR INTERFACING WORK TO INSURE ORDERLY AND EFFICIENT COMPLETION OF ALL WORK.
13. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (FEDERAL, STATE, LOCAL, AND HEALTH DEPARTMENTS), EXCEPT WHERE REQUIREMENTS OF CONTRACT DOCUMENTS ARE MOST STRINGENT.
14. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED.
15. ANY PLANT MATERIAL THAT MUST BE REMOVED DUE TO CONSTRUCTION MUST BE APPROVED BY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE. NOTIFY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 48 HOURS PRIOR TO REMOVAL AND/OR RELOCATION OF ALL PLANTS.
16. IF ANY EXISTING PLANT MATERIAL THAT IS TO REMAIN IS DAMAGED BY CONTRACTOR, THE CONTRACTOR SHALL REPLACE THE DAMAGED PLANT WITH A NEW ONE OF THE SAME SIZE AND VARIETY AT NO COST TO THE OWNER.
17. DO NOT DISTURB SOIL WITHIN BRANCH SPREAD OF TREES OR SHRUBS TO REMAIN WITHOUT APPROVAL OF THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
18. ANY DISCREPANCIES BETWEEN THE PLANS AND CONDITIONS ON SITE SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
19. CONTRACTOR SHALL PROVIDE OWNER WITH ALL WARRANTY INFORMATION, INSTRUCTION MANUALS AND ANY OTHER PRODUCT INFORMATION FOR ALL NEW EQUIPMENT OR MACHINERY INSTALLED ON THE SITE WITHIN TWO WEEKS AFTER SUBSTANTIAL COMPLETION.
20. NO DESIGN MODIFICATIONS SHALL BE MADE WITHOUT THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR HAULING AND LEGALLY DISPOSING OF MATERIALS DESIGNATED TO BE REMOVED. PROVIDE RECEIPTS FOR DUMPING TO OWNER FOR THEIR FILES.
22. ALL BASE INFORMATION IS FROM OTHER PROJECT TEAM MEMBERS AS LISTED IN THE 'PROJECT TEAM' LIST ON THIS SHEET. A THOROUGH ATTEMPT HAS BEEN MADE TO KEEP UP TO DATE WITH THE MOST CURRENT BASE INFORMATION. HOWEVER, DISCREPANCIES MAY EXIST BETWEEN THESE PLANS AND OTHER TEAM MEMBERS PLANS. IN ALL CASES THE ENGINEERS PLANS SHALL HAVE PRECEDENCE OVER THE LANDSCAPE PLANS FOR FINAL PROJECT CONFIGURATION.
23. ALL SIDEWALKS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING PLANS FOR FINAL LAYOUT, GRADES, FINISHES, DETAILS, AND METHODS OF CONSTRUCTION. RVi UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FORUNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION THAT IS BEYOND OUR CONTROL.
24. SIGHT LINES AND VISIBILITY TRIANGLES ARE SHOWN ON THESE PLANS FOR REFERENCE ONLY. REFER TO ENGINEERING PLANS ORGOVERNING MUNICIPALITY FOR SPECIFIC GUIDELINES. IN CASES WHERE THERE IS MORE THAN ONE GOVERNING BODY, THE MOST RESTRICTIVE GUIDELINE SHALL PREVAIL.
25. ALL WALLS AND VERTICAL SITE FEATURES DESIGNED IN THE INTEREST OF THIS PROJECT ARE SCHEMATIC IN NATURE. POTENTIAL CONSTRUCTION DETAILING AND TECHNIQUES ARE SHOWN FOR DESIGN INTENT CLARIFICATION ONLY. THE CONTRACTOR SHALL HAVE THE ULTIMATE RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTED ELEMENTS ON THIS PROJECT ARE STRUCTURALLY SOUND AND ARE BUILT WITHIN ALL APPLICABLE CITY, STATE, AND FEDERAL GUIDELINES. RVi UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION.
26. SHOP DRAWING REVIEWS WILL BE DONE TO ENSURE THAT PRODUCT DATA, MATERIALS, AND SAMPLES MEET OR EXCEED THE ORIGINAL DESIGN INTENT OF THESE DRAWINGS ONLY. RVi UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS OR INSTALLATION RESULTING FROM THE PRODUCTION OF ANY SHOP DRAWINGS.

GENERAL SCOPE OF WORK:

1. THE SCOPE OF WORK FOR THIS PROJECT INCLUDES COMPLETE LANDSCAPING IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. VERIFY QUESTIONS ON SCOPE OF WORK PRIOR TO SUBMITTING A BID.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS INCLUDING WATER, EQUIPMENT AND INCIDENTALS AS SHOWN, SPECIFIED AND REQUIRED TO PERFORM LANDSCAPING WORK. THE EXTENT OF THE LANDSCAPING WORK IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES. THE TYPES OF LANDSCAPING REQUIRED MAY INCLUDE THE FOLLOWING:
   - A. AESTHETIC FINISH GRADING
   - B. BOULDER PLACEMENT
   - C. INSTALLATION OF TREES, SHRUBS, GROUNDCOVERS, AND ANY OTHER NURSERY STOCK
   - D. INSTALLATION OF TURF AREAS
   - E. DECOMPOSED GRANITE AND PRE-EMERGENT APPLICATIONS (2)
   - F. MULCHES, AND ALL OTHER MATERIAL NECESSARY TO COMPLETE THE PLANTING JOB AS SPECIFIED
   - G. MISCELLANEOUS LANDSCAPE MATERIALS AND IMPROVEMENTS
   - H. FERTILIZERS AND SOIL AMENDMENTS
   - I. MAINTENANCE WORK AS SPECIFIED UNTIL COMPLETION OF THE CONTRACT
   - J. GUARANTEES
3. OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED.
4. COORDINATE AND COOPERATE WITH OTHER CONTRACTORS WORKING ON THE SITE FOR SUCCESSFUL COMPLETION OF THE PROJECT.
5. BEFORE COMMENCING WORK ON THE SITE, BECOME THOROUGHLY ACQUAINTED WITH LAYOUT OF ALL UNDERGROUND UTILITIES AND STRUCTURES OVER THE ENTIRE SITE. ALL REQUISITE REPAIRS TO DAMAGE CAUSED BY WORK OF THIS SECTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. THE IRRIGATION WORK CONSISTS OF INSTALLING A COMPLETE UNDERGROUND SPRINKLER, EMITTER, AND BUBBLER SYSTEM FOR ALL TURF AND LANDSCAPED AREAS AS SHOWN ON THE DRAWINGS AND AS HEREINAFTER SPECIFIED, INCLUDING THE FURNISHING OF ALL LABOR, EQUIPMENT, APPLIANCES, AND MATERIALS INCLUDING WATER AND IN PERFORMING ALL OPERATION IN CONNECTION WITH THE CONSTRUCTION OF THE IRRIGATION SYSTEM. WORK SHALL INCLUDE FURNISHING AND INSTALLING ALL PLASTIC AND COPPER PIPE AND FITTINGS, AUTOMATIC CONTROL VALVES, VALVE ACCESS BOXES, ELECTRIC COMPUTERIZED CENTRAL CONTROLLERS, ELECTRIC WIRE, TELEPHONE ACCESS LINE (IF REQUIRED), ETC., AS REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND AS CALLED FOR IN THESE SPECIFICATIONS OR AS MAY BE REQUIRED FOR PROPER OPERATION OF THE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS OF WATER USED IN CONNECTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
7. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, THE CONSTRUCTION OF THE IRRIGATION SYSTEM SHALL INCLUDE THE FURNISHING, INSTALLING AND TESTING OF ALL MAINS, LATERALS, RISERS, AND FITTINGS, THE FURNISHING AND INSTALLING OF IRRIGATION HEADS, CONTROL VALVES, CONTROLLERS, LOW AND HIGH VOLTAGE ELECTRIC WIRE, TELEPHONE ACCESS LINE TO CENTRAL CONTROL UNIT (IF REQUIRED), POINT OF CONNECTION, CONTROLS, RESTORATION OF EXISTING IMPROVEMENTS, EXCAVATION AND BACKFILL, AND ALL OTHER WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS REQUIRED FOR A COMPLETE SYSTEM.
8. WHENEVER ANY MATERIAL IS SPECIFIED BY NAME AND/OR NUMBER, SUCH SPECIFICATIONS SHALL BE DEEMED TO BE USED FOR THE PURPOSE OF FACILITATING A DESCRIPTION OF THE MATERIALS AND ESTABLISHING QUALITY AND SHALL BE DEEMED AND CONSTRUED TO BE FOLLOWED BY THE WORDS "OR APPROVED EQUAL." NO SUBSTITUTIONS WILL BE PERMITTED WHICH HAVE NOT BEEN SUBMITTED FOR APPROVAL PRIOR TO BIDDING.
9. LANDSCAPE CONTRACTOR SHALL CALL FOR "BLUE STAKE" AS REQUIRED. EXERCISE EXTREME CAUTION IN ALL PLANTING OPERATIONS, AS THERE MAY BE UNDERGROUND ELECTRIC AND TELEPHONE CABLES, SEWER LINES AND WATER LINES THROUGHOUT THE ENTIRE AREA. CONTRACTOR SHALL STUDY AND BE FAMILIAR WITH THE LOCATION OF THESE OBSTRUCTIONS AND UNDERGROUND UTILITIES. PLACE PLANTINGS WHERE SHOWN ON THE PLANS. IF THERE ARE OBSTRUCTIONS OR UNDERGROUND UTILITIES, RELOCATE PLANTS CLEAR OF ANY INTERFERENCE. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY THEM TO OBSTRUCTIONS AND UNDERGROUND UTILITIES AT NO EXPENSE TO THE OWNER.
10. MAINTAIN UNINTERRUPTED WATER SERVICE TO BUILDING DURING NORMAL WORKING HOURS. ARRANGE FOR TEMPORARY WATER SHUT-OFF WITH ARCHITECT/ENGINEER DURING INSTALLATION OF IRRIGATION SYSTEM, IF NECESSARY.
11. ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF SAFETY ORDERS OF DIVISION OF INDUSTRIAL SAFETY; THE UNIFORM BUILDING CODE, M.A.G. SPECIFICATIONS AND OTHER APPLICABLE LAWS OR REGULATIONS, INCLUDING ALL CITY CODES. NOTHING IN THESE SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. SHOULD THE CONSTRUCTION DOCUMENTS, OR INSTRUCTION, BE AT VARIANCE WITH THE AFOREMENTIONED RULES AND REGULATIONS, NOTIFY LANDSCAPE ARCHITECT AND GET INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK AFFECTED. IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF ANY VARIANCE, IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR ASSUMES ANY AND ALL RESPONSIBILITY FOR THE WORK DONE.
12. CLEAN UP SHALL BE MADE DAILY AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE, AND WALKS AND PAVING SHALL BE SWEPT OR WASHED DOWN DAILY. ANY DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITIONS AT CONTRACTOR'S EXPENSE. LEAVE WORK IN CLEAN CONDITION.
13. SUBMIT DETAILED OPERATION AND MAINTENANCE DATA FOR ALL EQUIPMENT AND ACCESSORIES PROVIDED UNDER THESE PLANS INCLUDING ASSEMBLY.

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Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

NO.	DATE	ITEM

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PLANTING WARRANTY & MAINTENANCE NOTES

1. MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT ON A WEEKLY BASIS DURING THE PROGRESS OF WORK, A 90 DAY MAINTENANCE PERIOD, AND UNTIL THE FINAL ACCEPTANCE OF WORK IS RECEIVED IN WRITING.
2. UPON ACCEPTANCE AFTER THE 90 DAY MAINTENANCE PERIOD, THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY ON ALL PLANT MATERIAL AGREEING TO GUARANTEE THE CONTINUED GROWTH OF ACTIVE PLANT MATERIAL FOR THE SPECIFIED GUARANTEE PERIODS. ALL GUARANTEE PERIODS COMMENCE FROM THE TIME OF FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
3. THE CONTRACTOR SHALL WATER AND MAINTAIN ALL LANDSCAPE MATERIAL DURING THE MAINTENANCE PERIOD. THE OWNER WILL WATER AND MAINTAIN THE LANDSCAPE MATERIAL DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL INSPECT THE LANDSCAPE MATERIALS PERIODICALLY DURING THE WARRANTY PERIOD AND SHALL NOTIFY THE OWNER IN WRITING, IF, IN THE CONTRACTOR'S OPINION, THE LANDSCAPE MATERIALS ARE NOT RECEIVING PROPER CARE.
4. ALL TREES, PALMS, CACTI, ACCENTS, AND TURF SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR AND ALL SHRUBS, GROUNDCOVERS, AND OTHER NON SPECIFIED PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE. THE GUARANTEE SHALL BE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
5. ANY PLANT MATERIALS WHICH ARE NOT APPROVED PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 15 OF THE FOLLOWING CALENDAR YEAR.
6. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.
7. REFER TO BOOK SPECIFICATIONS, IF INCLUDED IN THIS DOCUMENT SET, FOR ADDITIONAL INFORMATION ON THE SPECIFICS OF THE ANTICIPATED WARRANTY.
8. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER TYPEWRITTEN MAINTENANCE GUIDELINES AT FINAL WALK-THRU AND PRIOR TO FINAL ACCEPTANCE OF WORK.
9. IF TURF IS USED ON THIS PROJECT THE LANDSCAPE CONTRACTOR SHALL REAPPLY SEED OR SOD IN ALL AREAS WHICH HAVE DEVELOPED BARE SPOTS HALFWAY THROUGH THE MAINTENANCE PERIOD. AREAS WHICH CANNOT BE RESEEDED FOR SUMMER GROWTH DUE TO CONTRACTOR'S INABILITY TO RESEED DURING PROPER GROWING SEASON SHALL BE OVERSEEDED OR SODDED WITH GRASS APPROPRIATE FOR THE CURRENT SEASON, CARED FOR THROUGHOUT THE OFF SEASON, AND PROPERLY SEEDED AT THE NEXT APPROPRIATE GROWING SEASON. THESE ARRANGEMENTS MUST BE MADE WITH THE OWNER PRIOR TO CONDITIONAL ACCEPTANCE OF THE WORK AND MAY REQUIRE A MONETARY HOLD-BACK.
10. COST FOR REPLACEMENTS DURING THE WARRANTY PERIOD IS ASSUMED PART OF THE BID QUOTATIONS AND THEREFORE WILL NOT RESULT IN ANY ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.

EXISTING LANDSCAPE NOTES

1. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH OWNER AND/OR THE GENERAL CONTRACTOR TO REVIEW THE PROJECT. THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.
2. ALL DEMOLITION AREAS SHALL BE FLAGGED FOR APPROVAL PRIOR TO DEMOLITION.
3. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED. SHOULD ANY CONFLICTS ARISE BETWEEN THE EXISTING PLANT MATERIAL ON-SITE AND PROPOSED IMPROVEMENTS SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

SEEDING SPECIFICATIONS (SEE TABLE BELOW RIGHT FOR SEED QUANTITIES)

1013.1 GENERAL

1013.1.1 SCOPE

FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR PREPARATION OF SEEDBED, FURNISHING AND INSTALLATION OF SEED, EROSION CONTROL MEASURES, SOIL AMENDMENTS, AND RELATED WORK SPECIFIED HEREIN AND AS INDICATED ON PLANS OR AS AUTHORIZED BY THE LANDSCAPE ARCHITECT OR ENGINEER. THIS SPECIFICATION SHALL APPLY TO LARGE PONDING AREAS ON SITES WHERE A LANDSCAPE PLAN FOR BUILDING PERMIT IS NOT REQUIRED, AND ALL PONDS THAT ARE GREATER THAN OR EQUAL TO 2 ACRES IN SIZE. SMALLER WATER QUALITY PONDS SHALL INCORPORATE LOW IMPACT DEVELOPMENT STRATEGIES AS DESCRIBED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM). TREATMENTS DESCRIBED IN THIS SPECIFICATION MAY APPLY AS BEST MANAGEMENT PRACTICES WHERE DEEMED PRACTICABLE BY THE LANDSCAPE ARCHITECT OR ENGINEER.

1013.1.2 APPLICABLE STANDARDS & REFERENCES:

1013.1.2.1 DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT INCLUDING CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION. GENERAL CONDITIONS AND ANY SUPPLEMENTAL SPECIAL PROVISIONS, APPLY TO THIS SECTION.

1013.1.2.2 ALL SEED SHALL BE CERTIFIED BY STATE OF ORIGIN. THE CERTIFICATION AUTHORITY FOR THE STATE OF NEW MEXICO IS THE NEW MEXICO CROP IMPROVEMENT ASSOCIATION.

1013.1.2.3 RECLAMATION EFFORTS ARE CONTROLLED BY THE REQUIREMENTS STIPULATED IN THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT FOR REGION VI OF THE ENVIRONMENTAL PROTECTION AGENCY.

1013.1.3 PERFORMANCE REQUIREMENTS

1013.1.3.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND CARING FOR SEEDED AREAS UNTIL FINAL ACCEPTANCE OF THE WORK AND SHALL REPAIR AT CONTRACTOR EXPENSE ANY DAMAGE TO SEEDED AREAS CAUSED BY PEDESTRIAN, VEHICULAR TRAFFIC, VANDALISM OR OTHER CAUSE.
1013.1.4 SUBMITTALS

1013.1.4.1 THIS PUBLICATION - SECTION 1502 - SUBMITTALS

1013.1.4.2 CERTIFICATION OF SEED: FROM SEED VENDOR FOR EACH MIXTURE, STATING THE BOTANICAL AND COMMON NAME, PERCENTAGE BY WEIGHT OF EACH SPECIES AND VARIETY, AND PERCENTAGE OF PURITY, GERMINATION, AND WEED SEED. INCLUDE THE YEAR OF PRODUCTION AND DATE OF PACKAGING. INCLUDE STATE, ORIGIN AND NAME AND TELEPHONE NUMBER OF SUPPLIER.

1013.1.4.3 PRODUCT CERTIFICATES: FOR ORGANIC AMENDMENTS
FROM MANUFACTURER.

1013.1.4.5 SOURCES OF SUPPLY, COLOR, AND SIZE FOR AGGREGATE MULCH.

1013.4.6 SOURCE OF SUPPLY AND PRODUCT INFORMATION FOR WOOD MULCH.

1013.1.5 DELIVERY, STORAGE & HANDLING

1013.1.5.1 SEED AND OTHER PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF COMPLIANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.

1013.1.5.2 BULK MATERIALS:
A. DO NOT DUMP OR STORE BULK MATERIALS NEAR FUEL CONTAINERS, HERBICIDES, STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
B. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS; DISCHARGE OF SOIL-BEARING WATER RUNOFF; AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
C. ACCOMPANY EACH DELIVERY OF BULK MATERIALS WITH APPROPRIATE CERTIFICATES.

1013.2 PRODUCTS

1013.2.1 SEED

1013.2.1.1 SEED: THE SEED SPECIES AND RATE OF APPLICATION SHALL BE AS SHOWN BELOW AND SHALL BE USED BASED ON THE TYPE OF SOIL OR AS SPECIFIED ON THE PLANS OR IN THE SUPPLEMENTAL TECHNICAL SPECIFICATIONS.

1013.2.1.2 SEED SHALL BE FRESH, RE-CLEANED SEED OF THE LATEST CROP, MIXED IN THE PROPORTIONS BY WEIGHT, AND BE PURE LIVE SEED AS DENOTED WITHIN THESE SPECIFICATIONS OR AS PER THE PLANS.

1013.2.1.3 SEED SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS WHICH SHALL BEAR THE VENDOR'S GUARANTEE OF ANALYSIS. LABELING OF SEED SHALL BE IN ACCORDANCE WITH FEDERAL SEED LAWS AND THE NEW MEXICO DEPARTMENT OF AGRICULTURE LABELING LAWS. FEDERAL SEED LAWS REQUIRE THAT
ANALYSIS SHALL BE NO OLDER THAN FIVE MONTHS FOR SEED SHIPPED INTERSTATE AND NO OLDER THAN NINE MONTHS FOR SEED SHIPPED INTRA-STATE. SEEDS MAY BE PRE-MIXED BY A SEED DEALER. DOCUMENTATION MUST BE PROVIDED, THE SAME AS IF THE SEEDS WERE SOLD OR BAGGED SEPARATELY. THE LANDSCAPE
ARCHITECT OR ENGINEER SHALL RECEIVE ALL LABELS FROM ALL BAGS OF SEED USED FOR VERIFICATION. FOR EACH SPECIES INCLUDED IN THE MIX THE FOLLOWING INFORMATION WILL BE FOUND ON EACH BAG TAG:
A. VARIETY - SPECIFY IF CERTIFIED.
B. KIND OF SEED
C. LOT NUMBER
D. PURITY
E. GERMINATION
F. % OF CROP SEED, % INERT, % NOXIOUS WEED
G. ORIGIN
H. TEST DATE
I. POUNDS OF THIS SPECIES OR PERCENTAGE OF TOTAL LOT.

1013.2.1.4 SEED MIXTURE AND RATE: SEED SPECIES MIXTURES AND APPLICATION RATES SHALL BE AS FOLLOWS AND SHALL BE USED BASED ON THE SOIL TYPE UNLESS OTHERWISE SPECIFIED IN THE PLANS OR SUPPLEMENTAL TECHNICAL SPECIFICATIONS. (SEE TABLE TO RIGHT)

PLANTING GENERAL NOTES

1. VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY, THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES LISTED WITHIN THE LANDSCAPE MATERIAL SCHEDULE. THE CONTRACTOR SHALL FURNISH ALL PLANT MATERIAL NECESSARY TO COMPLETE THE PLANTINGS AS SHOWN ON THE PLANS.
2. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.
3. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY PLANT MATERIAL SUBSTITUTIONS.
4. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR, AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS.
5. ALL PLANT MATERIAL MAY BE INSPECTED PRIOR TO ACCEPTANCE. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE, EVEN AFTER DELIVERY TO SITE.
6. PLANT TREES AND SHRUBS PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS, STRUCTURES, AND VIEWS. IF ANY SOIL NUTRIENT DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL.
7. PLANTING METHODS, SOIL AMENDMENT QUANTITIES (IF ANY), AND PREPARATION METHODS SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS AND DETAILS.
8. ALL PLANTING AREAS SHALL RECEIVE WEED CONTROL/PRE-EMERGENT PER THE GUIDELINES SET FORTH WITHIN THE SPECIFICATIONS AND DETAILS. REAPPLY AS NECESSARY TO COMPLETELY KILL NOXIOUS MATERIAL. REMOVE ALL DEAD AND/OR DYING DEBRIS PRIOR TO FINAL ACCEPTANCE.
9. ALL TREES LOCATED WITHIN SIGHT DISTANCE AREAS MUST BE TRIMMED TO 6'-0" CLEARANCE ABOVE FINISHED GRADE.
10. UNLESS OTHERWISE NOTED ON PLANS, ROCK/BARK MULCH SHALL EXTEND UNDER ALL PLANTINGS AND BE RAKED UNIFORMLY ALONG CONCRETE FLATWORK, CURBS AND ETC.
11. THE FINISH GRADE OF LANDSCAPE AREAS RECEIVING ROCK/BARK MULCH MUST BE GRADED 2-1/2" BELOW CONCRETE OR OTHER ADJACENT PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH. FINISH GRADE OF LANDSCAPE AREAS RECEIVING TURF MUST BE GRADED 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES PRIOR TO INSTALLATION OF TURF.
12. BOULDERS, IF USED, TO BE SURFACE SELECT GRANITE WITH A MINIMUM OF SHARP EDGES AND/OR CRACKING. ANY EXPOSED SURFACE SCARRING THAT MAY HAVE OCCURRED DURING TRANSPORTING OR CONSTRUCTION IS TO BE EONITED WITH NO ADDITIONAL COST TO THE OWNER.
13. STAKE ALL NURSERY GROWN TREE STOCK A MINIMUM OF 12" OUT FROM EDGE OF PLANTING WELL. THE EDGE OF ALL TREE PLANTING WELLS SHALL BE A MINIMUM OF 2 FEET AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 12 FEET AWAY FROM ALL BUILDING FOUNDATIONS. THE EDGE OF ALL SHRUB PLANTING WELLS SHALL BE A MINIMUM OF 18" AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 3 FEET AWAY FROM ALL BUILDING FOUNDATIONS.
14. LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. CONTRACTOR SHALL PROVIDE OWNER WITH PROOF OF PRE-EMERGENT APPLICATION NO MORE THAN 7 DAYS AFTER EACH APPLICATION WITHOUT EXCEPTION.
15. ALL TREES WITHIN TURF AREAS SHALL BE INSTALLED WITH TEMPORARY PVC ARBOR GUARDS.
16. ALL TURF AREAS SHALL BE GRADED SMOOTH AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING SOD OR SEED. ALL AREAS TO RECEIVE TURF SHALL BE COMPLETELY FREE OF ANY RUTS, TRENCH SETTLING, OR ANY MATERIAL OVER 1/2" IN DIAMETER PRIOR TO SOD OR SEED INSTALLATION.
17. LANDSCAPE CONTRACTOR IS REQUIRED TO OBTAIN ANY REQUIRED PERMITS FOR ALL ON-SITE AND OFF-SITE IMPROVEMENTS OUTLINED WITHIN THIS SET OF PLANS AND/OR ANY OTHER ADDITIONAL WORK THEY MAY PERFORM IN THE INTEREST OF THIS PROJECT.
18. ROCK/BARK MULCH SHALL BE AS SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL RECEIVE A UNIFORM APPLICATION OF THE SPECIFIED MATERIAL. CONTRACTOR SHALL SUBMIT A SAMPLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO SCHEDULING MASS DELIVERY. OWNER MAY REQUEST THAT AN INITIAL LOAD OF MATERIAL BE DELIVERED TO THE SITE AND BE SPREAD BY THE LANDSCAPE CONTRACTOR FOR THE OWNER'S APPROVAL PRIOR TO MATERIAL APPLICATION ON THE REMAINDER OF THE SITE.
19. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE WITH THE OWNER THE FINAL LAYOUT OF ALL HARDSCAPE ITEMS FOR THIS PROJECT. OWNER MAY REQUEST ALL HARDSCAPE ITEMS (HEADERS, SIDEWALKS, FLATWORK, ETC.) BE STAKED AND/OR CHALKED OUT FOR THEIR APPROVAL PRIOR TO INITIAL POUR.
20. LANDSCAPE CONTRACTOR SHALL PRUNE ALL TREES AFTER INSTALLATION SO THAT NO BRANCH IS TOUCHING FINAL GRADE AND TRIM CANOPIES/BRANCHING TO A CLEAN AND NEAT APPEARANCE. ALL DEAD AND/OR DYING MATERIAL SHALL BE PRUNED FROM THE TREE PRIOR TO FINAL ACCEPTANCE.
21. WATER TEST ALL TREE PLANTING WELLS PRIOR TO PLANTING. IF TREE WELLS DO NOT PROPERLY DRAIN, REFER TO THE HARDPAN PLANTING DETAIL FOR ADDITIONAL INFORMATION.
22. REFER TO GENERAL CONSTRUCTION NOTES ON THE COVER SHEET FOR ADDITIONAL INFORMATION THAT RELATES TO THE SCOPE OF WORK IN THIS SECTION. ALSO REFER TO ANY WRITTEN SPECIFICATION, SHOULD THEY ACCOMPANY THESE DRAWINGS, FOR ADDITIONAL REQUIREMENTS NOT COVERED WITHIN THESE PLANS.

Sandy Soils: (Mainly Westside Areas) Seed rate is given in pounds of pure live seed (PLS) per acre. Mix shall include at least four of the wildflower species listed below at a total application rate of at least 2.0# PLS/AC.

SEED MIX FOR SANDY SOILS	#PLS/AC	NOTES
Hilaria jamesii 'Viva' Galleta	7.0	
Oryzopsis hymenoides 'Paloma' Indian Rice Grass	5.0	
Bouteloua gracilis 'Hachita' Blue Grama	2.0	
Bouteloua curtipendula 'Vaughn' Sideoats Grama	1.0	
Agropyron smithii 'Arriba' Western Wheat	1.0	
Sporobolus cryptandrus Sand Dropseed	1.0	
Sporobolus airoides 'Salado' Alkali Sacaton	1.0	
Artemisia frigida Fringed sagebush	.25	Low Shrub
Sphaeralcea ambigua Desert Globemallow	.25	Perennial wildflower
Sphaeralcea parvifolia Nelson Globemallow	.25	Perennial wildflower
Helianthus annuus	.5	Annual wildflower
Oenothera pallida White Evening Primrose	.25	Perennial wildflower
Baileya multiradiata Desert Marigold	.25	Biennial wildflower
Abronia fragrans or Abronia villosa Sand Verbena	.25	Perennial wildflower
Dalea purpurea var purpurea Purple Prairie Clover	.25	Perennial wildflower
Machaeranthera canescens Hoary transeyaster	.25	Perennial wildflower
Berlandiera lyrata Chocolate Flower	.25	Perennial wildflower
Ratibida columnifera forma pulcherrima Mexican Hat	.25	Perennial wildflower

PLANT SCHEDULE - PHASE 1 & 2

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE (INSTALL)	H X W	WATER	COVERAGE
EXISTING TREES						
	8	Existing Tree Remain in Place	Existing			
DECIDUOUS TREES						
	44	Chilopsis linearis Desert Willow	2" + Cal	20` x 20`	Low	(20`) - 350
	23	Prunus cerasifera Purple-leaf Plum	2" + Cal	20` x 20`	Low	(20`) - 350
	34	Pyrus calleryana 'Bradford' Bradford Callery Pear	2" + Cal	30` x 20`	Low	(20`) - 350
	70	Quercus gambelii Gambel Oak	2" + Cal	20` x 25`	Low	(25`) - 500
	27	Syringa reticulata Japanese Tree Lilac	2" + Cal	20` x 15`	Low	(15`) - 200
EVERGREEN TREES						
	20	Juniperus monosperma Oneseed Juniper	2" + Cal	12` x 12`	Low	(12`) - 125
	89	Pinus aristata Bristlecone Pine	2" + Cal	20` x 15`	Low	(15`) - 200
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE MATURE (HXW)	WATER	COVERAGE
DECIDUOUS SHRUBS						
	116	Buddleja x 'Blue Chip' Lo & Behold® Blue Chip Butterfly Bush	5 gal	2` x 2.5`	Low-Medium	(2.5`) - 5
	193	Genista tinctoria Dyer's Broom	5 gal	3` x 3`	Low	(3`) - 9
	123	Syringa meyeri 'Palibin' Dwarf Korean Lilac	5 gal	4` x 6`	Low-Medium	(6`) - 30
DESERT ACCENTS						
	119	Agave neomexicana New Mexico Agave	5 gal	1.5` x 2.5`	Low	(2.5`) - 5
	21	Agave utahensis Utah Agave	5 gal	2` x 3`	Low	(3`) - 9
	47	Hesperaloe parviflora Texas Red Yucca	5 gal	3` x 3`	Low-Medium	(3`) - 9
EVERGREEN SHRUBS						
	136	Buxus microphylla japonica 'Winter Gem' Winter Gem Japanese Boxwood	5 gal	4` x 4`	Low-Medium	(4`) - 15
	377	Juniperus horizontalis 'Blue Chip' Blue Chip Creeping Juniper	5 gal	1` x 6`	Low-Medium	(6`) - 30
	369	Juniperus sabina 'Buffalo' Buffalo Juniper (female only)	5 gal	1` x 8`	Low-Medium	(8`) - 50
FLOWERING PLANTS						
	100	Caryopteris x clandonensis 'Blue Mist' Blue Mist Bluebeard	5 gal	3` x 3`	Low-Medium	(3`) - 9
	108	Hibiscus syriacus Rose of Sharon	5 gal	10` x 8`	Low-Medium	(8`) - 50
	251	Salvia greggii Autumn Sage	1 gal	2` x 2.5`	Low	(2.5`) - 5
	272	Salvia x 'Ultra Violet' Ultra Violet Sage	1 gal	1.5` x 2.5`	Low	(2.5`) - 5
GRASSES						
	245	Nassella tenuissima Mexican Feather Grass	1 gal	2` x 2`	Low	(2`) - 3
	346	Schizachyrium scoparium Little Bluestem	1 gal	2` x 2`	Low	(2`) - 3
MISCELLANEOUS						
	13,839 sf	Cobble Mulch Blend Santa Fe Brown: 4" to 6" Angular	SF			
	132,975 sf	Landscape Gravel with Filter Fabric 1/2" Brown Gravel	SF			
	3,051 sf	Native Seed Mix	SF			
	3,522 sf	Parkblend Sod Pop-Up Irrigation	SF			
	229 sf	Stabilized DG Path 1/4" Minus Stabilized DG	SF			

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REGISTRATION:
JOHN B. COLEMAN 639
12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS
SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
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PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS
DATE: DECEMBER 04, 2023

REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

PLANTING NOTES

L-0.01 SHEET 02 OF 44

IRRIGATION NOTES

1. IRRIGATION CONTRACTOR GUARANTEES 100% COVERAGE IN LANDSCAPE AREAS.

2. IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS WITHIN PROPERTY BOUNDARIES OF THE PROJECT - LINES AND EQUIPMENT ARE SCHEMATIC AND ARE SOMETIMES SHOWN IN ROADWAYS, SIDEWALKS, OR OUTSIDE PROPERTY LINES. THIS IS DONE FOR CLARITY PURPOSES ONLY.

3. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:

   A. IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR GRAPHIC CLARITY ONLY. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, UTILITIES, PLANTING MATERIALS AND ARCHITECTURAL FEATURES. INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
   B. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT PERMITTED.

4. IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A STATIC WATER PRESSURE OF 60 PSI. THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 45 PSI AND A MAXIMUM FLOW DEMAND OF 24 GPM WITH A BOOSTER PUMP PROVIDING A BOOST PRESSURE OF 20 PSI FOR A TOTAL PRESSURE RATING OF 80 PSI. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

5. MATERIAL USED SHALL BE INSTALLED AS DETAILED. IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT SHALL APPROVE ANY DEVIATION FROM DRAWINGS OR MATERIALS USED.

6. THE OWNER'S REPRESENTATIVE MAY, AT ANY TIME, TAKE AND ANALYZE SAMPLES OF MATERIALS AND EQUIPMENT FOR CONFORMITY TO SPECIFICATIONS. THE CONTRACTOR SHALL MAKE SUCH SAMPLES AVAILABLE UPON REQUEST. REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED AT THE CONTRACTOR'S EXPENSE.

7. INSTALL BACKFLOW PREVENTION UNIT(BPU)(S) PIPING BETWEEN THE POINT OF CONNECTION AND THE BPU PER LOCAL CODES. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE THE FINAL LOCATION OF THE BPU. BACKFLOW PREVENTOR SHALL BE SCREENED FROM VIEW.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO CONTROLLER LOCATIONS. ELECTRICAL WORK TO BE PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODE.

9. 24 VOLT WIRE SHALL BE 600V, UF, UL APPROVED, #14 GAUGE, SINGLE STRAND, PLASTIC INSULATED, COPPER WIRE. COMMON WIRE IS TO BE WHITE, CONTROL WIRE IS TO BE RED (USE NO BLACK WIRE). TAPE AND BUNDLE WIRE EVERY TEN (10) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED AT ALL DIRECTION CHANGES GREATER THAN 30 DEGREES & BE UNTIED PRIOR TO TRENCH FILL IN. LAY BESIDE MAINLINE. SPLICE IN VALVE BOXES ONLY, USING MANUFACTURED EPOXY OR RESIN FILLED WIRE CONNECTORS. PROVIDE 34" SLACK AT EACH ELBOW IN MAIN LINE AND AT EACH REMOTE CONTROL VALVE. IF SYSTEM IS NOT A TWO-WIRE CONTROL SYSTEM, PULL ONE ADDITIONAL SPARE WIRE TO THE MOST DISTANT VALVE LOCATION FOR POTENTIAL FUTURE USE. COLOR OF EXTRA WIRE SHALL BE YELLOW. IF IRRIGATION SPECIFICATIONS DIFFER FROM THIS PARAGRAPH, FOLLOW THE IRRIGATION SPECIFICATIONS.

10. LEVEL OF PEA GRAVEL IN IRRIGATION BOXES SHALL BE A MINIMUM OF 4" BELOW THE BOTTOM OF THE VALVE SO THAT THE VALVE IS COMPLETELY VISIBLE. PEA GRAVEL IN VALVE BOX TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS. REFERENCE IRRIGATION DETAILS.

11. LOCATE PRESSURE REGULATOR AND 'Y' STRAINER IN A VALVE BOX AS REQUIRED. REMOTE CONTROL VALVE TO BE LOCATED IN A SEPARATE (ADJACENT) VALVE BOX, OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES.

12. DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 6" ROUND ECONOMY BOXES AND PLACED AT THE END OF LATERALS RUNS.

13. THE CONTRACTOR SHALL PROVIDE CHECK VALVES AND AIR VACUUM RELIEF VALVES AS REQUIRED, OR AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, TO EACH CIRCUIT THROUGHOUT THE IRRIGATION SYSTEM LOCATED WITHIN SLOPED AREAS TO PREVENT LOW IRRIGATION HEAD DRAINAGE.

14. PIPE SIZES SHALL CONFORM TO THE PIPE SIZING SCHEDULE ON DETAIL SHEET. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED BY THE LANDSCAPE ARCHITECT.

15. PIPE SHALL BE BEDDED ON ALL SIDES WITH FOUR INCHES OF ROCK FREE (3/8" MINUS) MATERIAL. IMPORT SAND IF NECESSARY. BACKFILL IN TWO OR MORE COMPACTED LIFTS. SETTLING OF TRENCHES BY MORE THAN AN INCH SHALL BE BROUGHT TO FINISH GRADE AT THE CONTRACTOR'S EXPENSE.

16. IRRIGATION LINES ON SLOPES OR WITHIN RETENTION BASINS SHALL BE RUN PARALLEL WITH GRADE AND ARE TO MAINTAIN THE HIGHEST ELEVATIONS POSSIBLE.

17. MULTI-OUTLET EMITTERS SHALL SERVICE ALL TREES AND SHRUBS <5' O.C. AND SINGLE POINT-SOURCE EMITTERS SHALL SERVICE ALL SHRUBS AND/OR GROUNDCOVERS >5' O.C.

18. PLANTS THAT REQUIRE MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND PERIMETER OF PLANTING WELL. EMISSION POINTS AT ROOTBALLS SHALL BE LOCATED ON THE UPHILL SIDE, MIDWAY BETWEEN THE CENTER OF THE PLANT AND THE EDGE OF THE ROOTBALL.

19. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LANDSCAPE SLEEVING REQUIRED TO COMPLETE THE PROJECT, WHETHER SHOWN OR NOT. COORDINATE INSTALLATION WITH THE GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.

20. IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC AND ALL SLEEVES SHALL CONFORM TO THE IRRIGATION SCHEDULE. ALL SLEEVING INSTALLED UNDER NEW STREETS SHALL BE DONE WITH SCHEDULE 80 PVC SLEEVING CONDUIT. INSTALL ONE 2" SLEEVE AT ALL MAINLINE SLEEVE LOCATIONS FOR ELECTRICAL WIRE. SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE BEING SLEEVED AND EXTEND AT LEAST 24" BEYOND CONCRETE OR ANY OTHER STRUCTURES. MARK SLEEVE ENDS AT GRADE UPON INSTALLATION FOR VERIFICATION OF LOCATION AND DEPTH. ALLOW AT LEAST 4" - 6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. SLEEVES TO BE 24" BELOW GRADE AND/OR PER OWNER'S SPECIFICATIONS. SLEEVES UNDER PARKING LOTS, STREETS, STAGING AREAS, AND PATIOS TO BE INSTALLED BY PAVING CONTRACTOR PRIOR TO PAVING. SEE IRRIGATION SPECIFICATIONS FOR PIPE AND FITTING MATERIAL TYPE.

21. NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO THE FOLLOWING REQUIRED STAGES OF OBSERVATION FOR:
   MAINLINE: INSTALLATION, DEPTH, VALVES, WIRE, LINE PRESSURE TEST
   EMITTER LATERALS: INSTALLATION, DEPTH, VALVES, EMITTERS, OUTLET TUBING, AT LINE PRESSURE
   CONTROLLER: INSTALLATION, FUNCTIONING

22. PRIOR TO OWNER'S APPROVAL, AN IRRIGATION "TUNE UP" MUST BE PERFORMED AS FOLLOWS:
   A. IRRIGATION EQUIPMENT (INCLUDING PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
   B. DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, WORKING AWAY FROM THE PRESSURE REGULATOR.

IRRIGATION NOTES - CONTINUED

   C. IRRIGATION SPRINKLER HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE MAXIMUM COVERAGE FOR TURF AREAS. AVOID OVER SPRAY ON STREETS, CURBS, SIDEWALKS, WALLS, AND STRUCTURES.
   D. IRRIGATION HEADS SHALL BE ADJUSTED TO PROPER HEIGHT.
   E. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO ETCHED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO INSIDE OF CONTROLLER.

23. SET BACK SPRAY AND STREAM TYPE IRRIGATION HEADS FROM BACKS OF CURBS OR SIDEWALKS AS PER IRRIGATION DETAILS TO REDUCE OVER SPRAY OR PROVIDE DESIGN ALTERNATIVES TO ACHIEVE SIMILAR RESULTS TO BE APPROVED BY LANDSCAPE ARCHITECT.

24. LOCATE VALVE BOXES IN PLANTING AREAS SO THAT THEY ARE SCREENED FROM VIEW. IRRIGATION BOXES SHALL BE TAN. NO VALVE BOXES TO BE INSTALLED IN TURF.

25. MAINLINES AND IRRIGATION EQUIPMENT SHALL BE PLACED OUTSIDE THE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.

26. PRIOR TO PLACING ANY IRRIGATION SYSTEMS IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE CITY INSPECTOR OR MAIL IT TO THE CITY DEPARTMENT OF PUBLIC WORKS INSPECTION SECTION.

27. AFTER INITIAL TESTING EACH BACKFLOW DEVICES SHALL BE TESTED AND PASSED ANNUALLY IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.

28. BACKFLOW PREVENTION DEVICES SHALL BE PLACED A MINIMUM OF TWO (2') FEET FROM THE WATER METER / POINT OF CONNECTION AND BE THE SAME SIZE AS THE METER / POINT OF CONNECTION SERVICE LINE.

29. BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"X36"X4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.

30. PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

31. INSTALL GATE VALVES FOR FULL FLOW.

IRRIGATION KEY NOTES:

- IRRIGATION CONTRACTOR TO REVIEW ACTUAL SITE CONDITIONS PRIOR TO INSTALLING IRRIGATION OR ORDERING MATERIALS. SOME ADJUSTMENTS IN EQUIPMENT LOCATIONS MAY BE REQUIRED TO MATCH ACTUAL CURRENT CONDITIONS. REVIEW ANY CHANGES WITH OWNERS REPRESENTATIVE. METER LOCATIONS SHOWN ARE APPROXIMATE. SEE CIVIL PLANS FOR EXACT LOCATIONS..
- THE IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A STATIC WATER PRESSURE OF 60 PSI. AT THE POINTS OF CONNECTION. CONTRACTOR TO CHECK WATER PRESSURE PRIOR TO STARTING CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF NOT MIN. 60 PSI.
- ALL MAINLINE FITTINGS OVER 3" SHALL BE IRON GASKETED WITH JOINT RESTRAINT HARNESSES.
- REFER TO EMITTER SCHEDULE FOR TREE, SHRUB GPH. & NUMBER OF EMITTERS. USE MULT-PORT EMITTERS ON SHRUBS WHEN SPACING ALLOWS.
- EQUIPMENT SUBMITTAL FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- IRRIGATION LAYOUT IS SCHEMATIC IN NATURE. ALL IRRIGATION EQUIPMENT LOCATIONS ARE SHOWN FOR GRAPHIC CLARITY ONLY. CONTRACTOR SHALL INSTALL ALL IRRIGATION EQUIPMENT IN LANDSCAPE AREAS ONLY. IF THERE IS A DISCREPANCY IN THE FIELD, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.
- SEE PLANTING PLAN FOR PLANT LOCATIONS AND SPECIES INFORMATION.
- INSTALL ALL EMITTERS UP-SLOPE FROM PLANT MATERIAL.
- USE RIGID PVC AS EMITTER LATERALS THROUGHOUT.
- TREES IN TURF HAVE (1) MULTI-PORT EMITTER W/ SIX OUTLETS.
- INSTALL FLUSH END CAPS AT ALL ENDS OF DRIP LATERALS.
- INSTALL BOWSMITH LINE PLUGS AT THE END OF ALL DRIP TUBING TO KEEP INSECTS OR DEBRIS FROM CLOGGING TUBING.
- INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- PROVIDE SCH 40 PVC SLEEVES UNDER ALL HARDSCAPE SURFACES AND PVC SCH 80 (<3") & C900 (>3") UNDER ASPHALT PAVING.
- RUN 2 WIRE LOOPS FROM EACH CONTROLLER BACK TO BOOSTER PUMP, HYDROMETER/MASTER VALVE, AND FLOW SENSOR ON EACH MAIN AND SUB-MAIN LOOP AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR RESPONSIBLE FOR INSURING MASTER VALVES, FLOW SENSORS, CONTROLLERS, AND PUMP STATION ARE ALL CONNECTED AND OPERATIONAL PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO PROVIDE ELECTRICAL POWER TO CONTROLLER LOCATION PER MANUFACTURE'S SPECIFICATIONS. LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.
- ALL IRRIGATION EQUIPMENT TO BE INSTALLED IN COMMON AREA LANDSCAPE PLANTER AREAS, NOT IN PRIVATE YARDS, REGARDLESS OF WHAT IS SHOWN ON PLANS. IRRIGATION PLANS ARE SCHEMATIC AND NATURE AND DUE TO SCALE, EQUIPMENT IS SOMETIMES SHOWN IN AREAS THAT ARE NOT COMMON AREA LANDSCAPE PLANTERS. NO VALVES TO BE INSTALLED IN TURF.

RAIN BIRD TWO-WIRE NOTES:

1. ALL VALVES ARE TO BE INSTALLED WITH RAINBIRD DECODERS, 1, 2, OR 4 STATION.

2. TWO-WIRE SHALL BE RAINBIRD MAXI-WIRE BASED ON MAXIMUM DISTANCE TO DECODER.
   - 14 AWG WIRE PATH: 34,900'
   - 12 AWG WIRE PATH: 55,000'

3. INSTALL RAINBIRD SURGE ARRESTORS. PROVIDE GROUNDING OF THE TWO-WIRE PATH EVERY 8 DECODERS OR 500' OF WIRE RUN, WHICHEVER IS SHORTER, USING LSP-1 LINE SURGE DECODERS. THE LAST DECODER ON A RUN SHALL BE GROUNDED WITH 8' GROUNDING ROD. REFER TO DETAILS AND RAINBIRD SPECIFICATIONS.
4. TO COMPLY WITH PROPER INSTALLATION SPECIFICATIONS, THE FOLLOWING COMPONENTS SHOULD BE GROUNDED:
   - ESP-LX DECODER CONTROLLER
   - ESPLXD-SM75 DECODER CONTROLLER MODULE (IF NEEDED)
   - LSP-1 LIGHTNING SURGE PROTECTOR
   - SD-210 SENSOR DECODER
   - FD-401 FIELD DECODER
   - FD-601 FIELD DECODER
   - NOTE: EACH INSTALLED GROUNDING SYSTEM SHALL MAINTAIN A MAXIMUM GROUND RESISTANCE OF 10 OHMS OR LESS.

5. RAINBIRD FD-SERIES AND LSP-1 DECODER WIRE SPLICES SHALL BE 3M DBR/Y SPLICE KITS FOR ALL WIRE CONNECTIONS.

6. FOR SECONDARY WIRE RUN, THE DISTANCE BETWEEN THE FIELD DECODER AND THE SOLENOID (VALVE) CAN NOT EXCEED 450' USING 14 GAUGE WIRE.

7. USE GREY FIELD DECODERS FOR ALL SOLENOIDS AND GREEN (SD-210) SENSOR DECODERS FOR FLOW AND WEATHER SENSORS.

IRRIGATION SCHEDULE OVERALL

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
10 ADJ 18FT	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	45
24 ADJ 24FT	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird Drip Control Valve 1in. Ball Valve with 1in. PESBIVM Smart Valve. Add QKCHK-100 1" Basket Filter with 200 mesh stainless steel screen. 0.3-20 gpm
	Pipe Transition Point in Drip Box PVC to Drip Connection Assembly. Senninger #PSR-30 Pressure Regulator (3/4" FIPT) With Associated Drip Connection Fittings. Installed in tan 10" Round Valve Box.
	Flush Cap 3/4" Male PVC SCH 40 S/T Adapter And 3/4" Female Threaded Cap
5 7 10 12 18 24	Rain Bird PC-DIFF Emitter Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet and Diffuser Cap. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange.
0.5 1.0 2.0	Rain Bird Xeri-Bug Emitter Rain Bird XB-PC, Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Remote Control Valve Rain Bird PEB-IVM: Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration.
	Quick Coupler Rain Bird 44-LRC: 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.

	Isolation Gate Valve (Same Size as Pipe) Nibco T-113-K: Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.
MV	Master Valve 2" Rain Bird PEB-IVM: 1in., 1-1/2in., 2in. Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration.
	1" Air and Vacuum Valve 1" Crispin AL Series Air and Vacuum Valve. Model #: CR-AL-10
BF	Backflow Preventer 2" Febco 825Y: Reduced Pressure Backflow Preventer
A	Pedestal Mount Controller Rain Bird ESPLXIVM-LXMMSS-LXMMSSPED: 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Enclosure. Installed in LXMMSS-LXMMSSPED Stainless Steel Cabinet w/ Pedestal. System Requirements: Rain Bird LXIVM Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.
FS	Flow Sensor Creative Sensor Technology FSI-T10-001: 1in. PVC tee type flow sensor w/socket ends, custom mounting tee and ultra-lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range: .86 GPM - 52 GPM.
BP	Booster Pump Rain Bird CLP Series: Booster Pump Pressure Increase of 20 PSI. Maximum Flow Rate of 24 GPM.
M	Water Meter 2"
⊥	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
S	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
	Irrigation Lateral Line: Toro-Blue Stripe Poly Hose Blue Stripe Drip Tubing to Trees & Shrubs. 0.75" Polyethylene Drip Tubing with 1/4" Poly DistributionTtubing - Install Rain Bird Pressure Compensating Drip Emitters.
ML	Irrigation Mainline: PVC Schedule 40 1" - 3" Diameter
	Pipe Sleeve: See Details for Pipe Sizing & Sleeve Schedule. Twice the nominal diameter of the pipe being sleeved.

Valve Callout
#" Valve Number
Valve Flow
#" Valve Type
Valve Size

VALVE TYPE:
T=TREE,
E=EVERGREEN TREE,
LS= LOW WATER SHRUB,
LMS=LOW-MEDIUM WATER SHRUB,
SP=SPRINKLER,

Bungalows at Cerrillos - Water Budget Calculations (Phase 1 & 2):

Year 1 Water Budget Calculations

Landscape Water Demand Calculations	Quantity	Unit:	Weekly Demand in Gallons (ea)	Weekly Demand in Gallons (Total)	Monthly Demand in Gallons
Perennials	523	ea	1.25	653.75	2,615.00
Shrubs	1709	ea	2.50	4,272.50	17,090.00
Native Grasses	591	ea	1.25	738.75	2,955.00
Native Grass/Turf	3522	SF	0.50	1,761.00	7,044.00
Trees - Deciduous	198	ea	45.00	8,910.00	35,640.00
Trees - Evergreen	109	ea	30.00	3,270.00	13,080.00
Total Monthly Demand (Gallons):					78,424.00
Total Yearly Demand (Gallons):					627,392.00
Total Acre-Feet/Yr:					1.93

Demand Assumptions / Eight (8) month irrigation period
Perennials: .5 gal / hr per perennial run 1/2 hour five times a week = 1.25 gal / week
Shrubs: 1 gal / hr per shrub run 1/2 hour five times a week = 2.5 gal / week
Native Grasses: .5 gal / hr per plant run 1/2 hour five times a week - 1.25 gal / week
Native Grass / Turf: .5 gal / SF per week
Trees - Deciduous: 15 gal / hour per tree run 1.5 hours twice a week = 45 gal per week
Trees - Evergreen: 15 gal / hour per tree run 1 hour twice a week = 30 gal per week

Year 3 Water Budget Calculations

Landscape Water Demand Calculations	Quantity	Unit:	Weekly Demand in Gallons (ea)	Weekly Demand in Gallons (Total)	Monthly Demand in Gallons
Perennials	471	ea	0.63	296.73	1,186.92
Shrubs	1709	ea	1.25	2,136.25	8,545.00
Native Grasses	591	ea	0.63	372.33	1,489.32
Native Grass/Turf	3522	SF	0.00	0.00	0.00
Trees - Deciduous	198	ea	35.00	6,930.00	27,720.00
Trees - Evergreen	109	ea	20.00	2,180.00	8,720.00
Total Monthly Demand (Gallons):					47,661.24
Total Yearly Demand (Gallons):					381,289.92
Total Acre-Feet/Yr:					1.17

Demand Assumptions / Eight (8) month irrigation period
Perennials: .5 gal / hr per perennial run 25 minutes three times a week = .63 gal / week
Shrubs: 1 gal / hr per shrub run 25 minutes three times a week = 1.25 gal / week
Native Grasses: .5 gal / hr per plant run 25 minutes three times a week - .63 gal / week
Native Grass / Turf: 0 gal / SF per week
Trees - Deciduous: 15 gal / hour per tree run 70 minutes twice a week = 35 gal per week
Trees - Evergreen: 15 gal / hour per tree run 40 minutes twice a week = 20 gal per week

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REGISTRATION:
DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010
JOHN B. COLEMAN 639
12/4/23

PROJECT:

BUNGALOWS AT CERRILLOS
SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS
DATE: DECEMBER 04, 2023

REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

IRRIGATION NOTES

L-0.02 SHEET 3 OF 44

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WALL NOTES

1. THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES.
2. FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR COMPACTED FILL.
3. THE EXPOSED UPPERMOST SOIL TO RECEIVE FILL SHALL BE SCARIFIED 6" DEEP, MOISTURE CONDITIONED TO ±3% OF OPTIMUM DENSITY CURVE FOR EACH TYPE OF SOIL ENCOUNTERED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-2922 OR D-3017.
4. FILL MATERIAL SHALL BE PREDOMINANTLY GRANULAR, NON-EXPANSIVE, CLEAN OF ALL ORGANIC OR DETRITUS SUBSTANCES, AND HAVE A PLASTICITY INDEX LESS THAN SEVEN (7). BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN HORIZONTAL 8" LIFTS.
5. EXCAVATIONS FOR FOUNDATIONS SHALL BE NEAT TO LINES OF FOOTINGS. ALL LOOSE MATERIAL SHALL BE REMOVED FROM SURFACE TO RECEIVE CONCRETE.
6. ALLOWABLE SOIL BEARING PRESSURES AT FOOTING ON COMPACTED SOIL: 1500 PSI.
7. CONCRETE MIX DESIGN FOR FOOTINGS SHALL BE MAG CLASS 'B' (2500 PSI), UNLESS OTHERWISE NOTED ON DRAWINGS.
8. NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
9. CONCRETE FOOTINGS SHALL BE CONTINUOUS POUR TO GREATEST EXTENT PRACTICAL. STEP FOOTINGS IN EVEN BLOCK INCREMENTS.
10. WALL CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL CALCULATIONS OF THE WALLS.
11. SUBMIT TEST REPORTS FOR CONCRETE MIX DESIGNS TO LANDSCAPE ARCHITECT FOR REVIEW.
12. WATERPROOF AND GROUT SOLID RETAINING WALLS TO HIGH GRADE, IF APPLICABLE.
13. ALL IRON/STEEL WORK TO BE OF HIGHEST QUALITY WITH WELDS GROUND SMOOTH. ALL IRON WORK, EXCEPT WHERE NOTED, TO BE PRIMED AND PAINTED. PAINT COLOR TO BE SELECTED BY OWNER AND/OR LANDSCAPE ARCHITECT.
14. VERIFY HEIGHTS AND SLOPES AND TURNDOWNS BEFORE POURING FOOTINGS.
15. NEW WALL FINISHES SHALL MATCH EXISTING SURFACES, UNLESS OTHERWISE NOTED ON DRAWINGS.
16. GROUT SOLID ALL CMU CELLS AND VOIDS BELOW GRADE AND/OR CONTAINING REBAR.

WALL LEGEND

- 6' HIGH THEME WALL AND COLUMN
- 6' HIGH C.M.U. BUILDER'S WALL W/ SPLIT FACE BAND
- 6' HIGH C.M.U. WALL
- 5' OR 6' HIGH METAL VIEW FENCE
- ENTRY GATE LOCATION
- ENTRY SIGNAGE LOCATION



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REGISTRATION:

JOHN B. COLEMAN 639 — 12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
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PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS

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MASTER WALL PLAN

L-1.00 SHEET 04 OF 44

NORTH

0 60 120 180 240 feet
1" = 60'

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NORTH

0 50 100 150 200 feet

1" = 50'

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DRAWN: TEAM
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PROJECT:

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HARDSCAPE REFERENCE PLAN

L-2.00 SHEET 05 OF 44

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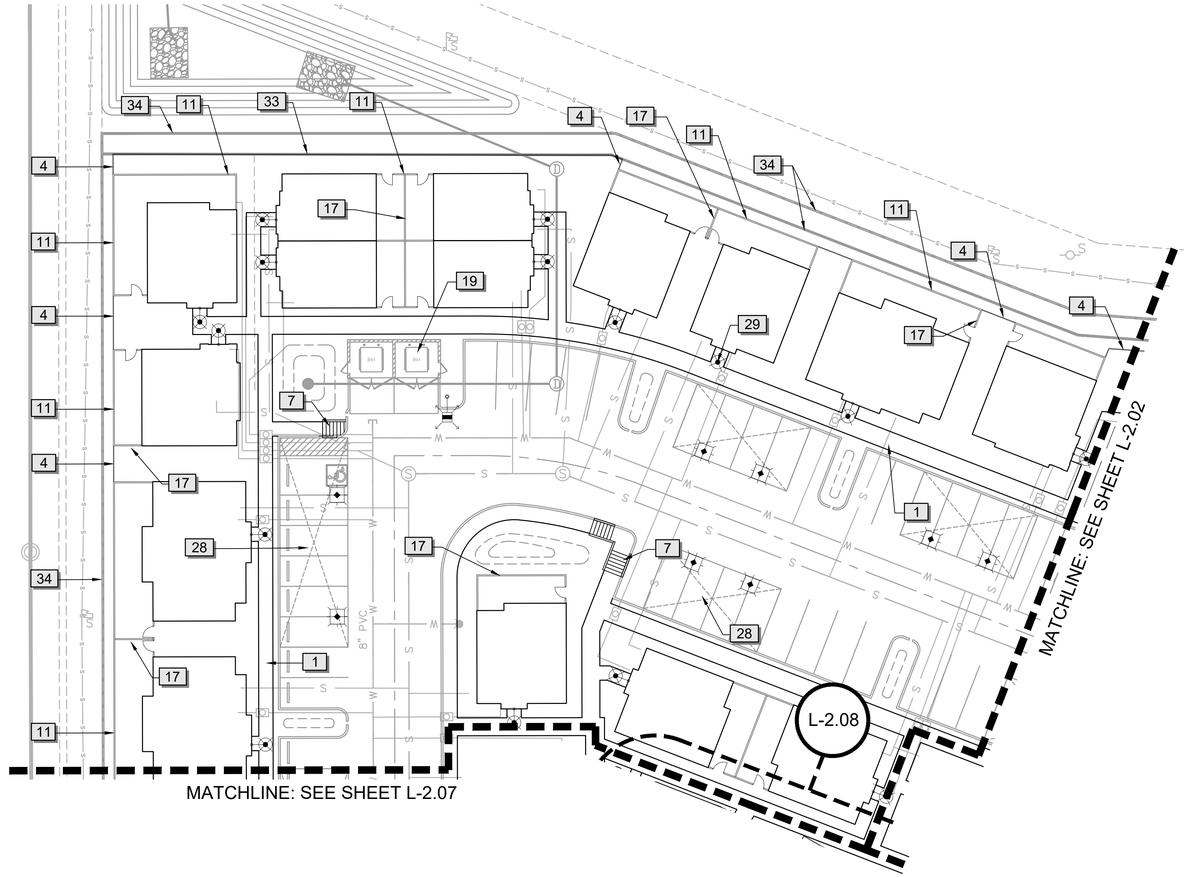

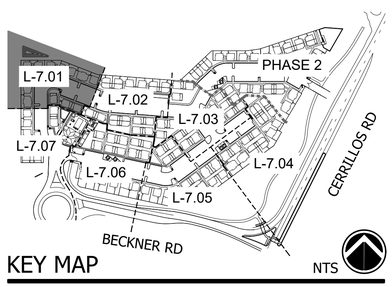

NORTH

0 20 40 60 80 feet

1" = 20'

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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	CONCRETE SIDEWALK WITH MEDIUM BROOM FINISH
2	VEHICULAR GATE, SEE SHEET L-3.02, DETAIL 1
3	PEDESTRAIN GATE. SEE SHEET L-3.02, DETAIL 1
4	SIX-FOOT TALL METAL VIEW FENCE. SEE SHEET L-3.03, DETAIL 1
5	FIVE-FOOT TALL METAL VIEW FENCE. SEE SHEET L-3.01, DETAIL 7
6	CMU COLUMN. SEE SHEET L-3.01, DETAIL 1 & 8
7	ACCESSIBLE RAMP - SEE CIVIL ENGINEERING PLANS
8	FIRE HYDRANT - SEE CIVIL ENGINEERING PLANS
9	CALL BOX LOCATION - SEE CIVIL ENGINEERING PLANS
10	LIFTMASTER ELITE SERIES GATE MOTOR - MODEL CSW24 DC GATE OPERATOR WITH BATTERY BACKUP
11	SIX-FOOT TALL CMU BUILDER'S WALL WITH SPLIT FACE BAND (DECORATIVE WALL). SEE SHEET L-3.03, DETAIL 4
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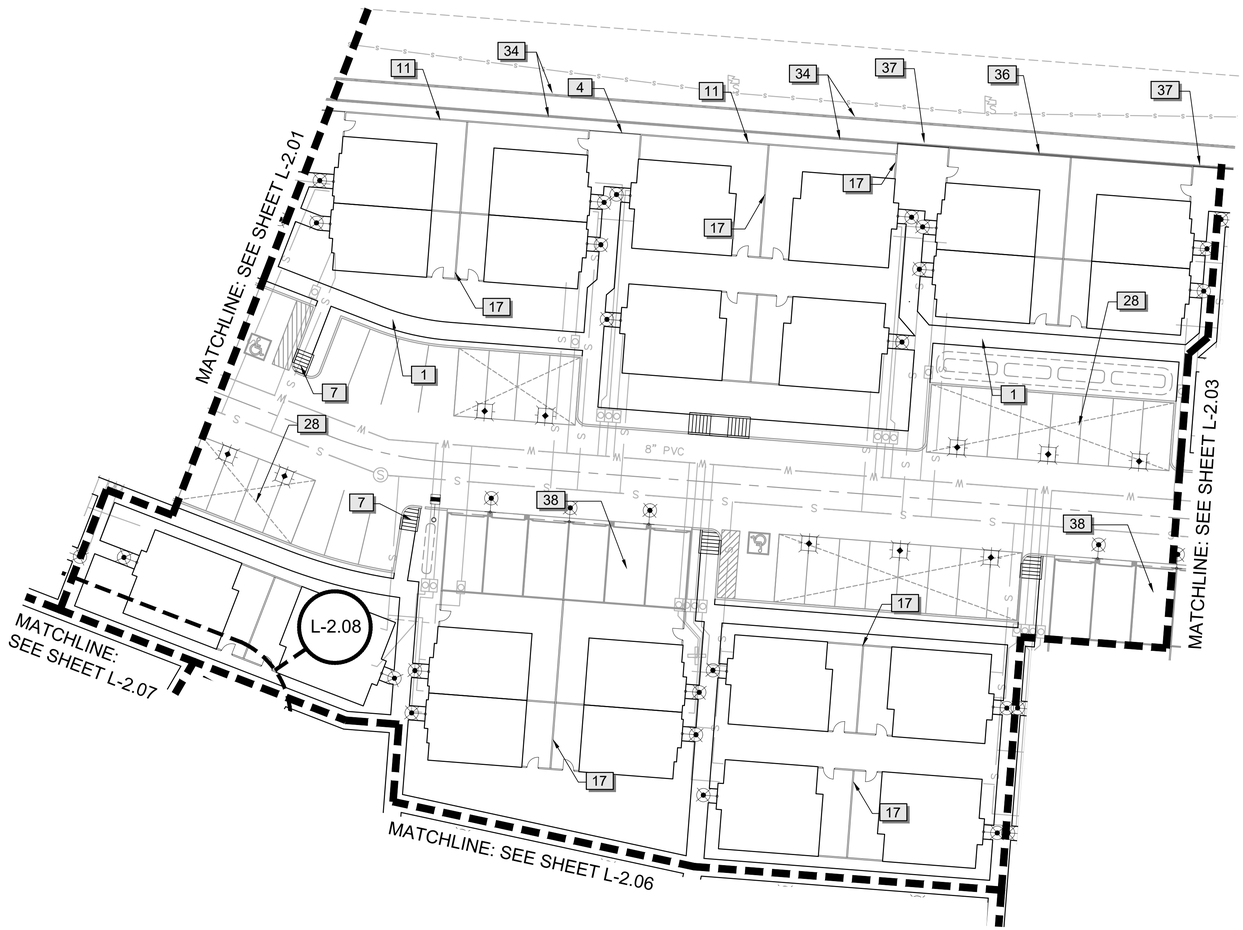

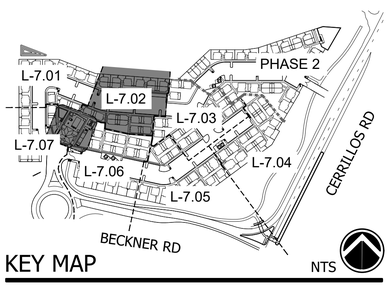

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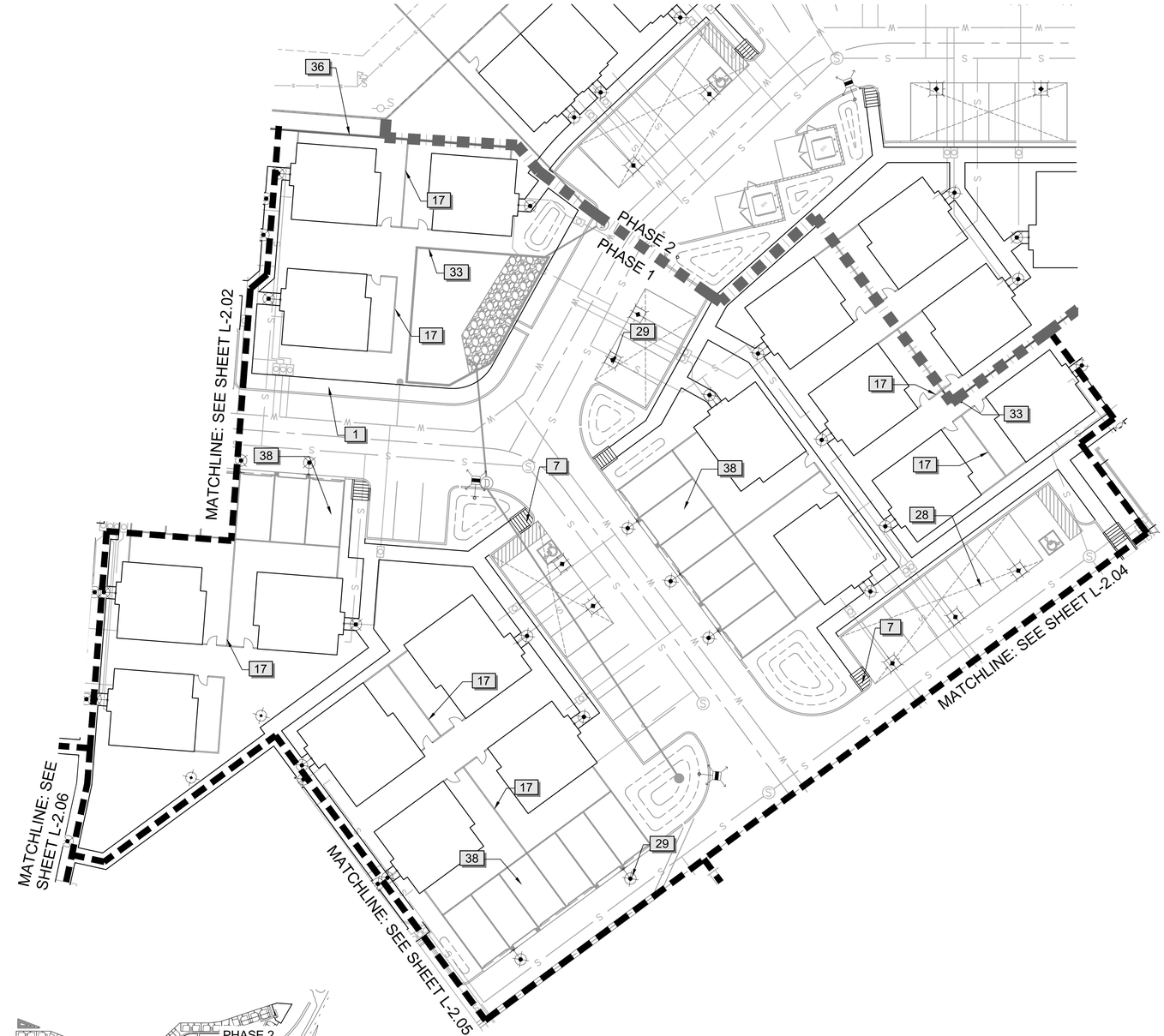

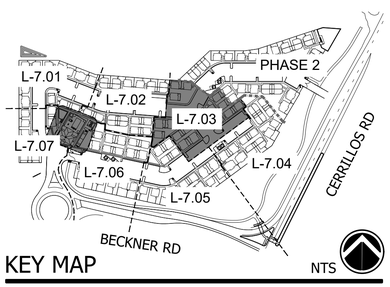

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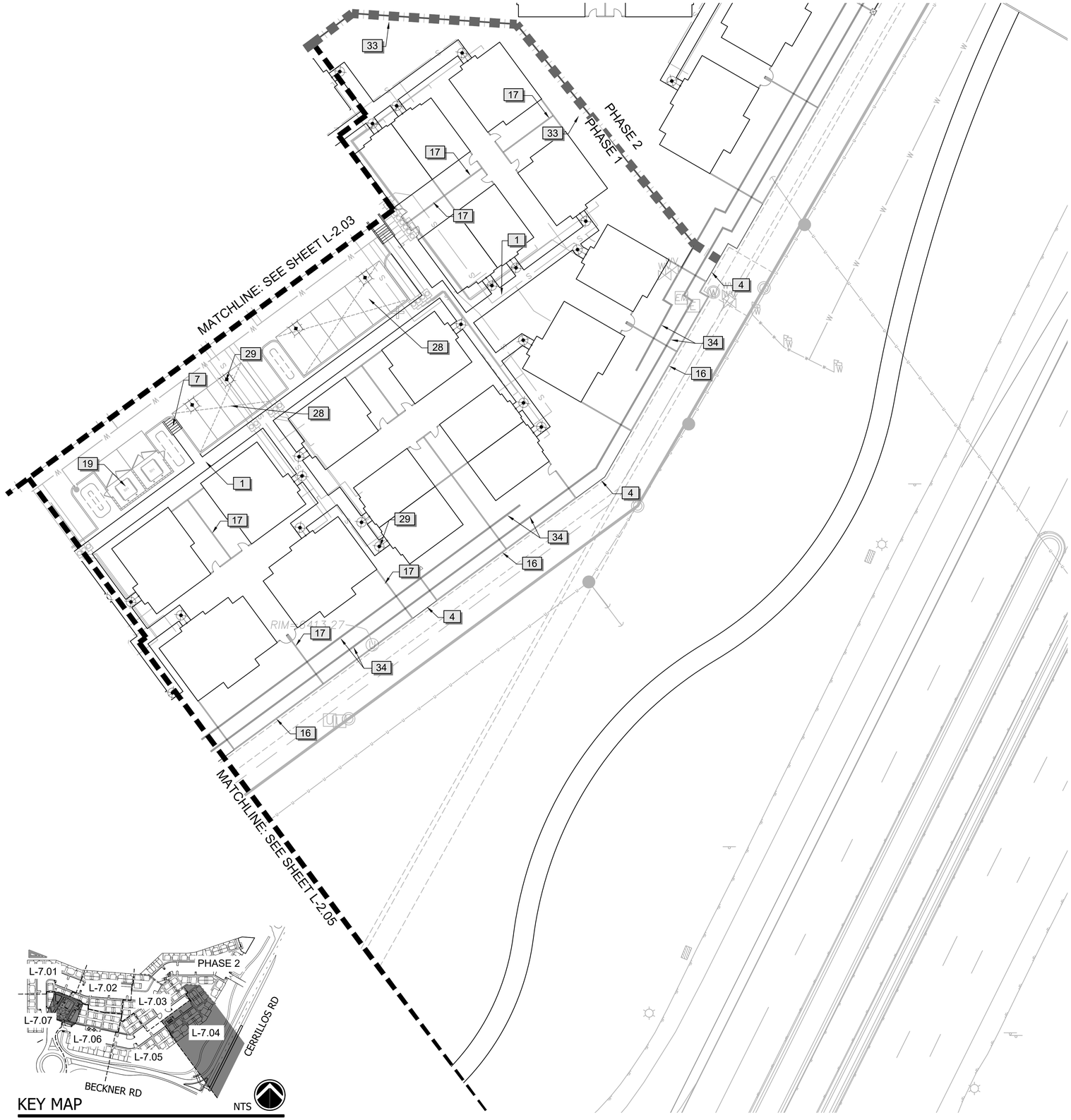

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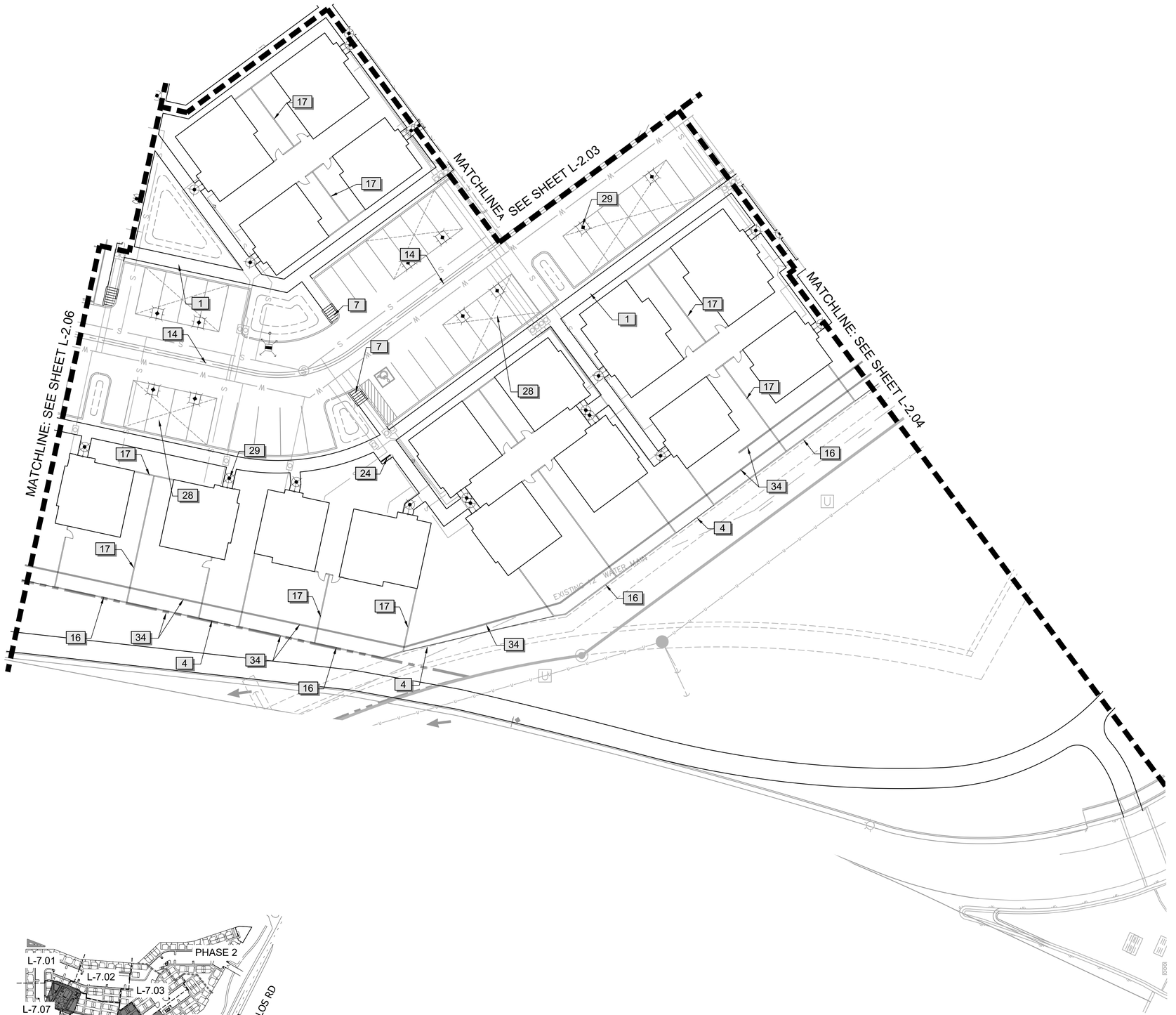

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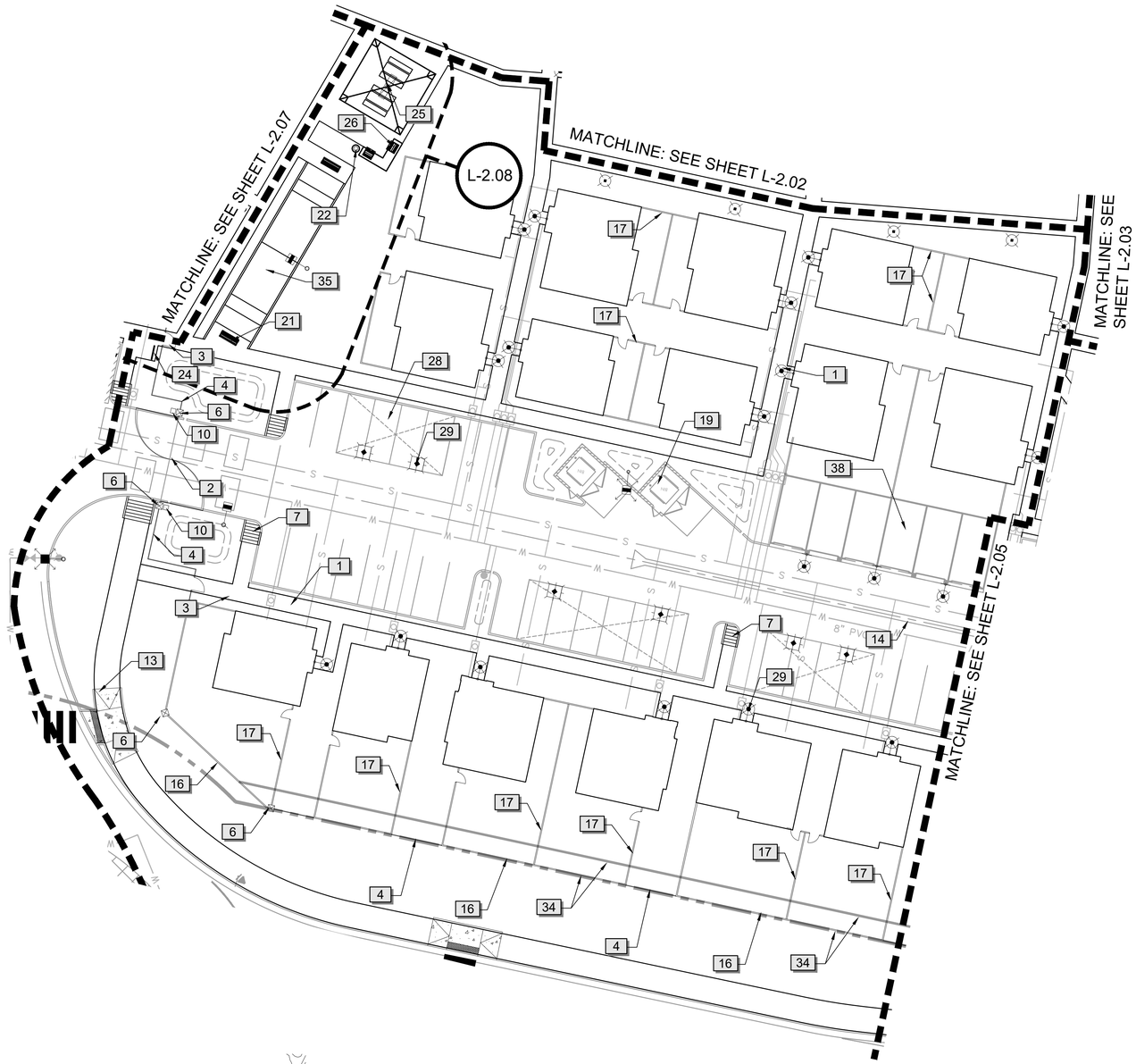

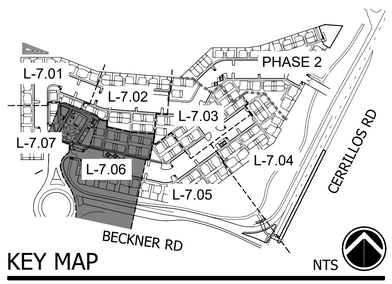

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22	TRASH RECEPTACLE. SEE SHEET L-3.03, DETAIL 5
23	DOGI-POT WASTE STATION. SEE SHEET L-3.04, DETAIL H8
24	BIKE RACK. SEE SHEET L-3.04, DETAIL H9
25	RAMADA. SEE SHEET L-3.05
26	BARBECUE GRILL. SEE SHEET L-3.04, DETAIL H11
27	STABILIZED DECOMPOSED GRANITE - SEE SHEET L3.04, DETAIL H5
28	COVERED PARKING STRUCTURE - BY OTHERS
29	LIGHT POLE - SEE LIGHTING ENGINEERING PLANS
30	POOL - BY OTHERS
31	SPA - BY OTHERS
32	POOL EQUIPMENT
33	FOUR-FOOT TALL METAL VIEW FENCE ON TOP OF RETAINING WALL - SEE CIVIL ENGINEERING PLANS
34	RETAINING WALL - SEE CIVIL ENGINEERING PLANS
35	BOCCE BALL COURT - SEE SHEET L3.06
36	SIX-FOOT TALL CMU BUILDER'S WALL WITH SPLIT FACE BAND (DECORATIVE WALL) ON TOP OF RETAINING WALL - SEE CIVIL ENGINEERING PLANS
37	SIX-FOOT TALL METAL VIEW FENCE ON TOP OF RETAINING WALL - SEE CIVIL ENGINEERING PLANS
38	PARKING GARAGE - BY OTHERS

NORTH

0 20 40 60 80 feet

1" = 20'

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REGISTRATION:

JOHN B. COLEMAN
639
12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS

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HARDSCAPE PLAN

L-2.06 SHEET 11 OF 44

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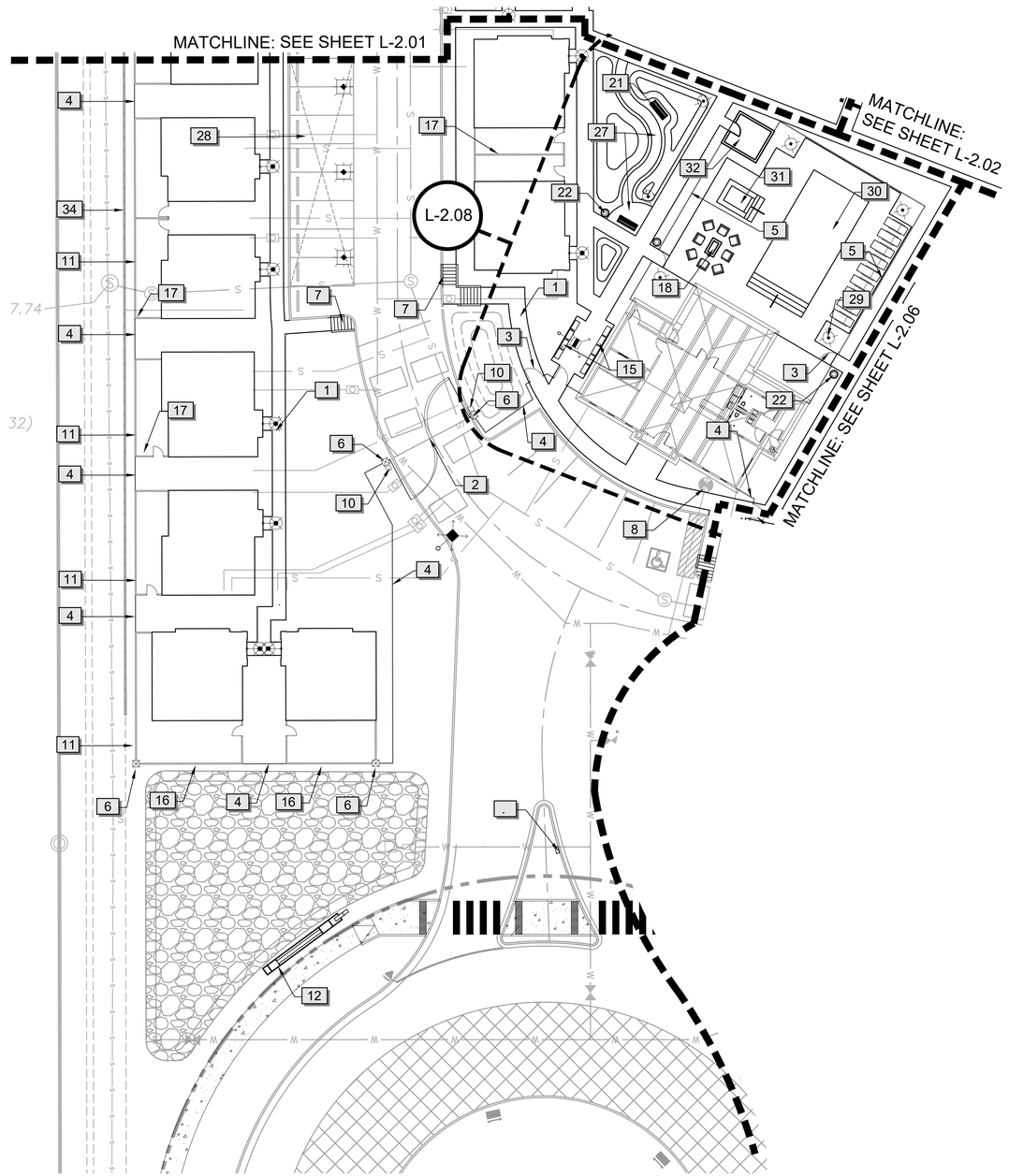

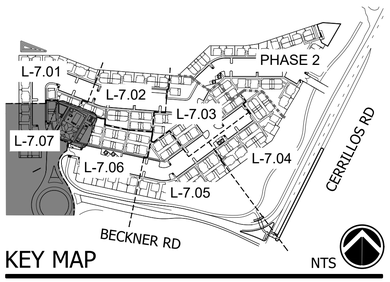

REFERENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION
1	CONCRETE SIDEWALK WITH MEDIUM BROOM FINISH
2	VEHICULAR GATE, SEE SHEET L-3.02, DETAIL 1
3	PEDESTRAIN GATE. SEE SHEET L-3.02, DETAIL 1
4	SIX-FOOT TALL METAL VIEW FENCE. SEE SHEET L-3.03, DETAIL 1
5	FIVE-FOOT TALL METAL VIEW FENCE. SEE SHEET L-3.01, DETAIL 7
6	CMU COLUMN. SEE SHEET L-3.01, DETAIL 1 & 8
7	ACCESSIBLE RAMP - SEE CIVIL ENGINEERING PLANS
8	FIRE HYDRANT - SEE CIVIL ENGINEERING PLANS
9	CALL BOX LOCATION - SEE CIVIL ENGINEERING PLANS
10	LIFTMASTER ELITE SERIES GATE MOTOR - MODEL CSW24 DC GATE OPERATOR WITH BATTERY BACKUP
11	SIX-FOOT TALL CMU BUILDER'S WALL WITH SPLIT FACE BAND (DECORATIVE WALL). SEE SHEET L-3.03, DETAIL 4
12	ENTRY MONUMENT. SEE SHEET L-3.02, DETAILS 3 - 5 APPROVED UNDER SEPARATE REVIEW AND PERMIT (CONTRACTOR TO OBTAIN STRUCTURAL AND SIGN PERMITS - TYPICAL)
13	SIGHT VISIBILITY LINE
14	CONCRETE VALLEY GUTTER - SEE CIVIL ENGINEERING PLANS
15	COMMUNITY MAILBOXES - SEE SHEET L-3.02, DETAIL 6
16	SIX-FOOT TALL THEME WALL. SEE SHEET L-3.01, DETAILS 1-3
17	SIX-FOOT TALL CMU BUILDER`S WALL. SEE SHEET L-3.01, DETAILS 4-6
18	FIRE PIT. SEE SHEET L-3.02, DETAIL 2
19	TRASH ENCLOSURE. SEE SHEET L-3.03, DETAIL 3
20	CONCRETE HEADER. SEE SHEET L-3.04, DETAIL H3
21	WABASH VALLEY BENCH. SEE SHEET L-3.04, DETAIL H7
22	TRASH RECEPTACLE. SEE SHEET L-3.03, DETAIL 5
23	DOGI-POT WASTE STATION. SEE SHEET L-3.04, DETAIL H8
24	BIKE RACK. SEE SHEET L-3.04, DETAIL H9
25	RAMADA. SEE SHEET L-3.05
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1" = 20'

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HARDSCAPE PLAN

L-2.07 SHEET 12 OF 44

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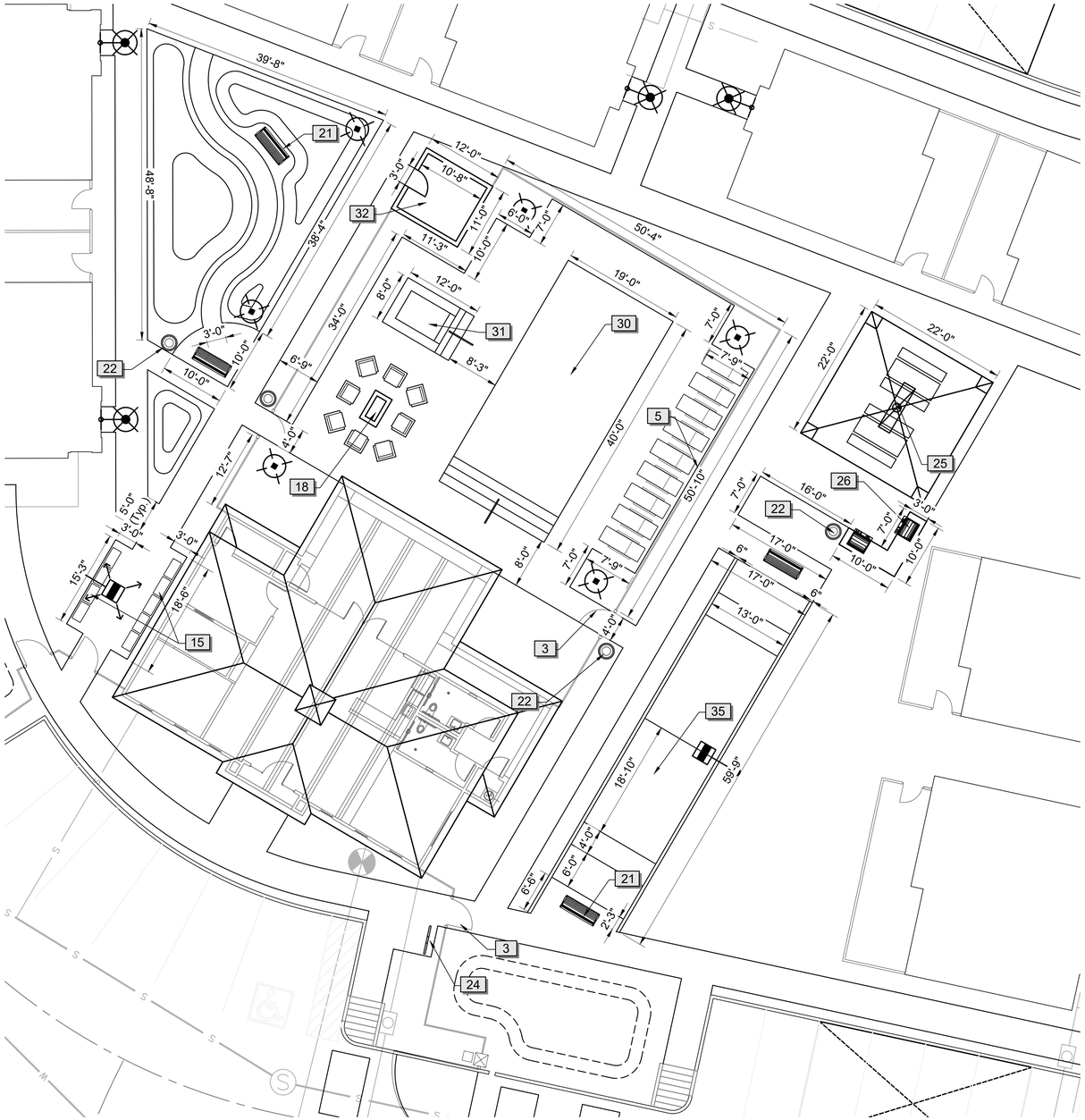

1 Pool Amenities Enlargement
SCALE:1:10

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24	BIKE RACK. SEE SHEET L-3.04, DETAIL H5
25	RAMADA. SEE SHEET L-3.05
26	BARBECUE GRILL. SEE SHEET L-3.04, DETAIL H11
27	ELECTRICAL PANEL - SEE ELECTRICAL ENGINEERING PLANS
28	COVERED PARKING STRUCTURE - BY OTHERS
29	LIGHT POLE - SEE LIGHTING ENGINEERING PLANS
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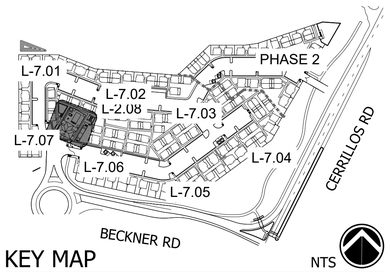

KEY MAP NTS

NORTH

0 10 20 30 40 feet
1" = 10'

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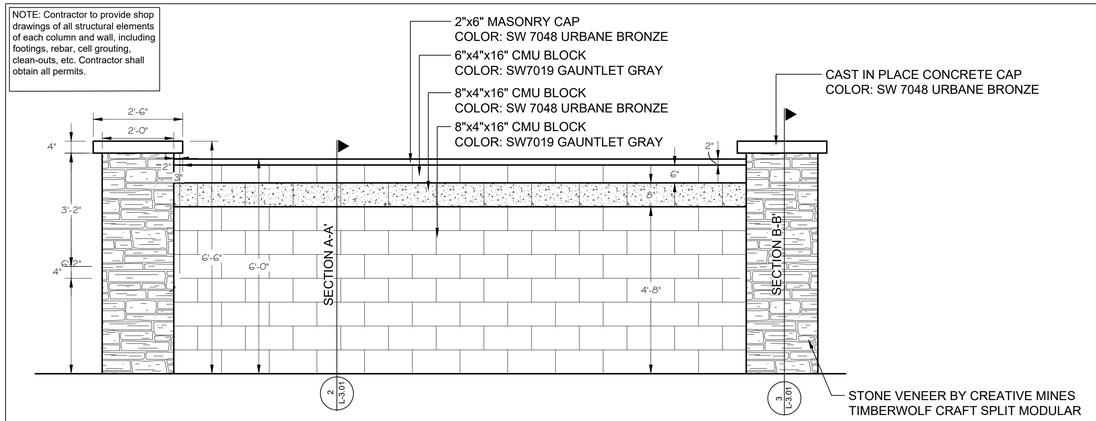
AMENITY ENLARGEMENTS

L-2.08 SHEET 13 OF 44

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.

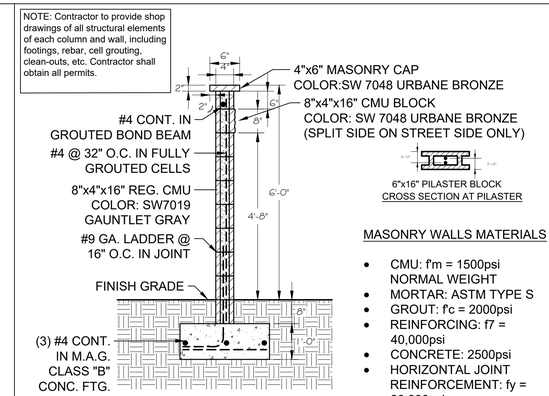


1 Theme Wall and Column Elevation

Scale: N.T.S.

Wall Details

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.



6"x16" PILASTER BLOCK
CROSS SECTION AT PILASTER

MASONRY WALLS MATERIALS

- CMU: f'm = 1500psi NORMAL WEIGHT
- MORTAR: ASTM TYPE S
- GROUT: f'c = 2000psi
- REINFORCING: f7 = 40,000psi
- CONCRETE: 2500psi
- HORIZONTAL JOINT REINFORCEMENT: fy = 80,000psi

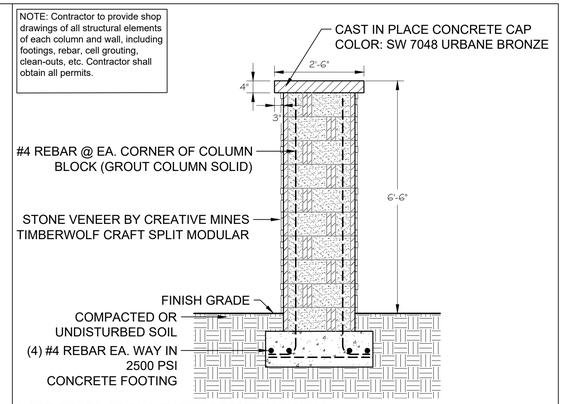
NOTE: FOOTINGS SHOWN FOR REFERENCE ONLY.
SEE STRUCTURAL DRAWINGS.

2 Section A-A'

Scale: N.T.S.

Wall Details

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.



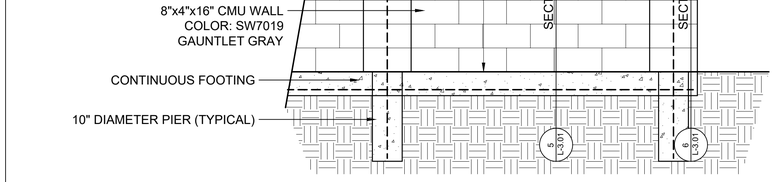
NOTE: FOOTINGS SHOWN FOR REFERENCE ONLY.
SEE STRUCTURAL DRAWINGS.

3 Section B-B'

Scale: N.T.S.

Wall Details

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.



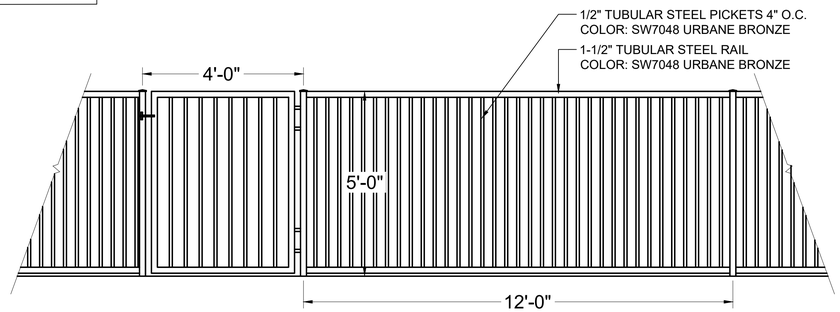
NOTE: FOOTINGS SHOWN FOR REFERENCE ONLY.
SEE STRUCTURAL DRAWINGS.

4 6' Tall - 4" CMU Builder's Wall

Scale: N.T.S.

Wall Details

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.



NOTE: INSTALL DRAIN BLOCKS @ FINISH GRADE AS REQUIRED TO DRAIN OUT OF REAR FENCED YARDS.

NOTE: FOOTINGS SHOWN FOR REFERENCE ONLY.
SEE STRUCTURAL DRAWINGS.

5 Section C-C'

Scale: NTS

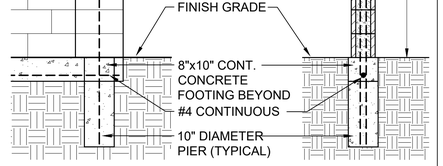
Wall Details

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.

6"x16" PILASTER BLOCK
CROSS SECTION AT PILASTER

MASONRY WALLS MATERIALS

- CMU: f'm = 1500psi NORMAL WEIGHT
- MORTAR: ASTM TYPE S
- GROUT: f'c = 2000psi
- REINFORCING: f7 = 40,000psi
- CONCRETE: 2500psi
- HORIZONTAL JOINT REINFORCEMENT: fy = 80,000psi



NOTE: FOOTINGS SHOWN FOR REFERENCE ONLY.
SEE STRUCTURAL DRAWINGS.

6 Section D-D'

Scale: N.T.S.

Wall Details

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.

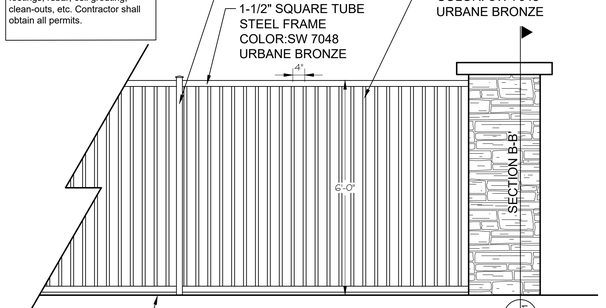
NOTE: FOOTINGS SHOWN FOR
REFERENCE ONLY.
SEE STRUCTURAL DRAWINGS.

7 5' Metal View Fencing and Gate

Scale: NTS

Wall Details

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.



NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.

8 6' Tall View Fence and Column

Scale: N.T.S.

Wall Details

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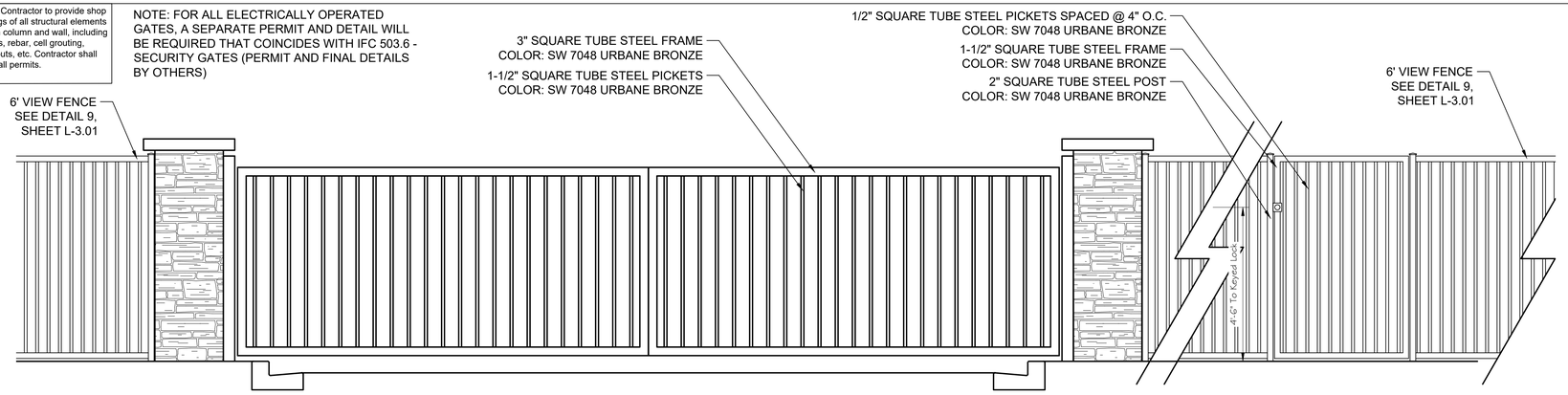
HARDSCAPE DETAILS

L-3.01 SHEET 14 OF 44

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.

NOTE: FOR ALL ELECTRICALLY OPERATED GATES, A SEPARATE PERMIT AND DETAIL WILL BE REQUIRED THAT COINCIDES WITH IFC 503.6 - SECURITY GATES (PERMIT AND FINAL DETAILS BY OTHERS)

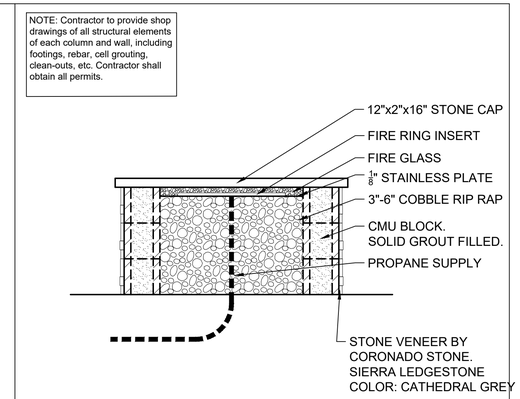


1 Entry and Pedestrian Gate Elevation

Scale: NTS

Wall Details

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.



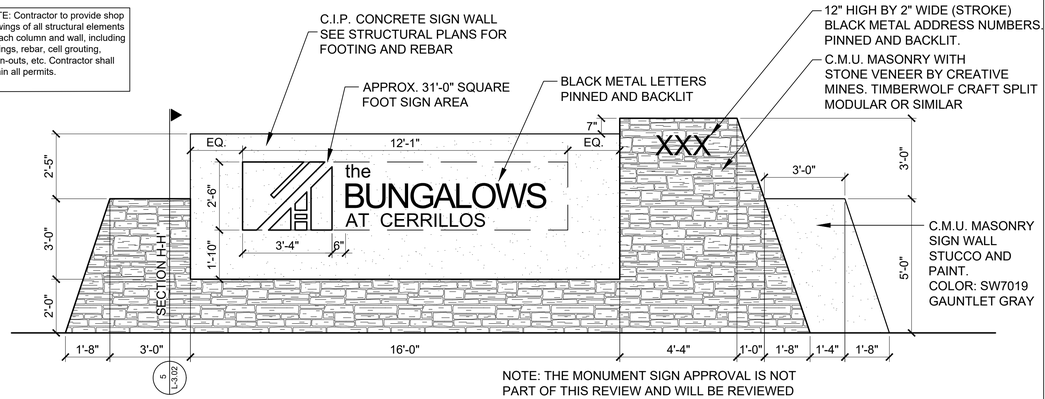
NOTE: INSTALL PER LOCAL CODE.

2 Fire Pit

Scale: N.T.S.

Wall Details

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.



NOTE: THE MONUMENT SIGN APPROVAL IS NOT PART OF THIS REVIEW AND WILL BE REVIEWED AND APPROVED UNDER SEPARATE SIGN PERMIT.

NOTE: FOOTINGS SHOWN FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS.

3 Entry Monument Elevation

Scale: N.T.S.

Wall Details

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.

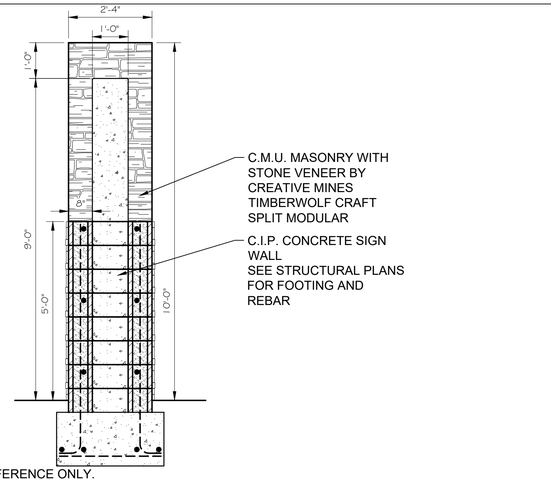
NOTE: FOOTINGS SHOWN FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS.

4 Entry Monument Plan View

Scale: N.T.S.

Wall Details

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.

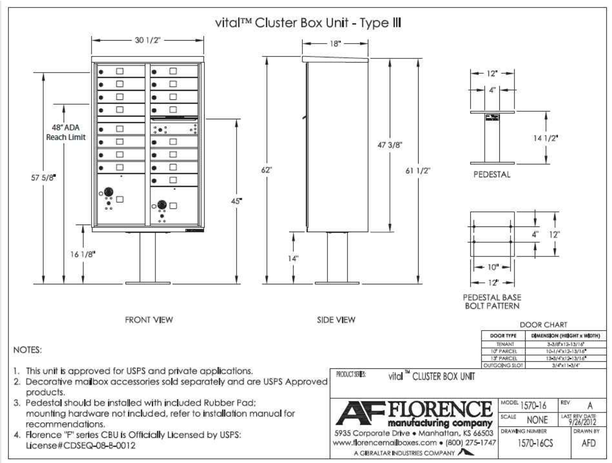


NOTE: FOOTINGS SHOWN FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS.

5 Section H-H'

Scale: N.T.S.

Wall Details



6 Community Mailbox

Scale: N.T.S.

Wall Details

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HARDSCAPE DETAILS

L-3.02 SHEET 15 OF 44

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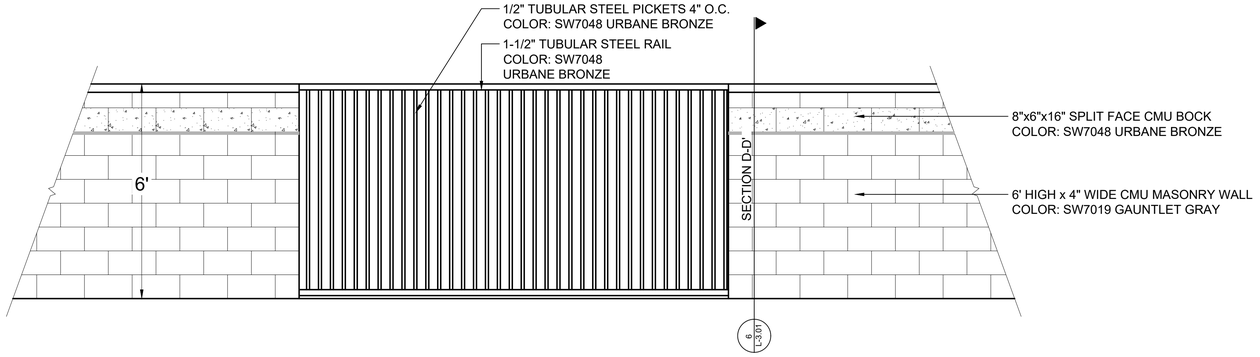
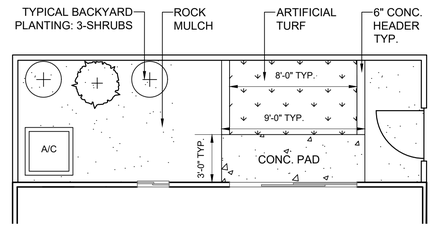


1 6' Tall Theme Wall and View Fence

Scale: N.T.S.

Hardscape Details

NOTE: CONTRACTOR TO ADJUST TYPICAL REAR YARD LAYOUT FOR NON-TYPICAL BACKYARD CONDITIONS AND REQUEST OWNER OR OWNER'S REP. APPROVAL PRIOR TO INSTALLATION.

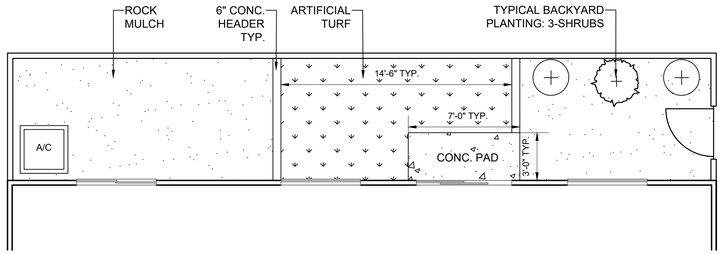


2 1 Bedroom Typical Back Yard Layout

Scale: N.T.S.

Hardscape Details

NOTE: CONTRACTOR TO ADJUST TYPICAL REAR YARD LAYOUT FOR NON-TYPICAL BACKYARD CONDITIONS AND REQUEST OWNER OR OWNER'S REP. APPROVAL PRIOR TO INSTALLATION.

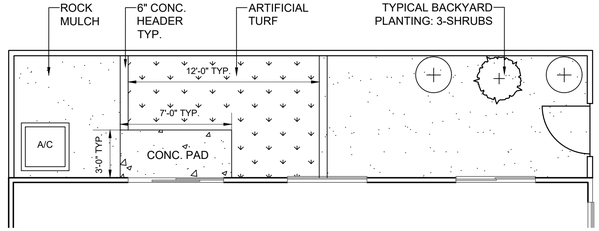


3 3 Bedroom Typical Back Yard Layout

Scale: N.T.S.

Hardscape Details

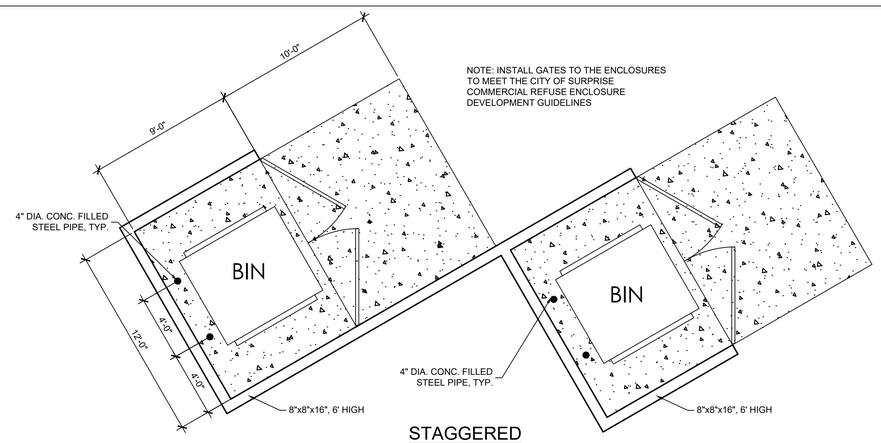
NOTE: CONTRACTOR TO ADJUST TYPICAL REAR YARD LAYOUT FOR NON-TYPICAL BACKYARD CONDITIONS AND REQUEST OWNER OR OWNER'S REP. APPROVAL PRIOR TO INSTALLATION.



4 2 Bedroom Typical Back Yard Layout

Scale: N.T.S.

Hardscape Details



5 Trash Enclosure

Scale: N.T.S.

Hardscape Details

6 Not Used

Scale: N.T.S.

Hardscape Details

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COLEMAN DESIGN GROUP
landscape architecture
Irrigation Consulting and Design
111 E. DUNLAP AVENUE, SUITE 1-107
PHOENIX, AZ 85020
602-432-5507
www.colemandesigngroup.net

REGISTRATION:

JOHN B. COLEMAN
639
12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

HARDSCAPE DETAILS

L-3.03 SHEET 16 OF 44

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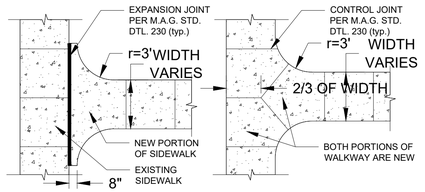
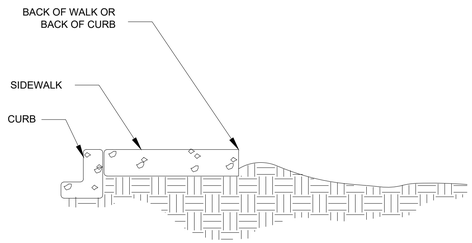
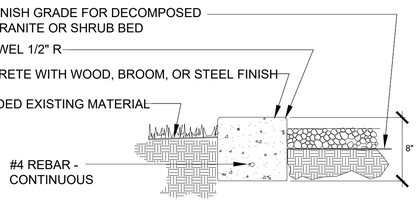


H1 Sidewalk Intersections & Grading at walks/headers — Scale: N.T.S. — Planting Details



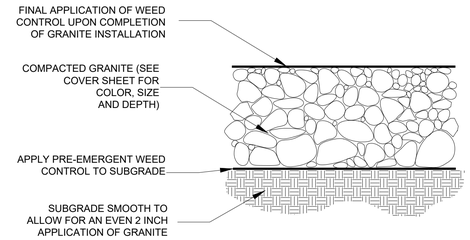
NOTE: FINISH GRADE TO BE 3" BELOW TOP OF WALK BEFORE INSTALLATION OF DECOMPOSED GRANITE 3" FOR SOD OR SEED).
TOP OF DG OR TURF TO BE 1 1/2" BELOW TOP OF CONCRETE WALK.

H2 Swale at walk or curb — Scale: N.T.S. — Planting Details



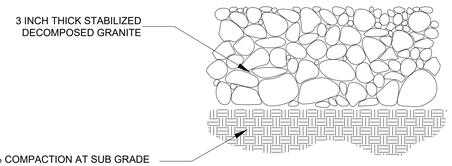
1. LANDSCAPE ARCHITECT TO APPROVE FORM WORK PRIOR TO PLACING CONCRETE.
2. HEADER SHOULD BE FLUSH WITH ADJOINING WALK OR CURB.
3. CONCRETE TO BE CLASS A (3000 PSI).
4. EXPANSION JOINTS AT 20' O.C.
5. STRAIGHT SECTIONS TO BE FORMED WITH MIN. OF 2"X6" LUMBER.
6. CURVED SECTIONS TO BE FORMED IN SMOOTH, EVEN CURVES AS SHOWN ON PLAN - FORM WITH 5/8"X6" PLYWOOD.
7. FORM STAKING SHALL NOT ALLOW DEFORMING OR LEAKING - ALL SPILL OR EXCESS CONCRETE SHALL BE CLEANED UP AND REMOVED FROM SITE BY CURB CONTRACTOR.
8. GRADING AT CURB SHALL BE BY CURB CONTRACTOR.

H3 Concrete Header Detail — Scale: N.T.S. — Planting Details



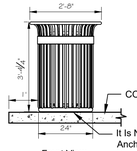
NOTE: PROVIDE GRANITE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

H4 Decomposed granite detail — Scale: N.T.S. — Planting Details



H5 Stabilized DG — Scale: N.T.S. — Planting Details

Wabash Valley Urbanscape Waste Receptacle (TJ3F33P), Color: Bronze, with Rigid Plastic Liner & Flat Top Lid

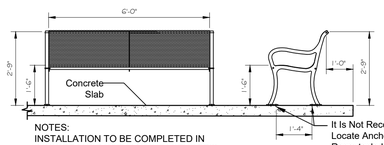


It Is Not Recommended To Locate Anchor Bolt Until Receptacle Is In Place. Refer To Manufacturer's Plans, Details And Specifications

NOTES:
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

H6 Trash Receptacle — Scale: N.T.S. — Planting Details

Wabash Valley (CY420D)- Courtyard Series 6' Bench with Back, Surface Mount, Perforated Pattern, Bronze Color



NOTES:
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

It Is Not Recommended To Locate Anchor Bolt Until Receptacle Is In Place. Refer To Manufacturer's Plans, Details And Specifications

H7 Bench — Scale: NTS — Planting Details

DOGIPOT
The Green Solution to Dog Pollution.

DOGIPOT
2100 PRINCIPAL ROW, SUITE 405
ORLANDO, FL 32837
TOLL FREE: 1-800-364-7681
PHONE: (407) 888-4627
FAX: (407) 888-8526
www.dogipot.com

INCLUDES:
-ALUMINUM DOGIPOT PET SIGN, WITH MOUNTING HARDWARE
-ALUMINUM DOGIPOT JUNIOR BAG DISPENSER (ITEM #1002-2), WITH MOUNTING HARDWARE
-TWO KEYS FOR DISPENSER LOCKING FRONT ACCESS PANEL
-TWO ROLLS OF DOGIPOT LITTER PICK UP BAGS (ITEM #1402), INSTALLED IN DOGIPOT JUNIOR BAG DISPENSER
-10 GALLON ALUMINUM TRASH RECEPTACLE (ITEM #1206A-L) WITH ATTACHED HINGED LID AND TRASH LINER BAG RETAINER BANDS, WITH MOUNTING HARDWARE
-ONE DOGIPOT LINER TRASH BAGS (ITEM #1404)
-2" X 2" X 4'-8" GALVANIZED STEEL TELESCOPIC MOUNTING POST, WITH INSTALLATION HARDWARE

(A) DOGIPOT PET SIGN (ITEM #1203 / 1204):
-H: 18" X W: 11.5"
-14 GAUGE REFLECTIVE ALUMINUM
-WEIGHT: 1.35 LBS
-FOREST GREEN ON WHITE

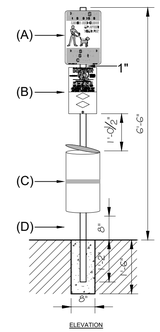
(B) DOGIPOT JUNIOR BAG DISPENSER (ITEM #1002-2):
-H: 15.5" X W: 9.4" X D: 3.25"
-12 GAUGE POWDER COATED FOREST GREEN ALUMINUM
-WEIGHT: 7 LBS
-400 BAG CAPACITY
-TWO DIAMOND BAG DISPENSER SLOTS
-FRONT LOCKING ACCESS PANEL
-CLEARLY POSTED INSTRUCTIONS

(C) TRASH RECEPTACLE WITH LID (ITEM #1206A-L):
-H: 23" X 11.5" DIAMETER
-11 GAUGE POWDER COATED FOREST GREEN ALUMINUM
-WEIGHT: 9 LBS.
-10 GALLON CAPACITY WITH INTERIOR TRASH LINER BAG RETAINER BANDS
-ATTACHED ALUMINUM HINGED LID
-ONE BOX 50 COUNT DOGIPOT LINER TRASH BAGS (ITEM #1404)

(D) TELESCOPIC GALVANIZED STEEL MOUNTING POST (ITEM #1301-P):
-2" X 2" X 4'
-11 GAUGE GALVANIZED STEEL
-WEIGHT: 15 LBS.

HOLE:
-D: 18" X W: 8"
-FILL WITH 40 LBS. "READY TO USE: CEMENT

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



H8 Dogi-Pot Waste Station — Scale: N.T.S. — Planting Details

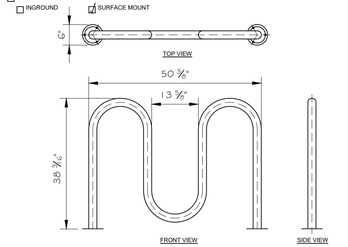
WABASH VALLEY
505 EAST MAIN ST
SILVER LAKE, IN 46982
TOLL FREE: 1-800-253-8619
PHONE: (260) 352-2102
www.wabashvalley.com

WABASH VALLEY

SELECT DESIRED COLOR:

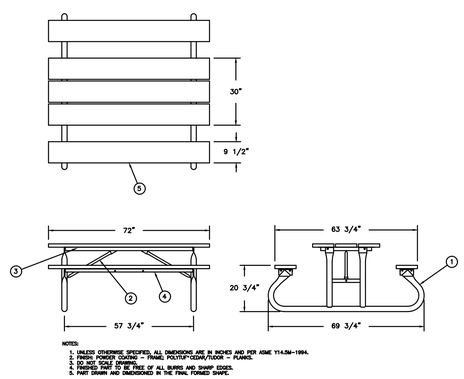
BEIGE	GRANITE	OCEAN BLUE	SLATE BLUE	TEXTURED BLACK
BLACK	GRAY	ORANGE	SMOKE	TEXTURED RED
BLUE	GREEN	PEWTER VEIN	STAINLESS STEEL	VANILLA
BROWN	HAZELNUT	PURPLE	STRAW	WHITE
BURST RUST	HUNTER	RED	TEAL	YELLOW
CRANBERRY	KELLY GREEN	SAND	TEXTURED BRONZE	YOKE WHITE
DARK BRONZE	MOCCASIN	SILVER	TEXTURED GREEN	

SELECT DESIRED MOUNTING:
INGROUND — SURFACE MOUNT



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

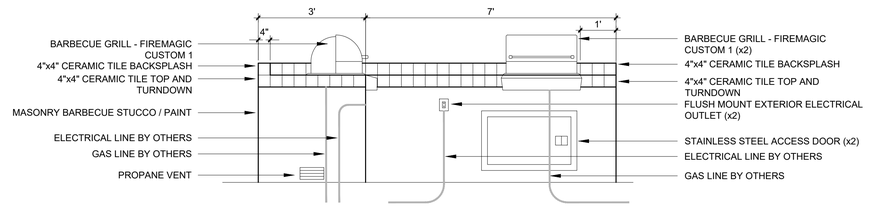
H9 Bike Rack-BRK538S — Scale: N.T.S. — Planting Details



NOTES:
1. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES AND PER ASME Y14.5M–1994.
2. FINISH: POWDER COATING — FINAL POLYURETHANE/POLYESTER — PLANCL
3. DO NOT SCALE DRAWING.
4. FINISHED PART TO BE FREE OF ALL BURRS AND SHARP EDGES.
5. PART DRAWN AND DIMENSIONED IN THE FINAL FORMED SHAPE.

WABASH VALLEY GREEN VALLEY 6' PICNIC TABLE, PORTABLE

H10 Portable Picnic Table — Scale: N.T.S. — Planting Details



H11 Barbecue Detail — Scale: N.T.S. — Hardscape Details

COLEMAN DESIGN GROUP
landscape architecture
Irrigation Consulting and Design
111 E. DUNLAP AVENUE, SUITE 1-107
PHOENIX, AZ 85020
602-432-5507
www.colemandesigngroup.net

REGISTRATION:
JOHN B. COLEMAN 639
12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS
SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS
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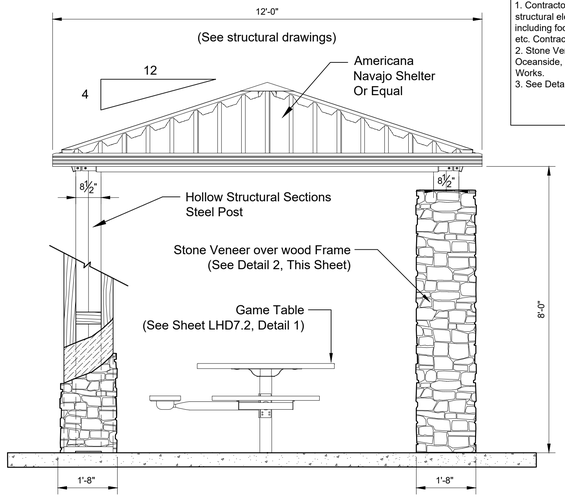
REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

HARDSCAPE DETAILS

L-3.04 SHEET 17 OF 44

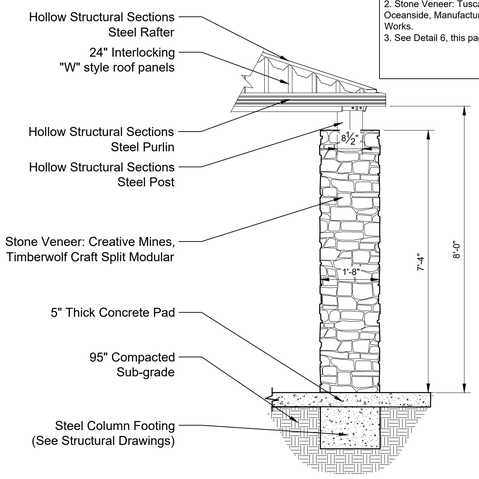


NOTES:
1. Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.
2. Stone Veneer: Tuscan Ledgestone, Color: Oceanside, Manufacturer: Environmental Stone Works.
3. See Detail 6, this page, for metal and roof colors.

1 Shelter Elevation

Scale: NTS

Hardscape Details

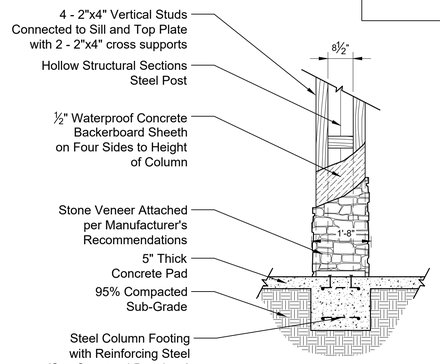


NOTES:
1. Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.
2. Stone Veneer: Tuscan Ledgestone, Color: Oceanside, Manufacturer: Environmental Stone Works.
3. See Detail 6, this page, for metal and roof colors.

2 Shelter Column Elevation

Scale: NTS

Hardscape Details



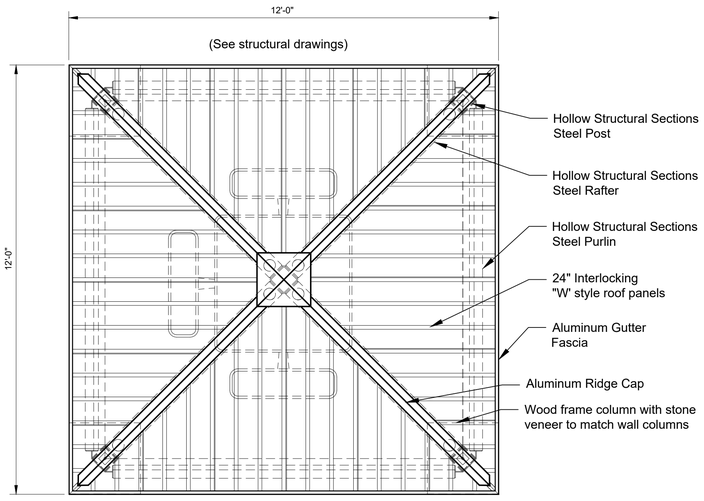
NOTES:
1. Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.
2. Stone Veneer: Tuscan Ledgestone, Color: Oceanside, Manufacturer: Environmental Stone Works.
3. See Detail 6, this page, for metal and roof colors.

3 Scale: NTS

Scale: 1/2"1'-0"d

Hardscape Details

NOTES:
1. Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.
2. Stone Veneer: Tuscan Ledgestone, Color: Oceanside, Manufacturer: Environmental Stone Works.
3. See Detail 6, this page, for metal and roof colors.



4 Shelter Layout Plan

Scale: NTS

Hardscape Details

AMERICANA - NAVAJO SHELTER GENERAL NOTES

1. SHELTER DESIGN - THIS SHELTER HAS BEEN DESIGNED AS AN OPEN STRUCTURE, THE ADDITION OF ANY ENCLOSURE SHALL BE PROHIBITED AS INCREASED WIND FORCES MAY RESULT.

2. FOUNDATION
   A. THE FOUNDATION SHALL REST ON SOUND SOIL THAT IS FREE OF ORGANIC AND DELTERIOUS MATERIALS AND CAPABLE OF SUPPORTING 1000 PSF VERTICAL BEARING PRESSURE.
   B. FOUNDATION DESIGN SHOWN IS A RECOMMENDATION ONLY. OWNER SHALL VERIFY ACTUAL SOIL CONDITIONS AT THE JOB SITE AND REQUIRED ADJUSTMENTS TO THE FOOTING DESIGN SHALL BE DESIGNED BY OTHERS.

3. CONCRETE
   A. COMPRESSION STRENGTH OF ALL REINFORCED CONCRETE SHALL NOT BE LESS THAN 2500 PSI AT 28 DAYS.
   B. REINFORCEMENT BARS SHALL BE DEFORMED BARS CONFORMING TO THE REQUIREMENTS OF MINIMUM ASTM A615 GRADE 40 FOR #4 AND SMALLER BARS AND GRADE 60 FOR BARS LARGER THAN #4.
   C. MINIMUM CONCRETE CLEAR COVER FOR REINFORCING BARS SHALL BE 3".

4. STRUCTURAL STEEL
   A. STEEL PLATE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36.
   B. HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO THE REQUIREMENTS OF ASTM A500, GRADE B.
   C. WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY'S SPECIFICATION FOR THE MATERIAL BEING WELDED.
   D. WELDING ELECTRODES SHALL BE E70XX.
   E. STRUCTURAL STEEL COMPONENTS SHALL BE COATED WITH ANTI-GRAFFITI POLYESTER TGIC POWDER COAT FINISH MEETING AAMA 2604-02 SPECIFICATION.

5. ALUMINUM
   A. EXTRUDED ALUMINUM RIDGE CAP SHALL BE FABRICATED FROM ALUMINUM ALLOY 6105-T5.
   B. EXTRUDED ALUMINUM GUTTER FASCIA AN FASCIA TRIM SHALL BE FABRICATED FROM ALLOY 6061-T6 OR 6105-T6.
   C. ALUMINUM COMPONENTS SHALL BE COATED WITH ANTI-GRAFFITI POLYESTER POWDER COAT FINISH MEETING AAMA 2604-02 SPECIFICATION.

6. ROOF DECK
   A. INTERLOCKING SEAL ALUMINUM ROOF DECK SHALL BE ROLL FORMED FROM ALUMINUM ALLOY 3004-H34.
   B. ROOF DECK SHALL BE COATED WITH HEAT REFLECTIVE BASF ULTRA-COOL COATING OR APPROVED EQUAL.

7. FASTENERS
   A. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325 OR A307.
   B. SCREWS ATTACJOMG TP STEE; SJA;; BE 12-24 HEX WASHER HEAD #5 POINT SELF DRILLING SCREWS.
   C. SCREWS ATTACHING TO ALUMINUM SHALL BE 8-18 HEX WASHER HEAD #2 POINT SELF DRILLING SCREWS.
   D. HIGH STRENGTH BOLTS SHALL BE HOT DIP GALVANIZED. ALL SCREWS SHALL BE STAINLESS STEEL OR COATED WITH ZINC.

5 General Shelter Notes

ADDITIONAL NOTES:

12'x12' Navajo Shelter to be provided by:
Americana Building Products
#2 Industrial Drive Salem, IL 62881
(888) 442-2928 - www.americana.com

Column Block - 2"x4" wood frame, w/backerboard & stone veneer to surround metal post.
Concrete Footing - Footing to be coordinated and constructed per shelter fabricator's or owner's representative's structural engineer. Footing and connections to post shown for graphic illustration only.

Welds - All welds to be sized per structural engineer, grind smooth.

5" thick concrete pad, with medium broom finish.

95% compacted subgrade or per soils report.

* Measurements and steel reinforcement to be specified by structural engineer.

Note: All material dimensions shown are for aesthetic value and purposes only. Shelter manufacturer's structural engineer to determine all final material dimensions, connections, construction methods and materials to be used to construct the shelter shown with these documents.

6 Additional Notes

Joist Color:	Sherwin Williams (SW0000) XXX
Beam Color:	Sherwin Williams (SW0000) XXX
Post Color:	Sherwin Williams (SW0000) XXX
Roof Color:	Sherwin Williams (SW0000) XXX

7 Material Finishing Schedule

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.

FOR REFERENCE ONLY: Must be Submitted to Building Safety for Review, Permit, and Inspection (Retaining Walls, Ramadas, Landscape Amenities, Electrical, Structural, Perimeter Walls, any wall over 6 feet tall)

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L-3.05 SHEET 18 OF 44

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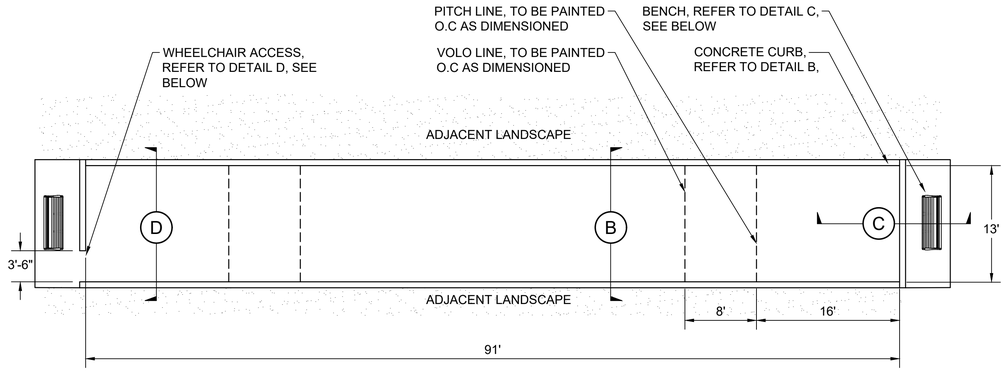
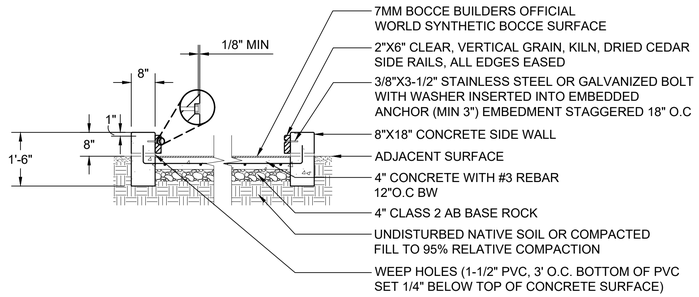


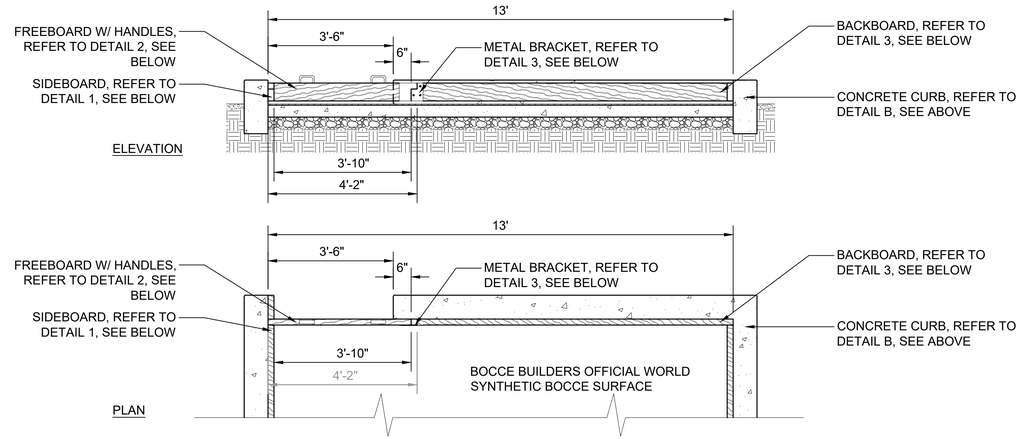
A BOCCE COURT PLAN

NTS DETAIL-FILE



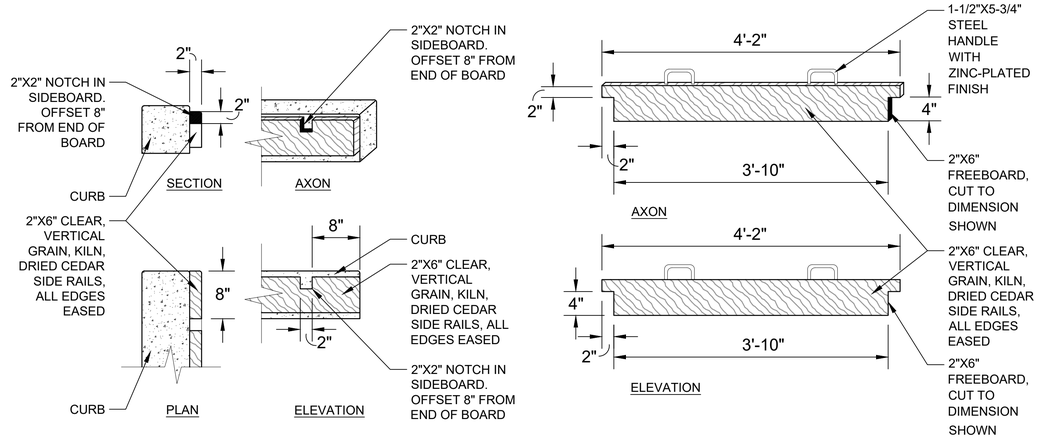
B CURB AND COURT SECTION/ELEVATION

DETAIL-FILE



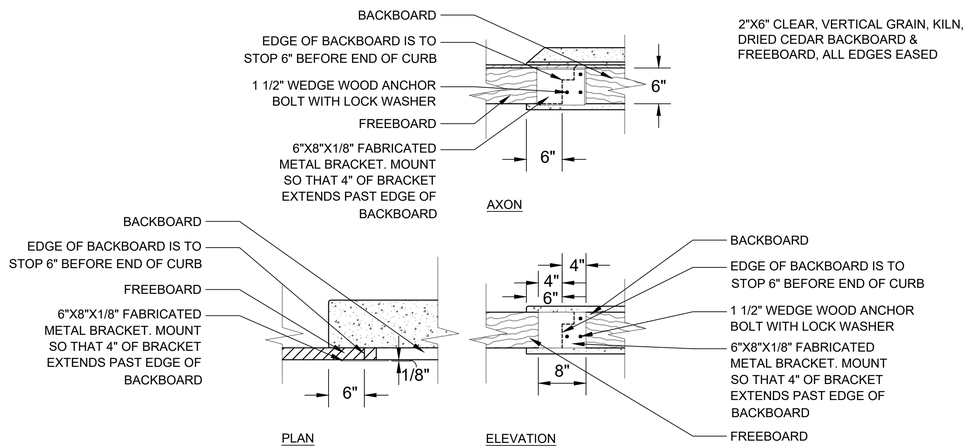
C BENCH & SIDE BOARD SECTION/ELEVATION

NTS DETAIL-FILE



D WHEELCHAIR ACCESS PLAN AND SECTION/ELEVATION

NTS DETAIL-FILE



1 SIDEBOARD DETAIL

NTS DETAIL-FILE

2 FREEBOARD DETAIL

NTS DETAIL-FILE

3 BACKBOARD DETAIL

NTS DETAIL-FILE

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PHOENIX, AZ 85020
602-432-5507
www.colemandesigngroup.net

REGISTRATION:

JOHN B. COLEMAN 639 12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

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BOCCE COURT DETAILS

L-3.06 SHEET 19 OF 44

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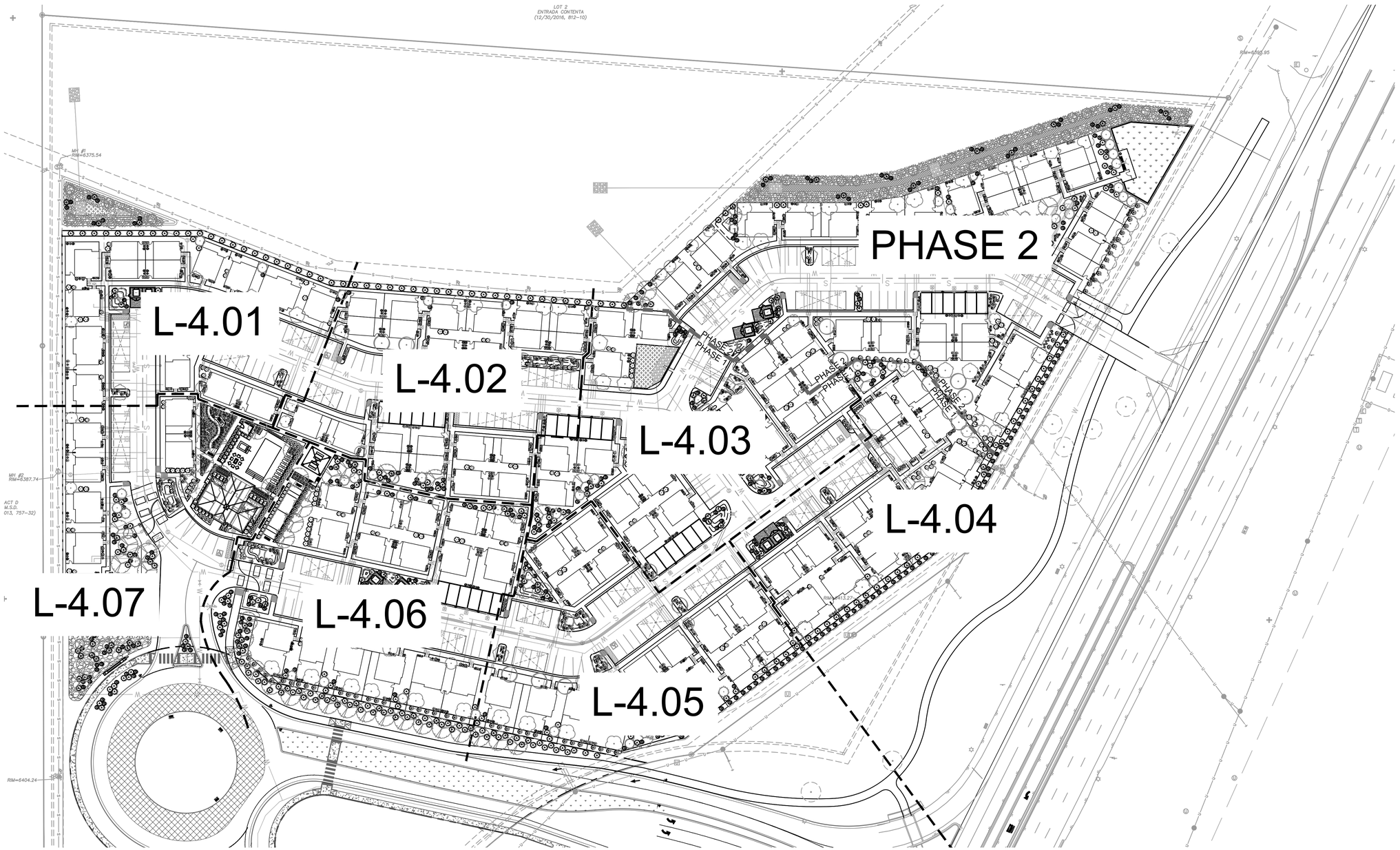

NORTH

0 50 100 150 200 feet

1" = 50'

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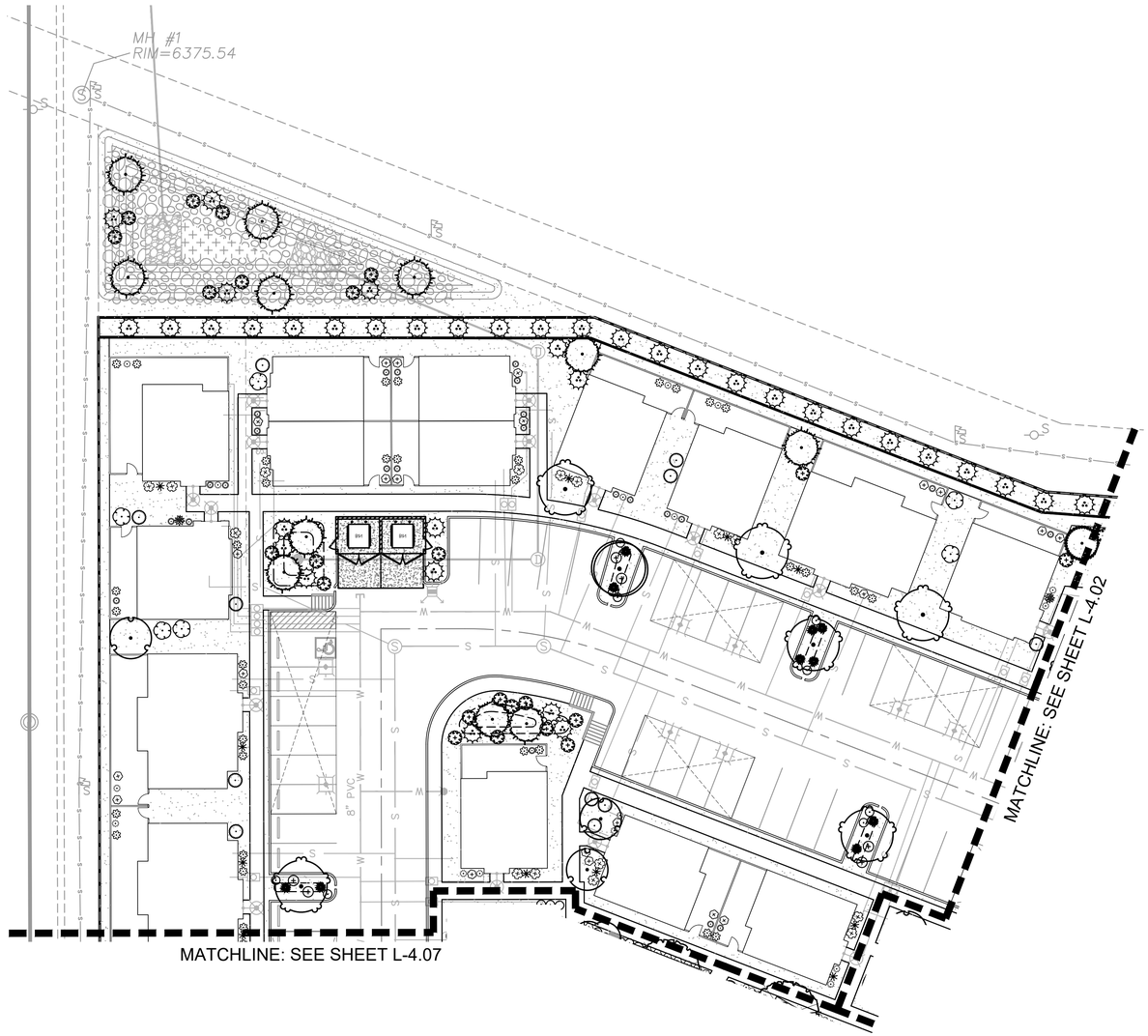
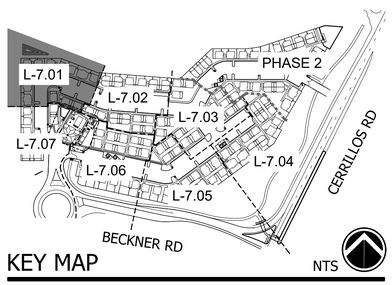
PLANTING REFERENCE PLAN

L-4.00 SHEET 20 OF 44





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	14	Juniperus monosperma Oneseed Juniper	2" + Cal
	49	Pinus aristata Bristlecone Pine	2" + Cal
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS			
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	167	Genista tinctoria Dyer's Broom	5 gal
	103	Syringa meyeri 'Palibin' Dwarf Korean Lilac	5 gal
DESERT ACCENTS			
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	33	Hesperaloe parviflora Texas Red Yucca	5 gal
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	309	Juniperus sabina 'Buffalo' Buffalo Juniper (female only)	5 gal
FLOWERING PLANTS			
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	89	Hibiscus syriacus Rose of Sharon	5 gal
	195	Salvia greggii Autumn Sage	1 gal
	201	Salvia x 'Ultra Violet' Ultra Violet Sage	1 gal
GRASSES			
	203	Nassella tenuissima Mexican Feather Grass	1 gal
	280	Schizachyrium scoparium Little Bluestem	1 gal
MISCELLANEOUS			
	2,369 sf	Cobble Mulch Blend Santa Fe Brown: 4" to 6" Angular	SF
	106,855 sf	Landscape Gravel with Filter Fabric 1/2" Brown Gravel	SF
	1,103 sf	Native Seed Mix	SF
	229 sf	Stabilized DG Path 1/4" Minus Stabilized DG	SF

NORTH

0 20 40 60 80 feet

1" = 20'

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PROJECT:

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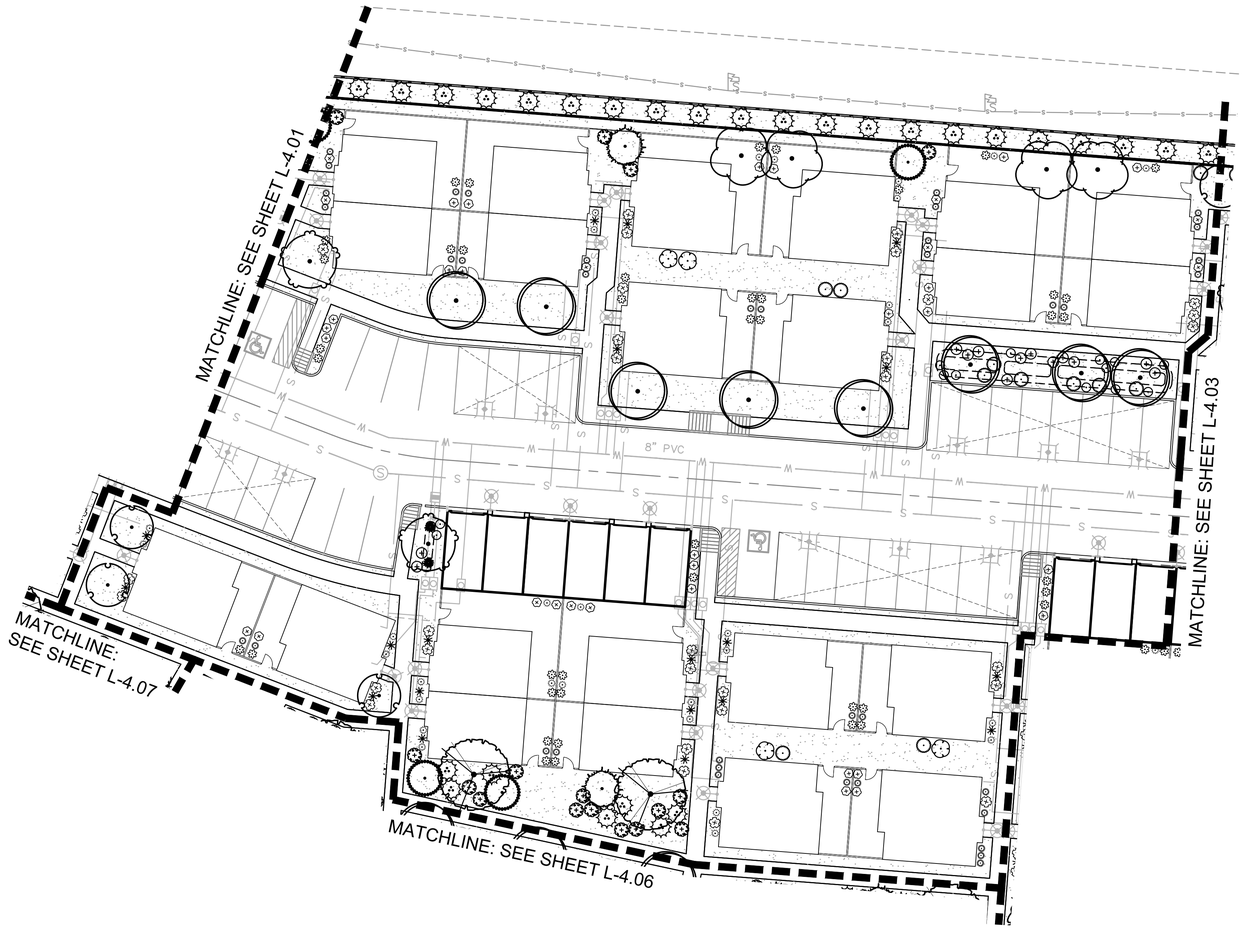

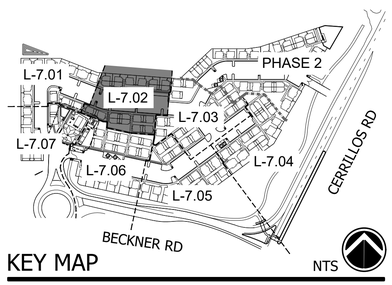

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NORTH

0 20 40 60 80 feet

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REGISTRATION:

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DESIGNED: TEAM
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APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS

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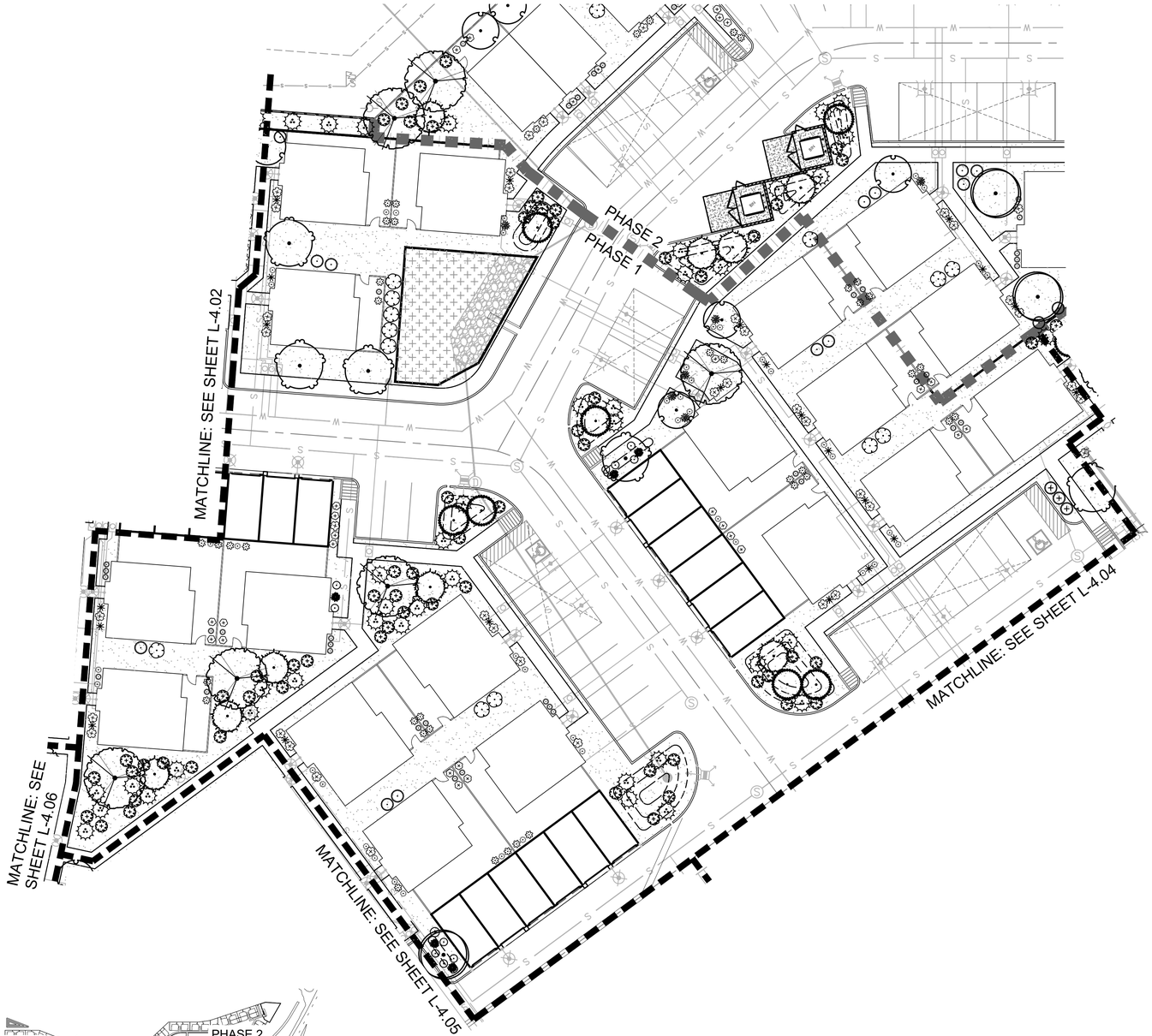
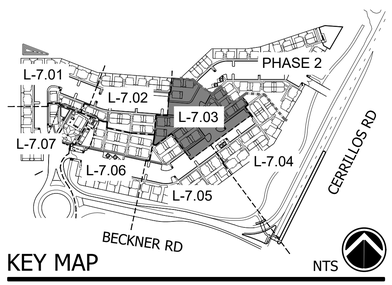
PLANTING PLAN

L-4.02 SHEET 22 OF 44





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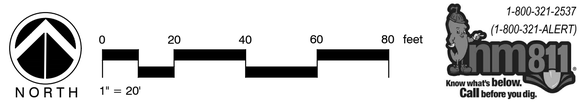

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REGISTRATION:

JOHN B. COLEMAN
639
12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
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CONTACT: Jeremy Hall

PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS

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L-4.03 SHEET 23 OF 44

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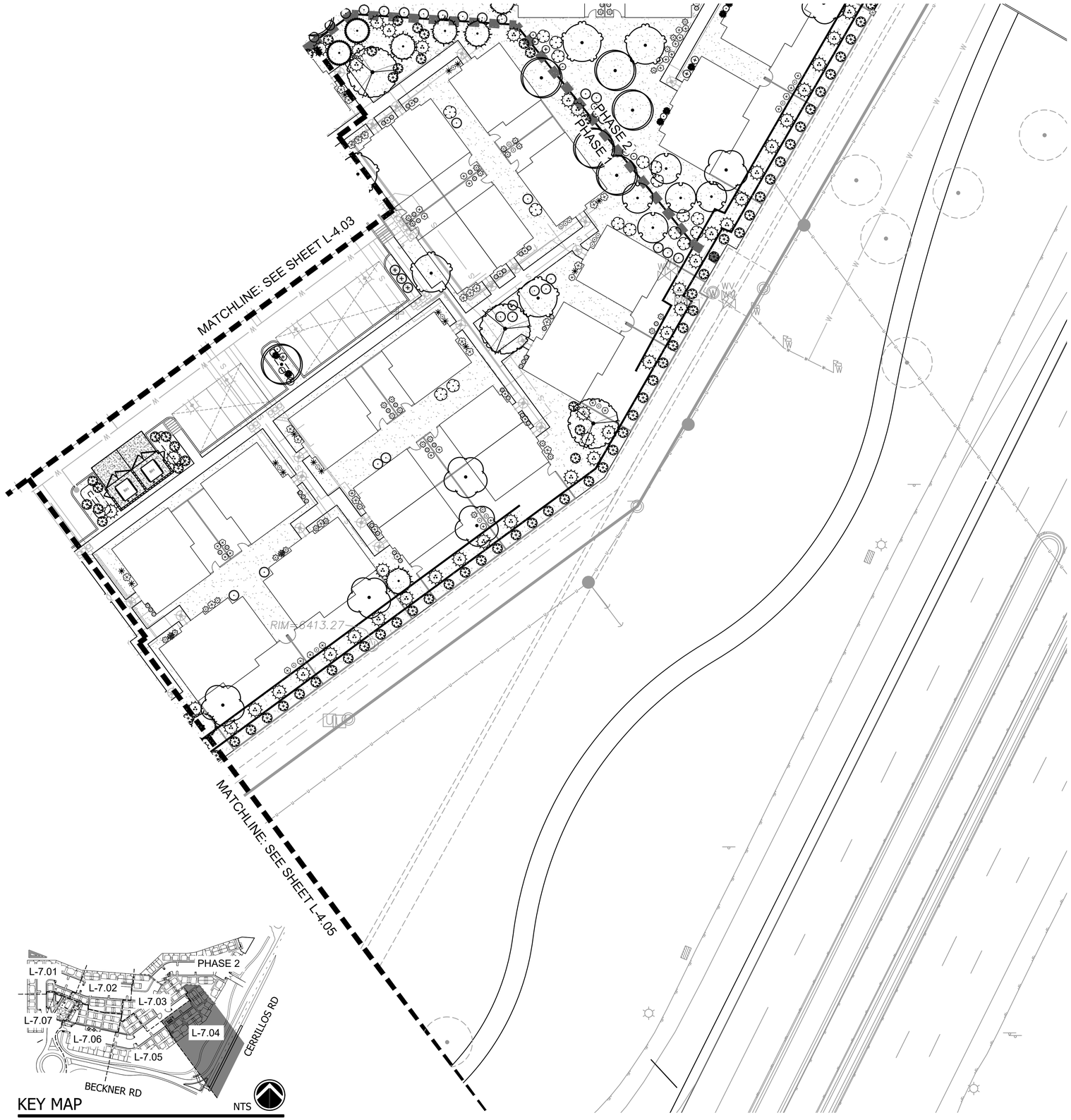

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NORTH

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L-4.04 SHEET 24 OF 44



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NORTH

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1" = 20'

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L-4.05 SHEET 25 OF 44

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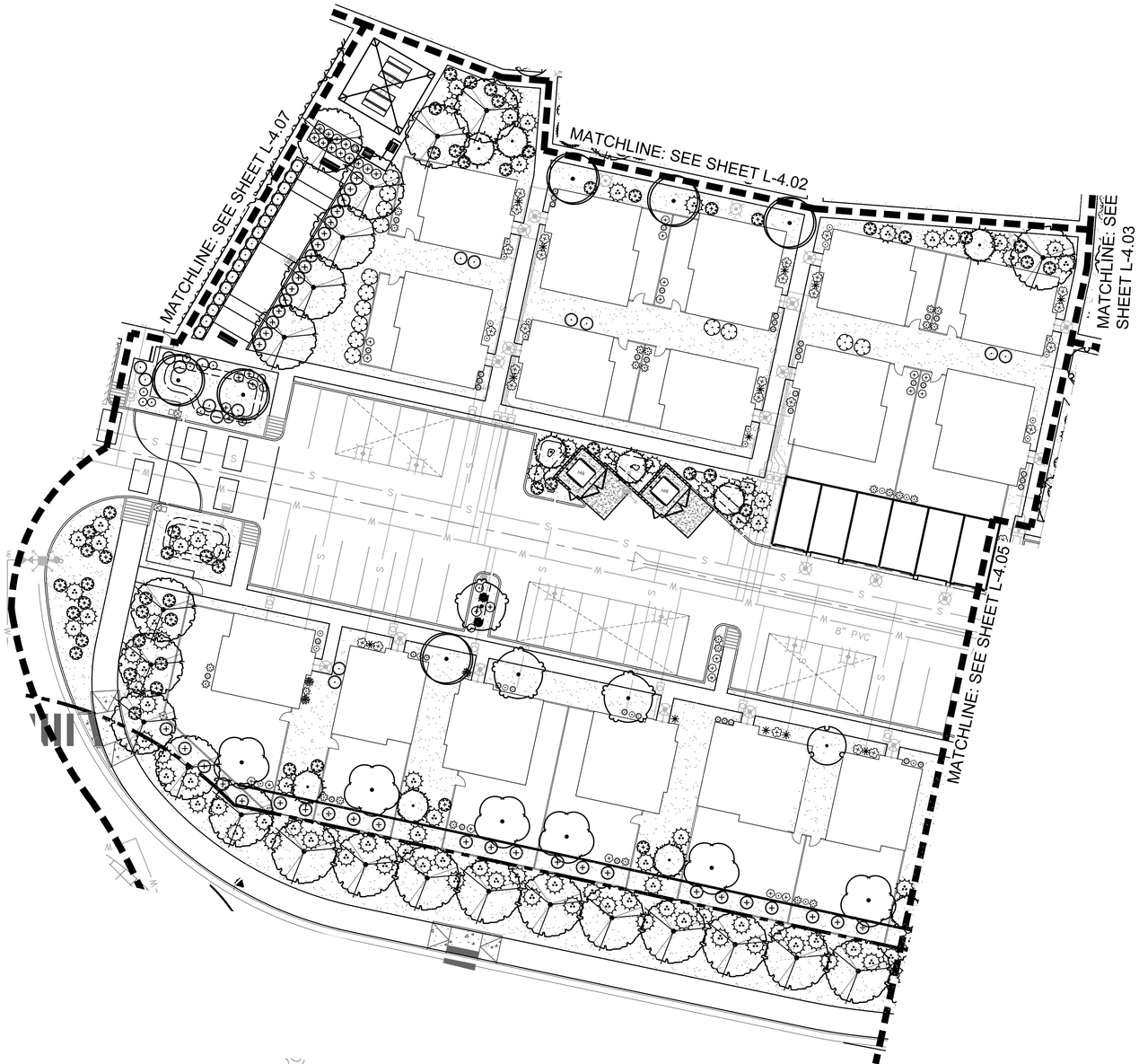

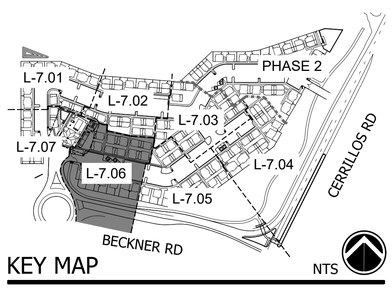

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	167	Genista tinctoria Dyer's Broom	5 gal
	103	Syringa meyeri 'Palibin' Dwarf Korean Lilac	5 gal
DESERT ACCENTS			
	93	Agave neomexicana New Mexico Agave	5 gal
	20	Agave utahensis Utah Agave	5 gal
	33	Hesperaloe parviflora Texas Red Yucca	5 gal
EVERGREEN SHRUBS			
	119	Buxus microphylla japonica 'Winter Gem' Winter Gem Japanese Boxwood	5 gal
	291	Juniperus horizontalis 'Blue Chip' Blue Chip Creeping Juniper	5 gal
	309	Juniperus sabina 'Buffalo' Buffalo Juniper (female only)	5 gal
FLOWERING PLANTS			
	90	Caryopteris x clandonensis 'Blue Mist' Blue Mist Bluebeard	5 gal
	89	Hibiscus syriacus Rose of Sharon	5 gal
	195	Salvia greggii Autumn Sage	1 gal
	201	Salvia x 'Ultra Violet' Ultra Violet Sage	1 gal
GRASSES			
	203	Nassella tenuissima Mexican Feather Grass	1 gal
	280	Schizachyrium scoparium Little Bluestem	1 gal
MISCELLANEOUS			
	2,369 sf	Cobble Mulch Blend Santa Fe Brown: 4" to 6" Angular	SF
	106,855 sf	Landscape Gravel with Filter Fabric 1/2" Brown Gravel	SF
	1,103 sf	Native Seed Mix	SF
	229 sf	Stabilized DG Path 1/4" Minus Stabilized DG	SF

NORTH

0 20 40 60 80 feet

1" = 20'

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www.colemandesigngroup.net

REGISTRATION:

JOHN B. COLEMAN
639
12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

PLANTING PLAN

L-4.06 SHEET 26 OF 44

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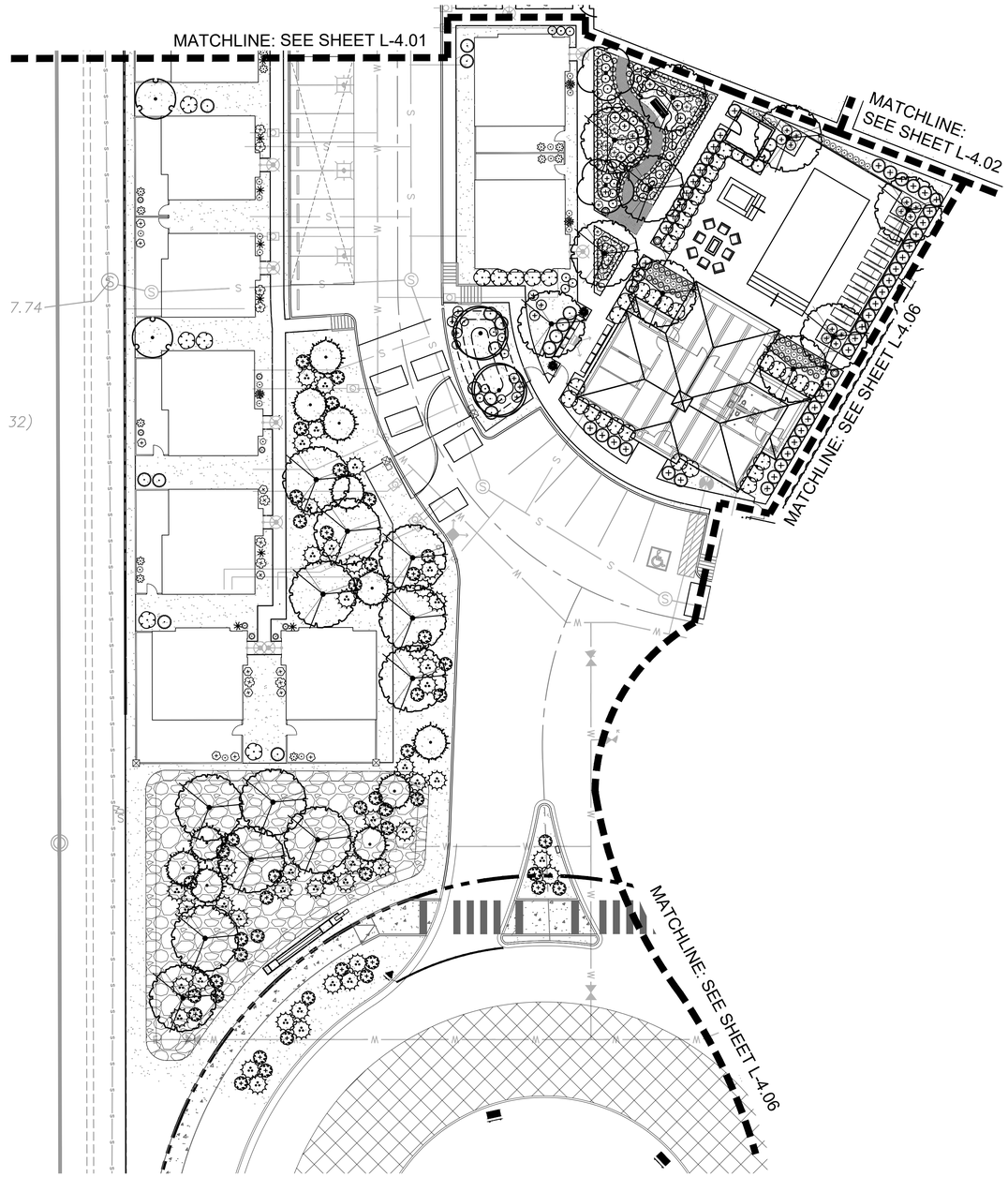

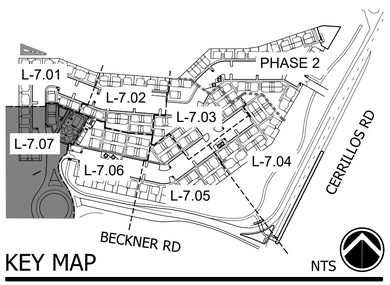

PLANT SCHEDULE PHASE 1			
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE (INSTALL)
DECIDUOUS TREES			
	24	Chilopsis linearis Desert Willow	2" + Cal
	19	Prunus cerasifera Purple-leaf Plum	2" + Cal
	29	Pyrus calleryana 'Bradford' Bradford Callery Pear	2" + Cal
	62	Quercus gambelii Gambel Oak	2" + Cal
	17	Syringa reticulata Japanese Tree Lilac	2" + Cal
EVERGREEN TREES			
	14	Juniperus monosperma Oneseed Juniper	2" + Cal
	49	Pinus aristata Bristlecone Pine	2" + Cal
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS			
	98	Buddleja x 'Blue Chip' Lo & Behold® Blue Chip Butterfly Bush	5 gal
	167	Genista tinctoria Dyer's Broom	5 gal
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	106,855 sf	Landscape Gravel with Filter Fabric 1/2" Brown Gravel	SF
	1,103 sf	Native Seed Mix	SF
	229 sf	Stabilized DG Path 1/4" Minus Stabilized DG	SF

NORTH

0 20 40 60 80 feet

1" = 20'

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PROJECT:

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SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
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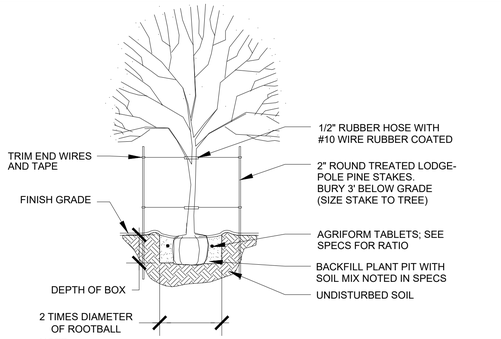
PLANTING PLAN

L-4.07 SHEET 27 OF 44



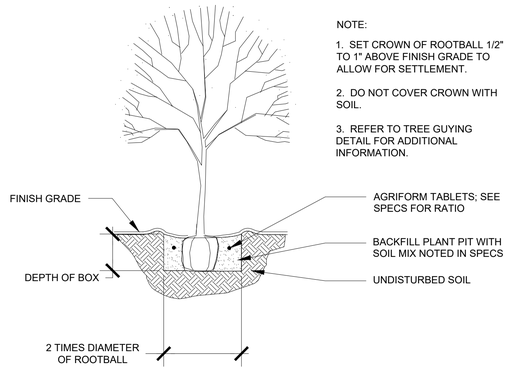
NOTE:

1. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
2. DO NOT COVER CROWN WITH SOIL.
3. REFER TO TREE GUYING DETAIL FOR ADDITIONAL INFORMATION.

L1 Tree planting detail (15 gallon - 30" box)

Scale: N.T.S.

Planting Details



NOTE:

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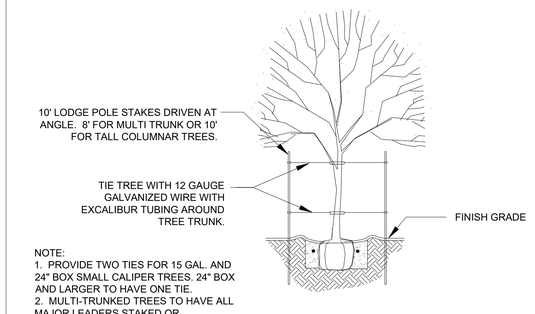
2. DO NOT COVER CROWN WITH SOIL.
3. REFER TO TREE GUYING DETAIL FOR ADDITIONAL INFORMATION.

L2 Tree planting detail (36" box and larger)

Scale: N.T.S.

Planting Details

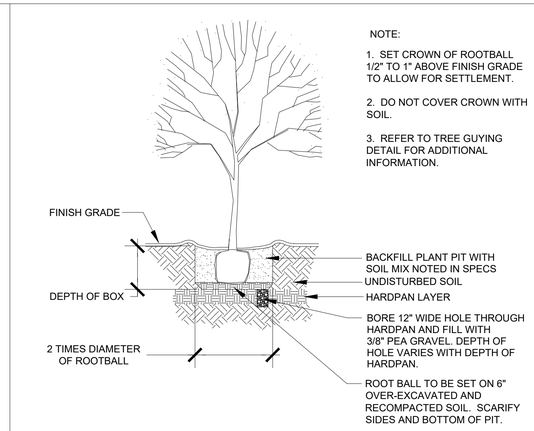


NOTE:
1. PROVIDE TWO TIES FOR 15 GAL. AND 24" BOX SMALL CALIPER TREES. 24" BOX AND LARGER TO HAVE ONE TIE.
2. MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED. ALL WIRE TO WRAP A MIN. OF 5 TIMES AROUND ITSELF.

L3 Typical staking detail

Scale: N.T.S.

Planting Details



NOTE:

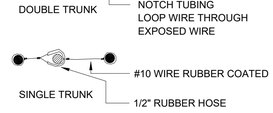
1. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
2. DO NOT COVER CROWN WITH SOIL.
3. REFER TO TREE GUYING DETAIL FOR ADDITIONAL INFORMATION.

L4 Hardpan planting detail

Scale: N.T.S.

Planting Details

NOTE:
ALL MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED



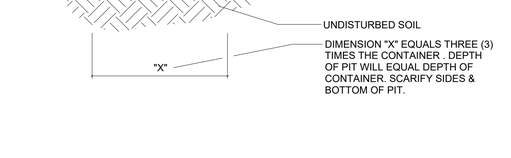


L5 Tree guying detail

Scale: N.T.S.

Planting Details

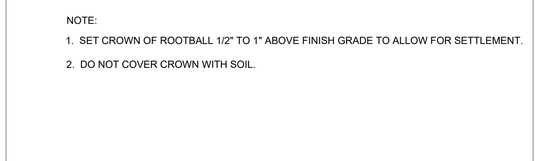
NOTE:
SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
DO NOT COVER CROWN WITH SOIL.
SETTLE BACKFILL SOIL BY WATERING, AND COMPACT TO REMOVE AIR POCKETS.



L6 Agave & Yucca planting detail

Scale: N.T.S.

Planting Details



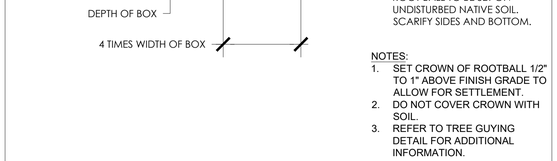
NOTE:

1. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
2. DO NOT COVER CROWN WITH SOIL.

L7 Shrub planting detail (1gallon - 15 gallon)

Scale: NTS

Planting Details



NOTES:
1. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
2. DO NOT COVER CROWN WITH SOIL.
3. REFER TO TREE GUYING DETAIL FOR ADDITIONAL INFORMATION.

L8 Root Barrier at Sidewalk

Scale: N.T.S.

Planting Details

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REGISTRATION:

JOHN B. COLEMAN 639 12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

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SANTA FE, NEW MEXICO

PREPARED FOR:

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PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

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PLANTING DETAILS

L-5.01 SHEET 28 OF 44



TREE LEGEND:

- EXISTING TREE TO REMAIN IN PLACE - 14 TOTAL
- EXISTING TREE TO BE DESTROYED - 69 TOTAL

NOTE:
ALL TREES TO BE DESTROYED WILL BE REPLACED AND ARE ACCOUNTED FOR WITH EVERGREEN TREES ON PLANTING PLAN(S) FOR PHASE 1 AND 2.

NORTH

0 60 100 120 240 feet

1" = 60'

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TREE REMOVAL PLAN

L-6.00 SHEET 29 OF 44

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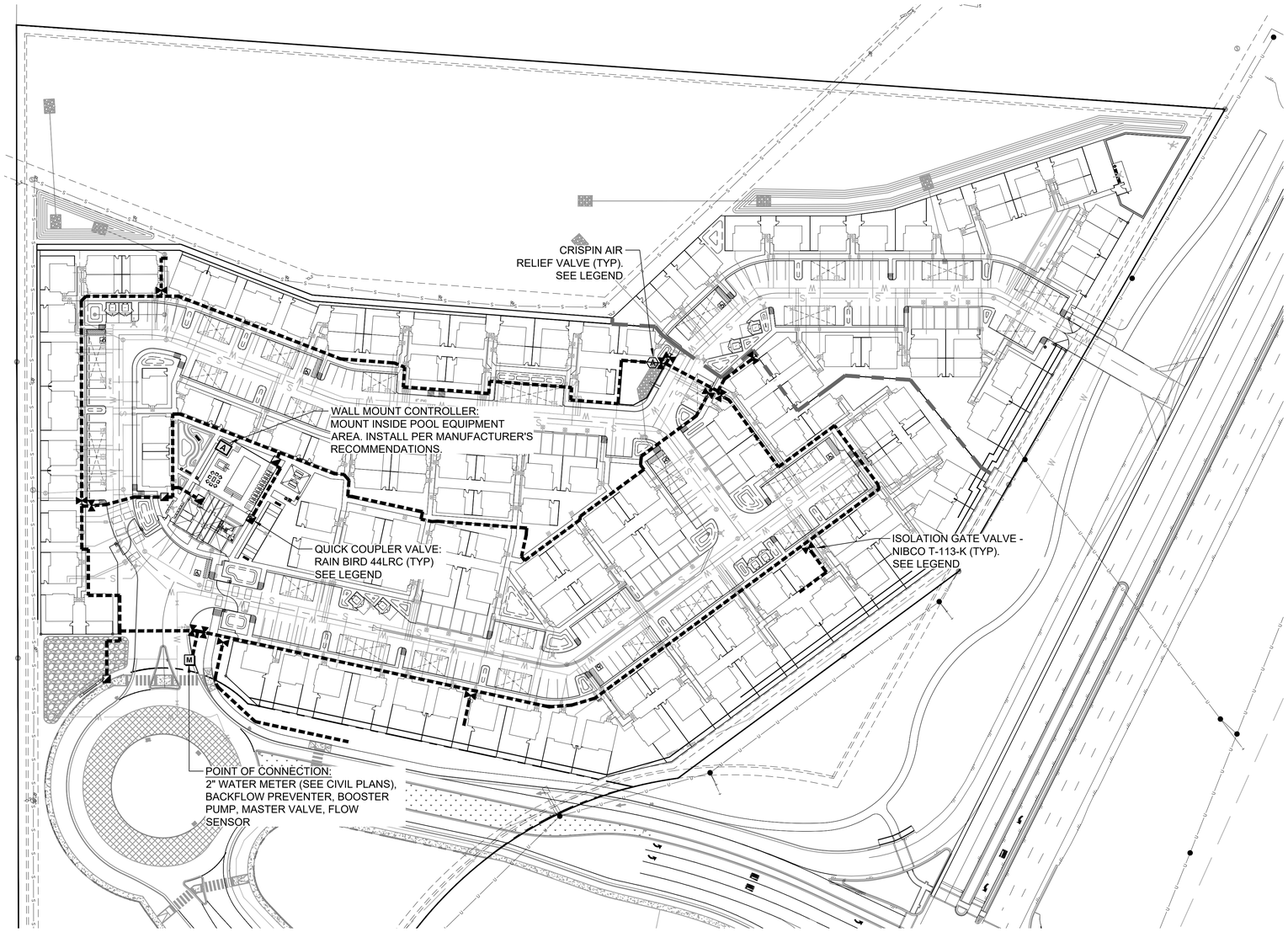
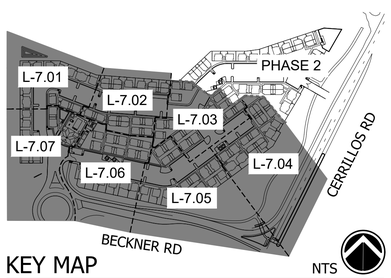


IRRIGATION KEY NOTES:

- IRRIGATION CONTRACTOR TO REVIEW ACTUAL SITE CONDITIONS PRIOR TO INSTALLING IRRIGATION OR ORDERING MATERIALS. SOME ADJUSTMENTS IN EQUIPMENT LOCATIONS MAY BE REQUIRED TO MATCH ACTUAL CURRENT CONDITIONS. REVIEW ANY CHANGES WITH OWNERS REPRESENTATIVE. METER LOCATIONS SHOWN ARE APPROXIMATE. SEE CIVIL PLANS FOR EXACT LOCATIONS..
- THE IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A STATIC WATER PRESSURE OF 60 PSI. AT THE POINTS OF CONNECTION. CONTRACTOR TO CHECK WATER PRESSURE PRIOR TO STARTING CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF NOT MIN. 60 PSI.
- ALL MAINLINE FITTINGS OVER 3" SHALL BE IRON GASKETED WITH JOINT RESTRAINT HARNESSES.
- REFER TO EMITTER SCHEDULE FOR TREE, SHRUB GPH. & NUMBER OF EMITTERS. USE MULT-PORT EMITTERS ON SHRUBS WHEN SPACING ALLOWS.
- EQUIPMENT SUBMITTAL FOR APPROVAL PRIOR TO ORDERING MATERIALS.



KEY MAP NTS

- IRRIGATION LAYOUT IS SCHEMATIC IN NATURE. ALL IRRIGATION EQUIPMENT LOCATIONS ARE SHOWN FOR GRAPHIC CLARITY ONLY. CONTRACTOR SHALL INSTALL ALL IRRIGATION EQUIPMENT IN LANDSCAPE AREAS ONLY. IF THERE IS A DISCREPANCY IN THE FIELD, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.
- SEE PLANTING PLAN FOR PLANT LOCATIONS AND SPECIES INFORMATION.
- INSTALL ALL EMITTERS UP-SLOPE FROM PLANT MATERIAL.
- USE RIGID PVC AS EMITTER LATERALS THROUGHOUT.
- TREES IN TURF HAVE (1) MULTI-PORT EMITTER W/ SIX OUTLETS.
- INSTALL FLUSH END CAPS AT ALL ENDS OF DRIP LATERALS.
- INSTALL BOWSMITH LINE PLUGS AT THE END OF ALL DRIP TUBING TO KEEP INSECTS OR DEBRIS FROM CLOGGING TUBING.
- INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- PROVIDE SCH 40 PVC SLEEVES UNDER ALL HARDSCAPE SURFACES AND PVC SCH 80 (<3") & C900 (3"+) UNDER DRIVABLE SURFACES.
- RUN 2 WIRE LOOPS FROM EACH CONTROLLER BACK TO BOOSTER PUMP, HYDROMETER/MASTER VALVE, AND FLOW SENSOR ON EACH MAIN AND SUB-MAIN LOOP AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR RESPONSIBLE FOR INSURING MASTER VALVES, FLOW SENSORS, CONTROLLERS, AND PUMP STATION ARE ALL CONNECTED AND OPERATIONAL PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO PROVIDE ELECTRICAL POWER TO CONTROLLER LOCATION PER MANUFACTURE'S SPECIFICATIONS. LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.
- ALL IRRIGATION EQUIPMENT TO BE INSTALLED IN COMMON AREA LANDSCAPE PLANTER AREAS, NOT IN PRIVATE YARDS, REGARDLESS OF WHAT IS SHOWN ON PLANS. IRRIGATION PLANS ARE SCHEMATIC AND NATURE AND DUE TO SCALE, EQUIPMENT IS SOMETIMES SHOWN IN AREAS THAT ARE NOT COMMON AREA LANDSCAPE PLANTERS. NO VALVES TO BE INSTALLED IN TURF.

NORTH

0 20 40 60 80 feet

1" = 20'

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IRRIGATION SCHEDULE PHASE 1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird Drip Control Valve 1in. Ball Valve with 1in. PESBIVM Smart Valve. Add QKCHK-100 1" Basket Filter with 200 mesh stainless steel screen. 0.3-20 gpm
	Pipe Transition Point in Drip Box PVC to Drip Connection Assembly. Senninger #PSR-30 Pressure Regulator (3/4" FIPT) With Associated Drip Connection Fittings. Installed in tan 10" Round Valve Box.
	Flush Cap 3/4" Male PVC SCH 40 S/T Adapter And 3/4" Female Threaded Cap
5 7 10 12 18 24	Rain Bird PC-DIFF Emitter Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet and Diffuser Cap. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange.
0.5 1.0 2.0	Rain Bird Xeri-Bug Emitter Rain Bird XB-PC, Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Quick Coupler Rain Bird 44-LRC: 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.
	Isolation Gate Valve (Same Size as Pipe) Nibco T-113-K: Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.
MV	Master Valve 2" Rain Bird PEB-IVM: 1in., 1-1/2in., 2in. Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration.
A	1" Air and Vacuum Valve 1" Crispin AL Series Air and Vacuum Valve. Model #: CR-AL-10
BF	Backflow Preventer 2" Febco 825Y: Reduced Pressure Backflow Preventer
A	Pedestal Mount Controller Rain Bird ESPLXIVM-LXMMSS-LXMMSSPED: 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Enclosure. Installed in LXMMSS-LXMMSSPED Stainless Steel Cabinet w/ Pedestal. System Requirements: Rain Bird LXIVM Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.
FS	Flow Sensor Creative Sensor Technology FSI-T10-001: 1in. PVC tee type flow sensor w/socket ends, custom mounting tee and ultra-lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range: .86 GPM - 52 GPM.
BP	Booster Pump Rain Bird CLP Series: Booster Pump Pressure Increase of 20 PSI. Maximum Flow Rate of 24 GPM.
M	Water Meter 2"
——— ⊥ ———	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
——— S ———	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
- - - - - - -	Irrigation Lateral Line: Toro-Blue Stripe Poly Hose Blue Stripe Drip Tubing to Trees & Shrubs. 0.75" Polyethylene Drip Tubing with 1/4" Poly DistributionTtubing - Install Rain Bird Pressure Compensating Drip Emitters.
■■■■■■■■■	Irrigation Mainline: PVC Schedule 40 1" - 3" Diameter
= = = = = = =	Pipe Sleeve: See Details for Pipe Sizing & Sleeve Schedule. Twice the nominal diameter of the pipe being sleeved.

Valve Callout
Valve Number
Valve Flow
Valve Type
Valve Size

VALVE TYPE:
T=TREE,
E=EVERGREEN TREE,
LS= LOW WATER SHRUB,
LMS=LOW-MEDIUM WATER SHRUB,
SP=SPRINKLER,

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IRRIGATION REFERENCE PLAN

L-7.00 SHEET 30 OF 44

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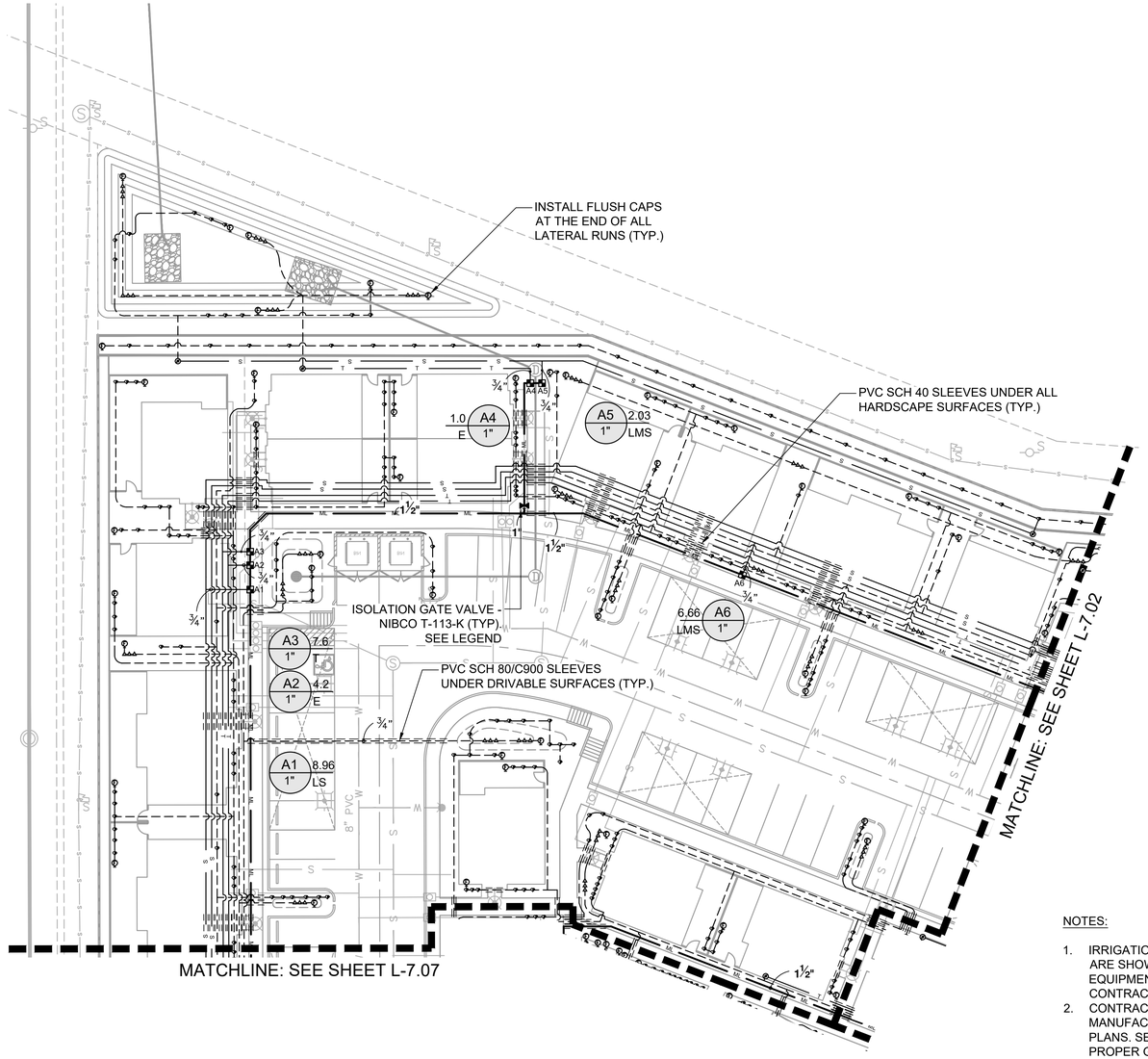

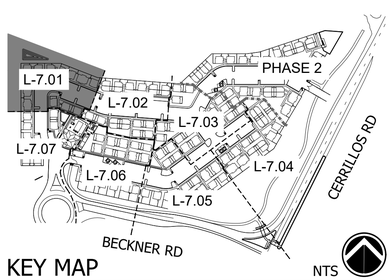

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3. INSTALL ALL EMITTERS UP-SLOPE FROM PLANT MATERIAL.
4. USE RIGID PVC AS EMITTER LATERALS THROUGHOUT.
5. INSTALL FLUSH END CAPS AT ALL ENDS OF DRIP LATERALS.
6. INSTALL BOWSMITH LINE PLUGS AT THE END OF ALL DRIP TUBING TO KEEP INSECTS OR DEBRIS FROM CLOGGING TUBING.
7. INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
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9. PROVIDE SCH 40 PVC SLEEVES UNDER ALL HARDSCAPE SURFACES AND PVC SCH 80 (<3") & C900 (3"+) UNDER DRIVABLE SURFACES.
10. METER LOCATIONS SHOWN ARE APPROXIMATE. SEE CIVIL PLANS FOR EXACT LOCATIONS.

NORTH

0 20 40 60 80 feet

1" = 20'

1-800-321-2537
(1-800-321-ALERT)
Know what's below. Call before you dig.

IRRIGATION SCHEDULE PHASE 1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird Drip Control Valve 1in. Ball Valve with 1in. PESBIVM Smart Valve. Add QKCHK-100 1" Basket Filter with 200 mesh stainless steel screen. 0.3-20 gpm
	Pipe Transition Point in Drip Box PVC to Drip Connection Assembly. Senninger #PSR-30 Pressure Regulator (3/4" FIPT) With Associated Drip Connection Fittings. Installed in tan 10" Round Valve Box.
	Flush Cap 3/4" Male PVC SCH 40 S/T Adapter And 3/4" Female Threaded Cap
5 7 10 12 18 24	Rain Bird PC-DIFF Emitter Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet and Diffuser Cap. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange.
0.5 1.0 2.0	Rain Bird Xeri-Bug Emitter Rain Bird XB-PC, Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Quick Coupler Rain Bird 44-LRC: 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.
	Isolation Gate Valve (Same Size as Pipe) Nibco T-113-K: Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.
MV	Master Valve 2" Rain Bird PEB-IVM: 1in., 1-1/2in., 2in. Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration.
A	1" Air and Vacuum Valve 1" Crispin AL Series Air and Vacuum Valve. Model #: CR-AL-10
BF	Backflow Preventer 2" Febco 825Y: Reduced Pressure Backflow Preventer
A	Pedestal Mount Controller Rain Bird ESPLXIVM-LXMMSS-LXMMSSPED: 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Enclosure. Installed in LXMMSS-LXMMSSPED Stainless Steel Cabinet w/ Pedestal. System Requirements: Rain Bird LXIVM Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.
FS	Flow Sensor Creative Sensor Technology FSI-T10-001: 1in. PVC tee type flow sensor w/socket ends, custom mounting tee and ultra-lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range: .86 GPM - 52 GPM.
BP	Booster Pump Rain Bird CLP Series: Booster Pump Pressure Increase of 20 PSI. Maximum Flow Rate of 24 GPM.
M	Water Meter 2"
——— L ———	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
——— S ———	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
- - - - - - -	Irrigation Lateral Line: Toro-Blue Stripe Poly Hose Blue Stripe Drip Tubing to Trees & Shrubs. 0.75" Polyethylene Drip Tubing with 1/4" Poly DistributionTtubing - Install Rain Bird Pressure Compensating Drip Emitters.
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PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
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CONTACT: Jeremy Hall

PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

IRRIGATION PLAN

L-7.01 SHEET 31 OF 44

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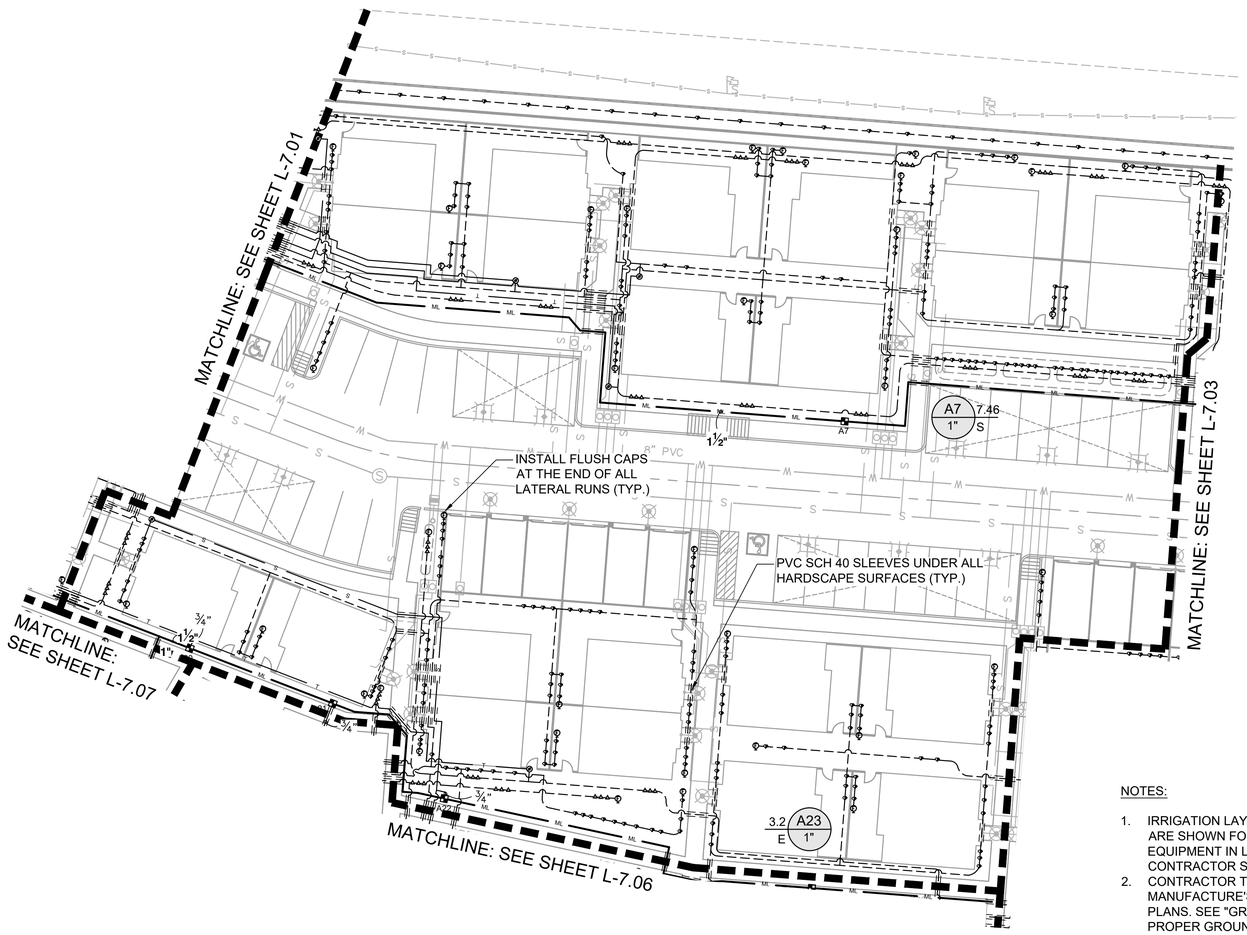

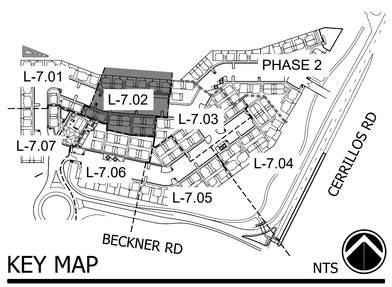

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SANTA FE, NEW MEXICO

PREPARED FOR:

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15300 N. 90th Street, Suite 200
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CONTACT: Jeremy Hall

PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

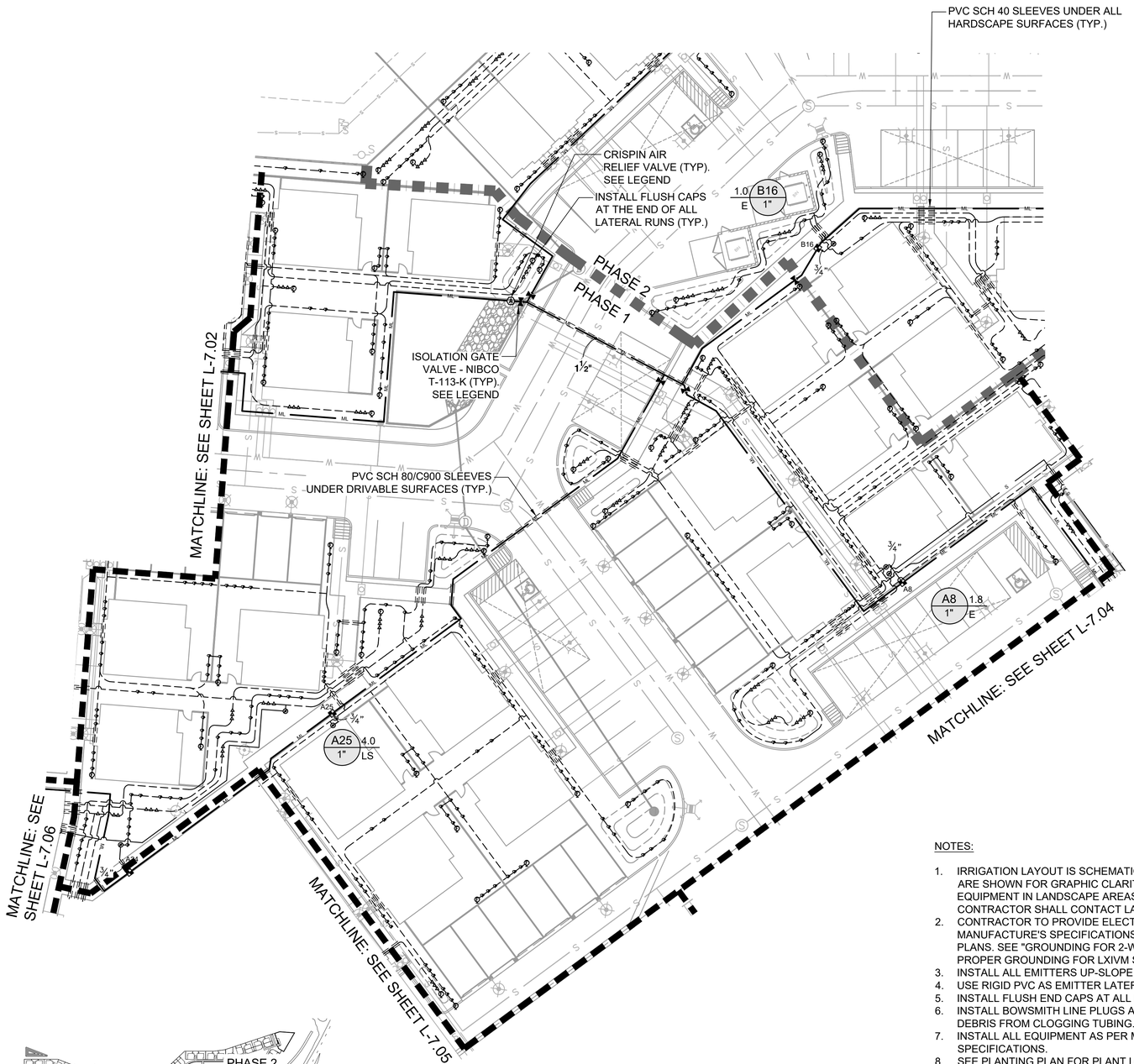
REVISIONS:

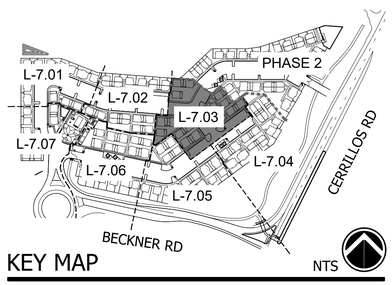
NO.	DATE	ITEM

CITY NUMBERS:

IRRIGATION PLAN

L-7.02 SHEET 32 OF 44





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NORTH

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IRRIGATION SCHEDULE PHASE 1

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——— L ———	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
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Valve Callout
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REGISTRATION:

JOHN B. COLEMAN 639 12/4/23

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DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

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SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
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CONTACT: Jeremy Hall

PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

IRRIGATION PLAN

L-7.03 SHEET 33 OF 44

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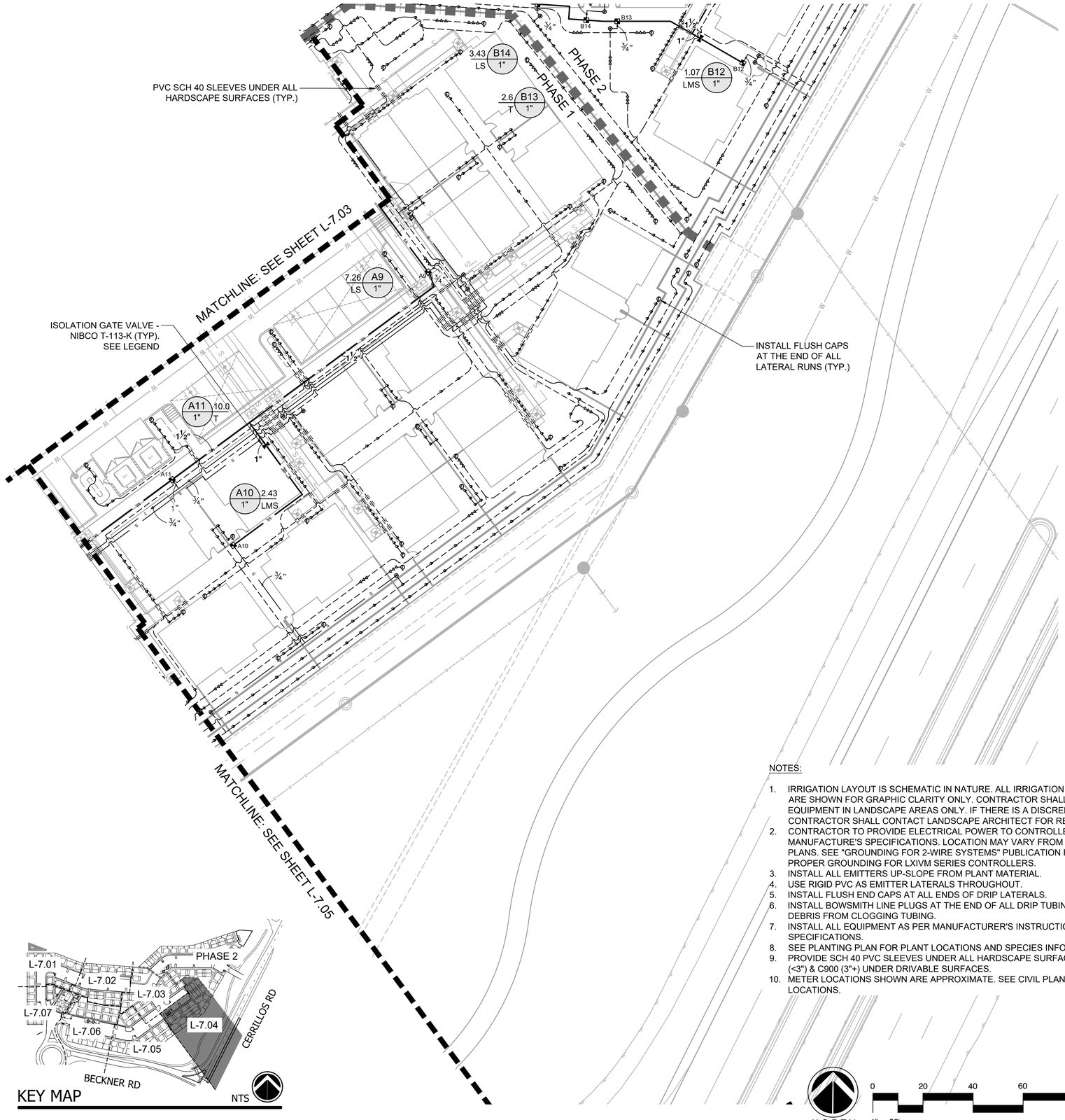

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IRRIGATION PLAN

L-7.04 SHEET 34 OF 44

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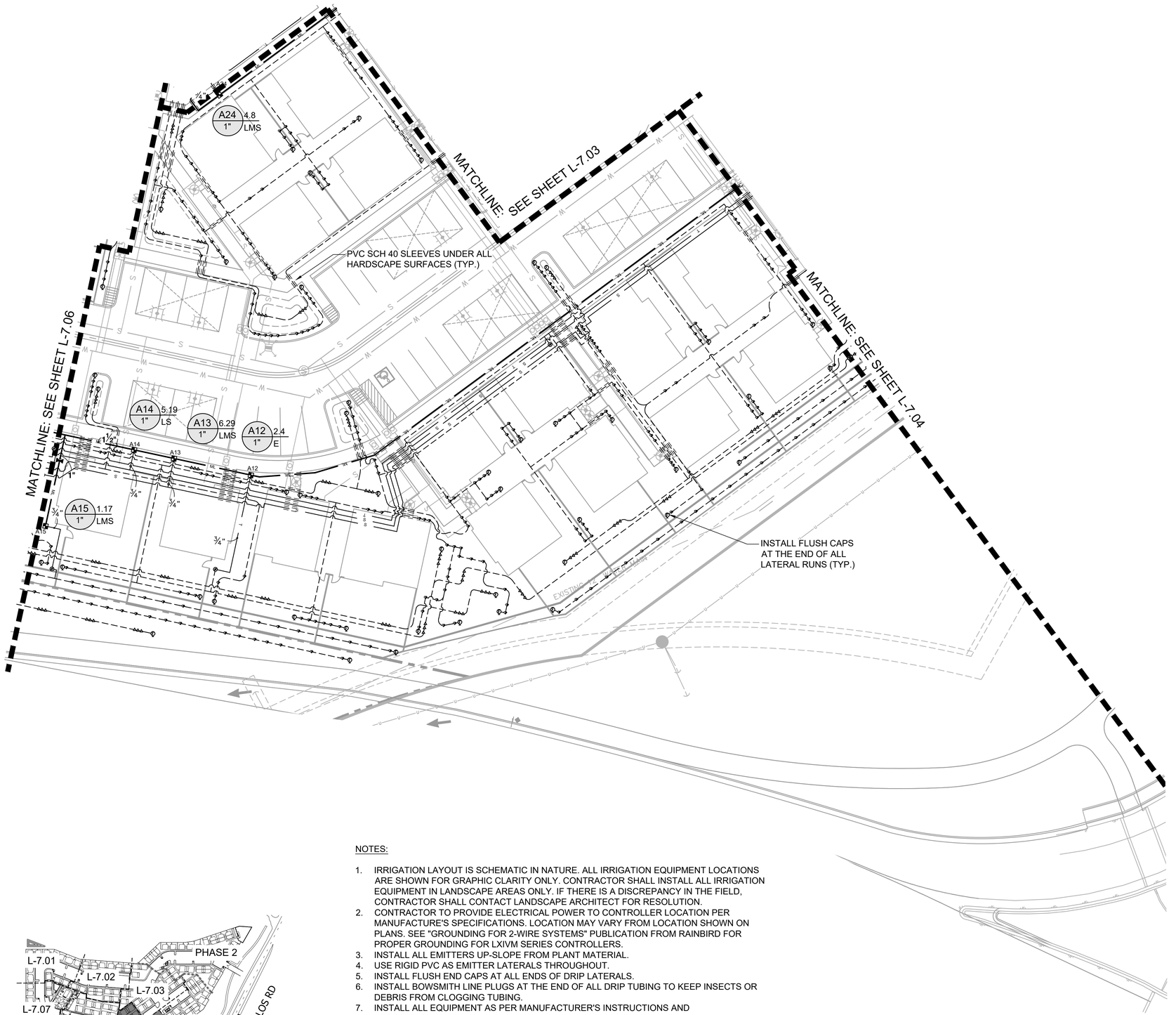

NOTES:

1. IRRIGATION LAYOUT IS SCHEMATIC IN NATURE. ALL IRRIGATION EQUIPMENT LOCATIONS ARE SHOWN FOR GRAPHIC CLARITY ONLY. CONTRACTOR SHALL INSTALL ALL IRRIGATION EQUIPMENT IN LANDSCAPE AREAS ONLY. IF THERE IS A DISCREPANCY IN THE FIELD, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.
2. CONTRACTOR TO PROVIDE ELECTRICAL POWER TO CONTROLLER LOCATION PER MANUFACTURE'S SPECIFICATIONS. LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS. SEE "GROUNDING FOR 2-WIRE SYSTEMS" PUBLICATION FROM RAINBIRD FOR PROPER GROUNDING FOR LXIVM SERIES CONTROLLERS.
3. INSTALL ALL EMITTERS UP-SLOPE FROM PLANT MATERIAL.
4. USE RIGID PVC AS EMITTER LATERALS THROUGHOUT.
5. INSTALL FLUSH END CAPS AT ALL ENDS OF DRIP LATERALS.
6. INSTALL BOWSMITH LINE PLUGS AT THE END OF ALL DRIP TUBING TO KEEP INSECTS OR DEBRIS FROM CLOGGING TUBING.
7. INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
8. SEE PLANTING PLAN FOR PLANT LOCATIONS AND SPECIES INFORMATION.
9. PROVIDE SCH 40 PVC SLEEVES UNDER ALL HARDSCAPE SURFACES AND PVC SCH 80 (<3") & C900 (3"+) UNDER DRIVABLE SURFACES.
10. METER LOCATIONS SHOWN ARE APPROXIMATE. SEE CIVIL PLANS FOR EXACT LOCATIONS.

NORTH

0 20 40 60 80 feet

1" = 20'

1-800-321-2537
(1-800-321-ALERT)
nm811
Know what's below. Call before you dig.

IRRIGATION SCHEDULE PHASE 1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird Drip Control Valve 1in. Ball Valve with 1in. PESBIVM Smart Valve. Add QKCHK-100 1" Basket Filter with 200 mesh stainless steel screen. 0.3-20 gpm
	Pipe Transition Point in Drip Box PVC to Drip Connection Assembly. Senninger #PSR-30 Pressure Regulator (3/4" FIPT) With Associated Drip Connection Fittings. Installed in tan 10" Round Valve Box.
	Flush Cap 3/4" Male PVC SCH 40 S/T Adapter And 3/4" Female Threaded Cap
5 9 10 12 18 24	Rain Bird PC-DIFF Emitter Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet and Diffuser Cap. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange.
0.5 1.0 2.0	Rain Bird Xeri-Bug Emitter Rain Bird XB-PC, Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet.

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	Quick Coupler Rain Bird 44-LRC: 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.
	Isolation Gate Valve (Same Size as Pipe) Nibco T-113-K: Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.
MV	Master Valve 2" Rain Bird PEB-IVM: 1in., 1-1/2in., 2in. Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration.
A	1" Air and Vacuum Valve 1" Crispin AL Series Air and Vacuum Valve. Model #: CR-AL-10
BF	Backflow Preventer 2" Febco 825Y: Reduced Pressure Backflow Preventer
A	Pedestal Mount Controller Rain Bird ESPLXIVM-LXMMSS-LXMMSSPED: 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Enclosure. Installed in LXMMSS-LXMMSSPED Stainless Steel Cabinet w/ Pedestal. System Requirements: Rain Bird LXIVM Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.
FS	Flow Sensor Creative Sensor Technology FSI-T10-001: 1in. PVC tee type flow sensor w/socket ends, custom mounting tee and ultra-lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range: .86 GPM - 52 GPM.
BP	Booster Pump Rain Bird CLP Series: Booster Pump Pressure Increase of 20 PSI. Maximum Flow Rate of 24 GPM.
M	Water Meter 2"
——— L ———	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
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- - - - - -	Irrigation Lateral Line: Toro-Blue Stripe Poly Hose Blue Stripe Drip Tubing to Trees & Shrubs. 0.75" Polyethylene Drip Tubing with 1/4" Poly DistributionTtubing - Install Rain Bird Pressure Compensating Drip Emitters.
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= = = = = =	Pipe Sleeve: See Details for Pipe Sizing & Sleeve Schedule. Twice the nominal diameter of the pipe being sleeved.

Valve Callout
Valve Number
Valve Flow
Valve Type
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VALVE TYPE:
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REGISTRATION:

JOHN B. COLEMAN
639
12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

IRRIGATION PLAN

L-7.05 SHEET 35 OF 44

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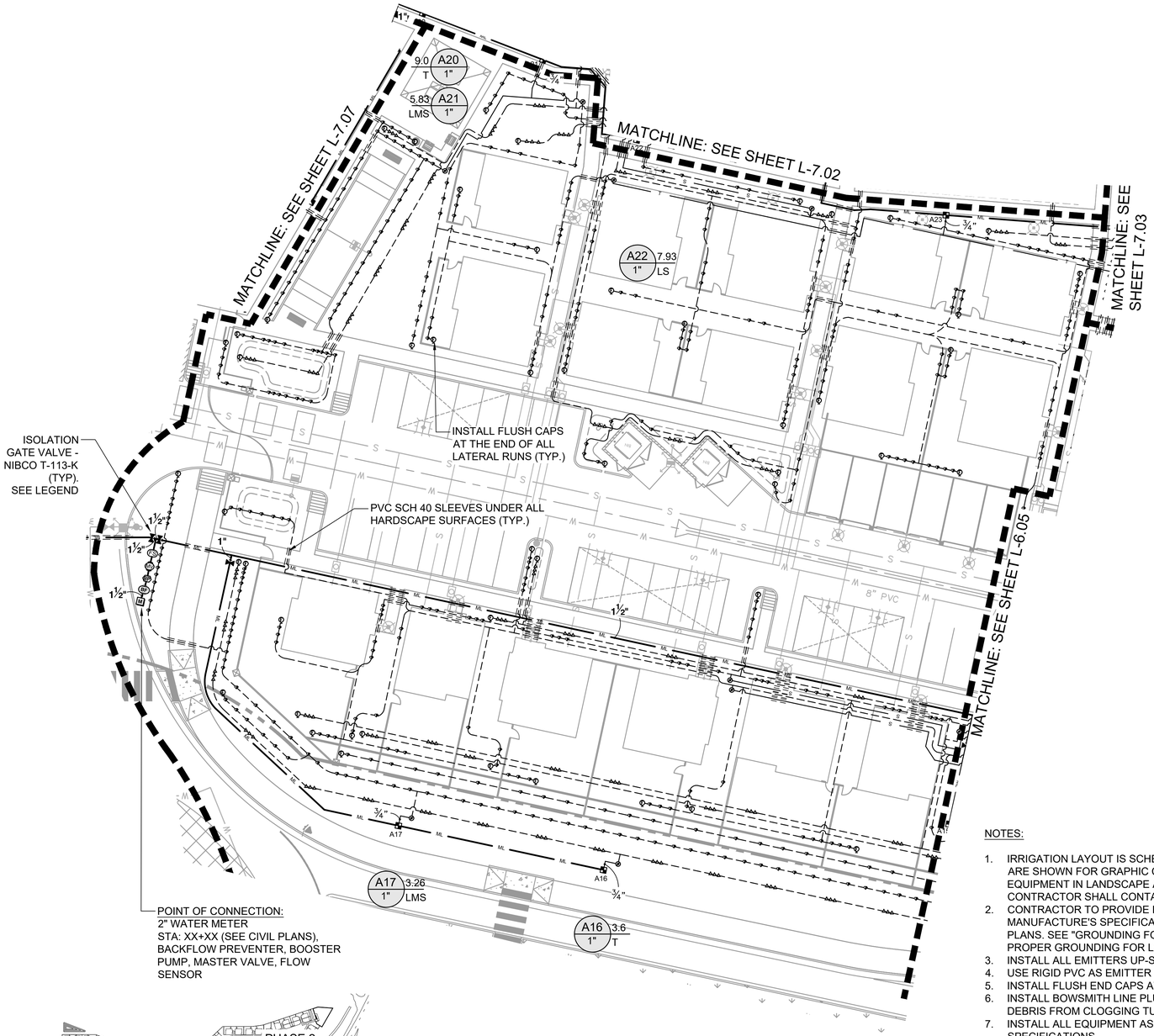

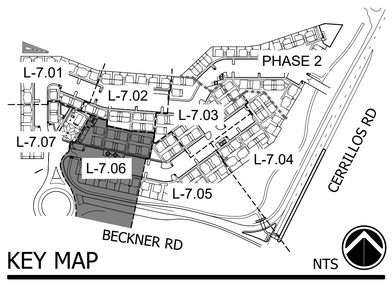

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REGISTRATION:

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PROJECT:

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PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

IRRIGATION PLAN

L-7.06 SHEET 36 OF 44

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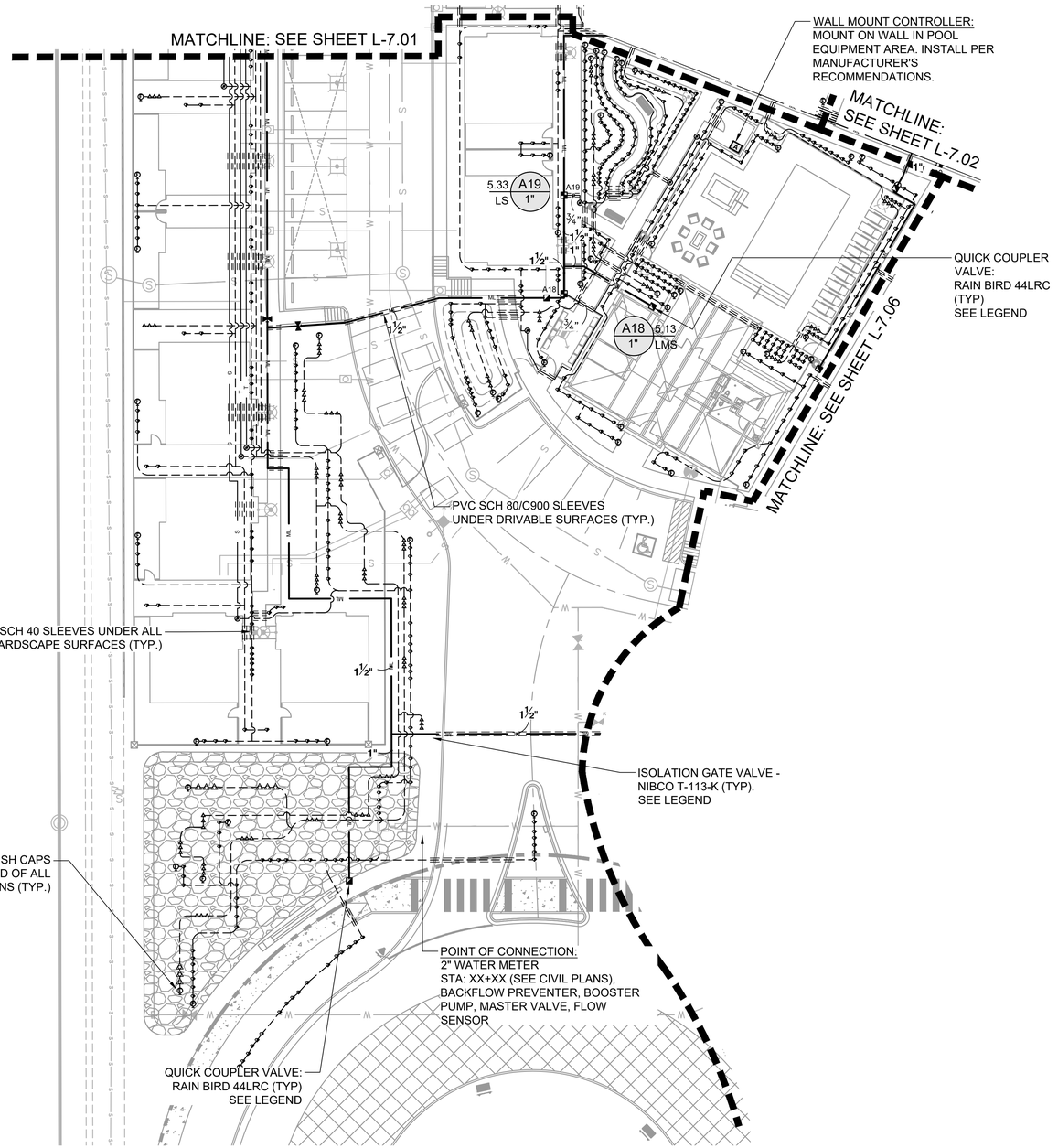

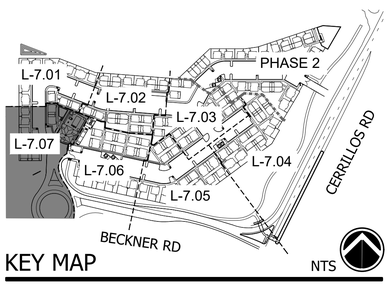

KEY MAP NTS

NORTH

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VALVE TYPE: T=TREE, E=EVERGREEN TREE, LS= LOW WATER SHRUB, LMS=LOW-MEDIUM WATER SHRUB, SP=SPRINKLER,

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IRRIGATION PLAN

L-7.07 SHEET 37 OF 44

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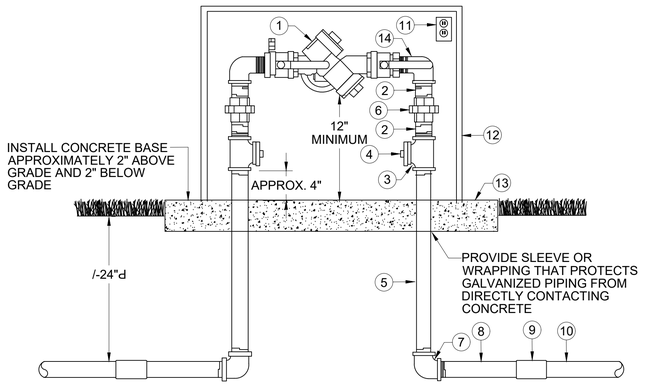


120V ELECTRICAL POWER:

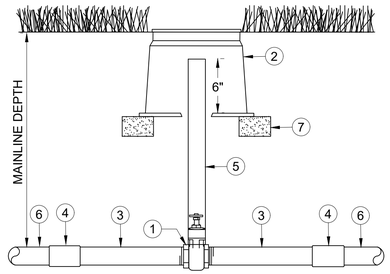
- THE CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL THE NECESSARY CONDUITS, WIRES, BREAKERS, AND ANY OTHER MATERIALS AND LABOR AS REQUIRED TO PROVIDE 120VAC ELECTRICAL POWER FOR HEAT-TAPE FREEZE PROTECTION - INSTALL AS PER NEC AND LOCAL CODES

IMPORTANT NOTE:

- WRAP ALL EXPOSED PIPING WITH HEAT TAPE AND PROVIDE A SECURE WRAPPING OF INSULATION TO AVOID HEAT LOSS

1. REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTER (SIZE AND MODEL AS INDICATED IN LEGEND)
2. GALVANIZED NIPPLE (CLOSE LENGTH OR LENGTH AS REQUIRED)
3. GALVANIZED TEE (PROVIDE GALVANIZED REDUCER BUSHING IF NECESSARY TO ACCOMMODATE DRAIN)
4. BUCKNER #BDV 1/2" BRASS AUTOMATIC DRAIN
5. GALVANIZED NIPPLE (30" LENGTH OR LENGTH AS REQUIRED)
6. GALVENIZED UNION
7. GALVENIZED ELL
8. SCH.80 PVC TOE NIPPLE (8" LENGTH)
9. SCH.40 PVC COUPLING
10. SCH.40 PVC MAINLINE PIPING
11. 120VAC ELECTRICAL OUTLET FOR FREEZE PROTECTION HEAT TAPE - INSTALL PER ELECTRICAL CODES
12. INSULATED ENCLOSURE (SIZE AND MODEL AS INDICATED IN LEGEND)
13. 4" THICK (3000psi) CONCRETE BASE - SIZE PER ENCLOSURE MANUFACTURERS RECOMMENDATIONS
14. GALVANIZED STREET ELL

A | SCALE: NTS | RP BACKFLOW PREVENTER (1"-2")
24" - BURY

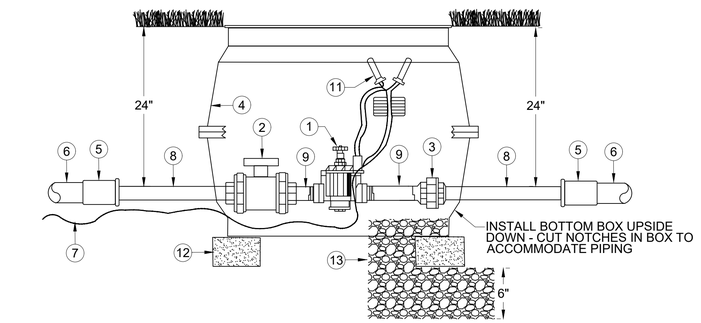


1. WATTS #WGV-X SERIES GATE VALVE (PIPE SIZE)
2. CARSON (OLDCASTLE) #910-10 WITH "T-STYLE" COVER OF APPROPRIATE COLOR
3. SCH.80 PVC TOE NIPPLE (12" LENGTH)
4. SCH.80 PVC COUPLING (SOCKET ENDS)
5. SCH.40 PVC SLEEVE PIPE (2") LENGTH AS REQUIRED
6. PVC SYSTEM PIPING (REFER TO PLANT FOR SIZE AND TYPE)
7. SOLID BRICK (2 BRICKS REQUIRED)

NON-POTABLE WATER INDICATORS:

- THE CONTRACTOR SHALL INSTALL PURPLE (VIOLET) COLORED PIPING. SPRINKLER TOPS, VALVE HANDLES, VALVE BOXES AND LIDS IF USING NON-POTABLE WATER OR IF REQUESTED BY THE OWNER OR IF OTHERWISE INDICATED ON PLAN.

D | SCALE: NTS | ISOLATION GATE VALVE (1"-3")
3" OR SMALLER PIPE



FOR DECODER (2-WIRE) INSTALLATIONS:

- REFER TO LEGEND FOR DECODER MODULE REQUIRED - INSTALL AS PER MANUFACTURER'S INSTRUCTIONS

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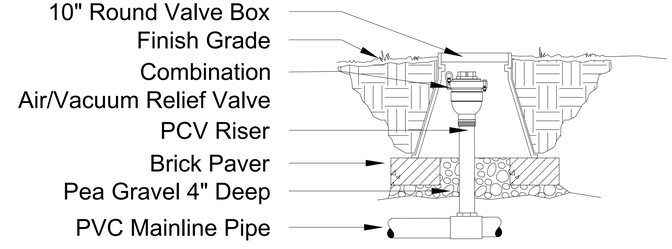
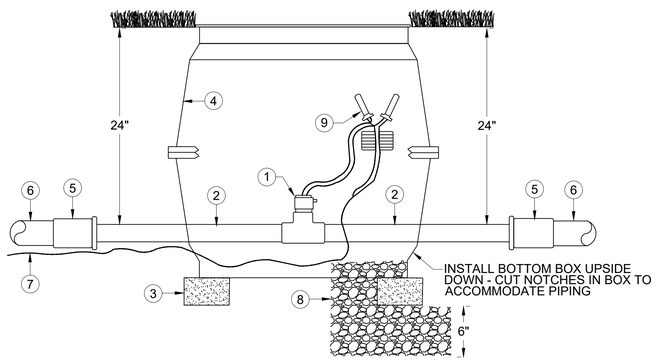
1. AUTOMATIC MASTER VALVE (REFER TO LEGEND FOR MODEL AND SIZE)
2. SCH.80 PVC TRU-UNION BALL VALVE (REGULAR STYLE, SOCKET ENDS)
3. SCH.80 PVC UNION (SOCKET ENDS)
4. CARSON #1324-15 VALVE BOX (2 REQUIRED) - PROVIDE (1) "T-STYLE" LID OF APPROPRIATE COLOR
5. SCH.40 PVC COUPLING (WITH REDUCER BUSHING IF NECESSARY)
6. MAINLINE PIPING (REFER TO LEGEND FOR TYPE AND SIZE)
7. 24V WIRE BUNDLE OR COMMUNICATION CABLE (INSTALL SLIGHTLY BELOW MAINLINE PIPE)
8. SCH.80 PVC TOE NIPPLE (PROVIDE 12" LENGTH, CUT OFF THREADS)
9. SCH.80 PVC TOE NIPPLE (PROVIDE 3" LENGTH)
10. 3/4" CRUSHED GRAVEL (TAMP AND LEVEL) PROVIDE 6" BASE AND PARTIALLY FILL BOX INTERIOR
11. 3M #DBRY WIRE SPLICE KIT OR AS REQUIRED BY VALVE MANUFACTURER (PROVIDE 24" COILED SLACK)
12. SOLID BRICK (SUPPORT ALL FOR CORNERS OF BOX)

B | SCALE: NTS | ELECTRIC MASTER VALVE (1"-2")
24" - BURY (1324-15 BOXES)



E | SCALE: NTS | SN: - | CRISPIN AIR/VACUUM RELIEF VALVE



NON-POTABLE WATER INDICATORS:

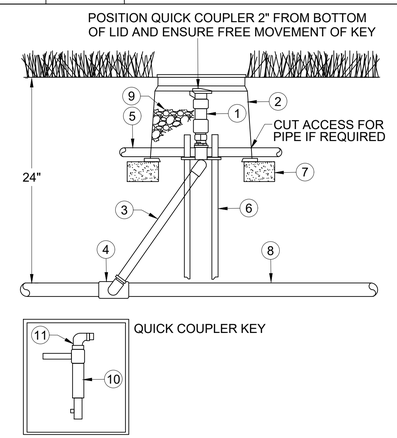
- THE CONTRACTOR SHALL INSTALL PURPLE (VIOLET) COLORED PIPING. SPRINKLER TOPS, VALVE HANDLES, VALVE BOXES AND LIDS IF USING NON-POTABLE WATER OR IF REQUESTED BY THE OWNER OR IF OTHERWISE INDICATED ON PLAN.

IMPORTANT NOTE REGARDING LAMINAR FLOW THROUGH METER

- THE CONTRACTOR SHALL BE AWARE THAT THE FLOW METER MANUFACTURE MAY HAVE SPECIFIC MINIMUM DISTANCES OF UNINTERRUPTED FLOW UPSTREAM AND DOWNSTREAM OF FLOW METER TO INSURE ACCURATE FLOW REPORTING - REFER TO MANUFACTURER'S LITERATURE AND ENSURE THAT MINIMUM DISTANCE REQUIREMENTS ARE MET.

1. FLOW SENSOR (REFER TO LEGEND FOR SIZE) ASSEMBLY INCLUDES PVC PLASTIC BODY (SOCKET ENDS)
2. SCH.40 PVC PIPE (SIZE PER FLOW SENSOR CONNECTIONS) PROVIDE LENGTHS AS REQUIRED FREE OF FITTINGS
3. SOLID BRICK (SUPPORT ALL FOUR CORNERS OF BOX)
4. CARSON #1324-15 VALVE BOX (2 REQUIRED) - PROVIDE (1) "T-STYLE" LID OF APPROPRIATE COLOR
5. SCH.40 PVC COUPLING (WITH REDUCER BUSHING IF NECESSARY)
6. MAINLINE PIPING (REFER TO LEGEND FOR TYPE AND SIZE)
7. COMMUNICATION CABLE AS PER FLOW SENSOR MANUFACTURER (INTEFACE WITH CONTROLLER)
8. 3/4" CRUSHED GRAVEL (TAMP AND LEVEL) PROVIDE 6" BASE AND PARTIALLY FILL BOX INTERIOR
9. 3M #DBR WIRE SPLICE KIT (PROVIDE 24" COILED SLACK FOR EACH CONDUCTOR)

C | SCALE: NTS | FLOW SENSOR (1" THROUGH 4")
24" BURY (1324-15 BOXES)



1. 1" QUICK COUPLER VALVE - MODEL AS PER IRRIGATION LEGEND AND SPECIFICATIONS
2. CARSON (OLDCASTLE) #910-10 WITH T-STYLE COVER
3. LASCO #G17S-218-SNAPLOK - 1" DIAMETER, 24" LAY, BRASS MIPT OUTLET, LONG SPIGOT INLET
4. SCH.80 PVC FITTING WITH 1" SOCKET OUTLET
5. 1" SCH.40 PVC PIPE - CUT TO 18" LENGTH - INSTALL ON PROVIDED FITTING AT SWING-JOIN
6. 3/8" STEEL REBAR - 24" LENGTH (2 PIECES REQUIRED - SEE SWING-JOINT INSTRUCTIONS)
7. SOLID BRICK (2 BRICKS REQUIRED)
8. MAINLINE, SUB-MAIN OR LATERAL PIPING (REFER TO PLAN FOR SIZE)
9. 3/4" CRUSHED GRAVEL - TAMP AND COMPACT
10. 1" QUICK COUPLER KEY (UNLESS OTHERWISE NOTED ON PLAN, PROVIDE 3 WITH JOB)
11. 1" x 3/4" HOSE AND SWIVEL (UNLESS OTHERWISE NOTED ON PLAN, PROVIDE 3 WITH JOB)

F | SCALE: NTS | 1" QUICK COUPLER VALVE
24" BURY - 3" OR SMALLER PIPE

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REGISTRATION:

JOHN B. COLEMAN 639
12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

NO.	DATE	ITEM
1		
2		
3		
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6		
7		
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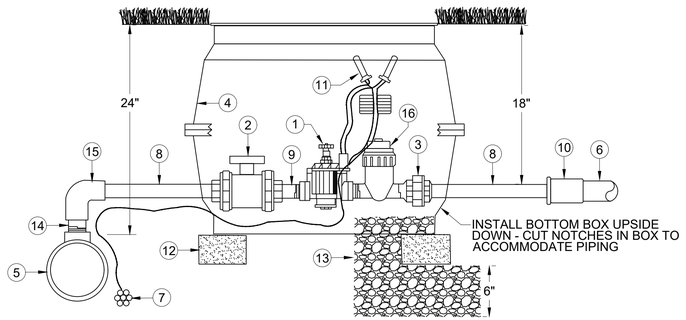
CITY NUMBERS:

1-800-321-2537
(1-800-321-ALERT)
nm811 Know what's below. Call before you dig.

IRRIGATION DETAILS

L-8.01

SHEET 38 OF 44



1. AUTOMATIC ZONE VALVE (REFER TO LEGEND FOR MODEL AND SIZE)
2. SCH.80 PVC TRU-UNION BALL VALVE (REGULAR STYLE, SOCKET ENDS)
3. SCH.80 PVC UNION (THREAD x SOCKET ENDS)
4. CARSON #1324-12 VALVE BOX (2 REQUIRED) - PROVIDE (1) "T-STYLE" LID OF APPROPRIATE COLOR
5. MAINLINE SERVICE FITTING (USE SCH.80 PVC FOR PIPE 3" AND SMALLER, DUCTILE IRON 4" AND LARGER)
6. LATERAL PIPE (REFER TO PLAN AND SIZE TYPE)
7. 24V WIRE BUNDLE OR COMMUNICATION CABLE (INSTALL SLIGHTLY BELOW MAINLINE PIPE)
8. SCH.80 PVC TOE NIPPLE (PROVIDE 12" LENGTH OR LENGTH AS REQUIRED TO ACCOMMODATE VALVE BOX)
9. SCH.80 PVC TOE NIPPLE (PROVIDE 3" LENGTH OR LENGTH AS REQUIRED FOR PROPER CLEARANCE)
10. SCH.40 PVC COUPLING (WITH REDUCER BUSHING IF NECESSARY)
11. 3M #DBRY WIRE SPLICE KIT OR AS REQUIRED BY VALVE MANUFACTURER (PROVIDE 24" COILED SLACK)
12. SOLID BRICK (SUPPORT ALL FOR CORNERS OF BOX)
13. 3/4" CRUSHED GRAVEL (TAMP AND LEVEL) PROVIDE 6" BASE AND PARTIALLY FILL BOX INTERIOR
14. SCH.80 PVC TOE NIPPLE (PROVIDE 8" LENGTH, CUT TO LENGTH REQUIRED TO MATCH DEPTH OF BURY)
15. SCH.80 PVC ELBOW (SOCKET ENDS)
16. BASKET-STYLE, NON-PRESSURE REGULATING FILTER WITH MAINTENANCE INDICATOR (200 MESH, 75 MICRON)

FOR DECODER (2-WIRE) INSTALLATIONS:

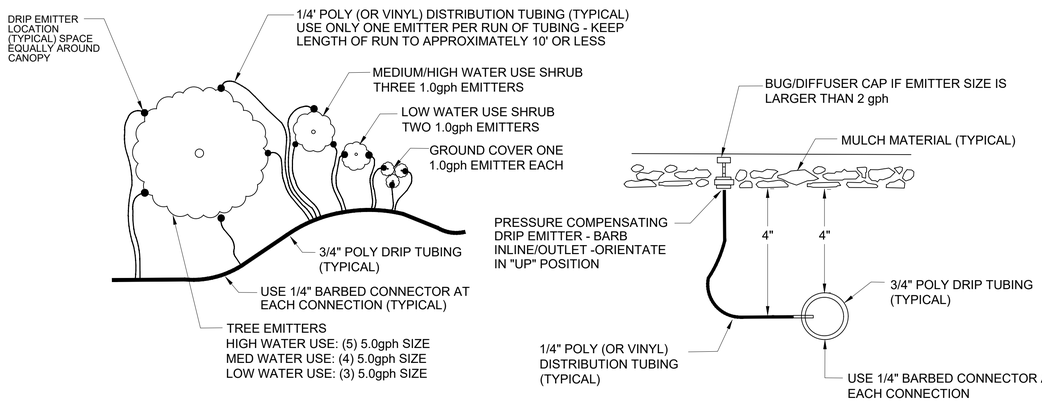
- REFER TO LEGEND FOR DECODER MODULE REQUIRED - INSTALL AS PER MANUFACTURER'S INSTRUCTIONS

NON-POTABLE WATER INDICATORS:

- THE CONTRACTOR SHALL INSTALL PURPLE (VIOLET) COLORED PIPING, SPRINKLER TOPS, VALVE HANDLES, VALVES BOXES AND LIDS IF USING NON-POTABLE WATER OR IF REQUESTED BY THE OWNER OR IF OTHERWISE INDICATED ON PLAN.

G SCALE: NTS — ELECTRIC ZONE VALVE - DRIP (1")

24" x 18" BURY (1324-12 BOXES)

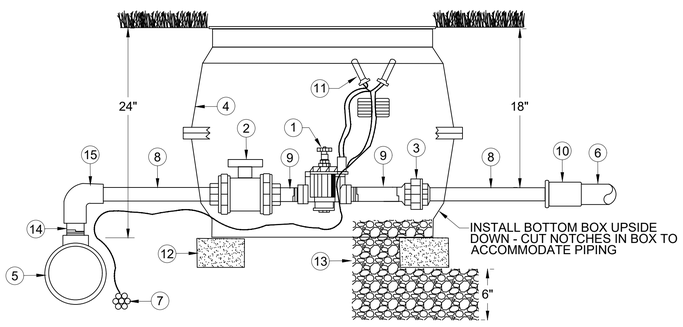


IMPORTANT NOTES:

A. DRIP EMITTER MUST BE PRESSURE COMPENSATING - OTHER EMITTER TYPES ARE NOT ALLOWED
B. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSERTING DRIP EMITTERS - NOTE INLET AND OUTLET SIDE OF EMITTER.
C. SECURE ALL TUBING IN PLACE WITH LANDSCAPE STAPLES IN 3.0" INTERVALS.
D. NEVER STRETCH ANY TUBING TIGHT - THE CONTRACTOR MUST ALLOW ADEQUATE SLACK IN ORDER FOR THE TUBING TO EXPAND AND CONTRACT WITH TEMPERATURE CHANGES.
E. EACH DRIP EMITTER SHALL USE A SEPARATE 1/4" SPAGHETTI TUBE. DO NOT INSTALL MULTIPLE EMITTERS ON 1/4" SPAGHETTI TUBING. SPACE EMITTERS EQUALLY AROUND CANOPY OF PLANT MATERIAL.
F. INSTALL EMITTERS ORIENTATED UPWARD AND JUST ABOVE THE MULCH MATERIAL SURROUNDING THE PLANT. THE EMITTER SHOULD NOT BE HIGHER THAN 1" ABOVE MULCH MATERIAL.

H SCALE: NTS — DRIP EMITTER LAYOUT - DRIP TUBING

ARRANGEMENT AT PLANTINGS



1. AUTOMATIC ZONE VALVE (REFER TO LEGEND FOR MODEL AND SIZE)
2. SCH.80 PVC TRU-UNION BALL VALVE (REGULAR STYLE, SOCKET ENDS)
3. SCH.80 PVC UNION (SOCKET ENDS)
4. CARSON #1324-12 VALVE BOX (2 REQUIRED) - PROVIDE (1) "T-STYLE" LID OF APPROPRIATE COLOR
5. MAINLINE SERVICE FITTING (USE SCH.80 PVC FOR PIPE 3" AND SMALLER, DUCTILE IRON 4" AND LARGER)
6. LATERAL PIPE (REFER TO PLAN AND SIZE TYPE)
7. 24V WIRE BUNDLE OR COMMUNICATION CABLE (INSTALL SLIGHTLY BELOW MAINLINE PIPE)
8. SCH.80 PVC TOE NIPPLE (PROVIDE 12" LENGTH OR LENGTH AS REQUIRED TO ACCOMMODATE VALVE BOX)
9. SCH.80 PVC TOE NIPPLE (PROVIDE 3" LENGTH OR LENGTH AS REQUIRED FOR PROPER CLEARANCE)
10. SCH.40 PVC COUPLING (WITH REDUCER BUSHING IF NECESSARY)
11. 3M #DBRY WIRE SPLICE KIT OR AS REQUIRED BY VALVE MANUFACTURER (PROVIDE 24" COILED SLACK)
12. SOLID BRICK (SUPPORT ALL FOR CORNERS OF BOX)
13. 3/4" CRUSHED GRAVEL (TAMP AND LEVEL) PROVIDE 6" BASE AND PARTIALLY FILL BOX INTERIOR
14. SCH.80 PVC TOE NIPPLE (PROVIDE 8" LENGTH, CUT TO LENGTH REQUIRED TO MATCH DEPTH OF BURY)
15. SCH.80 PVC ELBOW (SOCKET ENDS)

FOR DECODER (2-WIRE) INSTALLATIONS:

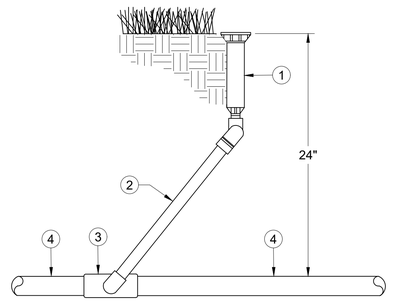
- REFER TO LEGEND FOR DECODER MODULE REQUIRED - INSTALL AS PER MANUFACTURER'S INSTRUCTIONS

NON-POTABLE WATER INDICATORS:

- THE CONTRACTOR SHALL INSTALL PURPLE (VIOLET) COLORED PIPING, SPRINKLER TOPS, VALVE HANDLES, VALVES BOXES AND LIDS IF USING NON-POTABLE WATER OR IF REQUESTED BY THE OWNER OR IF OTHERWISE INDICATED ON PLAN.

I SCALE: NTS — ELECTRIC ZONE VALVE

24" x 18" BURY (1324-12 BOXES)

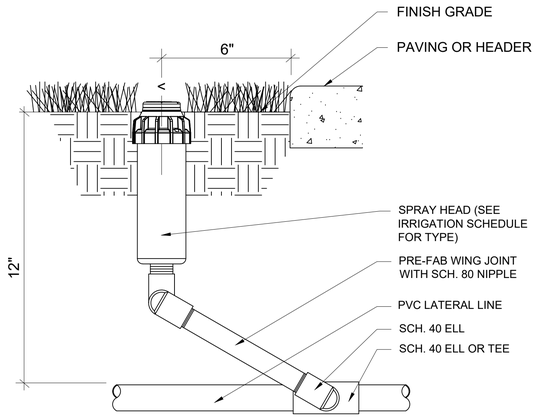


1. TYPICAL 4" OR 6" POP-UP SPRAY HEAD SPRINKLER WITH 1/2" FIPT INLET (SEE LEGEND)
2. SWING-JOINT ASSEMBLY (RIDGED OR FLEXIBLE) 1/2" INLET x 1/2" MIPT OUTLET x 18" LAY LENGTH
3. SCH. 40 PVC LATERAL FITTING WITH 1/2" OUTLET (CONNECTION DETERMINED BY SWING JOINT)
4. LATERAL PIPING (SEE LEGEND FOR SIZE AND TYPE)

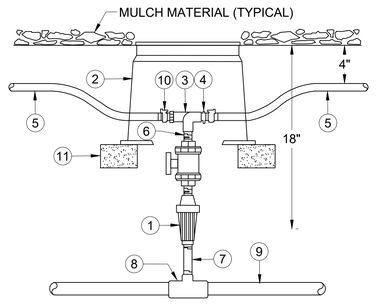
NON-POTABLE WATER INDICATORS:

- THE CONTRACTOR SHALL INSTALL PURPLE (VIOLET) COLORED PIPING. SPRINKLER TOPS, VALVE HANDLES, VALVE BOXES AND LIDS IF USING NON-POTABLE WATER OR IF REQUESTED BY THE OWNER OR IF OTHERWISE INDICATED ON PLAN.

J SCALE: NTS — TYPICAL SPRAY HEAD 1/2" INLET (4"-6" POP)



K SCALE: NTS, SN: - — GEAR DRIVEN ROTOR



1. RAINBIRD PSI-M30X-075 30psi PRESSURE REGULATOR (3/4" NPT INLET AND OUTLET)
2. CARSON (OLDCASTLE) #910-10 WITH "T-STYLE" COVER OF APPROPRIATE COLOR
3. SCH. 40 PVC THREADED TEE OR THREADED ELL (REFER TO PLAN) - 3/4"
4. BARBED DRIP INSERT FITTING (TYPICAL) (3/4" MIPT x 3/4" BARB)
5. 3/4" POLY DRIP TUBING - MAXIMUM RUN OF 150' IN EACH DIRECTION
6. SCH.80 PVC NIPPLE - 3/4" x CLOSE
7. SCH.80 PVC NIPPLE - 3/4" x 6" (OR LENGTH AS REQUIRED)
8. SCH.40 PVC LATERAL FITTING WITH 3/4" THREADED OUTLET (SEE PLAN FOR SIZE)
9. LATERAL PIPING (SEE PLAN FOR SIZE AND TYPE)
10. 1" STAINLESS STEEL HOSE CLAMP (TYPICAL) - SECURE TUBING TO INSERT FITTING
11. SOLID BRICK (2 BRICKS REQUIRED)

NON-POTABLE WATER INDICATORS:

- THE CONTRACTOR SHALL INSTALL PURPLE (VIOLET) COLORED PIPING. SPRINKLER TOPS, VALVE HANDLES, VALVE BOXES AND LIDS IF USING NON-POTABLE WATER OR IF REQUESTED BY THE OWNER OR IF OTHERWISE INDICATED ON PLAN.

L SCALE: NTS — PVC TO DRIP TUBING CONNECTION

18" BURY (8.0gpm MAX FLOW)

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REGISTRATION:

JOHN B. COLEMAN 639 — 12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

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IRRIGATION DETAILS

L-8.02 SHEET 39 OF 44

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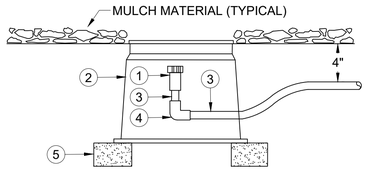
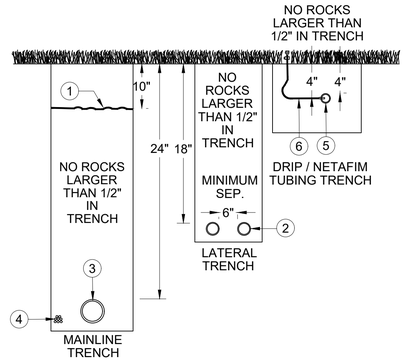


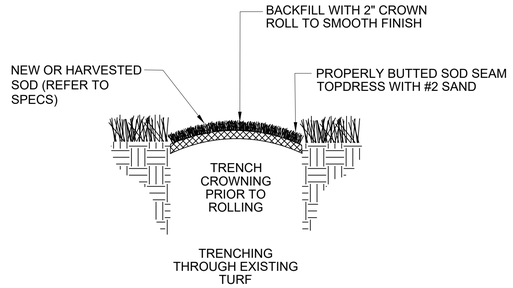
1. COMPRESSION FLUSH CAP FOR 3/4" POLYETHYLENE DRIP TUBING
2. CARSON (OLDCASTLE) #910-10 WITH "T-STYLE" COVER OF APPROPRIATE COLOR
3. 3/4" POLYETHYLENE DROP TUBING
4. COMPRESSION ELBOW FOR 3/4" POLYETHYLENE DRIP TUBING
5. SOLID BRICK (2 BRICKS REQUIRED)

NON-POTABLE WATER INDICATORS:

- THE CONTRACTOR SHALL INSTALL PURPLE (VIOLET) COLORED PIPING. SPRINKLER TOPS, VALVE HANDLES, VALVE BOXES AND LIDS IF USING NON-POTABLE WATER OR IF REQUESTED BY THE OWNER OR IF OTHERWISE INDICATED ON PLAN.

M | SCALE: NTS | DRIP TUBING FLUSH CAP





1. 3" WIDE, NON-DETECTABLE "BURIED IRRIGATION PIPING" WARNING TAPE - 10" BURY
2. LATERAL OR SUBMAIN PIPING - 18" BURY
3. MAINLINE PIPING - 24" BURY
4. 24V WIRE BUNDLE OR COMMUNICATION CABLE (INSTALL WIRES ON ONE SIDE OF AND SLIGHTLY BELOW MAINLINE PIPE)
5. 3/4" POLYETHYLENE DRIP TUBING OR NETAFIM SUBSURFACE TUBING - 4" BURY
6. 1/4" POLY OR VINYL DISTRIBUTION TUBING - 4" BURY

NON-POTABLE WATER INDICATORS:

- THE CONTRACTOR SHALL INSTALL PURPLE (VIOLET) COLORED PIPING. SPRINKLER TOPS, VALVE HANDLES, VALVE BOXES AND LIDS IF USING NON-POTABLE WATER OR IF REQUESTED BY THE OWNER OR IF OTHERWISE INDICATED ON PLAN.

N | SCALE: NTS | DEPTH OF BURY - TRENCHING
MAINLINE, LATERAL & DRIP TUBING

NOTE:
ALL PIPE SLEEVES UNDER ALL HARDSCAPE SHALL BE SCHEDULE 40 PVC AND UNDER NEW STREETS SHALL BE SCHEDULE 80 PVC. THEY SHALL BE INSTALLED WITH A MINIMUM OFFSET AT THE JOINTS TO PERMIT EASY INSTALLATION AND REMOVAL OF THE IRRIGATION LINES. ALL PLASTIC LINES SHALL BE INSTALLED IN SLEEVES UNDER PAVED AREAS. SLEEVES SHALL EXTEND AT LEAST 12" BEYOND THE EDGES OF THE PAVEMENT. SIZE OF SLEEVES SHALL BE AS FOLLOWS:

SLEEVING SCHEDULE

PIPE SIZE	MIN. SLEEVE SIZE	PIPE SIZE	MIN. SLEEVE SIZE
1/2", 3/4", 1"	2"	3", 4"	6", 10"
1-1/2"	3"	8"	16"
2", 2-1/4"	4", 6"	10"	16"

PIPE SIZING SCHEDULE

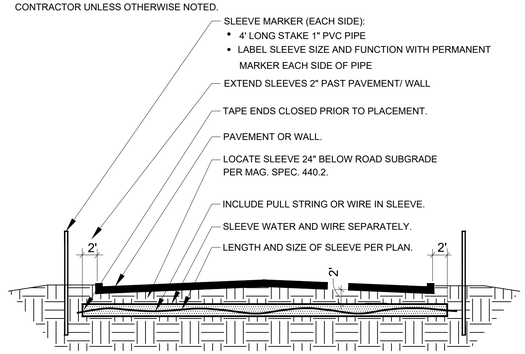
PIPE SIZE	FLOW (GPM) SCH 40	FLOW (GPM) CL 200	PIPE SIZE	FLOW (GPM) SCH 40	FLOW (GPM) CL 200
1/2"	0 - 4	0 - 5	3"	71 - 110	81 - 120
3/4"	5 - 7	6 - 10	4"	111 - 190	121 - 200
1"	8 - 12	11 - 16	6"	191 - 440	201 - 420
1-1/4"	13 - 22	17 - 26	8"	441 - 772	421 - 736
1-1/2"	23 - 30	27 - 34	10"	773 - 1220	737 - 1145
2"	31 - 50	35 - 55	12"	1221 - 1732	1146 - 1611
2-1/2"	51 - 70	61 - 80			

NOTE:
ALL MAINLINE PIPE 6" AND LARGER SHALL BE A MINIMUM CLASS 200 RING-TIGHT PIPE. MAINLINE 4" AND LESS SHALL BE A MINIMUM SCHEDULE 40 PVC. ALL LATERAL PIPE ABOVE 1/2" SHALL BE MINIMUM CLASS 200. ALL 1/2" LATERAL PIPE SHALL BE CLASS 315.

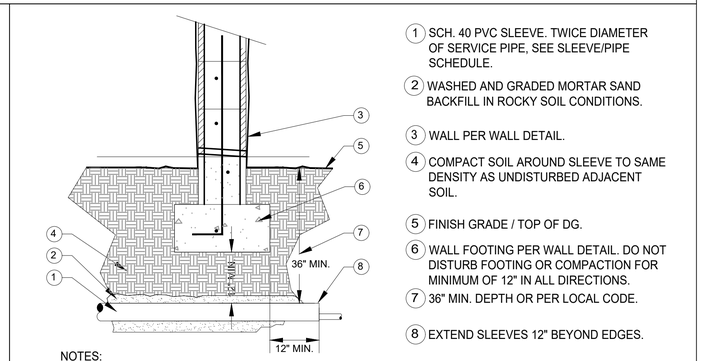
O | SCALE: NTS | SN: - | PIPE SIZING SCHEDULE

NOTE:

- SIMILAR TREATMENTS AT DRIVEWAYS, WALLS, WALKS OR PATIOS.
- COORDINATE SLEEVES INSTALLED BY UNDERGROUND UTILITY CONTRACTOR UNLESS OTHERWISE NOTED.



P | SCALE: NTS | SN: - | PIPE SLEEVE



1. SCH. 40 PVC SLEEVE. TWICE DIAMETER OF SERVICE PIPE, SEE SLEEVE/PIPE SCHEDULE.
2. WASHED AND GRADED MORTAR SAND BACKFILL IN ROCKY SOIL CONDITIONS.
3. WALL PER WALL DETAIL.
4. COMPACT SOIL AROUND SLEEVE TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
5. FINISH GRADE / TOP OF DG.
6. WALL FOOTING PER WALL DETAIL. DO NOT DISTURB FOOTING OR COMPACTION FOR MINIMUM OF 12" IN ALL DIRECTIONS.
7. 36" MIN. DEPTH OR PER LOCAL CODE.
8. EXTEND SLEEVES 12" BEYOND EDGES.

NOTES:

1. CAP SLEEVES UNTIL USE.
2. MULTIPLE SLEEVES REQUIRE 4" SEPERATION WITHIN SAME SLEEVE TRENCH.
3. PROVIDE SEPERATE WATER LINE AND WIRE SLEEVES AS REQUIRED. NO WIRES IN WATER SLEEVES.

Q | SCALE: NTS | SN: - | SLEEVE UNDER WALL

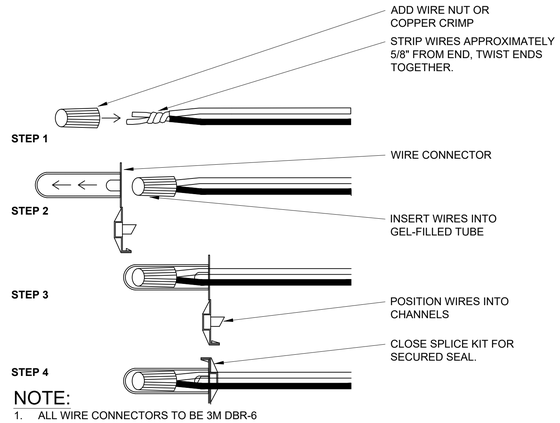
SLEEVE SCHEDULE

IRRIGATION PIPE SIZE	SLEEVE SIZE
1/2"	2"
3/4"	2"
1"	2"
1 1/2"	3"
2"	4"
2 1/2"	6"
3"	6"
4"	10"

NOTES

1. SLEEVE SIZE EQUALS THE SUM OF ALL PIPE WITHIN THE SLEEVE.
2. WIRE SLEEVES SHALL BE PROVIDED AS NOTED BELOW AND ARE NOT INDICATED ON THE PLANS.
3. ALL SLEEVES UNDER STREETS SHALL BE C 900 PVC FOR 4" & LARGER, USE SCH40 PVC FOR SMALLER SIZES. LOCATE WIRE SLEEVE ALONG ONE SIDE OF PIPE SLEEVE.
   1-24 WIRE, (1) 2" SCH. 40 SLEEVE
   25-48 WIRE, (1) 3"SCH. 40 SLEEVE
4. ALL SLEEVES SHALL EXTEND AT LEAST 2' BEYOND THE EDGE OF THE HARDSCAPE/PAVEMENT.
   SLEEVE SIDEWALKS AS REQUIRED.
5. ALL SLEEVES UNDER NEW STREETS SHALL BE SCH 80 PVC

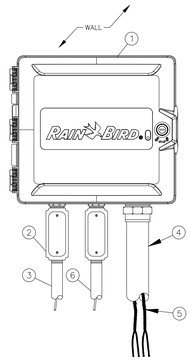
R | SCALE: NTS | SN: - | SLEEVE SCHEDULE



NOTE:

1. ALL WIRE CONNECTORS TO BE 3M DBR-6

S | SCALE: NTS | SN: - | WIRE SPLICE



1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:

1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

KEY SPECIFICATIONS

MODEL \ FEATURE	MAX PROGRAMS	STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

T | SCALE: NTS | SN: - | WALL MOUNT CONTROLLER

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REGISTRATION:

JOHN B. COLEMAN 639 12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS
SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS
DATE: DECEMBER 04, 2023
REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

IRRIGATION DETAILS

L-8.03 SHEET 40 OF 44

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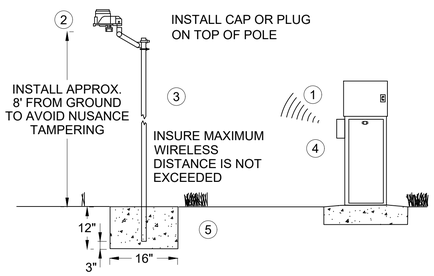
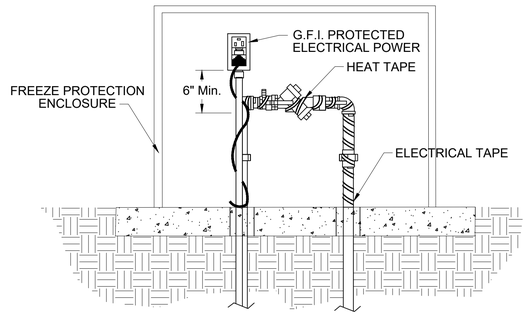


IMPORTANT NOTES:

1. IRRIGATION CONTROLLER - REFER TO LEGEND AND TO OTHER DETAIL DRAWINGS
2. WIRELESS WEATHER SENSOR - REFER TO MANUFACTURER'S INSTRUCTIONS FOR MOUNTING
3. 1 1/2" O.D. GALVANIZED STEEL FENCING POLE (PROVIDE CAP ON TOP)
4. WIRELESS SENSOR CONTROL PANEL - HARDWIRE TO IRRIGATION CONTROLLER AS PER MANUFACTURER'S INSTRUCTIONS
5. 300psi CONCRETE BASE 16"x16"x12" - SET POLES 3" FROM BOTTOM OF CONCRETE

U SCALE: NTS WIRELESS WEATHER SENSOR



HEATED ENCLOSURES

A. PROVIDE MANUFACTURED, HEATED, AND INSULATED ENCLOSURE ABOVE GROUND.

B. PROVIDE ACCESS PANELS TO ALLOW EASY ACCESS FOR OPERATIONS, MAINTENANCE, AND TESTING OF THE BACKFLOW PREVENTION DEVICE WITHOUT REMOVAL OF ASSEMBLY.

C. PROVIDE DRAIN OPENINGS DESIGNED TO REMAIN CLOSED EXCEPT WHEN THE DEVICE IS DISCHARGING WATER; THE DESIGN OF THE OPENINGS MUST ACCOMMODATE THE MAXIMUM DISCHARGE OF BACKFLOW PREVENTION DEVICE.

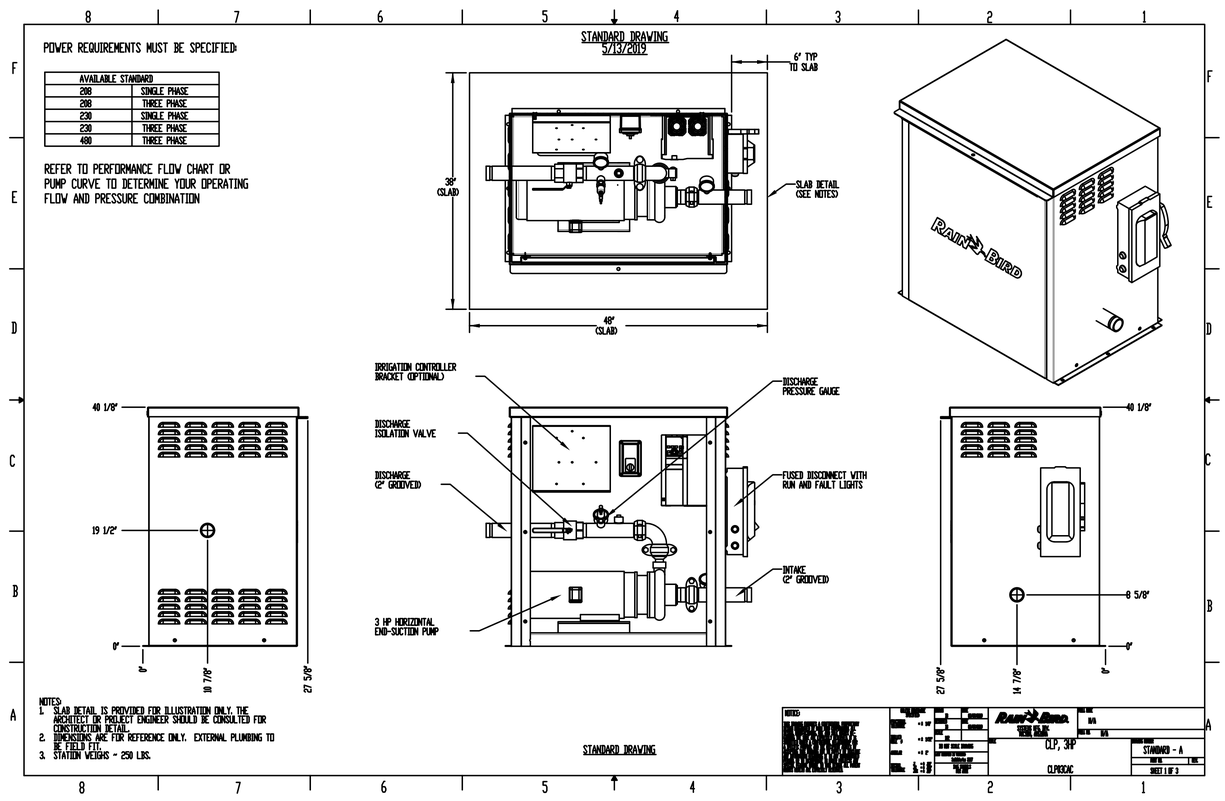
HEATING EQUIPMENT

A. INCLUDE HEATING EQUIPMENT FOR THE ENCLOSURE DESIGNED AND FURNISHED BY THE MANUFACTURER TO MAINTAIN AN INTERIOR TEMPERATURE OF +40 DEGREES FAHRENHEIT AND A WIND VELOCITY OF 15 MPH.

B. PROVIDE AN ELECTRIC POWER SOURCE FOR HEAT AND ACCESSORIES, G.F.I. PROTECTED WITH AT LEAST SIX INCHES MINIMUM CLEARANCE ABOVE ANY WATER DISCHARGE POINT AND NEAR THE PIPE RISER ON THE ENCLOSURE ACCESS SIDE OR PER LOCAL CODE.

C. FOR BOXES USING SELF-REGULATING TAPE HEAT SOURCE, SECURE TAPE TO VALVE WITH WIRE TIRES OR ELECTRICIAN'S TAPE; NO COVERING IS NECESSARY.

V SCALE: NTS HEAT TAPE / FREEZE PROTECTION (PVB, RP)



W SCALE: NTS BOOSTER PUMP

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IRRIGATION DETAILS

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SECTION 32 93 00 - LANDSCAPE

PART 1 - GENERAL

1.01 Work Included

1. Landscape Fine Grading
2. Soil Preparation
3. Tree Supports and Headers
4. Planting
5. Watering
6. Maintenance

1.02 Definitions

Plants - all shrubs and cacti other than trees, and turf.
Plant material - all trees, shrubs, succulents, cacti, ground cover, and other plants.

1.03 Related Work

Contractor: minimum 5 years experience in supply and installation of landscape materials.

1.04 Source Quality Control

Provide certificates of inspection for all materials as required by this specification and/or prevailing law or regulation.

Developer's Representative shall review plant material prior to planting. Any material deemed unacceptable shall be removed from the site and not planted.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climactic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.05 Reference Standards

- Arizona Nursery Association plant standards for nursery stock
- ANSI 60.1 - American Standards for Nursery Stock, International Society of
- Arboriculture
- American Joint Committee on Horticultural Nomenclature

1.06 Samples

Submit samples to developer's representative a minimum of 2 weeks prior to start of work for the following material:
1. Topsoil for backfill mix
2. Mulches
3. Tree supports
4. Inert Groundcovers (1 gallon)
5. Boulders
6. Steel Edging - 6" sample length

The Developer's Representative reserves the right to take and analyze samples of materials for conformity to specification at any time. Furnish samples upon request by Developer's Representative.

1.07 Products

Submit to Developer's Representative a minimum of 2 weeks prior to start of work manufacturer's comprehensive product description, including specifications and installation instructions.

1.08 Certificates and Test Reports

Provide and pay for all materials testing. Testing agency shall be acceptable to the Developer's Representative.

Submit to Developer's Representative a minimum of 2 weeks prior to start of work 2 copies of certificates of inspection as required by these specifications, jurisdictional authorities, and vendor's certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to:

- Topsoil source and nutrient analysis
- Mulch
- Fertilizers/soil amendments/chemicals

Test representative material samples proposed for use. Provide the following data:

- Topsoil and planting backfill
- Soil PH
- Particle size, percentage soil texture
- Percentage organic material
- Nutrient level analysis
- All macro, secondary and micronutrients
- Salinity
- Percolation rate

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in part 2 - products of materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

- irrigated trees, shrubs, and groundcovers
- turf or lawn

1.09 Maintenance Data

Submit to Developer's Representative 2 copies of written instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the developer for the maintenance of landscape work for one full year.

1.10 Product Delivery, Storage and Handling

Deliver packaged materials in containers showing weight, analysis and identification of manufacturer. Protect materials from environmental conditions and deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend trees or shrubs in such a manner as to cause damage or destroy shape.

Deliver materials after preparations for planting have been completed. If planting is delayed for more than 8 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock from containers until planting time.

1.11 Site Conditions

Determine location of underground utilities. Use professional services to determine locations.

Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect of all existing plants to remain:
1. Do not store materials or equipment, permitted burning, or operate or park equipment under the branch of any existing plant or plant material to remain except as actually required for construction in those areas
2. Provide barricades, fences or other barriers as necessary at the drip line to protect existing plants to remain from damage during construction
3. Notify Developer's Representative in any case where contractor feels grading or other construction called for by contract documents may damage existing plants to remain
4. If existing plants to remain are damaged during construction, contractor shall replace such plants of the same species and size as those damaged at no cost to Developer. Determination of extent of damage and value of damaged plant shall rest solely with Developer's Representative

1.12 Warranty

Submit warranty to Developer's Representative.

Trees, Saguaros, Yuccas, and Ocotillos
Warrant that trees, saguaros, yuccas and ocotillos will be alive and in good health for a period of one (1) year after acceptance except for defects resulting from neglect by developer or abuse by others.

Developer must follow contractor's maintenance schedule and provide current maintenance log to Developer's Representative.

Remove and replace dead, unhealthy or girdled trees, yuccas and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within thirty days of notification. All replacement material shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings

Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Developer.

All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the contractor. Turf shall be mowed and trimmed weekly after root establishment.

All replacement plants, including shrubs, cacti, groundcovers, vines and perennials shall be subject to an additional 90 day maintenance period.

PART 2 - PRODUCTS

2.01 Fill Materials

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts are not to exceed 1500 ppm, and soils shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth.

Topsoil - screened, fertile, friable, from well drained arable land, free of noxious weeds, refuse, roots, heavy clay or any material toxic to plant growth; contents shall be as follows:

- Silt: 20-45%
- Slay: 15-20%
- Sand: 30-60%
- Ph: 7.0-8.3
- Soluble Salts: 1,500 ppm
- Organic material (natural or otherwise): 2% minimum
- Nutrients: enough to bring levels of acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing topsoil may be used provided it meets these requirements. Imported topsoil must be proven to meet these requirements.

2.02 Commercial Grade Fertilizers

Agri-Sul dispersal - use only for sulfur agriculture grade gypsum, osmacote, 'sierra-blend', apply at mfg. recommended rate for each planting type.

2.03 Soil Amendments

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5. No soil amendments are required for salvaged plant material and cacti unless otherwise specified.

2.04 Tree Supports

Tree stakes: copper naphthenate impregnated lodge pole 12 feet in length for trees 15 gallon to 36" box, 2 lodge poles per tree, 3 poles for multi-trunk trees. Tree stakes are not required for salvaged plant material or 48" box trees or larger, unless determined otherwise by Landscape Architect due to high wind conditions. Tree ties: provide a minimum of two per tree, 18" tree strap by star nursery (www.Starnursery.Com) or approved equal, beige, with grommets. No. 10 gauge pliable zinc coated iron wire to be threaded through grommets and connected to tree stakes. Wire will not make contact with tree.

2.05 Pesticides and Herbicides

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Elanco chemical company or equal.

Pesticides shall be ortho "Lindane Borer and Leaf Miner Spray" by Ortho, Consumer Products Division, Chevron Chemical Company, San Francisco, CA 94119, or "Borer Killer", by Greenlight Company, San Antonio, TX 78217. Contact herbicide shall be submitted by contractor to Developer's Representative.

Types of herbicides to be used and the methods of application will conform to Environmental Protection Agency, state and location requirements and labeling instructions.

2.06 Plant Material

Plant material shall be healthy, shapely and well-rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall have normally developed branching. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark.

Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture.

Specimen plant material shall be selected and tagged at the growers nursery prior to shipment.

Plants shall be measured when branches are in their normal position. Height and spread dimensions specified refer to main body of plant and not branch tip to tip. Caliper measurement shall be taken at a point on the trunk 6" above natural ground line for trees up to 4" in caliper and at a point 12" above the natural ground line for trees over 4" in caliper. If a range of size is given, no plant shall be less than the minimum size and not less than 40% of the plants shall be large as the maximum size specified. The measurements specified are the minimum size acceptable and are the measurements after pruning, where pruning is required. Plants that meet the measurements specified, but do not possess a normal balance between height and spread shall be rejected.

Container stock, when specified, shall have grown in the containers in which delivered for at least 6 months, but not over 2 years. Samples must prove no rootbound conditions exist. No container plants that have cracked or broken balls of earth when taken from container shall be planted except upon special approval by Developer's Representative.

Container stock shall not be pruned before delivery. Field grown plants recently transplanted into containers will not be accepted.
Sod shall be dense with the grass having been mowed at a height of 1" prior to removal from field. All grass shall be grown on fumigated fields. Sod shall not be stacked for more than 24 hours between time of cutting and time of delivery.

2.07 Inert Groundcover

Inert groundcovers, including but not limited to, decomposed granite (DG), crushed rock, and river rock shall have a minimum 2" coverage depth, unless noted otherwise on plans. Inerts shall be the size and color as per plan, and shall be taken from a single quarry. DG shall be from a single source approved by the Developer's Representative. Screened DG shall be uniform, free of clay lumps, calcareous coatings, caliche, organic matter or deleterious
substances.

Boulders will be from a single source approved by the Developer's Representative. Surface Select Boulders to be free of broken areas, scars and scrapes. Boulders for seating shall have a flattened top.

2.08 Edging

Edging, including but not limited to, poly or steel product, shall be of the size (gauge and depth) specified on plans and drawings. Samples shall be submitted by contractor for approval.

PART 3 - EXECUTION

3.01 General

Install all material in accordance with the methods, techniques and specifications of each manufacturer and these specifications.

Do not begin planting until completion of the site grading and installation of a fully functional underground irrigation system is in place.

The Contractor will, prior to the start of construction activities on the site, define the limit boundaries of all areas designated as off-limits to the Contractor. Provide protective fencing for existing landscaped plants from construction activities as noted per drawings.

3.02 Backfill, Imported Fill or Artificial Soil and Gravel

Inspect the integrity of all damp-proofing and water proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

3.03 Topsoil

Import additional topsoil only as required to bring planting areas up to finish grade or per turf or planting bed requirements. Spread and cultivate soil so that no settling takes place at any time.

3.04 Landscape Fine Grading

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 2-1/2 inches below adjacent paving, curb and headers to allow for decomposed granite, groundcover mulch or turf sod.

Complete all finish grading prior to commencing landscape operations. Surface drainage will be away from the building foundation and walls, and will ensure proper drainage of the site as indicated on the drawings. Grade all planting areas to a smooth, even and uniform plane with no abrupt changes to surface, and the area drains as designed. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess if 1-1/2 inches, all building rubble, building construction material, waste and any other material that may impair satisfactory growth.

Dispose of any unacceptable or excess soil or other materials at a legal offsite disposal area and pay all dumping fees and charges.

3.05 Inert Groundcovers

Apply inert groundcovers to a 2 inch minimum depth within 1/2 inch of the top of adjacent curb or sidewalk.

Exercise care when placing inert groundcover around plant materials so as not to choke, cover or damage plant. Inert groundcovers will be kept out of the crowns of the plants.

Areas of installation will be completely weed-free before the placement of inert groundcover.

Apply pre-emergent according to manufacturer's recommendations before and after groundcover installation. Feather granite to provide a smooth transition to areas not receiving DG. After placing and grading DG, the Contractor will lightly water the granite to remove fine material from the surface.

3.06 Herbicide Application

All areas shall be maintained weed-free at all times during construction. Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 Tree Support

Only stake trees which are delivered with nursery stakes. Remove nursery stakes and install lodgepole per specifications. Install tree supports as shown on the drawings within 48 hours of planting. Bracing stakes will be driven vertically into firm ground and outside the rootball. Tree supports shall be installed to prevent rubbing and girdling, yet allow for trunk movement. Tree ties that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 Plant Placement

Layout plant locations with stakes or flags prior to planting. Coordinate with developer's representative to assure appropriate location.

Place shrubs no closer than 20 inches from foundations, fences, walls and walks or as far as character of growth demands, whichever is greater unless directed otherwise by the Developer's Representative.

Place trees no closer than 6 feet to foundations, fences, walls and walks unless directed otherwise by the Developer's Representative.

All plants which settle deeper than the surrounding grade will be rejected and must be raised to correct level.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Developer's Representative may selective alternate location.

3.09 Container Stock

Test drainage of plant beds and pits by filling with water. Notify developer's representative of areas where water is retained more than 24 hours and request a hardpan planting detail. Any drainage problem must be rectified prior to planting.

Do not expose roots to air except during transplanting.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Unless otherwise specified, place all plants in the center of planting pits, plant upright and face to give the best appearance and relationship to the adjacent plants for structures.

Plants will be set in relation to surrounding grade so they are even with depth at which they were grown in nursery or container.

After removing plant from container, scarify sides of rootball to eliminate root bound condition. Do not plant stock if rootball is cracked or broken.

3.10 Boxed Trees

Branches and rootballs must not be damaged.

Top of rootball will be one ince (1") above adjacent finished grade.

Add soil backfill under the tree if needed to bring rootball to proper height.

Planting pit will be backfilled with clean topsoil as box sides are progressively removed to minimize damage to the rootball and to prevent it from collapsing.

Backfill in bottom of planting pit will be to prevent undue settling.

Water the trees at planting as needed until the permanent automatic irrigation system is installed and operating.

3.11 Backfilling

Backfill plant pits and form a temporary shallow basin around the plant to hold enough water to saturate the root ball and backfill. Water plants immediately after planting and allow backfill to settle in plant pit. Do not water ocotillos after planting. Remove basin prior to installation of inert groundcovers or turf.

Treat all planting areas with a pre-emergent, with the exception of the revegetated seed areas.

3.12 Annuals

At time of transplanting, soil in flats shall be sufficiently moist so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.13 Sod

Soil Preparation

Provide soil with an organic matter content of 25 percent to 30 percent. Incorporate into soil by tilling the soil to a depth of 6 inches thoroughly remove debris, weeds and rocks from soil.

Soil Amendments

Prior to tilling, apply gypsum at a rate of 100 pounds per 1,000 square feet, phosphate at a rate of two pounds per 1,000 square feet and soil sulfur at five pounds per 1,000 square feet.

Sod Installation

Install sod along the straightest edge of turf area. Stagger joints in a brick- like pattern. Avoid gaps and overlapping. Place sod diagonally across slopes, so it cannot slide, and so that it provides complete cover with no brown sections or cracks showing. Water sod at least every thirty minutes. After installation, water lightly and roll in two directions with a sod roller.

3.14 Watering

Water all plants immediately after planting to avoid drying out, to the full depth, saturating the root ball of each plant hole repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.15 Clean Up

Keep all areas clean and orderly during and after execution of work.

3.16 Pruning

Prune shrubs and trees upon completion of the work, according to standard horticultural practices to preserve the natural character of the species and to repair or replace injured plants at directed. Limit pruning only to remove dead or injured twigs and branches and to compensate for loss of roots as a result of planting operations

3.17 Maintenance Period

Upon substantial completion, as determined by the Developer's Representative, in accordance with the conditions of the contract, the contractor shall be notified in writing that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering trees and grasses, monitoring and adjusting the irrigation system as necessary, mowing and trimming lawn areas, pruning and trimming plant material, weed removal, and cultivating plant beds.

Landscape contractor shall be responsible for maintenance of the sprinkler irrigation system, including monitoring and adjusting the duration and frequency of the watering schedule, adjustment of heads for coverage and elevation, repair of leaks in both main and lateral lines, and all other work required to establish a complete working sprinkler irrigation system.

Landscape contractor shall be responsible for maintenance of new planting, including watering, cultivating, weeding, mulching, re-staking, tightening and repairing guys, resetting plants to proper grades and position, maintenance of temporary tree wells, and furnishing and supplying all fertilizers, herbicides, and pesticides to maintain a thriving landscape. Landscape contractor, in order to protect his guarantee, shall give typewritten to developer, a complete maintenance manual in the care, maintenance and fertilization of the landscape.

Maintenance manual may include, but is not limited to the following: irrigation, fertilization, weeding, pesticide and herbicide application, pruning, resetting unstable plants, mowing, repairing, adjusting or replacing stake and guying, repair damage caused by weather, wildlife and vandalism or other hazards, perform maintenance operations necessary to assure healthy plant growth.

Landscape contractor shall request, in writing, a final inspection at the completion of the maintenance period. If the developer's representative determines the work is satisfactory, the maintenance period will end on the date of the final inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the contractor's expense, until such time as all corrections are made and the work is inspected and approved by the developer's representative. Retention will not be released until final inspection is made and approval issued by the developer's representative.

3.18 Field Quality Control

Notify Developer's Representative of the requirement for inspections at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade prior to boulder placement.
- At completion of landscape finish grading and soil preparation, prior to planting.
- At layout of irrigation system, prior to installation of irrigation system.
- A installation of irrigation system, prior to backfilling trenches and planting
- During installation of specimen tree, palm or other specimen plant material.
- After staking locations for plant holes, but prior to planting.
- During the planting process.
- During the placement and aiming of all light fixtures
- At substantial completion of the work.
- During warranty period to observe maintenance procedures.
- At final completion of the work.

- END OF SECTION 32 93 00 -

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REGISTRATION:

JOHN B. COLEMAN
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PROJECT:

BUNGALOWS AT CERRILLOS

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PREPARED FOR:

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SPECIFICATIONS

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SECTION 32 84 00 - PLANTING IRRIGATION

PART 1 - GENERAL

1.01 SUMMARY:

A. Work Included: Provide a provision for an underground irrigation system including the following:

1. Trenching, stockpiling, excavation of materials, and refilling trenches.
2. Complete systems including but not limited to piping, pump station, backflow preventer, assemblies, valves, fittings, heads, controller wiring, and final adjustments to ensure efficient coverage as determined by Consultant.

1. 02 REFERENCES:

A. Perform Work in accordance with requirement of Conditions of the Contract and Division 01-General Requirements as well as provisions of all applicable laws, codes, ordinances, rules and regulations. Conform to requirements of reference information listed below, except where more stringent requirements are shown or specified in Contract Documents.

1. American Society for Testing and Materials (ASTM) - Specifications and Test Methods specifically referenced in this section.
2. Underwriters Laboratories (UL) - UL wires and Cables.

1.03 QUALITY ASSURANCE:

A. Installer Qualifications: Installer shall have had considerable experience and demonstrated ability in the installation of irrigation system(s) of specified type(s) in a neat, orderly, and responsible manner in accordance with recognized standards of workmanship.

B. Special Requirements:

1. Tolerances - Specified depths and separations of pressure supply lines and laterals and pitch of pipes are minimums. Settlement of trenches is cause for removal of finish grade treatment and repair of finished grade treatment.
2. Coordination with Other Contracts - Protect, maintain, and coordinate Work with Tasks under other sections.
3. Damage to Other Improvements - Contractor shall replace or repair damage to grading, soil preparation, seeding, sodding, or planting done under other Sections during work associated with installation of irrigation system at no additional cost to the Owner.
4. Work involving substantial plumbing for installation of pump station, backflow preventers, copper service, and related work shall be executed by licensed and bonded plumber(s), performed in accordance with all prevailing codes and regulations.
5. Work involving connection to, installation, or extension of 120-volt or greater electrical service shall be executed by a licensed and bonded electrician, performed in accordance with all prevailing codes and regulations.

D. Irrigation Control System Procedures:

1. Contractor shall be responsible to provide and install all specified control equipment to result in a complete and working system, whether or not all appurtenances are shown on plans. System shall include controllers; all grounding and surge protection; master valves; and weather communication source.

1.04 SUBMITTALS:

A. Submittals: Prepare and make submittals in accordance with conditions of the Contract prior to installation.

B. Construction Record Drawings:

1. Contractor shall draw lateral piping, controller station numbers, and all other record information on the Field Record. The Field Record plan(s) shall be available at the Project Site for review. Upon completion of Project, Contractor shall submit Field Record Plan for review, prior to final acceptance. Dimension from two permanent points of reference, (building corners, sidewalks, road intersections, or permanent structures), location of the following items:
   a. Routing of pressure supply lines (dimension every 100 feet along the routing).
   b. Electric control valves.
   c. Control wire routing (if not with pressure supply line).
   d. Record plans shall be to same scale and in the same format as designed plans.
2. Prior to scheduling walk-through for substantial completion, Contractor is to submit all Field Record information to the Owner for approval.
3. Contractor shall also provide both a hard copy and Electronic Form version of the Controller Data Sheets to the Consultant.

C. Controller Charts: Do not prepare controller charts until record (as-built) drawings have been approved by the Consultant.

1. Provide controller chart, automatic controller.

   a. Controller drawing may be same size reproduction of the record drawing, if scale permits fitting them inside the controller door without folding drawing. If photo reduction prints are required, keep reproduction to maximum size possible to retain full legibility. Chart may also be Controller Data Sheet as for central-satellite systems, if approved by Consultant.
   b. Controller chart shall be bond print of actual as-built system, showing area covered by that controller; or Controller Data Sheet showing information on each station, and with complete description of each station's location.
   c. Identify area of coverage of each remote control valve, using a distinctly different pastel color for each zone. Highlight heads, lateral piping, and control valves.
   d. Following review of controller drawings by Consultant, hermetically seal each chart between two layers of 20 mm thick clear plastic.
   e. Controller chart shall be completed and approved by Consultant prior to final completion walk-through of irrigation system.
   f. Attach approved controller chart to inside of each controller door using self adhesive Velcro strips.
2. Following installation of each controller, contractor shall record all station data on a "Data Sheet" provided by the Consultant. This data shall include the type and quantity of irrigation devices on each station, nozzle type, arc, area of control (turf, trees, shrubs, etc), valve size, gpm, location, etc. as shown on the Data Sheet.
3. Prior to final walk-through for each area of the project, Contractor shall confirm that the following has been accomplished:
   a. Construction record drawings per 1.04.1.
   b. Data Sheets for Controllers.

E. Operational Manual: Submit 3 sets of Operations Manual to Consultant for approval, prior to scheduling the final completion walk-through. Manual is to include the following in a 1 x 3 ring binder:

1. Index sheet stating project name, and listing Contractor name, address, phone number, and contact person. Include same information for Primary Sub-Contractors.
2. Manufacturer cut sheets for all material components of irrigation system. Highlight or circle specific models or items.

1.05 DELIVERY, STORAGE and HANDLING:

A. Deliver, unload, store and handle materials, packaging, bundling, products, in dry conditions, or a weatherproof manner, to prevent damage, breakage, deterioration, intrusion, ignition, and vandalism. Deliver in original unopened packaging containers prominently displaying manufacturer name, volume, quantity, contents, instructions, and conformance to local, state, and federal law. Remove and replace cracked, broken, or contaminated items or elements prematurely exposed to moisture, inclement weather, snow, ice, temperature extremes, fire, or job site damage.

B. Handling of PVC Pipe: Exercise care in handling, loading and storing of PVC pipe. All PVC pipe shall be transported in a vehicle which allows the entire length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads. All sections of pipe that have been dented or damaged shall be discarded, and if installed, shall be removed and replaced with new piping.

1.06 JOBSITE CONDITIONS:

A. Protection of Property:

1. Preserve and protect all trees, plants, monuments, structures, and paved areas from damage due to Work in this Section. In the event damage does occur, all damage to inanimate items shall be completely repaired or replaced to the satisfaction of the Owner. All injuries to living plants shall be repaired by the Owner, and all costs of such repairs shall be charged to and paid by the Contractor.
2. Protect buildings, walks, walls, and other property from damage. Flare and barricade open ditches. Damage caused to asphalt, concrete, or other building material surfaces shall be repaired or replaced at no cost to the Owner. Restore disturbed areas to original condition.

B. Existing trees:

1. All trenching or other Work under limb spread of any and all evergreens or low branching deciduous material shall be done by hand or by other methods so as to prevent damage to limbs or branches.

C. Protection and Repair of Underground Lines: Request proper utility company to stake exact location (including depth) of all underground utilities. Take whatever precautions necessary to protect these underground lines from damage. In the event damage does occur, all damages shall be repaired by Contractor unless other arrangements have been made.

D. Replacement of Paving and Curbs: Where trenches and lines cross existing roadways, paths, curbing, etc., damage to these shall be kept to a minimum and shall be restored to original condition.

1.07 WARRANTY / GUARANTEE:

A. Contractor shall warrant materials against defects for a period of one year from the date of Substantial Completion. Contractor shall guarantee workmanship for similar period. Contractor shall be responsible for coordinating material warranty items with the manufacturer / distributor.
B. Settling of backfilled trenches which may occur during guaranty period shall be repaired by Contractor at no expense to the Owner, including complete restoration of damaged property.
C. Expenses due to vandalism before substantial completion shall be borne by Contractor.
D. Owner or representative maintenance company will maintain turf and planting areas during warranty period, so as not to hamper proper operation of the irrigation system.

1.08 MAINTENANCE:

A. Furnish the following maintenance items to Owner prior to final Acceptance:

1. 2 sets of special tools required for moving, disassembling, and adjusting each type of sprinkler head and valve supplied on this project.
2. 2 keys for each automatic controller.

1.09 EXTRA STOCK:

A. In addition to installed system furnish the following items to Owner:
1. 4 per 100 installed drip emitters of each type used.
2. 2 pop-up heads of each type used.

PART 2 - PRODUCTS

2.01 MATERIALS:

A. General piping:

Note: All piping for reclaimed water systems shall be purple colored, or wrapped with reclaimed "sock" or reclaimed marking tape, and main lines shall have detectable reclaimed marking tape in trench 12" above top of pipe continuously.

1. Pressure Supply Lines (downstream of Pump Station) - Sch. 40 PVC, Solvent Weld Belled End for 2-1/2" or smaller, and rubber-ring joint for 3" and larger with ductile iron fittings and taps.
2. Non-pressure lines - Sch. PVC, Solvent Weld Belled End.
3. Drip Piping - ¾" Sch. 40, Solvent Weld unless otherwise specified on plans.
4. Emitter Tubing - by emitter manufacturer.

B. Plastic Pipe and Fittings:

1. Identification Markings:
   a. All pipe to be identified with following indelible markings:
      1) Manufacturer's Name.
   b. All fittings including valve taps for rubber-ring pipe shall be cast or ductile iron, rubber-ring for PVC.
2. Solvent Weld Pipe - Manufactured from virgin polyvinyl chloride (PVC) compound in accordance with ASTM D2241 and ASTM D1784; cell classification 12245-B, Type 1, Grade 1.

   a. Fittings - Standard weight, Schedule 40, injection molded PVC; complying with ASTM D1784 and D2466, cell classification 12454-B.
      1) Threads - Injection molded type (where required).
      2) Tees and ells - Side gated.
   b. Threaded Nipples - ASTM D2464, Schedule 80 with molded threads.
   c. Joint Cement and Primer - Type as recommended by manufacturer of pipe and fittings.

C. Low Pressure / Volume Systems:

1. Emitters as indicated on drawings.
2. Drip Piping - manufactured of polyvinyl chloride compound conforming to ASTM D2241 and ASTM D1784, Type 1, Grade 1.
3. Fittings - Schedule 40 PVC, or as recommended by piping manufacturer.
4. Drip Valve Assembly - Type and size shown on drawings.
   a. Wye Strainer - Plastic / Fiberglass construction with 150 mesh nylon screen and blow out assembly.
   b. Control Valve - 2-way, solenoid pilot operated type made of synthetic, non-corrosive material; diaphragm-activated and slow closing. Include freely pivoted seat seal; retained (mounted) without attachment to diaphragm.
   c. Pressure Regulator - Plastic / Fiberglass construction, preset type with pressure setting per drawings.

D. Copper Pipe and Fittings:

1. Copper Pipe - Type K hard tempered.
2. Fittings - Wrought copper, solder joint type.
3. Joints - Soldered with solder, 45% silver, 15% copper, 16% zinc, and 24% cadmium and solids at 1125 F and liquids at 1145 F.

E. Brass Pipe and Fittings:

1. Fittings - Medium brass, screwed 125 pound class.
2. Brass Pipe - 85% red brass, AMSI Schedule 40 screwed pipe.

G. Valve Boxes:

1) Note: All box covers for reclaimed water systems shall be purple colored, and marked for reclaimed. Nominal pipe size.
2) Schedule or class.
3) Pressure Rating.
4) NSF (National Sanitation Foundation) seal of approval.
5) Date of extrusion.

Otherwise, valve box color to be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation.

1. Drip Line Blow-out Stubs, and Wire Stub Box - Carson #910-12.
2. 1-inch through 2-inch Control Valves - Carson #1419-13B.
3. Drip Valve Assemblies - Carson #1419-13B.
4. Control Wiring Splices - Carson #910-12.
5. Main Line Gate Valves - Carson #910-12.
6. Air-Relief Valves - Carson #1419-13B.
7. Manual Drain Valves - Carson #1419-13B.
8. Master Control Valve - As shown on detail.

H. Electrical Control Wiring:
1. Low Voltage:
   a. Electrical Control Wire - Hunter two-wire.
   b. If multiple controllers are utilized, a different two wire for each controller.
2. High Voltage: Type required by local codes and ordinances, of proper size to accommodate needs of equipment serviced.

I. Sprinkler Heads: As shown on drawings. Use Purple caps or nozzles for Reclaimed Water use.
K. Electric Control Valves: As noted on drawings. Purple handles for Reclaimed Water use. Install pressure regulating devices where specified on plans.
L. Pipe Bedding Material: Construction grade sand approved by Consultant.
M. Automatic Controller: As shown on drawings. Provide two (2) remote control units (compatible as specified by Owner) as part of the work.
N. Manual Drain Valve: As shown on drawings.
O. Air-Relief Valve: As shown on drawings.
P. Master Control Valve: As shown on drawings.
Q. Pump Station: As shown on drawings.

PART 3 - EXECUTION

3.01 INSPECTION:

A. Examine areas and conditions under which Work of this Section is to be performed. Do not proceed with Work until unsatisfactory conditions have been corrected.
B. Grading operations, with the exception of final grading, shall be completed and approved by Owner prior to staking or installation of any portion of irrigation system except sleeving.

3.02 PREPARATION:

A. Staking Shall Occur as Follows:
1. Mark with powdered lime or marking paint routing of pressure supply lines, and flag heads and control valve locations for first series of zones for approval.
B. Sleeving: Install sleeving under all asphalt paving and concrete walks, prior to the installation of concrete or paving operations, to accommodate piping and wiring. Compact backfill around sleeves to 95% Standard Proctor Density within 2% of optimum moisture content in accordance with ASTM D1557.
C. Trenching: Trench excavation shall follow, as much as possible, layout shown on Drawings. Dig trenches straight, and support the pipe continuously on the bottom of trench. Trench bottom shall be clean and smooth with all rock and organic debris removed. Pressure supply line trenches shall be over-excavated as required to allow for bedding material. Trench depth shall be uniform as required to meet minimum depth requirements for the type of piping being installed.

1. Clearances:
   a. Piping smaller than 3 inches - Trenches shall have a minimum width of 7 inches. 12 inches for 3" and larger pipe.
   b. Line clearance - Provide not less than 6 inches of clearance between each line, and not less than 12 inches of clearance between lines of other trades.
   c. For Reclaimed Water systems, 2-foot vertical (below) and 6-foot horizontal separations from potable lines are required per MAG and industry standards.

2. Pipe and Wire Depth:
   a. Pressure Supply Piping - 24 inches from top of pipe (30 inches where 6" and larger pipe is on project).
   b. Non-pressure piping - 12 inches from top of pipe.
   c. Two-wire - Side and bottom of pressure supply line.
   d. Drip Piping - 12 inches from top of pipe.
   e. Emitter tubing - 12 inches from top of pipe (non slope plantings). 4 inches from the top of pipe (slopes 2:1 of greater).

3.03 INSTALLATION:

A. Other Equipment: Locate other equipment as near as possible to location designated on construction drawings. Deviations shall be approved by Consultant prior to installation.
B. PVC Piping:
1. Snake pipe in trench as much as possible to allow for expansion and contraction.
2. When pipe laying is not in progress, or at end of each day, close pipe ends with tight plug or cap. (Perform work in accordance with good practices prevailing in piping trades).
3. Coordinate pressure supply line installation with required bedding operations. Concrete thrust blocks or steel joint restraints shall be utilized for all rubber-ring joint fittings per industry standards. In sandy soil, mechanical joint fittings shall be used with thrust blocks.
4. Stake all above-grade PVC piping per details.
5. Use 45-degree ells when making perpendicular crossings of above-grade PVC piping, to depress bottom pipe.
6. Lay pipe and make all plastic-to-plastic joints in accordance with manufacturer's recommendations.

C. Drip Piping:
1. Install fitting connections per manufacturer's recommendations.
2. Use threaded risers and Sch. 40 or Sch. 80 fittings per details when making connections in drip piping for emitters and fittings.
3. Install drip line blow-out stubs at all dead ends of drip piping.
4. Any deviations from drip pipe routing shown on drawings must be approved by Consultant prior to installation.

D. Control Wiring:
1. Low Voltage Wiring (Two Wire):
   a. Bury control wiring between controller and electric valves in pressure supply

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REGISTRATION:

JOHN B. COLEMAN
639
12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS
SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

1-800-321-2537
(1-800-321-ALERT)
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SPECIFICATIONS

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line trenches, with wires consistently located to one side of pipe, on top of initial pipe bedding, or in separate trench.

a. Provide an expansion loop at pressure supply line angle fittings, every electric control valve location (in valve box), and at minimum 500 feet intervals. Form expansion loop by wrapping wire at least 8 times around a 1-inch pipe and withdrawing pipe.
b. Make splices and electric control valve connections using DBY connectors or similar dry splice method.
c. Install two wire splices not occurring at control valve in a separate splice valve box.

2. High Voltage Wiring for Automatic Controller:
   a. Provide 120-volt power connection to automatic controller.

E. Automatic Controller:
1. Install controller in accordance with manufacturer's instructions as detailed and where shown on Drawings.
2. Connect remote control valves to controller in numerical sequence as shown on Drawings.
3. Final location of controller shall be approved by Consultant prior to installation.
4. Each controller shall have a dedicated separate ground wire and surge protection.
5. Above-ground conduit shall be rigid galvanized steel with appropriate fittings. Below-ground conduit shall be Schedule 40 PVC.

F. Drip Valve Assemblies: Install drip valve assembly as detailed.

G. Drip Emitters: Install drip emitters as detailed.

H. Valve Boxes:
1. Install one valve box for each type of valve installed as detailed flush with grade for all sodded areas, and above-grade for all seeded areas.
2. Valve box extensions are not acceptable, except for master valve.
3. Install gravel sump after compaction of all trenches. Valve box to rest on gravel sump. Place final portion of gravel inside valve box after valve box is backfilled and compacted.
4. Install “Christy” stainless steel or 2.5” x 5” plastic valve label tags for each valve box (1-800-258-4583). Entire controller & station number shall be printed on each tag. Letter and number size shall be no smaller than 1/8 inch and no greater than ¼ inches. Label each valve box as follows:
   a. Control valves - Controller letter and station number.
   b. Quick Coupler Valves - Label “QCV.”
   c. Wire Splices - Label wire splices with the letters “W.S.”
   d. Drip Piping Blow-our Stubs - Controller letter and station number of each drip piping blow-out.
   e. Gate Valves - Label with letters “GV” typical.
   f. Air-Relief Valves - Label with letters “ARV” typical.
   g. Manual Drain Valve - Label with letters “MDV.”
5. Valve box color to be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation. These guidelines are typical of all installations unless water source is effluent. In that case all valve boxes no matter the location are to be purple in color and meet all applicable codes and ordinances.

I. Pump Station: Install as detailed on Drawings.

J. Electric Control Valves:

1. Install top of cross handle a maximum of 3 inches below finished grade where shown on Drawings and as detailed.
2. When grouped together, allow a minimum of 12 inches between valve box sides.
3. Space control valves accordingly.
4. Install each remote control valve in a separate valve box.
5. Install valve boxes flush with grade.
6. When parallel to roadway, sidewalk or other permanent element or structure, control valve and box are to be installed perpendicular to element or structure, spaced equally.
7. For athletic areas such as football fields where concrete curbs exist, place the electric valves within one foot of the curb (no further into the playfield).

K. Main Line Gate Valves: Install as detailed on Drawings.

L. Air-Relief Valves: Install as detailed on Drawings.

M. Control Wiring:

1. All control wiring to be laid to bottom and side of pressure supply line trench. Separate wire trenches will not be allowed unless approved by Consultant prior to installation.

N. Backfilling: Do not begin backfilling operation until required system tests have been completed. Backfill shall not be done in freezing weather except with prior written approval by Consultant. Leave trenches slightly mounded to allow for settlement after backfilling is complete. Trenches shall be finished graded prior to walk-through of system by Consultant.

1. All pressure supply lines shall be bedded with construction grade sand 4 inches below invert of pipe, to 6” above top of pipe and width of trench when site conditions are rocky or otherwise unfavorable.
2. Materials: Excavated material is generally considered satisfactory for backfilling purposes after completing bedding requirements. Backfill materials shall be free of rubbish, vegetative matter, frozen materials, and stones larger than 2 inches in maximum dimension. Do not mix subsoil with topsoil. Material not suitable for backfill shall be hauled away. Contractor shall be responsible for providing suitable backfill if excavated material is unacceptable, or not sufficient to meet backfill, compaction, and final grade requirements.
3. Do not leave trenches open for a period of more than 48 hours. Open excavations shall be protected in accordance with OSHA regulations.
4. Compact backfill to 90% maximum density in 6” lifts, determined in accordance with ASTM D155-7 utilizing the following methods:

   a. Mechanical tamping.
   b. Puddling or ponding. Puddling or ponding and/or jetting is prohibited within 10’-0” of building or foundation walls.

S. Piping Under Paving:

1. Provide for a minimum cover of 24 inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphalt concrete or concrete paving. Provide sleeving as required by municipality, or as shown on plans.
2. Piping shall be bedded with construction grade sand - 6 inches below pipe to 6 inches above pipe and the width of the trench.
3. Compact backfill material in 6-inch lifts at 95% maximum density determined in accordance with ASTM D1557 using manual or mechanical tamping devices.
4. Set in place, cap, and pressure test all piping under paving, in presence of Consultant or Owner prior to backfilling and paving operations.
5. Piping under existing walk or concrete pavement shall be done by jacking, boring, or hydraulic driving, but where cutting or breaking of walks and/or concrete is necessary, it shall be done and replaced at no cost to the Owner. Obtain permission and prior approval from Owner to cut or break walks and / or concrete.

3.04 FIELD QUALITY CONTROL:

A. Flushing: After piping, risers, and valves are in place and connected, but prior to installation of emitter heads, quick coupler valves, and air relief valves, thoroughly flush piping system under full head of water pressure from dead end fittings. Maintain flushing for 5 minutes through furthestmost valves. Cap riser after flushing.

B. Testing: Conduct tests in presence of Consultant. Arrange for presence of Consultant a minimum of 48 hours in advance of testing. Supply force pump and all other test equipment.

1. After backfilling, and installation of all control valves & quick coupler valves, fill pressure supply line with water, and pressurize to 40 PSI over the designated static pressure or 120 PSI, whichever is greater, for a period of 2 hours.
2. Leakage, Pressure Loss: Test is acceptable if no leakage or loss of pressure is evident during test period.
3. Leaks: Detect and repair leaks.
4. Retest system until pressure can be maintained for the duration of the test.
5. Before final acceptance, pressure supply line shall remain under pressure for a period of 48 hours.

C. Walk-Through for Substantial Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Entire System shall be completely installed and operational prior to scheduling of walk-through. All sodded areas are to be complete with head height and valve boxes adjusted accordingly.
3. Operate each zone in its entirety for Consultant at time of walk-through, and open all valve boxes.
4. Consultant shall generate a list of items to be corrected prior to Final Completion (“Punch List”).
5. Furnish all materials and perform all Work required to correct all inadequacies due to deviations from Contract Documents, and as directed by Consultant.
6. During walk-through, expose all drip emitters and sprinklers under operations for observation by Consultant to demonstrate that they are performing and installed as designed; prior to placing of all mulch material. Schedule separate walk-through if necessary.

D. Walk-Through for Final Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Show evidence to Consultant that Owner has received all accessories, charts, record drawings, and equipment as required before Final Completion walk-through is scheduled.
3. Operate each zone identified as deficient at substantial completion walk-through for Consultant to review at time of final completion walk-through to ensure correction of all incomplete items.
4. Items deemed not acceptable by Consultant shall be reworked to the complete satisfaction of Consultant.
5. If after request to Consultant for a walk-through for Final Completion of the irrigation system, Consultant finds items during walk-through to be deficient, Contractor shall be charged for all subsequent walk-throughs. Funds will be withheld from final payment and/or retainage to Contractor, in amount equal to additional time and expenses required by Consultant to conduct and document further walk-throughs as deemed necessary to ensure compliance with Contract Documents.

3.05 ADJUSTING:

A. Upon substantial completion of installation, fine-tune entire system by regulating valves, adjusting spray patterns and break-up arms/screws, and setting pressure reducing valves or throttling electric valve flow control stems to proper pressure settings to provide optimum and efficient coverage. Flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible. Heads of same type shall be operating at same pressure +/- 7%.
B. If it is determined that irrigation adjustments will provide proper and more adequate coverage, make such adjustments prior to Final Acceptance, as directed, at no additional cost to Owner. Adjustments may also include changes in nozzle sizes, degrees of arc, and control valve throttling.
C. All sprinkler heads shall be set perpendicular to finish grade unless otherwise designated.
D. Areas which do not conform to designated operation requirements due to unauthorized changes or poor installation practices shall be immediately corrected at no additional cost to the Owner.

-END OF SECTION 32 84 00-

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PHASE 1 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

NO.	DATE	ITEM
1		
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SPECIFICATIONS

L-9.03

SHEET 44 OF 44

LANDSCAPE PLANS
FOR
BUNGALOWS
AT CERRILLOS - PHASE 2
SANTA FE, NEW MEXICO

GENERAL CONSTRUCTION NOTES:

1. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN. SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
3. IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND HE OR SHE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
4. A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
5. DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
6. LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND/OR REPLACE, AT THEIR OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS DESTROYED DURING CONSTRUCTION. LIKEWISE THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL DAMAGES TO ADJACENT PROPERTIES OR ANY OTHER AREAS OUTSIDE THE CONTRACT LIMITS. THE DAMAGED ITEMS/AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PLANT MATERIAL LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. PRIOR TO THE START OF WORK, ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKE AT 602-263-1100. EXISTING UNDERGROUND SERVICES SHALL NOT BE DISTURBED OR REMOVED WITHOUT APPROVAL OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE, UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
8. CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.
9. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, AND DUE TO GRADE LIMITATIONS ON SITE.
10. REFER TO ENGINEERING PLANS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
11. NO PART OF THE CONTRACT DOCUMENTS ARE INTENDED TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.
12. COORDINATE AND COOPERATE WITH ALL CONTRACTORS OF ATTACHED, ADJOINING AND/OR INTERFACING WORK TO INSURE ORDERLY AND EFFICIENT COMPLETION OF ALL WORK.
13. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (FEDERAL, STATE, LOCAL, AND HEALTH DEPARTMENTS), EXCEPT WHERE REQUIREMENTS OF CONTRACT DOCUMENTS ARE MOST STRINGENT.
14. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED.
15. ANY PLANT MATERIAL THAT MUST BE REMOVED DUE TO CONSTRUCTION MUST BE APPROVED BY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE. NOTIFY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 48 HOURS PRIOR TO REMOVAL AND/OR RELOCATION OF ALL PLANTS.
16. IF ANY EXISTING PLANT MATERIAL THAT IS TO REMAIN IS DAMAGED BY CONTRACTOR, THE CONTRACTOR SHALL REPLACE THE DAMAGED PLANT WITH A NEW ONE OF THE SAME SIZE AND VARIETY AT NO COST TO THE OWNER.
17. DO NOT DISTURB SOIL WITHIN BRANCH SPREAD OF TREES OR SHRUBS TO REMAIN WITHOUT APPROVAL OF THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
18. ANY DISCREPANCIES BETWEEN THE PLANS AND CONDITIONS ON SITE SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
19. CONTRACTOR SHALL PROVIDE OWNER WITH ALL WARRANTY INFORMATION, INSTRUCTION MANUALS AND ANY OTHER PRODUCT INFORMATION FOR ALL NEW EQUIPMENT OR MACHINERY INSTALLED ON THE SITE WITHIN TWO WEEKS AFTER SUBSTANTIAL COMPLETION.
20. NO DESIGN MODIFICATIONS SHALL BE MADE WITHOUT THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR HAULING AND LEGALLY DISPOSING OF MATERIALS DESIGNATED TO BE REMOVED. PROVIDE RECEIPTS FOR DUMPING TO OWNER FOR THEIR FILES.
22. ALL BASE INFORMATION IS FROM OTHER PROJECT TEAM MEMBERS AS LISTED IN THE 'PROJECT TEAM' LIST ON THIS SHEET. A THOROUGH ATTEMPT HAS BEEN MADE TO KEEP UP TO DATE WITH THE MOST CURRENT BASE INFORMATION. HOWEVER, DISCREPANCIES MAY EXIST BETWEEN THESE PLANS AND OTHER TEAM MEMBERS PLANS. IN ALL CASES THE ENGINEERS PLANS SHALL HAVE PRECEDENCE OVER THE LANDSCAPE PLANS FOR FINAL PROJECT CONFIGURATION.
23. ALL SIDEWALKS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING PLANS FOR FINAL LAYOUT, GRADES, FINISHES, DETAILS, AND METHODS OF CONSTRUCTION. RVi UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FORUNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION THAT IS BEYOND OUR CONTROL.
24. SIGHT LINES AND VISIBILITY TRIANGLES ARE SHOWN ON THESE PLANS FOR REFERENCE ONLY. REFER TO ENGINEERING PLANS ORGOVERNING MUNICIPALITY FOR SPECIFIC GUIDELINES. IN CASES WHERE THERE IS MORE THAN ONE GOVERNING BODY, THE MOST RESTRICTIVE GUIDELINE SHALL PREVAIL.
25. ALL WALLS AND VERTICAL SITE FEATURES DESIGNED IN THE INTEREST OF THIS PROJECT ARE SCHEMATIC IN NATURE. POTENTIAL CONSTRUCTION DETAILING AND TECHNIQUES ARE SHOWN FOR DESIGN INTENT CLARIFICATION ONLY. THE CONTRACTOR SHALL HAVE THE ULTIMATE RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTED ELEMENTS ON THIS PROJECT ARE STRUCTURALLY SOUND AND ARE BUILT WITHIN ALL APPLICABLE CITY, STATE, AND FEDERAL GUIDELINES. RVi UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION.
26. SHOP DRAWING REVIEWS WILL BE DONE TO ENSURE THAT PRODUCT DATA, MATERIALS, AND SAMPLES MEET OR EXCEED THE ORIGINAL DESIGN INTENT OF THESE DRAWINGS ONLY. RVi UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS OR INSTALLATION RESULTING FROM THE PRODUCTION OF ANY SHOP DRAWINGS.

PROJECT TEAM

Discipline	Company Contact Info.
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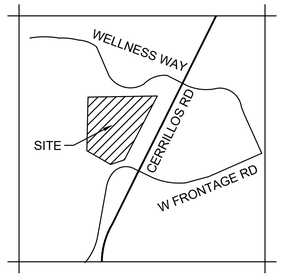

VICINITY MAP
N.T.S. NORTH

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Landscape Site Data (Phase 1 & 2):

Total site area (gross)	+/- 836425 SF	19.2 AC
Total site area (net)	+/- 476077 SF	10.8 AC
Total landscape area	153,616 SF	32.3% of total Net
Total Turf Area	3,522 SF	2.3% of total landscape area
Total Decomposed Granite Area*	132,975 SF	86.6% of total landscape area
*Does not include back yards.		
Total Native Seed Mix Area	3,051 SF	2.0% of total landscape area
Total Cobble Rock Mulch Area	13,839 SF	9.0% of total landscape area
Total Stabilized DG Area	229 SF	0.1% of total landscape area

Number of Trees Required (1 per 500 SF Open Space):	307
Number of Trees Provided:	307
Number of Evergreen Trees Required (Min. 25% Total Trees):	77
Number of Evergreen Trees Provided:	109
Number of Shrubs Required (1 per 250 SF Open Space):	614
Number of Shrubs Provided:	2,828
Number of Evergreen Shrubs Required (Min 25% Total Shrubs):	707
Number of Evergreen Shrubs Provided:	882

GENERAL SCOPE OF WORK:

1. THE SCOPE OF WORK FOR THIS PROJECT INCLUDES COMPLETE LANDSCAPING IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. VERIFY QUESTIONS ON SCOPE OF WORK PRIOR TO SUBMITTING A BID.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS INCLUDING WATER, EQUIPMENT AND INCIDENTALS AS SHOWN, SPECIFIED AND REQUIRED TO PERFORM LANDSCAPING WORK. THE EXTENT OF THE LANDSCAPING WORK IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES. THE TYPES OF LANDSCAPING REQUIRED MAY INCLUDE THE FOLLOWING:
   A. AESTHETIC FINISH GRADING
   B. BOULDER PLACEMENT
   C. INSTALLATION OF TREES, SHRUBS, GROUNDCOVERS, AND ANY OTHER NURSERY STOCK
   D. INSTALLATION OF TURF AREAS
   E. DECOMPOSED GRANITE AND PRE-EMERGENT APPLICATIONS (2)
   F. MULCHES, AND ALL OTHER MATERIAL NECESSARY TO COMPLETE THE PLANTING JOB AS SPECIFIED
   G. MISCELLANEOUS LANDSCAPE MATERIALS AND IMPROVEMENTS
   H. FERTILIZERS AND SOIL AMENDMENTS
   I. MAINTENANCE WORK AS SPECIFIED UNTIL COMPLETION OF THE CONTRACT
   J. GUARANTEES
3. OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED.
4. COORDINATE AND COOPERATE WITH OTHER CONTRACTORS WORKING ON THE SITE FOR SUCCESSFUL COMPLETION OF THE PROJECT.
5. BEFORE COMMENCING WORK ON THE SITE, BECOME THOROUGHLY ACQUAINTED WITH LAYOUT OF ALL UNDERGROUND UTILITIES AND STRUCTURES OVER THE ENTIRE SITE. ALL REQUISITE REPAIRS TO DAMAGE CAUSED BY WORK OF THIS SECTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. THE IRRIGATION WORK CONSISTS OF INSTALLING A COMPLETE UNDERGROUND SPRINKLER, EMITTER, AND BUBBLER SYSTEM FOR ALL TURF AND LANDSCAPED AREAS AS SHOWN ON THE DRAWINGS AND AS HEREINAFTER SPECIFIED, INCLUDING THE FURNISHING OF ALL LABOR, EQUIPMENT, APPLIANCES, AND MATERIALS INCLUDING WATER AND IN PERFORMING ALL OPERATION IN CONNECTION WITH THE CONSTRUCTION OF THE IRRIGATION SYSTEM. WORK SHALL INCLUDE FURNISHING AND INSTALLING ALL PLASTIC AND COPPER PIPE AND FITTINGS, AUTOMATIC CONTROL VALVES, VALVE ACCESS BOXES, ELECTRIC COMPUTERIZED CENTRAL CONTROLLERS, ELECTRIC WIRE, TELEPHONE ACCESS LINE (IF REQUIRED), ETC., AS REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND AS CALLED FOR IN THESE SPECIFICATIONS OR AS MAY BE REQUIRED FOR PROPER OPERATION OF THE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS OF WATER USED IN CONNECTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
7. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, THE CONSTRUCTION OF THE IRRIGATION SYSTEM SHALL INCLUDE THE FURNISHING, INSTALLING AND TESTING OF ALL MAINS, LATERALS, RISERS, AND FITTINGS, THE FURNISHING AND INSTALLING OF IRRIGATION HEADS, CONTROL VALVES, CONTROLLERS, LOW AND HIGH VOLTAGE ELECTRIC WIRE, TELEPHONE ACCESS LINE TO CENTRAL CONTROL UNIT (IF REQUIRED), POINT OF CONNECTION, CONTROLS, RESTORATION OF EXISTING IMPROVEMENTS, EXCAVATION AND BACKFILL, AND ALL OTHER WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS REQUIRED FOR A COMPLETE SYSTEM.
8. WHENEVER ANY MATERIAL IS SPECIFIED BY NAME AND/OR NUMBER, SUCH SPECIFICATIONS SHALL BE DEEMED TO BE USED FOR THE PURPOSE OF FACILITATING A DESCRIPTION OF THE MATERIALS AND ESTABLISHING QUALITY AND SHALL BE DEEMED AND CONSTRUED TO BE FOLLOWED BY THE WORDS "OR APPROVED EQUAL." NO SUBSTITUTIONS WILL BE PERMITTED WHICH HAVE NOT BEEN SUBMITTED FOR APPROVAL PRIOR TO BIDDING.
9. LANDSCAPE CONTRACTOR SHALL CALL FOR "BLUE STAKE" AS REQUIRED. EXERCISE EXTREME CAUTION IN ALL PLANTING OPERATIONS, AS THERE MAY BE UNDERGROUND ELECTRIC AND TELEPHONE CABLES, SEWER LINES AND WATER LINES THROUGHOUT THE ENTIRE AREA. CONTRACTOR SHALL STUDY AND BE FAMILIAR WITH THE LOCATION OF THESE OBSTRUCTIONS AND UNDERGROUND UTILITIES. PLACE PLANTINGS WHERE SHOWN ON THE PLANS. IF THERE ARE OBSTRUCTIONS OR UNDERGROUND UTILITIES, RELOCATE PLANTS CLEAR OF ANY INTERFERENCE. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY THEM TO OBSTRUCTIONS AND UNDERGROUND UTILITIES AT NO EXPENSE TO THE OWNER.
10. MAINTAIN UNINTERRUPTED WATER SERVICE TO BUILDING DURING NORMAL WORKING HOURS. ARRANGE FOR TEMPORARY WATER SHUT-OFF WITH ARCHITECT/ENGINEER DURING INSTALLATION OF IRRIGATION SYSTEM, IF NECESSARY.
11. ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF SAFETY ORDERS OF DIVISION OF INDUSTRIAL SAFETY; THE UNIFORM BUILDING CODE, M.A.G. SPECIFICATIONS AND OTHER APPLICABLE LAWS OR REGULATIONS, INCLUDING ALL CITY CODES. NOTHING IN THESE SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. SHOULD THE CONSTRUCTION DOCUMENTS, OR INSTRUCTION, BE AT VARIANCE WITH THE AFOREMENTIONED RULES AND REGULATIONS, NOTIFY LANDSCAPE ARCHITECT AND GET INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK AFFECTED. IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF ANY VARIANCE, IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR ASSUMES ANY AND ALL RESPONSIBILITY FOR THE WORK DONE.
12. CLEAN UP SHALL BE MADE DAILY AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE, AND WALKS AND PAVING SHALL BE SWEPT OR WASHED DOWN DAILY. ANY DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITIONS AT CONTRACTOR'S EXPENSE. LEAVE WORK IN CLEAN CONDITION.
13. SUBMIT DETAILED OPERATION AND MAINTENANCE DATA FOR ALL EQUIPMENT AND ACCESSORIES PROVIDED UNDER THESE PLANS INCLUDING ASSEMBLY.

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REGISTRATION:
JOHN B. COLEMAN 639
12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:
BUNGALOWS AT CERRILLOS
SANTA FE, NEW MEXICO

PREPARED FOR:
CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 2 LANDSCAPE CONSTRUCTION DOCUMENTS
DATE: DECEMBER 04, 2023
REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

COVER SHEET

L-0.00 SHEET 01 OF 25

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PLANTING WARRANTY & MAINTENANCE NOTES

1. MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT ON A WEEKLY BASIS DURING THE PROGRESS OF WORK, A 90 DAY MAINTENANCE PERIOD, AND UNTIL THE FINAL ACCEPTANCE OF WORK IS RECEIVED IN WRITING.
2. UPON ACCEPTANCE AFTER THE 90 DAY MAINTENANCE PERIOD, THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY ON ALL PLANT MATERIAL AGREEING TO GUARANTEE THE CONTINUED GROWTH OF ACTIVE PLANT MATERIAL FOR THE SPECIFIED GUARANTEE PERIODS. ALL GUARANTEE PERIODS COMMENCE FROM THE TIME OF FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
3. THE CONTRACTOR SHALL WATER AND MAINTAIN ALL LANDSCAPE MATERIAL DURING THE MAINTENANCE PERIOD. THE OWNER WILL WATER AND MAINTAIN THE LANDSCAPE MATERIAL DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL INSPECT THE LANDSCAPE MATERIALS PERIODICALLY DURING THE WARRANTY PERIOD AND SHALL NOTIFY THE OWNER IN WRITING, IF, IN THE CONTRACTOR'S OPINION, THE LANDSCAPE MATERIALS ARE NOT RECEIVING PROPER CARE.
4. ALL TREES, PALMS, CACTI, ACCENTS, AND TURF SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR AND ALL SHRUBS, GROUNDCOVERS, AND OTHER NON SPECIFIED PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE. THE GUARANTEE SHALL BE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
5. ANY PLANT MATERIALS WHICH ARE NOT APPROVED PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 15 OF THE FOLLOWING CALENDAR YEAR.
6. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.
7. REFER TO BOOK SPECIFICATIONS, IF INCLUDED IN THIS DOCUMENT SET, FOR ADDITIONAL INFORMATION ON THE SPECIFICS OF THE ANTICIPATED WARRANTY.
8. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER TYPEWRITTEN MAINTENANCE GUIDELINES AT FINAL WALK-THRU AND PRIOR TO FINAL ACCEPTANCE OF WORK.
9. IF TURF IS USED ON THIS PROJECT THE LANDSCAPE CONTRACTOR SHALL REAPPLY SEED OR SOD IN ALL AREAS WHICH HAVE DEVELOPED BARE SPOTS HALFWAY THROUGH THE MAINTENANCE PERIOD. AREAS WHICH CANNOT BE RESEEDED FOR SUMMER GROWTH DUE TO CONTRACTOR'S INABILITY TO RESEED DURING PROPER GROWING SEASON SHALL BE OVERSEEDED OR SODDED WITH GRASS APPROPRIATE FOR THE CURRENT SEASON, CARED FOR THROUGHOUT THE OFF SEASON, AND PROPERLY SEEDED AT THE NEXT APPROPRIATE GROWING SEASON. THESE ARRANGEMENTS MUST BE MADE WITH THE OWNER PRIOR TO CONDITIONAL ACCEPTANCE OF THE WORK AND MAY REQUIRE A MONETARY HOLD-BACK.
10. COST FOR REPLACEMENTS DURING THE WARRANTY PERIOD IS ASSUMED PART OF THE BID QUOTATIONS AND THEREFORE WILL NOT RESULT IN ANY ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.

EXISTING LANDSCAPE NOTES

1. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH OWNER AND/OR THE GENERAL CONTRACTOR TO REVIEW THE PROJECT. THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.
2. ALL DEMOLITION AREAS SHALL BE FLAGGED FOR APPROVAL PRIOR TO DEMOLITION.
3. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED. SHOULD ANY CONFLICTS ARISE BETWEEN THE EXISTING PLANT MATERIAL ON-SITE AND PROPOSED IMPROVEMENTS SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

SEEDING SPECIFICATIONS (SEE TABLE BELOW RIGHT FOR SEED QUANTITIES)

1013.1 GENERAL

1013.1.1 SCOPE

FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR PREPARATION OF SEEDBED, FURNISHING AND INSTALLATION OF SEED, EROSION CONTROL MEASURES, SOIL AMENDMENTS, AND RELATED WORK SPECIFIED HEREIN AND AS INDICATED ON PLANS OR AS AUTHORIZED BY THE LANDSCAPE ARCHITECT OR ENGINEER. THIS SPECIFICATION SHALL APPLY TO LARGE PONDING AREAS ON SITES WHERE A LANDSCAPE PLAN FOR BUILDING PERMIT IS NOT REQUIRED, AND ALL PONDS THAT ARE GREATER THAN OR EQUAL TO 2 ACRES IN SIZE. SMALLER WATER QUALITY PONDS SHALL INCORPORATE LOW IMPACT DEVELOPMENT STRATEGIES AS DESCRIBED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM). TREATMENTS DESCRIBED IN THIS SPECIFICATION MAY APPLY AS BEST MANAGEMENT PRACTICES WHERE DEEMED PRACTICABLE BY THE LANDSCAPE ARCHITECT OR ENGINEER.

1013.1.2 APPLICABLE STANDARDS & REFERENCES:

1013.1.2.1 DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT INCLUDING CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION. GENERAL CONDITIONS AND ANY SUPPLEMENTAL SPECIAL PROVISIONS, APPLY TO THIS SECTION.

1013.1.2.2 ALL SEED SHALL BE CERTIFIED BY STATE OF ORIGIN. THE CERTIFICATION AUTHORITY FOR THE STATE OF NEW MEXICO IS THE NEW MEXICO CROP IMPROVEMENT ASSOCIATION.

1013.1.2.3 RECLAMATION EFFORTS ARE CONTROLLED BY THE REQUIREMENTS STIPULATED IN THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT FOR REGION VI OF THE ENVIRONMENTAL PROTECTION AGENCY.

1013.1.3 PERFORMANCE REQUIREMENTS

1013.1.3.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND CARING FOR SEEDED AREAS UNTIL FINAL ACCEPTANCE OF THE WORK AND SHALL REPAIR AT CONTRACTOR EXPENSE ANY DAMAGE TO SEEDED AREAS CAUSED BY PEDESTRIAN, VEHICULAR TRAFFIC, VANDALISM OR OTHER CAUSE.
1013.1.4 SUBMITTALS

1013.1.4.1 THIS PUBLICATION - SECTION 1502 - SUBMITTALS

1013.1.4.2 CERTIFICATION OF SEED: FROM SEED VENDOR FOR EACH MIXTURE, STATING THE BOTANICAL AND COMMON NAME, PERCENTAGE BY WEIGHT OF EACH SPECIES AND VARIETY, AND PERCENTAGE OF PURITY, GERMINATION, AND WEED SEED. INCLUDE THE YEAR OF PRODUCTION AND DATE OF PACKAGING. INCLUDE STATE, ORIGIN AND NAME AND TELEPHONE NUMBER OF SUPPLIER.

1013.1.4.3 PRODUCT CERTIFICATES: FOR ORGANIC AMENDMENTS
FROM MANUFACTURER.

1013.1.4.5 SOURCES OF SUPPLY, COLOR, AND SIZE FOR AGGREGATE MULCH.

1013.4.6 SOURCE OF SUPPLY AND PRODUCT INFORMATION FOR WOOD MULCH.

1013.1.5 DELIVERY, STORAGE & HANDLING

1013.1.5.1 SEED AND OTHER PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF COMPLIANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.

1013.1.5.2 BULK MATERIALS:
A. DO NOT DUMP OR STORE BULK MATERIALS NEAR FUEL CONTAINERS, HERBICIDES, STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
B. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS; DISCHARGE OF SOIL-BEARING WATER RUNOFF; AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
C. ACCOMPANY EACH DELIVERY OF BULK MATERIALS WITH APPROPRIATE CERTIFICATES.

1013.2 PRODUCTS

1013.2.1 SEED

1013.2.1.1 SEED: THE SEED SPECIES AND RATE OF APPLICATION SHALL BE AS SHOWN BELOW AND SHALL BE USED BASED ON THE TYPE OF SOIL OR AS SPECIFIED ON THE PLANS OR IN THE SUPPLEMENTAL TECHNICAL SPECIFICATIONS.

1013.2.1.2 SEED SHALL BE FRESH, RE-CLEANED SEED OF THE LATEST CROP, MIXED IN THE PROPORTIONS BY WEIGHT, AND BE PURE LIVE SEED AS DENOTED WITHIN THESE SPECIFICATIONS OR AS PER THE PLANS.

1013.2.1.3 SEED SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS WHICH SHALL BEAR THE VENDOR'S GUARANTEE OF ANALYSIS. LABELING OF SEED SHALL BE IN ACCORDANCE WITH FEDERAL SEED LAWS AND THE NEW MEXICO DEPARTMENT OF AGRICULTURE LABELING LAWS. FEDERAL SEED LAWS REQUIRE THAT
ANALYSIS SHALL BE NO OLDER THAN FIVE MONTHS FOR SEED SHIPPED INTERSTATE AND NO OLDER THAN NINE MONTHS FOR SEED SHIPPED INTRA-STATE. SEEDS MAY BE PRE-MIXED BY A SEED DEALER. DOCUMENTATION MUST BE PROVIDED, THE SAME AS IF THE SEEDS WERE SOLD OR BAGGED SEPARATELY. THE LANDSCAPE
ARCHITECT OR ENGINEER SHALL RECEIVE ALL LABELS FROM ALL BAGS OF SEED USED FOR VERIFICATION. FOR EACH SPECIES INCLUDED IN THE MIX THE FOLLOWING INFORMATION WILL BE FOUND ON EACH BAG TAG:
A. VARIETY - SPECIFY IF CERTIFIED.
B. KIND OF SEED
C. LOT NUMBER
D. PURITY
E. GERMINATION
F. % OF CROP SEED, % INERT, % NOXIOUS WEED
G. ORIGIN
H. TEST DATE
I. POUNDS OF THIS SPECIES OR PERCENTAGE OF TOTAL LOT.

1013.2.1.4 SEED MIXTURE AND RATE: SEED SPECIES MIXTURES AND APPLICATION RATES SHALL BE AS FOLLOWS AND SHALL BE USED BASED ON THE SOIL TYPE UNLESS OTHERWISE SPECIFIED IN THE PLANS OR SUPPLEMENTAL TECHNICAL SPECIFICATIONS. (SEE TABLE TO RIGHT)

PLANTING GENERAL NOTES

1. VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY, THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES LISTED WITHIN THE LANDSCAPE MATERIAL SCHEDULE. THE CONTRACTOR SHALL FURNISH ALL PLANT MATERIAL NECESSARY TO COMPLETE THE PLANTINGS AS SHOWN ON THE PLANS.
2. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.
3. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY PLANT MATERIAL SUBSTITUTIONS.
4. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR, AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS.
5. ALL PLANT MATERIAL MAY BE INSPECTED PRIOR TO ACCEPTANCE. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE, EVEN AFTER DELIVERY TO SITE.
6. PLANT TREES AND SHRUBS PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS, STRUCTURES, AND VIEWS. IF ANY SOIL NUTRIENT DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL.
7. PLANTING METHODS, SOIL AMENDMENT QUANTITIES (IF ANY), AND PREPARATION METHODS SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS AND DETAILS.
8. ALL PLANTING AREAS SHALL RECEIVE WEED CONTROL/PRE-EMERGENT PER THE GUIDELINES SET FORTH WITHIN THE SPECIFICATIONS AND DETAILS. REAPPLY AS NECESSARY TO COMPLETELY KILL NOXIOUS MATERIAL. REMOVE ALL DEAD AND/OR DYING DEBRIS PRIOR TO FINAL ACCEPTANCE.
9. ALL TREES LOCATED WITHIN SIGHT DISTANCE AREAS MUST BE TRIMMED TO 6'-0" CLEARANCE ABOVE FINISHED GRADE.
10. UNLESS OTHERWISE NOTED ON PLANS, ROCK/BARK MULCH SHALL EXTEND UNDER ALL PLANTINGS AND BE RAKED UNIFORMLY ALONG CONCRETE FLATWORK, CURBS AND ETC.
11. THE FINISH GRADE OF LANDSCAPE AREAS RECEIVING ROCK/BARK MULCH MUST BE GRADED 2-1/2" BELOW CONCRETE OR OTHER ADJACENT PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH. FINISH GRADE OF LANDSCAPE AREAS RECEIVING TURF MUST BE GRADED 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES PRIOR TO INSTALLATION OF TURF.
12. BOULDERS, IF USED, TO BE SURFACE SELECT GRANITE WITH A MINIMUM OF SHARP EDGES AND/OR CRACKING. ANY EXPOSED SURFACE SCARRING THAT MAY HAVE OCCURRED DURING TRANSPORTING OR CONSTRUCTION IS TO BE EONITED WITH NO ADDITIONAL COST TO THE OWNER.
13. STAKE ALL NURSERY GROWN TREE STOCK A MINIMUM OF 12" OUT FROM EDGE OF PLANTING WELL. THE EDGE OF ALL TREE PLANTING WELLS SHALL BE A MINIMUM OF 2 FEET AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 12 FEET AWAY FROM ALL BUILDING FOUNDATIONS. THE EDGE OF ALL SHRUB PLANTING WELLS SHALL BE A MINIMUM OF 18" AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 3 FEET AWAY FROM ALL BUILDING FOUNDATIONS.
14. LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. CONTRACTOR SHALL PROVIDE OWNER WITH PROOF OF PRE-EMERGENT APPLICATION NO MORE THAN 7 DAYS AFTER EACH APPLICATION WITHOUT EXCEPTION.
15. ALL TREES WITHIN TURF AREAS SHALL BE INSTALLED WITH TEMPORARY PVC ARBOR GUARDS.
16. ALL TURF AREAS SHALL BE GRADED SMOOTH AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING SOD OR SEED. ALL AREAS TO RECEIVE TURF SHALL BE COMPLETELY FREE OF ANY RUTS, TRENCH SETTLING, OR ANY MATERIAL OVER 1/2" IN DIAMETER PRIOR TO SOD OR SEED INSTALLATION.
17. LANDSCAPE CONTRACTOR IS REQUIRED TO OBTAIN ANY REQUIRED PERMITS FOR ALL ON-SITE AND OFF-SITE IMPROVEMENTS OUTLINED WITHIN THIS SET OF PLANS AND/OR ANY OTHER ADDITIONAL WORK THEY MAY PERFORM IN THE INTEREST OF THIS PROJECT.
18. ROCK/BARK MULCH SHALL BE AS SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL RECEIVE A UNIFORM APPLICATION OF THE SPECIFIED MATERIAL. CONTRACTOR SHALL SUBMIT A SAMPLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO SCHEDULING MASS DELIVERY. OWNER MAY REQUEST THAT AN INITIAL LOAD OF MATERIAL BE DELIVERED TO THE SITE AND BE SPREAD BY THE LANDSCAPE CONTRACTOR FOR THE OWNER'S APPROVAL PRIOR TO MATERIAL APPLICATION ON THE REMAINDER OF THE SITE.
19. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE WITH THE OWNER THE FINAL LAYOUT OF ALL HARDSCAPE ITEMS FOR THIS PROJECT. OWNER MAY REQUEST ALL HARDSCAPE ITEMS (HEADERS, SIDEWALKS, FLATWORK, ETC.) BE STAKED AND/OR CHALKED OUT FOR THEIR APPROVAL PRIOR TO INITIAL POUR.
20. LANDSCAPE CONTRACTOR SHALL PRUNE ALL TREES AFTER INSTALLATION SO THAT NO BRANCH IS TOUCHING FINAL GRADE AND TRIM CANOPIES/BRANCHING TO A CLEAN AND NEAT APPEARANCE. ALL DEAD AND/OR DYING MATERIAL SHALL BE PRUNED FROM THE TREE PRIOR TO FINAL ACCEPTANCE.
21. WATER TEST ALL TREE PLANTING WELLS PRIOR TO PLANTING. IF TREE WELLS DO NOT PROPERLY DRAIN, REFER TO THE HARDPAN PLANTING DETAIL FOR ADDITIONAL INFORMATION.
22. REFER TO GENERAL CONSTRUCTION NOTES ON THE COVER SHEET FOR ADDITIONAL INFORMATION THAT RELATES TO THE SCOPE OF WORK IN THIS SECTION. ALSO REFER TO ANY WRITTEN SPECIFICATION, SHOULD THEY ACCOMPANY THESE DRAWINGS, FOR ADDITIONAL REQUIREMENTS NOT COVERED WITHIN THESE PLANS.

Sandy Soils: (Mainly Westside Areas) Seed rate is given in pounds of pure live seed (PLS) per acre. Mix shall include at least four of the wildflower species listed below at a total application rate of at least 2.0# PLS/AC.

SEED MIX FOR SANDY SOILS	#PLS/AC	NOTES
Hilaria jamesii 'Viva' Galleta	7.0	
Oryzopsis hymenoides 'Paloma' Indian Rice Grass	5.0	
Bouteloua gracilis 'Hachita' Blue Grama	2.0	
Bouteloua curtipendula 'Vaughn' Sideoats Grama	1.0	
Agropyron smithii 'Arriba' Western Wheat	1.0	
Sporobolus cryptandrus Sand Dropseed	1.0	
Sporobolus airoides 'Salado' Alkali Sacaton	1.0	
Artemisia frigida Fringed sagebush	.25	Low Shrub
Sphaeralcea ambigua Desert Globemallow	.25	Perennial wildflower
Sphaeralcea parvifolia Nelson Globemallow	.25	Perennial wildflower
Helianthus annuus	.5	Annual wildflower
Oenothera pallida White Evening Primrose	.25	Perennial wildflower
Baileya multiradiata Desert Marigold	.25	Biennial wildflower
Abronia fragrans or Abronia villosa Sand Verbena	.25	Perennial wildflower
Dalea purpurea var purpurea Purple Prairie Clover	.25	Perennial wildflower
Machaeranthera canescens Hoary transeyaster	.25	Perennial wildflower
Berlandiera lyrata Chocolate Flower	.25	Perennial wildflower
Ratibida columnifera forma pulcherrima Mexican Hat	.25	Perennial wildflower

PLANT SCHEDULE - PHASE 1 & 2

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE (INSTALL)	H X W	WATER	COVERAGE
EXISTING TREES						
	8	Existing Tree Remain in Place	Existing			
DECIDUOUS TREES						
	44	Chilopsis linearis Desert Willow	2" + Cal	20` x 20`	Low	(20`) - 350
	23	Prunus cerasifera Purple-leaf Plum	2" + Cal	20` x 20`	Low	(20`) - 350
	34	Pyrus calleryana 'Bradford' Bradford Callery Pear	2" + Cal	30` x 20`	Low	(20`) - 350
	70	Quercus gambelii Gambel Oak	2" + Cal	20` x 25`	Low	(25`) - 500
	27	Syringa reticulata Japanese Tree Lilac	2" + Cal	20` x 15`	Low	(15`) - 200
EVERGREEN TREES						
	20	Juniperus monosperma Oneseed Juniper	2" + Cal	12` x 12`	Low	(12`) - 125
	89	Pinus aristata Bristlecone Pine	2" + Cal	20` x 15`	Low	(15`) - 200
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE MATURE (HXW)	WATER	COVERAGE
DECIDUOUS SHRUBS						
	116	Buddleja x 'Blue Chip' Lo & Behold® Blue Chip Butterfly Bush	5 gal	2` x 2.5`	Low-Medium	(2.5`) - 5
	193	Genista tinctoria Dyer's Broom	5 gal	3` x 3`	Low	(3`) - 9
	123	Syringa meyeri 'Palibin' Dwarf Korean Lilac	5 gal	4` x 6`	Low-Medium	(6`) - 30
DESERT ACCENTS						
	119	Agave neomexicana New Mexico Agave	5 gal	1.5` x 2.5`	Low	(2.5`) - 5
	21	Agave utahensis Utah Agave	5 gal	2` x 3`	Low	(3`) - 9
	47	Hesperaloe parviflora Texas Red Yucca	5 gal	3` x 3`	Low-Medium	(3`) - 9
EVERGREEN SHRUBS						
	136	Buxus microphylla japonica 'Winter Gem' Winter Gem Japanese Boxwood	5 gal	4` x 4`	Low-Medium	(4`) - 15
	377	Juniperus horizontalis 'Blue Chip' Blue Chip Creeping Juniper	5 gal	1` x 6`	Low-Medium	(6`) - 30
	369	Juniperus sabina 'Buffalo' Buffalo Juniper (female only)	5 gal	1` x 8`	Low-Medium	(8`) - 50
FLOWERING PLANTS						
	100	Caryopteris x clandonensis 'Blue Mist' Blue Mist Bluebeard	5 gal	3` x 3`	Low-Medium	(3`) - 9
	108	Hibiscus syriacus Rose of Sharon	5 gal	10` x 8`	Low-Medium	(8`) - 50
	251	Salvia greggii Autumn Sage	1 gal	2` x 2.5`	Low	(2.5`) - 5
	272	Salvia x 'Ultra Violet' Ultra Violet Sage	1 gal	1.5` x 2.5`	Low	(2.5`) - 5
GRASSES						
	245	Nassella tenuissima Mexican Feather Grass	1 gal	2` x 2`	Low	(2`) - 3
	346	Schizachyrium scoparium Little Bluestem	1 gal	2` x 2`	Low	(2`) - 3
MISCELLANEOUS						
	13,839 sf	Cobble Mulch Blend Santa Fe Brown: 4" to 6" Angular	SF			
	132,975 sf	Landscape Gravel with Filter Fabric 1/2" Brown Gravel	SF			
	3,051 sf	Native Seed Mix	SF			
	3,522 sf	Parkblend Sod Pop-Up Irrigation	SF			
	229 sf	Stabilized DG Path 1/4" Minus Stabilized DG	SF			

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REGISTRATION:

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

JOHN B. COLEMAN 539
12/4/23

PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

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PHASE 2 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

1-800-321-2537
(1-800-321-ALERT)
nm811 Know what's below. Call before you dig.

PLANTING NOTES

L-0.01 SHEET 02 OF 25

IRRIGATION NOTES

1. IRRIGATION CONTRACTOR GUARANTEES 100% COVERAGE IN LANDSCAPE AREAS.

2. IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS WITHIN PROPERTY BOUNDARIES OF THE PROJECT - LINES AND EQUIPMENT ARE SCHEMATIC AND ARE SOMETIMES SHOWN IN ROADWAYS, SIDEWALKS, OR OUTSIDE PROPERTY LINES. THIS IS DONE FOR CLARITY PURPOSES ONLY.

3. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:

   A. IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR GRAPHIC CLARITY ONLY. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, UTILITIES, PLANTING MATERIALS AND ARCHITECTURAL FEATURES. INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
   B. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT PERMITTED.

4. IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A STATIC WATER PRESSURE OF 60 PSI. THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 45 PSI AND A MAXIMUM FLOW DEMAND OF 24 GPM WITH A BOOSTER PUMP PROVIDING A BOOST PRESSURE OF 20 PSI FOR A TOTAL PRESSURE RATING OF 80 PSI. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

5. MATERIAL USED SHALL BE INSTALLED AS DETAILED. IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT SHALL APPROVE ANY DEVIATION FROM DRAWINGS OR MATERIALS USED.

6. THE OWNER'S REPRESENTATIVE MAY, AT ANY TIME, TAKE AND ANALYZE SAMPLES OF MATERIALS AND EQUIPMENT FOR CONFORMITY TO SPECIFICATIONS. THE CONTRACTOR SHALL MAKE SUCH SAMPLES AVAILABLE UPON REQUEST. REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED AT THE CONTRACTOR'S EXPENSE.

7. INSTALL BACKFLOW PREVENTION UNIT(BPU)(S) PIPING BETWEEN THE POINT OF CONNECTION AND THE BPU PER LOCAL CODES. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE THE FINAL LOCATION OF THE BPU. BACKFLOW PREVENTOR SHALL BE SCREENED FROM VIEW.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO CONTROLLER LOCATIONS. ELECTRICAL WORK TO BE PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODE.

9. 24 VOLT WIRE SHALL BE 600V, UF, UL APPROVED, #14 GAUGE, SINGLE STRAND, PLASTIC INSULATED, COPPER WIRE. COMMON WIRE IS TO BE WHITE, CONTROL WIRE IS TO BE RED (USE NO BLACK WIRE). TAPE AND BUNDLE WIRE EVERY TEN (10) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED AT ALL DIRECTION CHANGES GREATER THAN 30 DEGREES & BE UNTIED PRIOR TO TRENCH FILL IN. LAY BESIDE MAINLINE. SPLICE IN VALVE BOXES ONLY, USING MANUFACTURED EPOXY OR RESIN FILLED WIRE CONNECTORS. PROVIDE 34" SLACK AT EACH ELBOW IN MAIN LINE AND AT EACH REMOTE CONTROL VALVE. IF SYSTEM IS NOT A TWO-WIRE CONTROL SYSTEM, PULL ONE ADDITIONAL SPARE WIRE TO THE MOST DISTANT VALVE LOCATION FOR POTENTIAL FUTURE USE. COLOR OF EXTRA WIRE SHALL BE YELLOW. IF IRRIGATION SPECIFICATIONS DIFFER FROM THIS PARAGRAPH, FOLLOW THE IRRIGATION SPECIFICATIONS.

10. LEVEL OF PEA GRAVEL IN IRRIGATION BOXES SHALL BE A MINIMUM OF 4" BELOW THE BOTTOM OF THE VALVE SO THAT THE VALVE IS COMPLETELY VISIBLE. PEA GRAVEL IN VALVE BOX TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS. REFERENCE IRRIGATION DETAILS.

11. LOCATE PRESSURE REGULATOR AND 'Y' STRAINER IN A VALVE BOX AS REQUIRED. REMOTE CONTROL VALVE TO BE LOCATED IN A SEPARATE (ADJACENT) VALVE BOX, OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES.

12. DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 6" ROUND ECONOMY BOXES AND PLACED AT THE END OF LATERALS RUNS.

13. THE CONTRACTOR SHALL PROVIDE CHECK VALVES AND AIR VACUUM RELIEF VALVES AS REQUIRED, OR AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, TO EACH CIRCUIT THROUGHOUT THE IRRIGATION SYSTEM LOCATED WITHIN SLOPED AREAS TO PREVENT LOW IRRIGATION HEAD DRAINAGE.

14. PIPE SIZES SHALL CONFORM TO THE PIPE SIZING SCHEDULE ON DETAIL SHEET. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED BY THE LANDSCAPE ARCHITECT.

15. PIPE SHALL BE BEDDED ON ALL SIDES WITH FOUR INCHES OF ROCK FREE (3/8" MINUS) MATERIAL. IMPORT SAND IF NECESSARY. BACKFILL IN TWO OR MORE COMPACTED LIFTS. SETTLING OF TRENCHES BY MORE THAN AN INCH SHALL BE BROUGHT TO FINISH GRADE AT THE CONTRACTOR'S EXPENSE.

16. IRRIGATION LINES ON SLOPES OR WITHIN RETENTION BASINS SHALL BE RUN PARALLEL WITH GRADE AND ARE TO MAINTAIN THE HIGHEST ELEVATIONS POSSIBLE.

17. MULTI-OUTLET EMITTERS SHALL SERVICE ALL TREES AND SHRUBS <5' O.C. AND SINGLE POINT-SOURCE EMITTERS SHALL SERVICE ALL SHRUBS AND/OR GROUNDCOVERS >5' O.C.

18. PLANTS THAT REQUIRE MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND PERIMETER OF PLANTING WELL. EMISSION POINTS AT ROOTBALLS SHALL BE LOCATED ON THE UPHILL SIDE, MIDWAY BETWEEN THE CENTER OF THE PLANT AND THE EDGE OF THE ROOTBALL.

19. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LANDSCAPE SLEEVING REQUIRED TO COMPLETE THE PROJECT, WHETHER SHOWN OR NOT. COORDINATE INSTALLATION WITH THE GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.

20. IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC AND ALL SLEEVES SHALL CONFORM TO THE IRRIGATION SCHEDULE. ALL SLEEVING INSTALLED UNDER NEW STREETS SHALL BE DONE WITH SCHEDULE 80 PVC SLEEVING CONDUIT. INSTALL ONE 2" SLEEVE AT ALL MAINLINE SLEEVE LOCATIONS FOR ELECTRICAL WIRE. SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE BEING SLEEVED AND EXTEND AT LEAST 24" BEYOND CONCRETE OR ANY OTHER STRUCTURES. MARK SLEEVE ENDS AT GRADE UPON INSTALLATION FOR VERIFICATION OF LOCATION AND DEPTH. ALLOW AT LEAST 4" - 6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. SLEEVES TO BE 24" BELOW GRADE AND/OR PER OWNER'S SPECIFICATIONS. SLEEVES UNDER PARKING LOTS, STREETS, STAGING AREAS, AND PATIOS TO BE INSTALLED BY PAVING CONTRACTOR PRIOR TO PAVING. SEE IRRIGATION SPECIFICATIONS FOR PIPE AND FITTING MATERIAL TYPE.

21. NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO THE FOLLOWING REQUIRED STAGES OF OBSERVATION FOR:
   MAINLINE: INSTALLATION, DEPTH, VALVES, WIRE, LINE PRESSURE TEST
   EMITTER LATERALS: INSTALLATION, DEPTH, VALVES, EMITTERS, OUTLET TUBING, AT LINE PRESSURE
   CONTROLLER: INSTALLATION, FUNCTIONING

22. PRIOR TO OWNER'S APPROVAL, AN IRRIGATION "TUNE UP" MUST BE PERFORMED AS FOLLOWS:
   A. IRRIGATION EQUIPMENT (INCLUDING PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
   B. DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, WORKING AWAY FROM THE PRESSURE REGULATOR.

IRRIGATION NOTES - CONTINUED

   C. IRRIGATION SPRINKLER HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE MAXIMUM COVERAGE FOR TURF AREAS. AVOID OVER SPRAY ON STREETS, CURBS, SIDEWALKS, WALLS, AND STRUCTURES.
   D. IRRIGATION HEADS SHALL BE ADJUSTED TO PROPER HEIGHT.
   E. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO ETCHED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO INSIDE OF CONTROLLER.

23. SET BACK SPRAY AND STREAM TYPE IRRIGATION HEADS FROM BACKS OF CURBS OR SIDEWALKS AS PER IRRIGATION DETAILS TO REDUCE OVER SPRAY OR PROVIDE DESIGN ALTERNATIVES TO ACHIEVE SIMILAR RESULTS TO BE APPROVED BY LANDSCAPE ARCHITECT.

24. LOCATE VALVE BOXES IN PLANTING AREAS SO THAT THEY ARE SCREENED FROM VIEW. IRRIGATION BOXES SHALL BE TAN. NO VALVE BOXES TO BE INSTALLED IN TURF.

25. MAINLINES AND IRRIGATION EQUIPMENT SHALL BE PLACED OUTSIDE THE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.

26. PRIOR TO PLACING ANY IRRIGATION SYSTEMS IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE CITY INSPECTOR OR MAIL IT TO THE CITY DEPARTMENT OF PUBLIC WORKS INSPECTION SECTION.

27. AFTER INITIAL TESTING EACH BACKFLOW DEVICES SHALL BE TESTED AND PASSED ANNUALLY IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.

28. BACKFLOW PREVENTION DEVICES SHALL BE PLACED A MINIMUM OF TWO (2') FEET FROM THE WATER METER / POINT OF CONNECTION AND BE THE SAME SIZE AS THE METER / POINT OF CONNECTION SERVICE LINE.

29. BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"X36"X4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.

30. PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

31. INSTALL GATE VALVES FOR FULL FLOW.

IRRIGATION KEY NOTES:

- IRRIGATION CONTRACTOR TO REVIEW ACTUAL SITE CONDITIONS PRIOR TO INSTALLING IRRIGATION OR ORDERING MATERIALS. SOME ADJUSTMENTS IN EQUIPMENT LOCATIONS MAY BE REQUIRED TO MATCH ACTUAL CURRENT CONDITIONS. REVIEW ANY CHANGES WITH OWNERS REPRESENTATIVE. METER LOCATIONS SHOWN ARE APPROXIMATE. SEE CIVIL PLANS FOR EXACT LOCATIONS..
- THE IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A STATIC WATER PRESSURE OF 60 PSI. AT THE POINTS OF CONNECTION. CONTRACTOR TO CHECK WATER PRESSURE PRIOR TO STARTING CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF NOT MIN. 60 PSI.
- ALL MAINLINE FITTINGS OVER 3" SHALL BE IRON GASKETED WITH JOINT RESTRAINT HARNESSES.
- REFER TO EMITTER SCHEDULE FOR TREE, SHRUB GPH. & NUMBER OF EMITTERS. USE MULT-PORT EMITTERS ON SHRUBS WHEN SPACING ALLOWS.
- EQUIPMENT SUBMITTAL FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- IRRIGATION LAYOUT IS SCHEMATIC IN NATURE. ALL IRRIGATION EQUIPMENT LOCATIONS ARE SHOWN FOR GRAPHIC CLARITY ONLY. CONTRACTOR SHALL INSTALL ALL IRRIGATION EQUIPMENT IN LANDSCAPE AREAS ONLY. IF THERE IS A DISCREPANCY IN THE FIELD, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.
- SEE PLANTING PLAN FOR PLANT LOCATIONS AND SPECIES INFORMATION.
- INSTALL ALL EMITTERS UP-SLOPE FROM PLANT MATERIAL.
- USE RIGID PVC AS EMITTER LATERALS THROUGHOUT.
- TREES IN TURF HAVE (1) MULTI-PORT EMITTER W/ SIX OUTLETS.
- INSTALL FLUSH END CAPS AT ALL ENDS OF DRIP LATERALS.
- INSTALL BOWSMITH LINE PLUGS AT THE END OF ALL DRIP TUBING TO KEEP INSECTS OR DEBRIS FROM CLOGGING TUBING.
- INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- PROVIDE SCH 40 PVC SLEEVES UNDER ALL HARDSCAPE SURFACES AND PVC SCH 80 (<3") & C900 (>3") UNDER ASPHALT PAVING.
- RUN 2 WIRE LOOPS FROM EACH CONTROLLER BACK TO BOOSTER PUMP, HYDROMETER/MASTER VALVE, AND FLOW SENSOR ON EACH MAIN AND SUB-MAIN LOOP AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR RESPONSIBLE FOR INSURING MASTER VALVES, FLOW SENSORS, CONTROLLERS, AND PUMP STATION ARE ALL CONNECTED AND OPERATIONAL PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO PROVIDE ELECTRICAL POWER TO CONTROLLER LOCATION PER MANUFACTURE'S SPECIFICATIONS. LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.
- ALL IRRIGATION EQUIPMENT TO BE INSTALLED IN COMMON AREA LANDSCAPE PLANTER AREAS, NOT IN PRIVATE YARDS, REGARDLESS OF WHAT IS SHOWN ON PLANS. IRRIGATION PLANS ARE SCHEMATIC AND NATURE AND DUE TO SCALE, EQUIPMENT IS SOMETIMES SHOWN IN AREAS THAT ARE NOT COMMON AREA LANDSCAPE PLANTERS. NO VALVES TO BE INSTALLED IN TURF.

RAIN BIRD TWO-WIRE NOTES:

1. ALL VALVES ARE TO BE INSTALLED WITH RAINBIRD DECODERS, 1, 2, OR 4 STATION.

2. TWO-WIRE SHALL BE RAINBIRD MAXI-WIRE BASED ON MAXIMUM DISTANCE TO DECODER.
   - 14 AWG WIRE PATH: 34,900'
   - 12 AWG WIRE PATH: 55,000'

3. INSTALL RAINBIRD SURGE ARRESTORS. PROVIDE GROUNDING OF THE TWO-WIRE PATH EVERY 8 DECODERS OR 500' OF WIRE RUN, WHICHEVER IS SHORTER, USING LSP-1 LINE SURGE DECODERS. THE LAST DECODER ON A RUN SHALL BE GROUNDED WITH 8' GROUNDING ROD. REFER TO DETAILS AND RAINBIRD SPECIFICATIONS.
4. TO COMPLY WITH PROPER INSTALLATION SPECIFICATIONS, THE FOLLOWING COMPONENTS SHOULD BE GROUNDED:
   - ESP-LX DECODER CONTROLLER
   - ESPLXD-SM75 DECODER CONTROLLER MODULE (IF NEEDED)
   - LSP-1 LIGHTNING SURGE PROTECTOR
   - SD-210 SENSOR DECODER
   - FD-401 FIELD DECODER
   - FD-601 FIELD DECODER
   - NOTE: EACH INSTALLED GROUNDING SYSTEM SHALL MAINTAIN A MAXIMUM GROUND RESISTANCE OF 10 OHMS OR LESS.

5. RAINBIRD FD-SERIES AND LSP-1 DECODER WIRE SPLICES SHALL BE 3M DBR/Y SPLICE KITS FOR ALL WIRE CONNECTIONS.

6. FOR SECONDARY WIRE RUN, THE DISTANCE BETWEEN THE FIELD DECODER AND THE SOLENOID (VALVE) CAN NOT EXCEED 450' USING 14 GAUGE WIRE.

7. USE GREY FIELD DECODERS FOR ALL SOLENOIDS AND GREEN (SD-210) SENSOR DECODERS FOR FLOW AND WEATHER SENSORS.

IRRIGATION SCHEDULE OVERALL

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
10 ADJ 10FT	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	45
24 ADJ 24FT	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird Drip Control Valve 1in. Ball Valve with 1in. PESBIVM Smart Valve. Add QKCHK-100 1" Basket Filter with 200 mesh stainless steel screen. 0.3-20 gpm
	Pipe Transition Point in Drip Box PVC to Drip Connection Assembly. Senninger #PSR-30 Pressure Regulator (3/4" FIPT) With Associated Drip Connection Fittings. Installed in tan 10" Round Valve Box.
	Flush Cap 3/4" Male PVC SCH 40 S/T Adapter And 3/4" Female Threaded Cap
5 7 10 12 18 24	Rain Bird PC-DIFF Emitter Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet and Diffuser Cap. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange.
0.5 1.0 2.0	Rain Bird Xeri-Bug Emitter Rain Bird XB-PC, Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Remote Control Valve Rain Bird PEB-IVM: Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration.
	Quick Coupler Rain Bird 44-LRC: 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.

	Isolation Gate Valve (Same Size as Pipe) Nibco T-113-K: Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.
MV	Master Valve 2" Rain Bird PEB-IVM: 1in., 1-1/2in., 2in. Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration.
	1" Air and Vacuum Valve 1" Crispin AL Series Air and Vacuum Valve. Model #: CR-AL-10
BF	Backflow Preventer 2" Febco 825Y: Reduced Pressure Backflow Preventer
A	Pedestal Mount Controller Rain Bird ESPLXIVM-LXMMSS-LXMMSSPED: 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Enclosure. Installed in LXMMSS-LXMMSSPED Stainless Steel Cabinet w/ Pedestal. System Requirements: Rain Bird LXIVM Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.
FS	Flow Sensor Creative Sensor Technology FSI-T10-001: 1in. PVC tee type flow sensor w/socket ends, custom mounting tee and ultra-lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range: .86 GPM - 52 GPM.
BP	Booster Pump Rain Bird CLP Series: Booster Pump Pressure Increase of 20 PSI. Maximum Flow Rate of 24 GPM.
M	Water Meter 2"
⊥	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
S	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
	Irrigation Lateral Line: Toro-Blue Stripe Poly Hose Blue Stripe Drip Tubing to Trees & Shrubs. 0.75" Polyethylene Drip Tubing with 1/4" Poly DistributionTtubing - Install Rain Bird Pressure Compensating Drip Emitters.
ML	Irrigation Mainline: PVC Schedule 40 1" - 3" Diameter
	Pipe Sleeve: See Details for Pipe Sizing & Sleeve Schedule. Twice the nominal diameter of the pipe being sleeved.

Valve Callout
- Valve Number
- Valve Flow
- Valve Type
- Valve Size

VALVE TYPE:
T=TREE,
E=EVERGREEN TREE,
LS= LOW WATER SHRUB,
LMS=LOW-MEDIUM WATER SHRUB,
SP=SPRINKLER,

Bungalows at Cerrillos - Water Budget Calculations (Phase 1 & 2):

Year 1 Water Budget Calculations

Landscape Water Demand Calculations	Quantity	Unit:	Weekly Demand in Gallons (ea)	Weekly Demand in Gallons (Total)	Monthly Demand in Gallons
Perennials	523	ea	1.25	653.75	2,615.00
Shrubs	1709	ea	2.50	4,272.50	17,090.00
Native Grasses	591	ea	1.25	738.75	2,955.00
Native Grass/Turf	3522	SF	0.50	1,761.00	7,044.00
Trees - Deciduous	198	ea	45.00	8,910.00	35,640.00
Trees - Evergreen	109	ea	30.00	3,270.00	13,080.00
Total Monthly Demand (Gallons):					78,424.00
Total Yearly Demand (Gallons):					627,392.00
Total Acre-Feet/Yr:					1.93

Demand Assumptions / Eight (8) month irrigation period

Perennials: .5 gal / hr per perennial run 1/2 hour five times a week = 1.25 gal / week
Shrubs: 1 gal / hr per shrub run 1/2 hour five times a week = 2.5 gal / week
Native Grasses: .5 gal / hr per plant run 1/2 hour five times a week - 1.25 gal / week
Native Grass / Turf: .5 gal / SF per week
Trees - Deciduous: 15 gal / hour per tree run 1.5 hours twice a week = 45 gal per week
Trees - Evergreen: 15 gal / hour per tree run 1 hour twice a week = 30 gal per week

Year 3 Water Budget Calculations

Landscape Water Demand Calculations	Quantity	Unit:	Weekly Demand in Gallons (ea)	Weekly Demand in Gallons (Total)	Monthly Demand in Gallons
Perennials	471	ea	0.63	296.73	1,186.92
Shrubs	1709	ea	1.25	2,136.25	8,545.00
Native Grasses	591	ea	0.63	372.33	1,489.32
Native Grass/Turf	3522	SF	0.00	0.00	0.00
Trees - Deciduous	198	ea	35.00	6,930.00	27,720.00
Trees - Evergreen	109	ea	20.00	2,180.00	8,720.00
Total Monthly Demand (Gallons):					47,661.24
Total Yearly Demand (Gallons):					381,289.92
Total Acre-Feet/Yr:					1.17

Demand Assumptions / Eight (8) month irrigation period

Perennials: .5 gal / hr per perennial run 25 minutes three times a week = .63 gal / week
Shrubs: 1 gal / hr per shrub run 25 minutes three times a week = 1.25 gal / week
Native Grasses: .5 gal / hr per plant run 25 minutes three times a week - .63 gal / week
Native Grass / Turf: 0 gal / SF per week
Trees - Deciduous: 15 gal / hour per tree run 70 minutes twice a week = 35 gal per week
Trees - Evergreen: 15 gal / hour per tree run 40 minutes twice a week = 20 gal per week

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REGISTRATION:
DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010
JOHN B. COLEMAN 639
12/4/23

PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 2 LANDSCAPE CONSTRUCTION DOCUMENTS

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IRRIGATION NOTES

L-0.02 SHEET 03 OF 25

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WALL NOTES

1. THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES.
2. FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR COMPACTED FILL.
3. THE EXPOSED UPPERMOST SOIL TO RECEIVE FILL SHALL BE SCARIFIED 6" DEEP, MOISTURE CONDITIONED TO ±3% OF OPTIMUM DENSITY CURVE FOR EACH TYPE OF SOIL ENCOUNTERED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-2922 OR D-3017.
4. FILL MATERIAL SHALL BE PREDOMINANTLY GRANULAR, NON-EXPANSIVE, CLEAN OF ALL ORGANIC OR DETRITUS SUBSTANCES, AND HAVE A PLASTICITY INDEX LESS THAN SEVEN (7). BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN HORIZONTAL 8" LIFTS.
5. EXCAVATIONS FOR FOUNDATIONS SHALL BE NEAT TO LINES OF FOOTINGS. ALL LOOSE MATERIAL SHALL BE REMOVED FROM SURFACE TO RECEIVE CONCRETE.
6. ALLOWABLE SOIL BEARING PRESSURES AT FOOTING ON COMPACTED SOIL: 1500 PSI.
7. CONCRETE MIX DESIGN FOR FOOTINGS SHALL BE MAG CLASS 'B' (2500 PSI), UNLESS OTHERWISE NOTED ON DRAWINGS.
8. NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
9. CONCRETE FOOTINGS SHALL BE CONTINUOUS POUR TO GREATEST EXTENT PRACTICAL. STEP FOOTINGS IN EVEN BLOCK INCREMENTS.
10. WALL CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL CALCULATIONS OF THE WALLS.
11. SUBMIT TEST REPORTS FOR CONCRETE MIX DESIGNS TO LANDSCAPE ARCHITECT FOR REVIEW.
12. WATERPROOF AND GROUT SOLID RETAINING WALLS TO HIGH GRADE, IF APPLICABLE.
13. ALL IRON/STEEL WORK TO BE OF HIGHEST QUALITY WITH WELDS GROUND SMOOTH. ALL IRON WORK, EXCEPT WHERE NOTED, TO BE PRIMED AND PAINTED. PAINT COLOR TO BE SELECTED BY OWNER AND/OR LANDSCAPE ARCHITECT.
14. VERIFY HEIGHTS AND SLOPES AND TURNDOWNS BEFORE POURING FOOTINGS.
15. NEW WALL FINISHES SHALL MATCH EXISTING SURFACES, UNLESS OTHERWISE NOTED ON DRAWINGS.
16. GROUT SOLID ALL CMU CELLS AND VOIDS BELOW GRADE AND/OR CONTAINING REBAR.

WALL LEGEND

- 6' HIGH THEME WALL AND COLUMN
- 6' HIGH C.M.U. BUILDER'S WALL W/ SPLIT FACE BAND
- 6' HIGH C.M.U. WALL
- 5' OR 6' HIGH METAL VIEW FENCE
- ENTRY GATE LOCATION
- ENTRY SIGNAGE LOCATION



NORTH

0 60 120 180 240 feet

1" = 60'

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MASTER WALL PLAN

L-1.00 SHEET 04 OF 25

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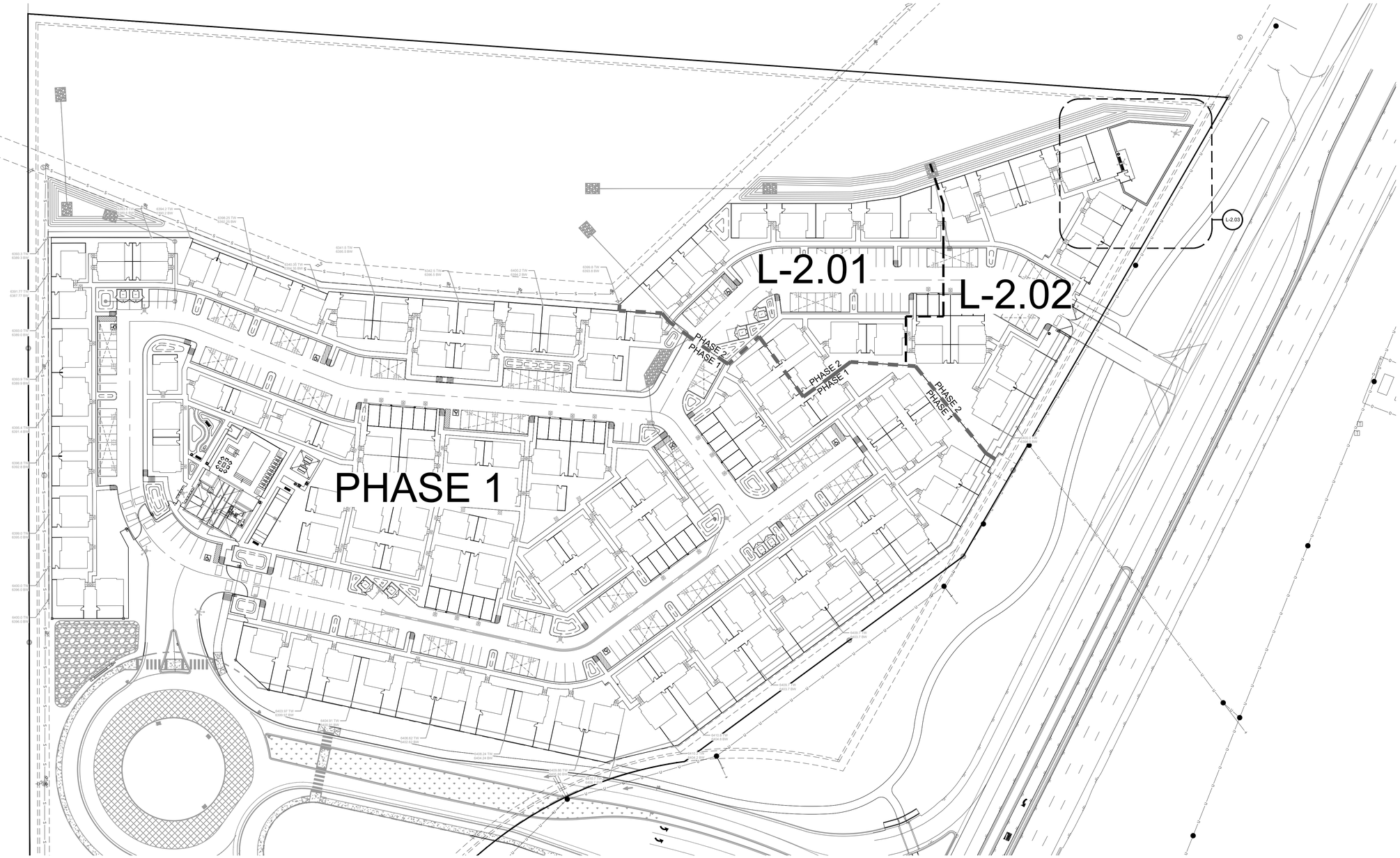

NORTH

0 50 100 150 200 feet

1" = 50'

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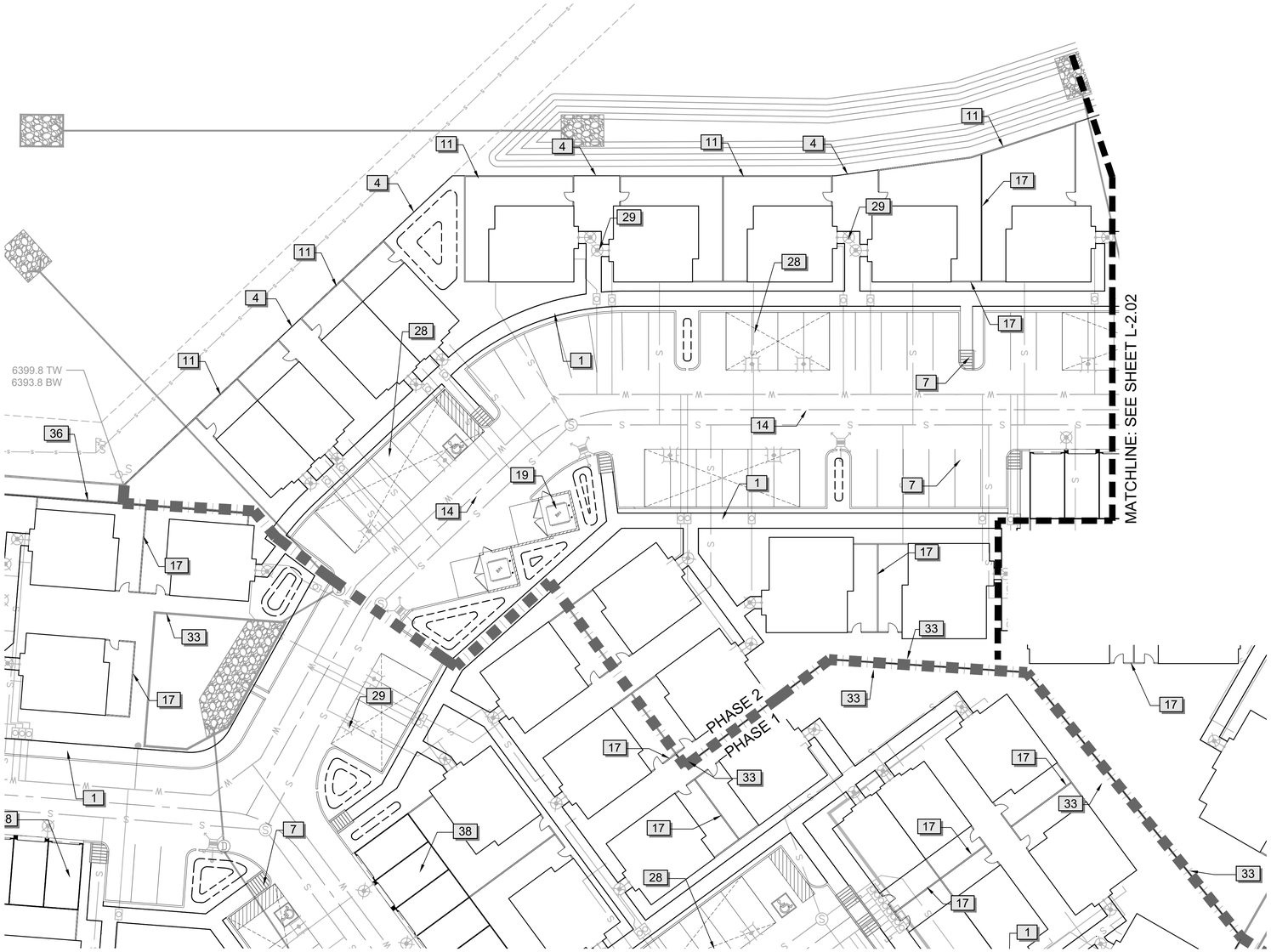
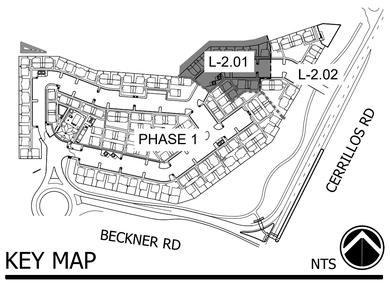
HARDSCAPE REFERENCE PLAN

L-2.00 SHEET 05 OF 25





KEY MAP NTS

REFERENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION
1	CONCRETE SIDEWALK WITH MEDIUM BROOM FINISH
2	VEHICULAR GATE, SEE SHEET L-3.02, DETAIL 1
3	PEDESTRAIN GATE. SEE SHEET L-3.02, DETAIL 1
4	SIX-FOOT TALL METAL VIEW FENCE. SEE SHEET L-3.03, DETAIL 1
5	FIVE-FOOT TALL METAL VIEW FENCE. SEE SHEET L-3.01, DETAIL 7
6	CMU COLUMN. SEE SHEET L-3.01, DETAIL 1 & 8
7	ACCESSIBLE RAMP - SEE CIVIL ENGINEERING PLANS
8	FIRE HYDRANT - SEE CIVIL ENGINEERING PLANS
9	CALL BOX LOCATION - SEE CIVIL ENGINEERING PLANS
10	LIFTMASTER ELITE SERIES GATE MOTOR - MODEL CSW24 DC GATE OPERATOR WITH BATTERY BACKUP
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12	ENTRY MONUMENT. SEE SHEET L-3.02, DETAILS 3 - 5 APPROVED UNDER SEPARATE REVIEW AND PERMIT (CONTRACTOR TO OBTAIN STRUCTURAL AND SIGN PERMITS - TYPICAL)
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15	COMMUNITY MAILBOXES - SEE SHEET L-3.02, DETAIL 6
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17	SIX-FOOT TALL CMU BUILDER`S WALL. SEE SHEET L-3.01, DETAILS 4-6
18	FIRE PIT. SEE SHEET L-3.02, DETAIL 2
19	TRASH ENCLOSURE. SEE SHEET L-3.03, DETAIL 3
20	CONCRETE HEADER. SEE SHEET L-3.04, DETAIL H3
21	WABASH VALLEY BENCH. SEE SHEET L-3.04, DETAIL H7
22	TRASH RECEPTACLE. SEE SHEET L-3.03, DETAIL 5
23	DOGI-POT WASTE STATION. SEE SHEET L-3.04, DETAIL H8
24	BIKE RACK. SEE SHEET L-3.04, DETAIL H9
25	RAMADA. SEE SHEET L-3.05
26	BARBECUE GRILL. SEE SHEET L-3.04, DETAIL H11
27	STABILIZED DECOMPOSED GRANITE - SEE SHEET L3.04, DETAIL H5
28	COVERED PARKING STRUCTURE - BY OTHERS
29	LIGHT POLE - SEE LIGHTING ENGINEERING PLANS
30	POOL - BY OTHERS
31	SPA - BY OTHERS
32	POOL EQUIPMENT
33	FOUR-FOOT TALL METAL VIEW FENCE ON TOP OF RETAINING WALL - SEE CIVIL ENGINEERING PLANS
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38	PARKING GARAGE - BY OTHERS

NORTH

0 20 40 60 80 feet

1" = 20'

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HARDSCAPE PLAN

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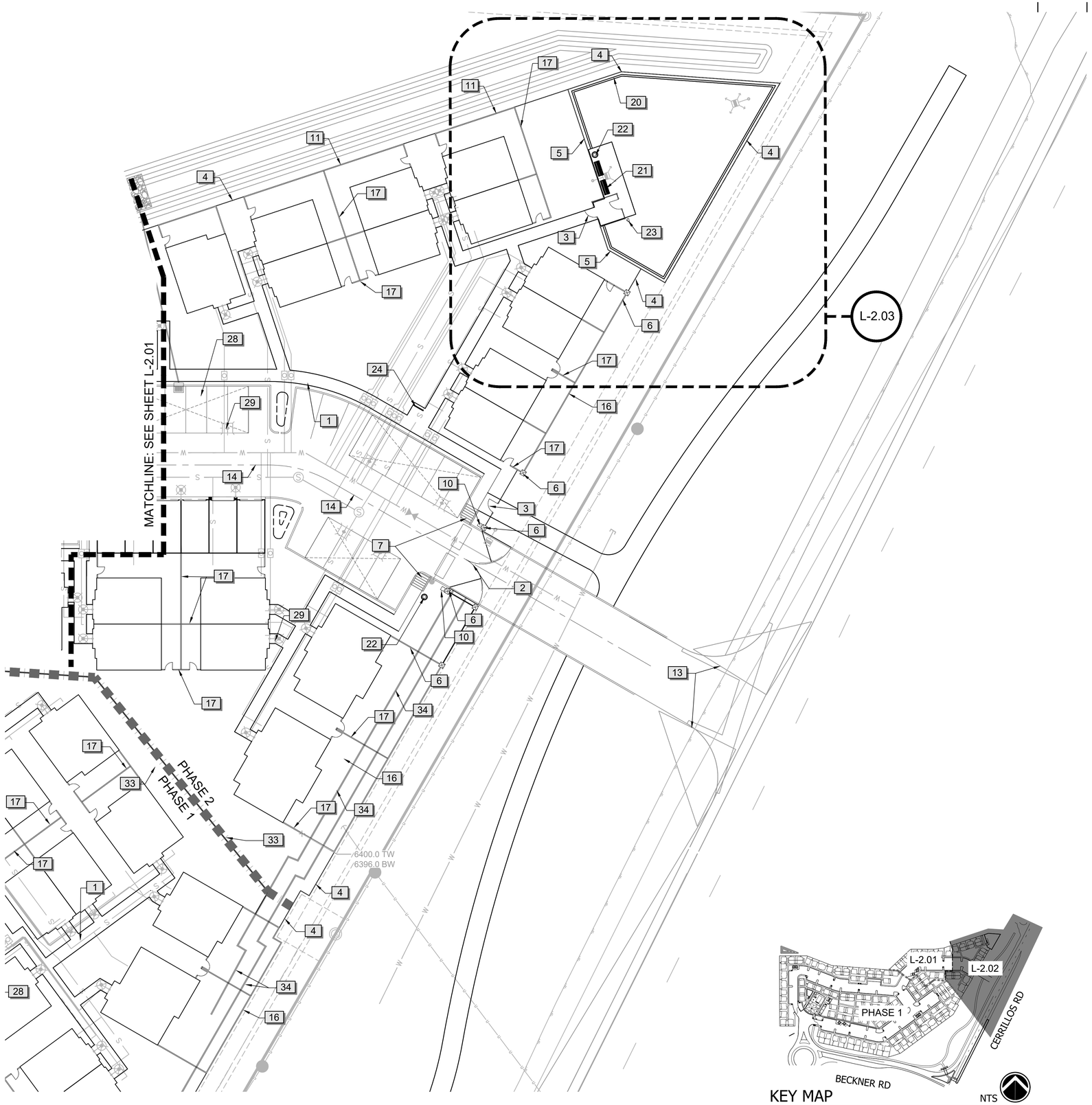

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NORTH

0 20 40 60 80 feet

1" = 20'

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L-2.02 SHEET 07 OF 25

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1 Dog Park Enlargement
SCALE:1:10

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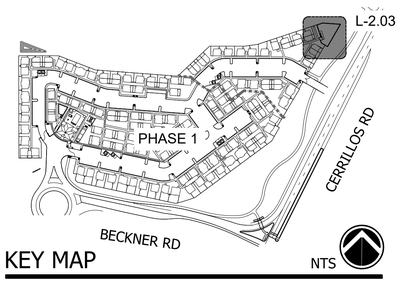
9	CALL BOX LOCATION - SEE CIVIL ENGINEERING PLANS
10	LIFTMASTER ELITE SERIES GATE MOTOR - MODEL CSW24 DC GATE OPERATOR WITH BATTERY BACKUP
11	SIX-FOOT TALL CMU BUILDER'S WALL WITH SPLIT FACE BAND (DECORATIVE WALL). SEE SHEET L-3.03, DETAIL 4
12	ENTRY MONUMENT. SEE SHEET L-3.02, DETAILS 3 - 5 APPROVED UNDER SEPARATE REVIEW AND PERMIT (CONTRACTOR TO OBTAIN STRUCTURAL AND SIGN PERMITS - TYPICAL)
13	SIGHT VISIBILITY LINE
14	CONCRETE VALLEY GUTTER - SEE CIVIL ENGINEERING PLANS
15	COMMUNITY MAILBOXES - SEE SHEET L-3.02, DETAIL 6
16	SIX-FOOT TALL THEME WALL. SEE SHEET L-3.01, DETAILS 1-3
17	SIX-FOOT TALL CMU BUILDER`S WALL. SEE SHEET L-3.01, DETAILS 4-6
18	FIRE PIT. SEE SHEET L-3.02, DETAIL 2
19	TRASH ENCLOSURE. SEE SHEET L-3.03, DETAIL 3
20	CONCRETE HEADER. SEE SHEET L-3.04, DETAIL H3
21	WABASH VALLEY BENCH. SEE SHEET L-3.04, DETAIL H7
22	TRASH RECEPTACLE. SEE SHEET L-3.03, DETAIL 5
23	DOGI-POT WASTE STATION. SEE SHEET L-3.04, DETAIL H8
24	BIKE RACK. SEE SHEET L-3.04, DETAIL H9
25	RAMADA. SEE SHEET L-3.05
26	BARBECUE GRILL. SEE SHEET L-3.04, DETAIL H11
27	STABILIZED DECOMPOSED GRANITE - SEE SHEET L3.04, DETAIL H5
28	COVERED PARKING STRUCTURE - BY OTHERS
29	LIGHT POLE - SEE LIGHTING ENGINEERING PLANS
30	POOL - BY OTHERS
31	SPA - BY OTHERS
32	POOL EQUIPMENT
33	FOUR-FOOT TALL METAL VIEW FENCE ON TOP OF RETAINING WALL - SEE CIVIL ENGINEERING PLANS
34	RETAINING WALL - SEE CIVIL ENGINEERING PLANS
35	BOCCE BALL COURT - SEE SHEET L3.06
36	SIX-FOOT TALL CMU BUILDER'S WALL WITH SPLIT FACE BAND (DECORATIVE WALL) ON TOP OF RETAINING WALL - SEE CIVIL ENGINEERING PLANS
37	SIX-FOOT TALL METAL VIEW FENCE ON TOP OF RETAINING WALL - SEE CIVIL ENGINEERING PLANS
38	PARKING GARAGE - BY OTHERS



KEY MAP NTS

NORTH

0 10 20 30 40 feet
1" = 10'

1-800-321-2537
(1-800-321-ALERT)
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REGISTRATION:

JOHN B. COLEMAN
639
12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 2 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

AMENITY ENLARGEMENTS

L-2.03 SHEET 08 OF 25

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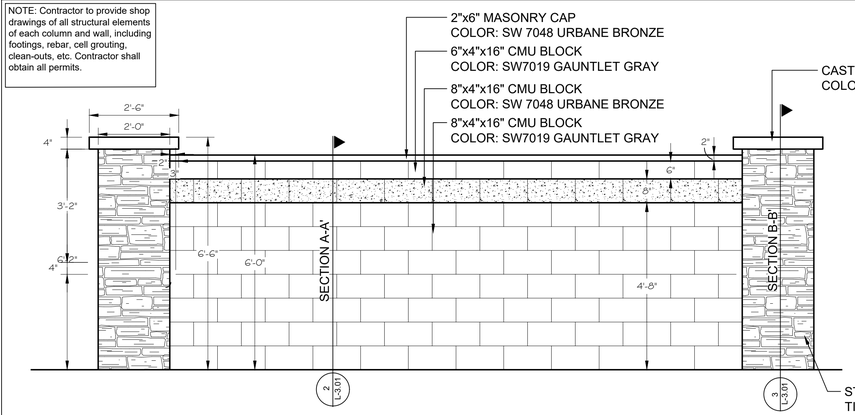
NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.

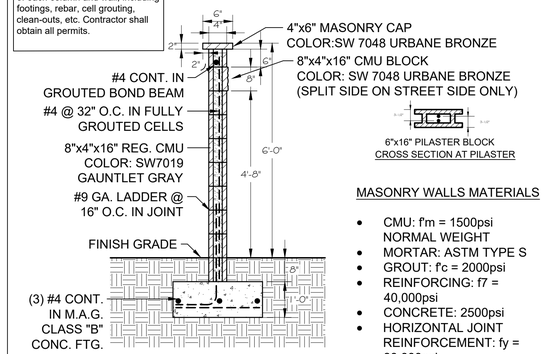


1 Theme Wall and Column Elevation

Scale: N.T.S.

Wall Details

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.



6"x16" PILASTER BLOCK
CROSS SECTION AT PILASTER

MASONRY WALLS MATERIALS

- CMU: f'm = 1500psi NORMAL WEIGHT
- MORTAR: ASTM TYPE S
- GROUT: f'c = 2000psi
- REINFORCING: f7 = 40,000psi
- CONCRETE: 2500psi
- HORIZONTAL JOINT REINFORCEMENT: fy = 80,000psi

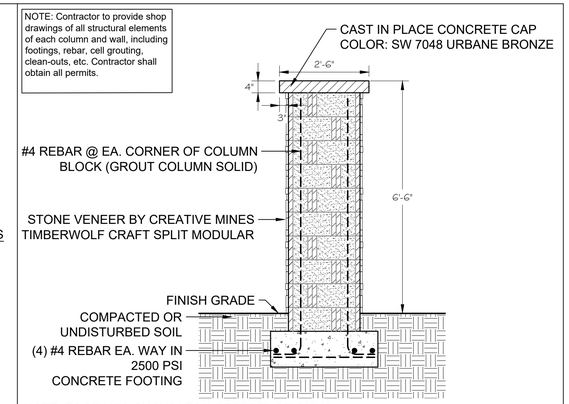
NOTE: FOOTINGS SHOWN FOR REFERENCE ONLY.
SEE STRUCTURAL DRAWINGS.

2 Section A-A'

Scale: N.T.S.

Wall Details

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.



NOTE: FOOTINGS SHOWN FOR REFERENCE ONLY.
SEE STRUCTURAL DRAWINGS.

3 Section B-B'

Scale: N.T.S.

Wall Details

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.

NOTE: FOOTINGS SHOWN FOR REFERENCE ONLY.
SEE STRUCTURAL DRAWINGS.

4 6' Tall - 4" CMU Builder's Wall

Scale: N.T.S.

Wall Details

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.

NOTE: INSTALL DRAIN BLOCKS @ FINISH GRADE AS REQUIRED TO DRAIN OUT OF REAR FENCED YARDS.

NOTE: FOOTINGS SHOWN FOR REFERENCE ONLY.
SEE STRUCTURAL DRAWINGS.

5 Section C-C'

Scale: NTS

Wall Details

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.

6"x16" PILASTER BLOCK
CROSS SECTION AT PILASTER

MASONRY WALLS MATERIALS

- CMU: f'm = 1500psi NORMAL WEIGHT
- MORTAR: ASTM TYPE S
- GROUT: f'c = 2000psi
- REINFORCING: f7 = 40,000psi
- CONCRETE: 2500psi
- HORIZONTAL JOINT REINFORCEMENT: fy = 80,000psi

NOTE: FOOTINGS SHOWN FOR REFERENCE ONLY.
SEE STRUCTURAL DRAWINGS.

6 Section D-D'

Scale: N.T.S.

Wall Details

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.

NOTE: FOOTINGS SHOWN FOR
REFERENCE ONLY.
SEE STRUCTURAL DRAWINGS.

7 5' Metal View Fencing and Gate

Scale: NTS

Wall Details

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.

8 6' Tall View Fence and Column

Scale: N.T.S.

Wall Details

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639
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DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

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SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 2 LANDSCAPE CONSTRUCTION DOCUMENTS

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REVISIONS:

NO.	DATE	ITEM

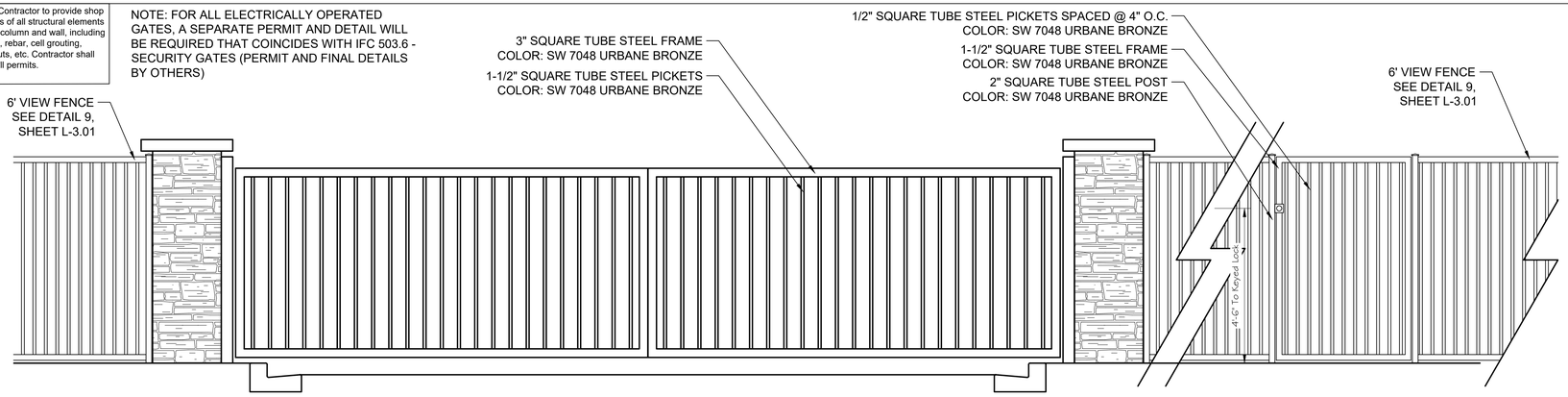
CITY NUMBERS:

HARDSCAPE DETAILS

L-3.01 SHEET 09 OF 25

NOTE: Contractor to provide shop drawings of all structural elements of each column and wall, including footings, rebar, cell grouting, clean-outs, etc. Contractor shall obtain all permits.

NOTE: FOR ALL ELECTRICALLY OPERATED GATES, A SEPARATE PERMIT AND DETAIL WILL BE REQUIRED THAT COINCIDES WITH IFC 503.6 - SECURITY GATES (PERMIT AND FINAL DETAILS BY OTHERS)



1 Entry and Pedestrian Gate Elevation — Scale: NTS — Wall Details

2 Not Used — Scale: N.T.S. — Wall Details

3 Not Used — Scale: N.T.S. — Wall Details

4 Not Used

5 Not Used — Scale: N.T.S. — Wall Details

6 Not Used — Scale: N.T.S. — Wall Details

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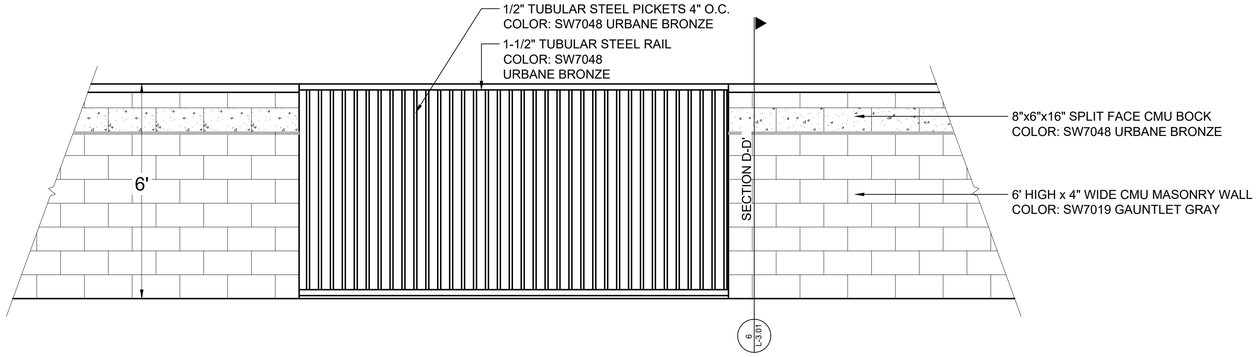
HARDSCAPE DETAILS

L-3.02 SHEET 10 OF 25

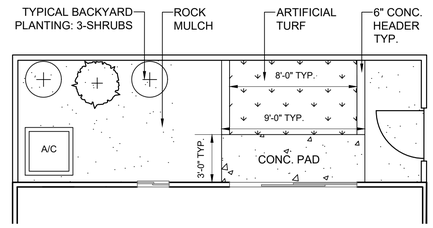


1 6' Tall Theme Wall and View Fence

Scale: N.T.S.

Hardscape Details

NOTE: CONTRACTOR TO ADJUST TYPICAL REAR YARD LAYOUT FOR NON-TYPICAL BACKYARD CONDITIONS AND REQUEST OWNER OR OWNER'S REP. APPROVAL PRIOR TO INSTALLATION.

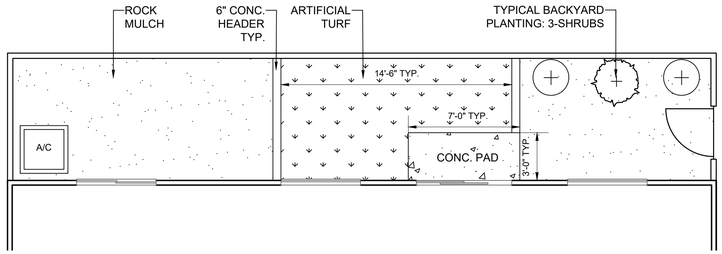


2 1 Bedroom Typical Back Yard Layout

Scale: N.T.S.

Hardscape Details

NOTE: CONTRACTOR TO ADJUST TYPICAL REAR YARD LAYOUT FOR NON-TYPICAL BACKYARD CONDITIONS AND REQUEST OWNER OR OWNER'S REP. APPROVAL PRIOR TO INSTALLATION.

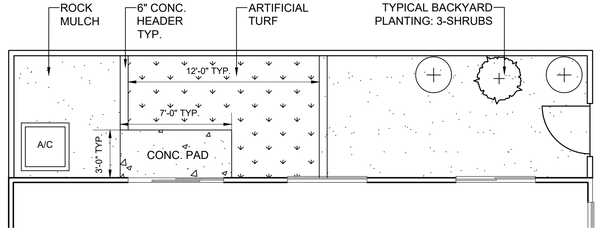


3 3 Bedroom Typical Back Yard Layout

Scale: N.T.S.

Hardscape Details

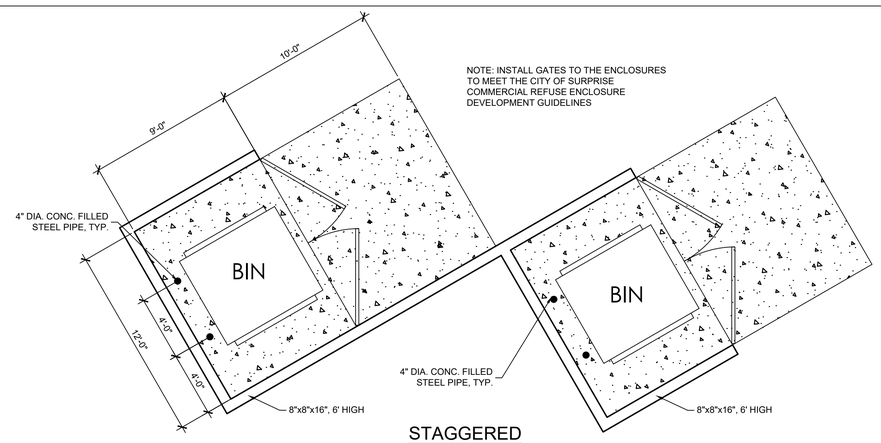
NOTE: CONTRACTOR TO ADJUST TYPICAL REAR YARD LAYOUT FOR NON-TYPICAL BACKYARD CONDITIONS AND REQUEST OWNER OR OWNER'S REP. APPROVAL PRIOR TO INSTALLATION.



4 2 Bedroom Typical Back Yard Layout

Scale: N.T.S.

Hardscape Details



5 Trash Enclosure

Scale: N.T.S.

Hardscape Details

6 Not Used

Scale: N.T.S.

Hardscape Details

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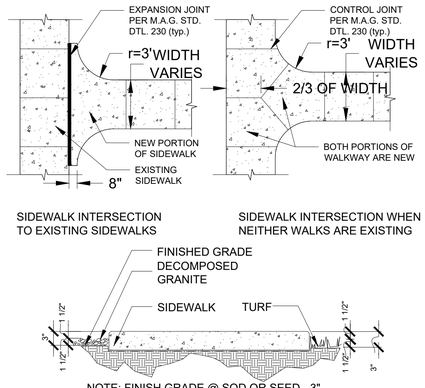
HARDSCAPE DETAILS

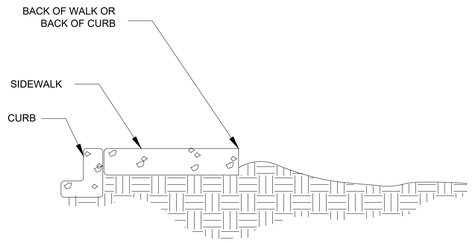
L-3.03 SHEET 11 OF 25



H1 Sidewalk Intersections & Grading at walks/headers

Scale: N.T.S.

Planting Details

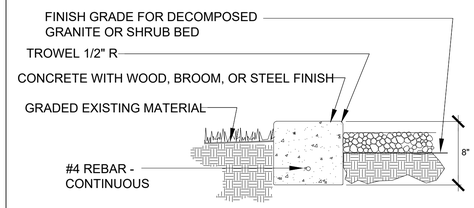


NOTE: FINISH GRADE TO BE 3" BELOW TOP OF WALK BEFORE INSTALLATION OF DECOMPOSED GRANITE 3" FOR SOD OR SEED).
TOP OF DG OR TURF TO BE 1 1/2" BELOW TOP OF CONCRETE WALK.

H2 Swale at walk or curb

Scale: N.T.S.

Planting Details

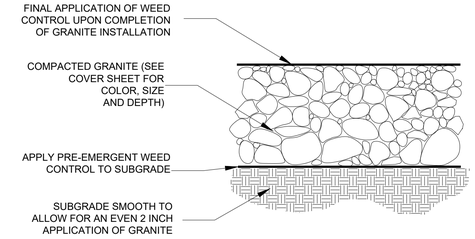


1. LANDSCAPE ARCHITECT TO APPROVE FORM WORK PRIOR TO PLACING CONCRETE.
2. HEADER SHOULD BE FLUSH WITH ADJOINING WALK OR CURB.
3. CONCRETE TO BE CLASS A (3000 PSI).
4. EXPANSION JOINTS AT 20' O.C.
5. STRAIGHT SECTIONS TO BE FORMED WITH MIN. OF 2"X6" LUMBER.
6. CURVED SECTIONS TO BE FORMED IN SMOOTH, EVEN CURVES AS SHOWN ON PLAN - FORM WITH 5/8"X6" PLYWOOD.
7. FORM STAKING SHALL NOT ALLOW DEFORMING OR LEAKING - ALL SPILL OR EXCESS CONCRETE SHALL BE CLEANED UP AND REMOVED FROM SITE BY CURB CONTRACTOR.
8. GRADING AT CURB SHALL BE BY CURB CONTRACTOR.

H3 Concrete Header Detail

Scale: N.T.S.

Planting Details



NOTE: PROVIDE GRANITE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

H4 Decomposed granite detail

Scale: N.T.S.

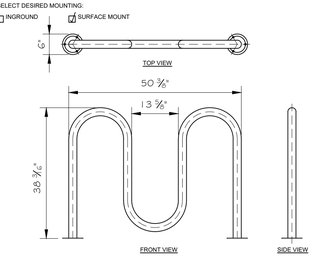
Planting Details

WABASH VALLEY
505 EAST MAIN ST
SILVER LAKE, IN 46982
TOLL FREE: 1-800-253-8619
PHONE: (260) 352-2102
www.wabashvalley.com

SELECT DESIRED COLOR:

☐ BEIGE	☐ GRANITE	☐ OCEAN BLUE	☐ SLATE BLUE	☑ TEXTURED BLACK
☐ BLACK	☐ GRAY	☐ ORANGE	☐ SMOKE	☐ TEXTURED RED
☐ BLUE	☐ GREEN	☐ PEWTER VEIN	☐ STAINLESS STEEL	☐ VANILLA
☐ BROWN	☐ HAZELNUT	☐ PURPLE	☐ STRAW	☐ WHITE
☐ BURST RUST	☐ HUNTER	☐ RED	☐ TEAL	☐ YELLOW
☐ CRANBERRY	☐ KELLY GREEN	☐ SAND	☐ TEXTURED BRONZE	☐ YOKE WHITE
☐ DARK BRONZE	☐ MOCCASIN	☐ SILVER	☐ TEXTURED GREEN	

SELECT DESIRED MOUNTING:
☐ INGROUND ☑ SURFACE MOUNT



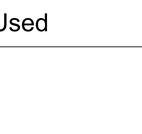
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

H5 Bike Rack-BRK538S

Scale: N.T.S.

Planting Details

Wabash Valley Urbanscape Waste Receptacle (TJ3F33P), Color: Bronze, with Rigid Plastic Liner & Flat Top Lid



Front View

It Is Not Recommended To Locate Anchor Bolt Until Receptacle Is In Place. Refer To Manufacturer's Plans, Details And Specifications

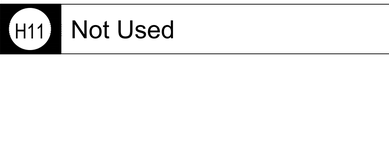
NOTES:
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

H6 Trash Receptacle

Scale: N.T.S.

Planting Details

Wabash Valley (CY420D)- Courtyard Series 6' Bench with Back, Surface Mount, Perforated Pattern, Bronze Color



NOTES:
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

Front View

Side View

It Is Not Recommended To Locate Anchor Bolt Until Receptacle Is In Place. Refer To Manufacturer's Plans, Details And Specifications

H7 Bench

Scale: NTS

Planting Details

DOGIPOT
2100 PRINCIPAL ROW, SUITE 405
ORLANDO, FL 32837
TOLL FREE: 1-800-364-7681
PHONE: (407) 888-4627
FAX: (407) 888-8526
www.dogipot.com

INCLUDES:
-ALUMINUM DOGIPOT PET SIGN, WITH MOUNTING HARDWARE
-ALUMINUM DOGIPOT JUNIOR BAG DISPENSER (ITEM #1002-2), WITH MOUNTING HARDWARE
-TWO KEYS FOR DISPENSER LOCKING FRONT ACCESS PANEL
-TWO ROLLS OF DOGIPOT LITTER PICK UP BAGS (ITEM #1402), INSTALLED IN DOGIPOT JUNIOR BAG DISPENSER
-10 GALLON ALUMINUM TRASH RECEPTACLE (ITEM #1206A-L) WITH ATTACHED HINGED LID AND TRASH LINER BAG RETAINER BANDS, WITH MOUNTING HARDWARE
-ONE DOGIPOT LINER TRASH BAGS (ITEM #1404)
-2" X 2" X 4'-8" GALVANIZED STEEL TELESCOPIC MOUNTING POST, WITH INSTALLATION HARDWARE

(A) DOGIPOT PET SIGN (ITEM #1203 / 1204):
-H: 18" X W: 11.5"
-14 GAUGE REFLECTIVE ALUMINUM
-WEIGHT: 1.35 LBS
-FOREST GREEN ON WHITE

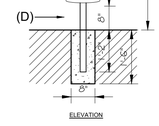
(B) DOGIPOT JUNIOR BAG DISPENSER (ITEM #1002-2):
-H: 15.5" X W: 9.4" X D: 3.25"
-12 GAUGE POWDER COATED FOREST GREEN ALUMINUM
-WEIGHT: 7 LBS
-400 BAG CAPACITY
-TWO DIAMOND BAG DISPENSER SLOTS
-FRONT LOCKING ACCESS PANEL
-CLEARLY POSTED INSTRUCTIONS

(C) TRASH RECEPTACLE WITH LID (ITEM #1206A-L):
-H: 23" X 11.5" DIAMETER
-11 GAUGE POWDER COATED FOREST GREEN ALUMINUM
-WEIGHT: 9 LBS.
-10 GALLON CAPACITY WITH INTERIOR TRASH LINER BAG RETAINER BANDS
-ATTACHED ALUMINUM HINGED LID
-ONE BOX 50 COUNT DOGIPOT LINER TRASH BAGS (ITEM #1404)

(D) TELESCOPIC GALVANIZED STEEL MOUNTING POST (ITEM #1301-P):
-2" X 2" X 8'
-11 GAUGE GALVANIZED STEEL
-WEIGHT: 15 LBS.

HOLE:
-D: 18" X W: 8"
-FILL WITH 40 LBS. "READY TO USE: CEMENT

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



H8 Dogi-Pot Waste Station

Scale: N.T.S.

Planting Details

H9 Not Used

Scale: N.T.S.

Planting Details

H10 Not Used

Scale: N.T.S.

Planting Details

H11 Not Used

Scale: N.T.S.

Hardscape Details

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REGISTRATION:

JOHN B. COLEMAN 639
12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 2 LANDSCAPE CONSTRUCTION DOCUMENTS
DATE: DECEMBER 04, 2023
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HARDSCAPE DETAILS

L-3.04 SHEET 12 OF 25

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NORTH

0 50 100 150 200 feet

1" = 50'

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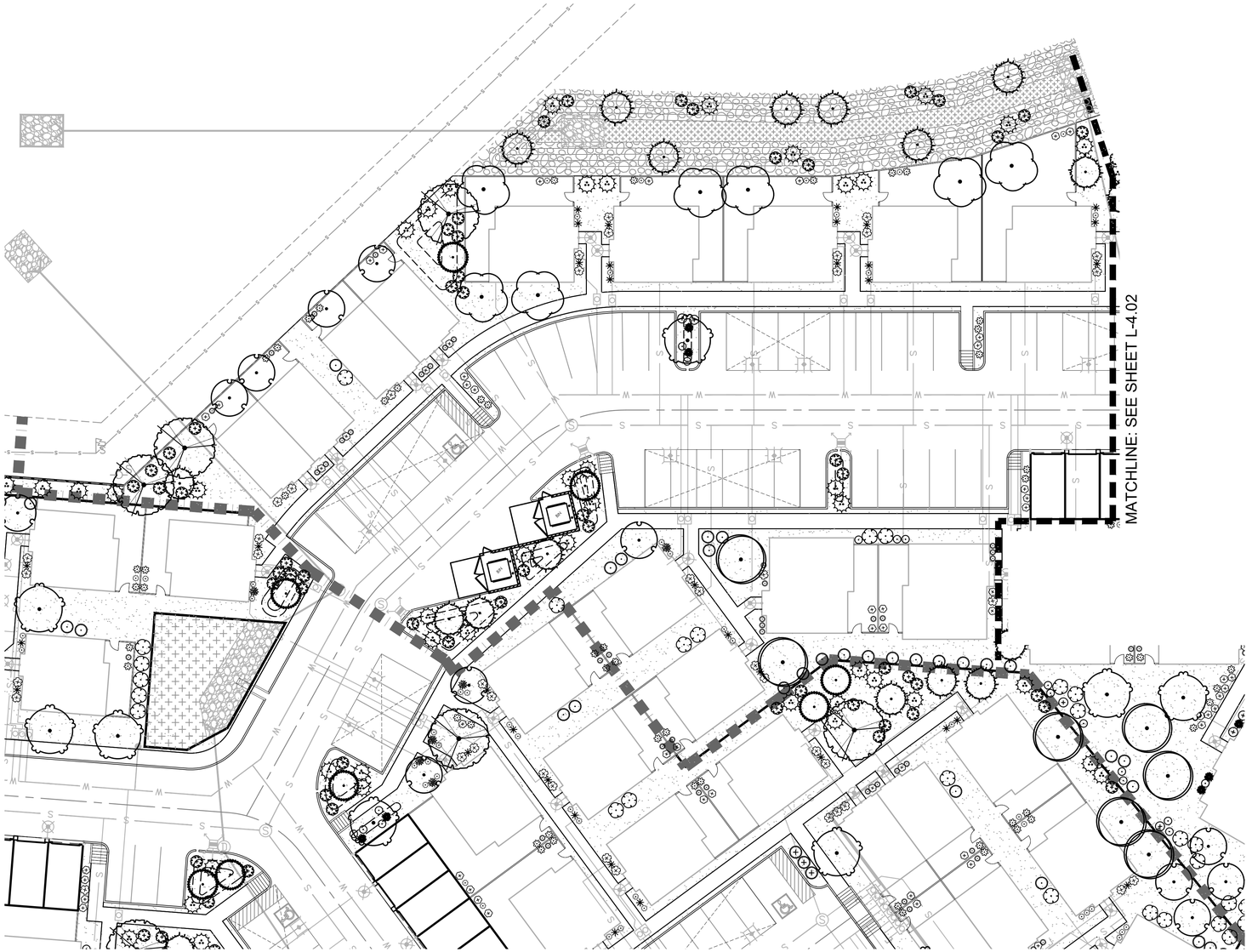
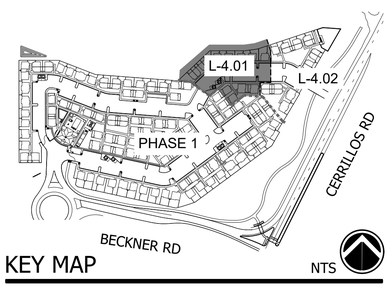
PLANTING REFERENCE PLAN

L-4.00 SHEET 13 OF 25





KEY MAP NTS

PLANT SCHEDULE PHASE 2			
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE (INSTALL)
EXISTING TREES			
	3	Existing Tree Remain in Place	Existing
DECIDUOUS TREES			
	20	Chilopsis linearis Desert Willow	2" + Cal
	4	Prunus cerasifera Purple-leaf Plum	2" + Cal
	5	Pyrus calleryana 'Bradford' Bradford Callery Pear	2" + Cal
	8	Quercus gambelii Gambel Oak	2" + Cal
	10	Syringa reticulata Japanese Tree Lilac	2" + Cal
EVERGREEN TREES			
	6	Juniperus monosperma Oneseed Juniper	2" + Cal
	40	Pinus aristata Bristlecone Pine	2" + Cal
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS			
	18	Buddleja x 'Blue Chip' Lo & Behold® Blue Chip Butterfly Bush	5 gal
	26	Genista tinctoria Dyer's Broom	5 gal
	20	Syringa meyeri 'Palibin' Dwarf Korean Lilac	5 gal
DESERT ACCENTS			
	26	Agave neomexicana New Mexico Agave	5 gal
	1	Agave utahensis Utah Agave	5 gal
	14	Hesperaloe parviflora Texas Red Yucca	5 gal
EVERGREEN SHRUBS			
	17	Buxus microphylla japonica 'Winter Gem' Winter Gem Japanese Boxwood	5 gal
	84	Juniperus horizontalis 'Blue Chip' Blue Chip Creeping Juniper	5 gal
	60	Juniperus sabina 'Buffalo' Buffalo Juniper (female only)	5 gal
FLOWERING PLANTS			
	10	Caryopteris x clandonensis 'Blue Mist' Blue Mist Bluebeard	5 gal
	19	Hibiscus syriacus Rose of Sharon	5 gal
	56	Salvia greggii Autumn Sage	1 gal
	71	Salvia x 'Ultra Violet' Ultra Violet Sage	1 gal
GRASSES			
	42	Nassella tenuissima Mexican Feather Grass	1 gal
	66	Schizachyrium scoparium Little Bluestem	1 gal
MISCELLANEOUS			
	11,470 sf	Cobble Mulch Blend Santa Fe Brown: 4" to 6" Angular	SF
	26,120 sf	Landscape Gravel with Filter Fabric 1/2" Brown Gravel	SF
	1,948 sf	Native Seed Mix	SF
	3,522 sf	Parkblend Sod Pop-Up Irrigation	SF

NORTH

0 20 40 60 80 feet

1" = 20'

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PROJECT NO.: 23-010

PROJECT:

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SANTA FE, NEW MEXICO

PREPARED FOR:

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CONTACT: Jeremy Hall

PHASE 2 LANDSCAPE CONSTRUCTION DOCUMENTS

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PLANTING PLAN

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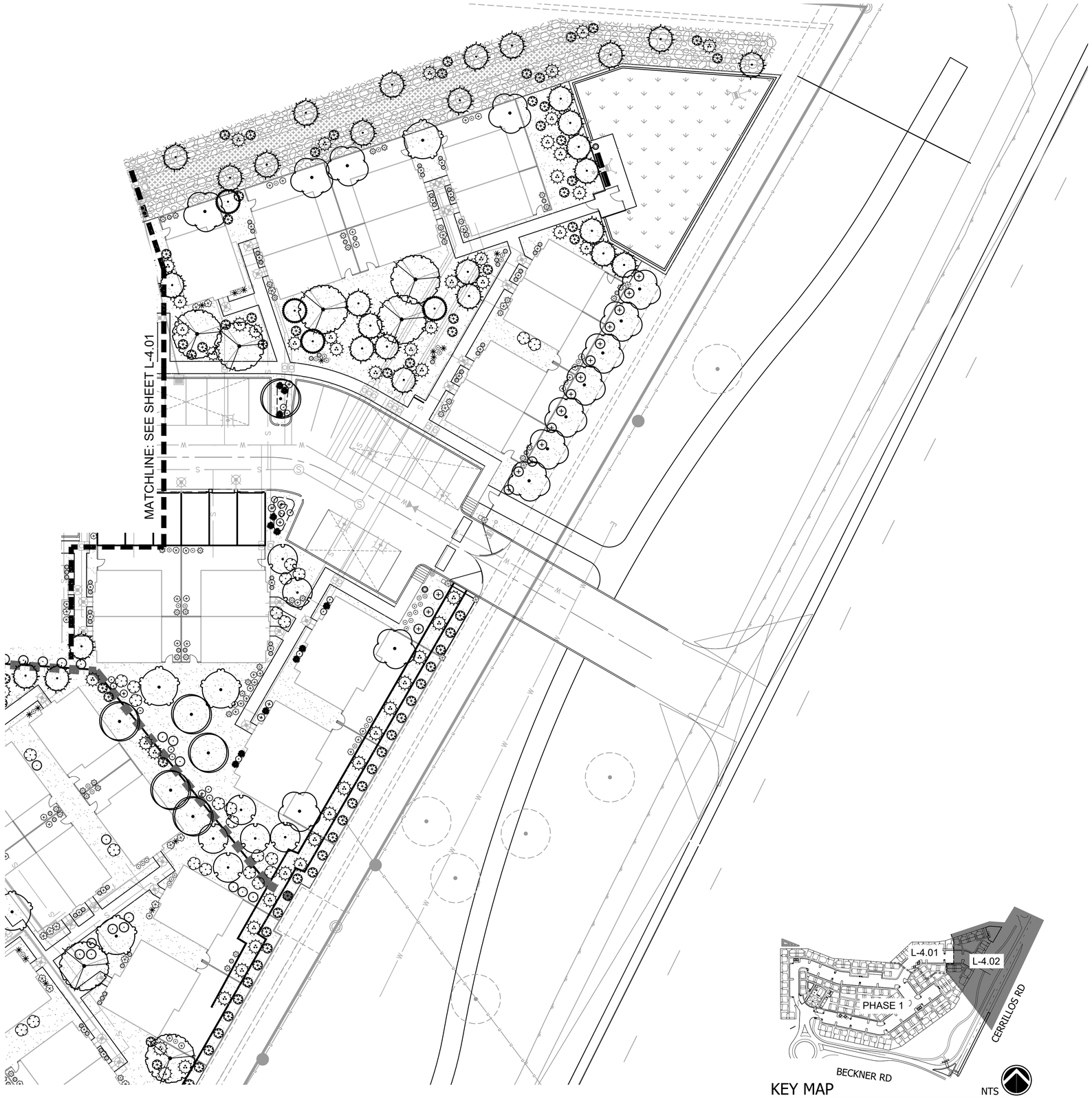

KEY MAP NTS

NORTH

0 20 40 60 80 feet

1" = 20'

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	26,120 sf	Landscape Gravel with Filter Fabric 1/2" Brown Gravel	SF
	1,948 sf	Native Seed Mix	SF
	3,522 sf	Parkblend Sod Pop-Up Irrigation	SF

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SANTA FE, NEW MEXICO

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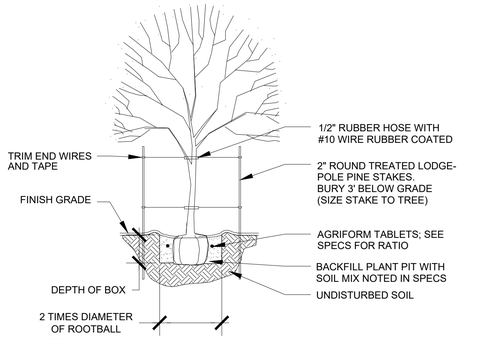
PLANTING PLAN

L-4.02 SHEET 15 OF 25



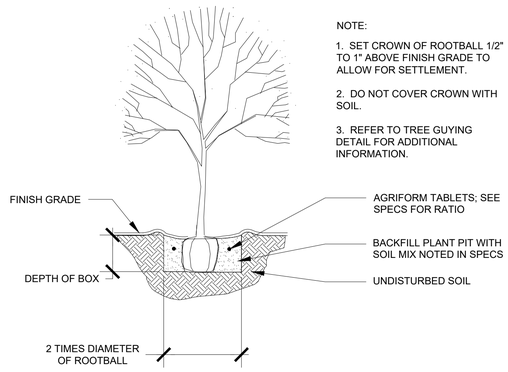
NOTE:

1. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
2. DO NOT COVER CROWN WITH SOIL.
3. REFER TO TREE GUYING DETAIL FOR ADDITIONAL INFORMATION.

L1 Tree planting detail (15 gallon - 30" box)

Scale: N.T.S.

Planting Details



NOTE:

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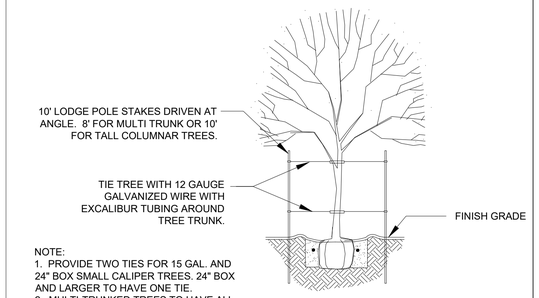
2. DO NOT COVER CROWN WITH SOIL.
3. REFER TO TREE GUYING DETAIL FOR ADDITIONAL INFORMATION.

L2 Tree planting detail (36" box and larger)

Scale: N.T.S.

Planting Details

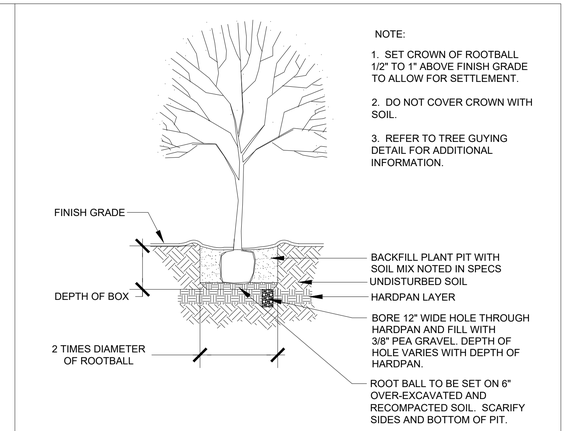


NOTE:
1. PROVIDE TWO TIES FOR 15 GAL. AND 24" BOX SMALL CALIPER TREES. 24" BOX AND LARGER TO HAVE ONE TIE.
2. MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED. ALL WIRE TO WRAP A MIN. OF 5 TIMES AROUND ITSELF.

L3 Typical staking detail

Scale: N.T.S.

Planting Details



NOTE:

1. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
2. DO NOT COVER CROWN WITH SOIL.
3. REFER TO TREE GUYING DETAIL FOR ADDITIONAL INFORMATION.

L4 Hardpan planting detail

Scale: N.T.S.

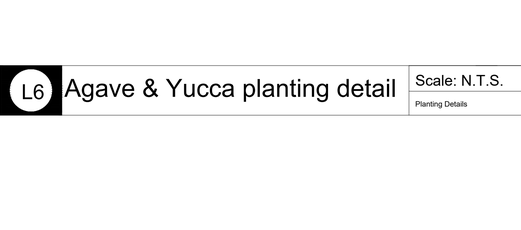
Planting Details



L5 Tree guying detail

Scale: N.T.S.

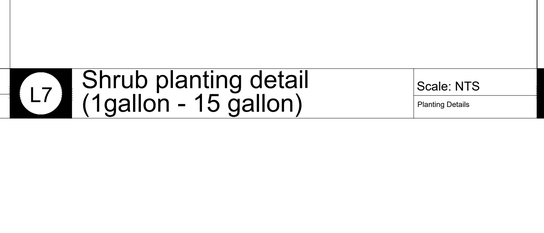
Planting Details



L6 Agave & Yucca planting detail

Scale: N.T.S.

Planting Details



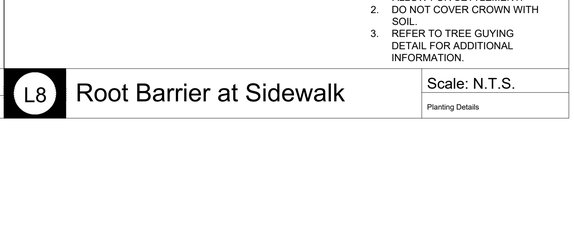
NOTE:

1. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
2. DO NOT COVER CROWN WITH SOIL.

L7 Shrub planting detail (1gallon - 15 gallon)

Scale: NTS

Planting Details



NOTES:
1. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
2. DO NOT COVER CROWN WITH SOIL.
3. REFER TO TREE GUYING DETAIL FOR ADDITIONAL INFORMATION.

L8 Root Barrier at Sidewalk

Scale: N.T.S.

Planting Details

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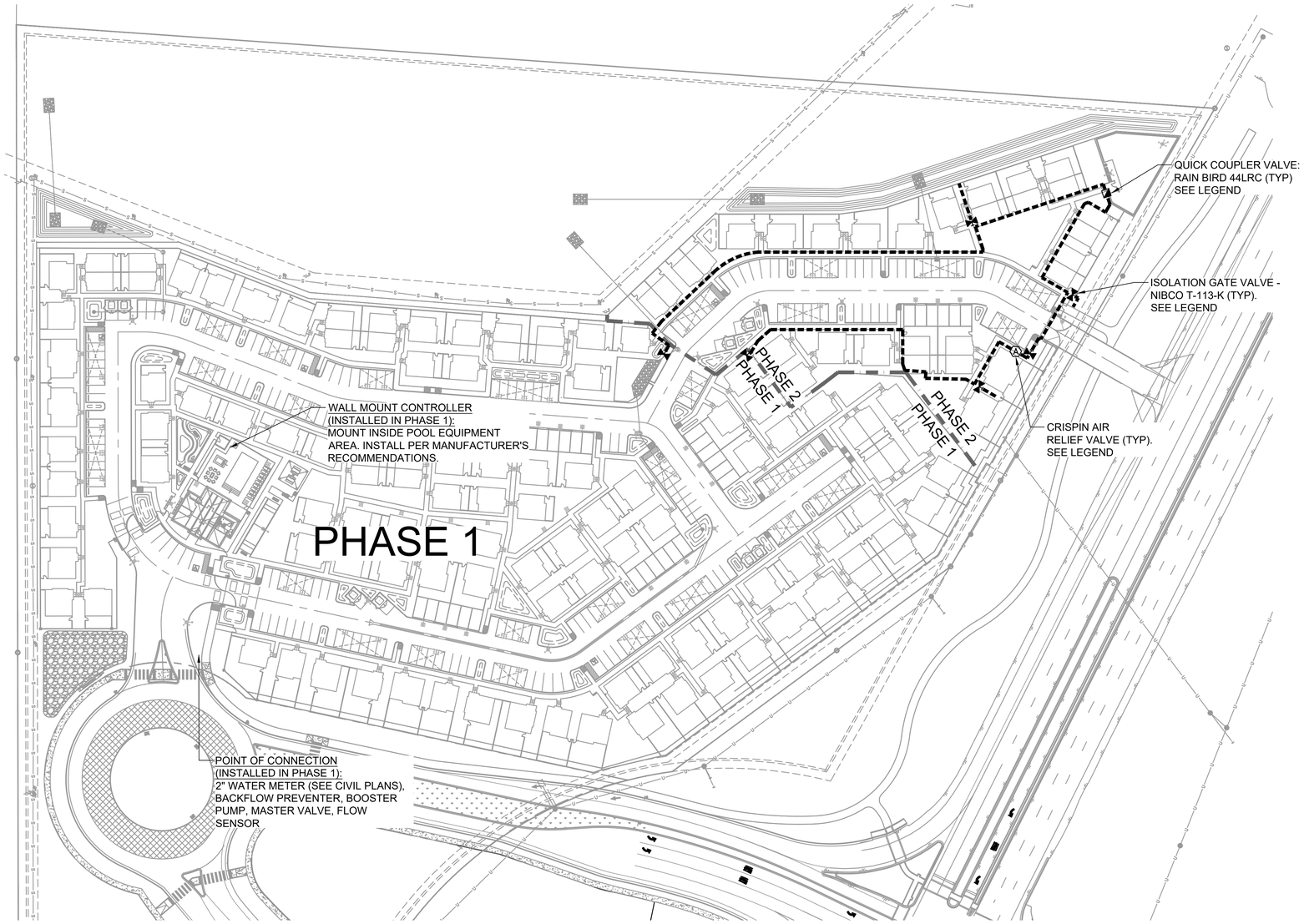
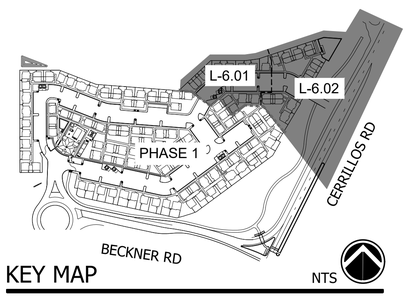
PLANTING DETAILS

L-5.01 SHEET 16 OF 25



IRRIGATION KEY NOTES:

- IRRIGATION CONTRACTOR TO REVIEW ACTUAL SITE CONDITIONS PRIOR TO INSTALLING IRRIGATION OR ORDERING MATERIALS. SOME ADJUSTMENTS IN EQUIPMENT LOCATIONS MAY BE REQUIRED TO MATCH ACTUAL CURRENT CONDITIONS. REVIEW ANY CHANGES WITH OWNERS REPRESENTATIVE. METER LOCATIONS SHOWN ARE APPROXIMATE. SEE CIVIL PLANS FOR EXACT LOCATIONS..
- THE IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A STATIC WATER PRESSURE OF 60 PSI. AT THE POINTS OF CONNECTION. CONTRACTOR TO CHECK WATER PRESSURE PRIOR TO STARTING CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF NOT MIN. 60 PSI.
- ALL MAINLINE FITTINGS OVER 3" SHALL BE IRON GASKETED WITH JOINT RESTRAINT HARNESSES.
- REFER TO EMITTER SCHEDULE FOR TREE, SHRUB GPH. & NUMBER OF EMITTERS. USE MULT-PORT EMITTERS ON SHRUBS WHEN SPACING ALLOWS.
- EQUIPMENT SUBMITTAL FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- IRRIGATION LAYOUT IS SCHEMATIC IN NATURE. ALL IRRIGATION EQUIPMENT LOCATIONS ARE SHOWN FOR GRAPHIC CLARITY ONLY. CONTRACTOR SHALL INSTALL ALL IRRIGATION EQUIPMENT IN LANDSCAPE AREAS ONLY. IF THERE IS A DISCREPANCY IN THE FIELD, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.
- SEE PLANTING PLAN FOR PLANT LOCATIONS AND SPECIES INFORMATION.
- INSTALL ALL EMITTERS UP-SLOPE FROM PLANT MATERIAL.
- USE RIGID PVC AS EMITTER LATERALS THROUGHOUT.
- TREES IN TURF HAVE (1) MULTI-PORT EMITTER W/ SIX OUTLETS.
- INSTALL FLUSH END CAPS AT ALL ENDS OF DRIP LATERALS.
- INSTALL BOWSMITH LINE PLUGS AT THE END OF ALL DRIP TUBING TO KEEP INSECTS OR DEBRIS FROM CLOGGING TUBING.
- INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- PROVIDE SCH 40 PVC SLEEVES UNDER ALL HARDSCAPE SURFACES AND PVC SCH 80 (<3") & C900 (3"+) UNDER DRIVABLE SURFACES.
- RUN 2 WIRE LOOPS FROM EACH CONTROLLER BACK TO BOOSTER PUMP, HYDROMETER/MASTER VALVE, AND FLOW SENSOR ON EACH MAIN AND SUB-MAIN LOOP AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR RESPONSIBLE FOR INSURING MASTER VALVES, FLOW SENSORS, CONTROLLERS, AND PUMP STATION ARE ALL CONNECTED AND OPERATIONAL PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO PROVIDE ELECTRICAL POWER TO CONTROLLER LOCATION PER MANUFACTURE'S SPECIFICATIONS. LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.
- ALL IRRIGATION EQUIPMENT TO BE INSTALLED IN COMMON AREA LANDSCAPE PLANTER AREAS, NOT IN PRIVATE YARDS, REGARDLESS OF WHAT IS SHOWN ON PLANS. IRRIGATION PLANS ARE SCHEMATIC AND NATURE AND DUE TO SCALE, EQUIPMENT IS SOMETIMES SHOWN IN AREAS THAT ARE NOT COMMON AREA LANDSCAPE PLANTERS. NO VALVES TO BE INSTALLED IN TURF.



KEY MAP NTS

IRRIGATION SCHEDULE PHASE 2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
18ADJ 18F	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	45
24ADJ 24F	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird Drip Control Valve 1in. Ball Valve with 1in. PESBIVM Smart Valve. Add QKCHK-100 1" Basket Filter with 200 mesh stainless steel screen. 0.3-20 gpm
	Pipe Transition Point in Drip Box PVC to Drip Connection Assembly. Senninger #PSR-30 Pressure Regulator (3/4" FIPT) With Associated Drip Connection Fittings. Installed in tan 10" Round Valve Box.
	Flush Cap 3/4" Male PVC SCH 40 S/T Adapter And 3/4" Female Threaded Cap
5 7 10 12 18 24	Rain Bird PC-DIFF Emitter Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet and Diffuser Cap. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange.
0.5 1.0 2.0	Rain Bird Xeri-Bug Emitter Rain Bird XB-PC, Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Remote Control Valve Rain Bird PEB-IVM: Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration.
	Quick Coupler Rain Bird 44-LRC: 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.
	Isolation Gate Valve (Same Size as Pipe) Nibco T-113-K: Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.
A	1" Air and Vacuum Valve 1" Crispin AL Series Air and Vacuum Valve. Model #: CR-AL-10
1	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
5	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
	Irrigation Lateral Line: Toro-Blue Stripe Poly Hose Blue Stripe Drip Tubing to Trees & Shrubs. 0.75" Polyethylene Drip Tubing with 1/4" Poly DistributionTtubing - Install Rain Bird Pressure Compensating Drip Emitters.
	Irrigation Mainline: PVC Schedule 40 1" - 3" Diameter
	Pipe Sleeve: See Details for Pipe Sizing & Sleeve Schedule. Twice the nominal diameter of the pipe being sleeved.

Valve Callout
- Valve Number
- Valve Flow
- Valve Type
- Valve Size

VALVE TYPE:
T=TREE,
E=EVERGREEN TREE,
LS= LOW WATER SHRUB,
LMS=LOW-MEDIUM WATER SHRUB,
SP=SPRINKLER,

NORTH

0 50 100 150 200 feet

1" = 50'

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IRRIGATION MASTER PLAN

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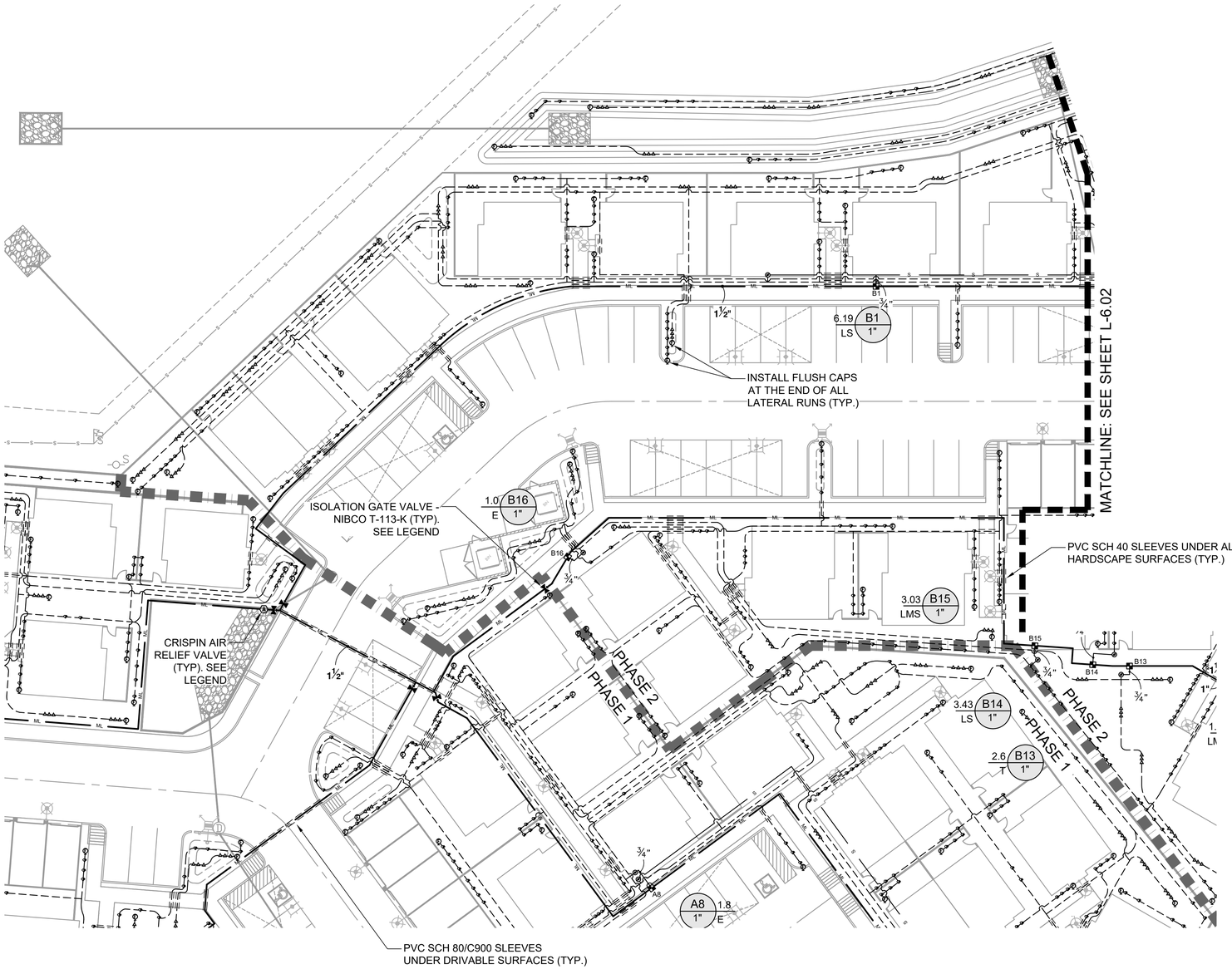

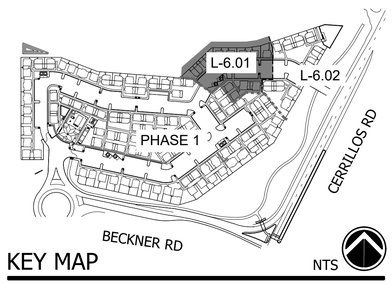

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1. IRRIGATION LAYOUT IS SCHEMATIC IN NATURE. ALL IRRIGATION EQUIPMENT LOCATIONS ARE SHOWN FOR GRAPHIC CLARITY ONLY. CONTRACTOR SHALL INSTALL ALL IRRIGATION EQUIPMENT IN LANDSCAPE AREAS ONLY. IF THERE IS A DISCREPANCY IN THE FIELD, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.
2. CONTRACTOR TO PROVIDE ELECTRICAL POWER TO CONTROLLER LOCATION PER MANUFACTURE'S SPECIFICATIONS. LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS. SEE "GROUNDING FOR 2-WIRE SYSTEMS" PUBLICATION FROM RAINBIRD FOR PROPER GROUNDING FOR LXIVM SERIES CONTROLLERS.
3. INSTALL ALL EMITTERS UP-SLOPE FROM PLANT MATERIAL.
4. USE RIGID PVC AS EMITTER LATERALS THROUGHOUT.
5. INSTALL FLUSH END CAPS AT ALL ENDS OF DRIP LATERALS.
6. INSTALL BOWSMITH LINE PLUGS AT THE END OF ALL DRIP TUBING TO KEEP INSECTS OR DEBRIS FROM CLOGGING TUBING.
7. INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
8. SEE PLANTING PLAN FOR PLANT LOCATIONS AND SPECIES INFORMATION.
9. PROVIDE SCH 40 PVC SLEEVES UNDER ALL HARDSCAPE SURFACES AND PVC SCH 80 (<3") & C900 (3"+) UNDER DRIVABLE SURFACES.
10. METER LOCATIONS SHOWN ARE APPROXIMATE. SEE CIVIL PLANS FOR EXACT LOCATIONS.

IRRIGATION SCHEDULE PHASE 2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
18ADJ 18F	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	45
24ADJ 24F	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird Drip Control Valve 1in. Ball Valve with 1in. PESBIVM Smart Valve. Add QKCHK-100 1" Basket Filter with 200 mesh stainless steel screen. 0.3-20 gpm
	Pipe Transition Point in Drip Box PVC to Drip Connection Assembly. Senninger #PSR-30 Pressure Regulator (3/4" FIPT) With Associated Drip Connection Fittings. Installed in tan 10" Round Valve Box.
	Flush Cap 3/4" Male PVC SCH 40 S/T Adapter And 3/4" Female Threaded Cap
5 7 10 12 18 24	Rain Bird PC-DIFF Emitter Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet and Diffuser Cap. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange.
0.5 1.0 2.0	Rain Bird Xeri-Bug Emitter Rain Bird XB-PC, Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Remote Control Valve Rain Bird PEB-IVM: Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL. Low Flow Operating Capability, Globe Configuration.
	Quick Coupler Rain Bird 44-LRC: 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.
	Isolation Gate Valve (Same Size as Pipe) Nibco T-113-K: Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.
A	1" Air and Vacuum Valve 1" Crispin AL Series Air and Vacuum Valve. Model #: CR-AL-10
——— L ———	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
——— S ———	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
———	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
- - - - - -	Irrigation Lateral Line: Toro-Blue Stripe Poly Hose Blue Stripe Drip Tubing to Trees & Shrubs. 0.75" Polyethylene Drip Tubing with 1/4" Poly DistributionTtubing - Install Rain Bird Pressure Compensating Drip Emitters.
——— ML ———	Irrigation Mainline: PVC Schedule 40 1" - 3" Diameter
= = = = = =	Pipe Sleeve: See Details for Pipe Sizing & Sleeve Schedule. Twice the nominal diameter of the pipe being sleeved.

Valve Callout
- Valve Number
- Valve Flow
- Valve Type
- Valve Size

VALVE TYPE:
T=TREE,
E=EVERGREEN TREE,
LS= LOW WATER SHRUB,
LMS=LOW-MEDIUM WATER SHRUB,
SP=SPRINKLER,

NORTH

0 20 40 60 80 feet
1" = 20'

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REGISTRATION:
JOHN B. COLEMAN 639
12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 2 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

IRRIGATION PLAN

L-6.01 SHEET 18 OF 25

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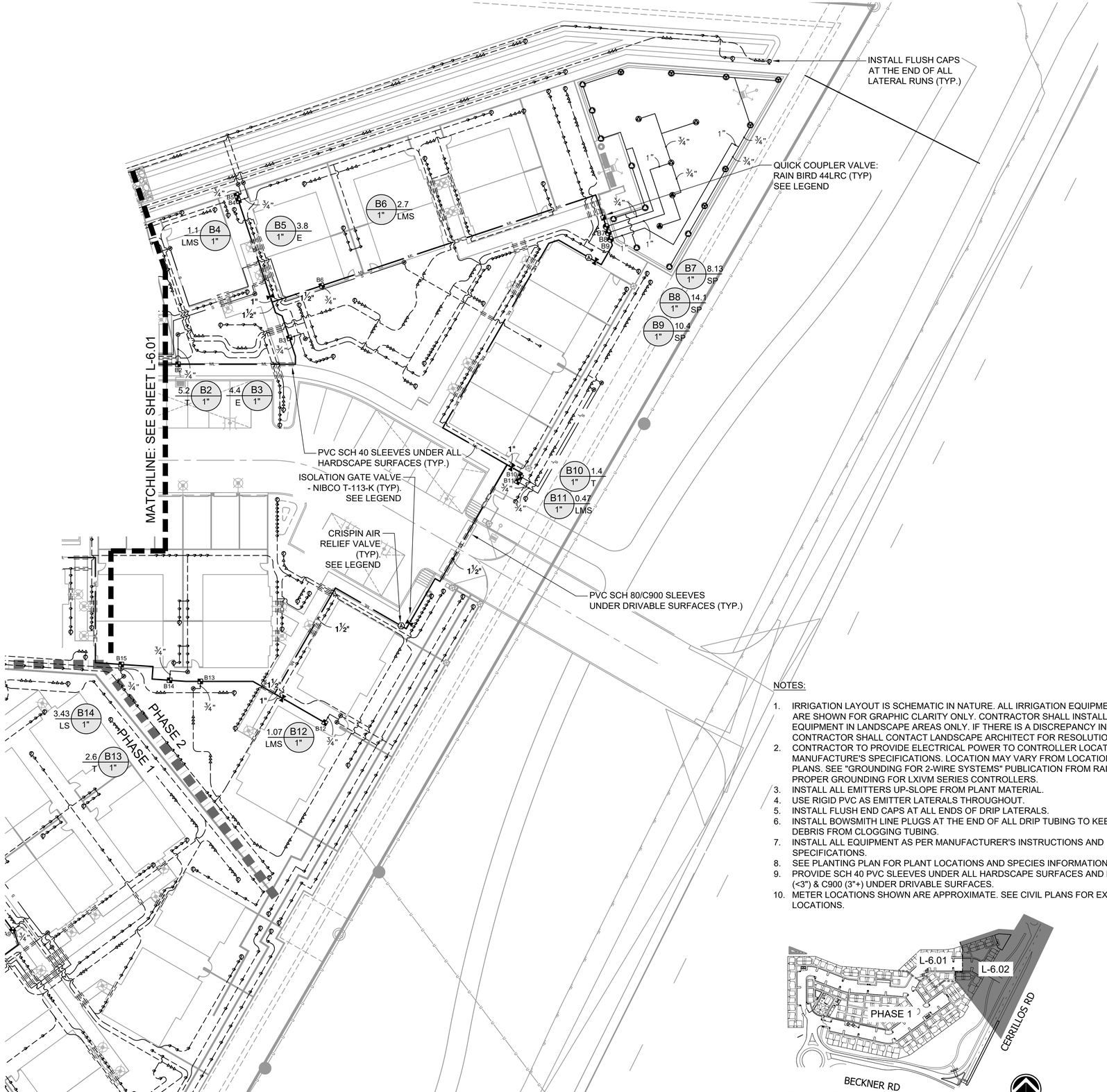

NOTES:

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3. INSTALL ALL EMITTERS UP-SLOPE FROM PLANT MATERIAL.
4. USE RIGID PVC AS EMITTER LATERALS THROUGHOUT.
5. INSTALL FLUSH END CAPS AT ALL ENDS OF DRIP LATERALS.
6. INSTALL BOWSMITH LINE PLUGS AT THE END OF ALL DRIP TUBING TO KEEP INSECTS OR DEBRIS FROM CLOGGING TUBING.
7. INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
8. SEE PLANTING PLAN FOR PLANT LOCATIONS AND SPECIES INFORMATION.
9. PROVIDE SCH 40 PVC SLEEVES UNDER ALL HARDSCAPE SURFACES AND PVC SCH 80 (<3") & C900 (3"+) UNDER DRIVABLE SURFACES.
10. METER LOCATIONS SHOWN ARE APPROXIMATE. SEE CIVIL PLANS FOR EXACT LOCATIONS.

KEY MAP NTS

NORTH

0 20 40 60 80 feet

1" = 20'

IRRIGATION SCHEDULE PHASE 2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
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24ADJ 24F	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird Drip Control Valve 1in. Ball Valve with 1in. PESBIVM Smart Valve. Add QKCHK-100 1" Basket Filter with 200 mesh stainless steel screen. 0.3-20 gpm
	Pipe Transition Point in Drip Box PVC to Drip Connection Assembly. Senninger #PSR-30 Pressure Regulator (3/4" FIPT) With Associated Drip Connection Fittings. Installed in tan 10" Round Valve Box.
	Flush Cap 3/4" Male PVC SCH 40 S/T Adapter And 3/4" Female Threaded Cap
5 7 10 12 18 24	Rain Bird PC-DIFF Emitter Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet and Diffuser Cap. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange.
0.5 1.0 2.0	Rain Bird Xeri-Bug Emitter Rain Bird XB-PC, Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet.

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	Isolation Gate Valve (Same Size as Pipe) Nibco T-113-K: Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.
A	1" Air and Vacuum Valve 1" Crispin AL Series Air and Vacuum Valve. Model #: CR-AL-10
——— I ———	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
——— S ———	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
———	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
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——— ML ———	Irrigation Mainline: PVC Schedule 40 1" - 3" Diameter
= = = = = = =	Pipe Sleeve: See Details for Pipe Sizing & Sleeve Schedule. Twice the nominal diameter of the pipe being sleeved.

Valve Callout
- Valve Number
- Valve Flow
- Valve Type
- Valve Size

VALVE TYPE: T=TREE, E=EVERGREEN TREE, LS= LOW WATER SHRUB, LMS=LOW-MEDIUM WATER SHRUB, SP=SPRINKLER,

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PHASE 2 LANDSCAPE CONSTRUCTION DOCUMENTS

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NO.	DATE	ITEM

CITY NUMBERS:

IRRIGATION PLAN

L-6.02 SHEET 19 OF 25

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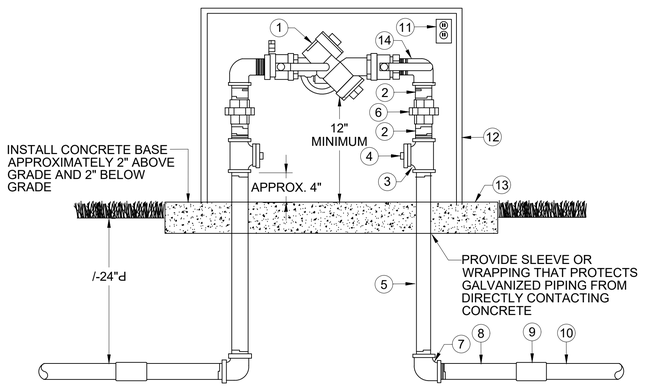


120V ELECTRICAL POWER:

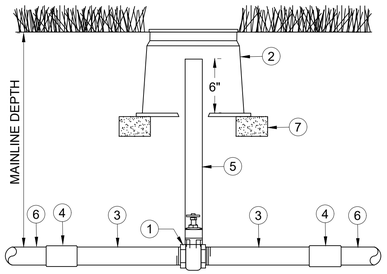
- THE CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL THE NECESSARY CONDUITS, WIRES, BREAKERS, AND ANY OTHER MATERIALS AND LABOR AS REQUIRED TO PROVIDE 120VAC ELECTRICAL POWER FOR HEAT-TAPE FREEZE PROTECTION - INSTALL AS PER NEC AND LOCAL CODES

IMPORTANT NOTE:

- WRAP ALL EXPOSED PIPING WITH HEAT TAPE AND PROVIDE A SECURE WRAPPING OF INSULATION TO AVOID HEAT LOSS

1. REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTER (SIZE AND MODEL AS INDICATED IN LEGEND)
2. GALVANIZED NIPPLE (CLOSE LENGTH OR LENGTH AS REQUIRED)
3. GALVANIZED TEE (PROVIDE GALVANIZED REDUCER BUSHING IF NECESSARY TO ACCOMMODATE DRAIN)
4. BUCKNER #BDV 1/2" BRASS AUTOMATIC DRAIN
5. GALVANIZED NIPPLE (30" LENGTH OR LENGTH AS REQUIRED)
6. GALVENIZED UNION
7. GALVENIZED ELL
8. SCH.80 PVC TOE NIPPLE (8" LENGTH)
9. SCH.40 PVC COUPLING
10. SCH.40 PVC MAINLINE PIPING
11. 120VAC ELECTRICAL OUTLET FOR FREEZE PROTECTION HEAT TAPE - INSTALL PER ELECTRICAL CODES
12. INSULATED ENCLOSURE (SIZE AND MODEL AS INDICATED IN LEGEND)
13. 4" THICK (3000psi) CONCRETE BASE - SIZE PER ENCLOSURE MANUFACTURERS RECOMMENDATIONS
14. GALVANIZED STREET ELL

A SCALE: NTS — RP BACKFLOW PREVENTER (1"-2") - REFERENCE ONLY (SEE PHASE 1)
24" - BURY

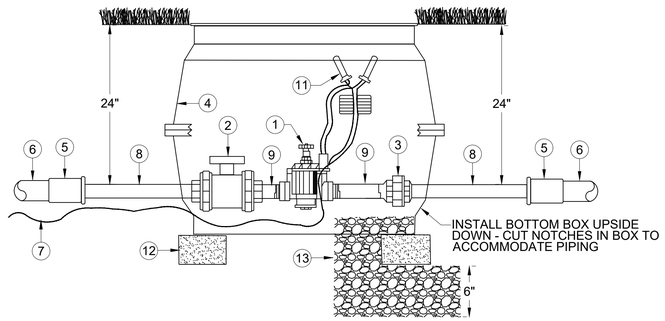


NON-POTABLE WATER INDICATORS:

- THE CONTRACTOR SHALL INSTALL PURPLE (VIOLET) COLORED PIPING. SPRINKLER TOPS, VALVE HANDLES, VALVE BOXES AND LIDS IF USING NON-POTABLE WATER OR IF REQUESTED BY THE OWNER OR IF OTHERWISE INDICATED ON PLAN.

1. WATTS #WGV-X SERIES GATE VALVE (PIPE SIZE)
2. CARSON (OLDCASTLE) #910-10 WITH "T-STYLE" COVER OF APPROPRIATE COLOR
3. SCH.80 PVC TOE NIPPLE (12" LENGTH)
4. SCH.80 PVC COUPLING (SOCKET ENDS)
5. SCH.40 PVC SLEEVE PIPE (2") LENGTH AS REQUIRED
6. PVC SYSTEM PIPING (REFER TO PLANT FOR SIZE AND TYPE)
7. SOLID BRICK (2 BRICKS REQUIRED)

D SCALE: NTS — ISOLATION GATE VALVE (1"-3")
3" OR SMALLER PIPE



FOR DECODER (2-WIRE) INSTALLATIONS:

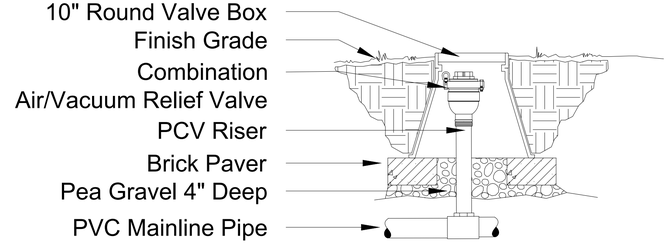
- REFER TO LEGEND FOR DECODER MODULE REQUIRED - INSTALL AS PER MANUFACTURER'S INSTRUCTIONS

NON-POTABLE WATER INDICATORS:

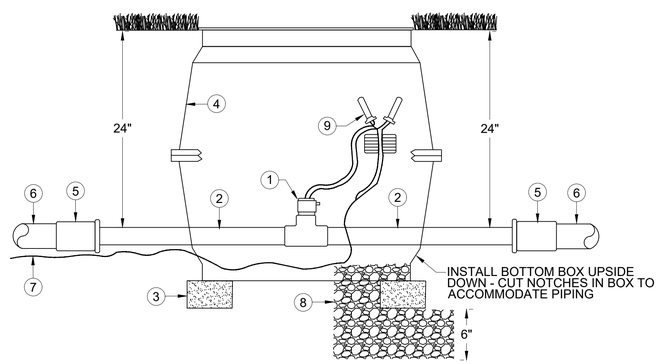
- THE CONTRACTOR SHALL INSTALL PURPLE (VIOLET) COLORED PIPING, SPRINKLER TOPS, VALVE HANDLES, VALVES BOXES AND LIDS IF USING NON-POTABLE WATER OR IF REQUESTED BY THE OWNER OR IF OTHERWISE INDICATED ON PLAN.

1. AUTOMATIC MASTER VALVE (REFER TO LEGEND FOR MODEL AND SIZE)
2. SCH.80 PVC TRU-UNION BALL VALVE (REGULAR STYLE, SOCKET ENDS)
3. SCH.80 PVC UNION (SOCKET ENDS)
4. CARSON #1324-15 VALVE BOX (2 REQUIRED) - PROVIDE (1) "T-STYLE" LID OF APPROPRIATE COLOR
5. SCH.40 PVC COUPLING (WITH REDUCER BUSHING IF NECESSARY)
6. MAINLINE PIPING (REFER TO LEGEND FOR TYPE AND SIZE)
7. 24V WIRE BUNDLE OR COMMUNICATION CABLE (INSTALL SLIGHTLY BELOW MAINLINE PIPE)
8. SCH.80 PVC TOE NIPPLE (PROVIDE 12" LENGTH, CUT OFF THREADS)
9. SCH.80 PVC TOE NIPPLE (PROVIDE 3" LENGTH)
10. 3/4" CRUSHED GRAVEL (TAMP AND LEVEL) PROVIDE 6" BASE AND PARTIALLY FILL BOX INTERIOR
11. 3M #DBRY WIRE SPLICE KIT OR AS REQUIRED BY VALVE MANUFACTURER (PROVIDE 24" COILED SLACK)
12. SOLID BRICK (SUPPORT ALL FOR CORNERS OF BOX)

B SCALE: NTS — ELECTRIC MASTER VALVE (1"-2") - REFERENCE ONLY (SEE PHASE 1)
24" - BURY (1324-15 BOXES)



E SCALE: NTS, SN: - — CRISPIN AIR/VACUUM RELIEF VALVE



NON-POTABLE WATER INDICATORS:

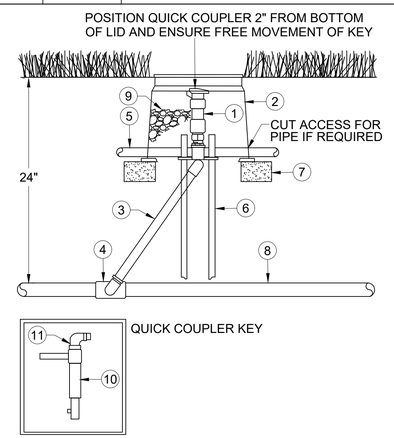
- THE CONTRACTOR SHALL INSTALL PURPLE (VIOLET) COLORED PIPING. SPRINKLER TOPS, VALVE HANDLES, VALVE BOXES AND LIDS IF USING NON-POTABLE WATER OR IF REQUESTED BY THE OWNER OR IF OTHERWISE INDICATED ON PLAN.

IMPORTANT NOTE REGARDING LAMINAR FLOW THROUGH METER

- THE CONTRACTOR SHALL BE AWARE THAT THE FLOW METER MANUFACTURE MAY HAVE SPECIFIC MINIMUM DISTANCES OF UNINTERRUPTED FLOW UPSTREAM AND DOWNSTREAM OF FLOW METER TO INSURE ACCURATE FLOW REPORTING - REFER TO MANUFACTURER'S LITERATURE AND ENSURE THAT MINIMUM DISTANCE REQUIREMENTS ARE MET.

1. FLOW SENSOR (REFER TO LEGEND FOR SIZE) ASSEMBLY INCLUDES PVC PLASTIC BODY (SOCKET ENDS)
2. SCH.40 PVC PIPE (SIZE PER FLOW SENSOR CONNECTIONS) PROVIDE LENGTHS AS REQUIRED FREE OF FITTINGS
3. SOLID BRICK (SUPPORT ALL FOUR CORNERS OF BOX)
4. CARSON #1324-15 VALVE BOX (2 REQUIRED) - PROVIDE (1) "T-STYLE" LID OF APPROPRIATE COLOR
5. SCH.40 PVC COUPLING (WITH REDUCER BUSHING IF NECESSARY)
6. MAINLINE PIPING (REFER TO LEGEND FOR TYPE AND SIZE)
7. COMMUNICATION CABLE AS PER FLOW SENSOR MANUFACTURER (INTEFACE WITH CONTROLLER)
8. 3/4" CRUSHED GRAVEL (TAMP AND LEVEL) PROVIDE 6" BASE AND PARTIALLY FILL BOX INTERIOR
9. 3M #DBR WIRE SPLICE KIT (PROVIDE 24" COILED SLACK FOR EACH CONDUCTOR)

C SCALE: NTS — FLOW SENSOR (1" THROUGH 4") - REFERENCE ONLY (SEE PHASE 1)
24" BURY (1324-15 BOXES)



1. 1" QUICK COUPLER VALVE - MODEL AS PER IRRIGATION LEGEND AND SPECIFICATIONS
2. CARSON (OLDCASTLE) #910-10 WITH T-STYLE COVER
3. LASCO #G17S-218-SNAPLOK - 1" DIAMETER, 24" LAY, BRASS MIPT OUTLET, LONG SPIGOT INLET
4. SCH.80 PVC FITTING WITH 1" SOCKET OUTLET
5. 1" SCH.40 PVC PIPE - CUT TO 18" LENGTH - INSTALL ON PROVIDED FITTING AT SWING-JOIN
6. 3/8" STEEL REBAR - 24" LENGTH (2 PIECES REQUIRED - SEE SWING-JOINT INSTRUCTIONS)
7. SOLID BRICK (2 BRICKS REQUIRED)
8. MAINLINE, SUB-MAIN OR LATERAL PIPING (REFER TO PLAN FOR SIZE)
9. 3/4" CRUSHED GRAVEL - TAMP AND COMPACT
10. 1" QUICK COUPLER KEY (UNLESS OTHERWISE NOTED ON PLAN, PROVIDE 3 WITH JOB)
11. 1" x 3/4" HOSE AND SWIVEL (UNLESS OTHERWISE NOTED ON PLAN, PROVIDE 3 WITH JOB)

F SCALE: NTS — 1" QUICK COUPLER VALVE
24" BURY - 3" OR SMALLER PIPE

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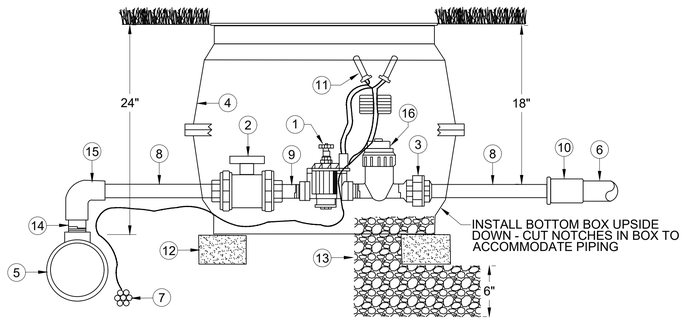
IRRIGATION DETAILS

L-7.01 SHEET 20 OF 25



1. AUTOMATIC ZONE VALVE (REFER TO LEGEND FOR MODEL AND SIZE)
2. SCH.80 PVC TRU-UNION BALL VALVE (REGULAR STYLE, SOCKET ENDS)
3. SCH.80 PVC UNION (THREAD x SOCKET ENDS)
4. CARSON #1324-12 VALVE BOX (2 REQUIRED) - PROVIDE (1) "T-STYLE" LID OF APPROPRIATE COLOR
5. MAINLINE SERVICE FITTING (USE SCH.80 PVC FOR PIPE 3" AND SMALLER, DUCTILE IRON 4" AND LARGER)
6. LATERAL PIPE (REFER TO PLAN AND SIZE TYPE)
7. 24V WIRE BUNDLE OR COMMUNICATION CABLE (INSTALL SLIGHTLY BELOW MAINLINE PIPE)
8. SCH.80 PVC TOE NIPPLE (PROVIDE 12" LENGTH OR LENGTH AS REQUIRED TO ACCOMMODATE VALVE BOX)
9. SCH.80 PVC TOE NIPPLE (PROVIDE 3" LENGTH OR LENGTH AS REQUIRED FOR PROPER CLEARANCE)
10. SCH.40 PVC COUPLING (WITH REDUCER BUSHING IF NECESSARY)
11. 3M #DBRY WIRE SPLICE KIT OR AS REQUIRED BY VALVE MANUFACTURER (PROVIDE 24" COILED SLACK)
12. SOLID BRICK (SUPPORT ALL FOR CORNERS OF BOX)
13. 3/4" CRUSHED GRAVEL (TAMP AND LEVEL) PROVIDE 6" BASE AND PARTIALLY FILL BOX INTERIOR
14. SCH.80 PVC TOE NIPPLE (PROVIDE 8" LENGTH, CUT TO LENGTH REQUIRED TO MATCH DEPTH OF BURY)
15. SCH.80 PVC ELBOW (SOCKET ENDS)
16. BASKET-STYLE, NON-PRESSURE REGULATING FILTER WITH MAINTENANCE INDICATOR (200 MESH, 75 MICRON)

FOR DECODER (2-WIRE) INSTALLATIONS:

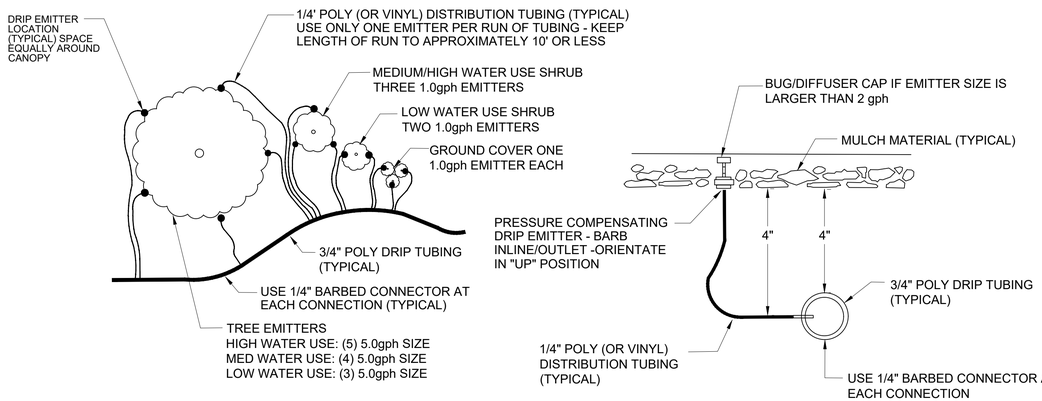
- REFER TO LEGEND FOR DECODER MODULE REQUIRED - INSTALL AS PER MANUFACTURER'S INSTRUCTIONS

NON-POTABLE WATER INDICATORS:

- THE CONTRACTOR SHALL INSTALL PURPLE (VIOLET) COLORED PIPING, SPRINKLER TOPS, VALVE HANDLES, VALVES BOXES AND LIDS IF USING NON-POTABLE WATER OR IF REQUESTED BY THE OWNER OR IF OTHERWISE INDICATED ON PLAN.

G SCALE: NTS — ELECTRIC ZONE VALVE - DRIP (1")

24" x 18" BURY (1324-12 BOXES)

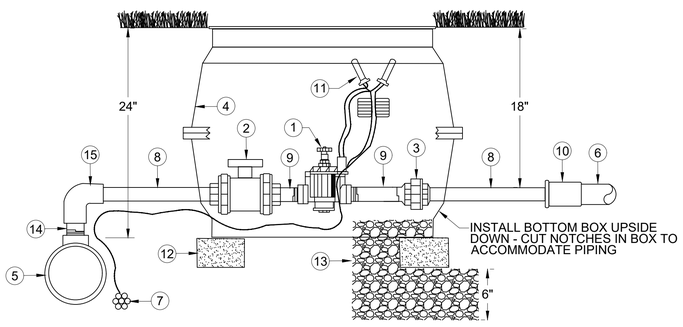


IMPORTANT NOTES:

A. DRIP EMITTER MUST BE PRESSURE COMPENSATING - OTHER EMITTER TYPES ARE NOT ALLOWED
B. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSERTING DRIP EMITTERS - NOTE INLET AND OUTLET SIDE OF EMITTER.
C. SECURE ALL TUBING IN PLACE WITH LANDSCAPE STAPLES IN 3.0" INTERVALS.
D. NEVER STRETCH ANY TUBING TIGHT - THE CONTRACTOR MUST ALLOW ADEQUATE SLACK IN ORDER FOR THE TUBING TO EXPAND AND CONTRACT WITH TEMPERATURE CHANGES.
E. EACH DRIP EMITTER SHALL USE A SEPARATE 1/4" SPAGHETTI TUBE. DO NOT INSTALL MULTIPLE EMITTERS ON 1/4" SPAGHETTI TUBING. SPACE EMITTERS EQUALLY AROUND CANOPY OF PLANT MATERIAL.
F. INSTALL EMITTERS ORIENTATED UPWARD AND JUST ABOVE THE MULCH MATERIAL SURROUNDING THE PLANT. THE EMITTER SHOULD NOT BE HIGHER THAN 1" ABOVE MULCH MATERIAL.

H SCALE: NTS — DRIP EMITTER LAYOUT - DRIP TUBING

ARRANGEMENT AT PLANTINGS



1. AUTOMATIC ZONE VALVE (REFER TO LEGEND FOR MODEL AND SIZE)
2. SCH.80 PVC TRU-UNION BALL VALVE (REGULAR STYLE, SOCKET ENDS)
3. SCH.80 PVC UNION (SOCKET ENDS)
4. CARSON #1324-12 VALVE BOX (2 REQUIRED) - PROVIDE (1) "T-STYLE" LID OF APPROPRIATE COLOR
5. MAINLINE SERVICE FITTING (USE SCH.80 PVC FOR PIPE 3" AND SMALLER, DUCTILE IRON 4" AND LARGER)
6. LATERAL PIPE (REFER TO PLAN AND SIZE TYPE)
7. 24V WIRE BUNDLE OR COMMUNICATION CABLE (INSTALL SLIGHTLY BELOW MAINLINE PIPE)
8. SCH.80 PVC TOE NIPPLE (PROVIDE 12" LENGTH OR LENGTH AS REQUIRED TO ACCOMMODATE VALVE BOX)
9. SCH.80 PVC TOE NIPPLE (PROVIDE 3" LENGTH OR LENGTH AS REQUIRED FOR PROPER CLEARANCE)
10. SCH.40 PVC COUPLING (WITH REDUCER BUSHING IF NECESSARY)
11. 3M #DBRY WIRE SPLICE KIT OR AS REQUIRED BY VALVE MANUFACTURER (PROVIDE 24" COILED SLACK)
12. SOLID BRICK (SUPPORT ALL FOR CORNERS OF BOX)
13. 3/4" CRUSHED GRAVEL (TAMP AND LEVEL) PROVIDE 6" BASE AND PARTIALLY FILL BOX INTERIOR
14. SCH.80 PVC TOE NIPPLE (PROVIDE 8" LENGTH, CUT TO LENGTH REQUIRED TO MATCH DEPTH OF BURY)
15. SCH.80 PVC ELBOW (SOCKET ENDS)

FOR DECODER (2-WIRE) INSTALLATIONS:

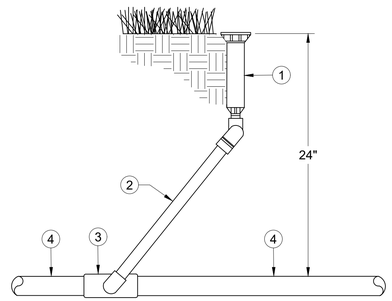
- REFER TO LEGEND FOR DECODER MODULE REQUIRED - INSTALL AS PER MANUFACTURER'S INSTRUCTIONS

NON-POTABLE WATER INDICATORS:

- THE CONTRACTOR SHALL INSTALL PURPLE (VIOLET) COLORED PIPING, SPRINKLER TOPS, VALVE HANDLES, VALVES BOXES AND LIDS IF USING NON-POTABLE WATER OR IF REQUESTED BY THE OWNER OR IF OTHERWISE INDICATED ON PLAN.

I SCALE: NTS — ELECTRIC ZONE VALVE

24" x 18" BURY (1324-12 BOXES)

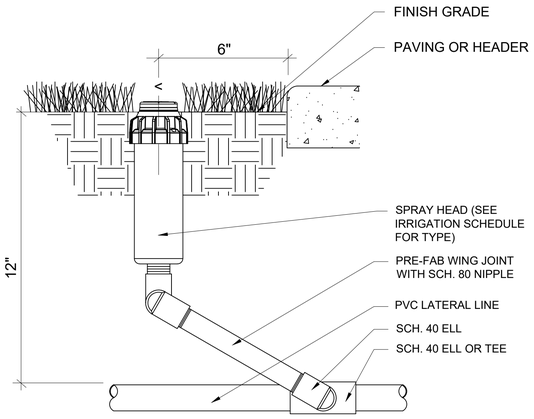


1. TYPICAL 4" OR 6" POP-UP SPRAY HEAD SPRINKLER WITH 1/2" FIPT INLET (SEE LEGEND)
2. SWING-JOINT ASSEMBLY (RIDGED OR FLEXIBLE) 1/2" INLET x 1/2" MIPT OUTLET x 18" LAY LENGTH
3. SCH. 40 PVC LATERAL FITTING WITH 1/2" OUTLET (CONNECTION DETERMINED BY SWING JOINT)
4. LATERAL PIPING (SEE LEGEND FOR SIZE AND TYPE)

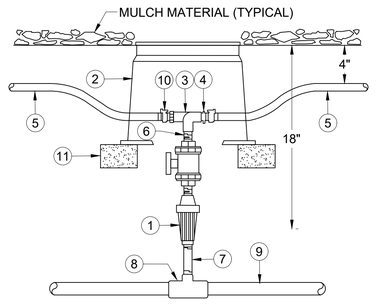
NON-POTABLE WATER INDICATORS:

- THE CONTRACTOR SHALL INSTALL PURPLE (VIOLET) COLORED PIPING. SPRINKLER TOPS, VALVE HANDLES, VALVE BOXES AND LIDS IF USING NON-POTABLE WATER OR IF REQUESTED BY THE OWNER OR IF OTHERWISE INDICATED ON PLAN.

J SCALE: NTS — TYPICAL SPRAY HEAD 1/2" INLET (4"-6" POP)



K SCALE: NTS, SN: - — GEAR DRIVEN ROTOR



1. RAINBIRD PSI-M30X-075 30psi PRESSURE REGULATOR (3/4" NPT INLET AND OUTLET)
2. CARSON (OLDCASTLE) #910-10 WITH "T-STYLE" COVER OF APPROPRIATE COLOR
3. SCH. 40 PVC THREADED TEE OR THREADED ELL (REFER TO PLAN) - 3/4"
4. BARBED DRIP INSERT FITTING (TYPICAL) (3/4" MIPT x 3/4" BARB)
5. 3/4" POLY DRIP TUBING - MAXIMUM RUN OF 150' IN EACH DIRECTION
6. SCH.80 PVC NIPPLE - 3/4" x CLOSE
7. SCH.80 PVC NIPPLE - 3/4" x 6" (OR LENGTH AS REQUIRED)
8. SCH.40 PVC LATERAL FITTING WITH 3/4" THREADED OUTLET (SEE PLAN FOR SIZE)
9. LATERAL PIPING (SEE PLAN FOR SIZE AND TYPE)
10. 1" STAINLESS STEEL HOSE CLAMP (TYPICAL) - SECURE TUBING TO INSERT FITTING
11. SOLID BRICK (2 BRICKS REQUIRED)

NON-POTABLE WATER INDICATORS:

- THE CONTRACTOR SHALL INSTALL PURPLE (VIOLET) COLORED PIPING. SPRINKLER TOPS, VALVE HANDLES, VALVE BOXES AND LIDS IF USING NON-POTABLE WATER OR IF REQUESTED BY THE OWNER OR IF OTHERWISE INDICATED ON PLAN.

L SCALE: NTS — PVC TO DRIP TUBING CONNECTION

18" BURY (8.0gpm MAX FLOW)

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REGISTRATION:

JOHN B. COLEMAN 639 — 12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 2 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

1-800-321-2537 (1-800-321-ALERT)
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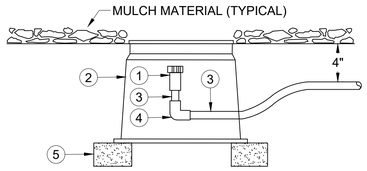
IRRIGATION DETAILS

L-7.02 SHEET 21 OF 25



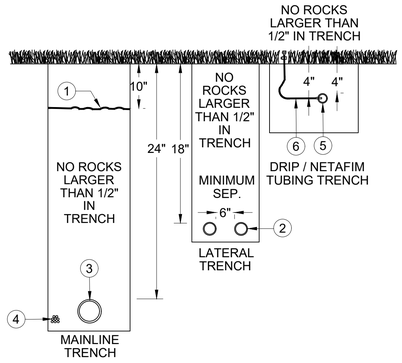
1. COMPRESSION FLUSH CAP FOR 3/4" POLYETHYLENE DRIP TUBING
2. CARSON (OLDCASTLE) #910-10 WITH "T-STYLE" COVER OF APPROPRIATE COLOR
3. 3/4" POLYETHYLENE DROP TUBING
4. COMPRESSION ELBOW FOR 3/4" POLYETHYLENE DRIP TUBING
5. SOLID BRICK (2 BRICKS REQUIRED)

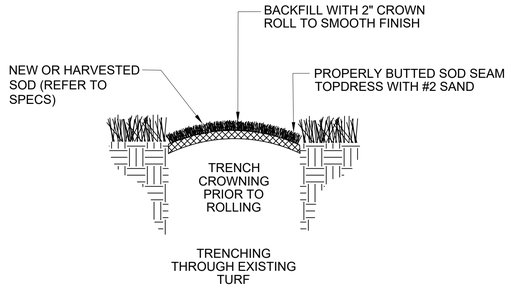
NON-POTABLE WATER INDICATORS:

- THE CONTRACTOR SHALL INSTALL PURPLE (VIOLET) COLORED PIPING. SPRINKLER TOPS, VALVE HANDLES, VALVE BOXES AND LIDS IF USING NON-POTABLE WATER OR IF REQUESTED BY THE OWNER OR IF OTHERWISE INDICATED ON PLAN.

M DRIP TUBING FLUSH CAP

SCALE: NTS





1. 3" WIDE, NON-DETECTABLE "BURIED IRRIGATION PIPING" WARNING TAPE - 10" BURY
2. LATERAL OR SUBMAIN PIPING - 18" BURY
3. MAINLINE PIPING - 24" BURY
4. 24V WIRE BUNDLE OR COMMUNICATION CABLE (INSTALL WIRES ON ONE SIDE OF AND SLIGHTLY BELOW MAINLINE PIPE)
5. 3/4" POLYETHYLENE DRIP TUBING OR NETAFIM SUBSURFACE TUBING - 4" BURY
6. 1/4" POLY OR VINYL DISTRIBUTION TUBING - 4" BURY

NON-POTABLE WATER INDICATORS:

- THE CONTRACTOR SHALL INSTALL PURPLE (VIOLET) COLORED PIPING. SPRINKLER TOPS, VALVE HANDLES, VALVE BOXES AND LIDS IF USING NON-POTABLE WATER OR IF REQUESTED BY THE OWNER OR IF OTHERWISE INDICATED ON PLAN.

N DEPTH OF BURY - TRENCHING

SCALE: NTS

MAINLINE, LATERAL & DRIP TUBING

NOTE:
ALL PIPE SLEEVES UNDER ALL HARDSCAPE SHALL BE SCHEDULE 40 PVC AND UNDER NEW STREETS SHALL BE SCHEDULE 80 PVC. THEY SHALL BE INSTALLED WITH A MINIMUM OFFSET AT THE JOINTS TO PERMIT EASY INSTALLATION AND REMOVAL OF THE IRRIGATION LINES. ALL PLASTIC LINES SHALL BE INSTALLED IN SLEEVES UNDER PAVED AREAS. SLEEVES SHALL EXTEND AT LEAST 12" BEYOND THE EDGES OF THE PAVEMENT. SIZE OF SLEEVES SHALL BE AS FOLLOWS:

SLEEVING SCHEDULE

PIPE SIZE	MIN. SLEEVE SIZE	PIPE SIZE	MIN. SLEEVE SIZE
1/2", 3/4", 1"	2"	3", 4"	6", 10"
1-1/2"	3"	8"	16"
2", 2-1/4"	4", 6"	10"	16"

PIPE SIZING SCHEDULE

PIPE SIZE	FLOW (GPM)		PIPE SIZE	FLOW (GPM)	
	SCH 40	CL 200		SCH 40	CL 200
1/2"	0 - 4	0 - 5	3"	71 - 110	81 - 120
3/4"	5 - 7	6 - 10	4"	111 - 190	121 - 200
1"	8 - 12	11 - 16	6"	191 - 440	201 - 420
1-1/4"	13 - 22	17 - 26	8"	441 - 772	421 - 736
1-1/2"	23 - 30	27 - 34	10"	773 - 1220	737 - 1145
2"	31 - 50	35 - 55	12"	1221 - 1732	1146 - 1611
2-1/2"	51 - 70	61 - 80			

NOTE:
ALL MAINLINE PIPE 6" AND LARGER SHALL BE A MINIMUM CLASS 200 RING-TIGHT PIPE. MAINLINE 4" AND LESS SHALL BE A MINIMUM SCHEDULE 40 PVC. ALL LATERAL PIPE ABOVE 1/2" SHALL BE MINIMUM CLASS 200. ALL 1/2" LATERAL PIPE SHALL BE CLASS 315.

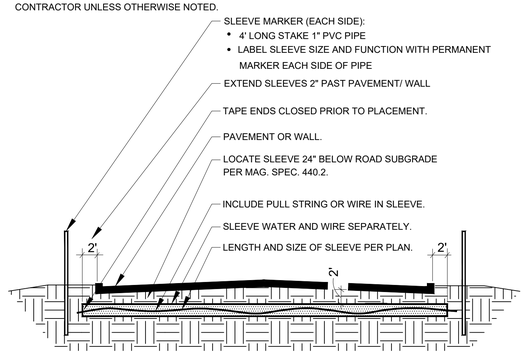
O PIPE SIZING SCHEDULE

SCALE: NTS

SN: -

NOTE:

- SIMILAR TREATMENTS AT DRIVEWAYS, WALLS, WALKS OR PATIOS.
- COORDINATE SLEEVES INSTALLED BY UNDERGROUND UTILITY CONTRACTOR UNLESS OTHERWISE NOTED.



P PIPE SLEEVE

SCALE: NTS

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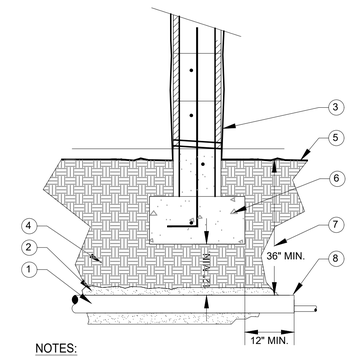

NOTES:

1. CAP SLEEVES UNTIL USE.
2. MULTIPLE SLEEVES REQUIRE 4" SEPERATION WITHIN SAME SLEEVE TRENCH.
3. PROVIDE SEPERATE WATER LINE AND WIRE SLEEVES AS REQUIRED. NO WIRES IN WATER SLEEVES.

1. SCH. 40 PVC SLEEVE. TWICE DIAMETER OF SERVICE PIPE, SEE SLEEVE/PIPE SCHEDULE.
2. WASHED AND GRADED MORTAR SAND BACKFILL IN ROCKY SOIL CONDITIONS.
3. WALL PER WALL DETAIL.
4. COMPACT SOIL AROUND SLEEVE TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
5. FINISH GRADE / TOP OF DG.
6. WALL FOOTING PER WALL DETAIL. DO NOT DISTURB FOOTING OR COMPACTION FOR MINIMUM OF 12" IN ALL DIRECTIONS.
7. 36" MIN. DEPTH OR PER LOCAL CODE.
8. EXTEND SLEEVES 12" BEYOND EDGES.

Q SLEEVE UNDER WALL

SCALE: NTS

SN: -

SLEEVE SCHEDULE

IRRIGATION PIPE SIZE SLEEVE SIZE

1/2"	2"
3/4"	2"
1"	2"
1 1/2"	3"
2"	4"
2 1/2"	6"
3"	6"
4"	10"

NOTES

1. SLEEVE SIZE EQUALS THE SUM OF ALL PIPE WITHIN THE SLEEVE.
2. WIRE SLEEVES SHALL BE PROVIDED AS NOTED BELOW AND ARE NOT INDICATED ON THE PLANS.
3. ALL SLEEVES UNDER STREETS SHALL BE C 900 PVC FOR 4" & LARGER, USE SCH40 PVC FOR SMALLER SIZES. LOCATE WIRE SLEEVE ALONG ONE SIDE OF PIPE SLEEVE.
   1-24 WIRE, (1) 2" SCH. 40 SLEEVE
   25-48 WIRE, (1) 3"SCH. 40 SLEEVE
4. ALL SLEEVES SHALL EXTEND AT LEAST 2' BEYOND THE EDGE OF THE HARDSCAPE/PAVEMENT.
   SLEEVE SIDEWALKS AS REQUIRED.
5. ALL SLEEVES UNDER NEW STREETS SHALL BE SCH 80 PVC

R SLEEVE SCHEDULE

SCALE: NTS

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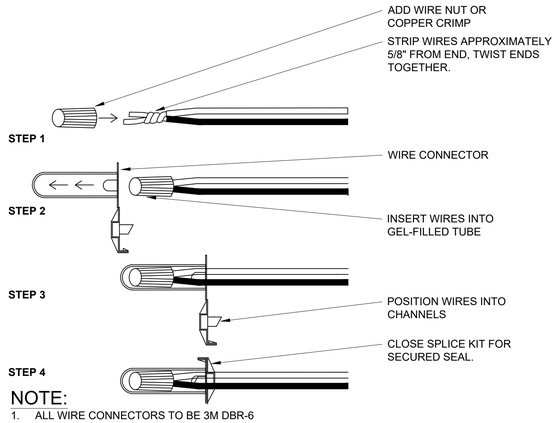

NOTE:

1. ALL WIRE CONNECTORS TO BE 3M DBR-6

S WIRE SPLICE

SCALE: NTS

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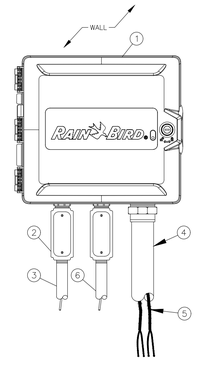

TWO-WIRE CONTROLLER:
RAIN BIRD ESP-LXIVM/PRO IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.

2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

KEY SPECIFICATIONS

FEATURE / MODEL	MAX PROGRAMS	STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

T WALL MOUNT CONTROLLER - REFERENCE ONLY (SEE PHASE 1)

SCALE: NTS

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REGISTRATION:

JOHN B. COLEMAN 639

12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
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PROJECT:

BUNGALOWS AT CERRILLOS

SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 2 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

IRRIGATION DETAILS

L-7.03 SHEET 22 OF 25

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SECTION 32 93 00 - LANDSCAPE

PART 1 - GENERAL

1.01 Work Included

1. Landscape Fine Grading
2. Soil Preparation
3. Tree Supports and Headers
4. Planting
5. Watering
6. Maintenance

1.02 Definitions

Plants - all shrubs and cacti other than trees, and turf.
Plant material - all trees, shrubs, succulents, cacti, ground cover, and other plants.

1.03 Related Work

Contractor: minimum 5 years experience in supply and installation of landscape materials.

1.04 Source Quality Control

Provide certificates of inspection for all materials as required by this specification and/or prevailing law or regulation.

Developer's Representative shall review plant material prior to planting. Any material deemed unacceptable shall be removed from the site and not planted.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climactic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.05 Reference Standards

- Arizona Nursery Association plant standards for nursery stock
- ANSI 60.1 - American Standards for Nursery Stock, International Society of
- Arboriculture
- American Joint Committee on Horticultural Nomenclature

1.06 Samples

Submit samples to developer's representative a minimum of 2 weeks prior to start of work for the following material:
1. Topsoil for backfill mix
2. Mulches
3. Tree supports
4. Inert Groundcovers (1 gallon)
5. Boulders
6. Steel Edging - 6" sample length

The Developer's Representative reserves the right to take and analyze samples of materials for conformity to specification at any time. Furnish samples upon request by Developer's Representative.

1.07 Products

Submit to Developer's Representative a minimum of 2 weeks prior to start of work manufacturer's comprehensive product description, including specifications and installation instructions.

1.08 Certificates and Test Reports

Provide and pay for all materials testing. Testing agency shall be acceptable to the Developer's Representative.

Submit to Developer's Representative a minimum of 2 weeks prior to start of work 2 copies of certificates of inspection as required by these specifications, jurisdictional authorities, and vendor's certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to:

- Topsoil source and nutrient analysis
- Mulch
- Fertilizers/soil amendments/chemicals

Test representative material samples proposed for use. Provide the following data:

- Topsoil and planting backfill
- Soil PH
- Particle size, percentage soil texture
- Percentage organic material
- Nutrient level analysis
- All macro, secondary and micronutrients
- Salinity
- Percolation rate

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in part 2 - products of materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

- irrigated trees, shrubs, and groundcovers
- turf or lawn

1.09 Maintenance Data

Submit to Developer's Representative 2 copies of written instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the developer for the maintenance of landscape work for one full year.

1.10 Product Delivery, Storage and Handling

Deliver packaged materials in containers showing weight, analysis and identification of manufacturer. Protect materials from environmental conditions and deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend trees or shrubs in such a manner as to cause damage or destroy shape.

Deliver materials after preparations for planting have been completed. If planting is delayed for more than 8 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock from containers until planting time.

1.11 Site Conditions

Determine location of underground utilities. Use professional services to determine locations.

Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect of all existing plants to remain:
1. Do not store materials or equipment, permitted burning, or operate or park equipment under the branch of any existing plant or plant material to remain except as actually required for construction in those areas
2. Provide barricades, fences or other barriers as necessary at the drip line to protect existing plants to remain from damage during construction
3. Notify Developer's Representative in any case where contractor feels grading or other construction called for by contract documents may damage existing plants to remain
4. If existing plants to remain are damaged during construction, contractor shall replace such plants of the same species and size as those damaged at no cost to Developer. Determination of extent of damage and value of damaged plant shall rest solely with Developer's Representative

1.12 Warranty

Submit warranty to Developer's Representative.

Trees, Saguaros, Yuccas, and Ocotillos
Warrant that trees, saguaros, yuccas and ocotillos will be alive and in good health for a period of one (1) year after acceptance except for defects resulting from neglect by developer or abuse by others.

Developer must follow contractor's maintenance schedule and provide current maintenance log to Developer's Representative.

Remove and replace dead, unhealthy or girdled trees, yuccas and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within thirty days of notification. All replacement material shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings

Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Developer.

All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the contractor. Turf shall be mowed and trimmed weekly after root establishment.

All replacement plants, including shrubs, cacti, groundcovers, vines and perennials shall be subject to an additional 90 day maintenance period.

PART 2 - PRODUCTS

2.01 Fill Materials

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts are not to exceed 1500 ppm, and soils shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth.

Topsoil - screened, fertile, friable, from well drained arable land, free of noxious weeds, refuse, roots, heavy clay or any material toxic to plant growth; contents shall be as follows:

- Silt: 20-45%
- Slay: 15-20%
- Sand: 30-60%
- Ph: 7.0-8.3
- Soluble Salts: 1,500 ppm
- Organic material (natural or otherwise): 2% minimum
- Nutrients: enough to bring levels of acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing topsoil may be used provided it meets these requirements. Imported topsoil must be proven to meet these requirements.

2.02 Commercial Grade Fertilizers

Agri-Sul dispersal - use only for sulfur agriculture grade gypsum, osmacote, 'sierra-blend', apply at mfg. recommended rate for each planting type.

2.03 Soil Amendments

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5. No soil amendments are required for salvaged plant material and cacti unless otherwise specified.

2.04 Tree Supports

Tree stakes: copper naphthenate impregnated lodge pole 12 feet in length for trees 15 gallon to 36" box, 2 lodge poles per tree, 3 poles for multi-trunk trees. Tree stakes are not required for salvaged plant material or 48" box trees or larger, unless determined otherwise by Landscape Architect due to high wind conditions. Tree ties: provide a minimum of two per tree, 18" tree strap by star nursery (www.Starnursery.Com) or approved equal, beige, with grommets. No. 10 gauge pliable zinc coated iron wire to be threaded through grommets and connected to tree stakes. Wire will not make contact with tree.

2.05 Pesticides and Herbicides

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Elanco chemical company or equal.

Pesticides shall be ortho "Lindane Borer and Leaf Miner Spray" by Ortho, Consumer Products Division, Chevron Chemical Company, San Francisco, CA 94119, or "Borer Killer", by Greenlight Company, San Antonio, TX 78217. Contact herbicide shall be submitted by contractor to Developer's Representative.

Types of herbicides to be used and the methods of application will conform to Environmental Protection Agency, state and location requirements and labeling instructions.

2.06 Plant Material

Plant material shall be healthy, shapely and well-rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall have normally developed branching. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark.

Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture.

Specimen plant material shall be selected and tagged at the growers nursery prior to shipment.

Plants shall be measured when branches are in their normal position. Height and spread dimensions specified refer to main body of plant and not branch tip to tip. Caliper measurement shall be taken at a point on the trunk 6" above natural ground line for trees up to 4" in caliper and at a point 12" above the natural ground line for trees over 4" in caliper. If a range of size is given, no plant shall be less than the minimum size and not less than 40% of the plants shall be large as the maximum size specified. The measurements specified are the minimum size acceptable and are the measurements after pruning, where pruning is required. Plants that meet the measurements specified, but do not possess a normal balance between height and spread shall be rejected.

Container stock, when specified, shall have grown in the containers in which delivered for at least 6 months, but not over 2 years. Samples must prove no rootbound conditions exist. No container plants that have cracked or broken balls of earth when taken from container shall be planted except upon special approval by Developer's Representative.

Container stock shall not be pruned before delivery. Field grown plants recently transplanted into containers will not be accepted.
Sod shall be dense with the grass having been mowed at a height of 1" prior to removal from field. All grass shall be grown on fumigated fields. Sod shall not be stacked for more than 24 hours between time of cutting and time of delivery.

2.07 Inert Groundcover

Inert groundcovers, including but not limited to, decomposed granite (DG), crushed rock, and river rock shall have a minimum 2" coverage depth, unless noted otherwise on plans. Inerts shall be the size and color as per plan, and shall be taken from a single quarry. DG shall be from a single source approved by the Developer's Representative. Screened DG shall be uniform, free of clay lumps, calcareous coatings, caliche, organic matter or deleterious
substances.

Boulders will be from a single source approved by the Developer's Representative. Surface Select Boulders to be free of broken areas, scars and scrapes. Boulders for seating shall have a flattened top.

2.08 Edging

Edging, including but not limited to, poly or steel product, shall be of the size (gauge and depth) specified on plans and drawings. Samples shall be submitted by contractor for approval.

PART 3 - EXECUTION

3.01 General

Install all material in accordance with the methods, techniques and specifications of each manufacturer and these specifications.

Do not begin planting until completion of the site grading and installation of a fully functional underground irrigation system is in place.

The Contractor will, prior to the start of construction activities on the site, define the limit boundaries of all areas designated as off-limits to the Contractor. Provide protective fencing for existing landscaped plants from construction activities as noted per drawings.

3.02 Backfill, Imported Fill or Artificial Soil and Gravel

Inspect the integrity of all damp-proofing and water proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

3.03 Topsoil

Import additional topsoil only as required to bring planting areas up to finish grade or per turf or planting bed requirements. Spread and cultivate soil so that no settling takes place at any time.

3.04 Landscape Fine Grading

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 2-1/2 inches below adjacent paving, curb and headers to allow for decomposed granite, groundcover mulch or turf sod.

Complete all finish grading prior to commencing landscape operations. Surface drainage will be away from the building foundation and walls, and will ensure proper drainage of the site as indicated on the drawings. Grade all planting areas to a smooth, even and uniform plane with no abrupt changes to surface, and the area drains as designed. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess if 1-1/2 inches, all building rubble, building construction material, waste and any other material that may impair satisfactory growth.

Dispose of any unacceptable or excess soil or other materials at a legal offsite disposal area and pay all dumping fees and charges.

3.05 Inert Groundcovers

Apply inert groundcovers to a 2 inch minimum depth within 1/2 inch of the top of adjacent curb or sidewalk.

Exercise care when placing inert groundcover around plant materials so as not to choke, cover or damage plant. Inert groundcovers will be kept out of the crowns of the plants.

Areas of installation will be completely weed-free before the placement of inert groundcover.

Apply pre-emergent according to manufacturer's recommendations before and after groundcover installation. Feather granite to provide a smooth transition to areas not receiving DG. After placing and grading DG, the Contractor will lightly water the granite to remove fine material from the surface.

3.06 Herbicide Application

All areas shall be maintained weed-free at all times during construction. Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 Tree Support

Only stake trees which are delivered with nursery stakes. Remove nursery stakes and install lodgepole per specifications. Install tree supports as shown on the drawings within 48 hours of planting. Bracing stakes will be driven vertically into firm ground and outside the rootball. Tree supports shall be installed to prevent rubbing and girdling, yet allow for trunk movement. Tree ties that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 Plant Placement

Layout plant locations with stakes or flags prior to planting. Coordinate with developer's representative to assure appropriate location.

Place shrubs no closer than 20 inches from foundations, fences, walls and walks or as far as character of growth demands, whichever is greater unless directed otherwise by the Developer's Representative.

Place trees no closer than 6 feet to foundations, fences, walls and walks unless directed otherwise by the Developer's Representative.

All plants which settle deeper than the surrounding grade will be rejected and must be raised to correct level.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Developer's Representative may selective alternate location.

3.09 Container Stock

Test drainage of plant beds and pits by filling with water. Notify developer's representative of areas where water is retained more than 24 hours and request a hardpan planting detail. Any drainage problem must be rectified prior to planting.

Do not expose roots to air except during transplanting.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Unless otherwise specified, place all plants in the center of planting pits, plant upright and face to give the best appearance and relationship to the adjacent plants for structures.

Plants will be set in relation to surrounding grade so they are even with depth at which they were grown in nursery or container.

After removing plant from container, scarify sides of rootball to eliminate root bound condition. Do not plant stock if rootball is cracked or broken.

3.10 Boxed Trees

Branches and rootballs must not be damaged.

Top of rootball will be one ince (1") above adjacent finished grade.

Add soil backfill under the tree if needed to bring rootball to proper height.

Planting pit will be backfilled with clean topsoil as box sides are progressively removed to minimize damage to the rootball and to prevent it from collapsing.

Backfill in bottom of planting pit will be to prevent undue settling.

Water the trees at planting as needed until the permanent automatic irrigation system is installed and operating.

3.11 Backfilling

Backfill plant pits and form a temporary shallow basin around the plant to hold enough water to saturate the root ball and backfill. Water plants immediately after planting and allow backfill to settle in plant pit. Do not water ocotillos after planting. Remove basin prior to installation of inert groundcovers or turf.

Treat all planting areas with a pre-emergent, with the exception of the revegetated seed areas.

3.12 Annuals

At time of transplanting, soil in flats shall be sufficiently moist so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.13 Sod

Soil Preparation

Provide soil with an organic matter content of 25 percent to 30 percent. Incorporate into soil by tilling the soil to a depth of 6 inches thoroughly remove debris, weeds and rocks from soil.

Soil Amendments

Prior to tilling, apply gypsum at a rate of 100 pounds per 1,000 square feet, phosphate at a rate of two pounds per 1,000 square feet and soil sulfur at five pounds per 1,000 square feet.

Sod Installation

Install sod along the straightest edge of turf area. Stagger joints in a brick- like pattern. Avoid gaps and overlapping. Place sod diagonally across slopes, so it cannot slide, and so that it provides complete cover with no brown sections or cracks showing. Water sod at least every thirty minutes. After installation, water lightly and roll in two directions with a sod roller.

3.14 Watering

Water all plants immediately after planting to avoid drying out, to the full depth, saturating the root ball of each plant hole repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.15 Clean Up

Keep all areas clean and orderly during and after execution of work.

3.16 Pruning

Prune shrubs and trees upon completion of the work, according to standard horticultural practices to preserve the natural character of the species and to repair or replace injured plants at directed. Limit pruning only to remove dead or injured twigs and branches and to compensate for loss of roots as a result of planting operations

3.17 Maintenance Period

Upon substantial completion, as determined by the Developer's Representative, in accordance with the conditions of the contract, the contractor shall be notified in writing that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering trees and grasses, monitoring and adjusting the irrigation system as necessary, mowing and trimming lawn areas, pruning and trimming plant material, weed removal, and cultivating plant beds.

Landscape contractor shall be responsible for maintenance of the sprinkler irrigation system, including monitoring and adjusting the duration and frequency of the watering schedule, adjustment of heads for coverage and elevation, repair of leaks in both main and lateral lines, and all other work required to establish a complete working sprinkler irrigation system.

Landscape contractor shall be responsible for maintenance of new planting, including watering, cultivating, weeding, mulching, re-staking, tightening and repairing guys, resetting plants to proper grades and position, maintenance of temporary tree wells, and furnishing and supplying all fertilizers, herbicides, and pesticides to maintain a thriving landscape. Landscape contractor, in order to protect his guarantee, shall give typewritten to developer, a complete maintenance manual in the care, maintenance and fertilization of the landscape.

Maintenance manual may include, but is not limited to the following: irrigation, fertilization, weeding, pesticide and herbicide application, pruning, resetting unstable plants, mowing, repairing, adjusting or replacing stake and guying, repair damage caused by weather, wildlife and vandalism or other hazards, perform maintenance operations necessary to assure healthy plant growth.

Landscape contractor shall request, in writing, a final inspection at the completion of the maintenance period. If the developer's representative determines the work is satisfactory, the maintenance period will end on the date of the final inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the contractor's expense, until such time as all corrections are made and the work is inspected and approved by the developer's representative. Retention will not be released until final inspection is made and approval issued by the developer's representative.

3.18 Field Quality Control

Notify Developer's Representative of the requirement for inspections at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade prior to boulder placement.
- At completion of landscape finish grading and soil preparation, prior to planting.
- At layout of irrigation system, prior to installation of irrigation system.
- A installation of irrigation system, prior to backfilling trenches and planting
- During installation of specimen tree, palm or other specimen plant material.
- After staking locations for plant holes, but prior to planting.
- During the planting process.
- During the placement and aiming of all light fixtures
- At substantial completion of the work.
- During warranty period to observe maintenance procedures.
- At final completion of the work.

- END OF SECTION 32 93 00 -

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12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS
SANTA FE, NEW MEXICO

PREPARED FOR:

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PHASE 2 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

NO.	DATE	ITEM
1		
2		
3		
4		
5		
6		
7		

CITY NUMBERS:

SPECIFICATIONS

L-8.01 SHEET 23 OF 25

SECTION 32 84 00 - PLANTING IRRIGATION

PART 1 - GENERAL

1.01 SUMMARY:

A. Work Included: Provide a provision for an underground irrigation system including the following:

1. Trenching, stockpiling, excavation of materials, and refilling trenches.
2. Complete systems including but not limited to piping, pump station, backflow preventer, assemblies, valves, fittings, heads, controller wiring, and final adjustments to ensure efficient coverage as determined by Consultant.

1. 02 REFERENCES:

A. Perform Work in accordance with requirement of Conditions of the Contract and Division 01-General Requirements as well as provisions of all applicable laws, codes, ordinances, rules and regulations. Conform to requirements of reference information listed below, except where more stringent requirements are shown or specified in Contract Documents.

1. American Society for Testing and Materials (ASTM) - Specifications and Test Methods specifically referenced in this section.
2. Underwriters Laboratories (UL) - UL wires and Cables.

1.03 QUALITY ASSURANCE:

A. Installer Qualifications: Installer shall have had considerable experience and demonstrated ability in the installation of irrigation system(s) of specified type(s) in a neat, orderly, and responsible manner in accordance with recognized standards of workmanship.

B. Special Requirements:

1. Tolerances - Specified depths and separations of pressure supply lines and laterals and pitch of pipes are minimums. Settlement of trenches is cause for removal of finish grade treatment and repair of finished grade treatment.
2. Coordination with Other Contracts - Protect, maintain, and coordinate Work with Tasks under other sections.
3. Damage to Other Improvements - Contractor shall replace or repair damage to grading, soil preparation, seeding, sodding, or planting done under other Sections during work associated with installation of irrigation system at no additional cost to the Owner.
4. Work involving substantial plumbing for installation of pump station, backflow preventers, copper service, and related work shall be executed by licensed and bonded plumber(s), performed in accordance with all prevailing codes and regulations.
5. Work involving connection to, installation, or extension of 120-volt or greater electrical service shall be executed by a licensed and bonded electrician, performed in accordance with all prevailing codes and regulations.

D. Irrigation Control System Procedures:

1. Contractor shall be responsible to provide and install all specified control equipment to result in a complete and working system, whether or not all appurtenances are shown on plans. System shall include controllers; all grounding and surge protection; master valves; and weather communication source.

1.04 SUBMITTALS:

A. Submittals: Prepare and make submittals in accordance with conditions of the Contract prior to installation.

B. Construction Record Drawings:

1. Contractor shall draw lateral piping, controller station numbers, and all other record information on the Field Record. The Field Record plan(s) shall be available at the Project Site for review. Upon completion of Project, Contractor shall submit Field Record Plan for review, prior to final acceptance. Dimension from two permanent points of reference, (building corners, sidewalks, road intersections, or permanent structures), location of the following items:
   a. Routing of pressure supply lines (dimension every 100 feet along the routing).
   b. Electric control valves.
   c. Control wire routing (if not with pressure supply line).
   d. Record plans shall be to same scale and in the same format as designed plans.
2. Prior to scheduling walk-through for substantial completion, Contractor is to submit all Field Record information to the Owner for approval.
3. Contractor shall also provide both a hard copy and Electronic Form version of the Controller Data Sheets to the Consultant.

C. Controller Charts: Do not prepare controller charts until record (as-built) drawings have been approved by the Consultant.

1. Provide controller chart, automatic controller.

   a. Controller drawing may be same size reproduction of the record drawing, if scale permits fitting them inside the controller door without folding drawing. If photo reduction prints are required, keep reproduction to maximum size possible to retain full legibility. Chart may also be Controller Data Sheet as for central-satellite systems, if approved by Consultant.
   b. Controller chart shall be bond print of actual as-built system, showing area covered by that controller; or Controller Data Sheet showing information on each station, and with complete description of each station's location.
   c. Identify area of coverage of each remote control valve, using a distinctly different pastel color for each zone. Highlight heads, lateral piping, and control valves.
   d. Following review of controller drawings by Consultant, hermetically seal each chart between two layers of 20 mm thick clear plastic.
   e. Controller chart shall be completed and approved by Consultant prior to final completion walk-through of irrigation system.
   f. Attach approved controller chart to inside of each controller door using self adhesive Velcro strips.
2. Following installation of each controller, contractor shall record all station data on a "Data Sheet" provided by the Consultant. This data shall include the type and quantity of irrigation devices on each station, nozzle type, arc, area of control (turf, trees, shrubs, etc), valve size, gpm, location, etc. as shown on the Data Sheet.
3. Prior to final walk-through for each area of the project, Contractor shall confirm that the following has been accomplished:
   a. Construction record drawings per 1.04.1.
   b. Data Sheets for Controllers.

E. Operational Manual: Submit 3 sets of Operations Manual to Consultant for approval, prior to scheduling the final completion walk-through. Manual is to include the following in a 1 x 3 ring binder:

1. Index sheet stating project name, and listing Contractor name, address, phone number, and contact person. Include same information for Primary Sub-Contractors.
2. Manufacturer cut sheets for all material components of irrigation system. Highlight or circle specific models or items.

1.05 DELIVERY, STORAGE and HANDLING:

A. Deliver, unload, store and handle materials, packaging, bundling, products, in dry conditions, or a weatherproof manner, to prevent damage, breakage, deterioration, intrusion, ignition, and vandalism. Deliver in original unopened packaging containers prominently displaying manufacturer name, volume, quantity, contents, instructions, and conformance to local, state, and federal law. Remove and replace cracked, broken, or contaminated items or elements prematurely exposed to moisture, inclement weather, snow, ice, temperature extremes, fire, or job site damage.

B. Handling of PVC Pipe: Exercise care in handling, loading and storing of PVC pipe. All PVC pipe shall be transported in a vehicle which allows the entire length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads. All sections of pipe that have been dented or damaged shall be discarded, and if installed, shall be removed and replaced with new piping.

1.06 JOBSITE CONDITIONS:

A. Protection of Property:

1. Preserve and protect all trees, plants, monuments, structures, and paved areas from damage due to Work in this Section. In the event damage does occur, all damage to inanimate items shall be completely repaired or replaced to the satisfaction of the Owner. All injuries to living plants shall be repaired by the Owner, and all costs of such repairs shall be charged to and paid by the Contractor.
2. Protect buildings, walks, walls, and other property from damage. Flare and barricade open ditches. Damage caused to asphalt, concrete, or other building material surfaces shall be repaired or replaced at no cost to the Owner. Restore disturbed areas to original condition.

B. Existing trees:

1. All trenching or other Work under limb spread of any and all evergreens or low branching deciduous material shall be done by hand or by other methods so as to prevent damage to limbs or branches.

C. Protection and Repair of Underground Lines: Request proper utility company to stake exact location (including depth) of all underground utilities. Take whatever precautions necessary to protect these underground lines from damage. In the event damage does occur, all damages shall be repaired by Contractor unless other arrangements have been made.

D. Replacement of Paving and Curbs: Where trenches and lines cross existing roadways, paths, curbing, etc., damage to these shall be kept to a minimum and shall be restored to original condition.

1.07 WARRANTY / GUARANTEE:

A. Contractor shall warrant materials against defects for a period of one year from the date of Substantial Completion. Contractor shall guarantee workmanship for similar period. Contractor shall be responsible for coordinating material warranty items with the manufacturer / distributor.
B. Settling of backfilled trenches which may occur during guaranty period shall be repaired by Contractor at no expense to the Owner, including complete restoration of damaged property.
C. Expenses due to vandalism before substantial completion shall be borne by Contractor.
D. Owner or representative maintenance company will maintain turf and planting areas during warranty period, so as not to hamper proper operation of the irrigation system.

1.08 MAINTENANCE:

A. Furnish the following maintenance items to Owner prior to final Acceptance:

1. 2 sets of special tools required for moving, disassembling, and adjusting each type of sprinkler head and valve supplied on this project.
2. 2 keys for each automatic controller.

1.09 EXTRA STOCK:

A. In addition to installed system furnish the following items to Owner:
1. 4 per 100 installed drip emitters of each type used.
2. 2 pop-up heads of each type used.

PART 2 - PRODUCTS

2.01 MATERIALS:

A. General piping:

Note: All piping for reclaimed water systems shall be purple colored, or wrapped with reclaimed "sock" or reclaimed marking tape, and main lines shall have detectable reclaimed marking tape in trench 12" above top of pipe continuously.

1. Pressure Supply Lines (downstream of Pump Station) - Sch. 40 PVC, Solvent Weld Belled End for 2-1/2" or smaller, and rubber-ring joint for 3" and larger with ductile iron fittings and taps.
2. Non-pressure lines - Sch. PVC, Solvent Weld Belled End.
3. Drip Piping - ¾" Sch. 40, Solvent Weld unless otherwise specified on plans.
4. Emitter Tubing - by emitter manufacturer.

B. Plastic Pipe and Fittings:

1. Identification Markings:
   a. All pipe to be identified with following indelible markings:
      1) Manufacturer's Name.
   b. All fittings including valve taps for rubber-ring pipe shall be cast or ductile iron, rubber-ring for PVC.
2. Solvent Weld Pipe - Manufactured from virgin polyvinyl chloride (PVC) compound in accordance with ASTM D2241 and ASTM D1784; cell classification 12245-B, Type 1, Grade 1.

   a. Fittings - Standard weight, Schedule 40, injection molded PVC; complying with ASTM D1784 and D2466, cell classification 12454-B.
      1) Threads - Injection molded type (where required).
      2) Tees and ells - Side gated.
   b. Threaded Nipples - ASTM D2464, Schedule 80 with molded threads.
   c. Joint Cement and Primer - Type as recommended by manufacturer of pipe and fittings.

C. Low Pressure / Volume Systems:

1. Emitters as indicated on drawings.
2. Drip Piping - manufactured of polyvinyl chloride compound conforming to ASTM D2241 and ASTM D1784, Type 1, Grade 1.
3. Fittings - Schedule 40 PVC, or as recommended by piping manufacturer.
4. Drip Valve Assembly - Type and size shown on drawings.
   a. Wye Strainer - Plastic / Fiberglass construction with 150 mesh nylon screen and blow out assembly.
   b. Control Valve - 2-way, solenoid pilot operated type made of synthetic, non-corrosive material; diaphragm-activated and slow closing. Include freely pivoted seat seal; retained (mounted) without attachment to diaphragm.
   c. Pressure Regulator - Plastic / Fiberglass construction, preset type with pressure setting per drawings.

D. Copper Pipe and Fittings:

1. Copper Pipe - Type K hard tempered.
2. Fittings - Wrought copper, solder joint type.
3. Joints - Soldered with solder, 45% silver, 15% copper, 16% zinc, and 24% cadmium and solids at 1125 F and liquids at 1145 F.

E. Brass Pipe and Fittings:

1. Fittings - Medium brass, screwed 125 pound class.
2. Brass Pipe - 85% red brass, AMSI Schedule 40 screwed pipe.

G. Valve Boxes:

1) Note: All box covers for reclaimed water systems shall be purple colored, and marked for reclaimed. Nominal pipe size.
2) Schedule or class.
3) Pressure Rating.
4) NSF (National Sanitation Foundation) seal of approval.
5) Date of extrusion.

Otherwise, valve box color to be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation.

1. Drip Line Blow-out Stubs, and Wire Stub Box - Carson #910-12.
2. 1-inch through 2-inch Control Valves - Carson #1419-13B.
3. Drip Valve Assemblies - Carson #1419-13B.
4. Control Wiring Splices - Carson #910-12.
5. Main Line Gate Valves - Carson #910-12.
6. Air-Relief Valves - Carson #1419-13B.
7. Manual Drain Valves - Carson #1419-13B.
8. Master Control Valve - As shown on detail.

H. Electrical Control Wiring:
1. Low Voltage:
   a. Electrical Control Wire - Hunter two-wire.
   b. If multiple controllers are utilized, a different two wire for each controller.
2. High Voltage: Type required by local codes and ordinances, of proper size to accommodate needs of equipment serviced.

I. Sprinkler Heads: As shown on drawings. Use Purple caps or nozzles for Reclaimed Water use.
K. Electric Control Valves: As noted on drawings. Purple handles for Reclaimed Water use. Install pressure regulating devices where specified on plans.
L. Pipe Bedding Material: Construction grade sand approved by Consultant.
M. Automatic Controller: As shown on drawings. Provide two (2) remote control units (compatible as specified by Owner) as part of the work.
N. Manual Drain Valve: As shown on drawings.
O. Air-Relief Valve: As shown on drawings.
P. Master Control Valve: As shown on drawings.
Q. Pump Station: As shown on drawings.

PART 3 - EXECUTION

3.01 INSPECTION:

A. Examine areas and conditions under which Work of this Section is to be performed. Do not proceed with Work until unsatisfactory conditions have been corrected.
B. Grading operations, with the exception of final grading, shall be completed and approved by Owner prior to staking or installation of any portion of irrigation system except sleeving.

3.02 PREPARATION:

A. Staking Shall Occur as Follows:
1. Mark with powdered lime or marking paint routing of pressure supply lines, and flag heads and control valve locations for first series of zones for approval.
B. Sleeving: Install sleeving under all asphalt paving and concrete walks, prior to the installation of concrete or paving operations, to accommodate piping and wiring. Compact backfill around sleeves to 95% Standard Proctor Density within 2% of optimum moisture content in accordance with ASTM D1557.
C. Trenching: Trench excavation shall follow, as much as possible, layout shown on Drawings. Dig trenches straight, and support the pipe continuously on the bottom of trench. Trench bottom shall be clean and smooth with all rock and organic debris removed. Pressure supply line trenches shall be over-excavated as required to allow for bedding material. Trench depth shall be uniform as required to meet minimum depth requirements for the type of piping being installed.

1. Clearances:
   a. Piping smaller than 3 inches - Trenches shall have a minimum width of 7 inches. 12 inches for 3" and larger pipe.
   b. Line clearance - Provide not less than 6 inches of clearance between each line, and not less than 12 inches of clearance between lines of other trades.
   c. For Reclaimed Water systems, 2-foot vertical (below) and 6-foot horizontal separations from potable lines are required per MAG and industry standards.

2. Pipe and Wire Depth:
   a. Pressure Supply Piping - 24 inches from top of pipe (30 inches where 6" and larger pipe is on project).
   b. Non-pressure piping - 12 inches from top of pipe.
   c. Two-wire - Side and bottom of pressure supply line.
   d. Drip Piping - 12 inches from top of pipe.
   e. Emitter tubing - 12 inches from top of pipe (non slope plantings). 4 inches from the top of pipe (slopes 2:1 of greater).

3.03 INSTALLATION:

A. Other Equipment: Locate other equipment as near as possible to location designated on construction drawings. Deviations shall be approved by Consultant prior to installation.
B. PVC Piping:
1. Snake pipe in trench as much as possible to allow for expansion and contraction.
2. When pipe laying is not in progress, or at end of each day, close pipe ends with tight plug or cap. (Perform work in accordance with good practices prevailing in piping trades).
3. Coordinate pressure supply line installation with required bedding operations. Concrete thrust blocks or steel joint restraints shall be utilized for all rubber-ring joint fittings per industry standards. In sandy soil, mechanical joint fittings shall be used with thrust blocks.
4. Stake all above-grade PVC piping per details.
5. Use 45-degree ells when making perpendicular crossings of above-grade PVC piping, to depress bottom pipe.
6. Lay pipe and make all plastic-to-plastic joints in accordance with manufacturer's recommendations.

C. Drip Piping:
1. Install fitting connections per manufacturer's recommendations.
2. Use threaded risers and Sch. 40 or Sch. 80 fittings per details when making connections in drip piping for emitters and fittings.
3. Install drip line blow-out stubs at all dead ends of drip piping.
4. Any deviations from drip pipe routing shown on drawings must be approved by Consultant prior to installation.

D. Control Wiring:
1. Low Voltage Wiring (Two Wire):
   a. Bury control wiring between controller and electric valves in pressure supply

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REGISTRATION:

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12/4/23

DESIGNED: TEAM
DRAWN: TEAM
APPROVED: JBC
PROJECT NO.: 23-010

PROJECT:

BUNGALOWS AT CERRILLOS
SANTA FE, NEW MEXICO

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jeremy Hall

PHASE 2 LANDSCAPE CONSTRUCTION DOCUMENTS

DATE: DECEMBER 04, 2023

REVISIONS:

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L-8.02 SHEET 24 OF 25

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PLANTING IRRIGATION CONTINUED

line trenches, with wires consistently located to one side of pipe, on top of initial pipe bedding, or in separate trench.

a. Provide an expansion loop at pressure supply line angle fittings, every electric control valve location (in valve box), and at minimum 500 feet intervals. Form expansion loop by wrapping wire at least 8 times around a 1-inch pipe and withdrawing pipe.
b. Make splices and electric control valve connections using DBY connectors or similar dry splice method.
c. Install two wire splices not occurring at control valve in a separate splice valve box.

2. High Voltage Wiring for Automatic Controller:
   a. Provide 120-volt power connection to automatic controller.

E. Automatic Controller:
1. Install controller in accordance with manufacturer's instructions as detailed and where shown on Drawings.
2. Connect remote control valves to controller in numerical sequence as shown on Drawings.
3. Final location of controller shall be approved by Consultant prior to installation.
4. Each controller shall have a dedicated separate ground wire and surge protection.
5. Above-ground conduit shall be rigid galvanized steel with appropriate fittings. Below-ground conduit shall be Schedule 40 PVC.

F. Drip Valve Assemblies: Install drip valve assembly as detailed.

G. Drip Emitters: Install drip emitters as detailed.

H. Valve Boxes:
1. Install one valve box for each type of valve installed as detailed flush with grade for all sodded areas, and above-grade for all seeded areas.
2. Valve box extensions are not acceptable, except for master valve.
3. Install gravel sump after compaction of all trenches. Valve box to rest on gravel sump. Place final portion of gravel inside valve box after valve box is backfilled and compacted.
4. Install “Christy” stainless steel or 2.5” x 5” plastic valve label tags for each valve box (1-800-258-4583). Entire controller & station number shall be printed on each tag. Letter and number size shall be no smaller than 1/8 inch and no greater than ¼ inches. Label each valve box as follows:
   a. Control valves - Controller letter and station number.
   b. Quick Coupler Valves - Label “QCV.”
   c. Wire Splices - Label wire splices with the letters “W.S.”
   d. Drip Piping Blow-our Stubs - Controller letter and station number of each drip piping blow-out.
   e. Gate Valves - Label with letters “GV” typical.
   f. Air-Relief Valves - Label with letters “ARV” typical.
   g. Manual Drain Valve - Label with letters “MDV.”
5. Valve box color to be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation. These guidelines are typical of all installations unless water source is effluent. In that case all valve boxes no matter the location are to be purple in color and meet all applicable codes and ordinances.

I. Pump Station: Install as detailed on Drawings.

J. Electric Control Valves:

1. Install top of cross handle a maximum of 3 inches below finished grade where shown on Drawings and as detailed.
2. When grouped together, allow a minimum of 12 inches between valve box sides.
3. Space control valves accordingly.
4. Install each remote control valve in a separate valve box.
5. Install valve boxes flush with grade.
6. When parallel to roadway, sidewalk or other permanent element or structure, control valve and box are to be installed perpendicular to element or structure, spaced equally.
7. For athletic areas such as football fields where concrete curbs exist, place the electric valves within one foot of the curb (no further into the playfield).

K. Main Line Gate Valves: Install as detailed on Drawings.

L. Air-Relief Valves: Install as detailed on Drawings.

M. Control Wiring:

1. All control wiring to be laid to bottom and side of pressure supply line trench. Separate wire trenches will not be allowed unless approved by Consultant prior to installation.

N. Backfilling: Do not begin backfilling operation until required system tests have been completed. Backfill shall not be done in freezing weather except with prior written approval by Consultant. Leave trenches slightly mounded to allow for settlement after backfilling is complete. Trenches shall be finished graded prior to walk-through of system by Consultant.

1. All pressure supply lines shall be bedded with construction grade sand 4 inches below invert of pipe, to 6” above top of pipe and width of trench when site conditions are rocky or otherwise unfavorable.
2. Materials: Excavated material is generally considered satisfactory for backfilling purposes after completing bedding requirements. Backfill materials shall be free of rubbish, vegetative matter, frozen materials, and stones larger than 2 inches in maximum dimension. Do not mix subsoil with topsoil. Material not suitable for backfill shall be hauled away. Contractor shall be responsible for providing suitable backfill if excavated material is unacceptable, or not sufficient to meet backfill, compaction, and final grade requirements.
3. Do not leave trenches open for a period of more than 48 hours. Open excavations shall be protected in accordance with OSHA regulations.
4. Compact backfill to 90% maximum density in 6” lifts, determined in accordance with ASTM D155-7 utilizing the following methods:

   a. Mechanical tamping.
   b. Puddling or ponding. Puddling or ponding and/or jetting is prohibited within 10’-0” of building or foundation walls.

S. Piping Under Paving:

1. Provide for a minimum cover of 24 inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphalt concrete or concrete paving. Provide sleeving as required by municipality, or as shown on plans.
2. Piping shall be bedded with construction grade sand - 6 inches below pipe to 6 inches above pipe and the width of the trench.
3. Compact backfill material in 6-inch lifts at 95% maximum density determined in accordance with ASTM D1557 using manual or mechanical tamping devices.
4. Set in place, cap, and pressure test all piping under paving, in presence of Consultant or Owner prior to backfilling and paving operations.
5. Piping under existing walk or concrete pavement shall be done by jacking, boring, or hydraulic driving, but where cutting or breaking of walks and/or concrete is necessary, it shall be done and replaced at no cost to the Owner. Obtain permission and prior approval from Owner to cut or break walks and / or concrete.

3.04 FIELD QUALITY CONTROL:

A. Flushing: After piping, risers, and valves are in place and connected, but prior to installation of emitter heads, quick coupler valves, and air relief valves, thoroughly flush piping system under full head of water pressure from dead end fittings. Maintain flushing for 5 minutes through furthestmost valves. Cap riser after flushing.

B. Testing: Conduct tests in presence of Consultant. Arrange for presence of Consultant a minimum of 48 hours in advance of testing. Supply force pump and all other test equipment.

1. After backfilling, and installation of all control valves & quick coupler valves, fill pressure supply line with water, and pressurize to 40 PSI over the designated static pressure or 120 PSI, whichever is greater, for a period of 2 hours.
2. Leakage, Pressure Loss: Test is acceptable if no leakage or loss of pressure is evident during test period.
3. Leaks: Detect and repair leaks.
4. Retest system until pressure can be maintained for the duration of the test.
5. Before final acceptance, pressure supply line shall remain under pressure for a period of 48 hours.

C. Walk-Through for Substantial Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Entire System shall be completely installed and operational prior to scheduling of walk-through. All sodded areas are to be complete with head height and valve boxes adjusted accordingly.
3. Operate each zone in its entirety for Consultant at time of walk-through, and open all valve boxes.
4. Consultant shall generate a list of items to be corrected prior to Final Completion (“Punch List”).
5. Furnish all materials and perform all Work required to correct all inadequacies due to deviations from Contract Documents, and as directed by Consultant.
6. During walk-through, expose all drip emitters and sprinklers under operations for observation by Consultant to demonstrate that they are performing and installed as designed; prior to placing of all mulch material. Schedule separate walk-through if necessary.

D. Walk-Through for Final Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Show evidence to Consultant that Owner has received all accessories, charts, record drawings, and equipment as required before Final Completion walk-through is scheduled.
3. Operate each zone identified as deficient at substantial completion walk-through for Consultant to review at time of final completion walk-through to ensure correction of all incomplete items.
4. Items deemed not acceptable by Consultant shall be reworked to the complete satisfaction of Consultant.
5. If after request to Consultant for a walk-through for Final Completion of the irrigation system, Consultant finds items during walk-through to be deficient, Contractor shall be charged for all subsequent walk-throughs. Funds will be withheld from final payment and/or retainage to Contractor, in amount equal to additional time and expenses required by Consultant to conduct and document further walk-throughs as deemed necessary to ensure compliance with Contract Documents.

3.05 ADJUSTING:

A. Upon substantial completion of installation, fine-tune entire system by regulating valves, adjusting spray patterns and break-up arms/screws, and setting pressure reducing valves or throttling electric valve flow control stems to proper pressure settings to provide optimum and efficient coverage. Flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible. Heads of same type shall be operating at same pressure +/- 7%.
B. If it is determined that irrigation adjustments will provide proper and more adequate coverage, make such adjustments prior to Final Acceptance, as directed, at no additional cost to Owner. Adjustments may also include changes in nozzle sizes, degrees of arc, and control valve throttling.
C. All sprinkler heads shall be set perpendicular to finish grade unless otherwise designated.
D. Areas which do not conform to designated operation requirements due to unauthorized changes or poor installation practices shall be immediately corrected at no additional cost to the Owner.

-END OF SECTION 32 84 00-

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PHASE 2 LANDSCAPE CONSTRUCTION DOCUMENTS

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SPECIFICATIONS

L-8.03 SHEET 25 OF 25

BUNGALOWS AT CERRILLOS PHASE 1

CERRILLOS RD & W FRONTAGE RD
SANTA FE, NEW MEXICO
ELECTRICAL SITE PLAN

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

GENERAL ELECTRICAL NOTES

1. ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (2017), FEDERAL, STATE AND LOCAL JURISDICTION CODES.
2. ALL WORK SHALL BE DONE IN A NEAT, WORKMANLIKE, FINISHED AND SAFE MANNER, ACCORDING TO THE LATEST PUBLISHED NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION STANDARDS OF INSTALLATION, UNDER COMPETENT SUPERVISION.
3. VISIT THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND ALL OTHER FACTORS WHICH MAY AFFECT THE EXECUTION OF THIS WORK. INCLUDE ALL RELATED COSTS IN THE INITIAL BID PROPOSAL.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING UTILITIES AND AVOIDING DAMAGE TO SAME. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES CAUSED AS A RESULT OF HIS WORK. CALL (602) 263-1100 FOR BLUE STAKES. IRRIGATION LINES LESS THAN 2" WILL NOT BE MARKED AND SHALL BE REPAIRED IN KIND BY THE CONTRACTOR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC. DAMAGES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
6. PROPER PROTECTION OF THE CONSTRUCTION AREA FOR SAFETY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COVER ALL TRENCHES AT THE END OF EACH WORK DAY. BARRICADES SHALL BE INSTALLED AS DIRECTED BY THE OWNER OR THE PROJECT INSPECTOR. THE SITE AND ALL WORK SHALL CONFORM TO OSHA REQUIREMENTS.
7. ALL EXISTING LANDSCAPE, HARDSCAPE AND SPRINKLER SYSTEMS DAMAGED OR DISTURBED DURING THE CONSTRUCTION OF THIS PROJECT BY THE CONTRACTOR SHALL BE REPLACED IN KIND.
8. CONTRACTOR SHALL PAY FOR PERMITS AND INSPECTIONS AS MAY BE REQUIRED AND PROVIDE A CERTIFICATE OF INSPECTION TO THE OWNER.
9. PROTECT ALL MATERIAL AND EQUIPMENT INSTALLED AGAINST DAMAGE BY OTHER TRADES, WEATHER CONDITIONS OR ANY OTHER CAUSES. EQUIPMENT FOUND DAMAGED OR IN OTHER THAN NEW CONDITION WILL BE REJECTED AS DEFECTIVE. ALL COMPONENTS SHALL BE FREE OF DUST, GRIT AND FOREIGN MATERIALS, AND LEFT AS NEW BEFORE FINAL ACCEPTANCE OF WORK.
10. LEAVE THE SITE CLEAN, REMOVE ALL DEBRIS, EMPTY CARTONS, TOOLS, CONDUIT, WIRE SCRUTILITY COMPANY AND ALL MISCELLANEOUS SPARE EQUIPMENT AND MATERIALS USED IN THE WORK DURING CONSTRUCTION.
11. IT IS THE OBLIGATION OF THE CONTRACTOR TO ORGANIZE HIS WORK SO THAT A COMPLETE ELECTRICAL, INSTRUMENTATION, AND/OR CONTROL SYSTEM FOR THE FACILITY WILL BE PROVIDED AND SUPPORTED BY ACCURATE SHOP AND RECORD DRAWINGS, AND ALL O & M MANUALS.
12. ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC, BURIED 24" MINIMUM BELOW FINISHED GRADE, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS.
13. PROVIDE EMT INDOOR AND GRS OUTDOOR FOR ABOVE GROUND CONDUIT, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS. WHERE METALLIC CONDUITS COME IN CONTACT WITH DIRT, THEY SHALL BE HALF LAP WRAPPED WITH SCOTCH 50 TAPE TO 12" AFG. FITTINGS SHALL BE STEEL, THREADED TYPE WITH INSULATED THROATS. SECURELY ATTACH ALL SURFACE MOUNTED CONDUIT EVERY 10 FEET AND WITHIN 3 FEET OF EACH JUNCTION BOX, PER NEC ARTICLE 344.30.
14. MINIMUM CONDUIT SIZE SHALL BE 3/4" UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS.
15. ALL FEEDERS AND BRANCH CIRCUIT WIRE SHALL BE COPPER TYPE XHHW (75 DEGREE C) FOR BELOW GRADE INSTALLATIONS (AND CONDUIT RISERS) AND THHN/THWN (75 DEGREE C) FOR ABOVE GRADE INSTALLATIONS. MINIMUM SIZE SHALL BE #12 AWG, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS. ALL WIRING SHALL BE IN CONDUIT. PER MARICOPA COUNTY AMENDMENT TO NEC ARTICLE 334.10 AND 334.12, MARICOPA COUNTY DOES NOT PERMIT TYPES NM, NMC, NMS (ROMEX) CABLES IN COMMERCIAL APPLICATIONS.
16. A SEPARATE GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR (BOND) SHALL BE INSTALLED, SIZED PER NEC CODE 250.122, WITHIN EACH RACEWAY TYPE, INCLUDING EMT.
17. WHEN A PANEL IS SUPPLIED BY A FEEDER OR BRANCH CIRCUIT, ANY INSTALLED GROUNDED CONDUCTOR SHALL NOT BE CONNECTED TO THE EQUIPMENT GROUNDING CONDUCTOR (GEC) OR TO THE GROUNDING ELECTRODE(S) PER NEC ARTICLE 250.32(B)(1).
18. BOND ALL ENCLOSURES PER NEC ARTICLE 250.96.
19. CONTRACTOR SHALL PLAN AND INSTALL WORK IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR.
20. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, ETC. NECESSARY FOR A COMPLETE AND WORKABLE ELECTRICAL SYSTEM WHETHER OR NOT THESE ITEMS ARE SPECIFICALLY NOTED ON THESE DRAWINGS. INCIDENTAL ITEMS NOT INDICATED ON THE DRAWINGS, NOR MENTIONED IN SPECIFICATIONS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO BELONG TO THE WORK DESCRIBED OR BE NECESSARY IN GOOD PRACTICE TO PROVIDE A COMPLETE SYSTEM, SHALL BE FURNISHED AND INSTALLED AS THOUGH ITEMIZED HERE IN EVERY DETAIL.
21. CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE ALL LABOR, MATERIAL, TRENCHING, CONDUIT, TRANSFORMER PAD AND OTHER REQUIRED EQUIPMENT PER UTILITY COMPANY PLANS AND SPECIFICATIONS NECESSARY FOR A COMPLETE UNDERGROUND CONDUIT SYSTEM FROM THE UTILITY POINT OF SERVICE TO THE UTILITY CO. TRANSFORMER AND FROM THE UTILITY CO. TRANSFORMER TO THE ELECTRICAL SERVICE ENTRANCE SECTION.
22. ALL TRENCHING, CONDUITS, ETC. SHALL BE ROUTED AND INSTALLED IN SUCH A MANNER THAT WILL NOT DAMAGE EXISTING FACILITIES. SHOULD DAMAGE OCCUR, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR DAMAGE TO THE SATISFACTION OF THE OWNER OR INSPECTOR.
23. ALL CONDUIT RUNS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. THE CONTRACTOR SHALL MAKE SURE THAT ALL CONDUIT, ETC. FALLS WITHIN THE CONSTRUCTION AREA/RIGHT OF WAY. (THIS INCLUDES MAINTAINING ALL REQUIRED CLEARANCES.)
24. WHEN CROSSING PATHWAYS OR SIDEWALKS, CONTRACTOR SHALL BORE UNDER EXISTING CONCRETE WALKS AND SAWCUT ASPHALT WALKS. ASPHALT WALKS SHALL BE REPLACED IN KIND.
25. CONTRACTOR SHALL GUARANTEE WORK INSTALLED UNDER THE CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS, USUAL WEAR EXPECTED, AND SHOULD ANY SUCH DEFECTS DEVELOP WITHIN A PERIOD OF ONE YEAR ACCEPTANCE OF THE PROJECT BY THE OWNER, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTIVE ITEMS AND DAMAGE RESULTING FROM FAILURE OF THESE ITEMS, AT NO EXPENSE WHATSOEVER TO THE OWNER.
26. CONTRACTOR SHALL IDENTIFY SERVICE ENTRANCE SECTION MAIN SERVICE DISCONNECT(S) WITH 3/32-INCH THICK LAMINATED PHENOLIC TYPE NAMEPLATES WITH 1/4-INCH MINIMUM HEIGHT LETTERS. NAMEPLATE TO BE BLACK MATTE FINISH SURFACE WITH WHITE LETTER ENGRAVING. ATTACH NAMEPLATE TO THE OUTSIDE PANEL FACE WITH TWO STAINLESS STEEL SELF-TAPPING SCREWS. NAMEPLATE SHALL READ "SERVICE DISCONNECT" PER NEC ARTICLE 230.70(B).
27. ALL CIRCUITS SHALL BE LEGIBLY IDENTIFIED AT THE PANEL, JUNCTION BOXES AND AT ALL EQUIPMENT IN A PERMANENT MANNER (I.E. ETCHED PLATES, CONDUCTOR TAG, PERMANENT MARKER, ETC.). THE LABELING SHALL INCLUDE PANEL CIRCUIT NUMBER, "TO" AND "FROM" IDENTIFICATION, AND MARKED "SPARE" WHERE APPLICABLE.
28. CONTRACTOR SHALL TEST ELECTRICAL SYSTEM FOR SHORT CIRCUITS AND MEGGER TEST FEEDERS AND BRANCH CIRCUIT WIRING. INSURE LOW IMPEDANCE GROUND PATH SYSTEM. PERFORM HIPOT TESTING WHEN REQUIRED BY LOCAL JURISDICTION.
29. ALL CONDUIT AND J-BOXES SHOWN SHALL BE CONCEALED WHEN POSSIBLE. WHEN NOT POSSIBLE, CONDUIT AND J-BOXES MAY BE SURFACE MOUNTED WITH PERMISSION OF THE OWNER OR OWNER'S REPRESENTATIVE.
30. CONTRACTOR SHALL COORDINATE ALL EQUIPMENT CONNECTIONS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN. PROVIDE ADDITIONAL FUSED DISCONNECT SWITCHES AND CONTROLS IF OVERCURRENT PROTECTION OR CONTROLS IS NOT INTEGRAL WITH UNITS.
31. ALL EQUIPMENT SHALL BE FUSE SIZED PER MANUFACTURES RECOMMENDATIONS AND U.L. APPROVAL.
32. ELECTRICAL DEVICES, DISCONNECT SWITCHES, ETC., SHALL BE SUPPORTED INDEPENDENT OF AND ISOLATED FROM EQUIPMENT VIBRATIONS.
33. FULL LOAD AMPS (FLA) SIZES, AS NOTED IN THESE DRAWINGS, ARE BASED ON SPECIFIED EQUIPMENT DATA. CONTRACTOR SHALL VERIFY NAMEPLATE FLA OF EQUIPMENT SUPPLIED AND COORDINATE ACCORDINGLY PER EQUIPMENT SUPPLIERS RECOMMENDATIONS.
34. ALL OUTDOOR ELECTRICAL EQUIPMENT SHALL BE NEMA-3R OR NEMA-4 ENCLOSURES.
35. CONDUITS OR RACEWAYS ROUTED FROM INDOORS TO OUTDOORS OR AS DESCRIBED IN NEC 300.7(A), SHALL BE SEALED WITH A PLIABLE SEALING COMPOUND AT A CONDUIT BODY OR AT A JUNCTION BOX BEFORE THE CONDUIT ENTERS THE COLDER ENVIRONMENT.
36. CONDUITS OR RACEWAYS INSTALLED IN AREAS WHERE ELEVATION CHANGES MAY CAUSE WATER OR MOISTURE TO ENTER THE ELECTRICAL EQUIPMENT THROUGH THE CONDUIT SHALL BE SEALED WITH A HERMETIC CONDUIT SEAL AT BOTH ENDS OF THE CONDUIT OR RACEWAY.
37. ALL POLE LIGHTS SHALL BE PROVIDED WITH A TWO POLE FUSE HOLDER BUSSMANN #HEX OR A SINGLE POLE FUSE HOLDER BUSSMANN #HEB OR EQUAL FOR INLINE FUSING, PROVIDE 5A FUSING IN FUSEHOLDER.
38. CONTRACTOR TO INSTALL PULL BOX ADJACENT TO EACH PATHWAY, AREA AND PARKING LOT LIGHT, SEE PULL BOX INSTALLATION DETAIL. PULL BOXES MAY NOT BE SHOWN AT ALL LOCATIONS ON PLANS.
39. PRIOR TO POURING THE POLE BASES OR COVERING ANY ELECTRICAL CONDUITS, CONTACT THE INSPECTION DEPARTMENT 24 HOURS IN ADVANCE FOR APPROVAL.
40. MATERIALS SHALL BE NEW AND OF THE BEST QUALITY WITH MANUFACTURER'S NAME PRINTED THEREON. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH NEMA, ANSI, UNDERWRITER'S LABORATORY OR OTHER APPLICABLE STANDARDS AND RATED FOR HEAVY DUTY SERVICE.
41. ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE. ALL 15 AND 20 AMP, 125 AND 250 VOLT, NONLOCKING RECEPTACLES INSTALLED OUTDOORS SHALL BE LISTED WEATHER-RESISTANT TYPE. ALL WEATHERPROOF WHILE IN-USE RECEPTACLE COVERS SHALL BE METAL.
42. SELECTION OF MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE DRAWINGS AND/OR SPECIFICATIONS. THE USE OF MANUFACTURER'S NAME, MODEL, AND NUMBER IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, USEFULNESS AND BID PRICE. CONTRACTOR SHALL SUBMIT TO THE OWNER OR OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL (PRIOR TO ORDERING MATERIALS) COPIES OF EQUIPMENT SHOP DRAWINGS AS FOLLOWS: 1) LIGHT FIXTURES, 2) POLES, 3) POLE BASES, 4) SERVICE ENTRANCE SECTION, 5) ELECTRICAL EQUIPMENT, 6) DISCONNECT SWITCHES, 7) TIME CLOCKS AND OTHER CONTROLS, 8) LIGHTING CONTACTORS AND 9) PULL BOXES. AT THE TIME OF EACH SUBMITTAL, THE CONTRACTOR SHALL DEFINE AND DELINEATE IN WRITING ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS. THE REVIEW WILL BE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK AND FOR COMPLIANCE WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS. THE REVIEW OF A SPECIFIED ITEM, AS SUCH, WILL NOT INDICATE REVIEW OF THE ASSEMBLY IN WHICH THE ITEM FUNCTIONS. REVIEW BY THE OWNER OR OWNER'S REPRESENTATIVE WILL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SUBMITTALS NOR FROM HIS RESPONSIBILITY FOR COMPLYING WITH THE CONTRACT DOCUMENTS.
43. THE SUBMITTALS SHALL BE NEATLY GROUPED AND ORGANIZED. PERTINENT INFORMATION SHALL BE HIGHLIGHTED, AND THE SPECIFIC PRODUCT SHALL BE IDENTIFIED. ALL SUBMITTALS SHALL BE COMPLETE, AND PRESENTED IN ONE PACKAGE. THE SUBMITTAL SHALL INCLUDE A COMPLETE LIST OF THE EQUIPMENT AND MATERIALS, INCLUDING THE MANUFACTURER'S NAME, PRODUCT SPECIFICATION, DESCRIPTIVE DATA, TECHNICAL LITERATURE, PERFORMANCE CHARTS, CATALOG CUTS, INSTALLATION INSTRUCTIONS, AND SPARE PART RECOMMENDATIONS FOR EACH DIFFERENT ITEM OF THE EQUIPMENT SPECIFIED.
44. CONTRACTOR SHALL COORDINATE WITH POWER COMPANY REGARDING METERING EQUIPMENT PRIOR TO BIDDING AND ORDERING EQUIPMENT. CONTRACTOR SHALL VERIFY POWER COMPANY METERING REQUIREMENTS INCLUDING WHICH SERVICES NEED TO BE COMMERCIALLY RATED WITH APPROVED BY-PASS TEST BLOCKS. SERVICES THAT FEED SITE LIGHTING/"LIFE SAFETY" MAY NEED BY-PASS TEST BLOCKS DEPENDING ON POWER COMPANY STANDARDS.

CONSTRUCTION NOTES

1. EACH UNIT SHALL HAVE A SEPARATE AND INDIVIDUAL CONDUIT AND CIRCUIT FROM THE POINT OF DELIVERY. THE CONDUIT TAG AT THE UNIT IS THE SIZE FROM THE POINT OF DELIVERY TO THE SERVICE PER UNIT.
2. PROPOSED LOCATION OF UTILITY COMPANY TRANSFORMER. FINAL LOCATION PER UTILITY COMPANY PLANS.

LEGEND

- 1ø UTILITY COMPANY TRANSFORMER. COORDINATE WITH UTILITY COMPANY FOR EXACT LOCATION AND POWER CONNECTION TO NEW SERVICE. DUE TO SINGLE-PHASE TRANSFORMERS BEING RATED 100KVA OR SMALLER, MAINTAIN 10' CLEARANCE FROM ALL COMBUSTIBLE STRUCTURES. COORDINATE WITH POWER COMPANY IF LIQUID STORAGE IS MORE THAN 100 GALLONS TO ENSURE PROPER 25' CLEARANCE.
- WALL MOUNTED 200A METER/MAIN/PANEL 120/240V 1ø 3W NEMA 3R PANEL BOARD, BY OTHERS. SEE SINGLE LINE DIAGRAMS ON SHEET SE4.1 FOR ADDITIONAL DETAILS.
- WALL MOUNTED 125A METER/MAIN/PANEL 120/240V 1ø 3W NEMA 3R PANEL BOARD, BY OTHERS. SEE SINGLE LINE DIAGRAMS ON SHEET SE4.1 FOR ADDITIONAL DETAILS.
- WALL MOUNTED 200A DUPLEX METER WITH (2) 125A MAINS, 120/240V 1ø 3W NEMA 3R, BY OTHERS. SEE SINGLE LINE DIAGRAMS ON SHEET SE4.1 FOR ADDITIONAL DETAILS. PANELBOARDS MAY BE INSTALLED INDOORS PER ARCHITECT PLANS.
- UNDERGROUND CONDUIT. CONDUIT SHALL BE SCHEDULE 40 PVC, BURIED 24" MINIMUM BELOW FINISHED GRADE UNLESS SPECIFICALLY NOTED OTHERWISE IN NOTES OR DETAILS. SEE GENERAL NOTES 12 & 13 ON SHEET SE1.1. SEE CONDUIT TAG AND TABLE ON SHEET SE2.1 FOR CONDUIT SIZE AND CONDUCTORS.

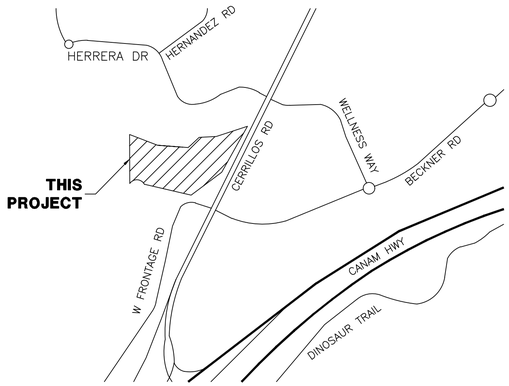
SCOPE OF WORK

1) PROVIDE PREFERRED LOCATIONS OF TRANSFORMERS, PULL-BOXES AND CONDUIT RUNS TO BUILDING PANELS (NO NEW PANEL BOARDS IN THIS SCOPE)

2) PROVIDE AND INSTALL EXTERIOR LIGHTING (NON-BUILDING), AND SITE ELECTRICAL.

3) PROVIDE AND INSTALL CIRCUIT BREAKERS IN PANEL BOARD, BY OTHERS, FOR SITE LIGHTING/ELECTRICAL.

4) COORDINATION ITEMS THAT NEED TO BE SHOWN FOR ELECTRICAL LOAD SUMMARIES AND THAT NEED TO HAVE ELECTRICAL CONNECTIONS ARE SHOWN FOR REFERENCE ONLY, BY OTHERS, UNDER SEPARATE PERMIT.



VICINITY MAP
N.T.S.

NORTH

DEVELOPER
CAVAN COMPANIES
15300 NORTH 90TH STREET, SUITE 200
SCOTTSDALE, AZ 85260
PHONE: (480) 627-7000
CONTACT: JOHN HAMEL
EMAIL: JHAMEL@CAVANCOMPANIES.COM

CIVIL ENGINEER:
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NORTHEAST
ALBUQUERQUE, NM 87109
PHONE: (505) 858-3100
CONTACT: VINCE CARRICA
EMAIL: VCARRICA@TIERRAWESTLLC.COM

ELECTRICAL ENGINEER:
WRIGHT ENGINEERING CORPORATION
165 EAST CHILTON DRIVE
CHANDLER, AZ 85225
PHONE: (480) 497-5829
CONTACT: KIMBALL WILLIAMS
EMAIL: KWILLIAMS@WRIGHTENGINEERING.US

SHEET INDEX

SHEET SE1.1 - ELECTRICAL COVER SHEET
SHEET SE2.1 - SES KEY MAP
SHEET SE2.2 - ELECTRICAL SITE PLAN
SHEET SE2.3 - ELECTRICAL SITE PLAN
SHEET SE2.4 - ELECTRICAL SITE PLAN
SHEET SE2.5 - ELECTRICAL SITE PLAN
SHEET SE2.6 - ELECTRICAL SITE PLAN
SHEET SE3.1 - LIGHTING KEY MAP
SHEET SE3.2 - LIGHTING SITE PLAN
SHEET SE3.3 - LIGHTING SITE PLAN
SHEET SE3.4 - LIGHTING SITE PLAN
SHEET SE3.5 - LIGHTING SITE PLAN
SHEET SE3.6 - LIGHTING SITE PLAN
SHEET SE4.1 - ELECTRICAL SINGLE LINE DIAGRAMS
SHEET SE4.2 - ELECTRICAL CALCULATIONS
SHEET SE4.3 - PANEL SCHEDULES
SHEET SE4.4 - PANEL SCHEDULES
SHEET SE5.1 - ELECTRICAL DETAILS
SHEET SE5.2 - ELECTRICAL DETAILS
SHEET SE5.3 - ELECTRICAL DETAILS

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CHECKED BY: ADK

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www.wrightengineering.us

PROJECT: BUNGALOWS AT CERRILLOS PHASE 1
SANTA FE, NEW MEXICO
CERRILLOS RD & W FRONTAGE RD
TITLE: ELECTRICAL COVER SHEET

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUL 2023	1ST SUBMITTAL
2	NOV 2023	2ND SUBMITTAL

AARON D. KUTCHINSKY
NEW MEXICO
19615
11-14-23
PROFESSIONAL ENGINEER

DRAWING NO:
SE1.1
OF 20

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WIRE AND CONDUIT TABLE

CONDUIT		WIRE				REMARKS
NO.	SIZE	POWER	NEUTRAL	GROUND	TYPE*	
100	POWER COMPANY CONDUIT AND WIRE					FROM POWER COMPANY TRANSFORMER TO EACH INDIVIDUAL UNIT METER PANEL (TYP.)
200	1"	(1) #12	(1) #12	(1) #12	CU	TYP. SEE PLANS FOR CKT
201	1"	(2) #12	–	(1) #12	CU	TYP. SEE PLANS FOR CKT
202	1"	(2) #12	(1) #12	(1) #12	CU	SHARED NEUTRAL FOR RAMADA LIGHTING
203	1"	(1) #8	(1) #8	(1) #8	CU	TYP. SEE PLANS FOR CKT
300	1"	DETECTABLE PULL ROPE				SPARE

* THIS COLUMN IDENTIFIES THE CONDUCTOR MATERIAL TYPE. CU = COPPER, AL = ALUMINUM.
ALL GROUNDING ELECTRODE CONDUCTORS SHALL BE COPPER CONDUCTORS SIZED PER NEC 250.66.

EQUIPMENT GROUNDING CONDUCTORS MAY BE CU OR AL PER TABLE.

SERVICE WIRE TO DWELLING UNITS PER NEC TABLE 310.15(B)(7).

EACH UNIT SHALL HAVE A SEPARATE AND INDIVIDUAL CONDUIT AND CIRCUIT FROM THE TRANSFORMER. THE CONDUIT TAG AT THE UNITS IS THE SIZE FROM THE TRANSFORMER PER UNIT.

SES KEY MAP

NOTE: THE SITE PLAN SHOWN IS FOR REFERENCE ONLY. SEE SHEETS SE2.2 THROUGH SE2.6 FOR FURTHER DETAIL OF UTILITY TRANSFORMERS.

GRAPHIC SCALE
60 30 0 30 60 120
1 INCH = 60 FEET

NORTH

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23176-SE-1

DESIGN BY: KRW
DRAWN BY: CGK
CHECKED BY: ADK

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
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www.wrightengineering.us

PROJECT: SANTA FE, NEW MEXICO
BUNGALOWS AT CERRILLOS PHASE 1
CERRILLOS RD & W FRONTAGE RD

TITLE: SES KEY MAP

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AARON D. KUTCHINSKY
NEW MEXICO
19615
11-14-23
PROFESSIONAL ENGINEER

DRAWING NO:
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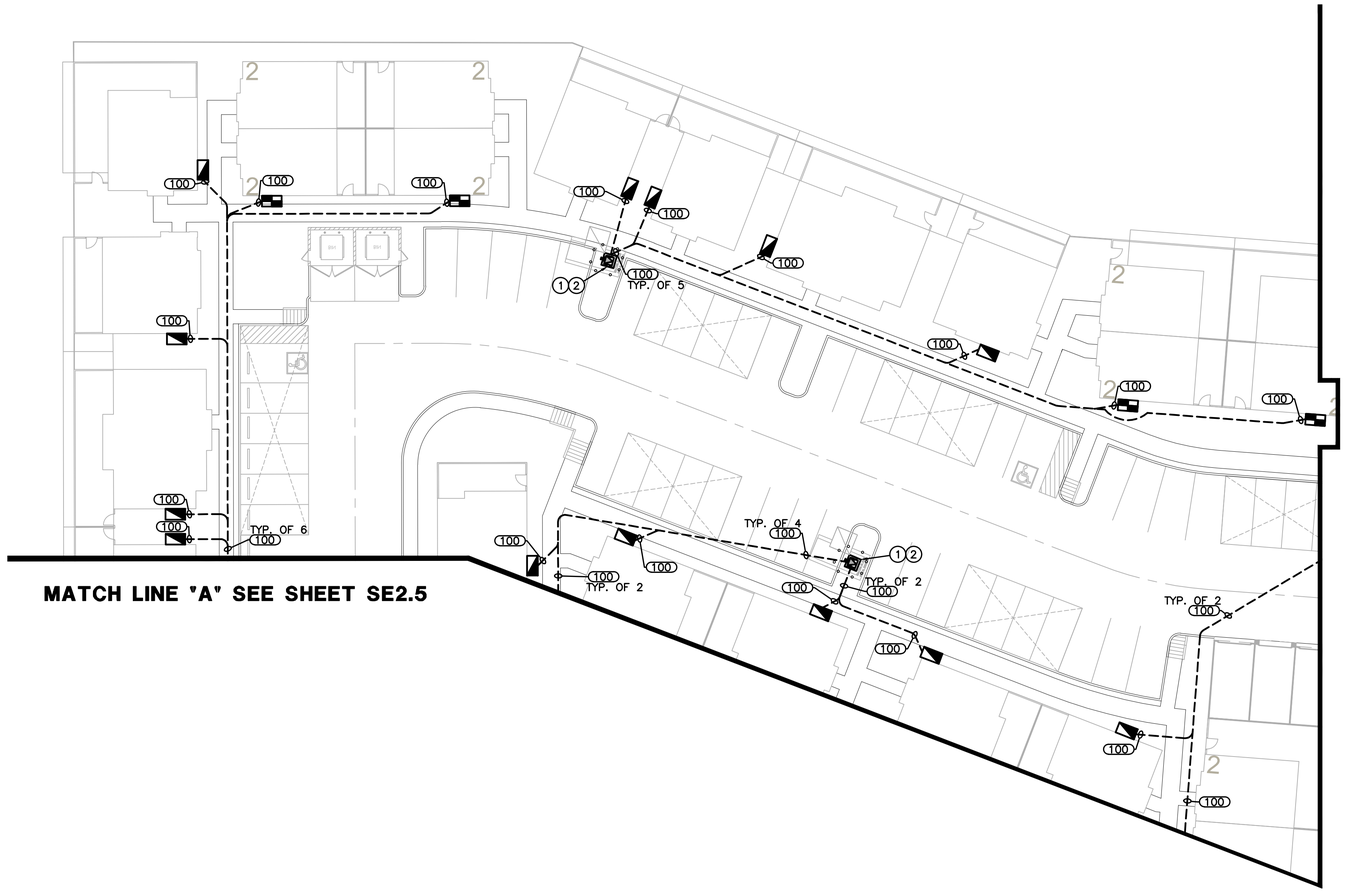

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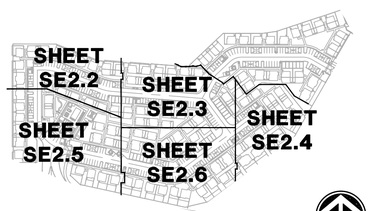

NORTH
NO SCALE

KEY MAP

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20 10 0 10 20 40
1 INCH = 20 FEET

NORTH

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ELECTRICAL SITE PLAN

WRIGHT ENGINEERING PROJECT NO:
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DESIGN BY: KRW
DRAWN BY: CGK
CHECKED BY: ADK

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PROJECT: SANTA FE, NEW MEXICO
BUNGALOWS AT CERRILLOS PHASE 1
CERRILLOS RD & W FRONTAGE RD

TITLE: ELECTRICAL SITE PLAN

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AARON D. KUTCHINSKY
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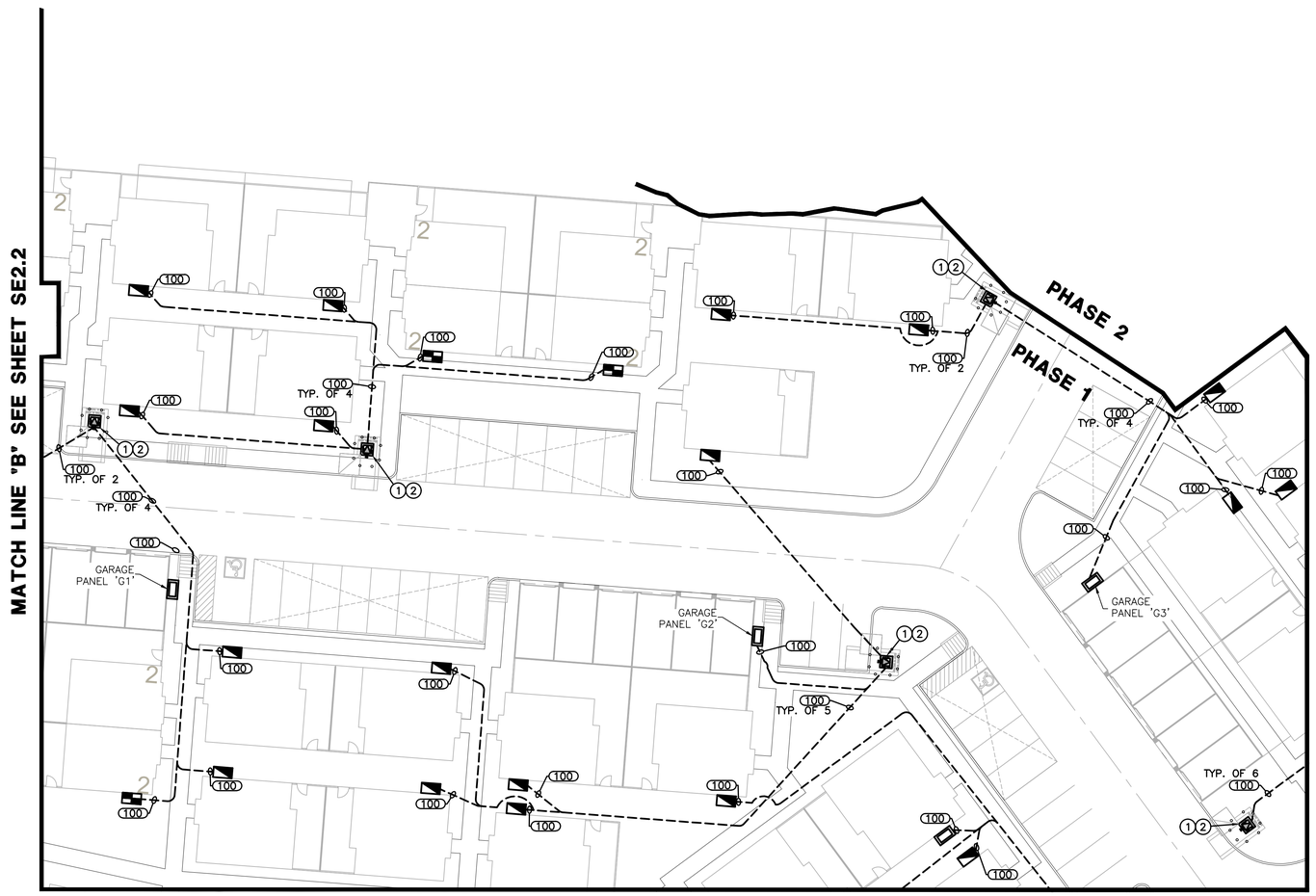

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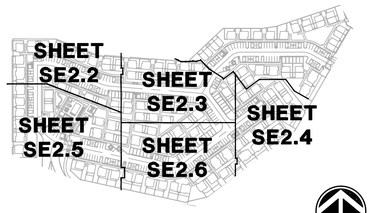

KEY MAP

NORTH
NO SCALE

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20 10 0 10 20 40
1 INCH = 20 FEET

NORTH

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ELECTRICAL SITE PLAN

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CHECKED BY: ADK

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PROJECT: TITLE:

SANTA FE, NEW MEXICO
BUNGALOWS AT CERRILLOS PHASE 1
CERRILLOS RD & W FRONTAGE RD
ELECTRICAL SITE PLAN

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
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AARON D. KUTCHINSKY
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19615
PROFESSIONAL ENGINEER
11-28-23

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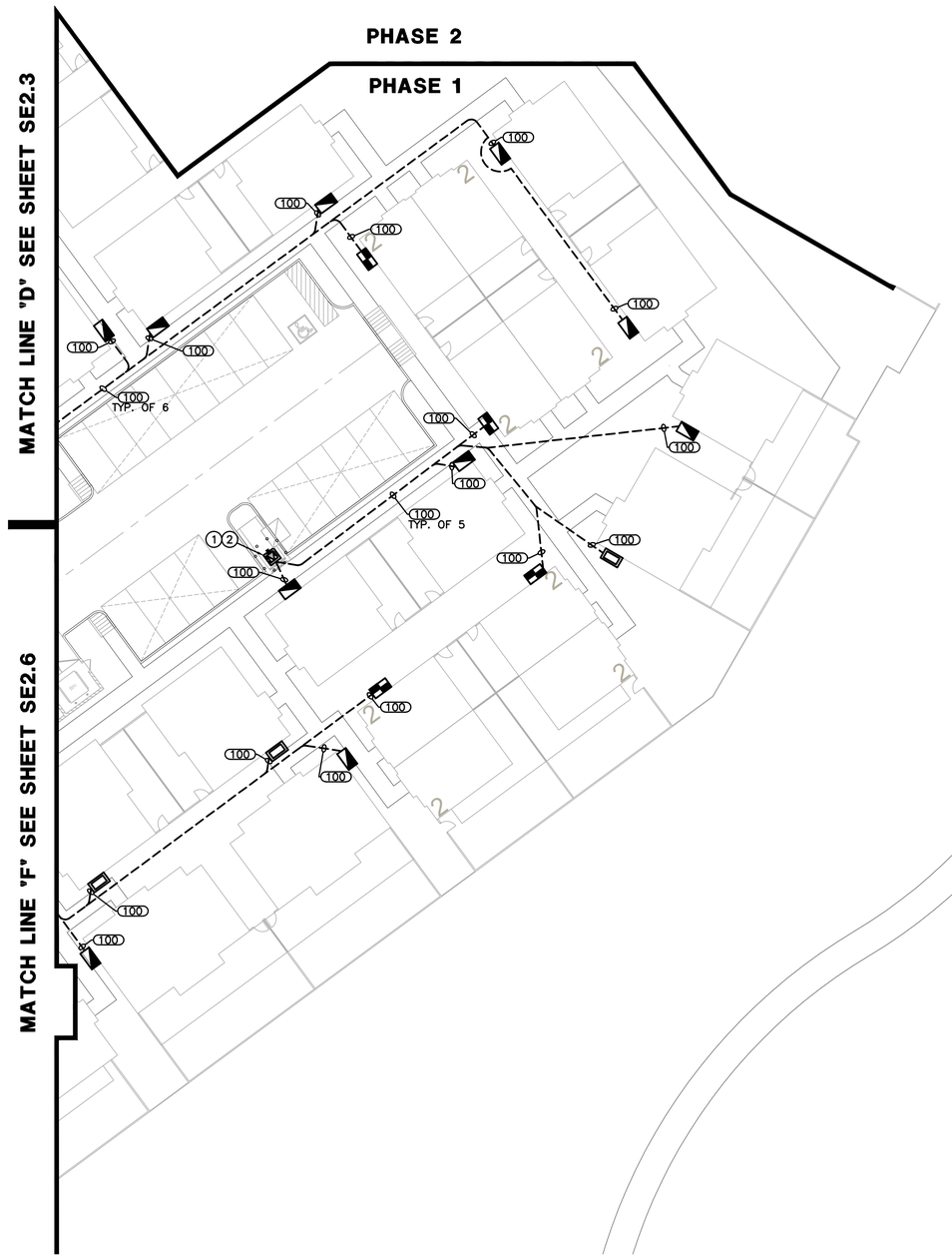

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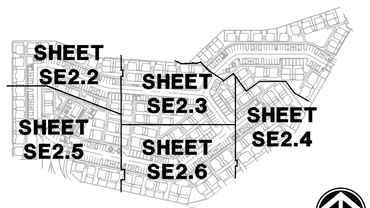

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ELECTRICAL SITE PLAN

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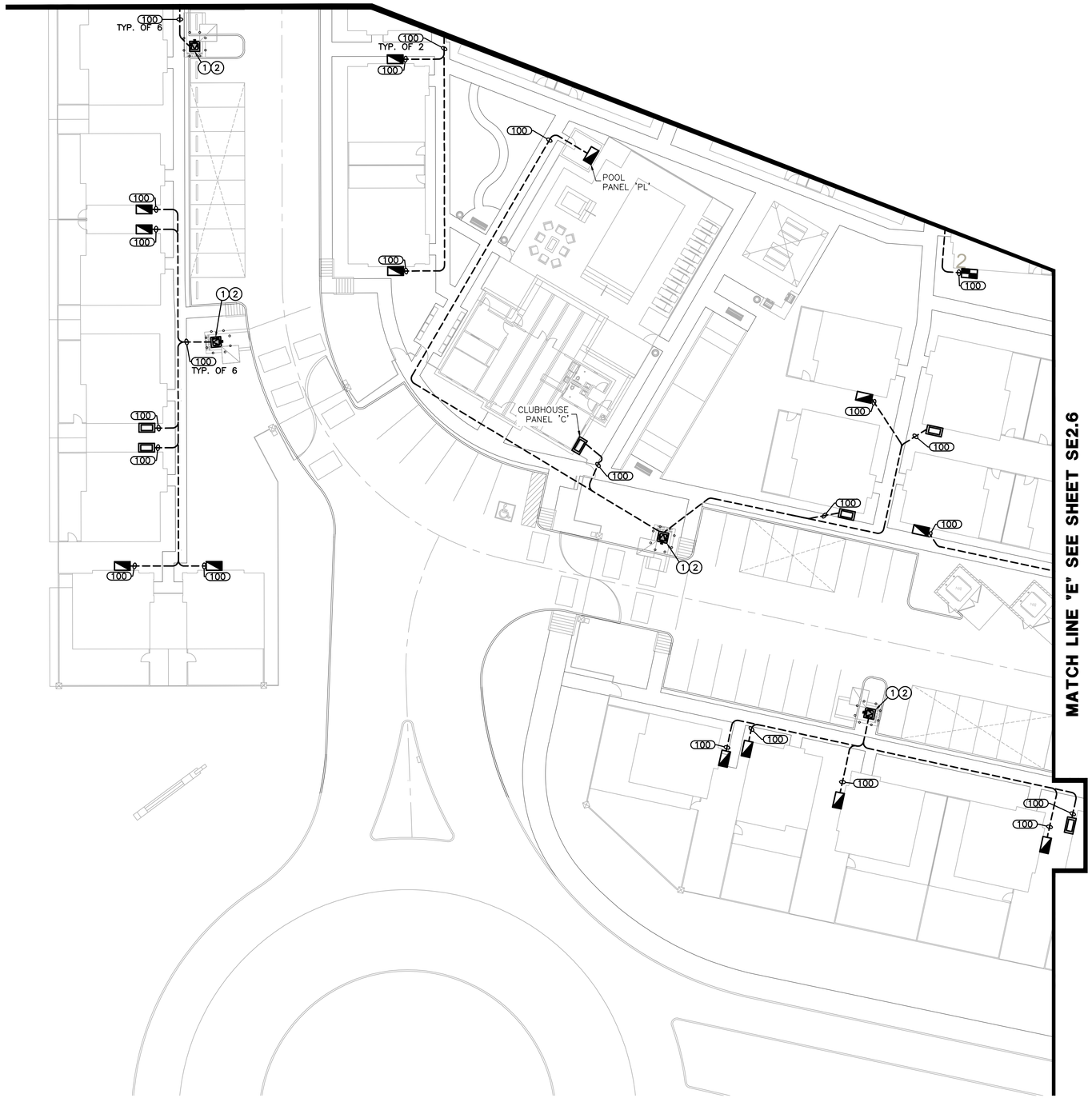

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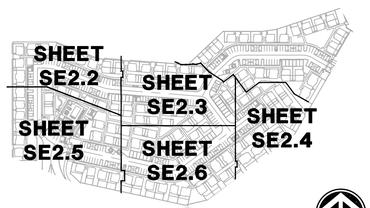

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AARON D. KUTCHINSKY
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19615
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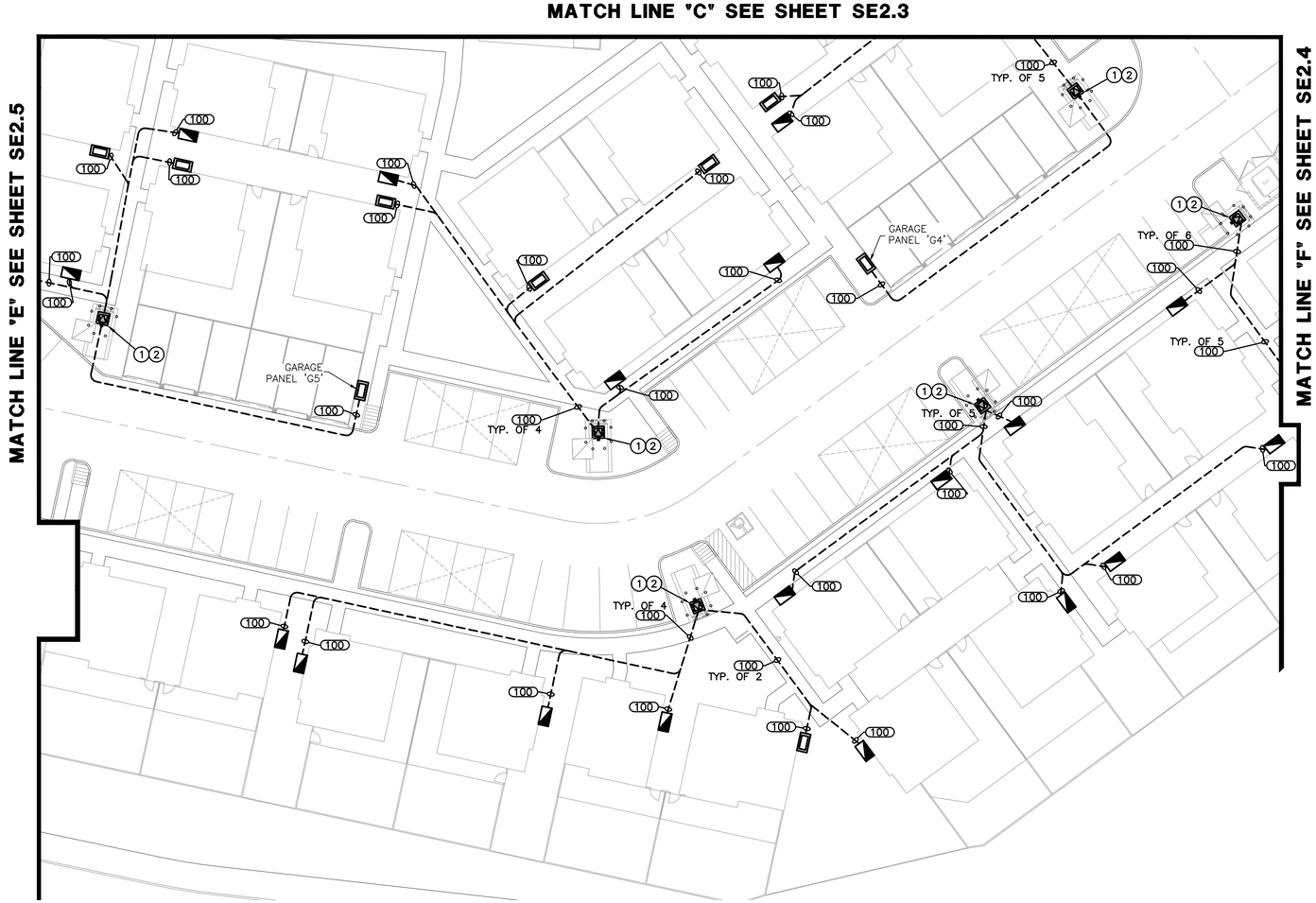

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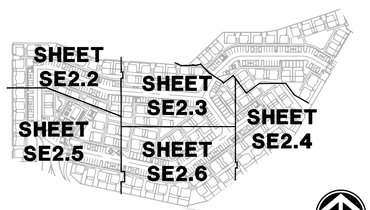
- WALL MOUNTED 200A DUPLEX METER WITH (2) 125A MAINS, 120/240V 1ø 3W NEMA 3R, BY OTHERS. SEE SINGLE LINE DIAGRAMS ON SHEET SE4.1 FOR ADDITIONAL DETAILS. PANELBOARDS MAY BE INSTALLED INDOORS PER ARCHITECT PLANS.
- UNDERGROUND CONDUIT. CONDUIT SHALL BE SCHEDULE 40 PVC, BURIED 24" MINIMUM BELOW FINISHED GRADE UNLESS SPECIFICALLY NOTED OTHERWISE IN NOTES OR DETAILS. SEE GENERAL NOTES 12 & 13 ON SHEET SE1.1. SEE CONDUIT TAG AND TABLE ON SHEET SE2.1 FOR CONDUIT SIZE AND CONDUCTORS.



NORTH
NO SCALE

KEY MAP

GRAPHIC SCALE
20 10 0 10 20 40
1 INCH = 20 FEET

NORTH

Know what's below. Call before you dig.

ELECTRICAL SITE PLAN

WRIGHT ENGINEERING PROJECT NO:
23176-SE-1

DESIGN BY: KRW
DRAWN BY: CGK
CHECKED BY: ADK

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE (480.497.5829 • FAX (480.497.5807
www.wrightengineering.us

PROJECT: TITLE:

SANTA FE, NEW MEXICO
BUNGALOWS AT CERRILLOS PHASE 1
CERRILLOS RD & W FRONTAGE RD
ELECTRICAL SITE PLAN

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUL 2023	1ST SUBMITTAL
2	NOV 2023	2ND SUBMITTAL

AARON D. KUTCHINSKY
NEW MEXICO
19615
11-8-23
PROFESSIONAL ENGINEER

DRAWING NO:
SE2.6
OF 20

H:\2023\23176-Bungalows at Cerrillos\23176-SE-Phase 1.dwg

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CONSTRUCTION NOTES

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2. ELECTRICAL CONTRACTOR SHALL INSTALL POWER FEED TO IRRIGATION CONTROLLER & MAKE ALL 120V CONNECTIONS. COORDINATE WORK WITH IRRIGATION CONTRACTOR.
3. INSTALL LOOP DETECTOR. COORDINATE WITH GATE CONTRACTOR CONSULTANT FOR CONNECTION TO GATE MOTOR/KEY PAD.
4. INSTALL WALL MOUNTED 30A DISCONNECT FOR MONUMENT LIGHT. COORDINATE EXACT LOCATION WITH SIGN CONTRACTOR.
5. COORDINATE WITH GENERAL CONTRACTOR FOR EXACT LOCATION OF FLAGPOLE. INSTALL UPLIGHT PER DETAIL 4 ON SHEET SE5.1.
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LEGEND

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LIGHTING FIXTURE SCHEDULE

LABEL	SYMBOL	MANUFACTURER	CATALOG #	WATTS	VOLTS	LAMP(S)	LAMP TEMPERATURE	QUANTITY	COLOR FINISH	MOUNTING	LUMENS
A		LITHONIA LIGHTING	DSX0–LED–P2–30K–70CRI–T5W–MVOLT–DDBXD	45W	120	LED	3000K	2	DARK BRONZE	15'	6,293
B		LITHONIA LIGHTING	DSX0–LED–P1–30K–70CRI–T5W–MVOLT–DDBXD	33W	120	LED	3000K	8	DARK BRONZE	15'	4,878
C		HOLOPHANE	PPSQL2–HP10–30K–XX–FC–T5W	25W	240	LED	3000K	30	BRONZE	8.5' SURFACE	2,843
D		RAB LIGHTING	OWK–2–L–COG–20LC–3–3K	22W	120	LED	3000K	15	BRONZE	42"	1,593
E		PINNACLE LIGHTING	EX3–WET–N–830–4	19W	120	LED	3000K	1	DARK BRONZE	8.5' SURFACE	436
F		VISTA PROFESSIONAL	1182–SS–DZ–NS–30–C–RBK	9.9W	120	LED	3000K	2	DARK BRONZE	IN–GRADE	777

CONTRACTOR SHALL VERIFY ALL QUANTITIES. CONTRACTOR MAY SUBMIT ALTERNATIVES FOR AN ENGINEER APPROVED EQUAL
LIGHTS A–E SHALL BE DARK SKY RATED "FULL CUT OFF"
GENERAL GARAGE LIGHTING CONTROL SCHEMATICS SHOWN ON SHEET SE5.1.

nm811 Know what's below. Call before you dig.

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NORTH

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WRIGHT ENGINEERING PROJECT NO:
23176-SE-1
DESIGN BY: KRW
DRAWN BY: CGK
CHECKED BY: ADK

WRIGHT engineering corporation
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165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
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PROJECT: SANTA FE, NEW MEXICO
BUNGALOWS AT CERRILLOS PHASE 1
CERRILLOS RD & W FRONTAGE RD

TITLE: LIGHTING KEY MAP

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUL 2023	1ST SUBMITTAL
2	NOV 2023	2ND SUBMITTAL

AARON D. KUTCHINSKY NEW MEXICO 19615 11-14-23 PROFESSIONAL ENGINEER

DRAWING NO:
SE3.1
OF 20

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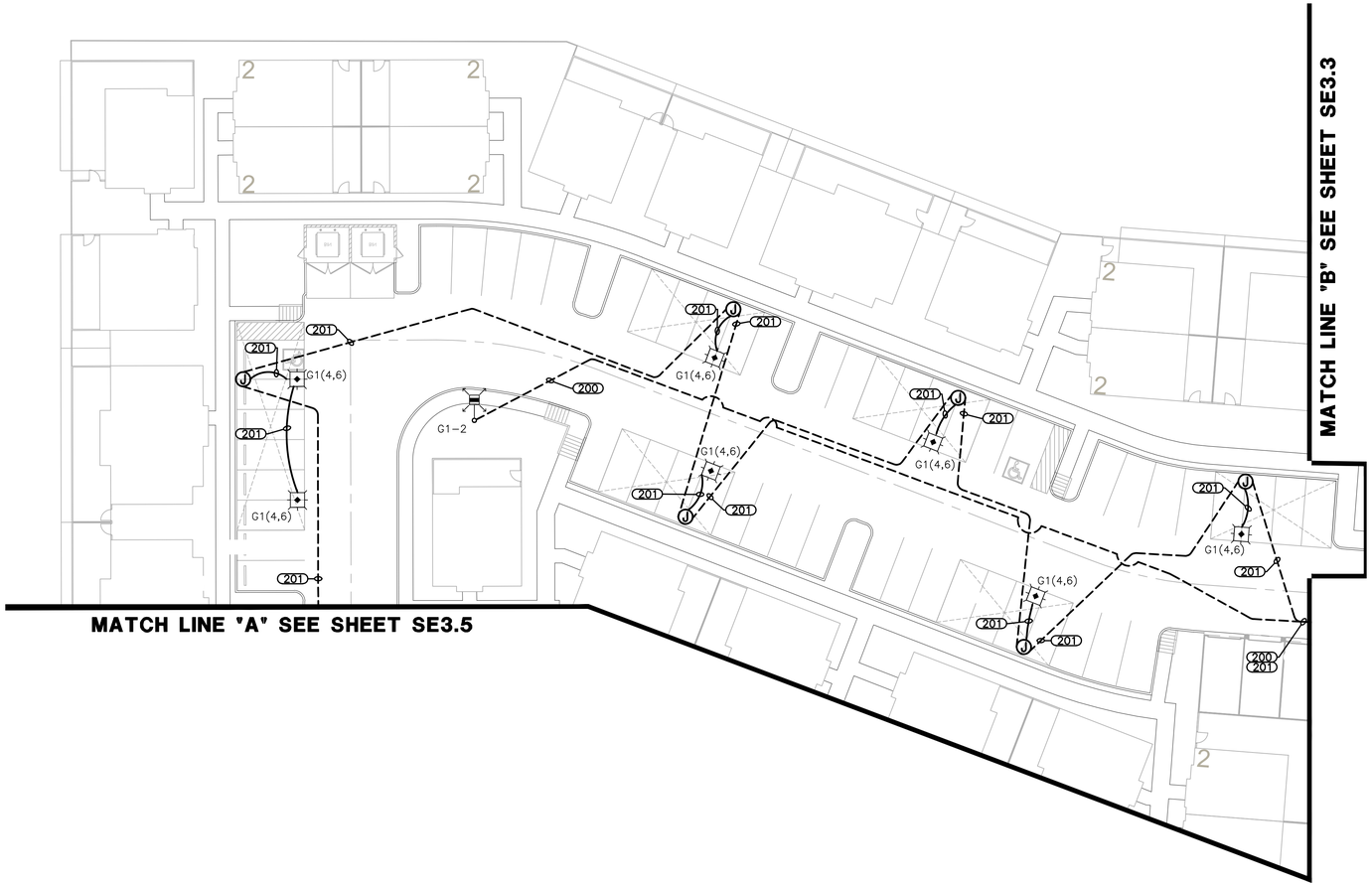

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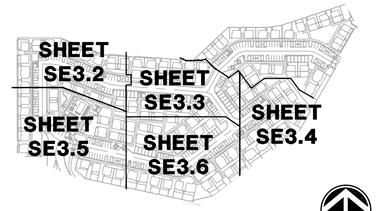

KEY MAP

NORTH
NO SCALE

GRAPHIC SCALE
20 10 0 10 20 40
1 INCH = 20 FEET

NORTH

nm811 Know what's below. Call before you dig.

LIGHTING SITE PLAN

WRIGHT ENGINEERING PROJECT NO:
23176-SE-1
DESIGN BY: KRW
DRAWN BY: CGK
CHECKED BY: ADK

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE (480.497.5829 • FAX (480.497.5807
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PROJECT: SANTA FE, NEW MEXICO
BUNGALOWS AT CERRILLOS PHASE 1
CERRILLOS RD & W FRONTAGE RD

TITLE: LIGHTING SITE PLAN

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUL 2023	1ST SUBMITTAL
2	NOV 2023	2ND SUBMITTAL

AARON D. KUTCHINSKY
NEW MEXICO
19615
11-28-23
PROFESSIONAL ENGINEER

DRAWING NO:
SE3.2
OF 20

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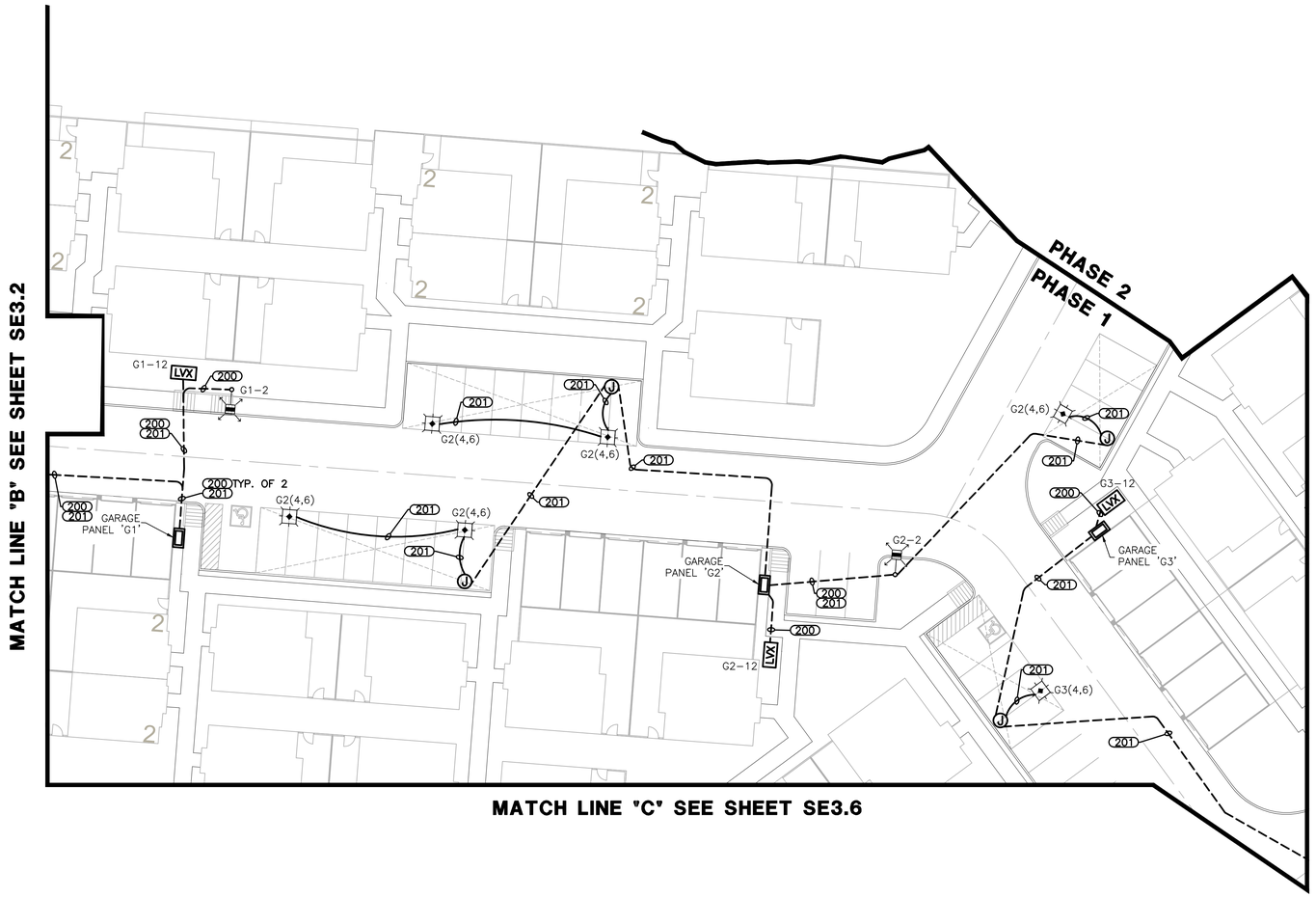

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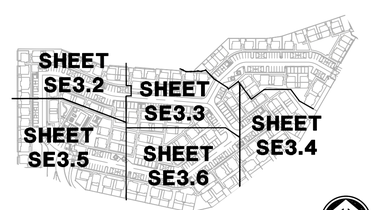

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AARON D. KUTCHINSKY NEW MEXICO 19615 11-8-23 PROFESSIONAL ENGINEER

DRAWING NO:
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OF 20

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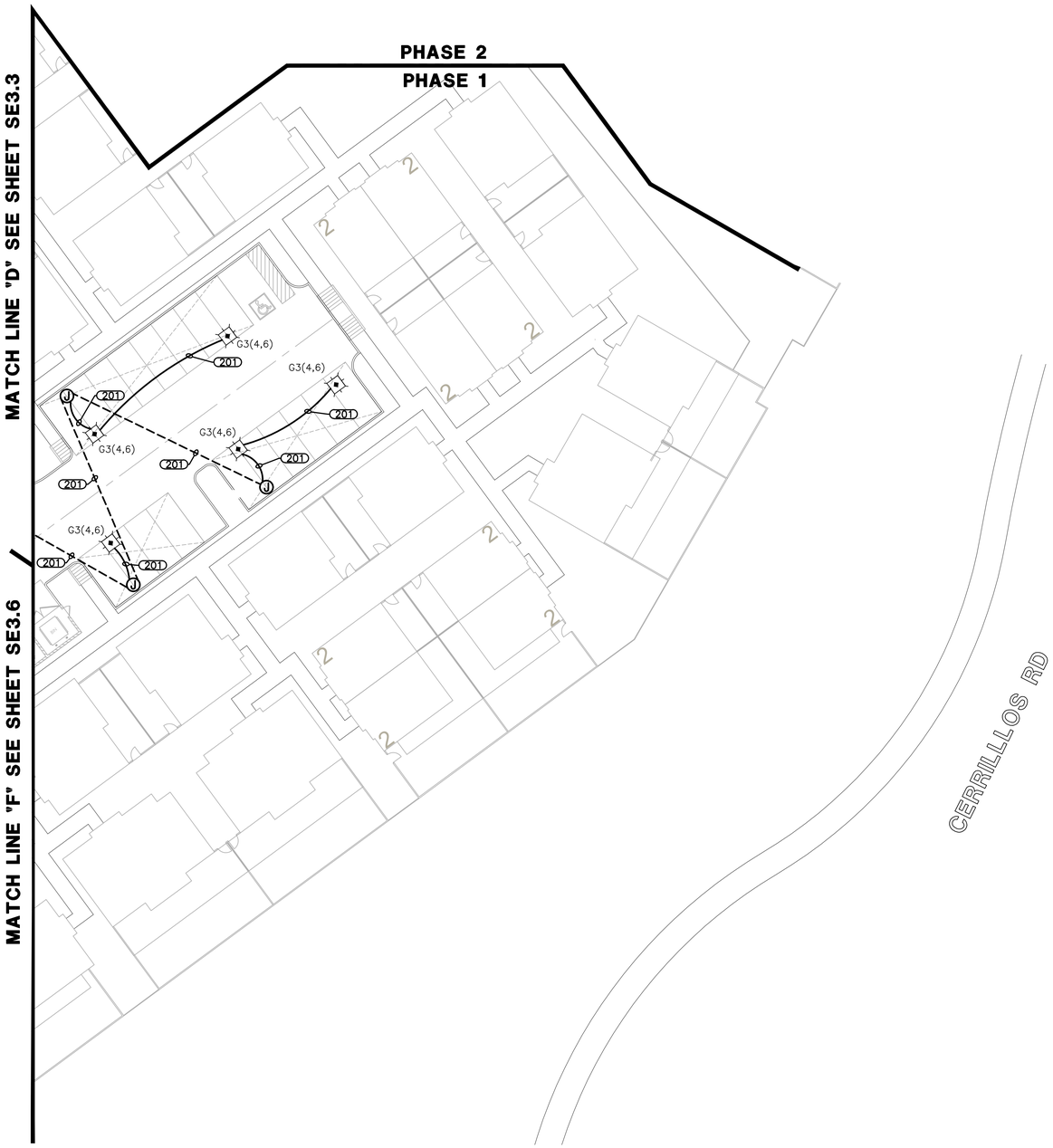

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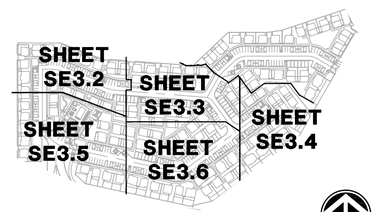
- C — IRRIGATION CONTROLER, PER LANDSCAPE ARCHITECT PLANS.



NORTH
NO SCALE

KEY MAP

GRAPHIC SCALE
20 10 0 10 20 40
1 INCH = 20 FEET

NORTH

Know what's below. Call before you dig.

LIGHTING SITE PLAN

WRIGHT ENGINEERING PROJECT NO:
23176-SE-1
DESIGN BY: KRW
DRAWN BY: CGK
CHECKED BY: ADK

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE (480.497.5829 • FAX (480.497.5807
www.wrightengineering.us

PROJECT: BUNGALOWS AT CERRILLOS PHASE 1
CERRILLOS RD & W FRONTAGE RD
SANTA FE, NEW MEXICO

TITLE: LIGHTING SITE PLAN

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUL 2023	1ST SUBMITTAL
2	NOV 2023	2ND SUBMITTAL

AARON D. KUTCHINSKY
NEW MEXICO
19615
11-9-23
PROFESSIONAL ENGINEER

DRAWING NO:
SE3.4
OF 20

H:\2023\23176-Bungalows at Cerrillos\23176-SE-Phase 1.dwg

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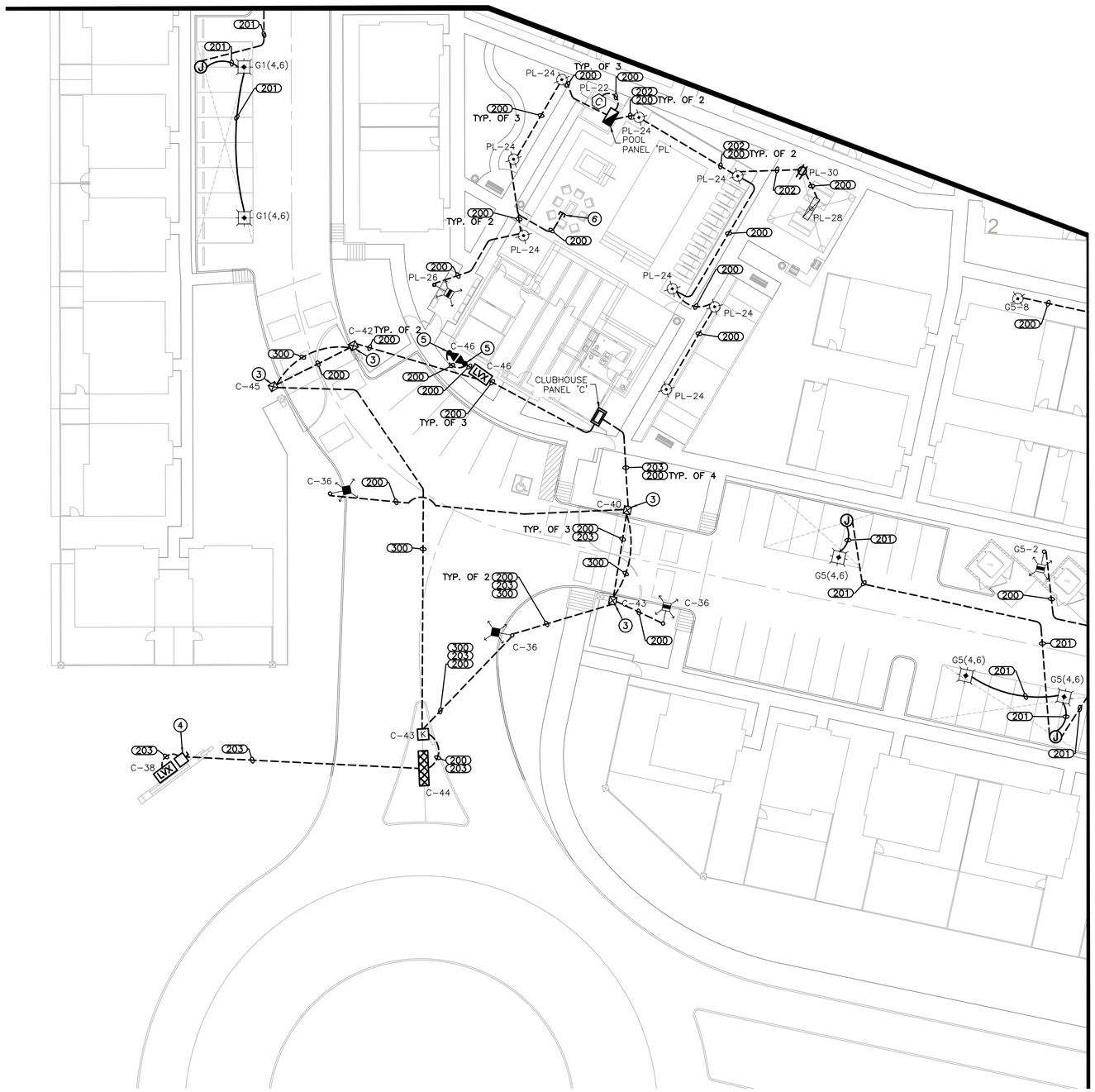

CONSTRUCTION NOTES

1. INSTALL A 3" SLEEVE UNDER ROADWAY FROM LANDSCAPE AREA TO LANDSCAPE AREA FOR LOW VOLTAGE CABLE
2. ELECTRICAL CONTRACTOR SHALL INSTALL POWER FEED TO IRRIGATION CONTROLLER & MAKE ALL 120V CONNECTIONS. COORDINATE WORK WITH IRRIGATION CONTRACTOR.
3. INSTALL LOOP DETECTOR. COORDINATE WITH GATE CONTRACTOR CONSULTANT FOR CONNECTION TO GATE MOTOR/KEY PAD.
4. INSTALL WALL MOUNTED 30A DISCONNECT FOR MONUMENT LIGHT. COORDINATE EXACT LOCATION WITH SIGN CONTRACTOR.
5. COORDINATE WITH GENERAL CONTRACTOR FOR EXACT LOCATION OF FLAGPOLE. INSTALL UPLIGHT PER DETAIL 4 ON SHEET SE5.1.
6. STUB UP AND CAP CONDUIT FOR FIRE TABLE IGNITER. COORDINATE WITH GENERAL CONTRACTOR FOR EXACT LOCATION AND INSTALLATION DETAILS.
7. INSTALL PUSH BUTTON FOR AREA LIGHT, PER DETAIL 14 ON SHEET SE5.3.
8. INSTALL PUSH BUTTON PER DETAIL 15 ON SHEET SE5.3, COORDINATE WITH OWNER FOR EXACT LOCATION. SEE DETAIL 6 ON SHEET SE5.1 FOR CONTROL SCHEMATIC.

LEGEND

- ELECTRICAL PANELBOARD. SEE SHEETS SE2.1 THROUGH SE2.6 FOR ADDITIONAL DETAILS.
- ELECTRICAL PANELBOARD. SEE SHEETS SE2.1 THROUGH SE2.6 FOR ADDITIONAL DETAILS.
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- G1–2 — CIRCUIT NUMBER. EXAMPLE, PANEL 'G1' CIRCUIT '2'.
- UNDERGROUND CONDUIT. CONDUIT SHALL BE SCHEDULE 40 PVC, BURIED 24" MINIMUM BELOW FINISHED GRADE. SEE GENERAL NOTES 12, 13 & 15 ON SHEET SE1.1 FOR ADDITIONAL DETAILS ON CONDUIT INSTALLATIONS.
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- J — WEATHERPROOF JUNCTION BOX.
- 200 — CONDUIT TAG. SEE CONDUIT AND WIRE TABLE FOR CONDUIT AND WIRE DETAILS.
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- LED RIGID RAMADA LIGHT. SEE DETAIL 4 ON SHEET SE5.2 FOR INSTALLATION DETAILS. SEE LIGHT FIXTURE SCHEDULE ON SHEET SE3.1 FOR ADDITIONAL INFORMATION.
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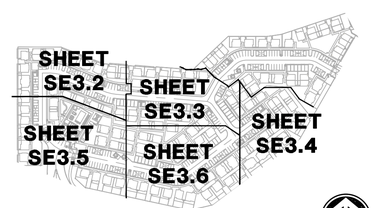

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nm811 Know what's below. Call before you dig.

LIGHTING SITE PLAN

WRIGHT ENGINEERING PROJECT NO:
23176-SE-1

DESIGN BY: KRW
DRAWN BY: CGK
CHECKED BY: ADK

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: SANTA FE, NEW MEXICO
BUNGALOWS AT CERRILLOS PHASE 1
CERRILLOS RD & W FRONTAGE RD

TITLE: **LIGHTING SITE PLAN**

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUL 2023	1ST SUBMITTAL
2	NOV 2023	2ND SUBMITTAL

AARON D. KUTCHINSKY
NEW MEXICO
19615
11-8-23
PROFESSIONAL ENGINEER

DRAWING NO:
SE3.5
OF 20

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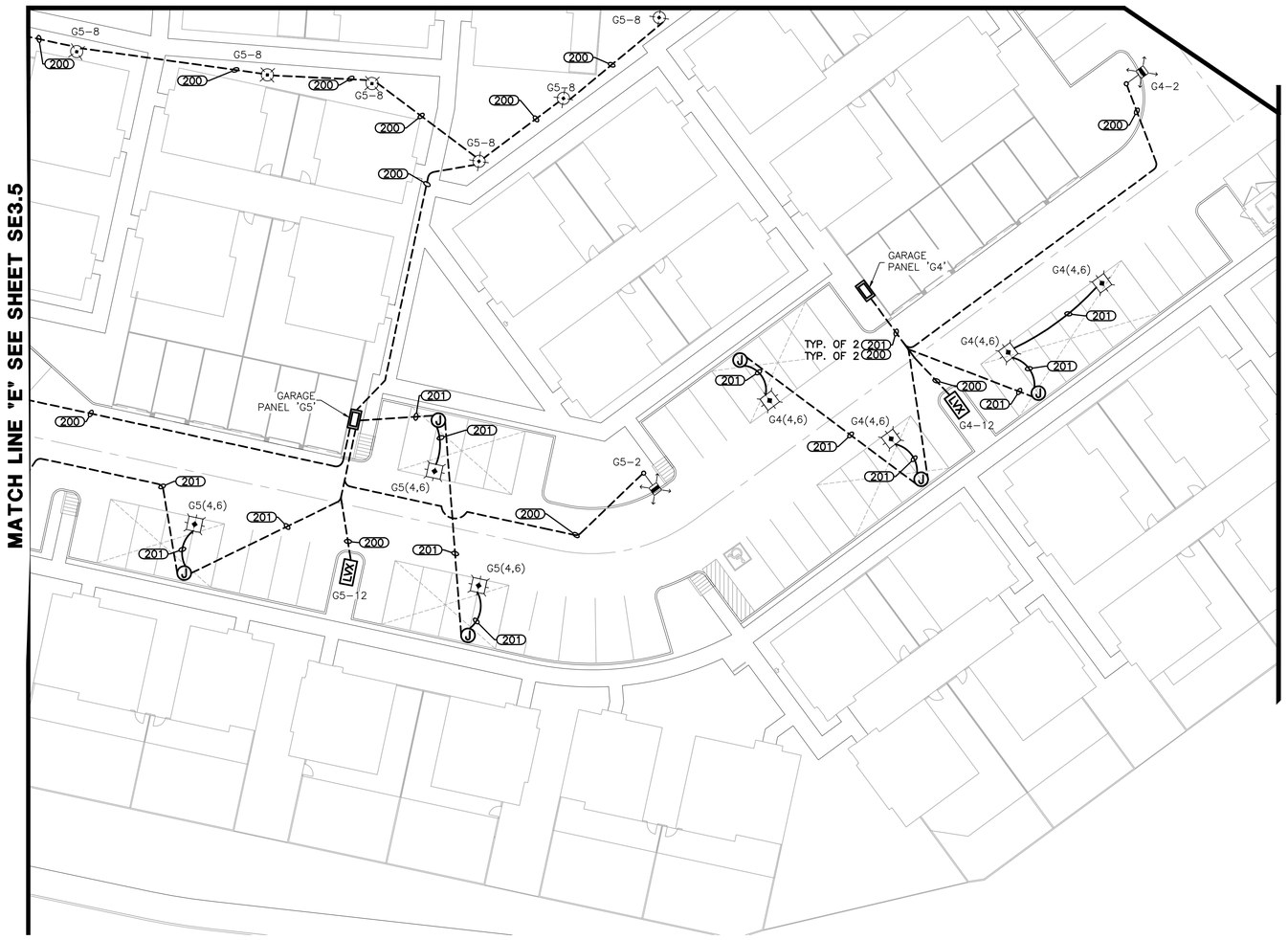

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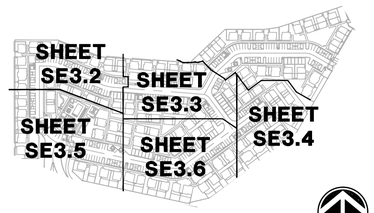

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NORTH

nm811 Know what's below. Call before you dig.

LIGHTING SITE PLAN

WRIGHT ENGINEERING PROJECT NO:
23176-SE-1
DESIGN BY: KRW
DRAWN BY: CGK
CHECKED BY: ADK

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: SANTA FE, NEW MEXICO
BUNGALOWS AT CERRILLOS PHASE 1
CERRILLOS RD & W FRONTAGE RD

TITLE: LIGHTING SITE PLAN

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUL 2023	1ST SUBMITTAL
2	NOV 2023	2ND SUBMITTAL

AARON D. KUTCHINSKY NEW MEXICO 19615 PROFESSIONAL ENGINEER 11-28-23

DRAWING NO:
SE3.6
OF 20

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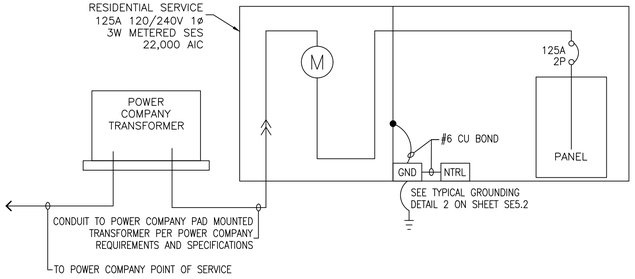
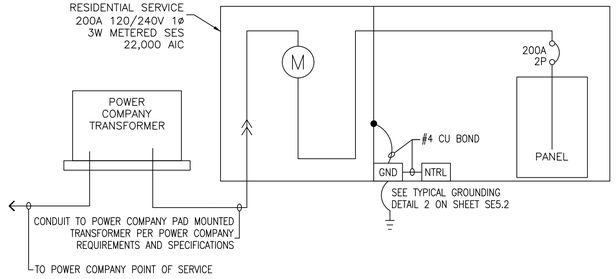
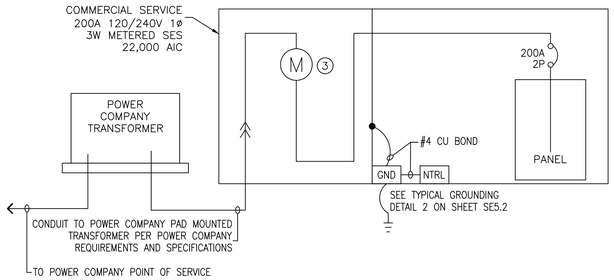


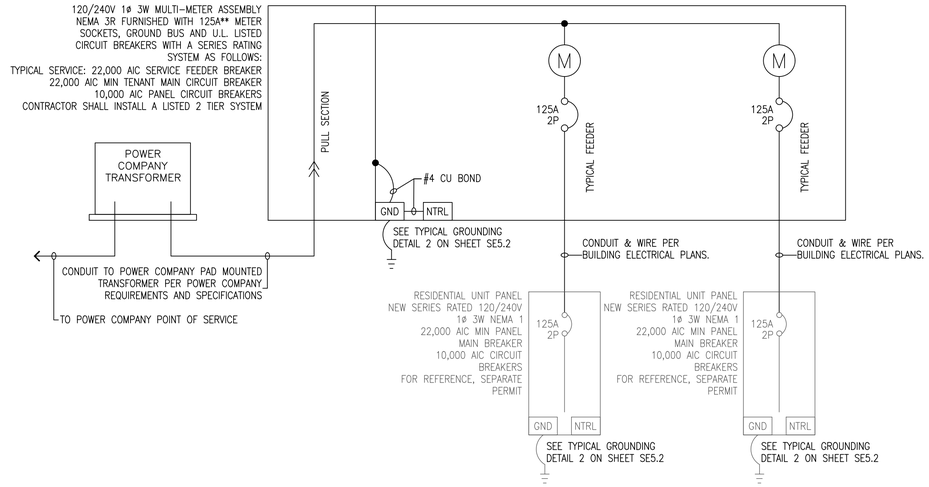
SINGLE LINE DIAGRAM - UNIT METER (SLD-U-1)



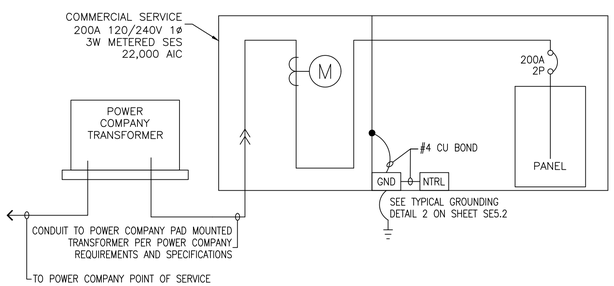
SINGLE LINE DIAGRAM - UNIT METER (SLD-U-2)



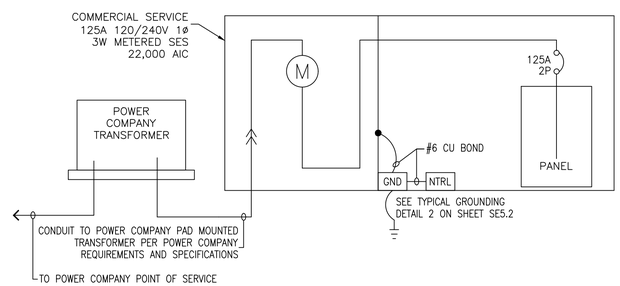
SINGLE LINE DIAGRAM - UNIT METER (SLD-G)



SINGLE LINE DIAGRAM - DUPLEX METER PACK (SLD-2)



SINGLE LINE DIAGRAM - CLUBHOUSE PANEL (SLD-CH)



SINGLE LINE DIAGRAM - POOL PANEL (SLD-PL)

NOTES

1. SUBMIT SHOP DRAWINGS TO POWER COMPANY FOR APPROVAL PRIOR TO ORDERING EQUIPMENT. THIS APPLIES TO ALL SERVICES.
2. SES SHALL BE INSTALLED IN AN ACCORDANCE WITH ALL NEC CODE AND POWER COMPANY CLEARANCE REQUIREMENTS. THIS APPLIES TO ALL SERVICES.
3. COMMERCIAL SES SHALL BE COMMERCIAL RATED WITH APPROVED TEST BLOCKS PER POWER COMPANY REQUIREMENTS. THIS APPLIES TO ALL COMMERCIAL SERVICES (I.E. GARAGES, OFFICES, NON-RESIDENTIAL SERVICES, ETC.)
4. ELECTRICAL CONTRACTOR SHALL LABEL PANELS PER TENANT NUMBER UNLESS NOTED OTHERWISE ON PLANS. THIS APPLIES TO ALL SERVICES.
5. REFER TO PANEL SCHEDULES ON SHEET SE4.3 THROUGH SE4.4 FOR CIRCUIT DESIGNATIONS.
6. *ELECTRICAL CONTRACTOR SHALL REFER TO SITE PLAN FOR CIRCUIT BREAKER SIZES ON SHEETS SE2.1 THROUGH SE2.6.
7. SERIES RATING AND LABELS PER NEC 240.86, 110.9, 110.22, 240.86. THIS APPLIES TO ALL SERVICES.
8. PER NEC 250.32(B)(1) NEUTRAL AND GROUND CONNECTION IS NOT PERMITTED IN PANELS DOWNSTREAM OF METERS. THIS APPLIES TO ALL SERVICES.

SINGLE LINE DIAGRAM LEGEND

BOLD – NEW PER WRIGHT ENGINEERING PLANS.

GREY – FOR REFERENCE ONLY, BY OTHERS, UNDER SEPARATE PERMIT.

WRIGHT ENGINEERING PROJECT NO:
23176-SE-1
DESIGN BY: KRW
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WRIGHT engineering corporation
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165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
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PROJECT: SANTA FE, NEW MEXICO
BUNGALOWS AT CERRILLOS PHASE 1
CERRILLOS RD & W FRONTAGE RD

TITLE: ELECTRICAL SINGLE LINE DIAGRAMS

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUL 2023	1ST SUBMITTAL
2	NOV 2023	2ND SUBMITTAL

AARON D. KUTCHINSKY
NEW MEXICO
19615
11-14-23
PROFESSIONAL ENGINEER

DRAWING NO:
SE4.1
OF 20

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BUNGALOWS AT CERRILLOS PHASE 2

CERRILLOS RD & W FRONTAGE RD
SANTA FE, NEW MEXICO
ELECTRICAL SITE PLAN

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GENERAL ELECTRICAL NOTES

1. ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (2017), FEDERAL, STATE AND LOCAL JURISDICTION CODES.
2. ALL WORK SHALL BE DONE IN A NEAT, WORKMANLIKE, FINISHED AND SAFE MANNER, ACCORDING TO THE LATEST PUBLISHED NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION STANDARDS OF INSTALLATION, UNDER COMPETENT SUPERVISION.
3. VISIT THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND ALL OTHER FACTORS WHICH MAY AFFECT THE EXECUTION OF THIS WORK. INCLUDE ALL RELATED COSTS IN THE INITIAL BID PROPOSAL.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING UTILITIES AND AVOIDING DAMAGE TO SAME. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES CAUSED AS A RESULT OF HIS WORK. CALL (602) 263-1100 FOR BLUE STAKES. IRRIGATION LINES LESS THAN 2" WILL NOT BE MARKED AND SHALL BE REPAIRED IN KIND BY THE CONTRACTOR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC. DAMAGES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
6. PROPER PROTECTION OF THE CONSTRUCTION AREA FOR SAFETY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COVER ALL TRENCHES AT THE END OF EACH WORK DAY. BARRICADES SHALL BE INSTALLED AS DIRECTED BY THE OWNER OR THE PROJECT INSPECTOR. THE SITE AND ALL WORK SHALL CONFORM TO OSHA REQUIREMENTS.
7. ALL EXISTING LANDSCAPE, HARDSCAPE AND SPRINKLER SYSTEMS DAMAGED OR DISTURBED DURING THE CONSTRUCTION OF THIS PROJECT BY THE CONTRACTOR SHALL BE REPLACED IN KIND.
8. CONTRACTOR SHALL PAY FOR PERMITS AND INSPECTIONS AS MAY BE REQUIRED AND PROVIDE A CERTIFICATE OF INSPECTION TO THE OWNER.
9. PROTECT ALL MATERIAL AND EQUIPMENT INSTALLED AGAINST DAMAGE BY OTHER TRADES, WEATHER CONDITIONS OR ANY OTHER CAUSES. EQUIPMENT FOUND DAMAGED OR IN OTHER THAN NEW CONDITION WILL BE REJECTED AS DEFECTIVE. ALL COMPONENTS SHALL BE FREE OF DUST, GRIT AND FOREIGN MATERIALS, AND LEFT AS NEW BEFORE FINAL ACCEPTANCE OF WORK.
10. LEAVE THE SITE CLEAN, REMOVE ALL DEBRIS, EMPTY CARTONS, TOOLS, CONDUIT, WIRE SCRUTILITY COMPANY AND ALL MISCELLANEOUS SPARE EQUIPMENT AND MATERIALS USED IN THE WORK DURING CONSTRUCTION.
11. IT IS THE OBLIGATION OF THE CONTRACTOR TO ORGANIZE HIS WORK SO THAT A COMPLETE ELECTRICAL, INSTRUMENTATION, AND/OR CONTROL SYSTEM FOR THE FACILITY WILL BE PROVIDED AND SUPPORTED BY ACCURATE SHOP AND RECORD DRAWINGS, AND ALL O & M MANUALS.
12. ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC, BURIED 24" MINIMUM BELOW FINISHED GRADE, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS.
13. PROVIDE EMT INDOOR AND GRS OUTDOOR FOR ABOVE GROUND CONDUIT, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS. WHERE METALLIC CONDUITS COME IN CONTACT WITH DIRT, THEY SHALL BE HALF LAP WRAPPED WITH SCOTCH 50 TAPE TO 12" AFG. FITTINGS SHALL BE STEEL, THREADED TYPE WITH INSULATED THROATS. SECURELY ATTACH ALL SURFACE MOUNTED CONDUIT EVERY 10 FEET AND WITHIN 3 FEET OF EACH JUNCTION BOX, PER NEC ARTICLE 344.30.
14. MINIMUM CONDUIT SIZE SHALL BE 3/4" UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS.
15. ALL FEEDERS AND BRANCH CIRCUIT WIRE SHALL BE COPPER TYPE XHHW (75 DEGREE C) FOR BELOW GRADE INSTALLATIONS (AND CONDUIT RISERS) AND THHN/THWN (75 DEGREE C) FOR ABOVE GRADE INSTALLATIONS. MINIMUM SIZE SHALL BE #12 AWG, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS. ALL WIRING SHALL BE IN CONDUIT. PER MARICOPA COUNTY AMENDMENT TO NEC ARTICLE 334.10 AND 334.12, MARICOPA COUNTY DOES NOT PERMIT TYPES NM, NMC, NMS (ROMEX) CABLES IN COMMERCIAL APPLICATIONS.
16. A SEPARATE GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR (BOND) SHALL BE INSTALLED, SIZED PER NEC CODE 250.122, WITHIN EACH RACEWAY TYPE, INCLUDING EMT.
17. WHEN A PANEL IS SUPPLIED BY A FEEDER OR BRANCH CIRCUIT, ANY INSTALLED GROUNDED CONDUCTOR SHALL NOT BE CONNECTED TO THE EQUIPMENT GROUNDING CONDUCTOR (GEC) OR TO THE GROUNDING ELECTRODE(S) PER NEC ARTICLE 250.32(B)(1).
18. BOND ALL ENCLOSURES PER NEC ARTICLE 250.96.
19. CONTRACTOR SHALL PLAN AND INSTALL WORK IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR.
20. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, ETC. NECESSARY FOR A COMPLETE AND WORKABLE ELECTRICAL SYSTEM WHETHER OR NOT THESE ITEMS ARE SPECIFICALLY NOTED ON THESE DRAWINGS. INCIDENTAL ITEMS NOT INDICATED ON THE DRAWINGS, NOR MENTIONED IN SPECIFICATIONS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO BELONG TO THE WORK DESCRIBED OR BE NECESSARY IN GOOD PRACTICE TO PROVIDE A COMPLETE SYSTEM, SHALL BE FURNISHED AND INSTALLED AS THOUGH ITEMIZED HERE IN EVERY DETAIL.
21. CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE ALL LABOR, MATERIAL, TRENCHING, CONDUIT, TRANSFORMER PAD AND OTHER REQUIRED EQUIPMENT PER UTILITY COMPANY PLANS AND SPECIFICATIONS NECESSARY FOR A COMPLETE UNDERGROUND CONDUIT SYSTEM FROM THE UTILITY POINT OF SERVICE TO THE UTILITY CO. TRANSFORMER AND FROM THE UTILITY CO. TRANSFORMER TO THE ELECTRICAL SERVICE ENTRANCE SECTION.
22. ALL TRENCHING, CONDUITS, ETC. SHALL BE ROUTED AND INSTALLED IN SUCH A MANNER THAT WILL NOT DAMAGE EXISTING FACILITIES. SHOULD DAMAGE OCCUR, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR DAMAGE TO THE SATISFACTION OF THE OWNER OR INSPECTOR.
23. ALL CONDUIT RUNS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. THE CONTRACTOR SHALL MAKE SURE THAT ALL CONDUIT, ETC. FALLS WITHIN THE CONSTRUCTION AREA/RIGHT OF WAY. (THIS INCLUDES MAINTAINING ALL REQUIRED CLEARANCES.)
24. WHEN CROSSING PATHWAYS OR SIDEWALKS, CONTRACTOR SHALL BORE UNDER EXISTING CONCRETE WALKS AND SAWCUT ASPHALT WALKS. ASPHALT WALKS SHALL BE REPLACED IN KIND.
25. CONTRACTOR SHALL GUARANTEE WORK INSTALLED UNDER THE CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS, USUAL WEAR EXPECTED, AND SHOULD ANY SUCH DEFECTS DEVELOP WITHIN A PERIOD OF ONE YEAR ACCEPTANCE OF THE PROJECT BY THE OWNER, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTIVE ITEMS AND DAMAGE RESULTING FROM FAILURE OF THESE ITEMS, AT NO EXPENSE WHATSOEVER TO THE OWNER.
26. CONTRACTOR SHALL IDENTIFY SERVICE ENTRANCE SECTION MAIN SERVICE DISCONNECT(S) WITH 3/32-INCH THICK LAMINATED PHENOLIC TYPE NAMEPLATES WITH 1/4-INCH MINIMUM HEIGHT LETTERS. NAMEPLATE TO BE BLACK MATTE FINISH SURFACE WITH WHITE LETTER ENGRAVING. ATTACH NAMEPLATE TO THE OUTSIDE PANEL FACE WITH TWO STAINLESS STEEL SELF-TAPPING SCREWS. NAMEPLATE SHALL READ "SERVICE DISCONNECT" PER NEC ARTICLE 230.70(B).
27. ALL CIRCUITS SHALL BE LEGIBLY IDENTIFIED AT THE PANEL, JUNCTION BOXES AND AT ALL EQUIPMENT IN A PERMANENT MANNER (I.E. ETCHED PLATES, CONDUCTOR TAG, PERMANENT MARKER, ETC.). THE LABELING SHALL INCLUDE PANEL CIRCUIT NUMBER, "TO" AND "FROM" IDENTIFICATION, AND MARKED "SPARE" WHERE APPLICABLE.
28. CONTRACTOR SHALL TEST ELECTRICAL SYSTEM FOR SHORT CIRCUITS AND MEGGER TEST FEEDERS AND BRANCH CIRCUIT WIRING. INSURE LOW IMPEDANCE GROUND PATH SYSTEM. PERFORM HIPOT TESTING WHEN REQUIRED BY LOCAL JURISDICTION.
29. ALL CONDUIT AND J-BOXES SHOWN SHALL BE CONCEALED WHEN POSSIBLE. WHEN NOT POSSIBLE, CONDUIT AND J-BOXES MAY BE SURFACE MOUNTED WITH PERMISSION OF THE OWNER OR OWNER'S REPRESENTATIVE.
30. CONTRACTOR SHALL COORDINATE ALL EQUIPMENT CONNECTIONS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN. PROVIDE ADDITIONAL FUSED DISCONNECT SWITCHES AND CONTROLS IF OVERCURRENT PROTECTION OR CONTROLS IS NOT INTEGRAL WITH UNITS.
31. ALL EQUIPMENT SHALL BE FUSE SIZED PER MANUFACTURES RECOMMENDATIONS AND U.L. APPROVAL.
32. ELECTRICAL DEVICES, DISCONNECT SWITCHES, ETC., SHALL BE SUPPORTED INDEPENDENT OF AND ISOLATED FROM EQUIPMENT VIBRATIONS.
33. FULL LOAD AMPS (FLA) SIZES, AS NOTED IN THESE DRAWINGS, ARE BASED ON SPECIFIED EQUIPMENT DATA. CONTRACTOR SHALL VERIFY NAMEPLATE FLA OF EQUIPMENT SUPPLIED AND COORDINATE ACCORDINGLY PER EQUIPMENT SUPPLIERS RECOMMENDATIONS.
34. ALL OUTDOOR ELECTRICAL EQUIPMENT SHALL BE NEMA-3R OR NEMA-4 ENCLOSURES.
35. CONDUITS OR RACEWAYS ROUTED FROM INDOORS TO OUTDOORS OR AS DESCRIBED IN NEC 300.7(A), SHALL BE SEALED WITH A PLIABLE SEALING COMPOUND AT A CONDUIT BODY OR AT A JUNCTION BOX BEFORE THE CONDUIT ENTERS THE COLDER ENVIRONMENT.
36. CONDUITS OR RACEWAYS INSTALLED IN AREAS WHERE ELEVATION CHANGES MAY CAUSE WATER OR MOISTURE TO ENTER THE ELECTRICAL EQUIPMENT THROUGH THE CONDUIT SHALL BE SEALED WITH A HERMETIC CONDUIT SEAL AT BOTH ENDS OF THE CONDUIT OR RACEWAY.
37. ALL POLE LIGHTS SHALL BE PROVIDED WITH A TWO POLE FUSE HOLDER BUSSMANN #HEX OR A SINGLE POLE FUSE HOLDER BUSSMANN #HEB OR EQUAL FOR INLINE FUSING, PROVIDE 5A FUSING IN FUSEHOLDER.
38. CONTRACTOR TO INSTALL PULL BOX ADJACENT TO EACH PATHWAY, AREA AND PARKING LOT LIGHT, SEE PULL BOX INSTALLATION DETAIL. PULL BOXES MAY NOT BE SHOWN AT ALL LOCATIONS ON PLANS.
39. PRIOR TO POURING THE POLE BASES OR COVERING ANY ELECTRICAL CONDUITS, CONTACT THE INSPECTION DEPARTMENT 24 HOURS IN ADVANCE FOR APPROVAL.
40. MATERIALS SHALL BE NEW AND OF THE BEST QUALITY WITH MANUFACTURER'S NAME PRINTED THEREON. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH NEMA, ANSI, UNDERWRITER'S LABORATORY OR OTHER APPLICABLE STANDARDS AND RATED FOR HEAVY DUTY SERVICE.
41. ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE. ALL 15 AND 20 AMP, 125 AND 250 VOLT, NONLOCKING RECEPTACLES INSTALLED OUTDOORS SHALL BE LISTED WEATHER-RESISTANT TYPE. ALL WEATHERPROOF WHILE IN-USE RECEPTACLE COVERS SHALL BE METAL.
42. SELECTION OF MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE DRAWINGS AND/OR SPECIFICATIONS. THE USE OF MANUFACTURER'S NAME, MODEL, AND NUMBER IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, USEFULNESS AND BID PRICE. CONTRACTOR SHALL SUBMIT TO THE OWNER OR OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL (PRIOR TO ORDERING MATERIALS) COPIES OF EQUIPMENT SHOP DRAWINGS AS FOLLOWS: 1) LIGHT FIXTURES, 2) POLES, 3) POLE BASES, 4) SERVICE ENTRANCE SECTION, 5) ELECTRICAL EQUIPMENT, 6) DISCONNECT SWITCHES, 7) TIME CLOCKS AND OTHER CONTROLS, 8) LIGHTING CONTACTORS AND 9) PULL BOXES. AT THE TIME OF EACH SUBMITTAL, THE CONTRACTOR SHALL DEFINE AND DELINEATE IN WRITING ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS. THE REVIEW WILL BE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK AND FOR COMPLIANCE WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS. THE REVIEW OF A SPECIFIED ITEM, AS SUCH, WILL NOT INDICATE REVIEW OF THE ASSEMBLY IN WHICH THE ITEM FUNCTIONS. REVIEW BY THE OWNER OR OWNER'S REPRESENTATIVE WILL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SUBMITTALS NOR FROM HIS RESPONSIBILITY FOR COMPLYING WITH THE CONTRACT DOCUMENTS.
43. THE SUBMITTALS SHALL BE NEATLY GROUPED AND ORGANIZED. PERTINENT INFORMATION SHALL BE HIGHLIGHTED, AND THE SPECIFIC PRODUCT SHALL BE IDENTIFIED. ALL SUBMITTALS SHALL BE COMPLETE, AND PRESENTED IN ONE PACKAGE. THE SUBMITTAL SHALL INCLUDE A COMPLETE LIST OF THE EQUIPMENT AND MATERIALS, INCLUDING THE MANUFACTURER'S NAME, PRODUCT SPECIFICATION, DESCRIPTIVE DATA, TECHNICAL LITERATURE, PERFORMANCE CHARTS, CATALOG CUTS, INSTALLATION INSTRUCTIONS, AND SPARE PART RECOMMENDATIONS FOR EACH DIFFERENT ITEM OF THE EQUIPMENT SPECIFIED.
44. CONTRACTOR SHALL COORDINATE WITH POWER COMPANY REGARDING METERING EQUIPMENT PRIOR TO BIDDING AND ORDERING EQUIPMENT. CONTRACTOR SHALL VERIFY POWER COMPANY METERING REQUIREMENTS INCLUDING WHICH SERVICES NEED TO BE COMMERCIALLY RATED WITH APPROVED BY-PASS TEST BLOCKS. SERVICES THAT FEED SITE LIGHTING/"LIFE SAFETY" MAY NEED BY-PASS TEST BLOCKS DEPENDING ON POWER COMPANY STANDARDS.

CONSTRUCTION NOTES

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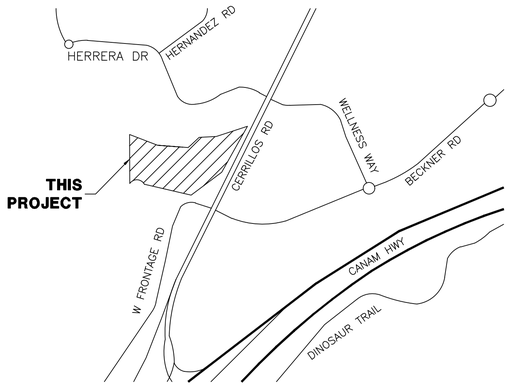
SCOPE OF WORK

1) PROVIDE PREFERRED LOCATIONS OF TRANSFORMERS, PULL-BOXES AND CONDUIT RUNS TO BUILDING PANELS (NO NEW PANEL BOARDS IN THIS SCOPE)

2) PROVIDE AND INSTALL EXTERIOR LIGHTING (NON-BUILDING), AND SITE ELECTRICAL.

3) PROVIDE AND INSTALL CIRCUIT BREAKERS IN PANEL BOARD, BY OTHERS, FOR SITE LIGHTING/ELECTRICAL.

4) COORDINATION ITEMS THAT NEED TO BE SHOWN FOR ELECTRICAL LOAD SUMMARIES AND THAT NEED TO HAVE ELECTRICAL CONNECTIONS ARE SHOWN FOR REFERENCE ONLY, BY OTHERS, UNDER SEPARATE PERMIT.



VICINITY MAP
N.T.S.

NORTH

DEVELOPER
CAVAN COMPANIES
15300 NORTH 90TH STREET, SUITE 200
SCOTTSDALE, AZ 85260
PHONE: (480) 627-7000
CONTACT: JOHN HAMEL
EMAIL: JHAMEL@CAVANCOMPANIES.COM

CIVIL ENGINEER:
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NORTHEAST
ALBUQUERQUE, NM 87109
PHONE: (505) 858-3100
CONTACT: VINCE CARRICA
EMAIL: VCARRICA@TIERRAWESTLLC.COM

ELECTRICAL ENGINEER:
WRIGHT ENGINEERING CORPORATION
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CHANDLER, AZ 85225
PHONE: (480) 497-5829
CONTACT: KIMBALL WILLIAMS
EMAIL: KWILLIAMS@WRIGHTENGINEERING.US

SHEET INDEX

SHEET SE1.1 - ELECTRICAL COVER SHEET
SHEET SE2.1 - SES KEY MAP
SHEET SE2.2 - ELECTRICAL SITE PLAN
SHEET SE2.3 - ELECTRICAL SITE PLAN
SHEET SE3.1 - LIGHTING KEY MAP
SHEET SE3.2 - LIGHTING SITE PLAN
SHEET SE3.3 - LIGHTING SITE PLAN
SHEET SE4.1 - ELECTRICAL SINGLE LINE DIAGRAMS
SHEET SE4.2 - ELECTRICAL CALCULATIONS
SHEET SE4.3 - PANEL SCHEDULES
SHEET SE5.1 - ELECTRICAL DETAILS
SHEET SE5.2 - ELECTRICAL DETAILS
SHEET SE5.3 - ELECTRICAL DETAILS

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DRAWN BY: CGK
CHECKED BY: ADK

WRIGHT engineering corporation
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PROJECT: BUNGALOWS AT CERRILLOS PHASE 2
SANTA FE, NEW MEXICO
CERRILLOS RD & W FRONTAGE RD

TITLE: ELECTRICAL COVER SHEET

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUL 2023	1ST SUBMITTAL
2	NOV 2023	2ND SUBMITTAL

AARON D. KUTCHINSKY
NEW MEXICO
19615
11-8-23
PROFESSIONAL ENGINEER

DRAWING NO:
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WIRE AND CONDUIT TABLE

CONDUIT		WIRE				REMARKS
NO.	SIZE	POWER	NEUTRAL	GROUND	TYPE*	
100		POWER COMPANY CONDUIT AND WIRE				FROM POWER COMPANY TRANSFORMER TO EACH INDIVIDUAL UNIT METER PANEL (TYP.)
200	1"	(1) #12	(1) #12	(1) #12	CU	TYP. SEE PLANS FOR CKT
201	1"	(2) #12	–	(1) #12	CU	TYP. SEE PLANS FOR CKT
300	1"	DETECTABLE PULL ROPE				SPARE

* THIS COLUMN IDENTIFIES THE CONDUCTOR MATERIAL TYPE. CU = COPPER, AL = ALUMINUM.
ALL GROUNDING ELECTRODE CONDUCTORS SHALL BE COPPER CONDUCTORS SIZED PER NEC 250.66.

EQUIPMENT GROUNDING CONDUCTORS MAY BE CU OR AL PER TABLE.

SERVICE WIRE TO DWELLING UNITS PER NEC TABLE 310.15(B)(7).

EACH UNIT SHALL HAVE A SEPARATE AND INDIVIDUAL CONDUIT AND CIRCUIT FROM THE TRANSFORMER. THE CONDUIT TAG AT THE UNITS IS THE SIZE FROM THE TRANSFORMER PER UNIT.

NOTE

1. SUBMIT SHOP DRAWINGS TO POWER COMPANY FOR APPROVAL PRIOR TO ORDERING EQUIPMENT.
2. SES SHALL BE INSTALLED IN AN ACCORDANCE WITH ALL NEC CODE AND POWER COMPANY CLEARANCE REQUIREMENTS.
3. SES SHALL BE COMMERCIAL RATED WITH APPROVED TEST BLOCKS PER POWER COMPANY REQUIREMENTS.

SES KEY MAP

NOTE: THE SITE PLAN SHOWN IS FOR REFERENCE ONLY. SEE SHEETS SE2.2 THROUGH SE2.3 FOR FURTHER DETAIL OF UTILITY TRANSFORMERS.

GRAPHIC SCALE
60 30 0 30 60 120
1 INCH = 60 FEET

NORTH

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23176-SE-2
DESIGN BY: KRW
DRAWN BY: CGK
CHECKED BY: ADK

WRIGHT engineering corporation
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165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
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PROJECT: SANTA FE, NEW MEXICO
BUNGALOWS AT CERRILLOS PHASE 2
CERRILLOS RD & W FRONTAGE RD

TITLE: SES KEY MAP

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUL 2023	1ST SUBMITTAL
2	NOV 2023	2ND SUBMITTAL

AARON D. KUTCHINSKY NEW MEXICO 19615 11-28-23 PROFESSIONAL ENGINEER

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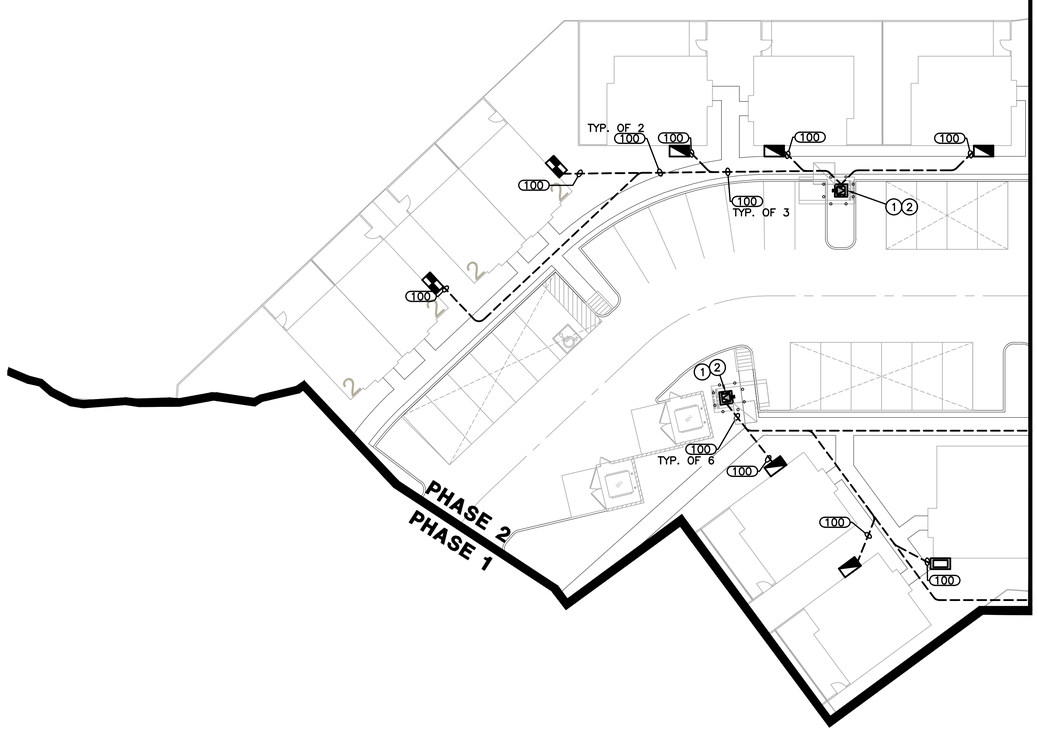

MATCH LINE 'A' SEE SHEET SE2.3

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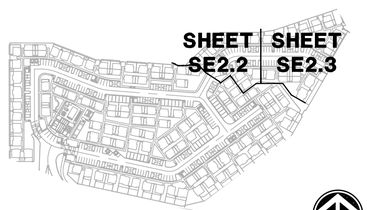

KEY MAP

NORTH
NO SCALE

GRAPHIC SCALE
20 10 0 10 20 40
1 INCH = 20 FEET

NORTH

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ELECTRICAL SITE PLAN

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AARON D. KUTCHINSKY
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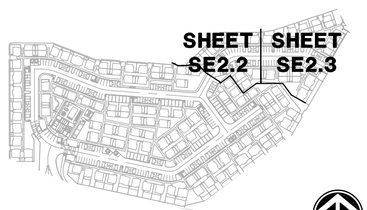

NORTH
NO SCALE

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1 INCH = 20 FEET

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ELECTRICAL SITE PLAN

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AARON D. KUTCHINSKY NEW MEXICO 19615 PROFESSIONAL ENGINEER

DRAWING NO:
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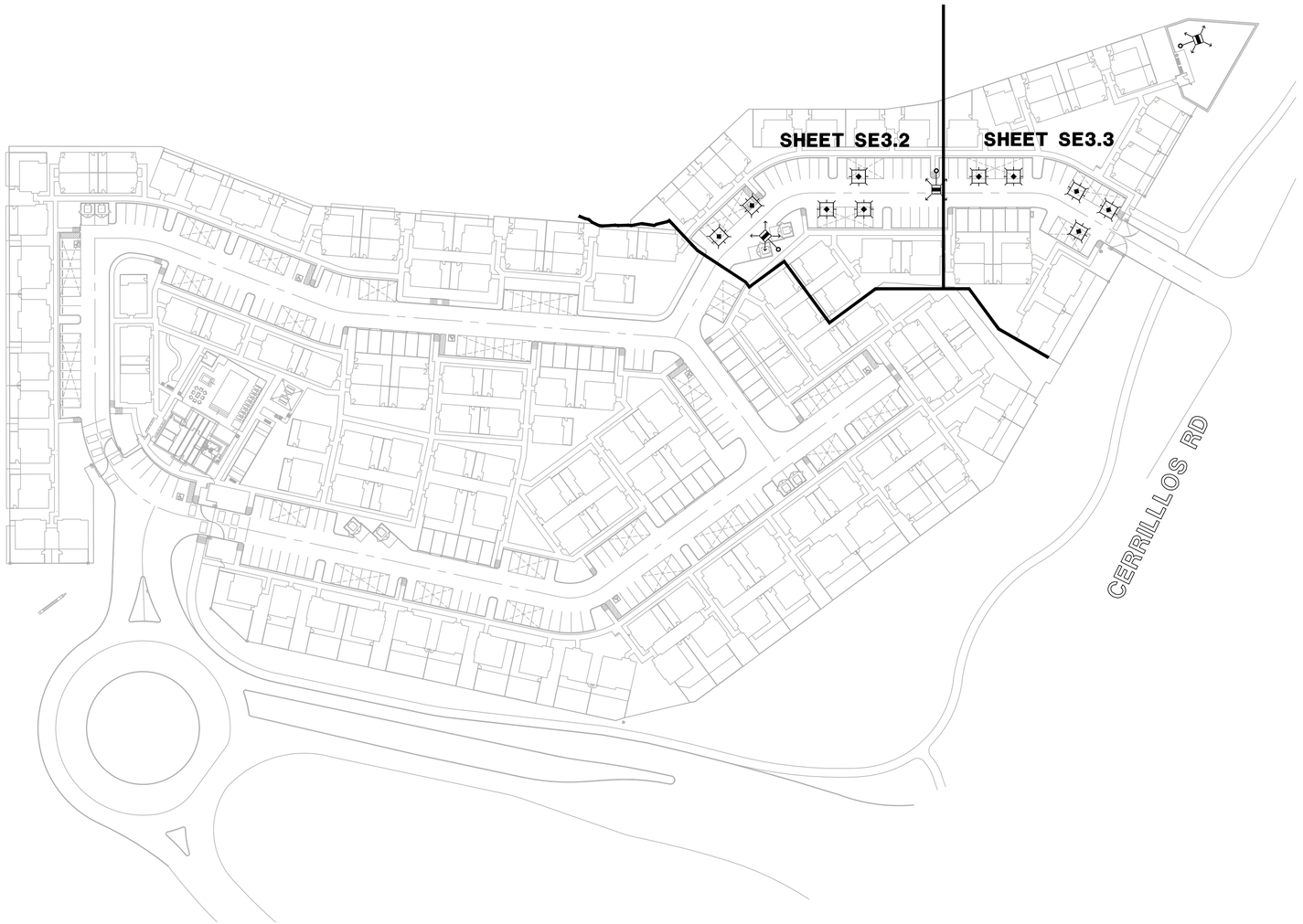

CONSTRUCTION NOTES

1. INSTALL A 3" SLEEVE UNDER ROADWAY FROM LANDSCAPE AREA TO LANDSCAPE AREA FOR LOW VOLTAGE CABLE
2. INSTALL LOOP DETECTOR. COORDINATE WITH GATE CONTRACTOR CONSULTANT FOR CONNECTION TO GATE MOTOR/KEY PAD.
3. INSTALL PUSH BUTTON FOR AREA LIGHT, PER DETAIL 4 ON SHEET SE5.3.
4. INSTALL PUSH BUTTON PER DETAIL 5 ON SHEET SE5.3, COORDINATE WITH OWNER FOR EXACT LOCATION. SEE DETAIL 5A ON SHEET SE5.3 FOR CONTROL SCHEMATIC.

LEGEND

- ELECTRICAL PANELBOARD. SEE SHEETS SE2.1 THROUGH SE2.3 FOR ADDITIONAL DETAILS.
- LVX — LOW VOLTAGE TRANSFORMER FOR ACCENT LIGHTING PER LANDSCAPE ARCHITECT PLANS. SEE DETAIL 5 ON SHEET SE5.1. COORDINATE FINAL LOCATION AND SIZE WITH LANDSCAPE ARCHITECT.
- G1–2 — CIRCUIT NUMBER. EXAMPLE, PANEL 'G1' CIRCUIT '2'.
- UNDERGROUND CONDUIT. CONDUIT SHALL BE SCHEDULE 40 PVC, BURIED 24" MINIMUM BELOW FINISHED GRADE. SEE GENERAL NOTES 12, 13 & 15 ON SHEET SE1.1 FOR ADDITIONAL DETAILS ON CONDUIT INSTALLATIONS.
- ABOVE GROUND CONDUIT. CONDUIT SHALL BE GRS UNLESS OTHERWISE INDICATED. SEE GENERAL NOTES 12, 13 & 15 ON SHEET SE1.1 FOR ADDITIONAL DETAILS ON CONDUIT INSTALLATIONS.
- J — WEATHERPROOF JUNCTION BOX.
- 200 — CONDUIT TAG. SEE CONDUIT AND WIRE TABLE FOR CONDUIT AND WIRE DETAILS.
- LED AREA LIGHT MOUNTED 15' ABOVE FINISHED GRADE. SEE DETAIL 1 ON SHEET SE5.1 FOR INSTALLATION DETAILS. SEE LIGHTING FIXTURE SCHEDULE ON SE3.1 FOR ADDITIONAL INFORMATION.
- LED CANOPY MOUNTED LIGHT. SEE DETAIL 2 ON SHEET SE5.1 FOR INSTALLATION DETAILS. SEE LIGHTING FIXTURE SCHEDULE ON SE3.1 FOR ADDITIONAL INFORMATION.
- PUSH BUTTON. SEE DETAIL 5 ON SHEET SE5.3 FOR INSTALLATION DETAILS.
- GATE OPERATOR TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.

LIGHTING FIXTURE SCHEDULE

LABEL	SYMBOL	MANUFACTURER	CATALOG #	WATTS	VOLTS	LAMP(S)	LAMP TEMPERATURE	QUANTITY	COLOR FINISH	MOUNTING	LUMENS
A		LITHONIA LIGHTING	DSXO–LED–P1–30K–70CRI–T5W–MVOLT–DDBXD	33W	120	LED	3000K	3	DARK BRONZE	15'	4,878
B		HOLOPHANE	PPSQL2–HP10–30K–XX–FC–T5W	25W	240	LED	3000K	10	BRONZE	8.5' SURFACE	2,843

CONTRACTOR SHALL VERIFY ALL QUANTITIES. CONTRACTOR MAY SUBMIT ALTERNATIVES FOR AN ENGINEER APPROVED EQUAL
LIGHTS A–B SHALL BE DARK SKY RATED "FULL CUT OFF"
GENERAL GARAGE LIGHTING CONTROL SCHEMATICS SHOWN ON SHEET SE5.1.

LIGHTING SITE PLAN

GRAPHIC SCALE
20 10 0 10 20 40
1 INCH = 20 FEET

NORTH

WRIGHT ENGINEERING PROJECT NO:
23176-SE-2
DESIGN BY: KRW
DRAWN BY: CGK
CHECKED BY: ADK

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:
SANTA FE, NEW MEXICO
BUNGALOWS AT CERRILLOS PHASE 2
CERRILLOS RD & W FRONTAGE RD
LIGHTING KEY MAP

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUL 2023	1ST SUBMITTAL
2	NOV 2023	2ND SUBMITTAL

AARON D. KUTCHINSKY NEW MEXICO 19615 11-14-23 PROFESSIONAL ENGINEER

DRAWING NO:
SE3.1
OF 13

H:\2023\23176–Bungalows at Cerrillos\23176–SE–Phase 2.dwg

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CONSTRUCTION NOTES

1. INSTALL A 3" SLEEVE UNDER ROADWAY FROM LANDSCAPE AREA TO LANDSCAPE AREA FOR LOW VOLTAGE CABLE
2. INSTALL LOOP DETECTOR. COORDINATE WITH GATE CONTRACTOR CONSULTANT FOR CONNECTION TO GATE MOTOR/KEY PAD.
3. INSTALL PUSH BUTTON FOR AREA LIGHT, PER DETAIL 4 ON SHEET SE5.3.
4. INSTALL PUSH BUTTON PER DETAIL 5 ON SHEET SE5.3, COORDINATE WITH OWNER FOR EXACT LOCATION. SEE DETAIL 5A ON SHEET SE5.3 FOR CONTROL SCHEMATIC.

LEGEND

- ELECTRICAL PANELBOARD. SEE SHEETS SE2.1 THROUGH SE2.3 FOR ADDITIONAL DETAILS.
- LVX — LOW VOLTAGE TRANSFORMER FOR ACCENT LIGHTING PER LANDSCAPE ARCHITECT PLANS. SEE DETAIL 5 ON SHEET SE5.1. COORDINATE FINAL LOCATION AND SIZE WITH LANDSCAPE ARCHITECT.
- G1–2 — CIRCUIT NUMBER. EXAMPLE, PANEL 'G1' CIRCUIT '2'.
- UNDERGROUND CONDUIT. CONDUIT SHALL BE SCHEDULE 40 PVC, BURIED 24" MINIMUM BELOW FINISHED GRADE. SEE GENERAL NOTES 12, 13 & 15 ON SHEET SE1.1 FOR ADDITIONAL DETAILS ON CONDUIT INSTALLATIONS.
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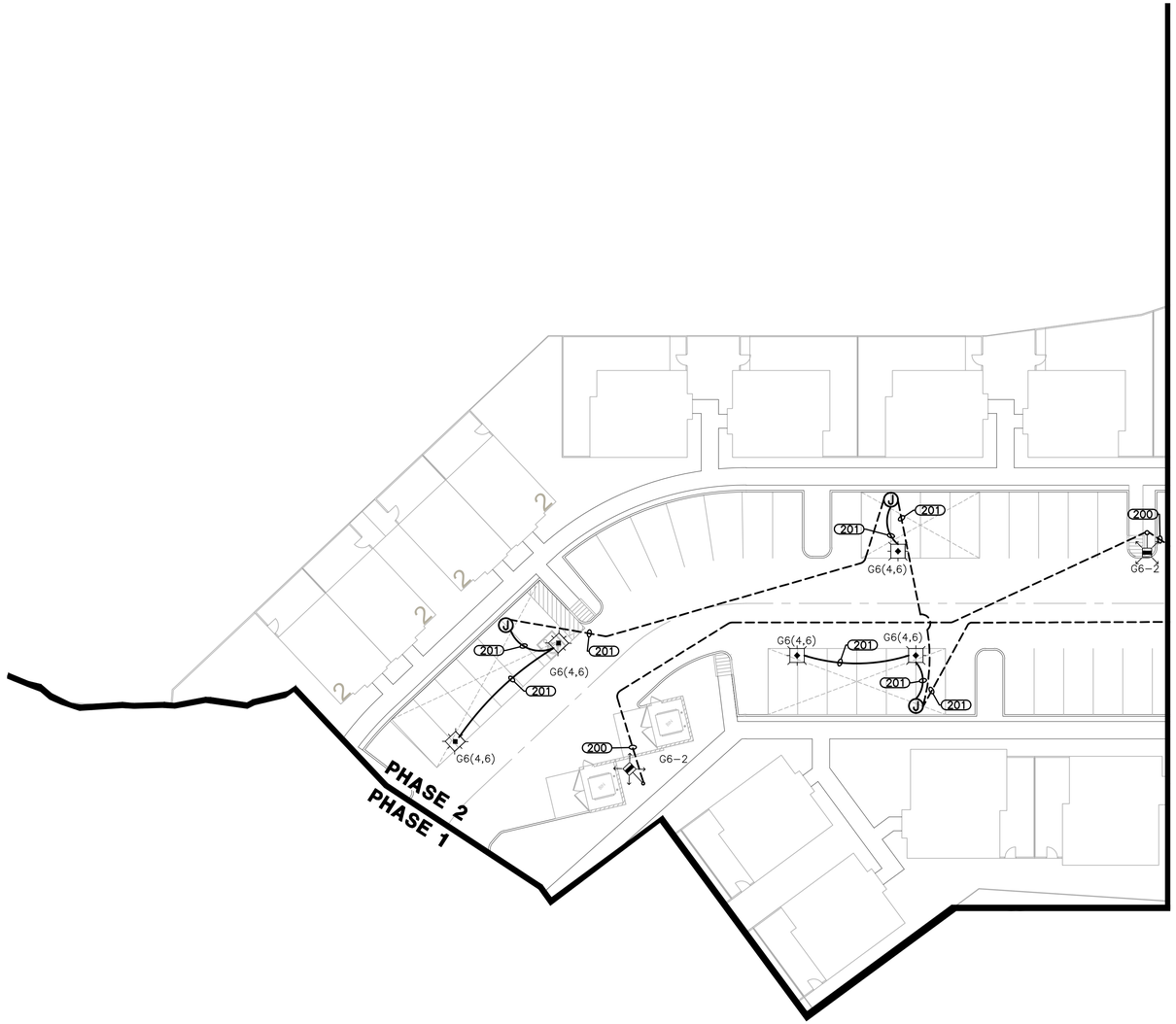

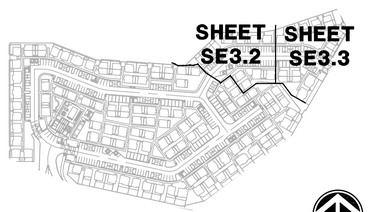

KEY MAP

NORTH
NO SCALE

GRAPHIC SCALE
20 10 0 10 20 40
1 INCH = 20 FEET

NORTH

nm811 Know what's below. Call before you dig.

LIGHTING SITE PLAN

WRIGHT ENGINEERING PROJECT NO:
23176-SE-2

DESIGN BY: KRW
DRAWN BY: CGK
CHECKED BY: ADK

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE (480.497.5829 • FAX (480.497.5807
www.wrightengineering.us

PROJECT: SANTA FE, NEW MEXICO
BUNGALOWS AT CERRILLOS PHASE 2
CERRILLOS RD & W FRONTAGE RD

TITLE: LIGHTING SITE PLAN

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUL 2023	1ST SUBMITTAL
2	NOV 2023	2ND SUBMITTAL

AARON D. KUTCHINSKY NEW MEXICO 19615 11-9-23 PROFESSIONAL ENGINEER

DRAWING NO:
SE3.2
OF 13

H:\2023\23176-Bungalows at Cerrillos\23176-SE-Phase 2.dwg

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LEGEND

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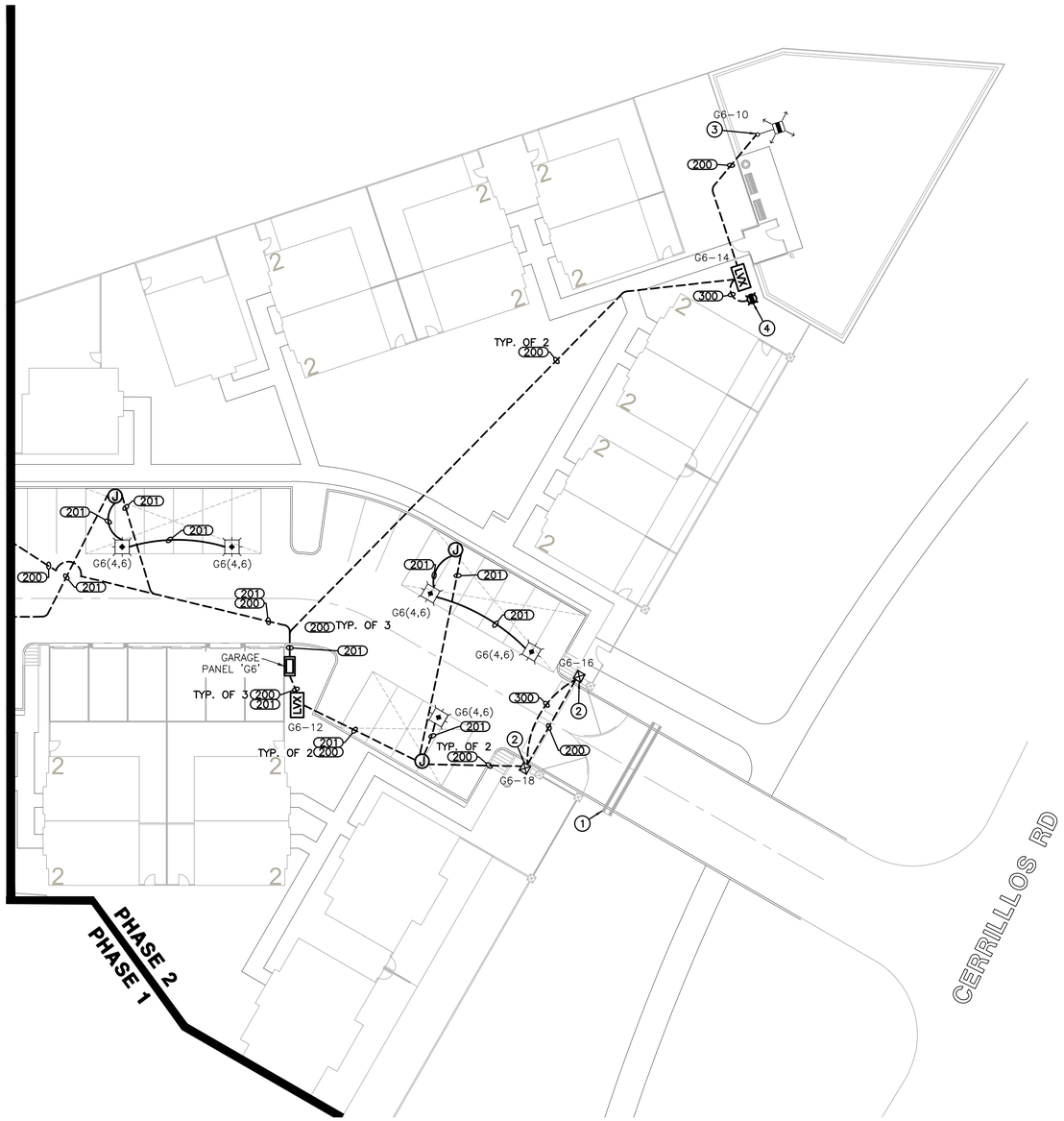

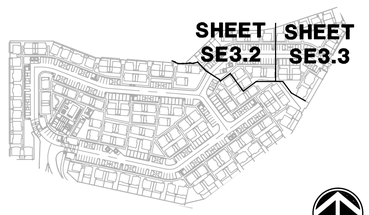

NORTH
NO SCALE

KEY MAP

GRAPHIC SCALE
20 10 0 10 20 40
1 INCH = 20 FEET

NORTH

nm811 Know what's below. Call before you dig.

LIGHTING SITE PLAN

WRIGHT ENGINEERING PROJECT NO:
23176-SE-2

DESIGN BY: KRW
DRAWN BY: CGK
CHECKED BY: ADK

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: SANTA FE, NEW MEXICO
BUNGALOWS AT CERRILLOS PHASE 2
CERRILLOS RD & W FRONTAGE RD

TITLE: LIGHTING SITE PLAN

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUL 2023	1ST SUBMITTAL
2	NOV 2023	2ND SUBMITTAL

AARON D. KUTCHINSKY NEW MEXICO 19615 PROFESSIONAL ENGINEER 11-8-23

DRAWING NO:
SE3.1
OF 13

H:\2023\23176-Bungalows at Cerrillos\23176-SE-Phase 2.dwg

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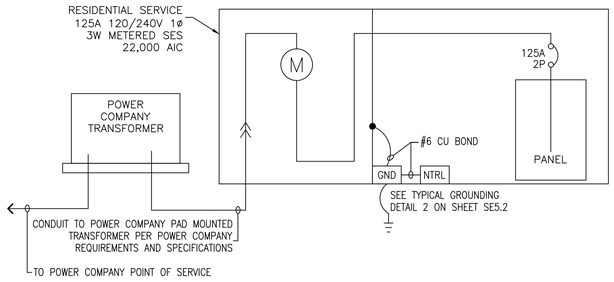
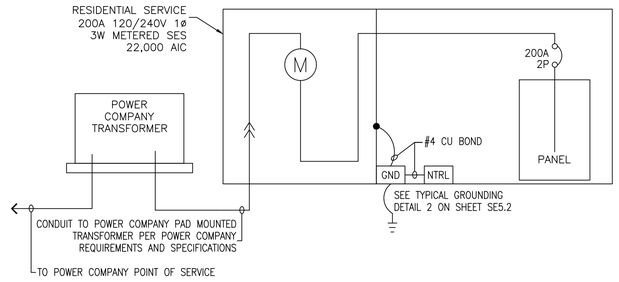
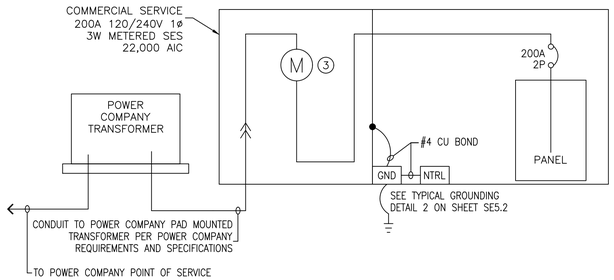


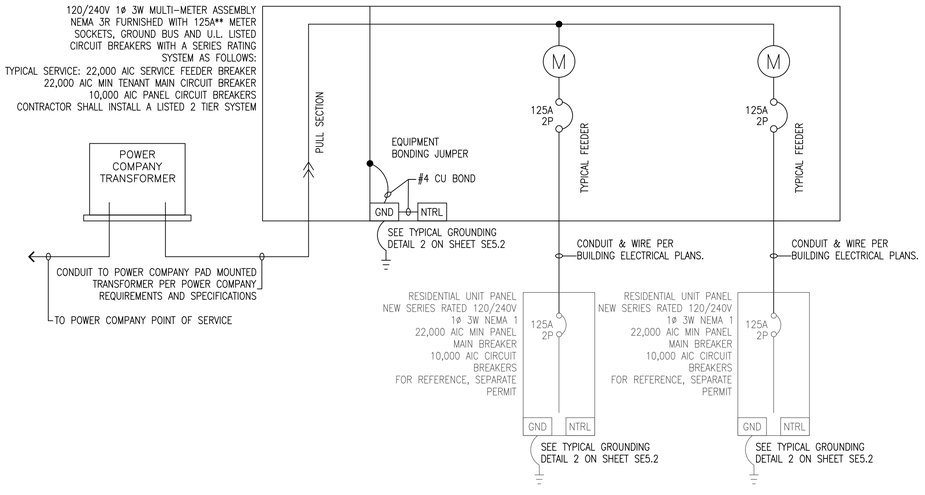
SINGLE LINE DIAGRAM - UNIT METER (SLD-U-1)



SINGLE LINE DIAGRAM - UNIT METER (SLD-U-2)



SINGLE LINE DIAGRAM - UNIT METER (SLD-G)



SINGLE LINE DIAGRAM - DUPLEX METER PACK (SLD-2)

NOTES

1. SUBMIT SHOP DRAWINGS TO POWER COMPANY FOR APPROVAL PRIOR TO ORDERING EQUIPMENT. THIS APPLIES TO ALL SERVICES.
2. SES SHALL BE INSTALLED IN AN ACCORDANCE WITH ALL NEC CODE AND POWER COMPANY CLEARANCE REQUIREMENTS. THIS APPLIES TO ALL SERVICES.
3. COMMERCIAL SES SHALL BE COMMERCIAL RATED WITH APPROVED TEST BLOCKS PER POWER COMPANY REQUIREMENTS. THIS APPLIES TO ALL COMMERCIAL SERVICES (I.E. GARAGES, OFFICES, NON-RESIDENTIAL SERVICES, ETC.)
4. ELECTRICAL CONTRACTOR SHALL LABEL PANELS PER TENANT NUMBER UNLESS NOTED OTHERWISE ON PLANS. THIS APPLIES TO ALL SERVICES.
5. REFER TO PANEL SCHEDULES ON SHEET SE4.3 FOR CIRCUIT DESIGNATIONS.
6. *ELECTRICAL CONTRACTOR SHALL REFER TO SITE PLAN FOR CIRCUIT BREAKER SIZES ON SHEETS SE2.1 THROUGH SE2.2.
7. SERIES RATING AND LABELS PER NEC 240.86, 110.9, 110.22, 240.86. THIS APPLIES TO ALL SERVICES.
8. PER NEC 250.32(B)(1) NEUTRAL AND GROUND CONNECTION IS NOT PERMITTED IN PANELS DOWNSTREAM OF METERS. THIS APPLIES TO ALL SERVICES.

SINGLE LINE DIAGRAM LEGEND

BOLD – NEW PER WRIGHT ENGINEERING PLANS.

GREY – FOR REFERENCE ONLY, BY OTHERS, UNDER SEPARATE PERMIT.

WRIGHT ENGINEERING PROJECT NO:
23176-SE-2
DESIGN BY: KRW
DRAWN BY: CGK
CHECKED BY: ADK

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: SANTA FE, NEW MEXICO
BUNGALOWS AT CERRILLOS PHASE 2
CERRILLOS RD & W FRONTAGE RD

TITLE: ELECTRICAL SINGLE LINE DIAGRAMS

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	JUL 2023	1ST SUBMITTAL
2	NOV 2023	2ND SUBMITTAL

AARON D. KUTCHINSKY
NEW MEXICO
19615
11-28-23
PROFESSIONAL ENGINEER

DRAWING NO:
SE4.1
OF 13

H:\2023\23176-Bungalows at Cerrillos\23176-SE-Phase 2.dwg

BUNGALOWS AT CERRILLOS

CERRILLOS RD & W FRONTAGE RD
SANTA FE, NEW MEXICO
PHOTOMETRIC LIGHTING PLAN

CALCULATIONS

PARKING AISLE & DRIVEWAY
960 points
HORIZONTAL FOOTCANDLES

Average	1.0
Maximum	2.1
Minimum	0.2
Avg:Min	4.76
Max:Min	10.50
Coef Var	0.45

WALKWAYS
682 points
HORIZONTAL FOOTCANDLES

Average	0.7
Maximum	2.5
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.96

PROPERTY LINE
327 points
HORIZONTAL FOOTCANDLES

Average	0.0
Maximum	0.0
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.00

ENTRANCES
94 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	0.7
Maximum	1.3
Minimum	0.1
Avg:Min	6.69
Max:Min	13.00
Coef Var	0.48
UnifGrad	3.54

DOG PARK
41 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	0.4
Maximum	0.8
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.52
UnifGrad	N/A

LEGEND

45W LED T5W AREA LIGHT
candela file 'DSX0 LED P2 30K 70CRI T5W.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 45
mounting height= 15 ft
number locations= 2, number luminaires= 2
kw all locations= 0.1

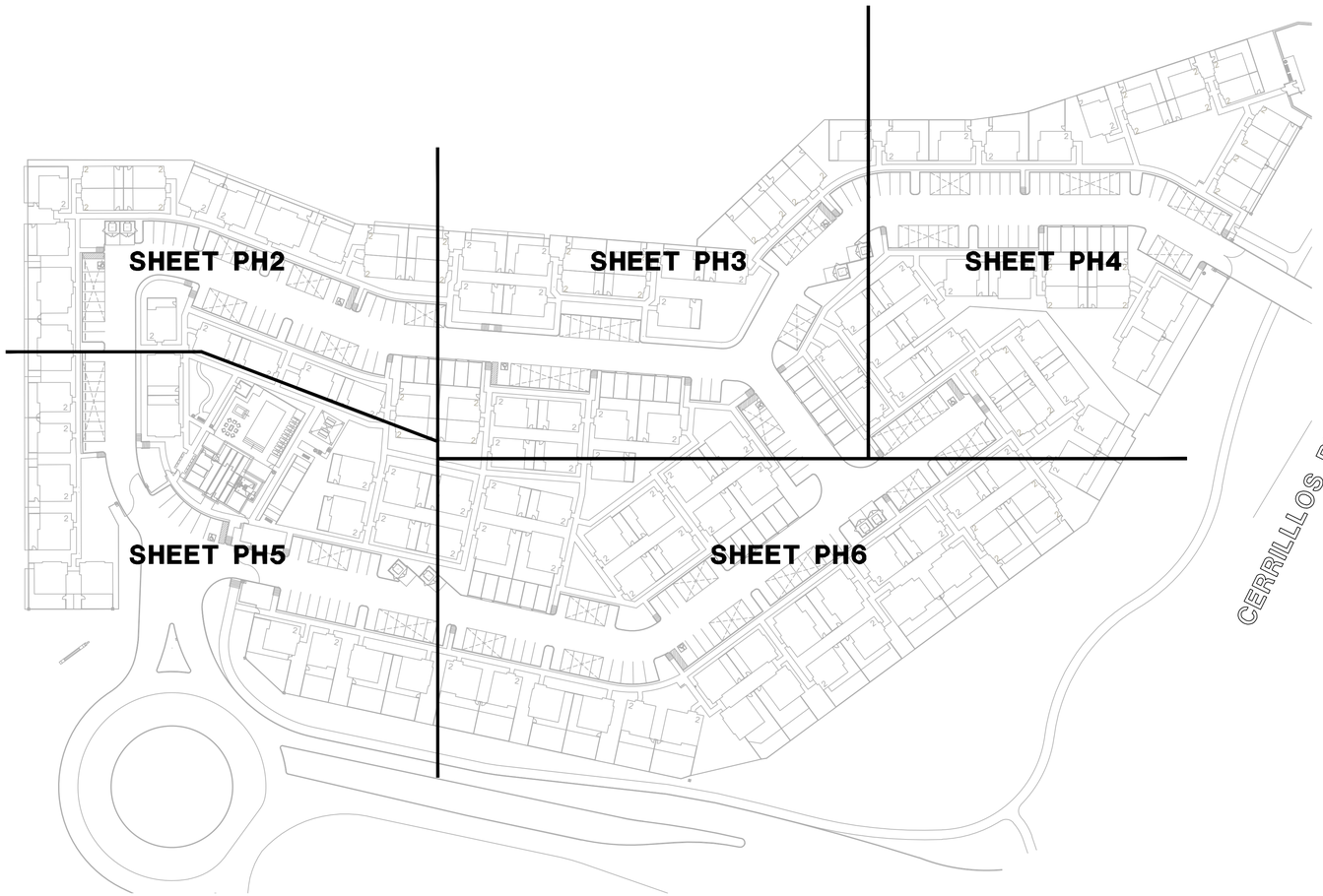
33W LED T5W AREA LIGHT
candela file 'DSX0 LED P1 30K 70CRI T5W.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 33
mounting height= 15 ft
number locations= 11, number luminaires= 11
kw all locations= 0.4

GENERIC PORCH LIGHT
candela file '49551_11263563-1245388.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 11
mounting height= 6.5 ft
number locations= 159, number luminaires= 159
kw all locations= 1.8

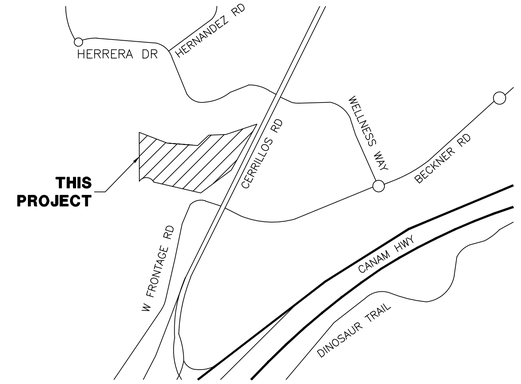
25W CANOPY LIGHT
candela file 'PPSQL2_HP10_30K_XX_FC_T5W.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 25
mounting height= 10 ft
number locations= 40, number luminaires= 40
kw all locations= 1.0

19W LED LINEAR TRELLIS LIGHT
candela file 'EX3-WET-N-830-4.IES'
144 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 19
mounting height= 8.5 ft
number locations= 1, number luminaires= 1
kw all locations= 0.0

22W LED BOLLARDS
candela file 'OWK-2-L_COG_20LC_3_3K.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 22
mounting height= 3.6 ft
number locations= 15, number luminaires= 15
kw all locations= 0.3



KEY MAP



VICINITY MAP
N.T.S.

NORTH

DEVELOPER

CAVAN COMPANIES
15300 NORTH 90TH STREET, SUITE 200
SCOTTSDALE, AZ 85260
PHONE: (480) 627-7000
CONTACT: JON HAMEL
EMAIL: JHAMEL@CAVANCOMPANIES.COM

CIVIL ENGINEER

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NORTHEAST
ALBUQUERQUE, NM 87109
PHONE: (505) 858-3100
CONTACT: VINCE CARRICA
EMAIL: VCARRICA@TIERRAWESTLLC.COM

ELECTRICAL ENGINEER

WRIGHT ENGINEERING CORPORATION
165 EAST CHILTON DRIVE
CHANDLER, AZ 85225
PHONE: (480) 497-5829
CONTACT: JACOB BIELEFELDT
EMAIL: JBIELEFELDT@WRIGHTENGINEERING.US

SHEET INDEX

SHEET PH1	PHOTOMETRIC COVER SHEET
SHEET PH2	PHOTOMETRIC CALCULATIONS
SHEET PH3	PHOTOMETRIC CALCULATIONS
SHEET PH4	PHOTOMETRIC CALCULATIONS
SHEET PH5	PHOTOMETRIC CALCULATIONS
SHEET PH6	PHOTOMETRIC CALCULATIONS
SHEET PH7	PHOTOMETRIC CUT SHEETS & DETAILS
SHEET PH8	PHOTOMETRIC CUT SHEETS & DETAILS

NORTH

GRAPHIC SCALE
60 30 0 30 60 120
1 INCH = 60 FEET

nm811 Know what's below. Call before you dig.

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ELECTRICAL ENGINEERING AND DESIGN
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PHONE 480.497.5825 • FAX 480.497.5807

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

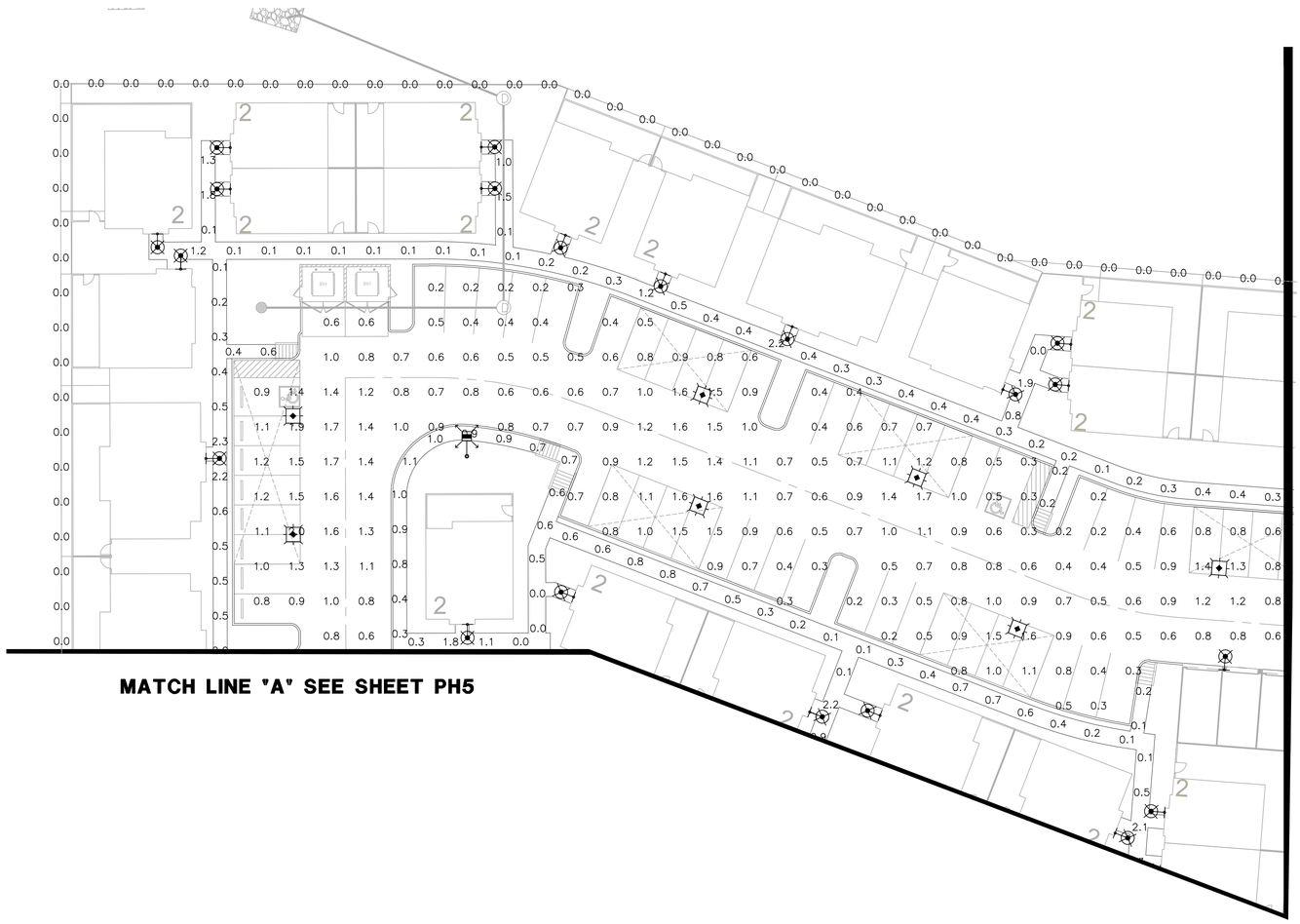
AARON D. KUTCHINSKY NEW MEXICO 19615 PROFESSIONAL ENGINEER 11-28-23

PROJECT NAME:
BUNGALOWS AT CERRILLOS
CERRILLOS RD & W FRONTAGE RD
PHOTOMETRIC LIGHTING PLAN

WRIGHT ENG.
PROJECT NO: **23176-PH**

DESIGN BY: KRW

H:\2023\23176-Bungalows at Cerrillos\Photometrics\23176-PH.dwg



CALCULATIONS

PARKING AISLE & DRIVEWAY
960 points
HORIZONTAL FOOTCANDLES

Average	1.0
Maximum	2.1
Minimum	0.2
Avg:Min	4.76
Max:Min	10.50
Coef Var	0.45

WALKWAYS
682 points
HORIZONTAL FOOTCANDLES

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Maximum	2.5
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.96

PROPERTY LINE
327 points
HORIZONTAL FOOTCANDLES

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mounting height= 15 ft
number locations= 2, number luminaires= 2
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33W LED T5W AREA LIGHT
candela file 'DSX0 LED P1 30K 70CRI T5W.ies'
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Light Loss Factor = 0.900, watts per luminaire = 33
mounting height= 15 ft
number locations= 11, number luminaires= 11
kw all locations= 0.4

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Light Loss Factor = 0.900, watts per luminaire = 25
mounting height= 10 ft
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kw all locations= 1.0

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144 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 19
mounting height= 8.5 ft
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22W LED BOLLARDS
candela file 'OWK-2-L_COG_20LC_3_3K.IES'
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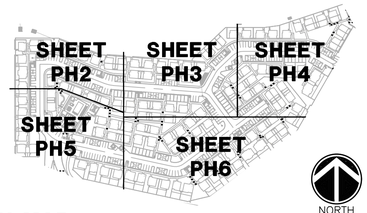
Light Loss Factor = 0.900, watts per luminaire = 22
mounting height= 3.6 ft
number locations= 15, number luminaires= 15
kw all locations= 0.3

PHOTOMETRIC CALCULATIONS

NORTH
GRAPHIC SCALE
20 10 0 10 20 40
1 INCH = 20 FEET

KEY MAP



NORTH
NO SCALE

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WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

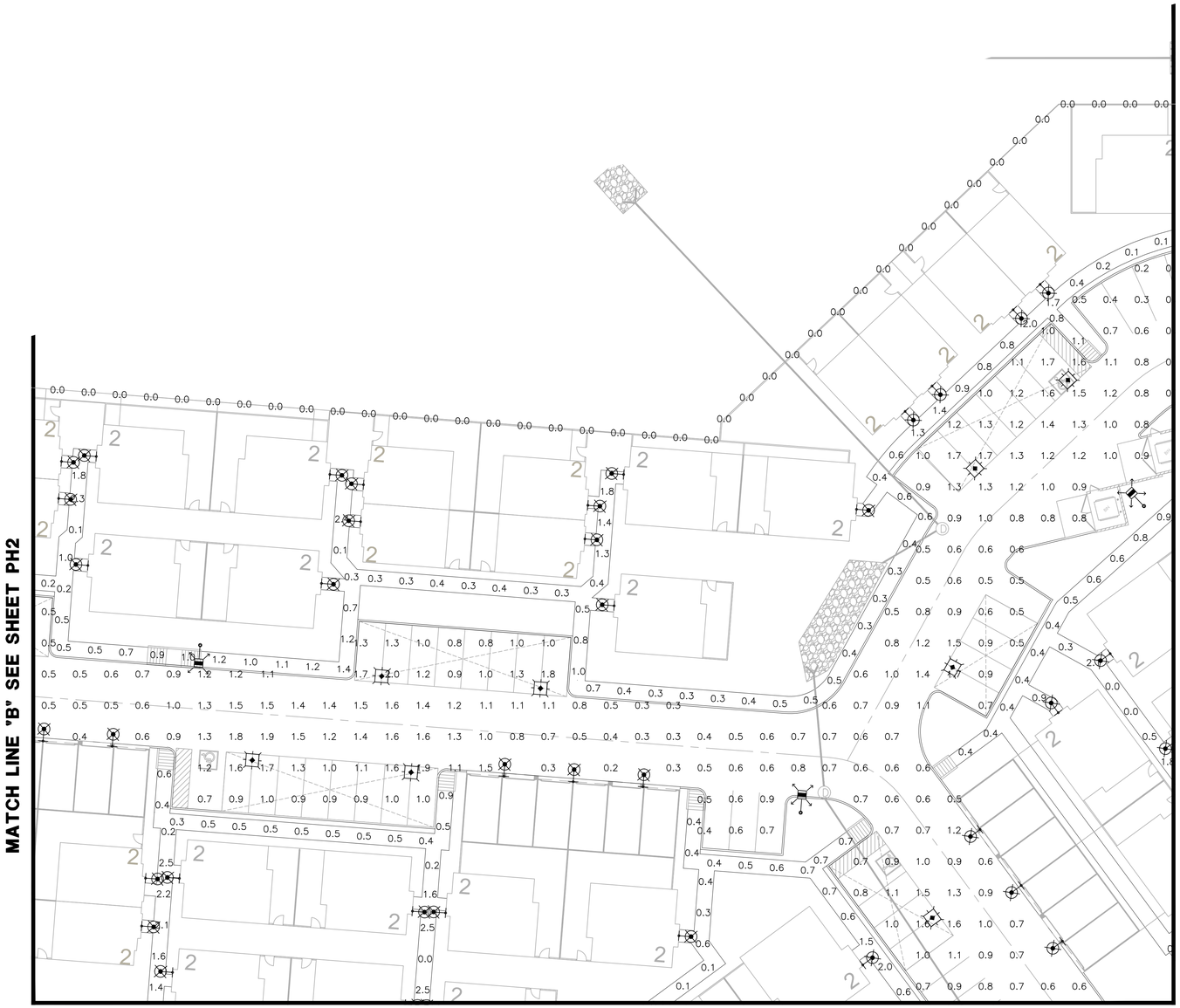
AARON D. KUTCHINSKY NEW MEXICO 19615 11-18-23 PROFESSIONAL ENGINEER

PROJECT NAME:
BUNGALOWS AT CERRILLOS
CERRILLOS RD & W FRONTAGE RD
PHOTOMETRIC LIGHTING PLAN

WRIGHT ENG.
PROJECT NO: **23176-PH**

DESIGN BY: KRW

H:\2023\23176-Bungalows at Cerrillos\Photometrics\23176-PH.dwg



CALCULATIONS

PARKING AISLE & DRIVEWAY
960 points
HORIZONTAL FOOTCANDLES

Average	1.0
Maximum	2.1
Minimum	0.2
Avg:Min	4.76
Max:Min	10.50
Coef Var	0.45

WALKWAYS
682 points
HORIZONTAL FOOTCANDLES

Average	0.7
Maximum	2.5
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.96

PROPERTY LINE
327 points
HORIZONTAL FOOTCANDLES

Average	0.0
Maximum	0.0
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.00

ENTRANCES
94 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	0.7
Maximum	1.3
Minimum	0.1
Avg:Min	6.69
Max:Min	13.00
Coef Var	0.48
UnifGrad	3.54

DOG PARK
41 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	0.4
Maximum	0.8
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.52
UnifGrad	N/A

LEGEND

45W LED T5W AREA LIGHT
candela file 'DSX0 LED P2 30K 70CRI T5W.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 45
mounting height= 15 ft
number locations= 2, number luminaires= 2
kw all locations= 0.1

33W LED T5W AREA LIGHT
candela file 'DSX0 LED P1 30K 70CRI T5W.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 33
mounting height= 15 ft
number locations= 11, number luminaires= 11
kw all locations= 0.4

GENERIC PORCH LIGHT
candela file '49551_11263563-1245388.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 11
mounting height= 6.5 ft
number locations= 159, number luminaires= 159
kw all locations= 1.8

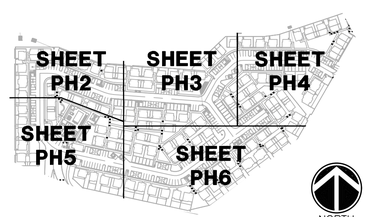
25W CANOPY LIGHT
candela file 'PPSQL2_HP10_30K_XX_FC_T5W.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 25
mounting height= 10 ft
number locations= 40, number luminaires= 40
kw all locations= 1.0

19W LED LINEAR TRELLIS LIGHT
candela file 'EX3-WET-N-830-4.IES'
144 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 19
mounting height= 8.5 ft
number locations= 1, number luminaires= 1
kw all locations= 0.0

22W LED BOLLARDS
candela file 'OWK-2-L_COG_20LC_3_3K.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 22
mounting height= 3.6 ft
number locations= 15, number luminaires= 15
kw all locations= 0.3

PHOTOMETRIC CALCULATIONS

NORTH
GRAPHIC SCALE
20 10 0 10 20 40
1 INCH = 20 FEET



KEY MAP
NORTH
NO SCALE

WRIGHT engineering corporation
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AARON D. KUTCHINSKY NEW MEXICO 19615 11-30-23 PROFESSIONAL ENGINEER

PROJECT NAME:
BUNGALOWS AT CERRILLOS
CERRILLOS RD & W FRONTAGE RD
PHOTOMETRIC LIGHTING PLAN

WRIGHT ENG.
PROJECT NO: **23176-PH**

DESIGN BY: KRW

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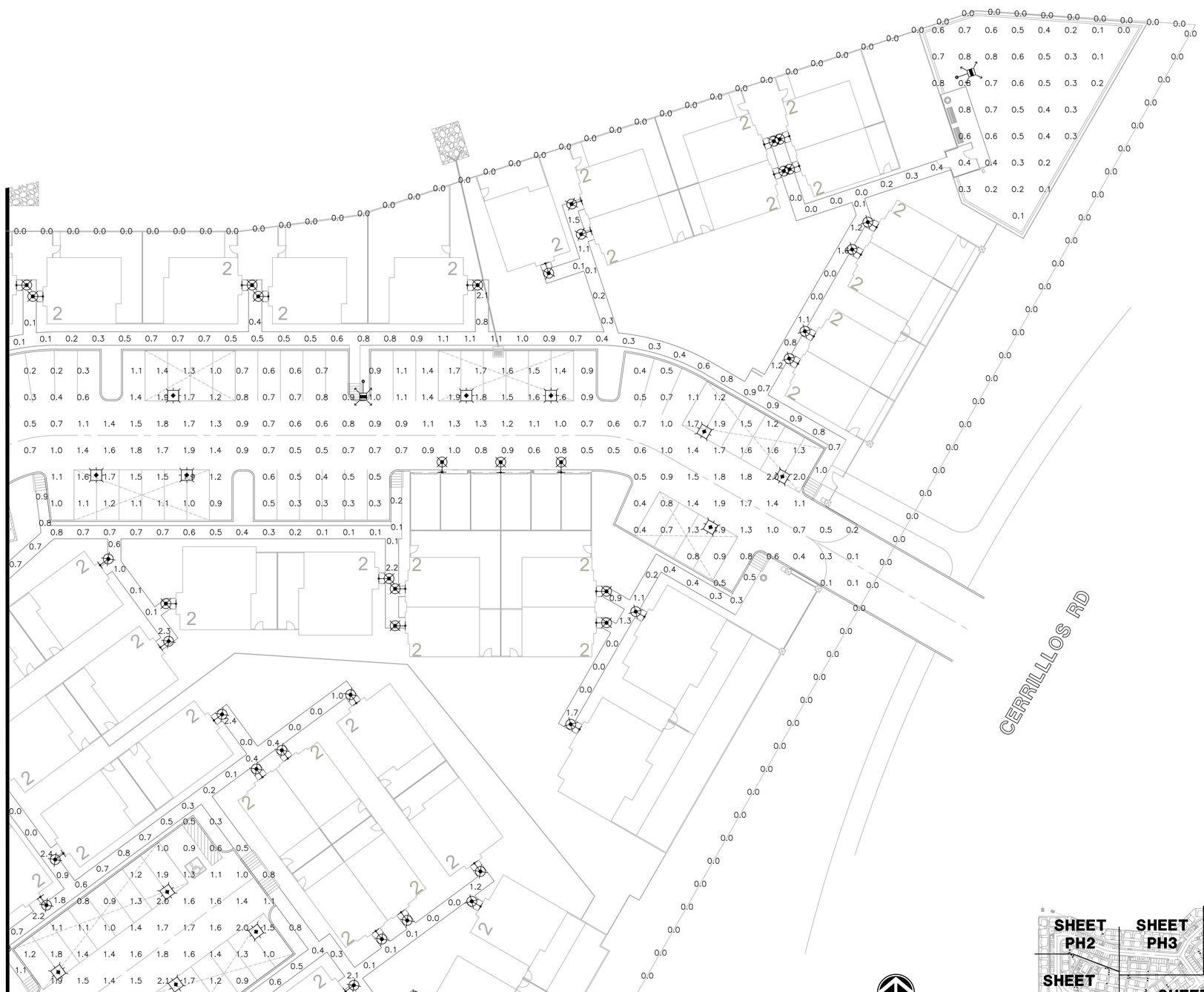


PHOTOMETRIC CALCULATIONS

CALCULATIONS

PARKING AISLE & DRIVEWAY
960 points
HORIZONTAL FOOTCANDLES

Average	1.0
Maximum	2.1
Minimum	0.2
Avg:Min	4.76
Max:Min	10.50
Coef Var	0.45

WALKWAYS
682 points
HORIZONTAL FOOTCANDLES

Average	0.7
Maximum	2.5
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.96

PROPERTY LINE
327 points
HORIZONTAL FOOTCANDLES

Average	0.0
Maximum	0.0
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.00

ENTRANCES
94 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	0.7
Maximum	1.3
Minimum	0.1
Avg:Min	6.69
Max:Min	13.00
Coef Var	0.48
UnifGrad	3.54

DOG PARK
41 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	0.4
Maximum	0.8
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.52
UnifGrad	N/A

LEGEND

45W LED T5W AREA LIGHT
candela file 'DSX0 LED P2 30K 70CRI T5W.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 45
mounting height= 15 ft
number locations= 2, number luminaires= 2
kw all locations= 0.1

33W LED T5W AREA LIGHT
candela file 'DSX0 LED P1 30K 70CRI T5W.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 33
mounting height= 15 ft
number locations= 11, number luminaires= 11
kw all locations= 0.4

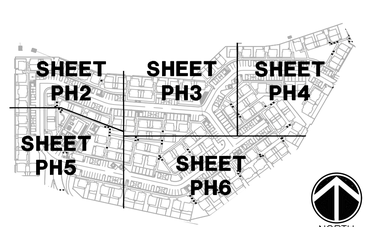
GENERIC PORCH LIGHT
candela file '49551_11263563-1245388.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 11
mounting height= 6.5 ft
number locations= 159, number luminaires= 159
kw all locations= 1.8

25W CANOPY LIGHT
candela file 'PPSQL2_HP10_30K_XX_FC_T5W.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 25
mounting height= 10 ft
number locations= 40, number luminaires= 40
kw all locations= 1.0

19W LED LINEAR TRELLIS LIGHT
candela file 'EX3-WET-N-830-4.IES'
144 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 19
mounting height= 8.5 ft
number locations= 1, number luminaires= 1
kw all locations= 0.0

22W LED BOLLARDS
candela file 'OWK-2-L_COG_20LC_3_3K.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 22
mounting height= 3.6 ft
number locations= 15, number luminaires= 15
kw all locations= 0.3

NORTH
GRAPHIC SCALE
20 10 0 10 20 40
1 INCH = 20 FEET



KEY MAP
NORTH
NO SCALE

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
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PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

AARON D. KUTCHINSKY NEW MEXICO 19615 11-28-23 PROFESSIONAL ENGINEER

PROJECT NAME:
BUNGALOWS AT CERRILLOS
CERRILLOS RD & W FRONTAGE RD
PHOTOMETRIC LIGHTING PLAN

WRIGHT ENG.
PROJECT NO: **23176-PH**

DESIGN BY: KRW

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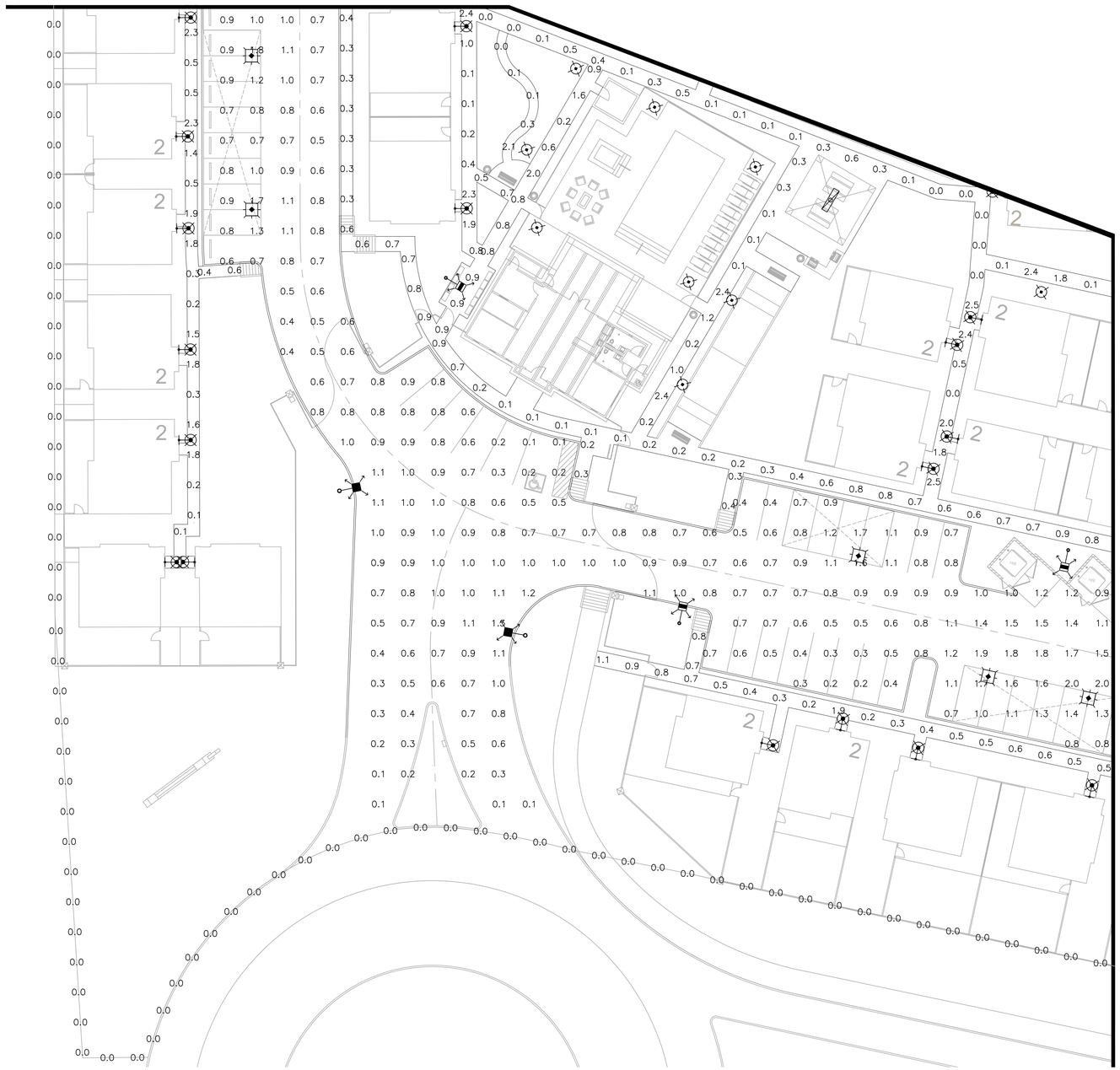
MATCH LINE "A" SEE SHEET PH2



MATCH LINE "F" SEE SHEET PH6

CALCULATIONS

PARKING AISLE & DRIVEWAY
960 points
HORIZONTAL FOOTCANDLES

Average	1.0
Maximum	2.1
Minimum	0.2
Avg:Min	4.76
Max:Min	10.50
Coef Var	0.45

WALKWAYS
682 points
HORIZONTAL FOOTCANDLES

Average	0.7
Maximum	2.5
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.96

PROPERTY LINE
327 points
HORIZONTAL FOOTCANDLES

Average	0.0
Maximum	0.0
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.00

ENTRANCES
94 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	0.7
Maximum	1.3
Minimum	0.1
Avg:Min	6.69
Max:Min	13.00
Coef Var	0.48
UnifGrad	3.54

DOG PARK
41 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	0.4
Maximum	0.8
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.52
UnifGrad	N/A

LEGEND

45W LED T5W AREA LIGHT
candela file 'DSX0 LED P2 30K 70CRI T5W.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 45
mounting height= 15 ft
number locations= 2, number luminaires= 2
kw all locations= 0.1

33W LED T5W AREA LIGHT
candela file 'DSX0 LED P1 30K 70CRI T5W.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 33
mounting height= 15 ft
number locations= 11, number luminaires= 11
kw all locations= 0.4

GENERIC PORCH LIGHT
candela file '49551_11263563-1245388.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 11
mounting height= 6.5 ft
number locations= 159, number luminaires= 159
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25W CANOPY LIGHT
candela file 'PPSQL2_HP10_30K_XX_FC_T5W.ies'
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Light Loss Factor = 0.900, watts per luminaire = 25
mounting height= 10 ft
number locations= 40, number luminaires= 40
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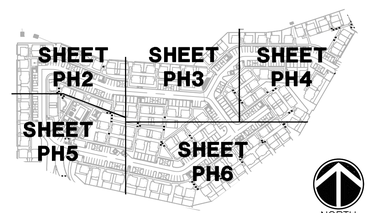
19W LED LINEAR TRELLIS LIGHT
candela file 'EX3-WET-N-830-4.IES'
144 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 19
mounting height= 8.5 ft
number locations= 1, number luminaires= 1
kw all locations= 0.0

22W LED BOLLARDS
candela file 'OWK-2-L_COG_20LC_3_3K.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 22
mounting height= 3.6 ft
number locations= 15, number luminaires= 15
kw all locations= 0.3

PHOTOMETRIC CALCULATIONS

NORTH
GRAPHIC SCALE
20 10 0 10 20 40
1 INCH = 20 FEET

KEY MAP



NORTH
NO SCALE

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

AARON D. KUTCHINSKY NEW MEXICO 19615 11-28-23 PROFESSIONAL ENGINEER

PROJECT NAME:
BUNGALOWS AT CERRILLOS
CERRILLOS RD & W FRONTAGE RD
PHOTOMETRIC LIGHTING PLAN

WRIGHT ENG.
PROJECT NO: **23176-PH**

DESIGN BY: KRW

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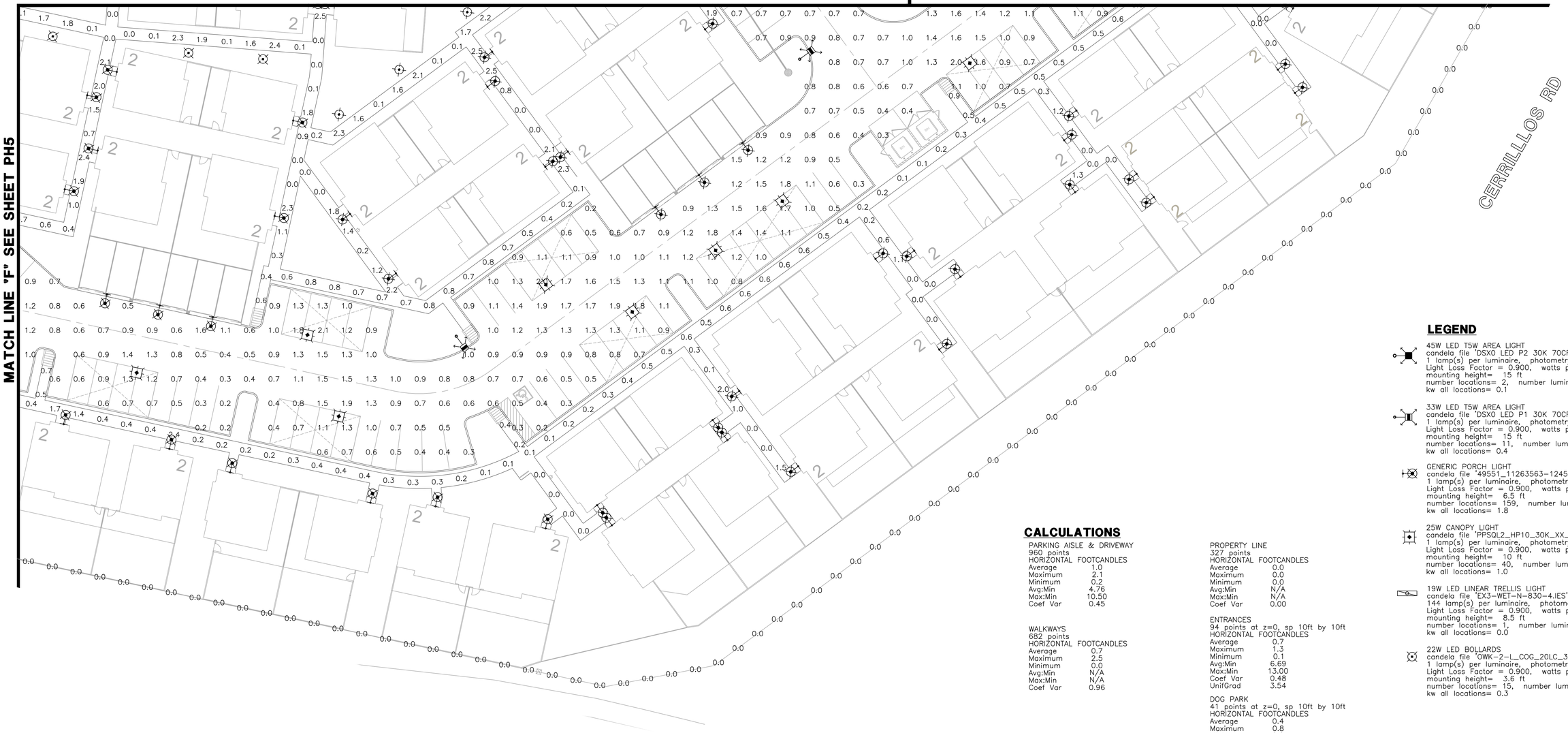
MATCH LINE "C" SEE SHEET PH3

MATCH LINE "E" SEE SHEET PH4

MATCH LINE "F" SEE SHEET PH5



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number locations= 40, number luminaires= 40
kw all locations= 1.0

19W LED LINEAR TRELLIS LIGHT
candela file 'EX3-WET-N-830-4.IES'
144 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 19
mounting height= 8.5 ft
number locations= 1, number luminaires= 1
kw all locations= 0.0

22W LED BOLLARDS
candela file 'OWK-2-L_COG_20LC_3_3K.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 22
mounting height= 3.6 ft
number locations= 15, number luminaires= 15
kw all locations= 0.3

CALCULATIONS

PARKING AISLE & DRIVEWAY
960 points
HORIZONTAL FOOTCANDLES

Average	1.0
Maximum	2.1
Minimum	0.2
Avg:Min	4.76
Max:Min	10.50
Coef Var	0.45

WALKWAYS
682 points
HORIZONTAL FOOTCANDLES

Average	0.7
Maximum	2.5
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.96

PROPERTY LINE
327 points
HORIZONTAL FOOTCANDLES

Average	0.0
Maximum	0.0
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.00

ENTRANCES
94 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	0.7
Maximum	1.3
Minimum	0.1
Avg:Min	6.69
Max:Min	13.00
Coef Var	0.48
UnifGrad	3.54

DOG PARK
41 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	0.4
Maximum	0.8
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.52
UnifGrad	N/A

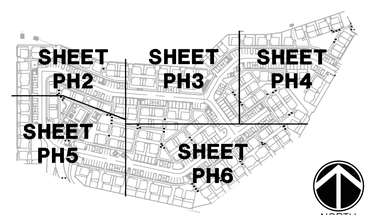
NORTH

GRAPHIC SCALE

20 10 0 10 20 40

1 INCH = 20 FEET

KEY MAP



NORTH
NO SCALE

PHOTOMETRIC CALCULATIONS

WRIGHT engineering corporation
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PHOTOMETRIC LIGHTING PLAN

WRIGHT ENG.
PROJECT NO: **23176-PH**

DESIGN BY: KRW

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D-Series Size 0
LED Area Luminaire

d-series

Catalog Number

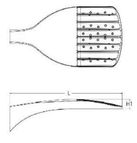
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics**	(this section 20CRI only)		AFR Automotive front row	MVOLT (120V-277V)[3,4]	**Shipped included**
	P1 P5	30K 3000K	70CRI	T1S Type I short	HVOLT (347V-480V)[3,4]	SPA Square pole mounting (4@ drilling, 3.5" min. SQ pole)
	P2 P6	40K 4000K	70CRI	T2M Type II medium	XVOLT (277V-480V)[3,4]	RPA Round pole mounting (4@ drilling, 3" min. RND pole)
	P3 P7	50K 5000K	70CRI	T3M Type III medium		SPAS Square pole mounting (4@ drilling, 3" min. SQ pole)[5]
	P4	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare[1]		RPAS Round pole mounting (4@ drilling, 3" min. RND pole)[5]
	Rotated optics			T4M Type IV medium		SPABW Square narrow pole mounting (4@ drilling, 3" min. SQ pole)
	P10[1] P12[1]	27K 2700K	80CRI	T4LG Type IV low glare[1]		WBA Wall bracket[6]
	P11[1] P13[1]	30K 3000K	80CRI	TFTM Forward throw medium		MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
		35K 3500K	80CRI	T5M Type V medium		
		40K 4000K	80CRI	T5LG Type V low glare		
		50K 5000K	80CRI	T5VM Type V wide		
				BLC3 Type VII backlight control[1]		
				BLC4 Type IV backlight control[1]		
				LCCO Left corner cutoff[1]		
				RCCO Right corner cutoff[1]		

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLight AIR generation 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc.[7,8,12,13,14]	HS	Houseside shield (black finish standard)[10]	DBLXD	Black
PIR	High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc.[12,13,14]	L90	Left rotated optics[1]	DNAXD	Natural Aluminum
PER	NEMA twist-lock receptacle only (controls ordered separately)[14]	R90	Right rotated optics[1]	DWHXD	White
PERS	Five-pin receptacle only (controls ordered separately)[14,15]	CCE	Coastal Construction[11]	DBTXD	Textured dark bronze
PER7	Seven-pin receptacle only (controls ordered separately)[14,15]	HA	50°C ambient operation[11]	DBLBXD	Textured black
FAO	Field adjustable output.[1,16]	**Shipped separately**		DNATXD	Textured natural aluminum
BL30	Bi-level switched dimming, 30%.[16,17]	EGSR	External Glare Shield (reversible, field install required, maximizes housing finish)	DWHGXD	Textured white
BL50	Bi-level switched dimming, 50%.[16,17]	BSDB	Bird Spikes (field install required)		
DMG	0–10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]				

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Performance Data

Lumen Output

Lumens values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	33W	20	530	T1S	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
				T2M	4,545	1	0	2	137	4,736	1	0	2	143	4,829	1	0	2	145
				T3M	4,597	1	0	2	138	4,791	1	0	2	144	4,885	1	0	2	147
				T3LG	4,107	1	0	1	124	4,280	1	0	1	129	4,363	1	0	1	131
				T4M	4,666	1	0	2	141	4,863	1	0	2	146	4,957	1	0	2	149
				T4LG	4,244	1	0	1	128	4,423	1	0	1	133	4,509	1	0	1	136
				TFTM	4,698	1	0	2	141	4,896	1	0	2	147	4,992	1	0	2	150
				T5M	4,801	3	0	1	145	5,003	3	0	1	151	5,101	3	0	1	154
				T5W	4,828	3	0	1	147	5,084	3	0	2	154	5,183	3	0	2	156
				T5VW	4,814	2	0	1	145	5,018	2	0	1	151	5,115	2	0	1	154
				BLC3	3,344	0	0	1	101	3,485	0	0	1	105	3,553	0	0	1	107
				BLC4	3,454	0	0	2	104	3,599	0	0	2	108	3,670	0	0	2	111
				RCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				LCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				AFR	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
P2	45W	20	700	T1S	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
				T2M	5,862	1	0	2	130	6,109	1	0	2	135	6,238	1	0	2	138
				T3M	5,930	1	0	3	131	6,180	1	0	3	137	6,301	1	0	3	140
				T3LG	5,297	1	0	1	117	5,521	1	0	1	122	5,628	1	0	1	125
				T4M	6,018	1	0	3	133	6,272	1	0	3	139	6,395	1	0	3	142
				T4LG	5,474	1	0	1	121	5,705	1	0	1	126	5,816	1	0	1	129
				TFTM	6,060	1	0	3	134	6,316	1	0	3	140	6,439	1	0	3	143
				T5M	6,192	3	0	1	137	6,453	3	0	2	143	6,579	3	0	2	146
				T5W	6,293	3	0	2	139	6,558	3	0	2	145	6,686	3	0	2	148
				T5VW	6,210	2	0	1	138	6,472	3	0	1	143	6,598	3	0	1	146
				BLC3	4,313	0	0	2	96	4,495	0	0	2	100	4,583	0	0	2	102
				BLC4	4,455	0	0	2	99	4,643	0	0	2	103	4,733	0	0	2	105
				RCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				LCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				AFR	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
P3	69W	20	1050	T1S	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
				T2M	8,343	2	0	3	121	8,694	2	0	3	126	8,864	2	0	3	129
				T3M	8,439	2	0	3	122	8,795	2	0	3	128	8,967	2	0	3	130
				T3LG	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116
				T4M	8,565	2	0	3	124	8,926	2	0	3	129	9,100	2	0	3	132
				T4LG	7,790	1	0	2	113	8,119	1	0	2	118	8,277	1	0	2	120
				TFTM	8,624	1	0	3	125	8,988	1	0	3	130	9,163	2	0	3	133
				T5M	8,812	3	0	2	128	9,184	4	0	2	133	9,363	4	0	2	136
				T5W	8,955	4	0	2	130	9,333	4	0	2	135	9,515	4	0	2	138
				T5VW	8,838	3	0	1	128	9,211	3	0	1	134	9,390	3	0	1	136
				BLC3	6,139	0	0	2	89	6,398	0	0	2	93	6,522	0	0	2	95
				BLC4	6,340	0	0	2	92	6,607	0	0	2	96	6,736	0	0	3	98
				RCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				LCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				AFR	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
P4	93W	20	1400	T1S	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130
				T2M	10,557	2	0	3	113	11,003	2	0	3	118	11,217	2	0	3	121
				T3M	10,680	2	0	3	115	11,130	2	0	3	120	11,347	2	0	3	122
				T3LG	9,540	1	0	2	103	9,942	1	0	2	107	10,136	1	0	2	109
				T4M	10,839	2	0	3	117	11,296	2	0	3	121	11,516	2	0	4	124
				T4LG	9,858	1	0	2	106	10,274	1	0	2	110	10,474	1	0	2	113
				TFTM	10,914	2	0	3	117	11,374	2	0	3	122	11,596	2	0	3	125
				T5M	11,152	4	0	2	120	11,622	4	0	2	125	11,849	4	0	2	127
				T5W	11,332	4	0	3	122	11,811	4	0	3	127	12,041	4	0	3	129
				T5VW	11,384	3	0	1	120	11,656	3	0	2	125	11,885	3	0	2	128
				BLC3	7,768	0	0	2	83	8,096	0	0	2	87	8,254	0	0	2	89
				BLC4	8,023	0	0	3	86	8,362	0	0	3	90	8,534	0	0	3	92
				RCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				LCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				AFR	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130

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1A - POLE-MOUNTED AREA LIGHT

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number

Notes

Type

Parkpak® LED





Mechanical
- Heavy grade A360 cast aluminum coupled with a rigorous 5-stage pretreatment, epoxy basecoat and polyester topcoat yield a finish that achieves a scribe creepage rating of 8 after 5,000 hours of salt spray.
- Mounts to a standard junction box
- Provide a swivel kit for pendant mount applications that is secured to a 4 inch square electrical box
- Wet location listed
- IP66 rating
- ¾" threaded plug (¾" - 14 NPT) on each side, accepts ¾" and ½" conduit.
- Vibe rating for surface mount: 3G
- Vibe rating for pendant mount: 3G at 1.5 feet, excludes swivel kit
- Pendant mount: ¾" - 14 NPT in center of housing
- Bird Shroud (Accessory)

Electrical
- Electrical harness for quick and safe disconnect / connect of power and options
- Rated for -40°C / -40°F minimum ambient
- Programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz
- Standard: 3000K, 4000K and 5000K CCT (>70 CRI)
- Optional >80 CRI, 8 week lead-time
- Internal mounted emergency battery backup for operation in an ambient temperature ranging from -20°C / -4°F to 30°C / 86°F for P10 thru P40 performance packages, non CEC compliant
- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA
- Standard surge protection is 20kV/10kA with indicator light per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2
- The emergency battery option surge protection is 10kV/5kA per ANSI C136.2

Optical
- The light engine shall be IP66
- Type V; E (entry), M (medium), R (rectangle) & W(wide)
- Asymmetric

Optical Material Options
- Borosilicate glass lens (GL)
- Polycarbonate lens (PY)
- Zero uplight option (FC)

Controls
- Field adjustable output
- Button style photocontrol
- XPoint™ Wireless control
- Motion Sensor / Ambient Photocontrol with mounting options ranging from (8-15') and (15-30')
- Title 24 compliance options available

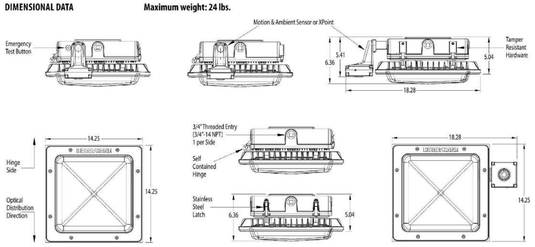
Certification and Standards
- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C / 104°F for standard product
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- LM-79 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

Warranty

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONAL DATA **Maximum weight: 24 lbs.**



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Parkpak LED

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

ORDERING INFORMATION **Example:** PPSQL2 P40 40K AS GL T5M STM WHSDP 10KV

Series	LED Performance Package	Color Temperature	Voltage	Optics Material	Optics
PPSQL2 Parkpak LED	1 LEM Package	30K 3,000 K CCT	AS Auto-Sensing Voltage (120V-277V) 50/60HZ	GL Borosilicate Glass Lens (Standard)	T5E Type 5 Entry
	P10 LED Package	40K 4,000 K CCT	AH Auto-Sensing Voltage (347V-480V) 50/60HZ	PY Polycarbonate Lens	T5M Type 5 Medium
	P20 LED Package	50K 5,000 K CCT	12 120V	FC No uplight	T5R Type 5 Rectangular
	P30 LED Package		20 208V		T5W Type 5 Wide
	P40 LED Package		24 240V		AST Asymmetric
	2 LEM Package		27 277V		
	P50 LED Package		34 347V		
	P60 LED Package		4B 480V		
	P70 LED Package				
	P80 LED Package				
	(Refer to page 3 for performance details)				

Mounting	Super Durable Paint	SPD	CRI
STM Surface Mount, Top Feed, 12" Leads	BKSDP Black	(Blank) 20kV/10kA	(Blank) 70 CRI (STD)
SSTM Surface Mount, Side Feed, 12" Leads	BZSDP Bronze	10KV 10kV/5kA	80CRI 80 CRI
PSTM Pendant Swivel Mount, 36" Leads	GHSDP Graphite		
(See page 8 for details)	GYSDP Grey		
	WHSDP White		

Options:

Adjustable/Programmable Options
AO Field Adjustable Output (for lumen/wattage outputs, refer to page 3 for details)

Control Options for 8-15' Mounting Height (refer to page 7 for default settings)
MASL Motion / Ambient Sensor
MASL3FC3Y924 Motion | Ambient Sensor, Title 24 Compliance, for use on Emergency Lighting Circuit
MASL3FC3V Motion | Ambient Sensor, Title 24 Compliance - Contact Holophane TSG for this option

XPoint Control Options (refer to page 5 for default settings)
XAD MASL XPoint™ Wireless Enabled, Motion / Ambient Sensor, 8-15' Mounting Height
XAD924 MASL XPoint™ Wireless Enabled, Motion / Ambient Sensor, for use on Emergency Lighting Circuit

Control Options for 15-30' Mounting Height (refer to page 7 for default settings)
MASH Motion / Ambient Sensor
MASH3FC3Y924 Motion | Ambient Sensor, Title 24 Compliance, for use on Emergency Lighting Circuit
MASH3FC3V Motion | Ambient Sensor, Title 24 Compliance - Contact Holophane TSG for this option

XPoint Control Options (refer to page 5 for default settings)
XAD MASH XPoint™ Wireless Enabled, Motion / Ambient Sensor, 8-15' Mounting Height
XAD924 MASH XPoint™ Wireless Enabled, Motion / Ambient Sensor, for use on Emergency Lighting Circuit

XPoint Control Options
XAD XPoint™ Wireless Enabled
XAD924 XPoint™ Wireless Enabled, for use on Emergency Lighting Circuit

Button Style Photocontrol Option
PE Button Style Photocontrol

Fuse Option
SF Single Fuse
DF Dual Fuse

Safety Option
EM Integral Emergency Battery Backup, non CEC compliant
TP Tamper Resistant Hardware

Accessories (Ordered & Shipped Separately)

Bird Shroud
BSPPSQL2 Field Installed, (Specify Paint Color) Ex. BSPPSQL2 WHSDP

Note:
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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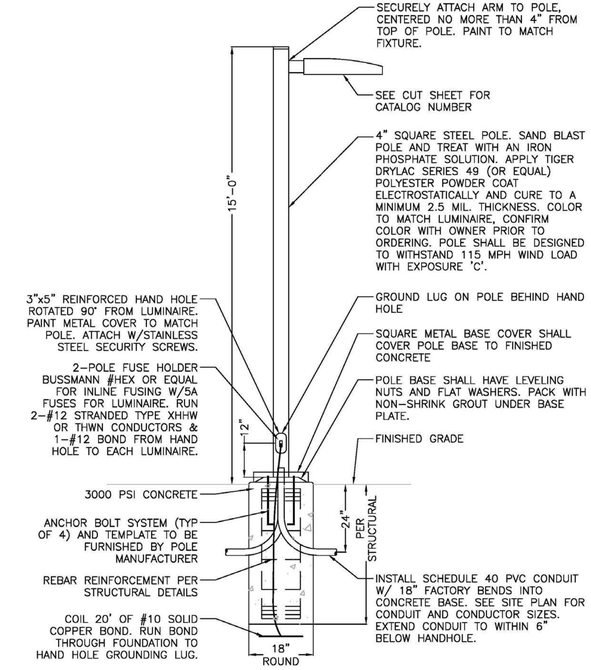
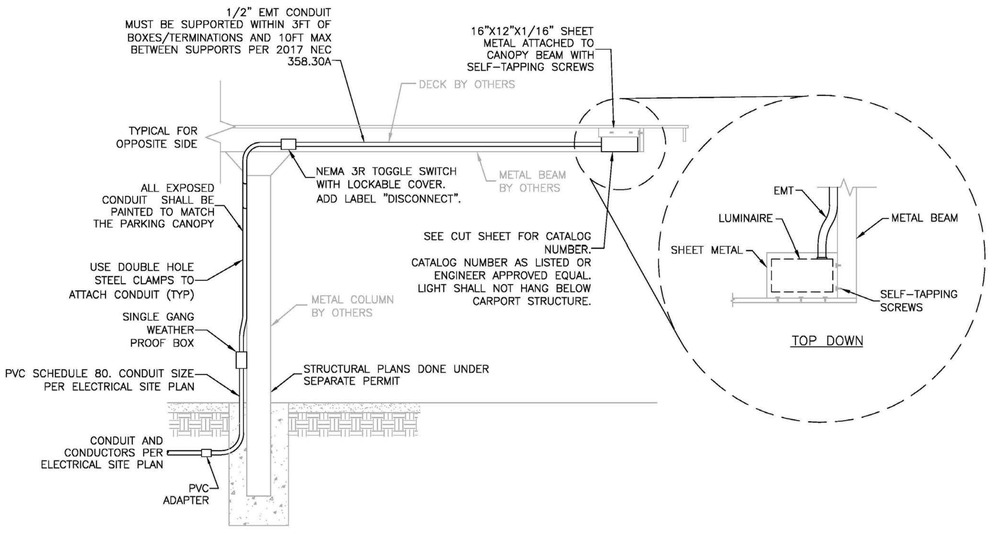
2A - CANOPY-MOUNTED LIGHT



1B - AREA LIGHT DETAIL

NO SCALE



2B - CANOPY LIGHT DETAIL

NO SCALE

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

AARON D. KUTCHINSKY NEW MEXICO 19815 11-30-23 PROFESSIONAL ENGINEER

PROJECT NAME:
BUNGALOWS AT CERRILLOS
CERRILLOS RD & W FRONTAGE RD
PHOTOMETRIC LIGHTING PLAN

WRIGHT ENG.
PROJECT NO: **23176-PH**

DESIGN BY: KRW

nm811 Know what's below. Call before you dig.

H:\2023\23176-Bungalows at Cerrillos\Photometrics\23176-PH.dwg

Walden 12" LED Wall Light Textured Black — 49551BKTLED

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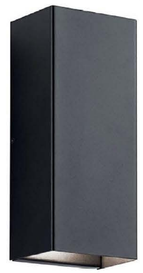
SPECIFICATIONS

Certifications/Qualifications	
	www.kichler.com/warranty
Dimensions	
Base Backplate	4.75 X 11.75
Extension	3.75"
Weight	2.96 LBS
Height from center of Wall opening (Spec Sheet)	6.00"
Height	12.00"
Width	3.00"
Electrical	
Input Voltage	Single(120)V
Light Source	
Delivered Lumens	880
Dimmable	Yes
Dimmable Notes	This LED is compatible with most standard incandescent dimmers, LED dimmers, and electronic low voltage dimmers. For more information, go to Kichler.com/dimming.
Equivalent Light Source	Incandescent
Expected Life Span (Hours)	35000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	16W
# of Bulbs/LED Modules	2
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	4.60 LBS
Photometrics	
Color Rendering Index	90
Color Temperature Range	3000
Delivered Efficacy (Lumens/Watt)	650
Kelvin Temperature	3000K

FIXTURE ATTRIBUTES

Housing	
Diffuser Description	Clear Tempered Glass With Inside Etch
Primary Material	ALUMINUM
Product/Ordering Information	
SKU	49551BKTLED
Finish	Textured Black
Style	Contemporary
UPC	783927458443
Finish Options	
Architectural Bronze	
Textured Black	



ALSO IN THIS FAMILY

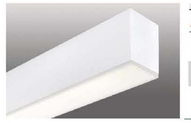


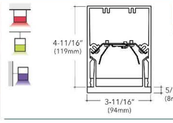
49550AZLED | 49550BKTLED | 49551AZLED

3 - GENERIC PORCH LIGHT

PINNACLE ARCHITECTURAL LIGHTING®

Project Name _____ Date _____ Type _____





EDGE EX3WET

3" Suspended Direct Linear WET

Key Features

- Approved for wet location unless otherwise noted. IP65 and IK10 rated
- 6063-T5 Extruded aluminum housing
- Highly reflective die-formed white painted reflector
- All-inclusive module houses all LED system components in one compact unit
- Unit easily releases from the housing for room-side maintenance
- Wiring access available through bottom of housing
- 5-year limited warranty covers LED, driver and fixture
- UL and cUL listed
- Buy American Act compliant

Example Part #: EX3-WET-N-830HO-8'-IND-AC48GI-U-OL2-1-0-W

EX3 - WET - N - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____ - ____

DIRECT SHIELDING | INDIRECT SHIELDING | CRI, CCT & OUTPUT | LENGTH | MOUNTING | VOLTAGE | DRIVER | CIRCUITING | BATTERY & EMERGENCY | FINISH | FIXTURE OPTIONS

WET	N	_ _ _ _ _	_ _ _ _
DIRECT SHIELDING	**INDIRECT SHIELDING**	**CRI, CCT & OUTPUT[1]**	**LENGTH[2]**
WET - Satine Wet Lens *Shielding pg. 2*	**N** - None *Shielding pg. 2*	**_27_ _** - 2700K **_30_ _** - 3000K **_35_ _** - 3500K **_40_ _** - 4000K **_50_ _** - 5000K **CL_ _ _ _ _** - Custom Lumens **CW_ _ _ _ _** - Custom Watts *Lumen Output pg. 2*	**_ _** - Individual Fixture *Length pg. 2*

_ _ _	_ _ _ _ _ _	_	_ _ _
POSITION[3]	**MOUNTING[4]**	**VOLTAGE**	**DRIVER**
IND - Individual Fixture **BOR** - Beginning of Row **MOR** - Middle of Row **EOR** - End of Row *Position pg. 3*	**PP_ _JB** - Pendant to J Box **PP_ _ST** - Pendant to Structure **WA** - Wall Mount **S** - Surface Mount *Mounting pg. 3*	**U** - Universal *(120 thru 277V)* **1** - 120V **2** - 277V **3** - 347V *Voltage pg. 3*	**FSD** - Factory Select Driver *(1%, 0-10v)* **PL2** - Advance Xitanium *(1%, 0-10v)* **OL4** - Osram 347v *(1%, 0-10v)* **EE1** - eldoLED ECOdrive *(1%, 0-10v)* **ES1** - eldoLED SOLOdrive *(0%, 0-10v)* **LH1** - Lutron Hi-lume *(1%, EcoSystem)* **PS1** - Advance Xitanium *(50%/100%)* **OL2** - Osram *(1%, 0-10v)* *Driver pg. 3*

_	_ _ _	_ _	_ _ _ _	
CIRCUITING	**BATTERY & EMERGENCY[5]**	**FINISH**	**FIXTURE OPTIONS[6]**	**CONTROLS**
1 - Single Circuit **M** - Multi Circuit **E** - Emergency *(entire fixture)* **N** - Night Light *(entire fixture)* *Circuiting pg. 4*	**0** - None **_FSG_** - Factory Select ALCR **_GI_** - Iota ETS DR **_GB_** - Bodine GTD **_P_** - Bodine 10w Integral **_IC_** - Iota 10w Integral (CES listed) **_E_** - Emergency Section **_N_** - Night Light Section **_L_** - Life Safety Section *Battery and Emergency pg. 4*	**W** - White **S** - Metallic Silver **BL** - Textured Black **BR** - Bronze **GR** - Graphite **CC** - Custom Color *Finish pg. 4*	**GLR** - Internal Fast Blow Fuse **EPF** - End Power Feed **N** - Natatorium *(corrosion resistant hardware)* *Fixture Options pg. 5*	*Pinnacle is able to accommodate different control solutions from different manufacturers. Consult Factory for more information.*

[1]When specifying OUTPUT the first _ is for specifying either 8 - 80CRI or 9 -90CRI. The ending _ _ are for specifying output, example HO - High Output. See output charts for more information. [2]Individual fixtures come in nominal 2', 3', 4', 5', 6', 7', & 8' lengths, see pg. 2 for actual lengths. [3]Specify position of fixture. Use IND for an individual fixture, use BOR, MOR, or EOR for building connected rows. [4]Specify pendant length of either 12", 18" or 24". Pendant options not available with Natatorium. [5]Enter quantity for Battery and Emergency. Example 2R. [6]Natatorium not available with pendant options.

Specifications and dimensions subject to change without notice. Specification sheets that appear on pinnacle-ltg.com are the most recent version and supersede all other previously printed or electronic versions.

Designed in Denver, CO • USA | pinnacle-ltg.com | O: 303-322-5670 EX3_WET_LED_SPEC_MAY2022 A brand of legrand®

5A - RAMADA LIGHT

OCEANWALK ROUND Bollard LED Specifications



Project Name:

Catalog Number: OWK-2-L_COG_20LC_3_3K

Type:

The **OceanWalk - Round LED** series of architectural bollards combines contemporary styling with durable, vandal-resistant construction and smooth, low-level, 360-degree symmetrical illumination with available cutoff optics; and is an excellent choice for walkways, entrances, promenades, plazas, courtyards, driveways and landscaped areas.

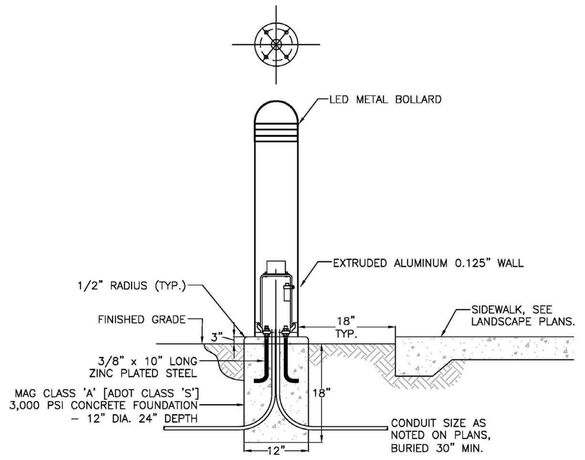
Ordering Information

MODEL	SIZE	OPTICS	SOURCE	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS
OWK-1 Round Flat Top	**8R36** 8" Round Height 36"	**PR** Parabolic Reflector	**20LC**	**3** 350mA	**3K** 3000K	**UNV** 120-277V	**AB** Anchor Base (ANCHOR BOLT NOT SUPPLIED)	**BZ** Bronze	**ILS** Internal Light Shield *For COG only
OWK-2 Round Dome Top	**8R42** 8" Round Height 42"	**SLR** Stack Louver Reflector		**5** 530mA	**4K** 4000K			**BK** Black	
				7 700mA	**5K** 5000K			**SBK** Smooth Black	**VRB** Vandal-Resistant Base
								WH White	
								SWH Smooth White	
		COG 45° Cutoff Grill						**GP** Graphite	
								GY Grey	
								SL Silver Metallic	
								CC Custom Color	

VISIONAIRE LIGHTING

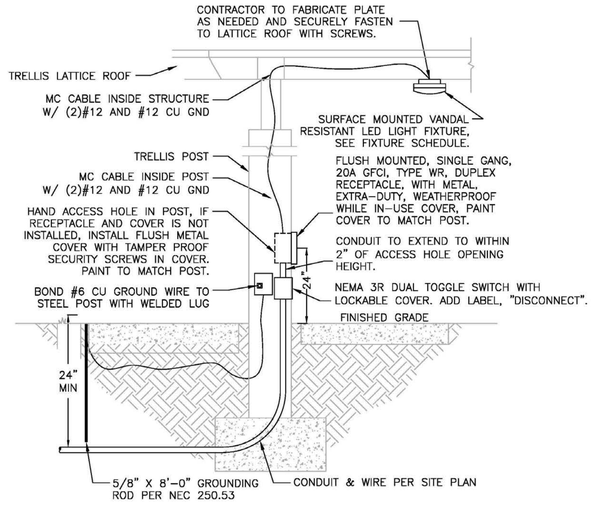
A

4A - BOLLARD LIGHT



4B - BOLLARD LIGHT DETAIL

NO SCALE



5B - TRELLIS LIGHT ELECTRICAL DETIAL

NO SCALE

811 Know what's below. Call before you dig.

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

AARON D. KUTCHINSKY NEW MEXICO 19615 11-26-24 PROFESSIONAL ENGINEER

PROJECT NAME:
BUNGALOWS AT CERRILLOS
CERRILLOS RD & W FRONTAGE RD
PHOTOMETRIC LIGHTING PLAN

WRIGHT ENG. PROJECT NO: **23176-PH**

DESIGN BY: KRW

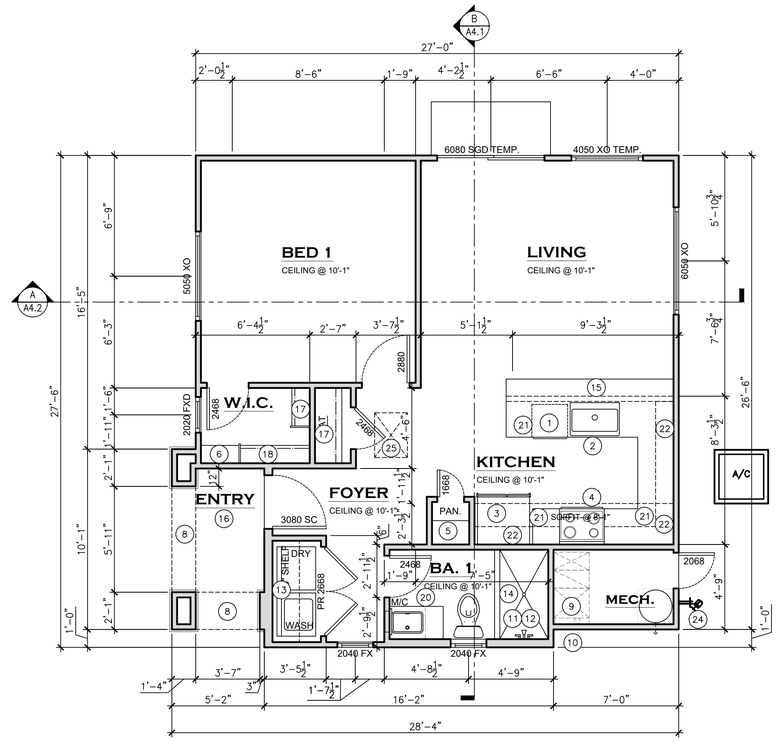
H:\2023\23176-Bungalows at Cerrillos\Photometrics\23176-PH.dwg

FLOOR PLAN NOTES

1. ALL WINDOW HEADER HEIGHTS ARE AT 8'–0", U.NO.
2. ALL BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. WITH A MINIMUM NET HEIGHT DIMENSION OF 24" AND NET WIDTH DIMENSION OF 20". CLEAR OPENING HEIGHT SHALL NOT EXCEED 44" A.F.F.
3. PROVIDE A CONTINUOUS 3'–0" WIDE (MINIMUM) PATH OF EGRESS FROM ALL BEDROOM WINDOWS/DOORS TO A PUBLIC WAY.
4. APPLICABLE I.C.C. REPORTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS TO BE PROVIDED TO INSPECTOR AT ROUGH–IN.
5. TO ACHIEVE PROPER INSULATION INSTALLATION, PROVIDE HORIZ. AND/OR VERT. AIR BARRIER (O.S.B., GYP. BD. OR EQ.) AT MAIN ATTIC LINE (BOT. CHORD OF TRUSS), KNEE WALLS, GAPS, ETC.
6. ALL WINDOWS TO COMPLY WITH LIGHT AND VENTING REQUIREMENTS PER 2018 I.R.C. SECTION R303.1

ⓧ FLOOR PLAN KEYNOTES

1. DISHWASHER – SEE BUILDER'S SELECTION SHEET
2. KITCHEN SINK W/ DISPOSAL – SEE BUILDER'S SELECTION SHEET
3. STANDARD 38" WIDE REFRIGERATOR OPENING W/ RECESSED BOX AND BIBB FOR ICEMAKER
4. RANGE W/ MICROWAVE EXHAUST HOOD – SEE BUILDER'S SELECTION SHEET
   8"W. X 8"H. RECESS @ +6" A.F.F. FOR GAS STUB (WHERE APPLICABLE)
5. PANTRY – PROVIDE BLOCKING AND INSTALL SHELVING PER BUILDERS SPECIFICATIONS
6. LINEN – PROVIDE BLOCKING AND INSTALL SHELVING PER BUILDERS SPECIFICATIONS
7. DROPPED INTERIOR SOFFIT – 12" DOWN FROM LOWEST ADJACENT CEILING, U.N.O.
8. EXTERIOR STUCCO SOFFIT – SEE ELEVATIONS FOR HEIGHT
9. WATER HEATER SHALL BE INSTALLED ON 18" HIGH PLATFORM
10. T&P RELIEF VALVE AND DRAIN TO EXTERIOR – MIN. 6" ABOVE FINISHED GRADE
11. CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BOARD & IMPERMEABLE SURFACE AT THREE SIDES OF TUB OR SHOWER TO MIN. +72" A.F.F.
12. FIBERGLASS SHOWER UNIT OR TUB/SHOWER UNIT W/ MARBLE PANELS (OR EQ.) TO 7'–6" MIN. ABV. DRAIN AT SHOWER, FOR GYP. BOARD REQ. – SEE BUYER'S SELECTION SHEET
13. 2X6 WALL FOR WASHER BOX AND 14 1/2"W. X 12"H. RECESS @ +6" A.F.F. FOR DRYER VENT (AND GAS STUB WHERE APPLICABLE)
14. TEMPERED GLASS SHOWER SURROUND
15. 2X KNEE WALL – HEIGHT AS NOTED OR +34 1/2" AT FLUSH KITCHEN COUNTER CONDITION
16. 1/2" SAG RESISTANT EXTERIOR GYPSUM SOFFIT BOARD (ESR #1338)
17. 1 ROD/1 SHELF PER DETAIL 8/A4.2
18. 2 RODS/2 SHELVES PER DETAIL 8/A4.2
19. SLOPE STUCCO SHELF FOR POSITIVE DRAINAGE, MIN. 1" P.L.F. (PROVIDE THERMO–PLASTIC WATERPROOFING MEMBRANE OR EQUAL UNDER STUCCO)
20. VANITY W/ MIRROR ABOVE – SEE BUILDER'S SELECTION SHEET
21. LOWER CABINETS
22. UPPER CABINETS
23. RECESSED MEDICINE CABINET – BLOCKING AT +4'–4" AND +6'–4", U.N.O.
24. HOSE BIBB WITH BACKFLOW PREVENTER;
    SHUT–OFF VALVE AND HOSE BIBB LOC. AT FRONT DETERMINED BY STREET SERVICE
25. 22"x32" ATTIC ACCESS 30" MIN. HEADROOM; SEE DETAIL 12/A4.2
26. MECHANICAL CHASE



FLOOR PLAN

SCALE = 1/4"=1'–0"

1-BDRM

SQUARE FOOTAGE CALCS.	
LIVABLE:	666 S.F.
TOTAL LIVABLE (HEATED GROSS)	666 S.F.
NON-LIVABLE:	
MECHANICAL:	48 S.F.
ENTRY:	31 S.F.
TOTAL	79 S.F.
TOTAL UNDER ROOF	745 S.F.
TOTAL LEASABLE (NET)	616 S.F.

MOORADIAN & ASSOCIATES
1955 W.. Grant Avenue, Suite 100 Tucson, AZ 85745
T: (520) 408-8117 F: (520) 408-8028

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NEAL J. ROOT NEW MEXICO 27602 PROFESSIONAL ENGINEER
Exp: 12/31/2024
7/14/23

Project:
BUNGALOWS on CERRILLOS
Gen 2 Bungalows
Santa Fe, New Mexico

Client:
BUNGALOWS ON CERRILLOS, LLC

MARK	DATE	DESCRIPTION
CR	7/14/23	CLIENT DELIVERY

PROJECT NO.: 40007a
CAD FILE: 40007A–1BR1
DRAWN BY: D.C.
CHECKED BY: D.C.
SCALE: AS NOTED

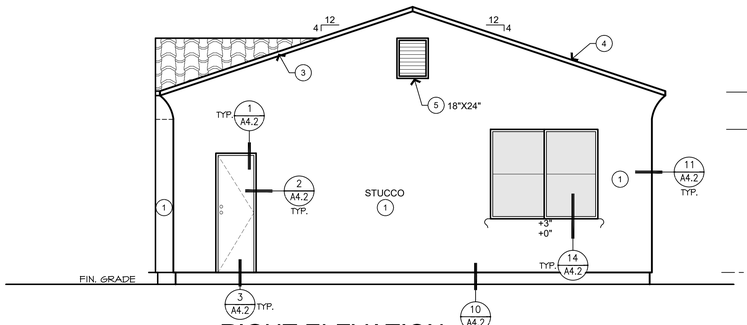
Sheet Title:
1-BEDROOM FLOOR PLAN & ROOF PLANS

Drawing No.:
A1.1
SHEET OF

Plot date: 11/3/2023 5:43 AM User: danie
File: J:\Jobs\40007\architectural\drawing\40007a–1br1
Layout: 1br1

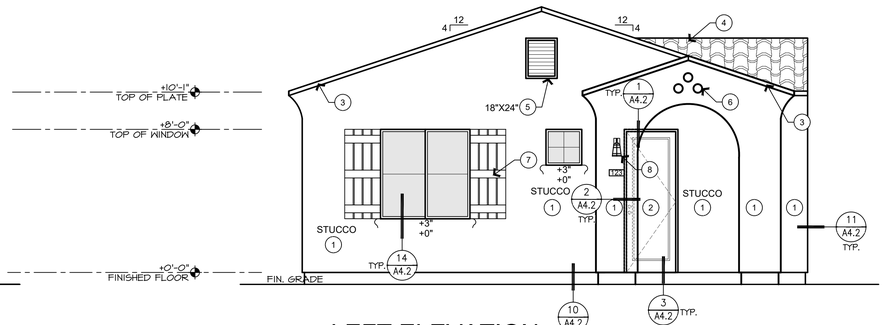
KEYNOTE SCHEDULE

1. SPANISH LACE FINISH STUCCO (ESR-0382 OR SIMILAR): SW 7705 WHEAT PENNY
2. FRONT ENTRY DOOR: BM 2121-70 CHANTILLY LACE
3. SMOOTH FINISH FASCIA: BM 2121-70 CHANTILLY LACE
4. CONCRETE ROOF TILE; ESR-1900: EAGLE ROOFING CAPISTRANO 3520 WEATHERED TERRA COTTA FLASHED
5. LOUVERED GABLE VENT: BM 2121-70 CHANTILLY LACE (VENT IS ARCHITECTURAL ONLY AND NOT OPEN TO ATTIC)
6. 3-HOLE TILE VENT: TERRA COTTA
7. SHUTTERS - 5.25" WIDE PLANKS (4) VERTICAL & (3) HORIZONTAL: BM 2121-70 CHANTILLY LACE
8. SCONCE PER BUILDER'S SPECIFICATION



RIGHT ELEVATION

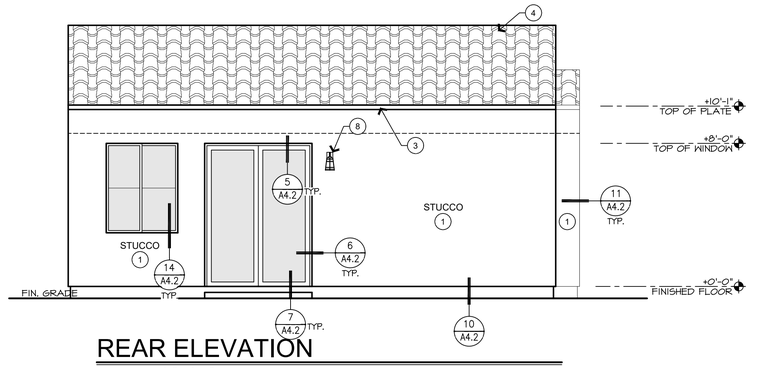
SCALE = 1/4"=1'-0"



LEFT ELEVATION

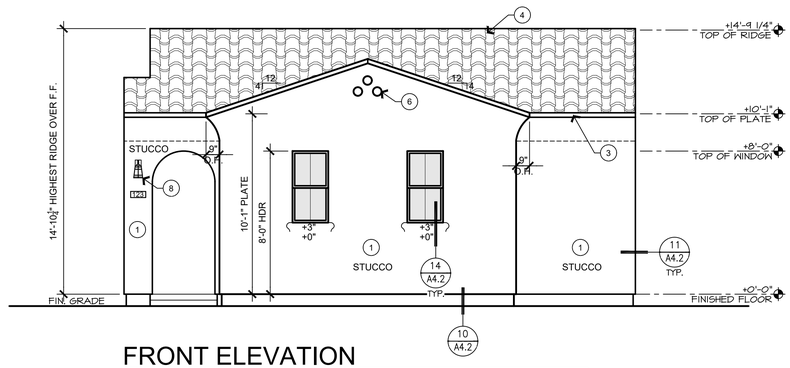
SCALE = 1/4"=1'-0"





REAR ELEVATION

SCALE = 1/4"=1'-0"



FRONT ELEVATION

SCALE = 1/4"=1'-0"

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NEAL J. ROOT
NEW MEXICO
27692
PROFESSIONAL ENGINEER
Exp: 12/31/2024
7/14/23

Project:
BUNGALOWS on CERRILLOS
Gen 2 Bungalows
Santa Fe, New Mexico

Client:
BUNGALOWS ON CERRILLOS, LLC

MARK	DATE	DESCRIPTION
CR	7/14/23	CLIENT DELIVERY

PROJECT NO.: 40007a
CAD FILE: 40007A-1BR1
DRAWN BY: D.C.
CHECKED BY: D.C.
SCALE: AS NOTED

Sheet Title:
1-BEDROOM
1-STORY
ELEVATION B

Drawing No.:
A1.2

SHEET OF

Plot date: 11/3/2023 5:44 AM User: danie
File: j:\jobs\40007\architectural\drawing\40007a-1br1
Layout: a202

FLOOR PLAN NOTES

1. ALL WINDOW HEADER HEIGHTS ARE AT 8'-0", U.NO.
2. ALL BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. WITH A MINIMUM NET HEIGHT DIMENSION OF 24" AND NET WIDTH DIMENSION OF 20". CLEAR OPENING HEIGHT SHALL NOT EXCEED 44" A.F.F.
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5. TO ACHIEVE PROPER INSULATION INSTALLATION, PROVIDE HORIZ. AND/OR VERT. AIR BARRIER (O.S.B., GYP. BD. OR EQ.) AT MAIN ATTIC LINE (BOT. CHORD OF TRUSS), KNEE WALLS, GAPS, ETC.
6. ALL WINDOWS TO COMPLY WITH LIGHT AND VENTING REQUIREMENTS PER 2018 I.R.C. SECTION R303.1

(XX) FLOOR PLAN KEYNOTES

1. DISHWASHER – SEE BUILDER'S SELECTION SHEET
2. KITCHEN SINK W/ DISPOSAL – SEE BUILDER'S SELECTION SHEET
3. STANDARD 38" WIDE REFRIGERATOR OPENING W/ RECESSED BOX AND BIBB FOR ICEMAKER
4. RANGE W/ MICROWAVE EXHAUST HOOD – SEE BUILDER'S SELECTION SHEET 8"W. X 8"H. RECESS @ +6" A.F.F. FOR GAS STUB (WHERE APPLICABLE)
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6. LINEN – PROVIDE BLOCKING AND INSTALL SHELVING PER BUILDERS SPECIFICATIONS
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14. TEMPERED GLASS SHOWER SURROUND
15. 2X KNEE WALL – HEIGHT AS NOTED OR +34 1/2" AT FLUSH KITCHEN COUNTER CONDITION
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17. 1 ROD/1 SHELF PER DETAIL 8/A4.2
18. 2 RODS/2 SHELVES PER DETAIL 8/A4.2
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20. VANITY W/ MIRROR ABOVE – SEE BUILDER'S SELECTION SHEET
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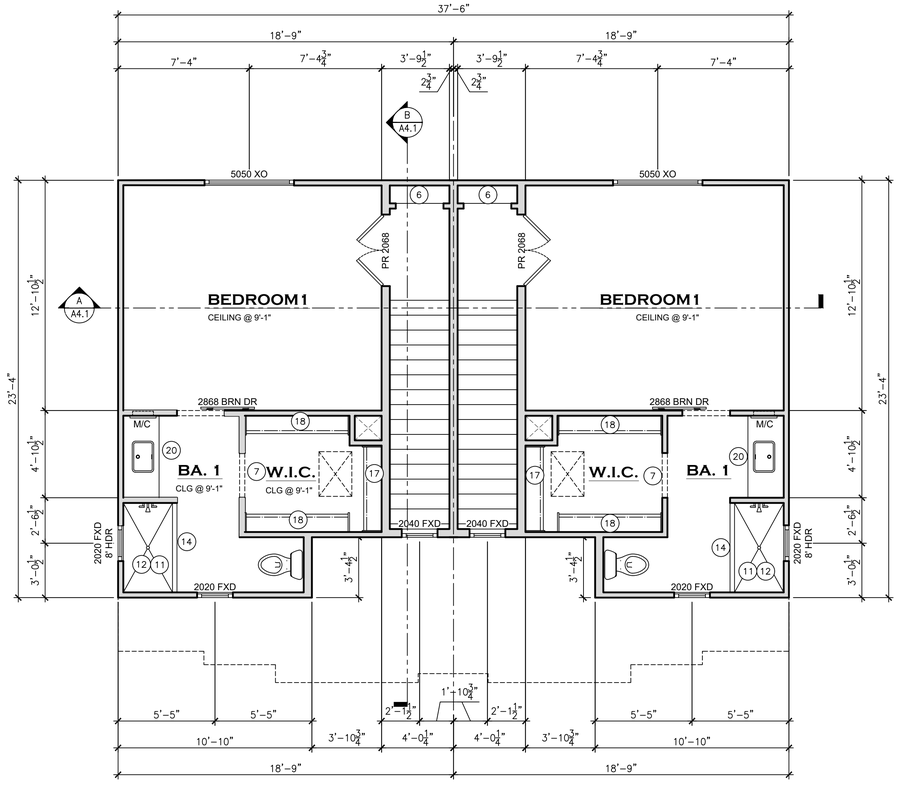
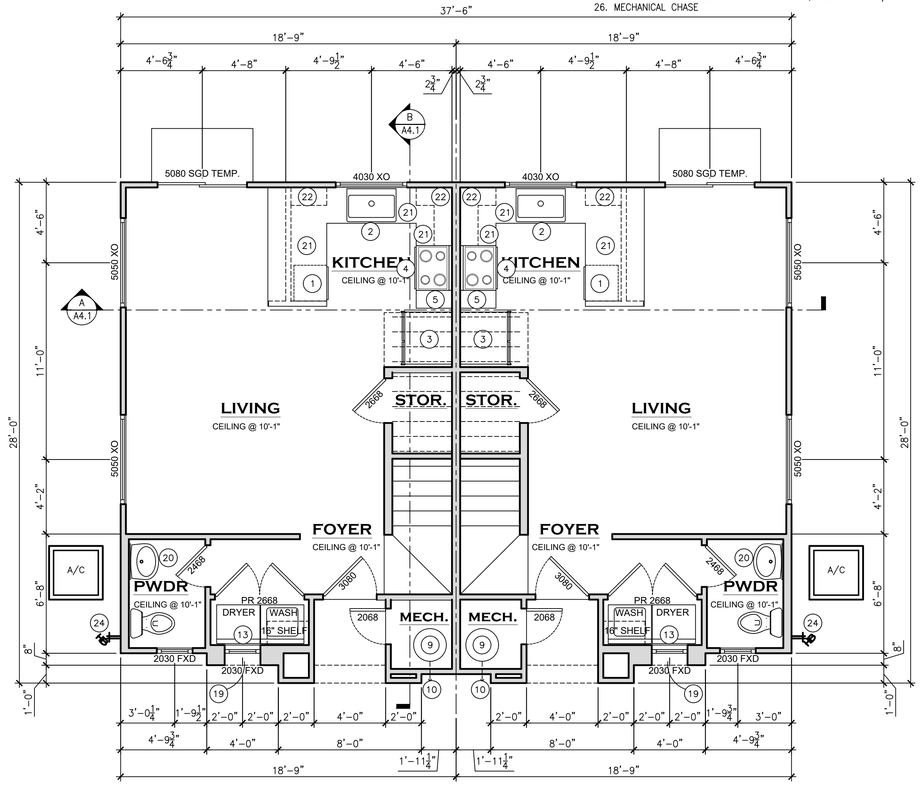
22. UPPER CABINETS
23. RECESSED MEDICINE CABINET – BLOCKING AT +4'-4" AND +6'-4", U.N.O.
24. HOSE BIBB WITH BACKFLOW PREVENTER; SHUT-OFF VALVE AND HOSE BIBB LOC. AT FRONT DETERMINED BY STREET SERVICE
25. 22"x32" ATTIC ACCESS 30" MIN. HEADROOM; SEE DETAIL 12/A4.2
26. MECHANICAL CHASE



SECOND FLOOR FLOOR PLAN

SCALE = 1/4"=1'-0" 1-BDRM



FIRST FLOOR FLOOR PLAN

SCALE = 1/4"=1'-0" 1-BDRM

SQUARE FOOTAGE CALCS.

LIVABLE 1ST FLOOR UNIT 1:	473 S.F.
LIVABLE 2ND FLOOR UNIT 1:	364 S.F.
LIVABLE 1ST FLOOR UNIT 2:	473 S.F.
LIVABLE 2ND FLOOR UNIT 2:	364 S.F.
TOTAL LIVABLE EACH UNIT:	837 S.F.
TOTAL LIVABLE (HEATED GROSS)	1674 S.F.
NON-LIVABLE:	
ENTRY UNIT 1:	22 S.F.
MECHANICAL UNIT 1:	17 S.F.
ENTRY UNIT 2:	22 S.F.
MECHANICAL UNIT 2:	17 S.F.
TOTAL	78 S.F.
TOTAL UNDER ROOF	1752 S.F.
TOTAL FOOTPRINT	1024 S.F.
TOTAL LEASABLE EACH UNIT (NET)	763 S.F.

MOORADIAN & ASSOCIATES
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NEAL J. ROOT NEW MEXICO 27602 PROFESSIONAL ENGINEER
Exp: 12/31/2024
7/14/23

Project:
BUNGALOWS on CERRILLOS
Gen 2 Bungalows
Santa Fe, New Mexico

Client:
BUNGALOWS ON CERRILLOS, LLC

MARK	DATE	DESCRIPTION
CR	7/14/23	CLIENT DELIVERY

PROJECT NO.: 40007a
CAD FILE: 40007A-1BR2
DRAWN BY: D.C.
CHECKED BY: D.C.
SCALE: AS NOTED

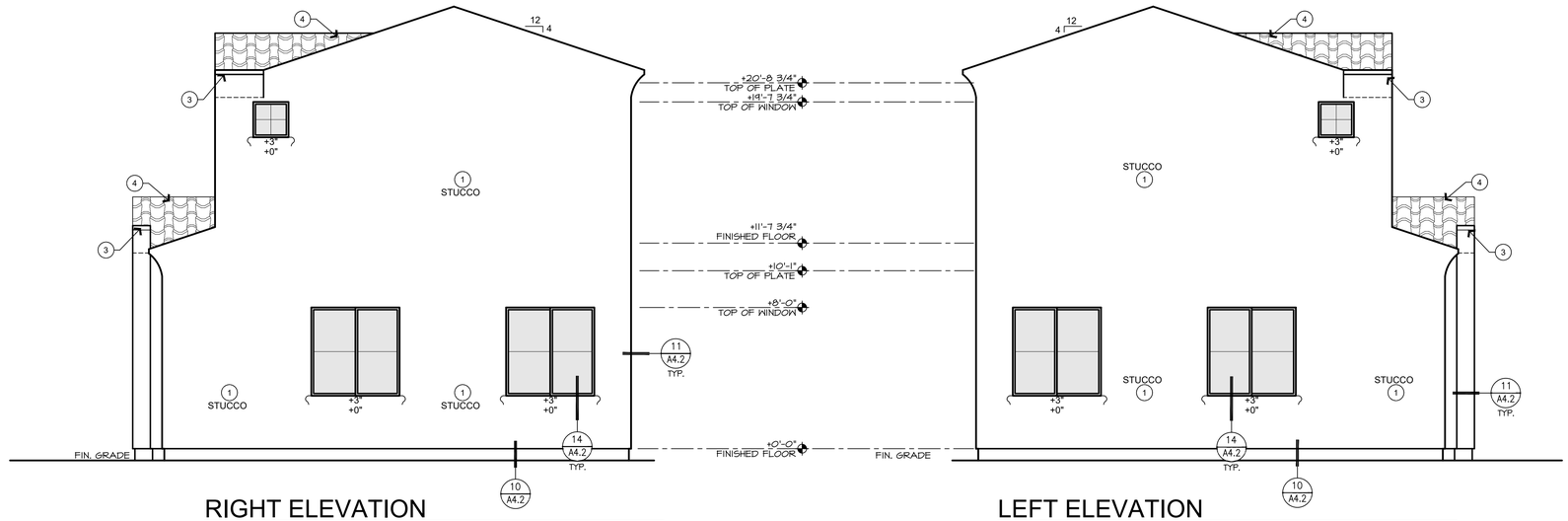
Sheet Title:
1-BEDROOM
1ST & 2ND
FLOOR PLANS

Drawing No.:
A2.1
SHEET OF

Plot date: 11/3/2023 5:44 AM User: danie
File: J:\Jobs\40007\Architectural\drawing\40007a-1br2
Layout: A1 (D1)

KEYNOTE SCHEDULE

1. SPANISH LACE FINISH STUCCO (ESR-0382 OR SIMILAR): SW 9173 SHITAKE
2. FRONT ENTRY DOOR: BM 2132-10 BLACK
3. SMOOTH FINISH FASCIA: BM 2132-10 BLACK
4. CONCRETE ROOF TILE; ESR-1900: EAGLE ROOFING CAPISTRANO 3520 WEATHERED TERRA COTTA FLASHED
5. 3-HOLE TILE VENT: TERRA COTTA
6. DECORATIVE IRON PER DETAIL: BM 2132-10 BLACK
7. SCONCE PER BUILDER'S SPECIFICATION

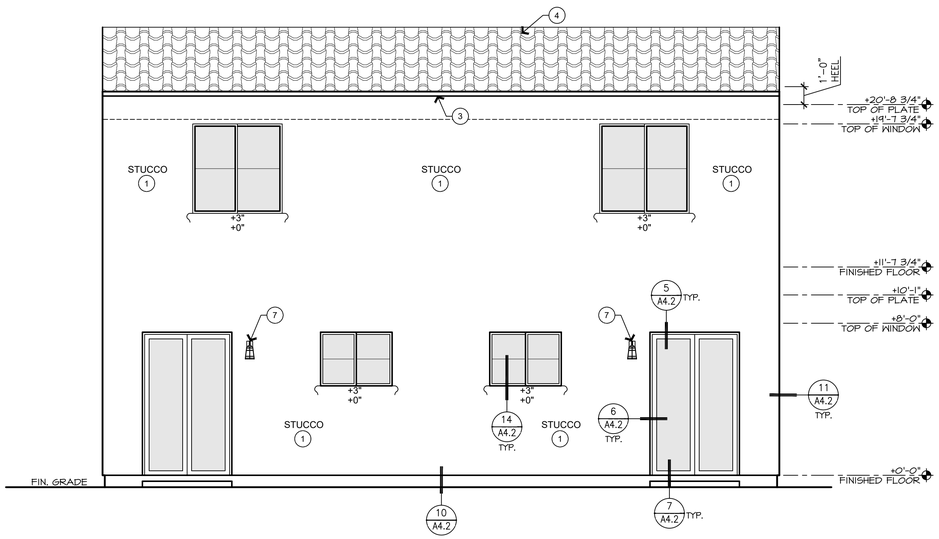


RIGHT ELEVATION

SCALE = 1/4"=1'-0"

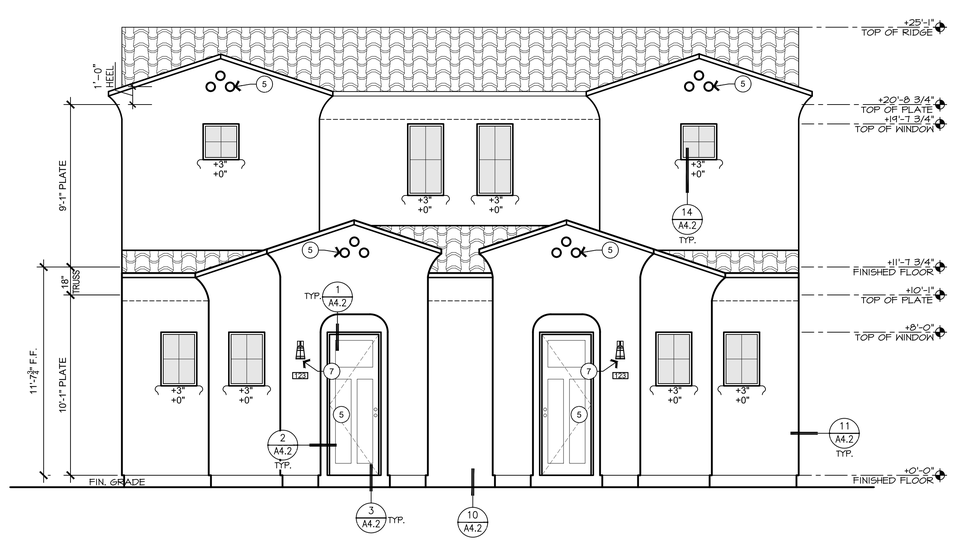
LEFT ELEVATION

SCALE = 1/4"=1'-0"



REAR ELEVATION

SCALE = 1/4"=1'-0"



FRONT ELEVATION

SCALE = 1/4"=1'-0"

MOORADIAN & ASSOCIATES
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NEAL J. ROOT
NEW MEXICO
27602
PROFESSIONAL ENGINEER
Exp: 12/31/2024
7/14/23

Project:
BUNGALOWS on CERRILLOS
Gen 2 Bungalows
Santa Fe, New Mexico

Client:
BUNGALOWS ON CERRILLOS, LLC

MARK	DESCRIPTION	DATE
CR	CLIENT DELIVERY	7/14/23

PROJECT NO.: 40007a
CAD FILE: 40007A-1BR2
DRAWN BY: D.C.
CHECKED BY: D.C.
SCALE: AS NOTED

Sheet Title:
1-BEDROOM
2-STORY
ELEVATION B

Drawing No.:
A2.2
SHEET OF

Plot date: 11/3/2023 5:45 AM User: donie
File: J:\40007\architecture\drawing\40007a-1br2
Layout: A2.2

FLOOR PLAN NOTES

1. ALL WINDOW HEADER HEIGHTS ARE AT 8'-0", U.N.O.
2. ALL BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. WITH A MINIMUM NET HEIGHT DIMENSION OF 24" AND NET WIDTH DIMENSION OF 20". CLEAR OPENING HEIGHT SHALL NOT EXCEED 44" A.F.F.
3. PROVIDE A CONTINUOUS 3'-0" WIDE (MINIMUM) PATH OF EGRESS FROM ALL BEDROOM WINDOWS/DOORS TO A PUBLIC WAY.
4. APPLICABLE I.C.C. REPORTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS TO BE PROVIDED TO INSPECTOR AT ROUGH-IN.
5. TO ACHIEVE PROPER INSULATION INSTALLATION, PROVIDE HORIZ. AND/OR VERT. AIR BARRIER (O.S.B., GYP. BD. OR EQ.) AT MAIN ATTIC LINE (BOT. CHORD OF TRUSS), KNEE WALLS, GAPS, ETC.
6. ALL WINDOWS TO COMPLY WITH LIGHT AND VENTING REQUIREMENTS PER 2018 I.R.C. SECTION R303.1

(XX) FLOOR PLAN KEYNOTES

1. DISHWASHER – SEE BUILDER'S SELECTION SHEET
2. KITCHEN SINK W/ DISPOSAL – SEE BUILDER'S SELECTION SHEET
3. STANDARD 38" WIDE REFRIGERATOR OPENING W/ RECESSED BOX AND BIBB FOR ICEMAKER
4. RANGE W/ MICROWAVE EXHAUST HOOD – SEE BUILDER'S SELECTION SHEET 8"W. X 8"H. RECESS @ +6" A.F.F. FOR GAS STUB (WHERE APPLICABLE)
5. PANTRY – PROVIDE BLOCKING AND INSTALL SHELVING PER BUILDERS SPECIFICATIONS
6. LINEN – PROVIDE BLOCKING AND INSTALL SHELVING PER BUILDERS SPECIFICATIONS
7. DROPPED INTERIOR SOFFIT – 12" DOWN FROM LOWEST ADJACENT CEILING, U.N.O.
8. EXTERIOR STUCCO SOFFIT – SEE ELEVATIONS FOR HEIGHT
9. WATER HEATER SHALL BE INSTALLED ON 18" HIGH PLATFORM
10. T&P RELIEF VALVE AND DRAIN TO EXTERIOR – MIN. 6" ABOVE FINISHED GRADE
11. CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BOARD & IMPERMEABLE SURFACE AT THREE SIDES OF TUB OR SHOWER TO MIN. +72" A.F.F.
12. FIBERGLASS SHOWER UNIT OR TUB/SHOWER UNIT W/ MARBLE PANELS (OR EQ.) TO 7'-6" MIN. ABV. DRAIN AT SHOWER, FOR GYP. BOARD REQ. – SEE BUYER'S SELECTION SHEET
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15. 2X KNEE WALL – HEIGHT AS NOTED OR +34 1/2" AT FLUSH KITCHEN COUNTER CONDITION
16. 1/2" SAG RESISTANT EXTERIOR GYPSUM SOFFIT BOARD (ESR #1338)
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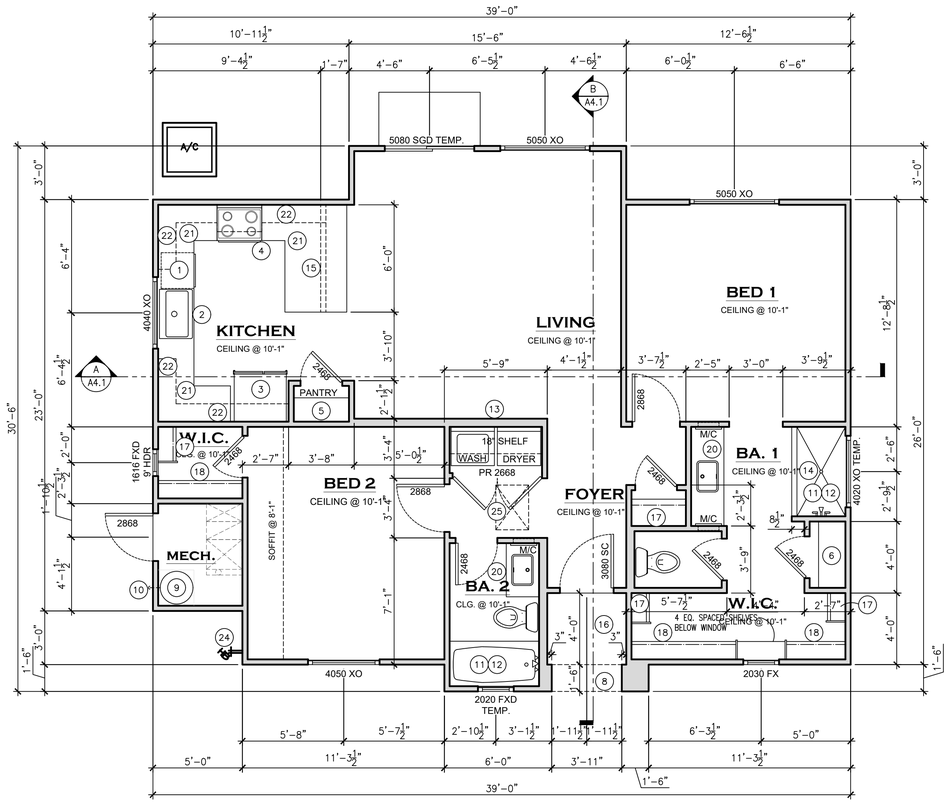
18. 2 RODS/2 SHELVES PER DETAIL 8/A4.2
19. SLOPE STUCCO SHELF FOR POSITIVE DRAINAGE, MIN. 1" P.L.F. (PROVIDE THERMO-PLASTIC WATERPROOFING MEMBRANE OR EQUAL UNDER STUCCO)
20. VANITY W/ MIRROR ABOVE – SEE BUILDER'S SELECTION SHEET
21. LOWER CABINETS
22. UPPER CABINETS
23. RECESSED MEDICINE CABINET – BLOCKING AT +4'-4" AND +6'-4", U.N.O.
24. HOSE BIBB WITH BACKFLOW PREVENTER; SHUT-OFF VALVE AND HOSE BIBB LOC. AT FRONT DETERMINED BY STREET SERVICE
25. 22"x32" ATTIC ACCESS 30" MIN. HEADROOM; SEE DETAIL 12/A4.2
26. MECHANICAL CHASE



FLOOR PLAN

SCALE = 1/4"=1'-0"

2-BDRM

SQUARE FOOTAGE CALCS.	
LIVABLE:	1,006 S.F.
TOTAL LIVABLE (HEATED GROSS)	1,006 S.F.
NON-LIVABLE:	
MECHANICAL:	30 S.F.
PATIO:	26 S.F.
TOTAL	56 S.F.
TOTAL UNDER ROOF	1,062 S.F.
TOTAL LEASABLE (NET)	932 S.F.

MOORADIAN & ASSOCIATES
1955 W.. Grant Avenue, Suite 100 Tucson, AZ 85745
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NEAL J. ROOT NEW MEXICO 27602 PROFESSIONAL ENGINEER
Exp: 12/31/2024
7/14/23

Project:
BUNGALOWS on CERRILLOS
Gen 2 Bungalows
Santa Fe, New Mexico

Client:
BUNGALOWS ON CERRILLOS, LLC

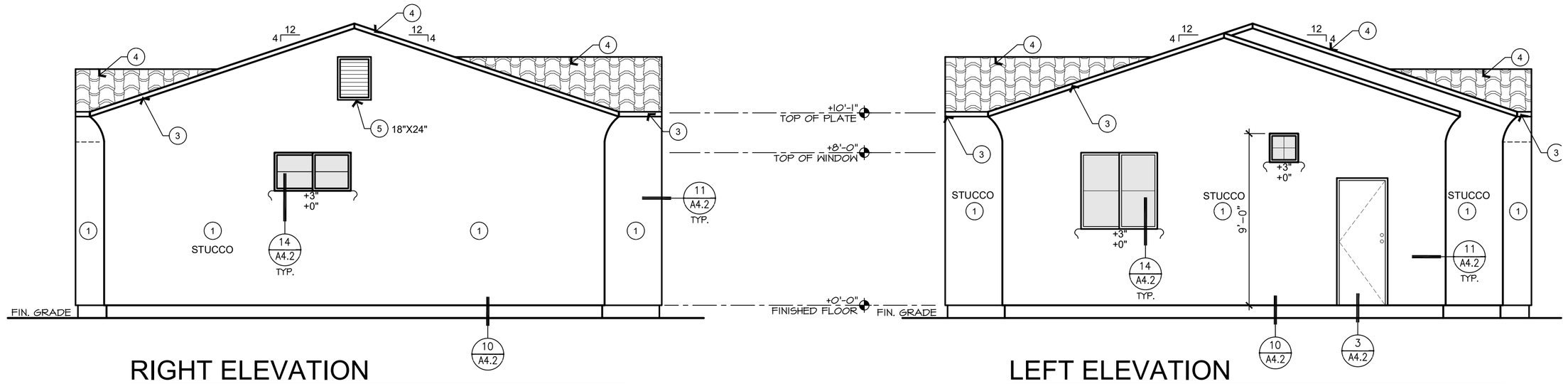
MARK	DATE	DESCRIPTION
CR	7/14/23	CLIENT DELIVERY

PROJECT NO.: 40007a
CAD FILE: 40007A-2BR1
DRAWN BY: D.C.
CHECKED BY: D.C.
SCALE: AS NOTED

Sheet Title:
2-BEDROOM FLOOR PLAN & ROOF PLANS

Drawing No.:
A3.1
SHEET OF

Plot date: 11/3/2023 5:45 AM User: danie
File: J:\Jobs\40007\architectural\drawing\40007a-2br1
Layout: A3(1)



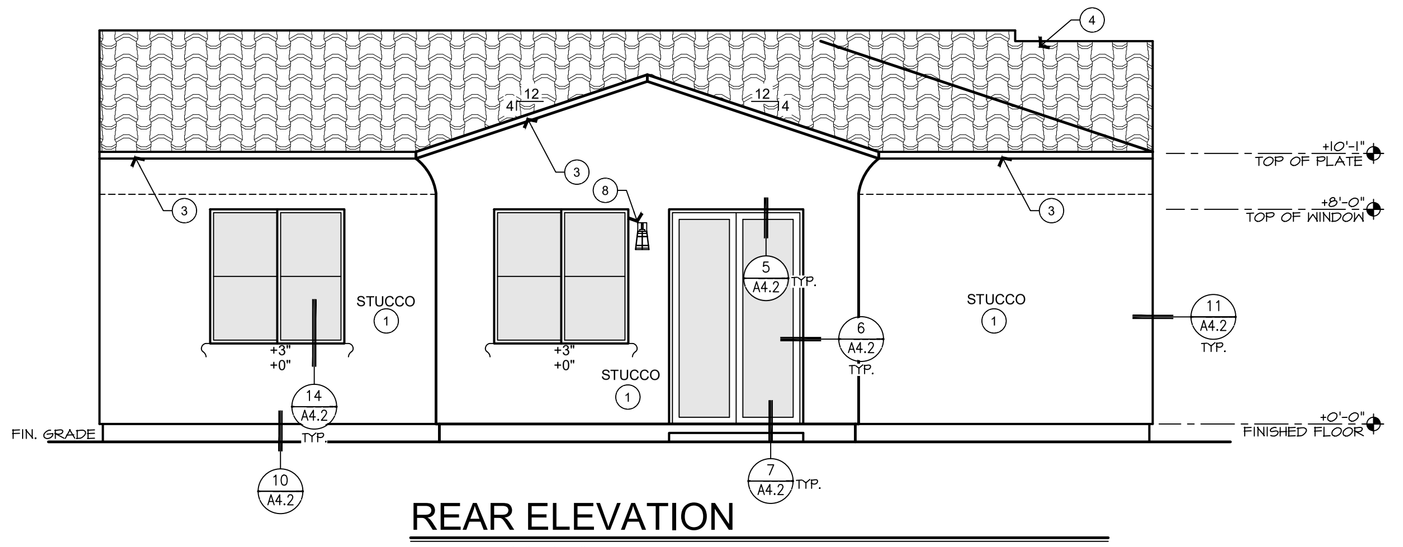
RIGHT ELEVATION

SCALE = 1/4"=1'-0"

LEFT ELEVATION

SCALE = 1/4"=1'-0"





REAR ELEVATION

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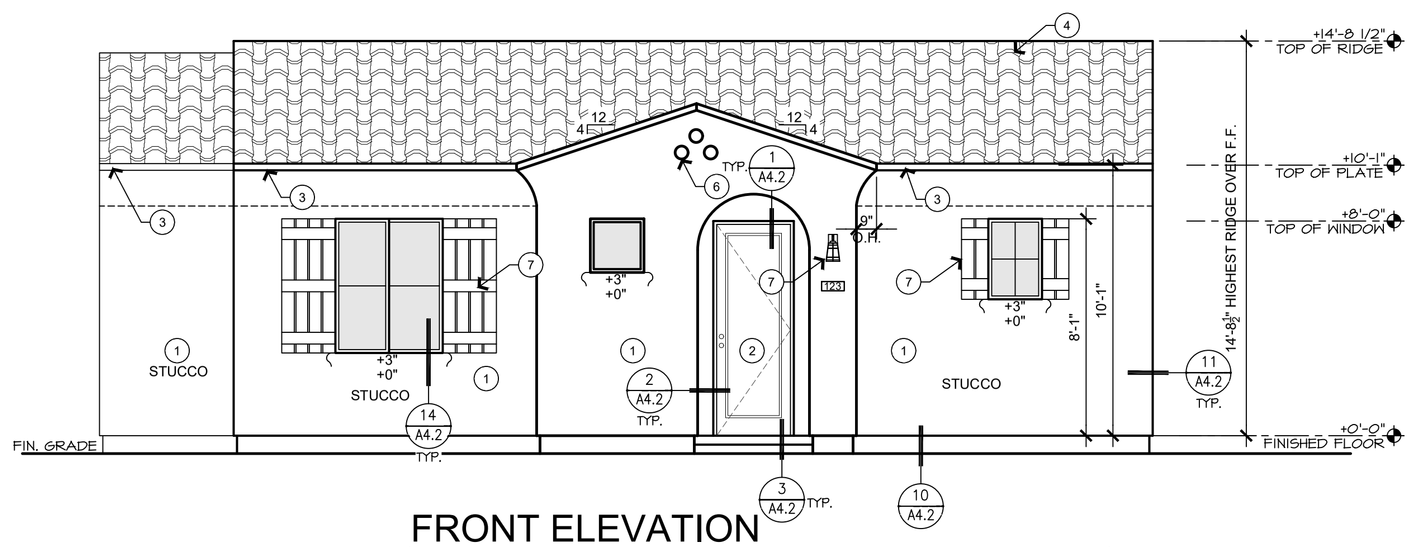

FRONT ELEVATION

SCALE = 1/4"=1'-0"

KEYNOTE SCHEDULE

1. SPANISH LACE FINISH STUCCO (ESR-0382 OR SIMILAR): SW 6121 WHOLE WHEAT
2. FRONT ENTRY DOOR: BM 2121-70 CHANTILLY LACE
3. SMOOTH FINISH FASCIA: BM 2121-70 CHANTILLY LACE
4. CONCRETE ROOF TILE; ESR-1900: EAGLE ROOFING CAPISTRANO 3520 WEATHERED TERRA COTTA FLASHED
5. LOUVERED GABLE VENT: BM 2121-70 CHANTILLY LACE (VENT IS ARCHITECTURAL ONLY AND NOT OPEN TO ATTIC)
6. 3-HOLE TILE VENT: TERRA COTTA
7. SHUTTERS - 5.25" WIDE PLANKS: BM 2121-70 CHANTILLY LACE
8. SCONCE PER BUILDER'S SPECIFICATION

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NEAL J. ROOT NEW MEXICO 27692 PROFESSIONAL ENGINEER
Exp: 12/31/2024
7/14/23

Project:
BUNGALOWS on CERRILLOS
Gen 2 Bungalows
Santa Fe, New Mexico

Client:
BUNGALOWS ON CERRILLOS, LLC

MARK	DATE	DESCRIPTION
CR	7/14/23	CLIENT DELIVERY

PROJECT NO.: 40007a
CAD FILE: 40007A-2BR1
DRAWN BY: D.C.
CHECKED BY: D.C.
SCALE: AS NOTED

Sheet Title:
2-BEDROOM
1-STORY
ELEVATION B

Drawing No.:
A3.2
SHEET OF

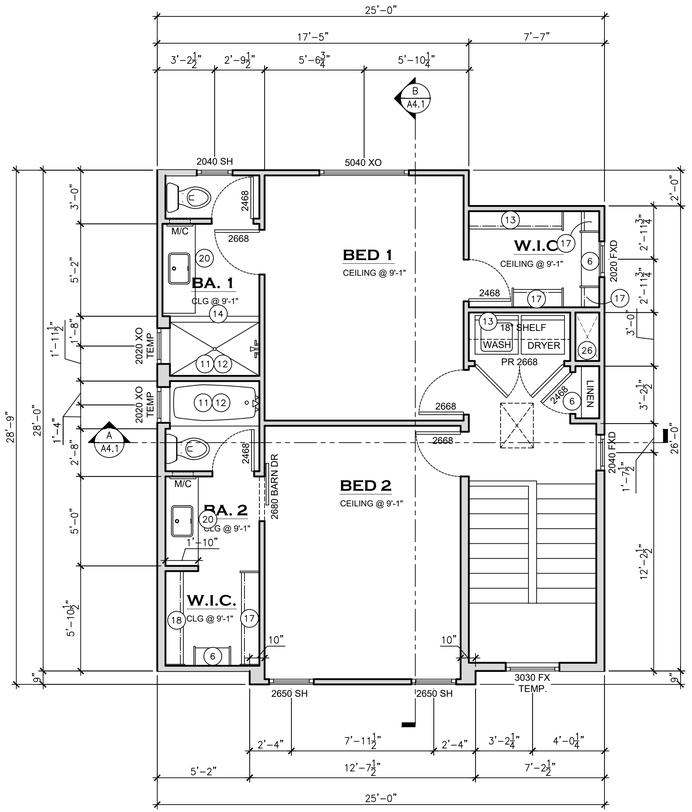
Plot date: 11/3/2023 5:45 AM User: danie
File: J:\40007\architectural\drawing\40007a-2br1
Layout: 12x36

FLOOR PLAN NOTES

1. ALL WINDOW HEADER HEIGHTS ARE AT 8'–0", U.NO.
2. ALL BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. WITH A MINIMUM NET HEIGHT DIMENSION OF 24" AND NET WIDTH DIMENSION OF 20". CLEAR OPENING HEIGHT SHALL NOT EXCEED 44" A.F.F.
3. PROVIDE A CONTINUOUS 3'–0" WIDE (MINIMUM) PATH OF EGRESS FROM ALL BEDROOM WINDOWS/DOORS TO A PUBLIC WAY.
4. APPLICABLE I.C.C. REPORTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS TO BE PROVIDED TO INSPECTOR AT ROUGH–IN.
5. TO ACHIEVE PROPER INSULATION INSTALLATION, PROVIDE HORIZ. AND/OR VERT. AIR BARRIER (O.S.B., GYP. BD. OR EQ.) AT MAIN ATTIC LINE (BOT. CHORD OF TRUSS), KNEE WALLS, GAPS, ETC.
6. ALL WINDOWS TO COMPLY WITH LIGHT AND VENTING REQUIREMENTS PER 2018 I.R.C. SECTION R303.1

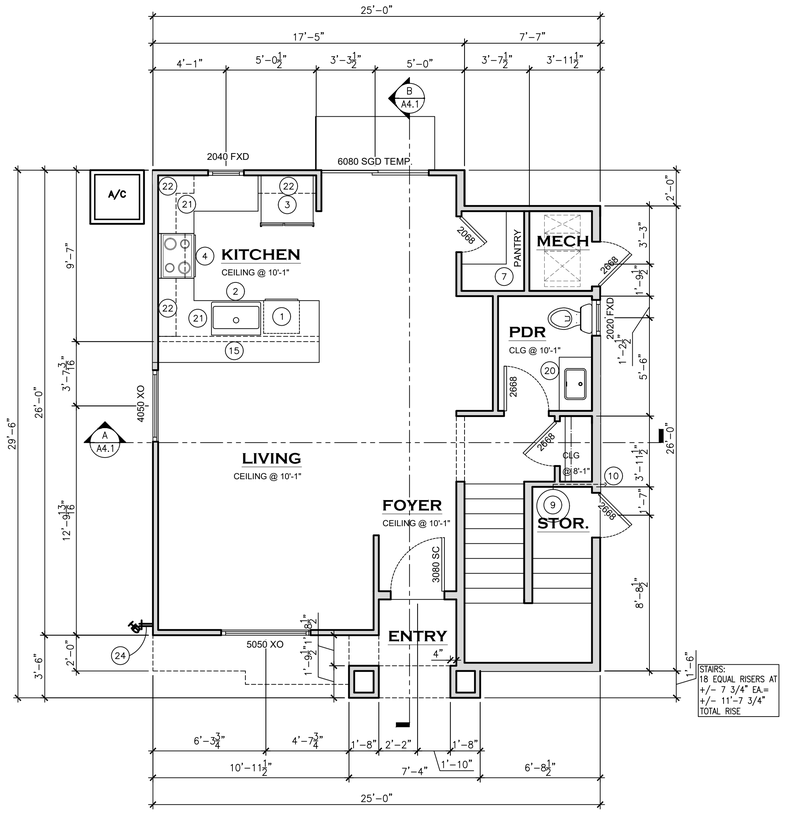
(XX) FLOOR PLAN KEYNOTES

1. DISHWASHER – SEE BUILDER'S SELECTION SHEET
2. KITCHEN SINK W/ DISPOSAL – SEE BUILDER'S SELECTION SHEET
3. STANDARD 38" WIDE REFRIGERATOR OPENING W/ RECESSED BOX AND BIBB FOR ICEMAKER
4. RANGE W/ MICROWAVE EXHAUST HOOD – SEE BUILDER'S SELECTION SHEET 8"W. X 8"H. RECESS @ +6" A.F.F. FOR GAS STUB (WHERE APPLICABLE)
5. PANTRY – PROVIDE BLOCKING AND INSTALL SHELVING PER BUILDERS SPECIFICATIONS
6. LINEN – PROVIDE BLOCKING AND INSTALL SHELVING PER BUILDERS SPECIFICATIONS
7. DROPPED INTERIOR SOFFIT – 12" DOWN FROM LOWEST ADJACENT CEILING, U.N.O.
8. EXTERIOR STUCCO SOFFIT – SEE ELEVATIONS FOR HEIGHT
9. WATER HEATER SHALL BE INSTALLED ON 18" HIGH PLATFORM
10. T&P RELIEF VALVE AND DRAIN TO EXTERIOR – MIN. 6" ABOVE FINISHED GRADE
11. CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BOARD & IMPERMEABLE SURFACE AT THREE SIDES OF TUB OR SHOWER TO MIN. +72" A.F.F.
12. FIBERGLASS SHOWER UNIT OR TUB/SHOWER UNIT W/ MARBLE PANELS (OR EQ.) TO 7'–6" MIN. ABV. DRAIN AT SHOWER, FOR GYP. BOARD REQ. – SEE BUYER'S SELECTION SHEET
13. 2X6 WALL FOR WASHER BOX AND 14 1/2"W. X 12"H. RECESS @ +6" A.F.F. FOR DRYER VENT (AND GAS STUB WHERE APPLICABLE)
14. TEMPERED GLASS SHOWER SURROUND
15. 2X KNEE WALL – HEIGHT AS NOTED OR +34 1/2" AT FLUSH KITCHEN COUNTER CONDITION
16. 1/2" SAG RESISTANT EXTERIOR GYPSUM SOFFIT BOARD (ESR #1338)
17. 1 ROD/1 SHELF PER DETAIL 8/A4.2
18. 2 RODS/2 SHELVES PER DETAIL 8/A4.2
19. SLOPE STUCCO SHELF FOR POSITIVE DRAINAGE, MIN. 1" P.L.F. (PROVIDE THERMO–PLASTIC WATERPROOFING MEMBRANE OR EQUAL UNDER STUCCO)
20. VANITY W/ MIRROR ABOVE – SEE BUILDER'S SELECTION SHEET
21. LOWER CABINETS
22. UPPER CABINETS
23. RECESSED MEDICINE CABINET – BLOCKING AT +4'–4" AND +6'–4", U.N.O.
24. HOSE BIBB WITH BACKFLOW PREVENTER; SHUT–OFF VALVE AND HOSE BIBB LOC. AT FRONT DETERMINED BY STREET SERVICE
25. 22"x32" ATTIC ACCESS 30" MIN. HEADROOM; SEE DETAIL 12/A4.2
26. MECHANICAL CHASE



SECOND FLOOR PLAN

SCALE = 1/4"=1'–0" 2-BDRM



FIRST FLOOR PLAN

SCALE = 1/4"=1'–0" 2-BDRM

SQUARE FOOTAGE CALCS.	
LIVABLE 1ST FLOOR:	642 S.F.
LIVABLE 2ND FLOOR:	614 S.F.
TOTAL LIVABLE (HEATED GROSS)	1,256 S.F.
NON-LIVABLE:	
ENTRY:	32 S.F.
TOTAL	32 S.F.
TOTAL UNDER ROOF	1,288 S.F.
TOTAL LEASABLE (NET)	1,125 S.F.

MOORADIAN & ASSOCIATES
1955 W.. Grant Avenue, Suite 100 Tucson, AZ 85745
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NEAL J. ROOT NEW MEXICO 27602 PROFESSIONAL ENGINEER
Exp: 12/31/2024
7/14/23

Project:
BUNGALOWS on CERRILLOS
Gen 2 Bungalows
Santa Fe, New Mexico

Client:
BUNGALOWS ON CERRILLOS, LLC

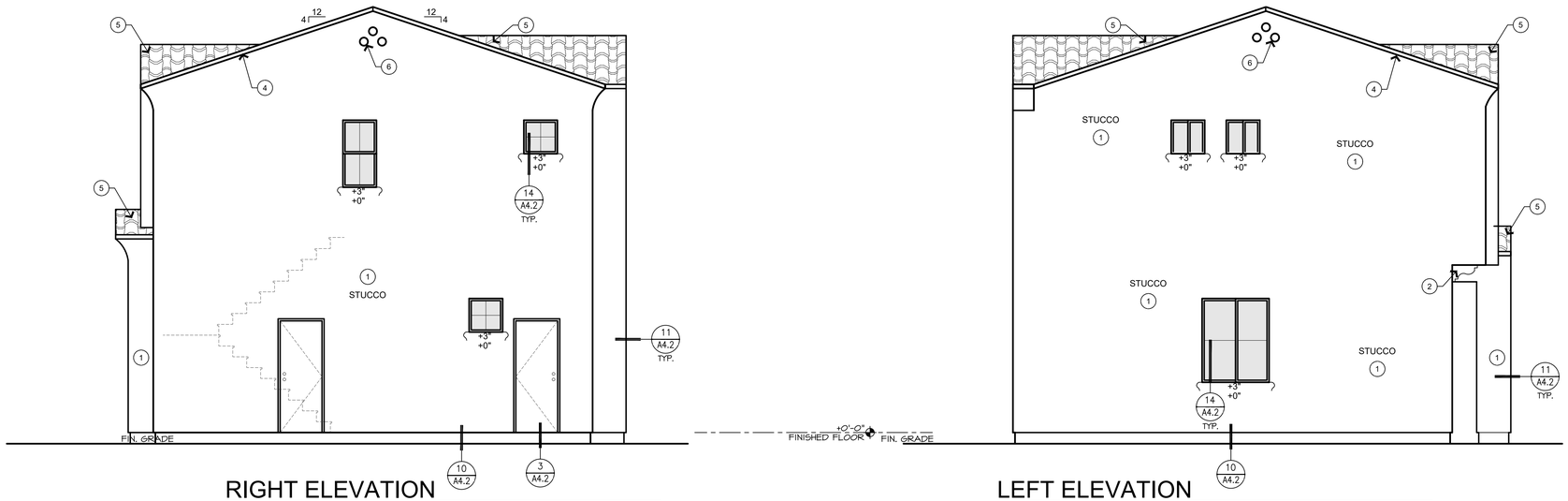
MARK	DATE	DESCRIPTION
CR	7/14/23	CLIENT DELIVERY

PROJECT NO.: 40007a
CAD FILE: 40007A–2BR2
DRAWN BY: D.C.
CHECKED BY: D.C.
SCALE: AS NOTED

Sheet Title:
2-BEDROOM FLOOR PLANS

Drawing No.:
A4.1
SHEET OF

Plot date: 11/3/2023 5:46 AM User: danie
File: J:\Jobs\40007\architectural\drawing\40007a–2br2
Layout: A4.1

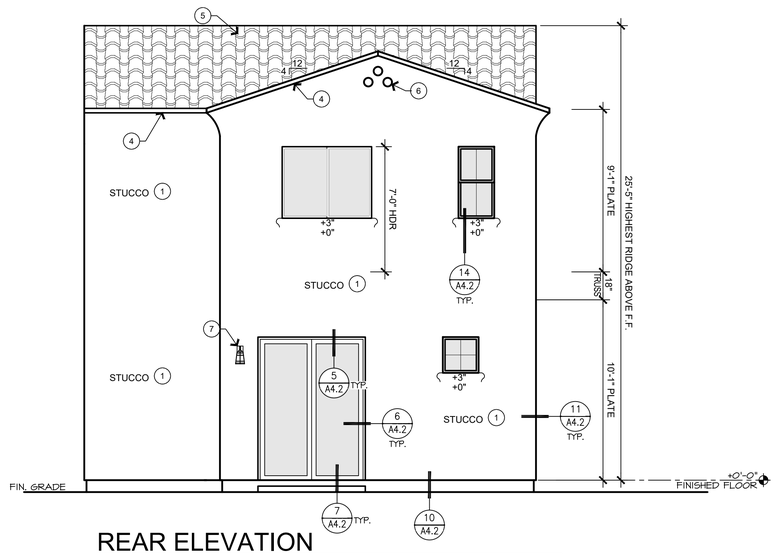


RIGHT ELEVATION

SCALE = 1/4"=1'-0"

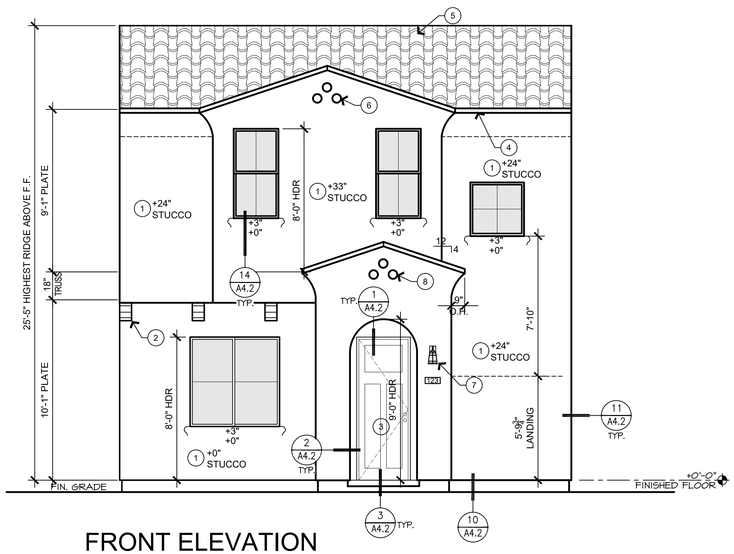
LEFT ELEVATION

SCALE = 1/4"=1'-0"



REAR ELEVATION

SCALE = 1/4"=1'-0"



FRONT ELEVATION

SCALE = 1/4"=1'-0"

KEYNOTE SCHEDULE

1. SPANISH LACE FINISH STUCCO (ESR-0382 OR SIMILAR): SW 9597 WESTERN RESERVE
2. CORBEL: NATURAL STAIN
3. FRONT ENTRY DOOR: BM 2132-10 BLACK
4. SMOOTH FINISH FASCIA: BM 2132-10 BLACK
5. CONCRETE ROOF TILE; ESR-1900: EAGLE ROOFING CAPISTRANO 3520 WEATHERED TERRA COTTA FLASHED
6. 3-HOLE TILE VENT: TERRA COTTA
7. SCONCE PER BUILDER'S SPECIFICATION

MOORADIAN & ASSOCIATES
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NEAL J. ROOT
NEW MEXICO
27692
PROFESSIONAL ENGINEER
Exp: 12/31/2024
7/14/23

Project:
BUNGALOWS on CERRILLOS
Gen 2 Bungalows
Santa Fe, New Mexico

Client:
BUNGALOWS ON CERRILLOS, LLC

MARK	DATE	DESCRIPTION
CR	7/14/23	CLIENT DELIVERY

PROJECT NO.: 40007a
CAD FILE: 40007A-2BR2
DRAWN BY: D.C.
CHECKED BY: D.C.
SCALE: AS NOTED

Sheet Title:
2-BEDROOM
2-STORY
ELEVATION B

Drawing No.:
A4.2
SHEET OF

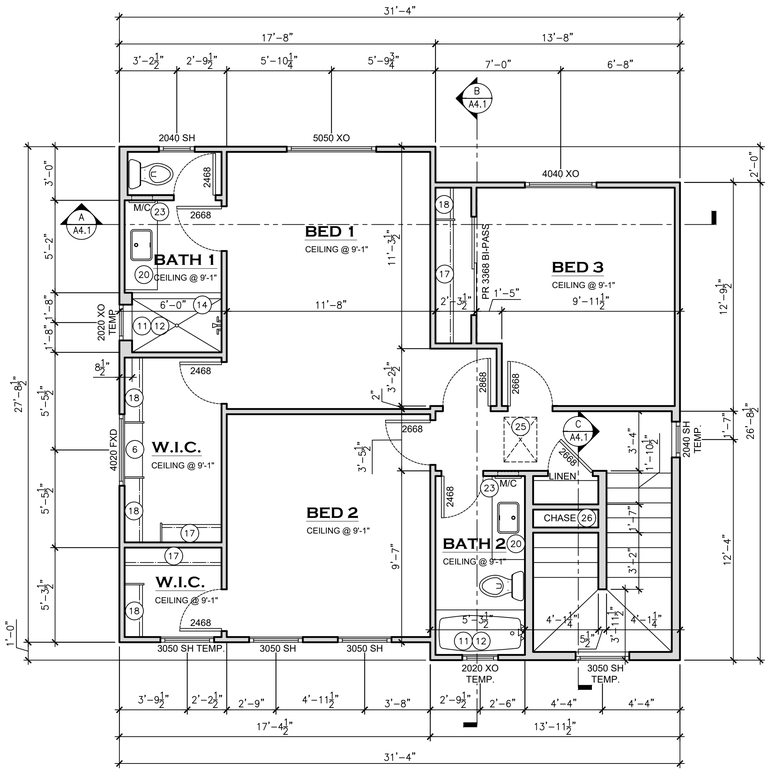
Plot date: 11/3/2023 5:46 AM User: danie
File: J:\40007\architectural\drawing\40007a-2br2
Layout: 2BR2

FLOOR PLAN NOTES

1. ALL WINDOW HEADER HEIGHTS ARE AT 8'-0", U.NO.
2. ALL BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. WITH A MINIMUM NET HEIGHT DIMENSION OF 24" AND NET WIDTH DIMENSION OF 20". CLEAR OPENING HEIGHT SHALL NOT EXCEED 44" A.F.F.
3. PROVIDE A CONTINUOUS 3'-0" WIDE (MINIMUM) PATH OF EGRESS FROM ALL BEDROOM WINDOWS/DOORS TO A PUBLIC WAY.
4. APPLICABLE I.C.C. REPORTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS TO BE PROVIDED TO INSPECTOR AT ROUGH-IN.
5. TO ACHIEVE PROPER INSULATION INSTALLATION, PROVIDE HORIZ. AND/OR VERT. AIR BARRIER (O.S.B., GYP. BD. OR EQ.) AT MAIN ATTIC LINE (BOT. CHORD OF TRUSS), KNEE WALLS, GAPS, ETC.
6. ALL WINDOWS TO COMPLY WITH LIGHT AND VENTING REQUIREMENTS PER 2018 I.R.C. SECTION R303.1

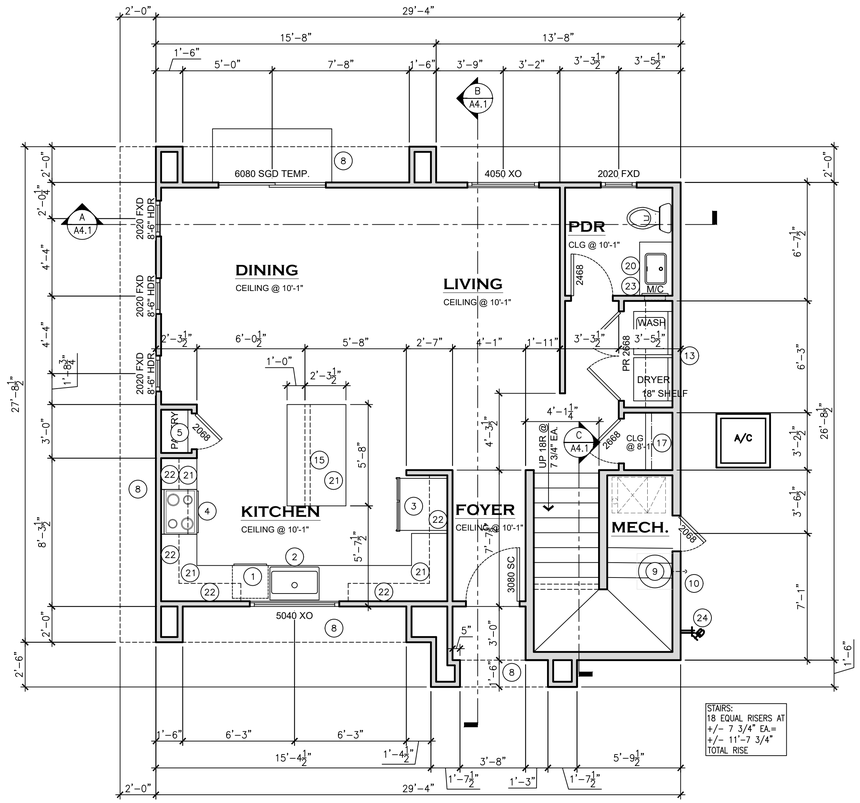
(XX) FLOOR PLAN KEYNOTES

1. DISHWASHER – SEE BUILDER'S SELECTION SHEET
2. KITCHEN SINK W/ DISPOSAL – SEE BUILDER'S SELECTION SHEET
3. STANDARD 38" WIDE REFRIGERATOR OPENING W/ RECESSED BOX AND BIBB FOR ICEMAKER
4. RANGE W/ MICROWAVE EXHAUST HOOD – SEE BUILDER'S SELECTION SHEET 8"W. X 8"H. RECESS @ +6" A.F.F. FOR GAS STUB (WHERE APPLICABLE)
5. PANTRY – PROVIDE BLOCKING AND INSTALL SHELVING PER BUILDERS SPECIFICATIONS
6. LINEN – PROVIDE BLOCKING AND INSTALL SHELVING PER BUILDERS SPECIFICATIONS
7. DROPPED INTERIOR SOFFIT – 12" DOWN FROM LOWEST ADJACENT CEILING, U.N.O.
8. EXTERIOR STUCCO SOFFIT – SEE ELEVATIONS FOR HEIGHT
9. WATER HEATER SHALL BE INSTALLED ON 18" HIGH PLATFORM
10. T&P RELIEF VALVE AND DRAIN TO EXTERIOR – MIN. 6" ABOVE FINISHED GRADE
11. CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BOARD & IMPERMEABLE SURFACE AT THREE SIDES OF TUB OR SHOWER TO MIN. +72" A.F.F.
12. FIBERGLASS SHOWER UNIT OR TUB/SHOWER UNIT W/ MARBLE PANELS (OR EQ.) TO 7'-6" MIN. ABV. DRAIN AT SHOWER, FOR GYP. BOARD REQ. – SEE BUYER'S SELECTION SHEET
13. 2X6 WALL FOR WASHER BOX AND 14 1/2"W. X 12"H. RECESS @ +6" A.F.F. FOR DRYER VENT (AND GAS STUB WHERE APPLICABLE)
14. TEMPERED GLASS SHOWER SURROUND
15. 2X KNEE WALL – HEIGHT AS NOTED OR +34 1/2" AT FLUSH KITCHEN COUNTER CONDITION
16. 1/2" SAG RESISTANT EXTERIOR GYPSUM SOFFIT BOARD (ESR #1338)
17. 1 ROD/1 SHELF PER DETAIL 8/A4.2
18. 2 RODS/2 SHELVES PER DETAIL 8/A4.2
19. SLOPE STUCCO SHELF FOR POSITIVE DRAINAGE, MIN. 1" P.L.F. (PROVIDE THERMO-PLASTIC WATERPROOFING MEMBRANE OR EQUAL UNDER STUCCO)
20. VANITY W/ MIRROR ABOVE – SEE BUILDER'S SELECTION SHEET
21. LOWER CABINETS
22. UPPER CABINETS
23. RECESSED MEDICINE CABINET – BLOCKING AT +4'-4" AND +6'-4", U.N.O.
24. HOSE BIBB WITH BACKFLOW PREVENTER; SHUT-OFF VALVE AND HOSE BIBB LOC. AT FRONT DETERMINED BY STREET SERVICE
25. 22"x32" ATTIC ACCESS 30" MIN. HEADROOM; SEE DETAIL 12/A4.2
26. MECHANICAL CHASE



SECOND FLOOR PLAN

SCALE = 1/4"=1'-0"



FIRST FLOOR PLAN

SCALE = 1/4"=1'-0"

SQUARE FOOTAGE CALCS.	
LIVABLE 1ST FLOOR:	730 S.F.
LIVABLE 2ND FLOOR:	777 S.F.
TOTAL LIVABLE (HEATED GROSS)	1,507 S.F.
NON-LIVABLE: ENTRY:	31 S.F.
TOTAL	31 S.F.
TOTAL UNDER ROOF	1,538 S.F.
TOTAL LEASABLE (NET)	1,373 S.F.

MOORADIAN & ASSOCIATES
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NEAL J. ROOT NEW MEXICO 27602 PROFESSIONAL ENGINEER
Exp: 12/31/2024
7/14/23

Project: BUNGALOWS on CERRILLOS
Gen 2 Bungalows
Santa Fe, New Mexico

Client: BUNGALOWS ON CERRILLOS, LLC

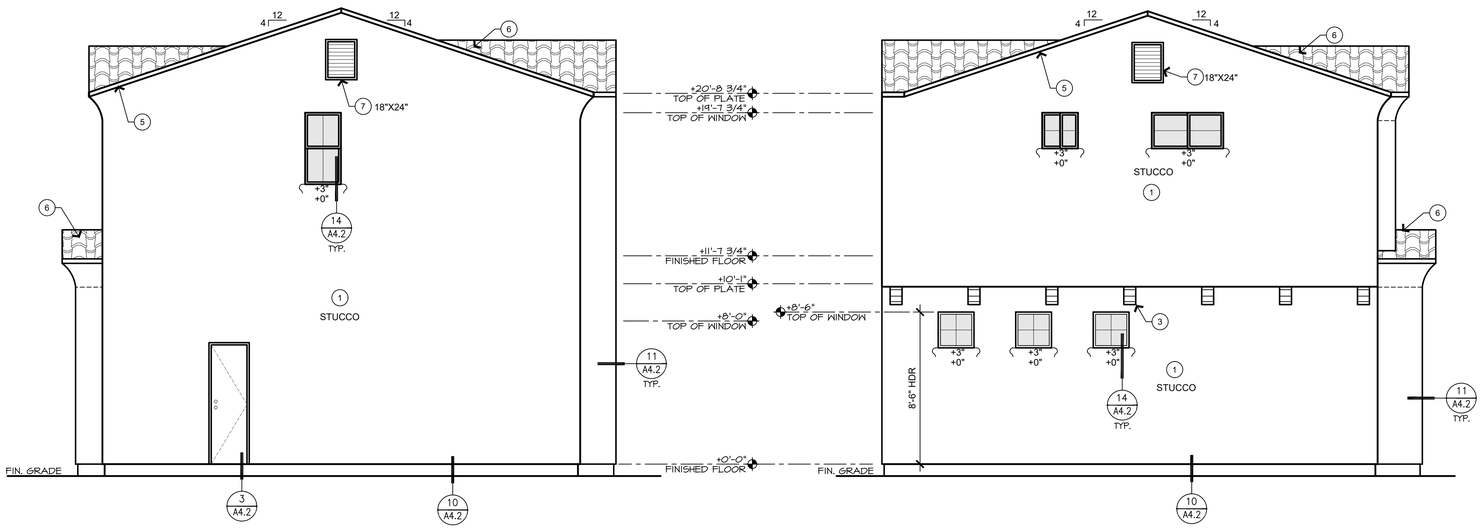
MARK	DATE	DESCRIPTION
CR	7/14/23	CLIENT DELIVERY

PROJECT NO.: 40007a
CAD FILE: 40007A-3BR2
DRAWN BY: D.C.
CHECKED BY: D.C.
SCALE: AS NOTED

Sheet Title: 3-BEDROOM 1ST & 2ND FLOOR PLANS

Drawing No.: A5.1
SHEET OF

Plot date: 11/3/2023 5:47 AM User: danie
[File: J:\Jobs\40007\architectural\drawing\40007a-3br2 sheets.dwg]

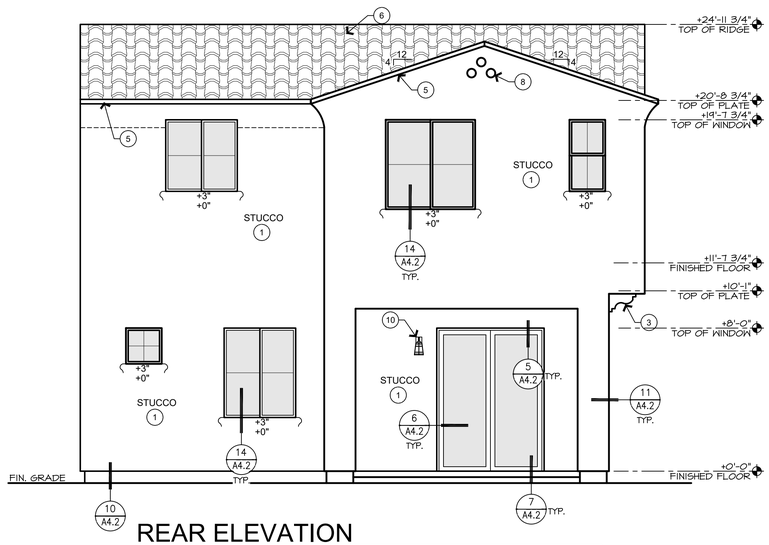


RIGHT ELEVATION

SCALE = 1/4"=1'-0"

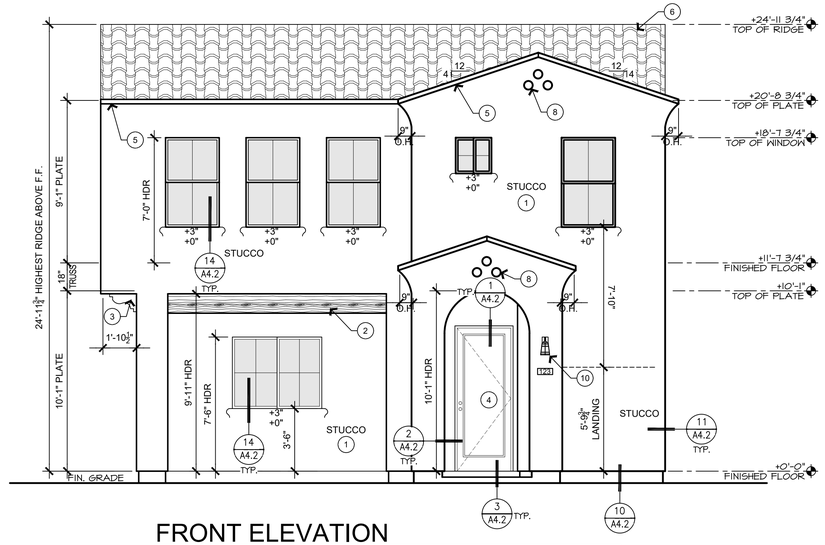
LEFT ELEVATION

SCALE = 1/4"=1'-0"



REAR ELEVATION

SCALE = 1/4"=1'-0"



FRONT ELEVATION

SCALE = 1/4"=1'-0"

KEYNOTE SCHEDULE

1. SPANISH LACE FINISH STUCCO (ESR-0382 OR SIMILAR): BM 2121-70 CHANTILLY LACE
2. WOOD BEAM PER FRAMING PLAN: NATURAL STAIN
3. CORBEL: NATURAL STAIN
4. FRONT ENTRY DOOR: BM 2132-10 BLACK
5. SMOOTH FINISH FASCIA: BM 2132-10 BLACK
6. CONCRETE ROOF TILE; ESR-1900: EAGLE ROOFING CAPISTRANO 3520 WEATHERED TERRA COTTA FLASHED
7. LOUVERED GABLE VENT: BM 2132-10 BLACK (VENT IS ARCHITECTURAL ONLY AND NOT OPEN TO ATTIC)
8. 3-HOLE TILE VENT: TERRA COTTA
9. SHUTTERS - 5.25" WIDE PLANKS: BM 2132-10 BLACK
10. SCONCE PER BUILDER'S SPECIFICATION

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T: (520) 408-8117 F: (520) 408-8028

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NEAL J. ROOT NEW MEXICO 27602 PROFESSIONAL ENGINEER
Exp: 12/31/2024
7/14/23

Project:
BUNGALOWS on CERRILLOS
Gen 2 Bungalows
Santa Fe, New Mexico

Client:
BUNGALOWS ON CERRILLOS, LLC

MARK	DATE	DESCRIPTION
CR	7/14/23	CLIENT DELIVERY

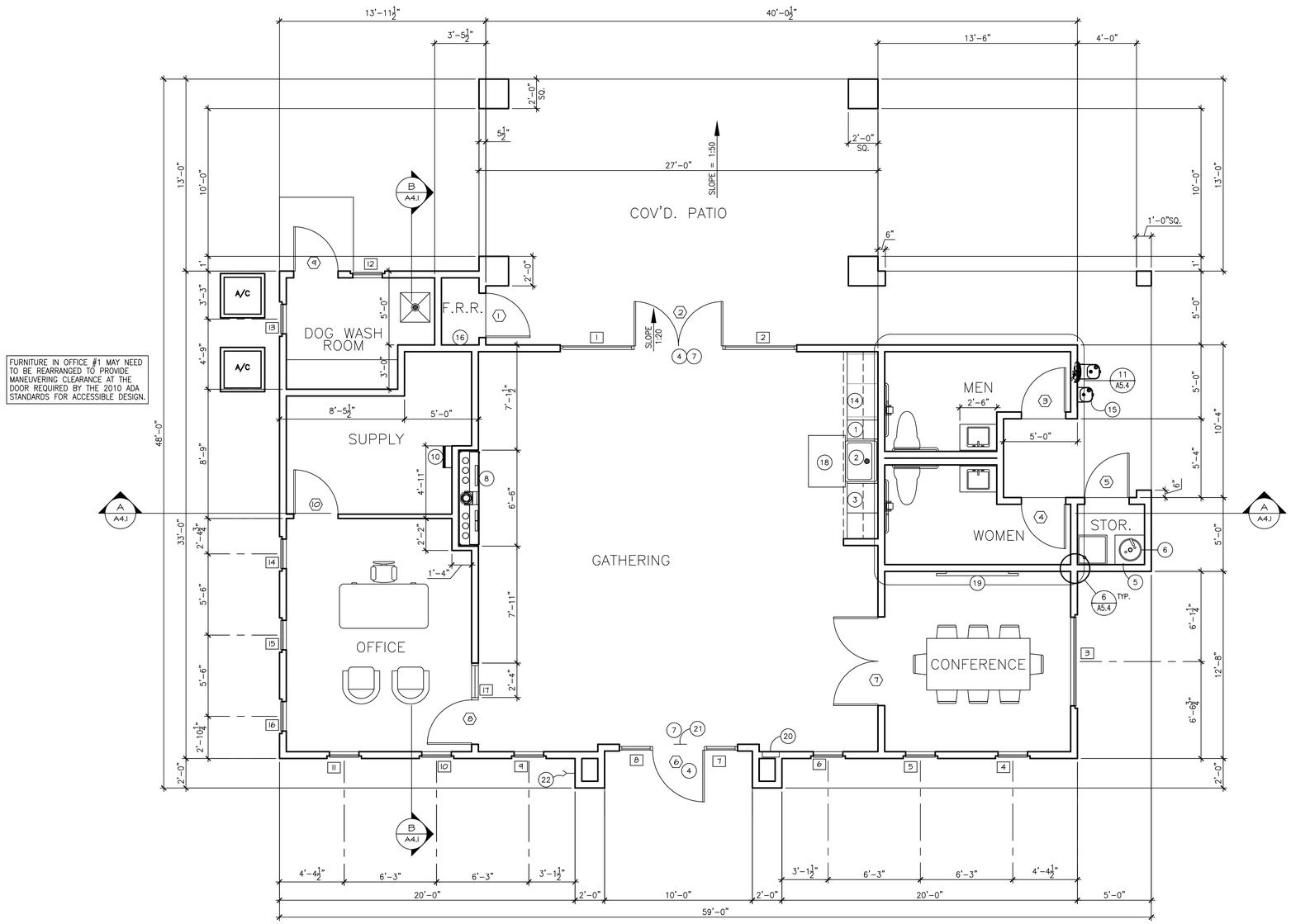
PROJECT NO.: 40007a
CAD FILE: 40007A-3BR2
DRAWN BY: D.C.
CHECKED BY: D.C.
SCALE: AS NOTED

Sheet Title:
3-BEDROOM
2-STORY
ELEVATION B

Drawing No.:
A5.2
SHEET OF

Plot date: 11/3/2023 5:47 AM User: danie
File: J:\40007\architecture\drawing\40007a-3br2
Layout: A5.2

FURNITURE IN OFFICE #1 MAY NEED TO BE REARRANGED TO PROVIDE MANEUVERING CLEARANCE AT THE DOOR REQUIRED BY THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.



FLOOR PLAN

SCALE = 1/4"=1'-0"

FARMHOUSE

FLOOR PLAN KEYNOTES

1. ICE MAKER, "EDGESTAR" IB450SSP, OR EQUAL, TO FIT UNDER A 34" COUNTERTOP. PROVIDE FLOOR DRAIN BELOW.
2. 33" STAINLESS STEEL FARMHOUSE SINK, W/ DISPOSAL.
3. UNDER COUNTER REFRIGERATOR, "EDGESTAR" CBR1501SLD, OR EQUAL, TO FIT UNDER A 34" COUNTERTOP.
4. PROVIDE EXIT DEVICE AT DOOR. SEE A5.2 FOR THRESHOLD DETAIL.
5. WATER HEATER SHALL BE INSTALLED ON 18" HIGH PLATFORM, SEE DETAIL 1/A5.4.
6. T&P RELIEF VALVE AND DRAIN TO EXTERIOR – MIN. 6" ABOVE FINISHED GRADE.
7. PROVIDE SIGN ABOVE DOOR TO READ, "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" OR " THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS".
8. 72" LINEAR GAS FIREPLACE – "ACUCRAFT" SIGNATURE SERIES, WITHOUT GLASS, OR EQUAL. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS INCLUDING NON-COMBUSTIBLE FINISHES AROUND OPENING.
9. NOT USED
10. ATTIC ACCESS LADDER, PROVIDE BLOCKING IN WALL FOR BRACKET CONNECTION.
11. NOT USED
12. 36" TALL ISLAND, OPEN BELOW WITH WATERFALL ENDS. PROVIDE ELECTRICAL OUTLETS BELOW.
13. NOT USED
14. MICROWAVE DRAWER, "SHARP" SMD2470ASY, OR EQUAL.
15. "ELKAY" LZWS-EDFP217K (OR SIM.) BOTTLE FILLING STATION WITH HI-LOW WATER FOUNTAINS.
16. PROVIDE KNOX BOX AT DOOR.
17. NOT USED
18. 42" X 30" CLEAR SPACE FOR PARALLEL APPROACH
19. WALL MOUNTED TELEVISION. PROVIDE POWER, DATA, & CABLE CONNECTION AT +5'-0".
20. "LARSEN'S" OCCULT FULLY RECESSED FIRE EXTINGUISHER CABINET WITH 304 STAINLESS STEEL WITH #4 FINISH. PROVIDE WITH A 2A-10B:C FIRE EXTINGUISER. MOUNT WITH TOP OF CABINET AT +48"
21. MAXIMUM OCCUPANCY SIGN AT +9'-0" A.F.F. SIGN SHALL READ "MAXIMUM OCCUPANCY SHALL NOT EXCEED 100 PERSONS". SIGN SHALL BE LEGIBLE FROM ANY LOCATION WITHIN THE GATHERING ROOM, TEXT HEIGHT SHALL BE A MINIMUM OF 1" TALL BLOCK LETTER.
22. FDC LOCATION
23. SA-C GUIDE FOR SLIDING BARNDOOR. ALIGN WITH DOOR TO KEEP DOOR HANGING PLUMB.

FLOOR PLAN NOTES

1. ALL WINDOW HEADER HEIGHTS ARE AT +8'-0", U.O.N.
2. APPLICABLE I.C.C. REPORTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS TO BE PROVIDED TO INSPECTOR AT ROUGH-IN.
3. TO ACHIEVE PROPER INSULATION INSTALLATION, PROVIDE HORIZ. AND/OR VERT. AIR BARRIER (O.S.B., GYP. BD. OR EQ.) AT MAIN ATTIC LINE (BOT. CHORD OF TRUSS), KNEE WALLS, GAPS, ETC.
4. ALL INTERIOR FINISHES SHALL HAVE A MINUMUM CLASS C FLAME SPREAD AND A SMOKE DEVELOPED INDEX OF 0-450.
5. ALL OPERABLE PARTS, INCLUDING SWITCHES, SHALL BE NO HIGHER THAN 48" ABOVE FINISH FLOOR.

(X) DOOR NUMBER, SEE DOOR SCHEDULE SHEET A5.2

[X] WINDOW/STOREFRONT NUMBER, SEE WINDOW SCHEDULE SHEET A5.3

MOORADIAN & ASSOCIATES
1955 w.Grant Rd., Suite 100 Tucson, AZ 85745
T: (520) 408-8117 F: (520) 408-8028

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NEAL J. ROOT NEW MEXICO 27692 PROFESSIONAL ENGINEER
Exp: 12/31/2024
7/14/23

Project:
BUNGALOWS AT CERRILLOS
CLUBHOUSE
Santa Fe, New Mexico

Client:
BUNGALOWS ON CERRILLOS, LLC

MARK	DESCRIPTION
BID	CLIENT DELIVERY
DATE	7/14/23

PROJECT NO.: 40007a
CAD FILE: 40007A-CLUBJ
DRAWN BY: D.S.
CHECKED BY: D.C.
SCALE: AS NOTED

Sheet Title:
FARMHOUSE
FLOOR PLAN
PLAN

Drawing No.:
A6.1
SHEET OF

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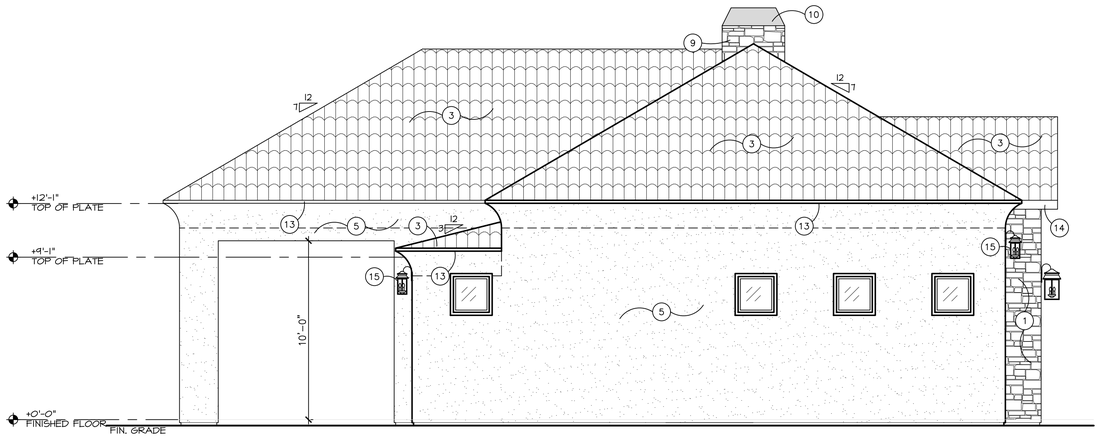

LEFT ELEVATION

SCALE = 1/4"=1'-0"



FRONT ELEVATION

SCALE = 1/4"=1'-0"

ELEVATION KEYNOTES

1. STONE VENEER – VERIFY STYLE AND COLOR
2. NOT USED
3. CONCRETE TILE ROOF PER SPECS – VERIFY STYLE AND COLOR
4. NOT USED
5. SAND FINISH STUCCO – VERIFY WITH SPECS
6. "ELKAY" LZWS-EDFP217K (OR SIM.) BOTTLE FILLING STATION WITH HI-LOW WATER FOUNTAINS
7. NOT USED
8. NOT USED
9. STONE VENEER CHIMNEY
10. CHIMNEY CAP
11. FAUX 3-HOLE TILE VENT – FYPON OR SIMILAR
12. SHAKER STYLE SHUTTERS
13. SCONCE @ +96" TO CENTER, U.N.O. – CRAFTMADE CROSSBEND ZA3134-TB
14. SMOOTH FINISH FASCIA PER DETAIL
15. SCONCE @ +120" TO CENTER, U.N.O. – CRAFTMADE CROSSBEND ZA3114-TB
16. WINDOW GRID PER A5.3

COLOR & MATERIALS TABLE

KEYNOTE	MATERIAL	
1	STONE VENEER	EL DORADO GRAND BANKS LIMESTONE W/ MORTAR JOINTS
3	ROOF TILE	EAGLE - CAPISTRANO 3520
5	MAIN BODY STUCCO	B.M. - CHANTILLY LACE 2121-70
12	SHUTTERS	B.M. - BLACK 2132-10
14	FASCIA BOARD	B.M. - BLACK 2132-10

MOORADIAN & ASSOCIATES
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NEAL J. ROOT
NEW MEXICO
27692
PROFESSIONAL ENGINEER
Exp: 12/31/2024
7/14/23

Project:
BUNGALOWS AT CERRILLOS CLUBHOUSE
Santa Fe, New Mexico

Client:
BUNGALOWS ON CERRILLOS, LLC

MARK	DATE	DESCRIPTION
BID	7/14/23	CLIENT DELIVERY

PROJECT NO.: 40007a
CAD FILE: 40007A-CLUBJ
DRAWN BY: D.S.
CHECKED BY: D.C.
SCALE: AS NOTED

Sheet Title:
EXTERIOR ELEVATIONS

Drawing No.:
A6.2
SHEET OF

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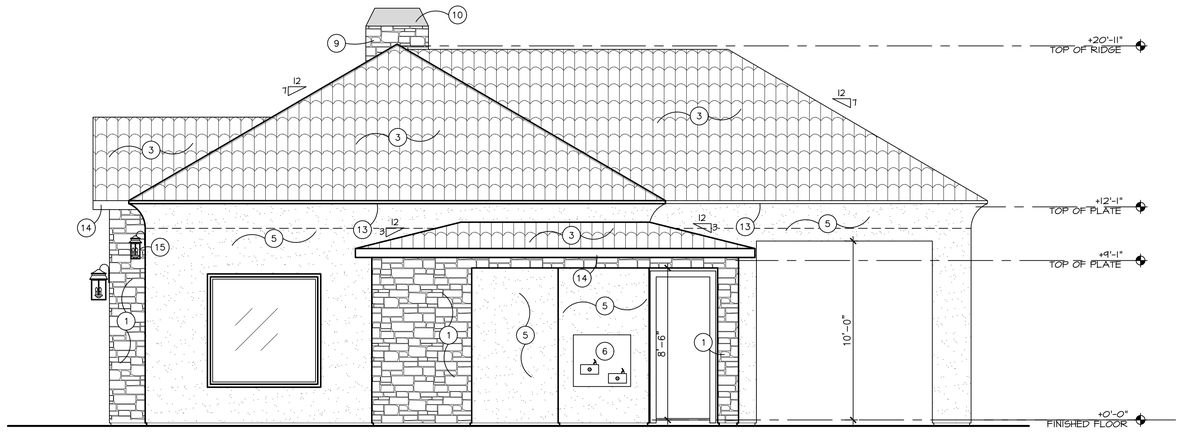
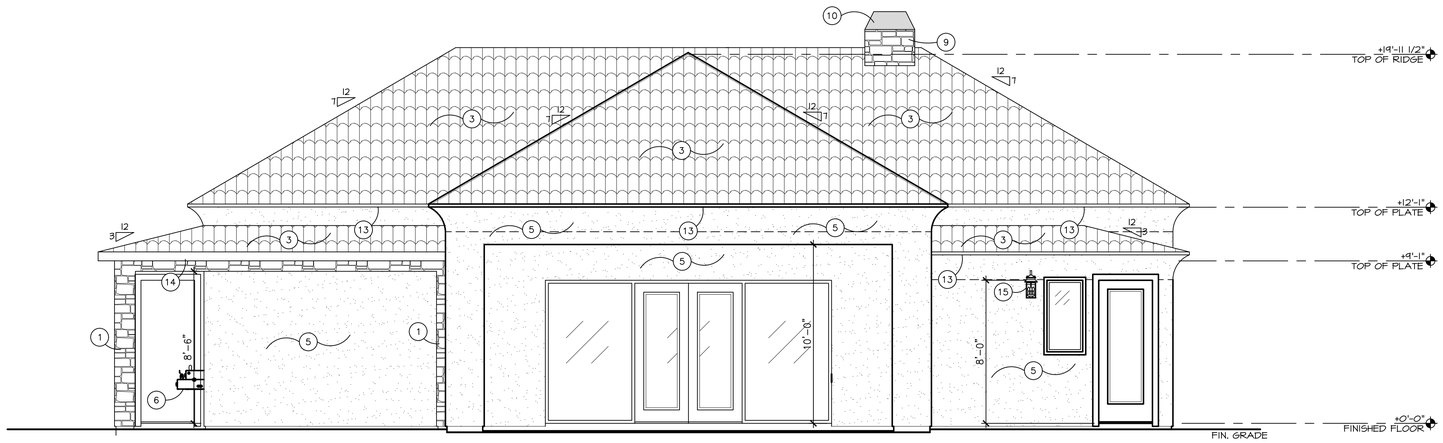


RIGHT ELEVATION

SCALE = 1/4"=1'-0"



REAR ELEVATION

SCALE = 1/4"=1'-0"

ELEVATION KEYNOTES

1. STONE VENEER – VERIFY STYLE AND COLOR
2. NOT USED
3. CONCRETE TILE ROOF PER SPECS – VERIFY STYLE AND COLOR
4. NOT USED
5. SAND FINISH STUCCO – VERIFY WITH SPECS
6. "ELKAY" LZWS-EDFP217K (OR SIM.) BOTTLE FILLING STATION WITH HI-LOW WATER FOUNTAINS
7. NOT USED
8. NOT USED
9. STONE VENEER CHIMNEY
10. CHIMNEY CAP
11. FAUX 3-HOLE TILE VENT – FYPON OR SIMILAR
12. SHAKER STYLE SHUTTERS
13. SCONCE @ +96" TO CENTER, U.N.O. – CRAFTMADE CROSSBEND ZA3134-TB
14. SMOOTH FINISH FASCIA PER DETAIL
15. SCONCE @ +120" TO CENTER, U.N.O. – CRAFTMADE CROSSBEND ZA3114-TB
16. WINDOW GRID PER A5.3

COLOR & MATERIALS TABLE		
KEYNOTE	MATERIAL	
1	STONE VENEER	EL DORADO GRAND BANKS LIMESTONE W/ MORTAR JOINTS
3	ROOF TILE	EAGLE - CAPISTRANO 3520
5	MAIN BODY STUCCO	B.M. - CHANTILLY LACE 2121-70
12	SHUTTERS	B.M. - BLACK 2132-10
14	FASCIA BOARD	B.M. - BLACK 2132-10

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CLUBHOUSE
Santa Fe, New Mexico

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PROJECT NO.: 40007a
CAD FILE: 40007A-CLUBJ
DRAWN BY: D.S.
CHECKED BY: D.C.
SCALE: AS NOTED

Sheet Title:
EXTERIOR ELEVATIONS

Drawing No.:
A6.3
SHEET OF

Plot date: 11/3/2023 5:47 AM User: donie
File: J:\Jobs\40007\architecture\drawing\40007a-clubj
Layout: A6.3

Bungalows on Cerrillos

27794 W I-25 FRONTAGE RD
Santa Fe, NM 87508

Development Plan, Case# 2023-7079

Planning Commission Hearing
May 16, 2024 6:00 pm



Bungalows on Cerrillos

Project Description

- 141 Unit, for lease multifamily project including one-, two- and three-bedroom homes
- Well amenitized - Club House/Business Center, Pool, Fitness Center, Dog Park and generous 8.55 acres of Open Space
- Thoughtful landscaping package with new side walks along Cerrillos to Herrera Drive
- Well parked - 300 spaces, 53 more than the City code requirement of 247
- Main access on W I-25 Frontage Rd, and emergency access on Cerrillos Rd
- **Redesigned I-25 Frontage Road with new roundabout *improving function and safety***
- **Extension of Beckner Road**

Bungalows on Cerrillos

Site Plan



COLEMAN DESIGN GROUP
landscape architecture
111 E. DUNLAP AVENUE, SUITE 1-107
PHOENIX, AZ 85020
602-432-5507
www.colemandesigngroup.net

Bungalows on Cerrillos

Open Space

TOTAL OPEN SPACE REQUIREMENTS

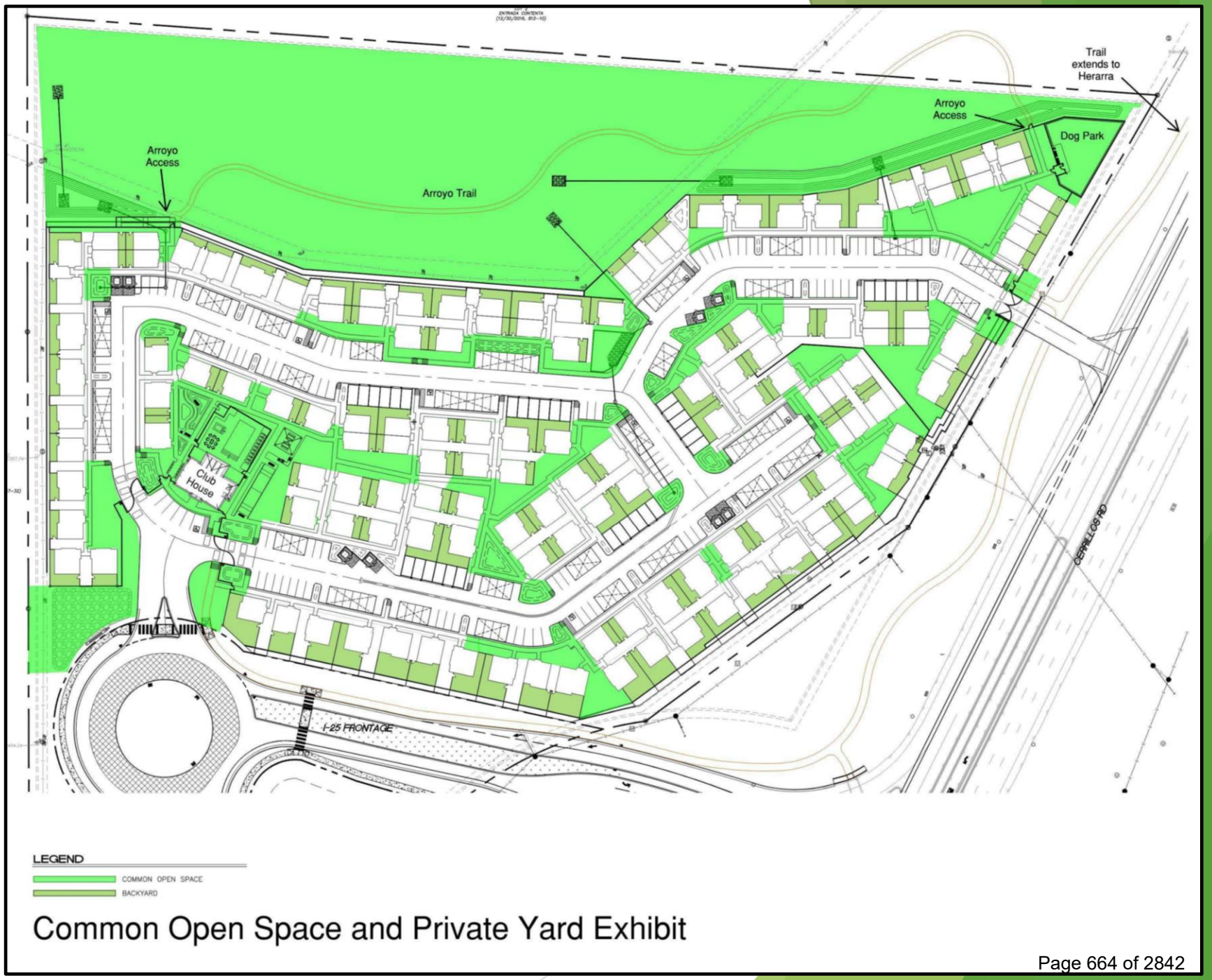
OPEN SPACE REQUIREMENT FOR MULTI–FAMILY RESIDENTIAL
=250 SF * # DWELLING UNITS
=250 SF * 141
=32,250 SF

OPEN SPACE PROVIDED
=372,854 SF

COMMON OPEN SPACE REQUIREMENT (50% OF OPEN SPACE PROVIDED)
=50% * OPEN SPACE
=50% * 372,854 SF
=186,427 SF

COMMON OPEN SPACE PROVIDED (GREEN HATCH)
= 273,094 SF

PRIVATE OPEN SPACE PROVIDED (DARK GREEN HATCH)
AVERAGE YARD SIZE = 360 SF
AVG YARD * DWELLING UNITS = 360 SF * 141
= 50,760 SF



Common Open Space and Private Yard Exhibit

Bungalows on Cerrillos

Site Background and History

- 2014 Annexation Agreement with Beavers Motors LLC and Santa Fe included approval of car dealership and body shop Master Plan and two variances:
  - **Slope variance**: allowed 5,020 sf of disturbance to natural slopes exceeding 30%
  - **Set back variance**: reduced required set back to 25 feet

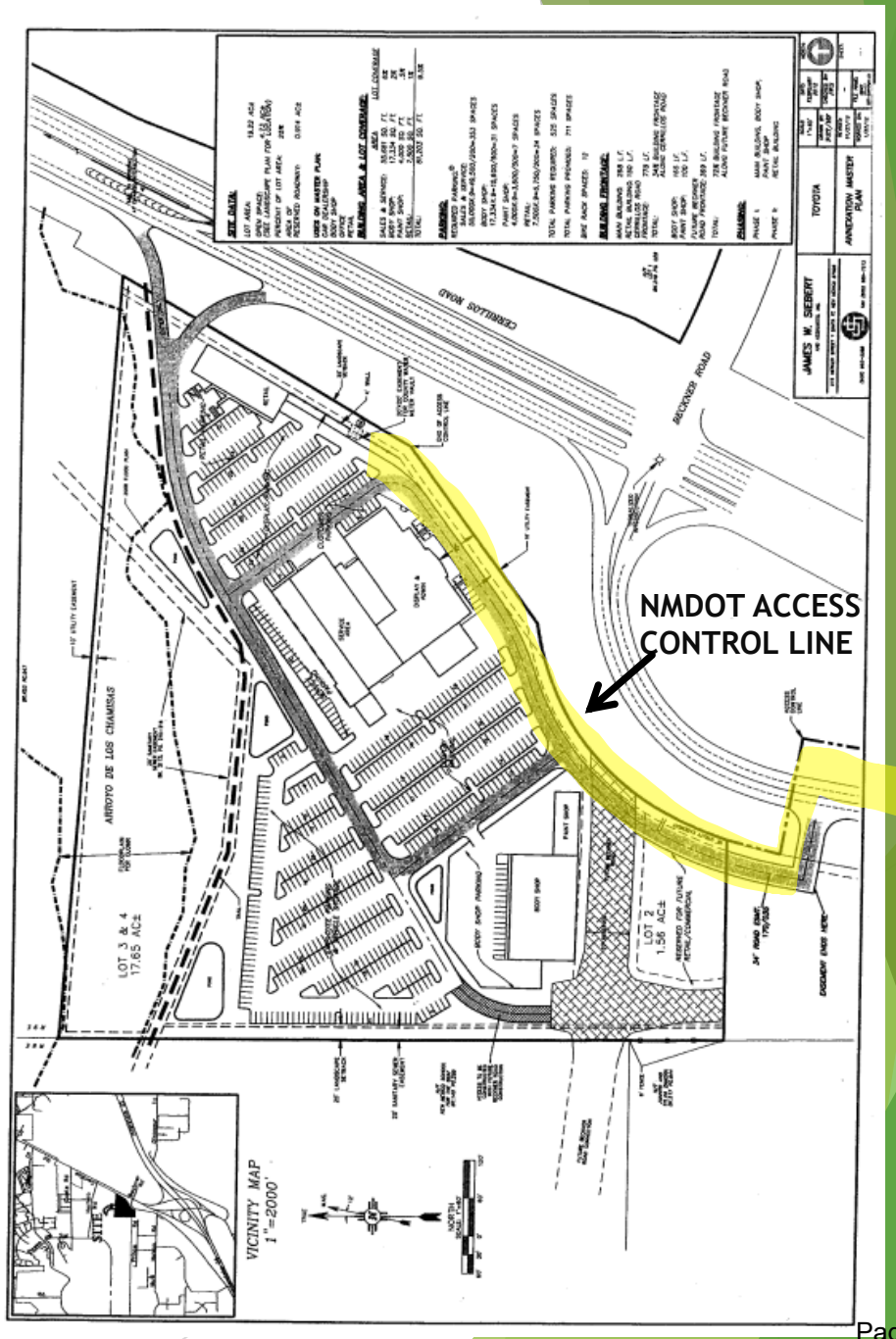
Variances and Master Plan were supported by staff, the Planning Commission, and approved by the Santa Fe City Council April 25, 2012.

- Car Dealership and Body Shop Master Plan has since expired.
- Pulte Homes subsequently looked at property but dropped over access issues.
- Access has been a challenge for over 10 years given the poor configuration of the W I-25 Frontage road.
- Current applicant has worked with the NMDOT to redesign roadways to improve access as well as the function and safety of the Cerrillos/W I-25 interchange.
- NMDOT and the City of Santa Fe's Traffic division have approved the design.

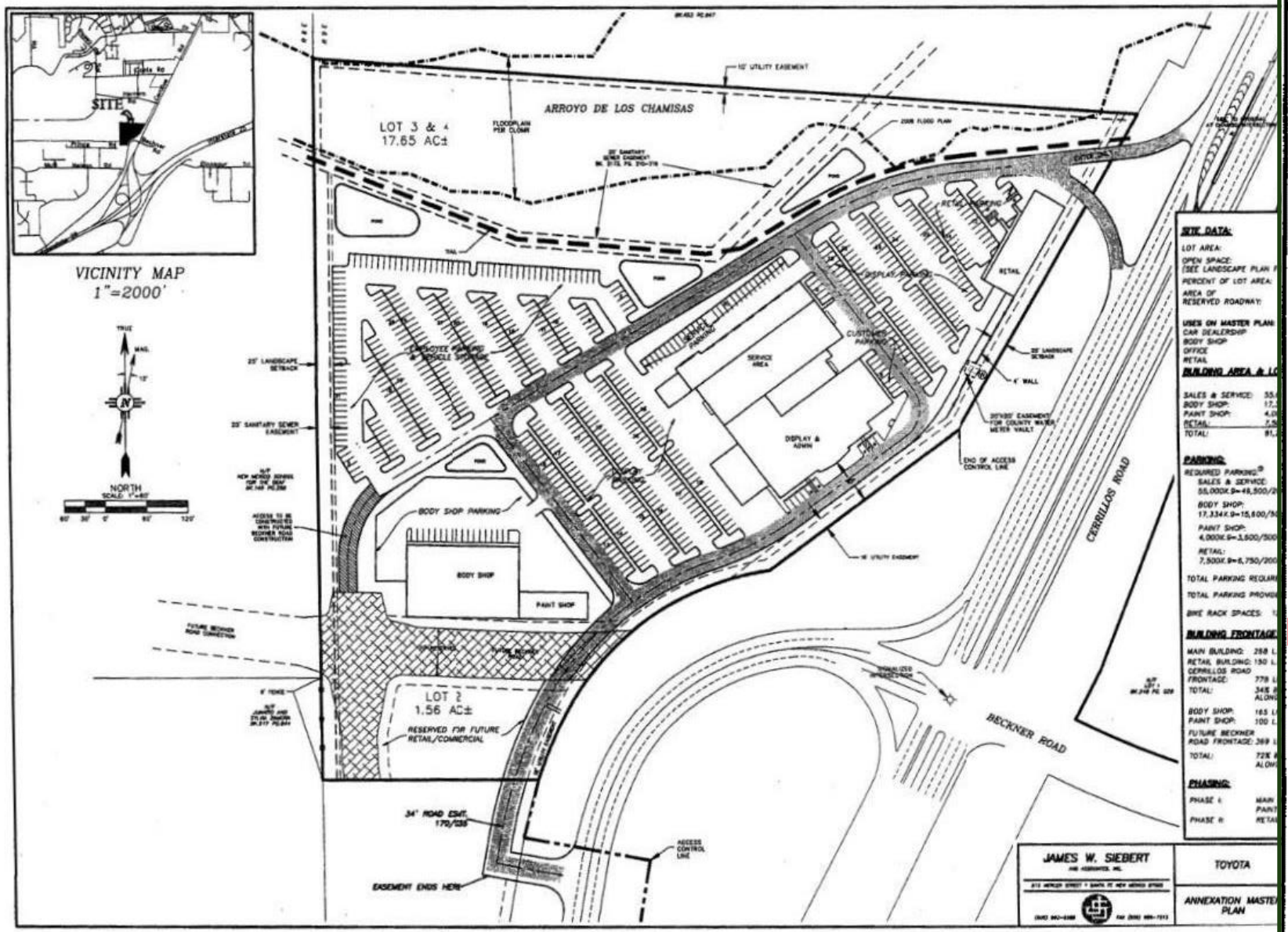
Bungalows on Cerrillos

Site Background and History

- The current NMDOT access control line and ROW severely restricts access to the property.
- W I-25 Frontage Rd. northbound queuing lengths can stack up south well beyond the curve.
- NMDOT did not approve Beaver Motors' access plan off the W IH-25 frontage Rd.
- NMDOT did not approve Pulte's plan for their proposed access/design.
- MPO also required access to future roadway connections to the west.



Beaver Motors Master Plan



SITE DATA:

LOT AREA:	19.22 AC±
OPEN SPACE: (SEE LANDSCAPE PLAN FOR LOCATION)	4.73 AC±
PERCENT OF LOT AREA:	25%
AREA OF RESERVED ROADWAY:	0.914 AC±

USES ON MASTER PLAN:
CAR DEALERSHIP
BODY SHOP
OFFICE
RETAIL

BUILDING AREA & LOT COVERAGE:

	AREA	LOT COVERAGE
SALES & SERVICE:	55,681 SQ. FT.	6%
BODY SHOP:	17,334 SQ. FT.	2%
PAINT SHOP:	4,000 SQ. FT.	.5%
RETAIL:	7,500 SQ. FT.	1%
TOTAL:	81,203 SQ. FT.	9.5%

PARKING:

REQUIRED PARKING:①
SALES & SERVICE:
55,000X.9=49,500/200=353 SPACES
BODY SHOP:
17,334X.9=15,600/500=31 SPACES
PAINT SHOP:
4,000X.9=3,600/500=7 SPACES
RETAIL:
7,500X.9=6,750/200=34 SPACES

TOTAL PARKING REQUIRED: 525 SPACES
TOTAL PARKING PROVIDED: 711 SPACES

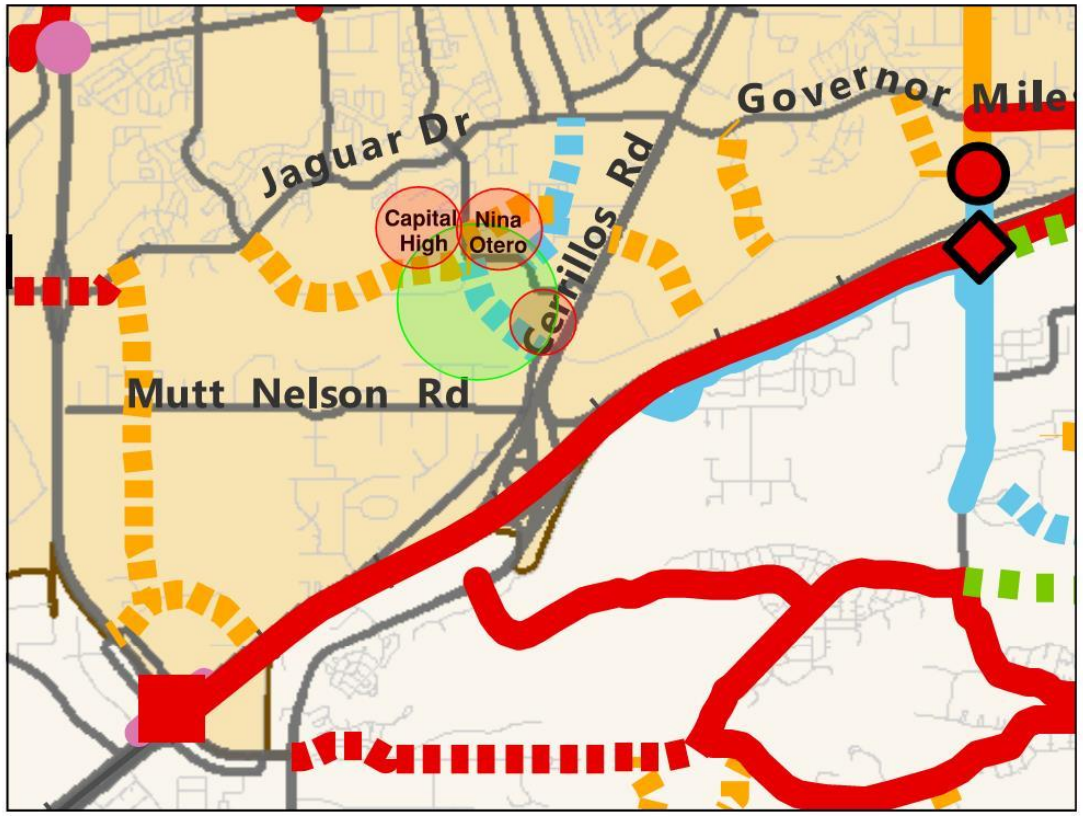
BIKE RACK SPACES: 12

BUILDING FRONTAGE:

MAIN BUILDING: 268 L.F.
RETAIL BUILDING: 150 L.F.
CERRILLOS ROAD FRONTAGE: 778 LF.
TOTAL: 34% BUILDING FRONTAGE ALONG CERRILLOS ROAD

BODY SHOP: 165 LF.
PAINT SHOP: 100 L.F.
FUTURE BECKNER ROAD FRONTAGE: 369 LF.
TOTAL: 72% BUILDING FRONTAGE ALONG FUTURE BECKNER ROAD

MPO Future Roads Map



Legend

- Programmed Interchange Improvements
- Programmed Intersection Improvements
- Programmed Pedestrian Improvements
- Public Agency Lead Bridge Improvements
- Public Agency Lead Future Interchange
- Public Agency Lead Interchange Improvements
- Public Agency Lead Intersection Improvements
- Public Agency Lead Pedestrian Improvements
- Study Intersection Improvements
- Developer Lead Future Road/Extension
- Developer Lead Road for Improvement
- Programmed Future Road/Extension
- Programmed Road for Improvement
- Public Agency Lead Future Road/Extension
- Public Agency Lead Road for Improvement
- Study Future Road/Extension
- Study Road for Improvement
- Arroyo Chamiso Crossing Study
- Agua Fria Traditional Village
- MPO Planning Area Boundary
- Santa Fe City Boundary

N

0 2 Miles



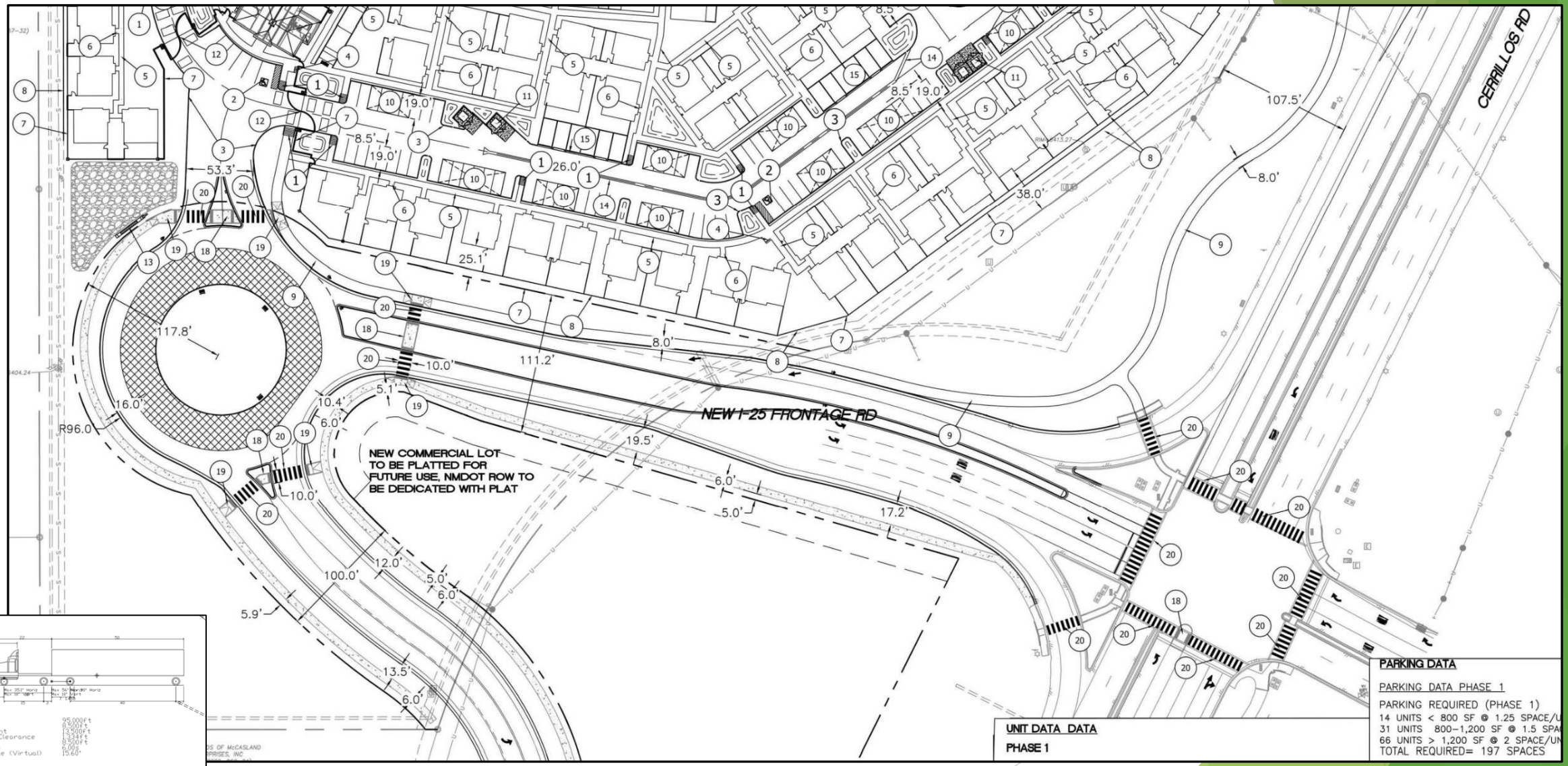
Bungalows on Cerrillos

Key Design Considerations

- Design for future road connections to Herrera Drive and Paseo Del Sol North.
- Allow ample queueing by extending the W I-25 Frontage Road West and straighten approach to Cerrillos.
- Expand W I-25 east bound queuing lengths for those turning north by adding additional left turn lane.
- Roadway geometry to accommodate truck traffic.
- Provide additional access options to the site by modifying the existing control line.
- Neighbors support keeping the existing free rights at Beckner and Cerrillos Rd which accommodates large truck and trailer movements referenced above.

Bungalows on Cerrillos

Approved NMDOT Solution



Traffic Impact Study

Bungalows on Cerrillos

Intersections Studied

- Cerrillos Road (NM 14) and Beckner Road/I-25 W Frontage Road
- Paseo del Sol and Herrera Drive
- I-25 W Frontage Road and Mutt Nelson Road
- Cerrillos Road (NM 14) and Herrera Drive

	LOS Definitions			
	Level of Service	Definition	Signalized (sec/veh)	Unsignalized (sec/veh)
BEST →	A	Most vehicles do not stop.	<10	<10
	B	Some vehicles stop.	>10 and <20	>10 and <15
	C	Significant numbers of vehicles stop.	>20 and <35	>15 and <25
	D	Many vehicles stop.	>35 and <55	>25 and <35
	E	Limit of acceptable delay.	>55 and <80	>35 and <50
WORST →	F	Unacceptable delay.	>80	>50

Bungalows on Cerrillos

Traffic Study Findings										
	Existing 2022		2026 No Build		2026 Build		2036 No Build		2036 Build	
Intersection/Movement	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
NM 14 (Cerrillos) & Herrera	B	B	B	B	B	C	B	C	B	C
NM 14 (Cerrillos) & Beckner	C	B	C	C	D	C	D	C	D	C
+Dual EB Left Turn lanes					C	B			C	B
SB/EB Channelized Right Removal					D	C			D	C
+Dual EB Left Turn lanes					C	B			C	B
West I-25 Frontage & Mutt Nelson	C	C	C	C	C	C	C	C	C	C
Paseo del Sol & Herrera RAB	A	A	A	A	A	A	B	A	B	A
East Driveway on Cerrillos (NM 14)					B	C			B	C
South Driveway on I-25 W Frontage RAB					A	A			A	A

Traffic Study Findings with MPO connection				
	2036 No Build		2036 Build	
Intersection/Movement	AM	PM	AM	PM
NM 14 (Cerrillos) & Herrera	B	B	C	B
NM 14 (Cerrillos) & Beckner	C	C	C	C
+Dual EB Left + Dual NB Left			C	B
+Dual EB Left + SB/EB Channelized Right Removal			D	E
+Dual EB Left +EBR Overlap Phase			D	D
+Dual EB Left + Dual EBR Overlap Phase			C	D
Dual EB Left + Dual EBR/NBL overlap phase			C	C
West I-25 Frontage & Mutt Nelson	C	C	C	C
Paseo del Sol & Herrera RAB	B	A	B	A
East Driveway on Cerrillos (NM 14)			B	C
South Driveway on I-25 W Frontage RAB			B	B

Queue Analysis

Bungalows on Cerrillos

Traffic Study Findings														
	Existing 2022 Queue (ft)		2026 No Build Queue (ft)		2026 Build Queue (ft)		2036 No Build Queue (ft)		2036 Build Queue (ft)		2036 No Build Queue (ft) w/connection		2036 Build Queue (ft) w/connection	
Intersection/Movement	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
NM 14 (Cerrillos) & Beckner														
EBL	575	250	600	275	850	450	775	350	995	525	275	175		
EBT	125	25	200	75	225	75	225	75	225	100	175	75		
EBR	-	-	-	-	-	-	-	-	-	-	-	-		
+Dual EB Left Turn lanes														
EBL					100	175			600	325			225	175
EBT					225	75			225	100			175	75
SB/EB Channelized Right Removal														
EBL					850	450			995	525				
EBT					225	75			225	100				
EBR					150	75			150	75				
+Dual EB Left Turn lanes														
EBL					100	200			650	325			225	175
EBT					225	75			225	100			175	75
EBR					150	75			150	75			975	1375

Crash Classifications

- Class K, for an accident resulting in a fatality
- Class A for an accident that involved an incapacitating injury requiring medical intervention
- Class B with visible injuries sustained
- Class C with possible injuries

Fatality
Incapacitating Injury
Visible Injury
Possible Injury

Crash Summary				
	Class K	Class A	Class B	Class C
West Frontage & Mutt Nelson	0	0	2	7
Cerrillos (NM 14) & West Frontage	0	1	3	30
Cerrillos (NM 14) & Herrera	1	0	6	23

Bungalows on Cerrillos

Significant Public Safety and Infrastructure Benefits

- At roughly $2.5 million dollars, the applicant is making a significant investment in Public Infrastructure to improve the W I-25 Frontage and Cerrillos Road intersection. These improvements will make the interchange safer and improve traffic flow.
  - *Note: Without this project, public dollars would have to be used for these improvements.*
- Significant improvements to the pedestrian experience - adding over 3000 feet of trails and sidewalks including Herrera Drive connection.
- New W I-25 Frontage Road bus stop (pending NMDOT approval)
- Roundabout design to accommodate future road connections to Paseo del Sol and Herrera.

Bungalows on Cerrillos

Development Plan Considerations

- *Housing Needed in Santa Fe*

Santa Fe continues to experience a shortage of rental housing across all segments. Multifamily projects are operating at or below a 3% vacancy. A lagging housing supply is driving higher home prices negatively impacting availability of moderately priced housing for Santa Fe's workforce. An estimated 30,000 people commute to Santa Fe in part due to lack of housing.

- *Compatibility with Surrounding Neighborhood*

The residential nature of the project with one and two story detached homes is compatible with other residential uses in the area. The broader area moving North and East along Cerrillos Road and Beckner Road offers a mix of residential and commercial uses including apartments, single family homes, light industrial, retail, and a variety of commercial businesses.

- *Lot Split*

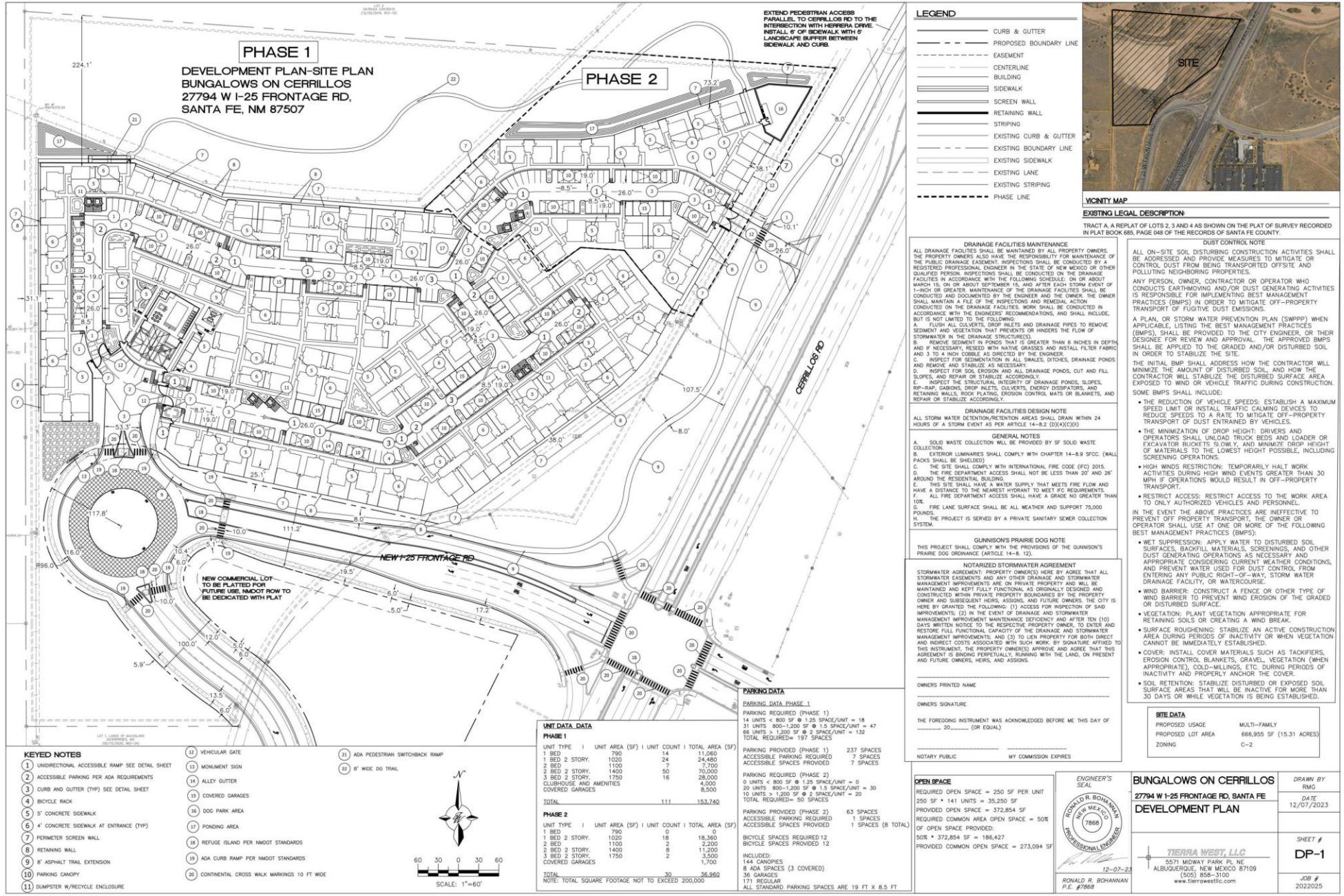
A lot split will be required to accommodate the road improvements. This future lot split will be done administratively post Development Plan approval. When combined with the flood plain area on the sites North side, the lot split will reduce the developable area of the multifamily project to approximately 10 acres.

Development Plan Considerations, *continued*

- Affordable Housing - The project will contribute a “fee in lieu” assessment to the City of Santa Fe’s Affordable Housing Trust Fund. An SFHP Rental Proposal is in process.
- Water
  - A Water Plan has been completed and approved by the City of Santa Fe’s Water Division.
  - A proposed water budget of 26.71 acre-feet has been submitted for approval with the Development Plan application. The project will acquire and deposit water rights per the approved budget into the Santa Fe Water Bank.
- Dark Skies Ordinance – Exterior site lighting will comply with SFCC
- Archaeology – An archaeological survey has been completed and clearance received by the previous owners and will be furnished to the City of Santa Fe.
- Prairie Dog Relocation - No Gunnison's prairie dog colonies have been observed at the site.

Bungalows on Cerrillos

Development Plan



Bungalows on Cerrillos

Conditions of Approval - Applicant Clarifications, Objections

Except for items clarified below, applicant accepts, has addressed, or will address the conditions of approval summarized by staff.

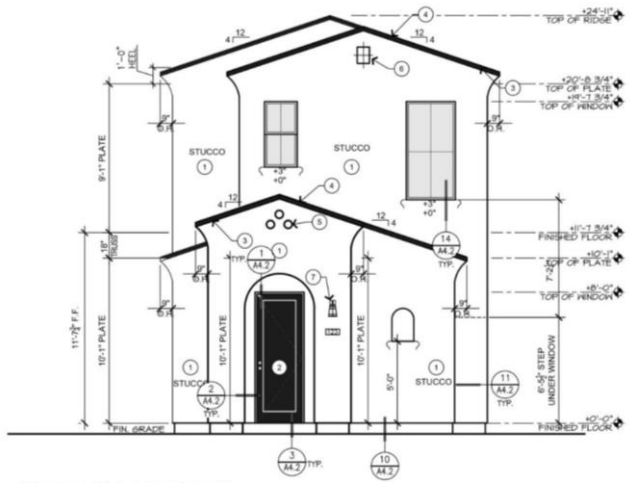
- **Land Use (page 10 of 36 in staff report):** Staff recommendation to restrict with lease the 36 garage spaces as for parking only. *At 300 parking spaces provided, the applicant is providing 53 spaces above and beyond the SFCC required parking calculation of 247 spaces. Without the garages, the site still has 17 spaces of excess parking beyond the code requirement. The applicant respectfully request that the Planning Commission recognize the project meets the parking requirements of SFCC without this condition.*

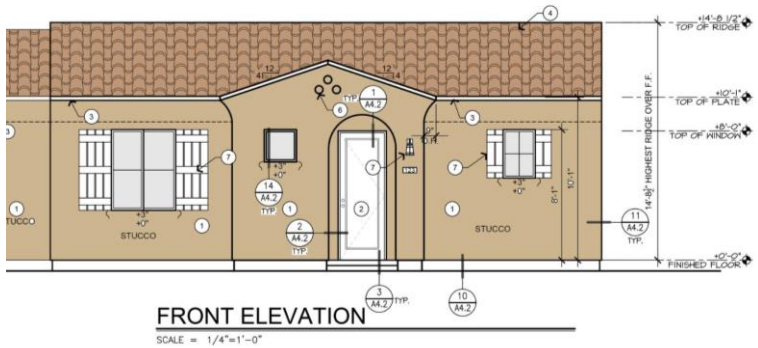
- MPO
  - **Condition 14:** *The applicant respectfully requests the asphalt trail be maintained at an 8' width as has been typical for projects in Santa Fe.*
  - **Condition 17:** *The applicant notes the road and traffic design is by Professional Engineers and approved by the NMDOT and the City of Santa Fe Traffic Division. The NMDOT has jurisdiction over this road Right Of Way and has determined the current design including the existing free rights is the approved design.*
  - **Conditions 16, 18, 20:** These items are within the NMDOT purview, applicant will comply to the extent the NMDOT will approve/allow these conditions.
  - **Condition 19:** Please correct this condition to *one North bound bus* stop per Santa Fe Trails request. The applicant is working directly with Thomas Martinez/Santa Fe Trails to provide this bus stop South of the new Roundabout as requested. The location and approval of this bus stop is also subject to the NMDOT approval.

- Architecture
  - **Condition 4:** Land Use (page 20 of 36): The applicant's architect has achieved the required 205 architectural points with the current design and notes pitched roofs are an accepted design element within Santa Fe Style. Although applicant does not wish to change to flat roofs for this project, it is willing to consider additional modifications to reinforce a Santa Fe style design.

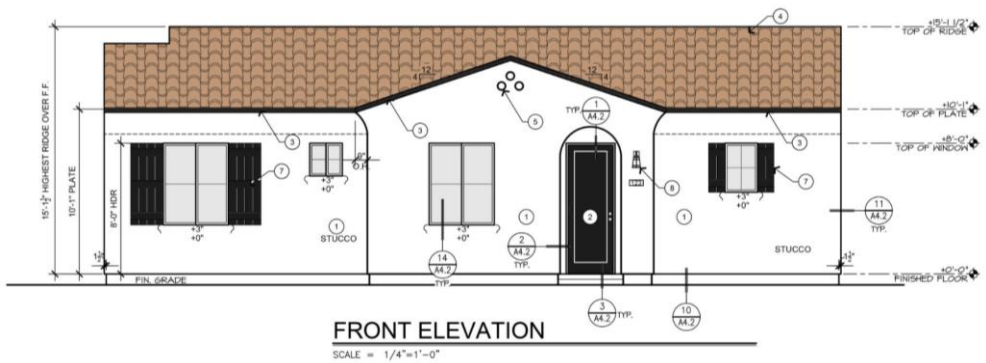
Bungalows on Cerrillos

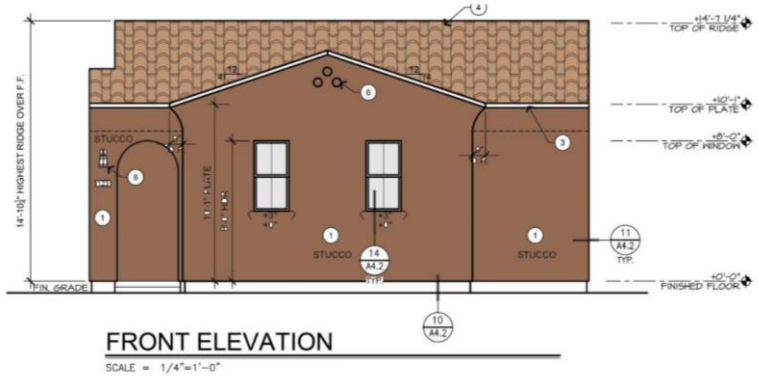
Architecture











Bungalows on Cerrillos

27794 W I-25 FRONTAGE RD
Santa Fe, NM 87508

Variance – slope, Case# 2023-7663

Planning Commission Hearing
May 16, 2024 6:00 pm



COLEMAN DESIGN GROUP
landscape architecture

Bungalows on Cerrillos

Slope Variance - Background

The Bungalows on Cerrillos project, has had a considerable amount of man-made slope disturbances over the years. Most slopes greater than 30% are man-made. However, a small area of approximately 4,765 square feet contains natural slopes of 30% or greater. *The applicant is requesting approval to allow 4,765 square feet of natural slope greater than 30% area to be graded.*

The annexation agreement between the Beavers Motors LLC and the City of Santa Fe dated February 12, 2014, allowed for a variance to Santa Fe City Code around slope. Specifically, the agreement stated:

"A variance has been approved to Section 14-8.2(B) (3) Terrain Management Regulations allowing the disturbance of slopes thar 30 percent or greater consisting of 5,020 square feet. A variance is appropriate and has no adverse effects on neighboring properties."

Although this approved variance was project specific and has expired, the City of Santa Fe staff supported, and the governing body approved the variance request at that time.

Bungalows on Cerrillos

Satellite Photo History

Considerable man-made disturbances have occurred to the site over the years…



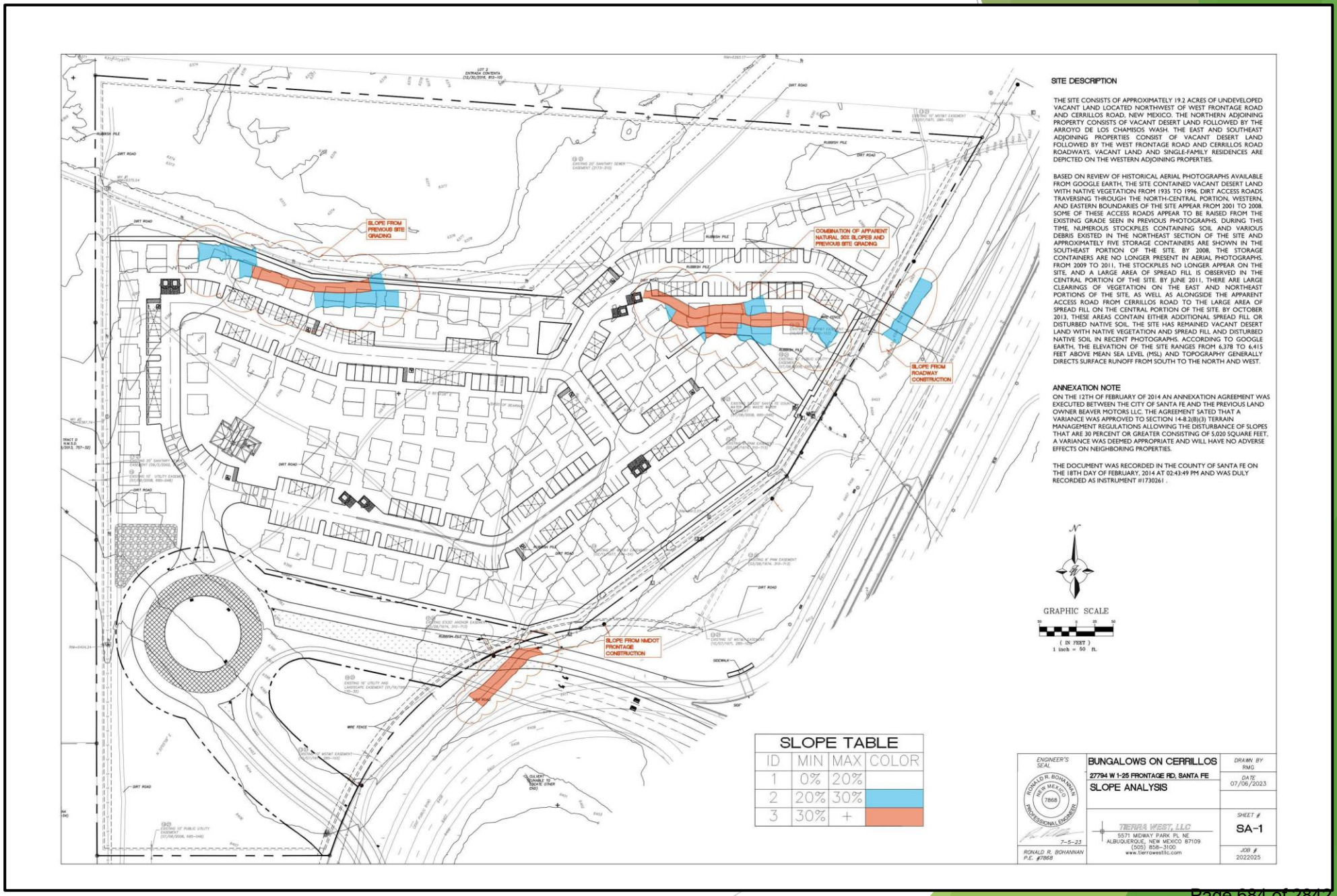






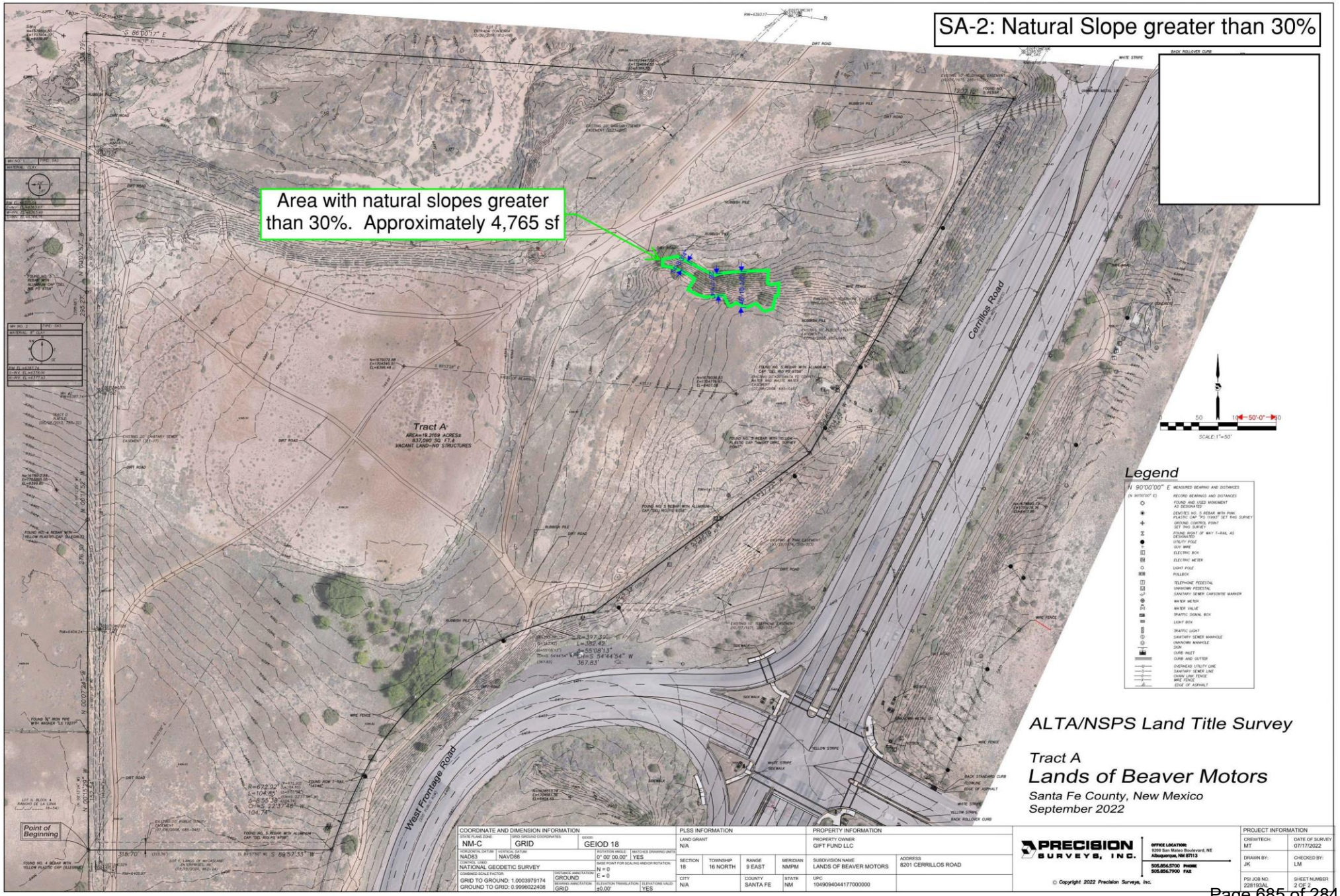
Bungalows on Cerrillos

Site Slope Analysis

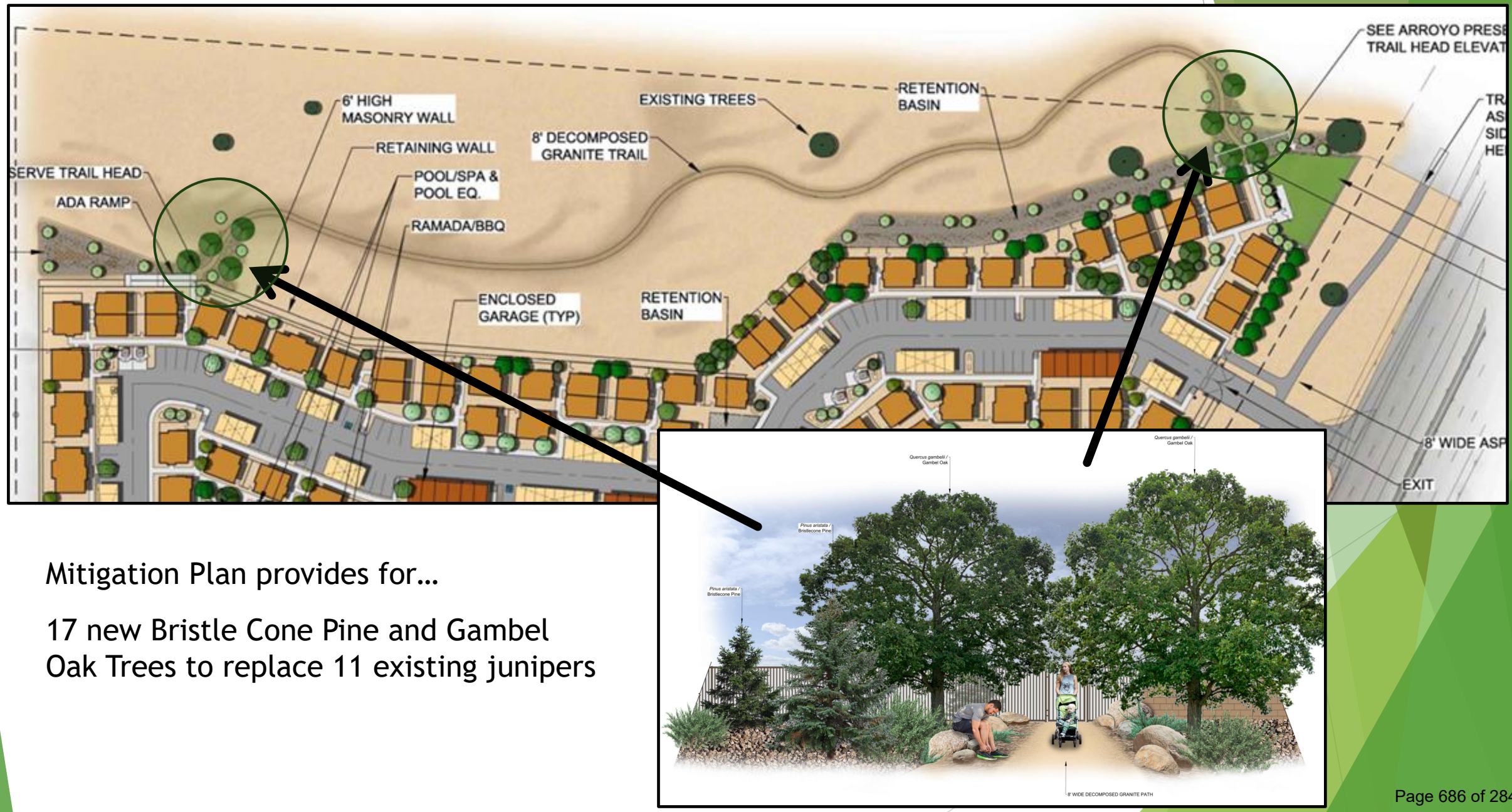


Bungalows on Cerrillos

Natural Slope Location



30% slope mitigation strategy



Mitigation Plan provides for…

17 new Bristle Cone Pine and Gambel Oak Trees to replace 11 existing junipers

30% slope mitigation strategy



Bungalows on Cerrillos

30% Slope, Variance Criteria

1) **Physical Characteristic:** The area is anomaly created by the change in the arroyo course. It is not part of a large, steep or high slope usually associated with thirty-percent slopes. This condition is unique to this property.

2) **Infeasibility:** This already limited property cannot be feasibly developed at single grade without the variance.

3) **Intensity Unaffected:** The property is C-2 and the intensity of allowable development is unaffected by the grant of the variance.

4) **Minimum Necessary:** A disturbance of .006% of the site containing the naturally occurring slopes of the 30% is a minimal disturbance and is the minimum variance that will make the reasonable use of the northern portion of the site for the detached, one- and two-story multifamily structures.

5) **Not Contrary to Public Interest:** Further, preserving the slopes will not protect sensitive wildlife habitat or degrade and enhance the natural aesthetics associated with arroyos. The removal of this remnant bank is not counter to these goals; there is no storm erosion created or water channel adversely affected, as the channel is no longer in this location, and this patch of 30 slope neither constitutes wildlife habitat nor possesses any aesthetic quality. In short, variance is not contrary to the public interest.

Bungalows on Cerrillos

27794 W I-25 FRONTAGE RD
Santa Fe, NM 87508

Variance – Set Back, Case# 2023-7662

Planning Commission Hearing
May 16, 2024 6:00 pm



Bungalows on Cerrillos

Setback Variance - Background

The Bungalows on Cerrillos project is in the Cerrillos Road Highway Corridor Protection District - Zone 4 which requires a 45 feet set back. *The applicant is requesting approval of a 34-foot set back.*

The annexation agreement between the Beavers Motors LLC and the City of Santa Fe dated February 12, 2014, approved a variance allowing the set back to be 25 feet. Specifically, the agreement stated:

"A variance has been approved to Section 14-5-5(B)(3)(a) Cerrillos Road Highway Corridor Standards allowing the building setback from the Cerrillos Road right-of-way from 40 feet to 25 feet."

Although this variance has expired, the City of Santa Fe staff supported, and the governing body approved the variance request at that time.

This site is unique in that the surplus Cerrillos corridor ROW is a much larger at 88 to 200 feet (measured from the Cerrillos Road curb to property line).

Bungalows on Cerrillos

Portion of
Cerrillos Road Highway Corridor
(CRHC) - Zone 4

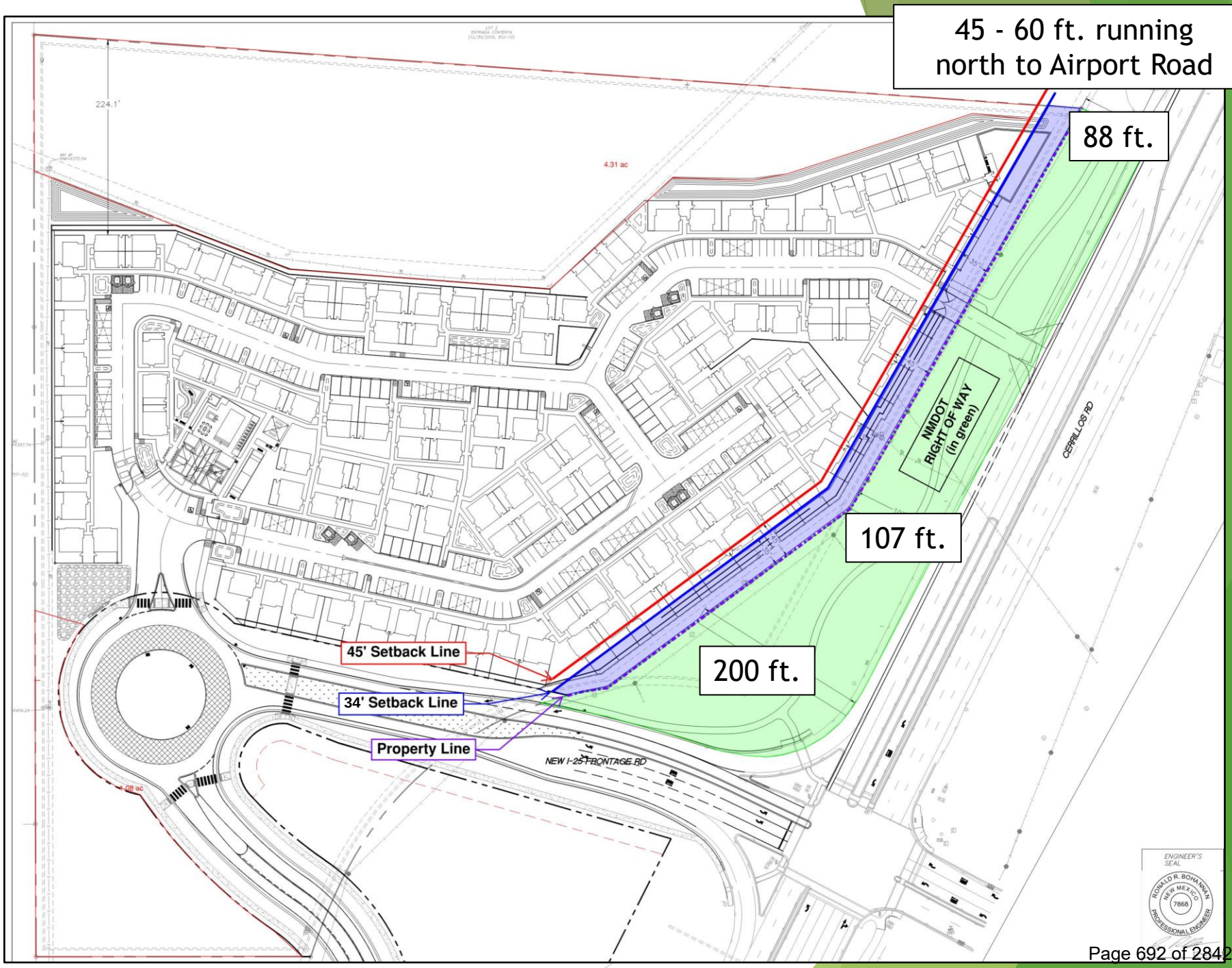
Herrera Drive to Airport Road - surplus Right of Way range: 45 - 60 ft.

Herrera Drive to W I-25 Frontage Road - surplus Right of Way ranges: 58 - 200 ft.



Bungalows on Cerrillos

Site Plan w/set back lines



Bungalows on Cerrillos

Setback, Variance Criteria

1) **Physical Characteristic:** The property is subject to the unusually large Right of Way setback as compared to the average corridor set back due to the condemnation by the State of New Mexico for Cerrillos Road.

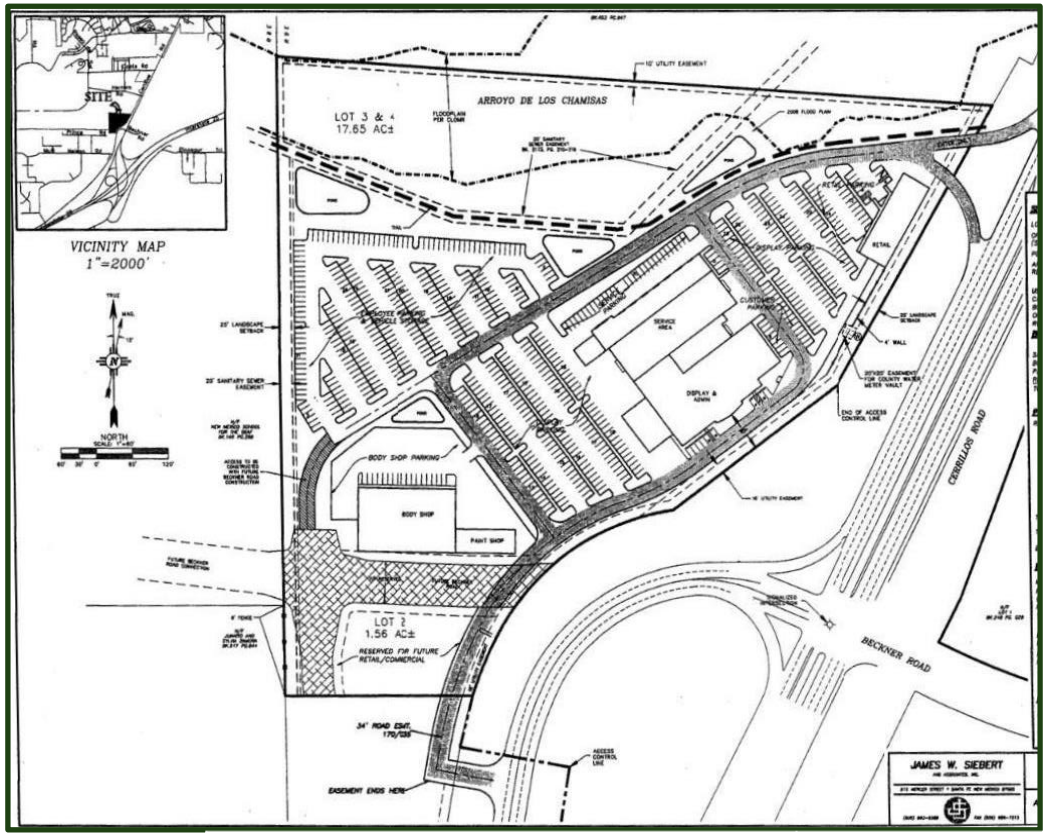
2) **Infeasibility:** The set-back here at 45 feet would reduce the feasibility of the design by necessarily reducing the number badly needed units by 16 and result in a significant reduction in density caused by a redesign.

3) **Intensity Unaffected:** The property is C-2, and the intensity of allowable development is unaffected by the grant of the variance.

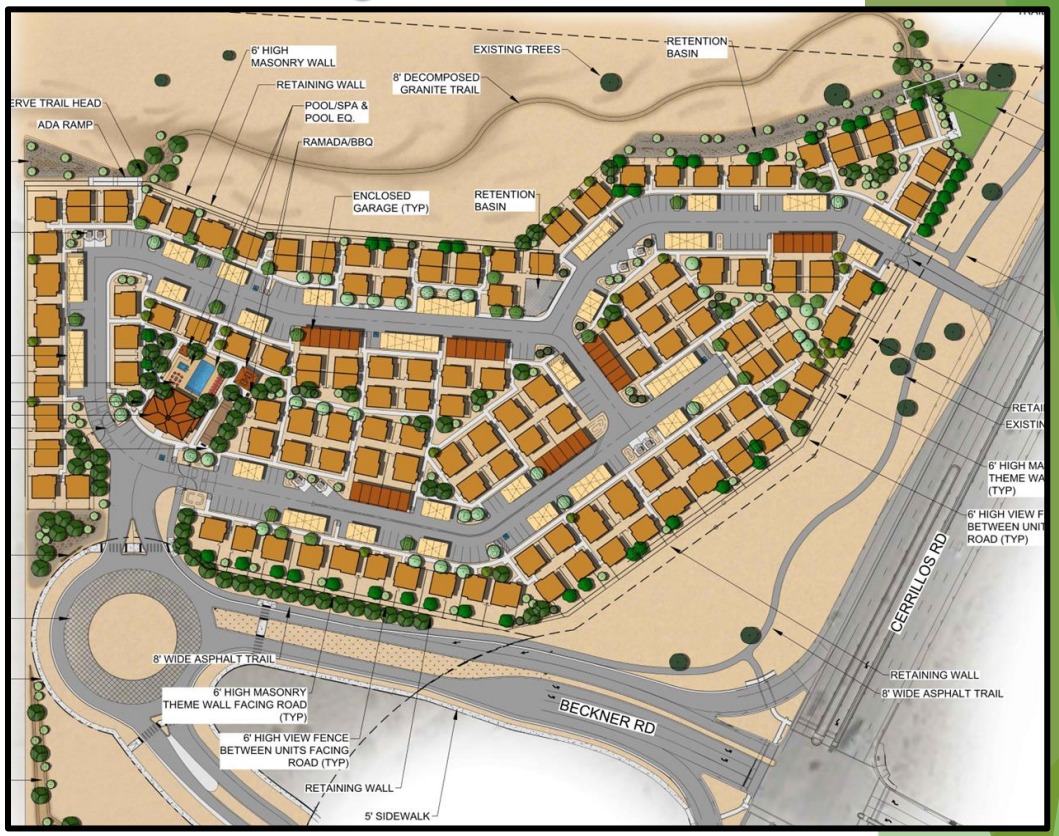
4) **Minimum Necessary:** The 34 feet vs. 45 feet is a minimum variation, particularly given the much greater distance to the actual edge of the roadway and shoulder.

5) **Not Contrary to Public Interest:** The impact will be imperceptible from the roadway, and no neighbors are affected. The goals of the corridor are still maintained.

Beaver Motors



Bungalows on Cerrillos



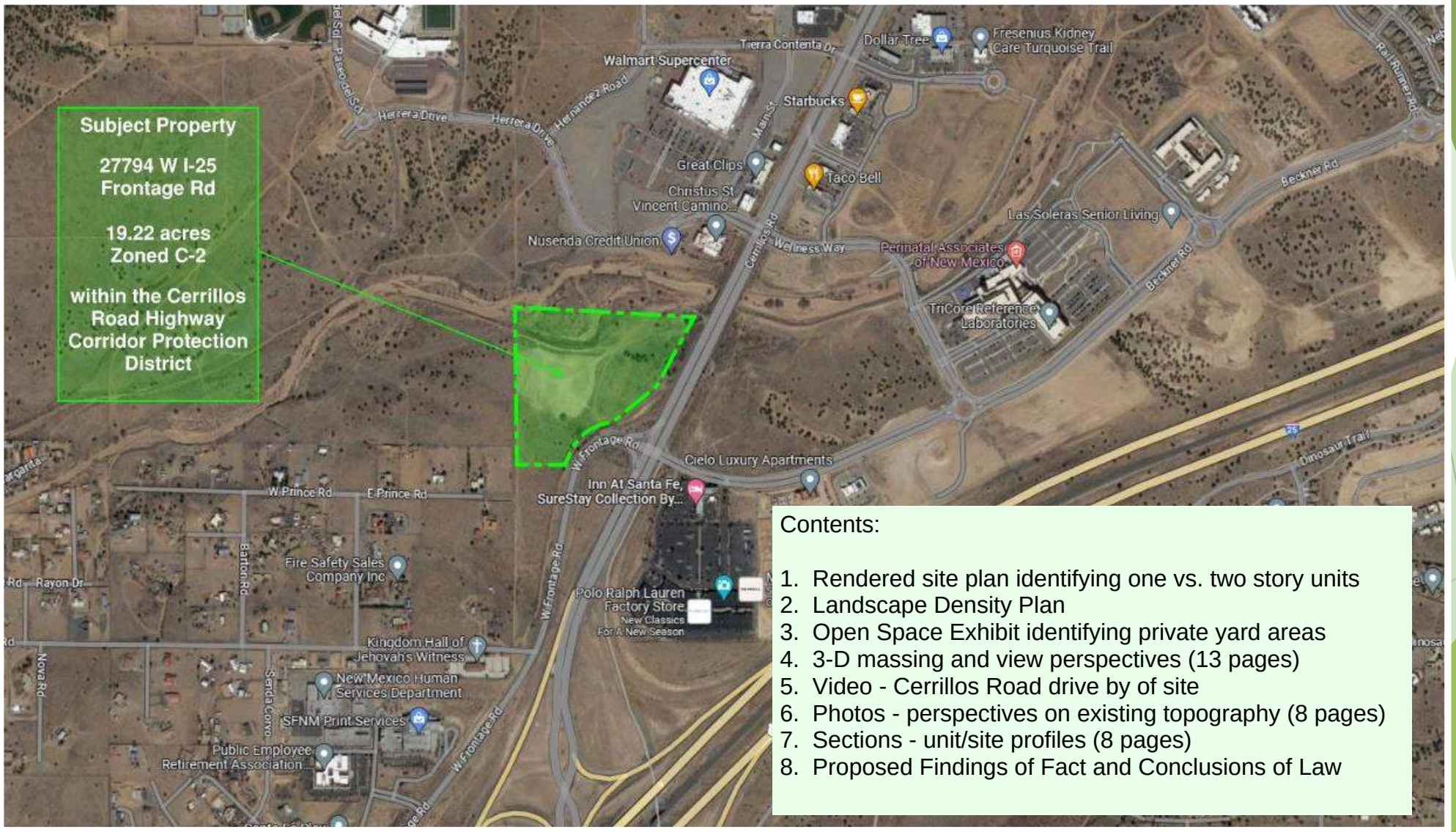
Car Dealership/Body Shop	Land Use	Residential Community
4.29 acres	Open Space	8.55 acres
711 spaces	Parking	300 spaces
None	Roadway Improvements	Significant Redesign
None	Herrera Pedestrian Connection	Included
Granted	Variances Requested	Pending your approval

Bungalows on Cerrillos

27794 W I-25 FRONTAGE RD
Santa Fe, NM 87508

Development Plan, Case# 2023-7079

Additional Information Request



Contents:

1. Rendered site plan identifying one vs. two story units
2. Landscape Density Plan
3. Open Space Exhibit identifying private yard areas
4. 3-D massing and view perspectives (13 pages)
5. Video - Cerrillos Road drive by of site
6. Photos - perspectives on existing topography (8 pages)
7. Sections - unit/site profiles (8 pages)
8. Proposed Findings of Fact and Conclusions of Law

Bungalows on Cerrillos

Site Plan



Bungalows on Cerrillos

Landscape Density Plan



Bungalows on Cerrillos

Open Space

TOTAL OPEN SPACE REQUIREMENTS

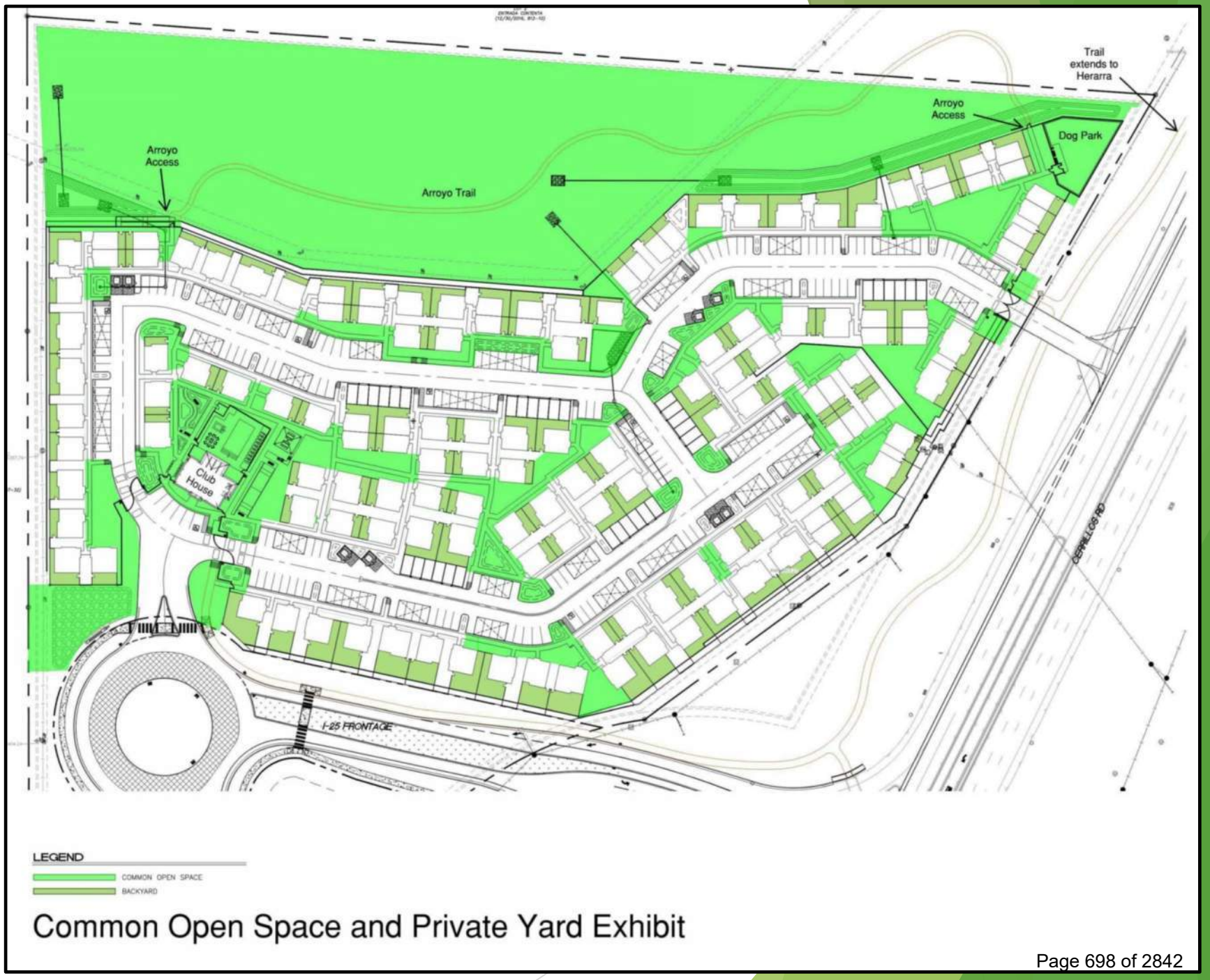
OPEN SPACE REQUIREMENT FOR MULTI-FAMILY RESIDENTIAL
=250 SF * # DWELLING UNITS
=250 SF * 141
=32,250 SF

OPEN SPACE PROVIDED
=372,854 SF

COMMON OPEN SPACE REQUIREMENT (50% OF OPEN SPACE PROVIDED)
=50% * OPEN SPACE
=50% * 372,854 SF
=186,427 SF

COMMON OPEN SPACE PROVIDED (GREEN HATCH)
= 273,094 SF

PRIVATE OPEN SPACE PROVIDED (DARK GREEN HATCH)
AVERAGE YARD SIZE = 360 SF
AVG YARD * DWELLING UNITS = 360 SF * 141
= 50,760 SF



Common Open Space and Private Yard Exhibit

























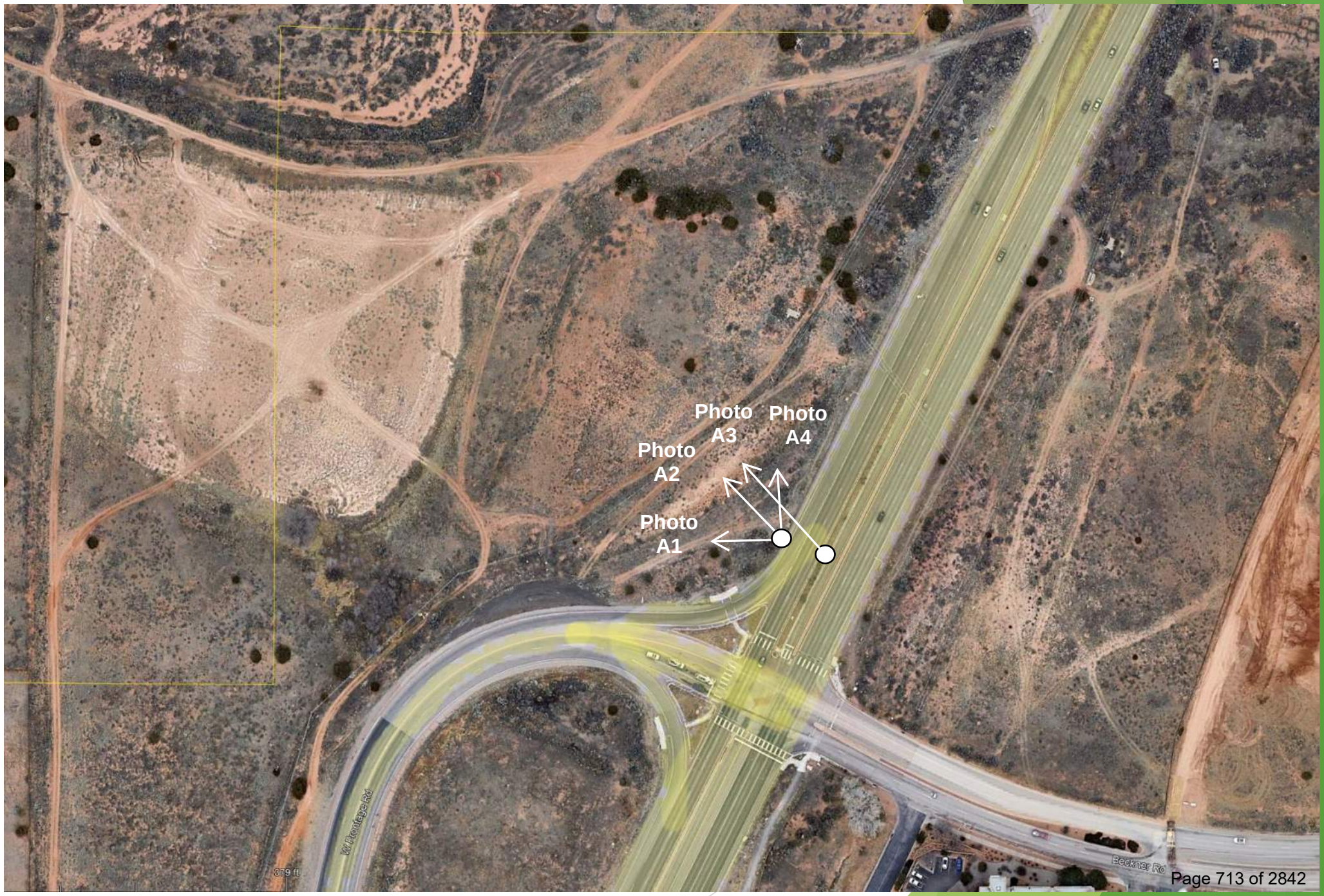



SEE DRIVE BY VIDEO
(INCLUDED WITH PACKET)

Bungalows on Cerrillos

Photo Key Map

Looking Northwest







Looking Northwest


Photo A3
Looking Northwest
~ 8 feet


Photo A4
Looking Northwest

Bungalows on Cerrillos

Photo Key Map

Looking Southeast

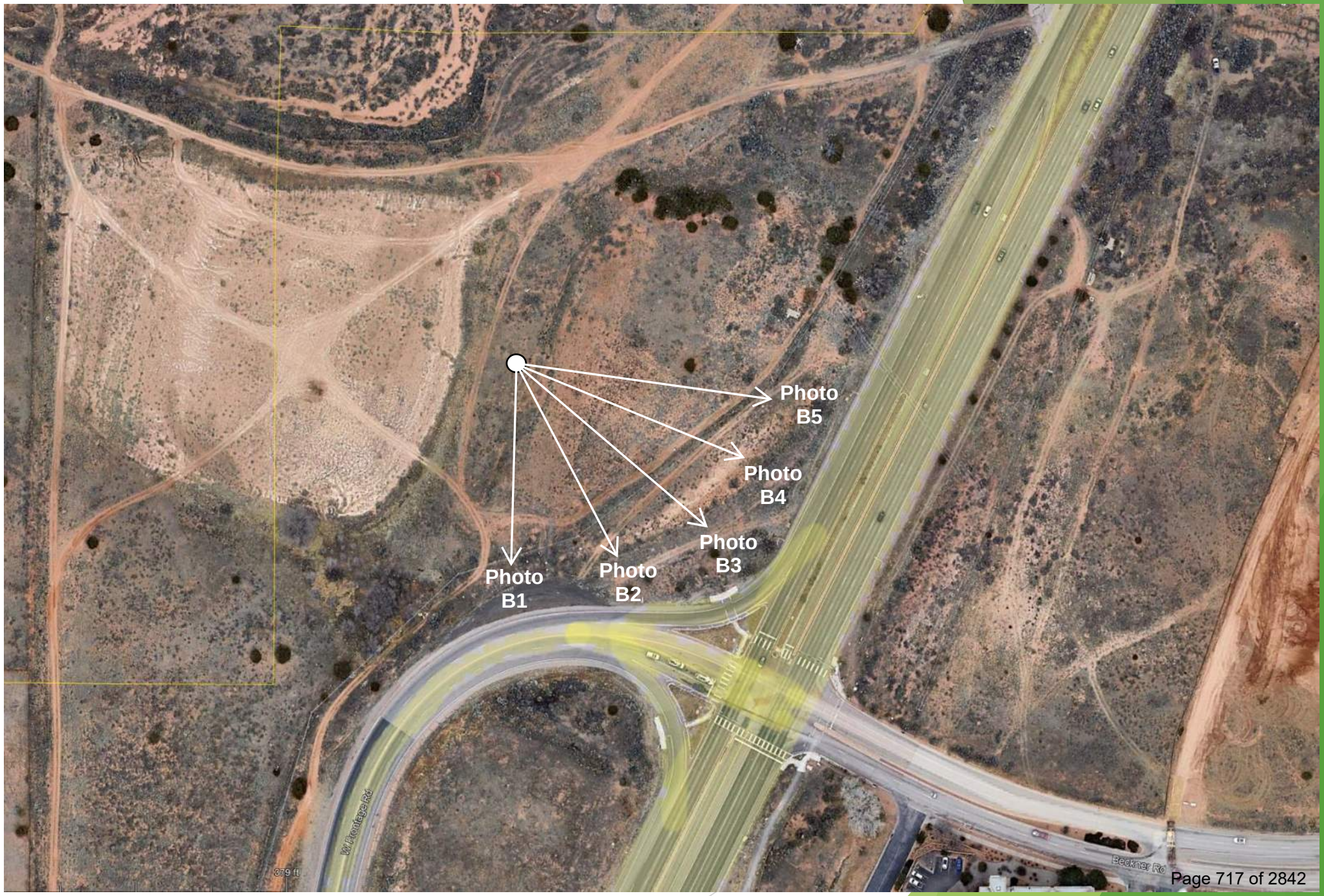



Photo B1
Looking Southeast


Photo B2
Looking Southeast


Photo B3
Looking Southeast


Photo B4
Looking Southeast

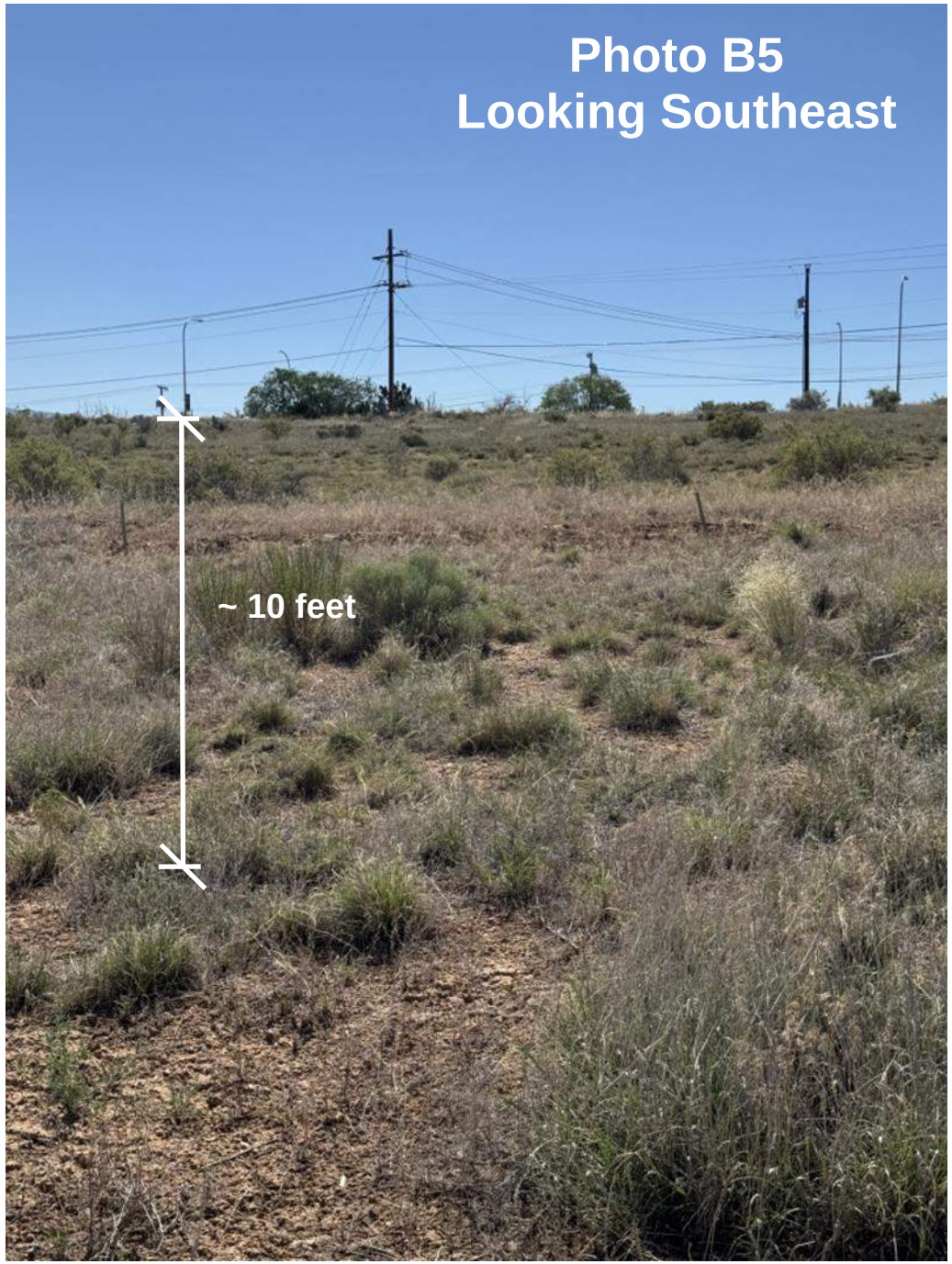
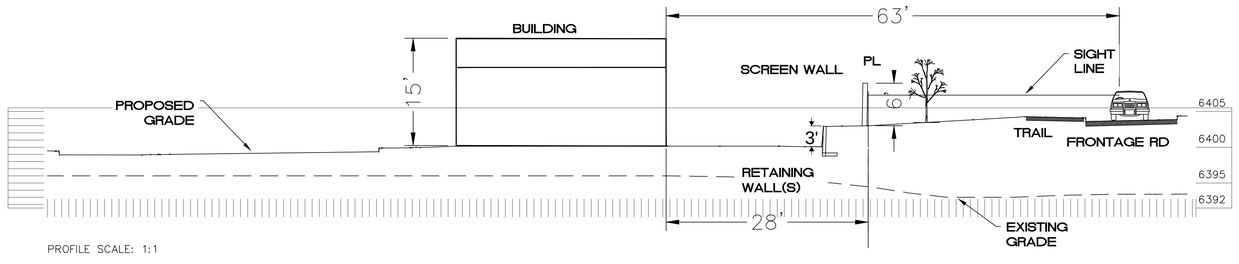


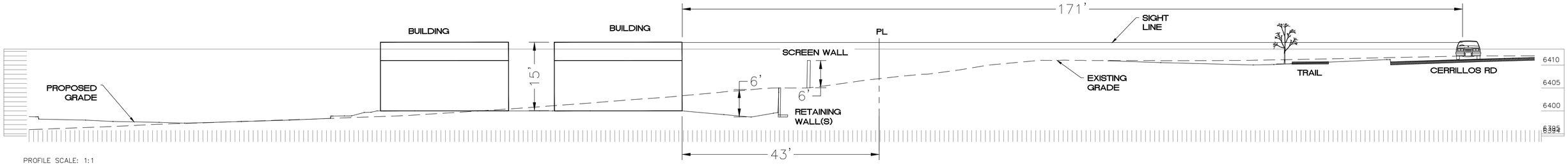
Photo B5
Looking Southeast
~ 10 feet





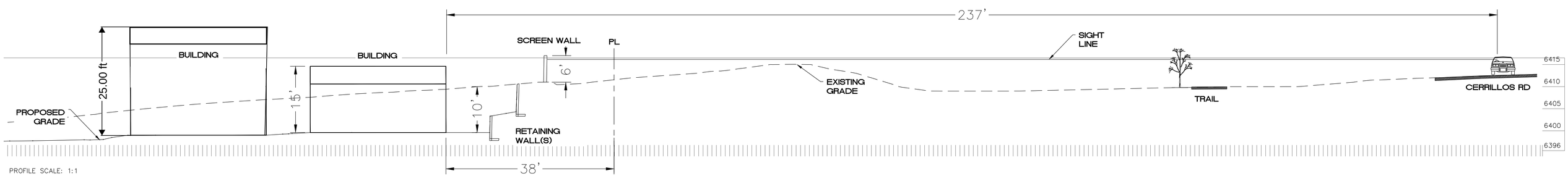
PROFILE SCALE: 1:1





PROFILE SCALE: 1:1


SEE ARROYO PRESERVE TRAIL HEAD ELEVATION
TRANSITION FROM 8' ASPHALT TRAIL TO 6' SIDEWALK TO HERRERA DRIVE.
6' HIGH MASONRY WALL
EXISTING TREES
RETENTION BASIN
8' DECOMPOSED GRANITE TRAIL
RETAINING WALL
ARROYO PRESERVE TRAIL HEAD
POOL/SPA & POOL EQ.
ADA RAMP
RAMADA/BBQ
RETENTION BASIN
WASTE BIN
ENCLOSED GARAGE (TYP)
RETENTION BASIN
2 STORY (TYP)
1 STORY (TYP)
DOG PARK
ARROYO PRESERVE TRAIL HEAD
8' WIDE ASPHALT TRAIL
EXIT
PARKING CANOPY (TYP)
FIRE PIT
MAILBOXES
LEASING OFFICE
ENTRY GATES
BENCH
RETAINING WALL
EXISTING TREES
6' HIGH MASONRY THEME WALL FACING ROAD (TYP)
6' HIGH VIEW FENCE BETWEEN UNITS FACING ROAD (TYP)
CERRILLOS RD
ENTRY MONUMENT
ROUNDABOUT
PROPERTY LINE
8' WIDE ASPHALT TRAIL


237'
SCREEN WALL
PL
SIGHT LINE
BUILDING
BUILDING
25.00 ft
15'
10'
6'
EXISTING GRADE
TRAIL
CERRILLOS RD
PROPOSED GRADE
RETAINING WALL(S)
38'
6415
6410
6405
6400
6396
PROFILE SCALE: 1:1


SEE ARROYO PRESERVE TRAIL HEAD ELEVATION
TRANSITION FROM 8' ASPHALT TRAIL TO 6' SIDEWALK TO HERRERA DRIVE.
6' HIGH MASONRY WALL
EXISTING TREES
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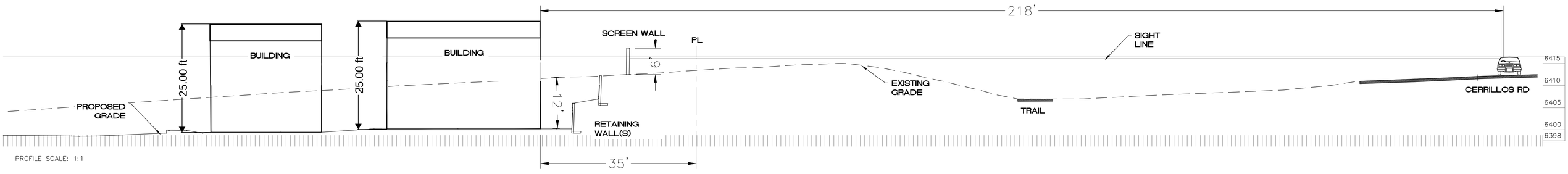
CERRILLOS RD
ENTRY MONUMENT
ROUNDABOUT
PROPERTY LINE
8' WIDE ASPHALT TRAIL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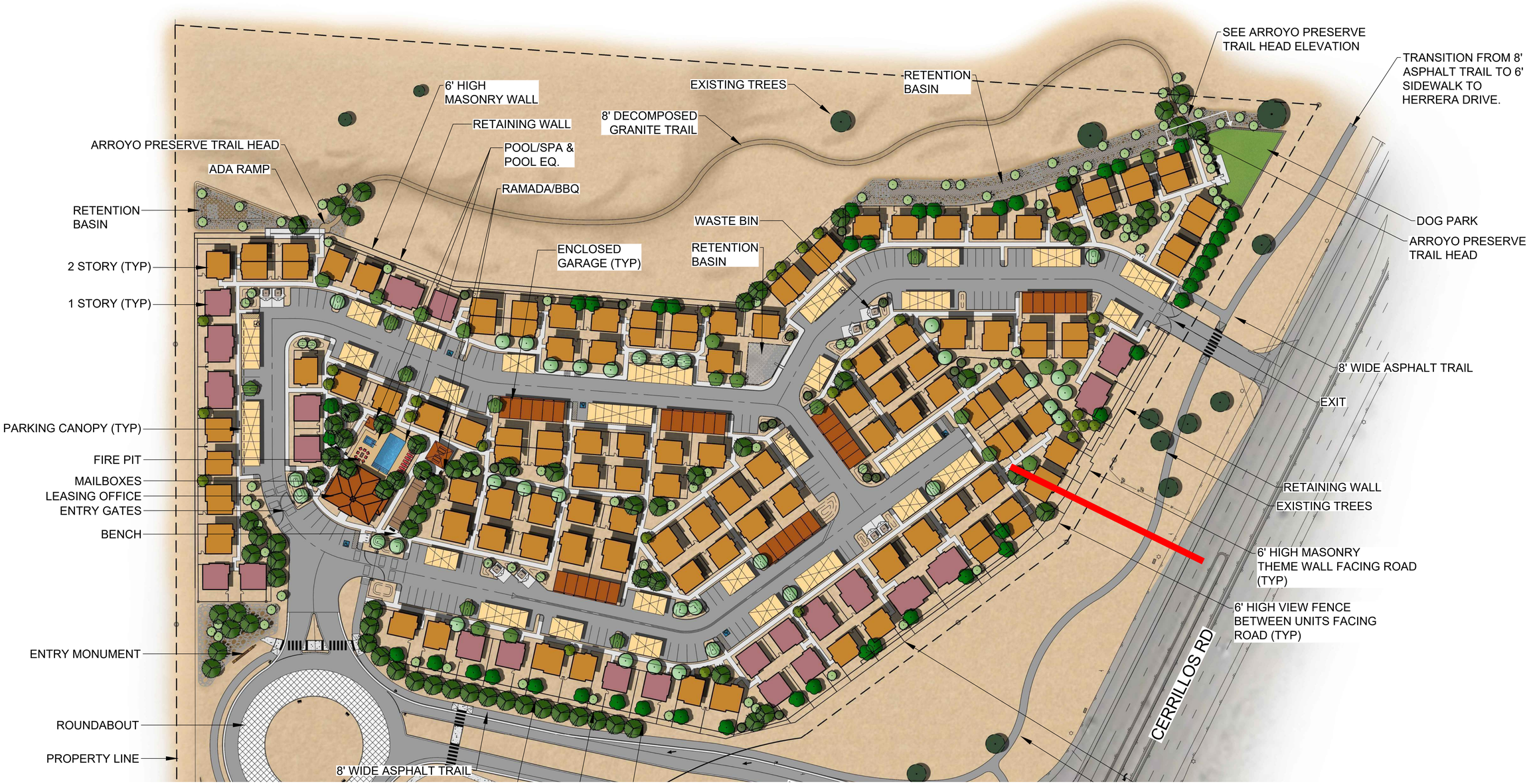
SCREEN WALL
PL
SIGHT LINE
BUILDING
BUILDING
25.00 ft
25.00 ft
6'
12'
EXISTING GRADE
PROPOSED GRADE
RETAINING WALL(S)
TRAIL
CERRILLOS RD
6415
6410
6405
6400
6398
35'
PROFILE SCALE: 1:1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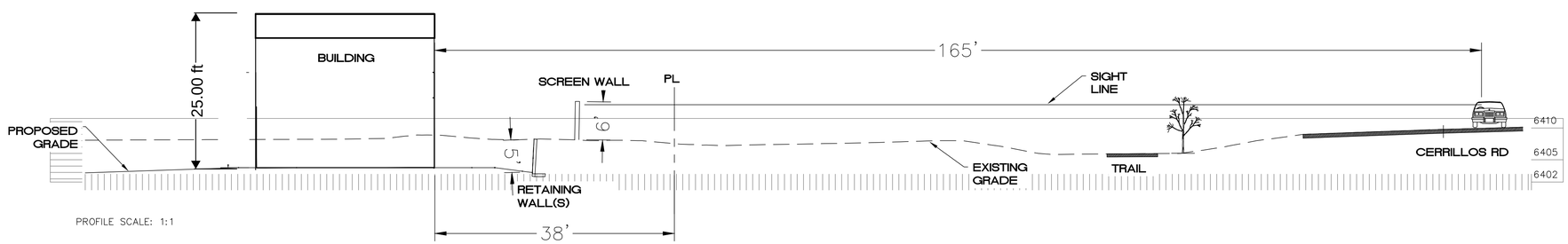
ENTRY MONUMENT
ROUNDABOUT
PROPERTY LINE
8' WIDE ASPHALT TRAIL
CERRILLOS RD


BUILDING
25.00 ft
165'
SCREEN WALL
PL
SIGHT LINE
PROPOSED GRADE
6'
5'
EXISTING GRADE
TRAIL
CERRILLOS RD
6410
6405
6402
RETAINING WALL(S)
38'
PROFILE SCALE: 1:1


SEE ARROYO PRESERVE TRAIL HEAD ELEVATION
TRANSITION FROM 8' ASPHALT TRAIL TO 6' SIDEWALK TO HERRERA DRIVE.
6' HIGH MASONRY WALL
EXISTING TREES
RETENTION BASIN
8' DECOMPOSED GRANITE TRAIL
RETAINING WALL
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RAMADA/BBQ
RETENTION BASIN
WASTE BIN
ENCLOSED GARAGE (TYP)
RETENTION BASIN
2 STORY (TYP)
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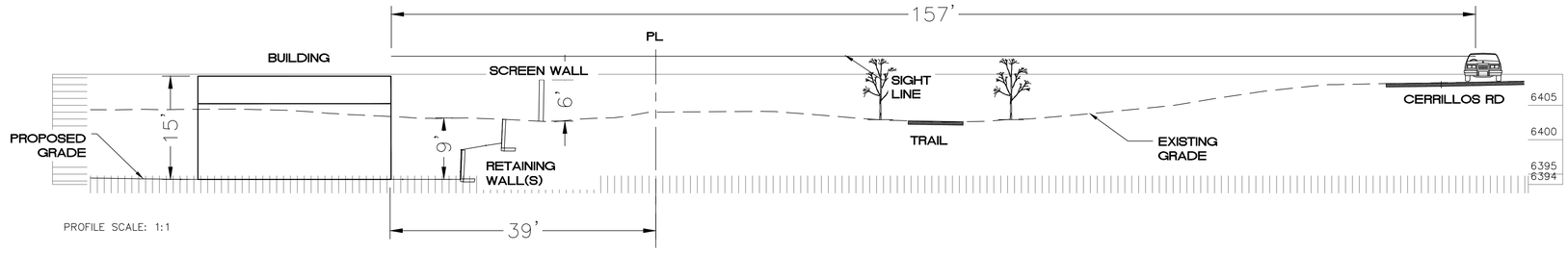
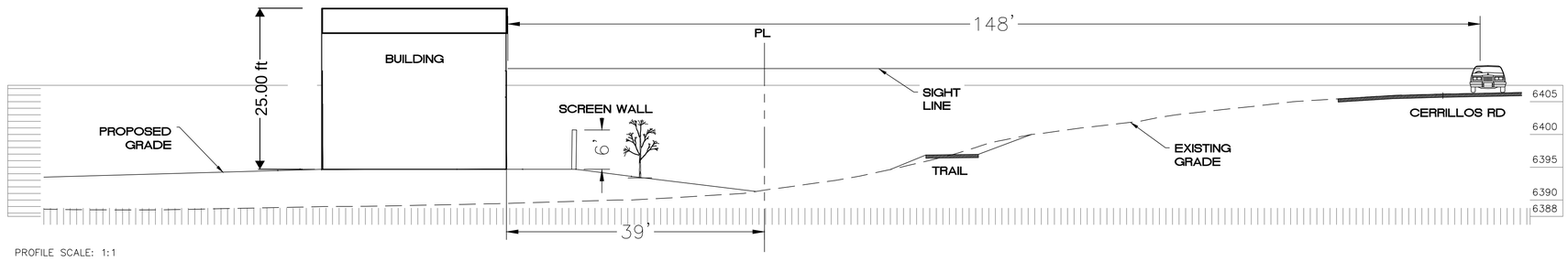
CERRILLOS RD
ENTRY MONUMENT
ROUNDABOUT
PROPERTY LINE
8' WIDE ASPHALT TRAIL


157'
PL
BUILDING
SCREEN WALL
6'
SIGHT LINE
CERRILLOS RD
6405
6400
6395
6394
15'
PROPOSED GRADE
9'
RETAINING WALL(S)
TRAIL
EXISTING GRADE
PROFILE SCALE: 1:1
39'





PROFILE SCALE: 1:1

Proposed Findings of Fact and Conclusions of Law for variances:

1. Set Back Variance:
    a. Findings of Fact:
        i. The western boundary line of the property is located unusual large distance from the edge of Cerrillos Road curb ranging from 88 feet to 220 feet.
        ii. This physical characteristic distinguishes the land from others in the vicinity that are subject to the same relevant provisions of Chapter 14.
        iii. Las Soleras, as an example, measures 50 feet from the outer-most driving lane to the property line. Entrada Contenta measures 40-50 feet from the outer-most driving lane to the property line.
        iv. In addition, approximately one-third of the property is burdened by a flood plain, greatly reducing the feasibility of developing the property for the multifamily purpose.
        v. The property is C-2 and the intensity of allowable development is unaffected by the grant of the variance.
        vi. A reduction of 20 feet in the required set back is the minimum necessary to will allow for the reasonable use of the property, and will be in keeping with the intention of the corridor setback, because a substantial distance from the driving lanes of Cerrillos Road (when compared to other developments along Cerrillos Road).
        vii. The multifamily homes will be no more than two stories and will setback from the travel lanes of Cerrillos Road equal to and for most cases greater than the distance of other buildings along Cerrillos Road that comply with the 40 foot building setback. The appearance of the buildings along the Cerrillos Road frontage will have the same visual perception as other buildings along Cerrillos Road with a 40 foot building setback.
    b. Conclusions of Law:
        i. An unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14;
        ii. The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.
        iii. The intensity of development will not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.
        iv. The variance is the minimum variance that will make possible the reasonable use of the land or structure
        v. The variance is not contrary the public interest.
2. Slope Variance:
    a. Findings of Fact:
        i. The steep sloped area is a remnant the original bank of the Arroyo de los Chamisos prior to the construction of the Cerrillos Road improvements and the installation of the bridge carrying storm waters under Cerrillos Road.

ii. When that bridge was constructed, the Arroyo de los Chamisos was realigned so that no storm waters flow up to or close to this remnant bank. For the most part, the redirected channel now lies to the north of the site.
iii. The original bank remained south the new channel for the Arroyo del los Chamisos, creating a small island of 30 percent slopes.
iv. No other property in this zone has this unique characteristic.
v. The inability to grade the remnant of a portion of the old bank of the Arroyo de los Chamisos will render it infeasible to develop a substantial portion of the property because of the grade that will occur north of the remnant bank.
vi. The C-2 zoning requirements are performance based, and the proposed development of multifamily is well below what would be allowed on this property using taller, more traditional multifamily units -- the allowed height being 45 feet.
vii. A disturbance of .005% of the site containing the naturally occurring slopes of the 30% is a minimal disturbance.
viii. The variance will not:
    1. Increase the threat of flooding and the hazard of improper cuts and fills, or increased erosion and sedimentation;
    2. Result in the destruction of the sensitive landscape;
    3. Harm the scenic character of Santa Fe from the visual blight of indiscriminate cuts and fills and vegetation removal resulting from extensive grading and utility scars;
    4. Accelerate stormwater runoff on natural drainage ways and all structures due to increased development and impervious surfaces; or
    5. Degrade arroyo channels.
ix. Along an arroyo, the purpose preserving 30% slopes (i.e., to prevent erosion of arroyo banks, prevent unnatural redirection of arroyo channels and storm water) is not accomplished by preserving a geographic feature that has no relevance to current conditions.
x. Further, preserving the slopes will not protect sensitive wildlife habitat or degrade and enhance the natural aesthetics associated with arroyos.

b. Conclusions of Law
i. An unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14;
ii. The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.
iii. The intensity of development will not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.
iv. The variance is the minimum variance that will make possible the reasonable use of the land or structure
v. The variance is not contrary the public interest.



City of Santa Fe

MINUTES

REGULAR MEETING OF
THE PLANNING COMMISSION
MAY 16, 2024 AT 6:00 PM
VIRTUAL MEETING

A. ROLL CALL

Members Present:

Commissioner Lawrence, Acting Chair Member

Member Gurushabad Mirando

Member Phil Lucero

Member Peter Smith

Member Thomas (TJ) Reiland

Member Sasha McGhee

Member Kristina Markey

Members Excused:

Chair Janet Clow

Others Attending:

None

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Commissioner Lucero moved, seconded by Member Smith, to approve the as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Member Mirando, Member McGhee, Member Rieland, Member Markey, Member Lucero, Member Smith, Member Reiland, Member Lawrence

Against: None

Abstain: None

D. APPROVAL OF MINUTES:

E. APPROVAL OF FINDINGS/CONCLUSIONS

F. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2024-7951. 2768 Agua Fria Street Certificate of Compliance.** JenkinsGavin Inc., Agent, for Cold Water Development QOZF, LLC, owner and applicant ("Applicant") requests approval of a Certificate of Compliance for a lot that is non-compliant with City Subdivision Review requirements. The property address is 2768 Agua Fria Street and is zoned Mixed-Use (maximum fourteen dwelling units per acre). It consists of an undeveloped 4.12-acre lot. (Carly Venditti, Case Manager, cavenditti@santafenm.gov). **(POSTPONED FROM MAY 2, 2024 AND MAY 16, 2024)**

   postpone the land use case until June 6, 2024.

2. **Case #2023-7079**. **Bungalows on Cerrillos Development Plan**. Orion-West LLC., Agent for Advanced Acquisitions LLC, Applicant, requests Development Plan approval to construct approx. 186,600 square feet of new construction for a 141-unit multi-family one- and two-story housing development. The subject property is approx. 19.26-acres and located at 27794 W I-25 Frontage Road, zoned C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov) **(POSTPONED FROM MARCH 7, 2024, APRIL 4, 2024 AND MAY 2, 2024)**

   postpone the land use case until June 20, 2024.

   Motion: Member Markey moved, seconded by Member Mirando to postpone further discussion until June 20, 2024.
   Vote: The motion was approved on the following Roll Call vote: Member Mirando, Member McGhee, Member Rieland, Member Markey, Member Lucero, Member Smith, Member Reiland
   Against: None
   Abstain: None

3. **Case #2023-7662. Bungalows on Cerrillos variance (Setback).** Orion-West LLC., Agent for Advanced Acquisitions LLC, Applicant, requests a variance from SFCC 14-5.5 (B)(4)(iii) CRHC Cerrillos Road Highway Protection District of building setbacks in zone 4 from 45 feet to no more than 34 feet. The subject property is approx. 19.26-acres and located at 27794 W I-25 Frontage Road, zoned C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov) **(POSTPONED FROM MARCH 7, 2024, APRIL 4, 2024 AND MAY 2, 2024)**

   postpone the land use case until June 20, 2024.

4. **Case #2023-7663. Bungalows on Cerrillos variance (Slopes).** Orion-West LLC., Agent for Advanced Acquisitions LLC, Applicant, requests A variance from SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) for an approximate area of 4,800 square feet.The subject property is approx. 19.26-acres and located at 27794 W I-25 Frontage Road, zoned C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov) **(POSTPONED FROM MARCH 7, 2024, APRIL 4, 2024 AND MAY 2, 2024)**

   postpone the land use case until June 20, 2024.

H. STAFF COMMUNICATIONS

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

Maggie Moore
Liaison

Chair

NOTICE OF CANCELATION OF
Thursday, June 20, 2024
REGULAR PLANNING COMMISSION MEETING

NOTICE IS HEREBY GIVEN that the regular meeting of the Plann
Commission of the City of Santa Fe scheduled for Thursday, June 20, 2
has been canceled.

The next meeting is scheduled for Thursday, July 4, 2024.

Dated: 20 June 2024

City of Santa Fe

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION JULY 11, 2024 AT 6:00 PM

A. ROLL CALL

Members Present:

Chair Janet Clow
Vice Chair Jessica Eaton Lawrence
Member Gurushabad Mirando
Member Phil Lucero
Member Peter Smith
Member Thomas (TJ) Reiland
Member Sasha McGhee

Members Excused: Member Kristina Markey

Others Attending:

None

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

Staff proposed postponing Agenda Item 5c to August 1, 2024

MOTION: Member Lucero moved, seconded by Member McGhee, to approve the agenda as amended by staff.

VOTE: The motion was approved on the following Roll Call vote:

For: Chair Clow, Member Mirando, Member Lucero, Member Smith, Member Reiland, Member McGhee

Against: None

Abstain: None

D. APPROVAL OF MINUTES:

1. May 2, 2024

MOTION: Lucero moved, seconded by Mirando, to approve the minutes as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Chair Clow, Member Mirando, Member Lucero, Member Smith, Member Reiland, Member McGhee

Against: None

Abstain: None

2. June 6, 2024 **(POSTPONED TO AUGUST 1, 2024)**

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. **Case #2024-7951. 2768 Agua Fria Street Certificate of Compliance.**

MOTION: Lucero moved, seconded by Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Chair Clow, Member Mirando, Member Lucero, Member Smith, Member Reiland, Member McGhee

Against: None

Abstain: None

2. **Case #2024-7750. Meridian Las Soleras Medical Center Sign Area Variance.**

MOTION: Smith moved, seconded by McGhee, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Chair Clow, Member Lucero, Member Smith, Member Reiland, Member McGhee

Against: Member Mirando

Abstain: None

3. **Case #2024-7751. Meridian Las Soleras Medical Center Sign Height Variance. (POSTPONED TO AUGUST 1, 2024**

Abstain: None

6. OLD BUSINESS

a. **Case #2023-7079**. **Bungalows on Cerrillos Development Plan**. Orion-West LLC., Agent for Advanced Acquisitions LLC, Applicant, requests Development Plan approval to construct approx. 186,600 square feet of new construction for a 141-unit multi-family one- and two-story housing development. The subject property is approx. 19.26-acres and located at 27794 W I-25 Frontage Road, zoned C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov) **(POSTPONED FROM MARCH 7, 2024, APRIL 4, 2024, MAY 2, 2024 AND MAY 16, 2024)**

MOTION: Mirando moved, seconded by McGhee, to approve the land use case with staff recommendations.

VOTE: The motion was approved on the following Roll Call vote:

For: Chair Clow, Member Mirando, Member Lucero, Member Smith, Member Reiland, Member McGhee

Against: None

Abstain: None

b. **Case #2023-7662**. **Bungalows on Cerrillos variance (Setback).** Orion-West LLC., Agent for Advanced Acquisitions LLC, Applicant, requests a variance from SFCC 14-5.5 (B)(4)(iii) CRHC Cerrillos Road Highway Protection District of building setbacks in zone 4 from 45 feet to no more than 34 feet. The subject property is approx. 19.26-acres and located at 27794 W I-25 Frontage Road, zoned C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov) **(POSTPONED FROM MARCH 7, 2024, APRIL 4, 2024, MAY 2, 2024 AND MAY 16, 2024)**

MOTION: Mirando moved, seconded by McGhee, to deny the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Chair Clow, Member Mirando, Member Lucero, Member Smith, Member Reiland, Member McGhee

Against: None

Abstain: None

c. **Case #2023-7663. Bungalows on Cerrillos variance (Slopes).** Orion-West LLC., Agent for Advanced Acquisitions LLC, Applicant, requests A variance from SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) for an approximate area of 4,800 square feet.The subject property is approx. 19.26-acres and located at 27794 W I-25 Frontage Road, zoned C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov) **(POSTPONED FROM MARCH 7, 2024, APRIL 4, 2024, MAY 2, 2024 AND MAY 16, 2024)**

MOTION: Mirando moved, seconded by Smith, to deny the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Chair Clow, Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Lucero, Member Reiland, Member McGhee

Abstain: None

G. NEW BUSINESS

H. STAFF COMMUNICATIONS

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

Geraldine Jurule 8/12/24
Liaison

For chair 8/10/24
Chair

Table of Contents

Case Information Page 1

Appellant: Advanced Acquisitions, LLC
Agent: Brian Nenninger, Orion-West, LLC.
Case Name: Appeal Case #2024-8996
Project Address: 27794 W I-25 Frontage Road
Enforcement Action Appealed: Denial of Slope Variance Case #2023-7663

Witness List for Testimony: Appeal Case 2024-8996 Page 2 - 3

Witness List for Testimony: Appeal Case 2024-8996

Witness Name: Karl Sommer
Role: Land Use Attorney, Partner at Sommer Karnes & Associates
Basis of Testimony: Karl Sommer is a land use attorney representing the applicant, with extensive experience in Santa Fe land use law and regulatory processes.
Summary of Testimony: Mr. Sommer will testify on how the variance meets the criteria outlined in Section 14-3.16(C) of the Santa Fe City Code. He will emphasize that the Planning Commission's denial undermines the purpose of the variance process, as it implies that no variance would ever be granted due to the possibility of alternative developments.

Witness Name: Brian Nenninger
Role: Project Planner, President/Owner of Orion-West
Basis of Testimony: Brian Nenninger is the owner's agent with in-depth knowledge of the Bungalows on Cerrillos development plans and regulatory compliance requirements.
Summary of Testimony: Mr. Nenninger will testify on the planning considerations impacted by the denial of the slope variance, focusing on how the unique site constraints affect the project layout and reduce the developable area. His testimony will discuss the necessity of the variance to maintain the project's functionality and viability.

Witness Name: Ron Bohannan, PE
Role: Project Engineer, President/Owner of Tierra West
Basis of Testimony: Ron Bohannan is a professional engineer with expertise in the project and historical knowledge of the original construction of Cerrillos Road.
Summary of Testimony: Mr. Bohannan will testify regarding the challenges posed by the denial of the slope variance. He will explain the site's unique physical constraints, regarding the isolated 30% slope, which is a remnant bank of the Arroyo de los Chamisos. Mr. Bohannan will emphasize that preserving these slopes does not align with the intent of terrain management regulations. As the area surrounding the remnant bank was graded during the construction of Cerrillos Road, the slopes no longer serve their intended environmental or erosion-control purposes. Additionally, previous modifications to the area have rendered these slopes functionally obsolete. He will testify that grading these slopes is essential to achieving a practical and uniform grade for the site, which is critical for effective terrain management. Additionally, he will highlight that the variance is vital for site development and aligns with both the public interest and the purpose of terrain management standards.

Witness Name: Jeremy Hall
Role: Owner/Developer, Advanced Acquisition's LLC
Basis of Testimony: Jeremy Hall is the owner and developer of the Bungalows on Cerrillos project, representing Advanced Acquisition's LLC. He has extensive experience in multifamily development.
Summary of Testimony: Mr. Hall will testify about the high-quality standards of the Bungalows on Cerrillos development and the significant challenges posed by the NMDOT-mandated right-of-way (ROW) requirements. He will explain how the project has been designed to prioritize community value through thoughtful design and construction. However, the ROW dedication imposes a substantial burden, requiring valuable land and incurring significant expenses for improvements, all without compensation from NMDOT. This creates a unique circumstance that directly impacts the viability of the project. Mr. Hall will emphasize that the requested variances are essential to offset the losses, allowing the development to achieve the necessary unit count to ensure feasibility while maintaining the high-quality standards and community benefits central to the project.

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Case Information Page 1

Appellant: Advanced Acquisitions, LLC
Agent: Brian Nenninger, Orion-West, LLC.
Case Name: Appeal Case #2024-8995
Project Address: 27794 W I-25 Frontage Road
Enforcement Action Appealed: Denial of Setback Variance Case #2023-7662

Witness List for Testimony: Appeal Case 2024-8995 Page 2 - 3

Witness List for Testimony: Appeal Case 2024-8995

Witness Name: Karl Sommer
Role: Land Use Attorney, Partner at Sommer Karnes & Associates
Basis of Testimony: Karl Sommer is a land use attorney representing the applicant, with extensive experience in Santa Fe land use law and regulatory processes.
Summary of Testimony: Mr. Sommer will testify on the justification for the setback variance fulfill the criteria for variance under Section 14-3.16(C) of the Santa Fe City Code. He will emphasize that the Planning Commission's denial undermines the purpose of the variance process, as it implies that no variance would ever be granted due to the possibility of alternative developments. Mr. Sommer will argue that the setback variance is essential to achieve the project's development and that the variance aligns with the intent of the Cerrillos Road Highway Corridor Protection District's objectives.

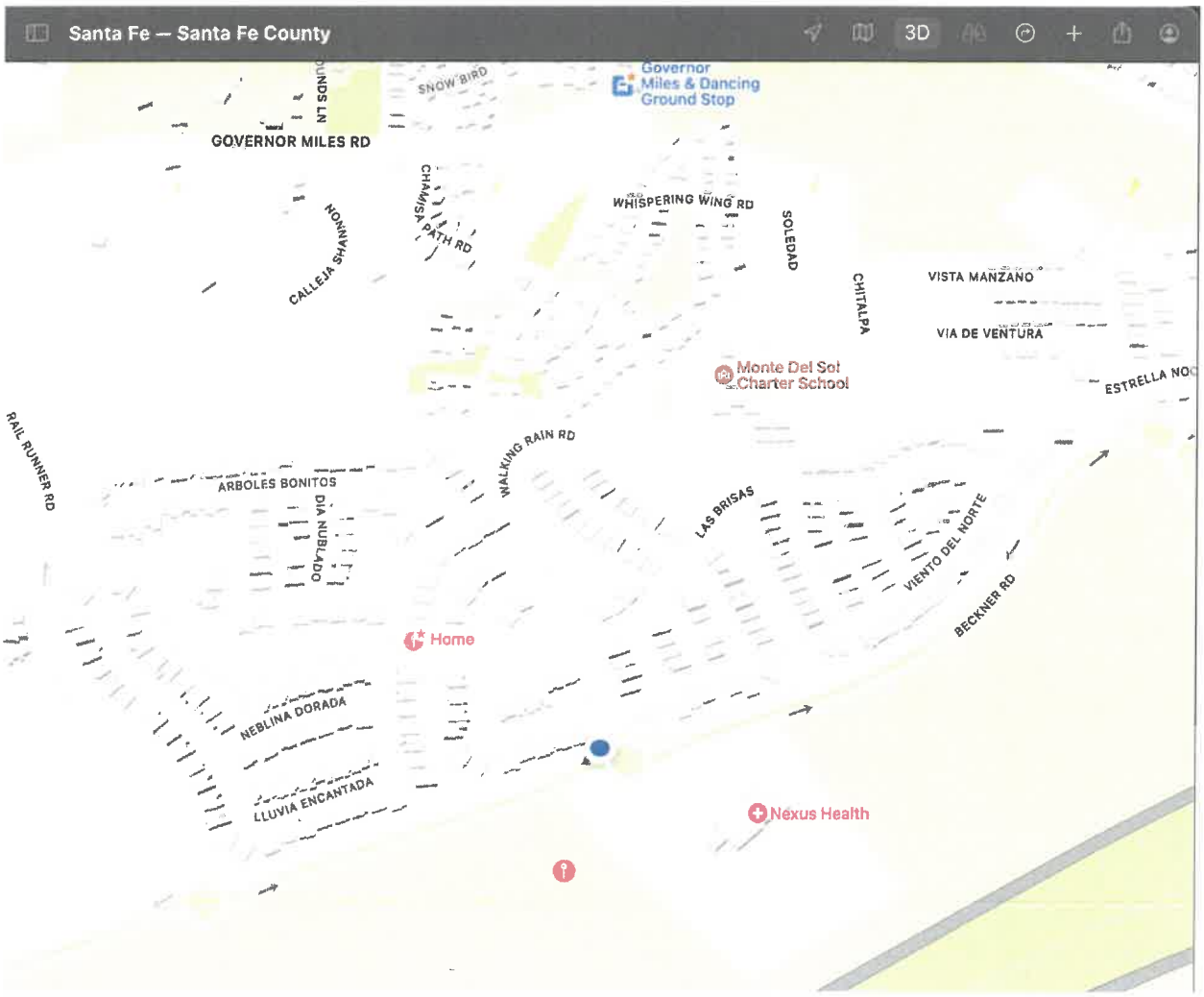
Witness Name: Brian Nenninger
Role: Project Planner, President/Owner of Orion-West
Basis of Testimony: Brian Nenninger is the owner's agent with in-depth knowledge of the Bungalows on Cerrillos development plans and regulatory compliance requirements.
Summary of Testimony: Mr. Nenninger will testify on the planning considerations impacted by the denial of the setback variance, focusing on how the unique site constraints affect the project layout and reduce the developable area. His testimony will explain the project and highlight the necessity of the setback variance to maintain the project's functionality and viability within the Cerrillos Road Highway Corridor Protection District. He will explain how the variance request aligns with the corridor's intent by ensuring adequate separation from Cerrillos Road while enabling efficient use of the limited developable space to contribute to the local housing supply. The variance allows the project to offset these constraints and achieve the necessary unit count to maintain its viability.

Witness Name: Ron Bohannan, PE
Role: Project Engineer, President/Owner of Tierra West
Basis of Testimony: Ron Bohannan is a professional engineer with expertise in the project and historical knowledge of the original construction of Cerrillos Road.
Summary of Testimony: Mr. Bohannan will testify on the findings of the traffic impact analysis for the project, focusing on how NMDOT-mandated road improvements and the dedicated right-of-way benefit the city and surrounding communities while significantly constraining the site's developable area. He will emphasize how improvements enhance public safety and transportation efficiency, but create significant constraints with the owners developable land.

Witness Name: Jeremy Hall
Role: Owner/Developer, Advanced Acquisition's LLC
Basis of Testimony: Jeremy Hall is the owner and developer of the Bungalows on Cerrillos project, representing Advanced Acquisition's LLC. He has extensive experience in multifamily development.
Summary of Testimony: Mr. Hall will testify about the high-quality standards of the Bungalows on Cerrillos development and the significant challenges posed by the NMDOT-mandated right-of-way (ROW) requirements. He will explain how the project has been designed to prioritize community value through thoughtful design and construction. However, the ROW dedication imposes a substantial burden, requiring valuable land and incurring significant expenses for improvements, all without compensation from NMDOT. This creates a unique circumstance that directly impacts the viability of the project. Mr. Hall will emphasize that the requested setback variance is essential to offset the losses, allowing the development to achieve the necessary unit count to ensure feasibility while maintaining the high-quality standards and community benefits central to the project.

Packet Contents:

1. "Neighborhood Alert" card - hand delivered to homeowners of Estancias de Las Soleras, a quiet and peaceful subdivision with 302 single-family homes (north of Beckner Road between Rail Runner Road on the West and Calle de Alegria on the East).
2. Petition with 107 signatures — nearly 100% of the homeowners and over 30% of the 302 homes, which were canvassed on the perimeter of Beckner Road and Rail Runner Road
3. Signed statement of concerns from the Home Owner Association Board regarding Amendments and Resolutions to the Las Soleras subdivision Master plan and General Plan and Rezoning Bills.
4. "NOTICE OF GOVERNING BODY PUBLIC HEARING" - January 9, 2024 at 7:30 PM



NEIGHBORHOOD ALERT: Are you concerned about rezoning along Beckner Road?

Where:

- ALL Parcels along the south side of Beckner from Walking Rain west to Las Soleras Drive.

What:

- Parcels will be rezoned to C-2 General Commercial, which will allow almost *any type* of business activity, such as bars, liquor stores, gas stations, large apartment complexes, motels/hotels, and other establishments that operate 24-hours or late into the night.
- The zoning change moves away from the mixed uses originally allowed such as medical office and small retail and provides guard rails against 24-hour operations or other less desirable business activities.
- Beckner Road will be *expanded to four lanes* from Rail Runner Road east to Richards, inviting increased street racing, and noise and light pollution.

When:

- The Planning Commission has already approved the zoning change and the City Council Governing Body will take this matter up in the very near future.

What can you do?:

- For questions and information, contact us at – LasSolerasPetition@gmail.com
- Sign our petition. We'll come to you! Send us an email with your house address.
- Contact your District 4 City council members:
  - Jamie Cassutt, jcassutt@santafenm.gov
  - Amanda Chavez, acchavez@santafenm.gov
- **Tell City Council we oppose a zoning change that significantly departs from the original stated use of this neighboring property and the widening of Beckner.**

This petition effort has been organized by concerned neighbors in the Estancias de Las Soleras neighborhood.

PETITION Against Estancias de Las Soleras Rezoning

The undersigned, who represent concerned residents of the Estancias de Las Soleras subdivision, oppose the widening of Beckner and rezoning of parcels of land along the south side of Beckner Road from Rail Runner to Walking Rain.

1.) We are concerned about the haphazard notification process and incorrect meeting Agenda information provided for the September 5, 2024, Planning Commission meeting. This prevented some residents from joining and providing live comment during the decision-making process.

2.) The proposed rezoning to C-2 General Commercial would allow almost any type of business activity, including gas stations, bars, big box stores, apartment complexes, and motels/hotels. We do not want business activities across the street from our neighborhood that involve alcohol sales and consumption and 24-hour, 7-day per week operations. These types of business draw increased crime potential and create noise and light pollution.

3.) We strongly oppose the expansion of Beckner Road from two lanes to four lanes. We already have serious problems with traffic speeding and illegal street racing. Police response is slow to non-existent and expanding Beckner will only make matters worse.

	PRINTED NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
29.	Page 1.	14		
30.	2.	14		
31.	3.	12		
32.	4.	12		
33.	5.	12		
34.	6.	12		
35.	7.	10		
36.	8.	9		
37.	9.	8		
38.	10.	1		
39.	11.	1		
40.	12.	2		
41.				
42.		107		

Originals

Tallies of Signatures

PETITION Against Estancias de Las Soleras Rezoning

The undersigned, who represent concerned residents of the Estancias de Las Soleras subdivision, oppose the widening of Beckner and rezoning of parcels of land along the south side of Beckner Road from Rail Runner to Walking Rain.

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3.) We strongly oppose the expansion of Beckner Road from two lanes to four lanes. We already have serious problems with traffic speeding and illegal street racing. Police response is slow to non-existent and expanding Beckner will only make matters worse.

	PRINTED NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
1.	LilliemaeG.Ortiz	Lilliemae G. Ortiz	4710 Las Plazuelas, SF	lilliemaeortiz@yahoo.com
2.	Darlene Raybal	Darlene Raybal	4772 Viento del Norte	darlenemsalazar@yahoo.com
3.	David Reybal	David Reybal	4772 Viento del Norte	reybaldd@yahoo.com
4.	NORMAN POTEAT	Norman Poteat	4758 VIENTO DEL NORTE	normanpoteat@prodigy.net
5.	LOYD REIFEL	Loyd Reifel	4756 Viento del Norte	lgreifel@gmail.com
6.	Constance Reifel	Constance Reifel	4756 Viento Del Norte	creifel53@gmail.com
7.	TERRY C. LOPEZ	T C Lopez	4754 Viento del Norte	mmingo777@gmail.com
8.	Fred G. Lopez	Fred G. Lopez	4754 Viento del Norte	PLPAS@msn.com
9.	Jessica Trujillo	Jessica Trujillo	4750 Viento Del Norte	Santa Fe NM 87507
10.	JAMIE TRUJILLO	Jamie Trujillo	4750 Viento Del Norte	Santa Fe NM 87507
11.	Eutimio Quintana	Eutimio Quintana	4742 Viento Del Norte	Santa Fe, NM 87507
12.	Jamie Noll	Jamie Noll	4728 Viento del Norte.	Santa Fe, NM, 87507
13.	Joseph Noll	Joseph Noll	4728 Viento del Norte	Santa Fe NM 87507
14.	GRANT THOMAS	Grant Thomas	4726 Viento del Norte	Santa Fe NM 87507

PETITION Against Estancias de Las Soleras Rezoning

The undersigned, who represent concerned residents of the Estancias de Las Soleras subdivision, oppose the widening of Beckner and rezoning of parcels of land along the south side of Beckner Road from Rail Runner to Walking Rain.

1.) We are concerned about the haphazard notification process and incorrect meeting Agenda information provided for the September 5, 2024, Planning Commission meeting. This prevented some residents from joining and providing live comment during the decision-making process.

2.) The proposed rezoning to C-2 General Commercial would allow almost any type of business activity, including gas stations, bars, big box stores, apartment complexes, and motels/hotels. We do not want business activities across the street from our neighborhood that involve alcohol sales and consumption and 24-hour, 7-day per week operations. These types of business draw increased crime potential and create noise and light pollution.

3.) We strongly oppose the expansion of Beckner Road from two lanes to four lanes. We already have serious problems with traffic speeding and illegal street racing. Police response is slow to non-existent and expanding Beckner will only make matters worse.

PRINTED NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
239. Jayne Belknap	Jayne Belknap	4718 Las Plazuelas	jayne.belknap@icloud.com
240. J. Bradley Bennett	[illegible]	4718 Las Plazuelas	pbgoesicloud@icloud.com
241. Carla Romero	Carla Romero	4700 Las Plazuelas	sflowerg@hotmail.com
242. James Cordova	[illegible]	4700 Las Plazuelas	jlcordova76@gmail
243. Daniel D. Romero	[illegible]	4704 Las Plazuelas	romero.danield@gmail.com
244. Jacob Romero	Jas R.	4704 Las Plazuelas	jmlromero@gmail.com
245. David Bell	[illegible]	4719 Las Plazuelas	dlbell@ballspace
246. Patrick Olaechea	[illegible]	4715 Las Plazuelas	pgolae@msn.com
247. Melinda Olaechea	Melinda Olaechea	4715 Las Plazuelas	"
248. Linda Ritter	Linda Ritter	4708 Las Plazuelas	beadworker@aol.com
249. David W. Ritter	[illegible]	4708 Las Plazuelas	stamtcezes@gmail.com
250. Margaret Ryan	M Ryan	4702 Las Plazuelas	margaretryan@hotmail.com
251. [illegible]	Gilbert Martinez	"	"
252. Monica Roybal	Monica Roybal	4706 Las Plazuelas	monicastroybal@gmail.com

2.

PETITION Against Estancias de Las Soleras Rezoning

The undersigned, who represent concerned residents of the Estancias de Las Soleras subdivision, oppose the widening of Beckner and rezoning of parcels of land along the south side of Beckner Road from Rail Runner to Walking Rain.

1.) We are concerned about the haphazard notification process and incorrect meeting Agenda information provided for the September 5, 2024, Planning Commission meeting. This prevented some residents from joining and providing live comment during the decision-making process.

2.) The proposed rezoning to C-2 General Commercial would allow almost any type of business activity, including gas stations, bars, big box stores, apartment complexes, and motels/hotels. We do not want business activities across the street from our neighborhood that involve alcohol sales and consumption and 24-hour, 7-day per week operations. These types of business draw increased crime potential and create noise and light pollution.

3.) We strongly oppose the expansion of Beckner Road from two lanes to four lanes. We already have serious problems with traffic speeding and illegal street racing. Police response is slow to non-existent and expanding Beckner will only make matters worse.

	PRINTED NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
99.	Tracy Lattin	Tracy Lattin	4746 Lluvia Encantada	tracy@lattin.org
100.	Eli V. Lattin	Eli V. Latt	4746 Lluvia Encantada	voil@lattin.org
101.	John Wilson	John Wilson	4748 Lluvia Encantada	johnwilson3185@comcast.net
102.	Linda Wilson	Linda Wilson	4748 Lluvia Encantada	
103.	William Skillman	William A Skillman	4756 Lluvia Encantada	bdskillman@gmail.com
104.	Darlene Skillman	Darlene Skillman	4756 Lluvia Encantada	bdskillman@gmail.com
105.	Dottie Indyke	DB Indyke	4760 Lluvia Encantada	dottie@cybermesa.com
106.	Monica Gilboa	Monica Gilboa	4760 Lluvia Encantada	moniagilboa@comcast.net
107.	LARRY McDONALD	Larry M	4761 LLUVIA ENCANTADA	
108.				larry6m@gmail.com
109.	Carol Gajewski	Carol Gajewski	4753 Lluvia Encantada	sbsbycl@aol.com
110.	Ellen Calvin-Grothe		4749 Lluvia Encantada	serinecgc@comcast.com
111.	JOHN CALVIN	JRC	4749 Lluvia Encantada	JOHNRCALVIN@GMAIL.COM
112.				

3.

PETITION Against Estancias de Las Soleras Rezoning

The undersigned, who represent concerned residents of the Estancias de Las Soleras subdivision, oppose the widening of Beckner and rezoning of parcels of land along the south side of Beckner Road from Rail Runner to Walking Rain.

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2.) The proposed rezoning to C-2 General Commercial would allow almost any type of business activity, including gas stations, bars, big box stores, apartment complexes, and motels/hotels. We do not want business activities across the street from our neighborhood that involve alcohol sales and consumption and 24-hour, 7-day per week operations. These types of business draw increased crime potential and create noise and light pollution.

3.) We strongly oppose the expansion of Beckner Road from two lanes to four lanes. We already have serious problems with traffic speeding and illegal street racing. Police response is slow to non-existent and expanding Beckner will only make matters worse.

PRINTED NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
1. Chris Valdez		4156 Arboles Bonitos	Valdezchris@hotmail
2. Carrie Howell	Carrie Howell	4160 Arboles Bonitos	CBHSVB@YAHOO.COM
3. Chris Japp		4164 Arboles Bonitos	chrisjapp@gmail.com
4. Tim Davis		4170 Arboles Bonitos	timothy_16_davis@yahoo.com
5. Leif Thompson	Leif Thompson	4169 Arboles Bonitos	Lthom50799@aol.com
6. Garon Fulgenzi		4135 Arboles Bonitos	FugiCo@gmail
7. Alix Lancaster	alixlancaster	4139 Arboles bonitos	alixgenerous@gmail.com
8. Roy Lancaster		4139 Arboles bonitos	roy.salguero@gmail.com
9. SANDRA SULLIVAN	Sandra Sullivan	4141 Arboles Bonitos	CORNELIUSSULLIVAN1038@GMAIL.COM
10. Ron Steven	Ronald Steven	4167 Arboles Bonitos	rbsteven stevenronj@outlook.com
11. Jose Montano		4136 Arboles Bonitos	jimontano@gmail.com
12. James Dominick		4136 Arboles Bonitos	jadominick@gmail.com
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4.

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PRINTED NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
15. Mauricio Garcia	[signature]	4721 Hojas Verdes	mauricio.garcia.88@hotmail.com
16. Caren Garcia	[signature]	4721 Hojas Verdes	cagarcia@sfps.k12.nm.us
17. Margaret Fresquez	Margaret Fresquez	4723 Hojas Verdes	N/A
18. Naomi Montoya	[signature]	4725 Hojas Verdes	njamontoya@gmail.com
19. Patricia Rosas	[signature]	4735 Hojas Verdes	daisy87541@yahoo.com
20. Jeffrey Love	[signature]	4735 Hojas Verdes	jeff.love@gmail.com
21. Monica W		4737 Hojas Verdes	
22. Shenneberry		4737 Hojas Verdes	Shenneberry
23. Ron Wendham		4737 Hojas Verdes	
24. Satya Vallabhaneni	[signature]	4739 Hojas Verdes	
25. Harshini Vallabhaneni	[signature]	4739 Hojas Verdes	
26. SRINIVAS VALLABHANENI	[signature]	4739 HOJAS VERDES,	vsrinp@gmail.com
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5.

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	PRINTED NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
1.	Gary Lasswell	Gary Lasswell	4713 Las Plazuelas	GJLASSWELL@MSN.COM
2.	Martha Maffey	Sig.	4696 Hojas Verdes	silenia m@gmail.com
3.	Rey E Gonzales		4993 Las Brisas	reygonzales3@aol.com
4.	James Eynon	James Eynon	465 Las Brisas	jeynon@mac.com
5.	James Garcia		4718 Hojas Verdes	jamesegarcia10@gmail.com
6.	ERIC HEINRICH	Eric Heinrich	4715 HOJAS VERDES	EJHEINRICH@HOTMAIL.COM
7.	KIMBERLY REILLY		4722 VIENTO del NORTE	Tallimax13@gmail.com
8.	MARY JANE GILCHRIST	Mary Jane Gilchrist	4749 Viento del Norte	MJGILCHRIST@GMAIL.COM
9.	LORRAINE LASSWELL	Lorraine Lasswell	4713 LAS PLAZUELAS	sflassitr@protonmail.com
10.	JOAN DICKERSON		4721 LAS PLAZUELAS	sisterdog58@gmail.com
11.	DOROTHY SEATON	Dorothy Seaton	4721 Las Plazuelas	ds8442@gmail.com
12.	Wendy Keil Gonzales		4688 LLUVIA	Senioritoo@gmail.com
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PRINTED NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
113. Mark Kolokoff	[signature]	4161 Las Brisas	mrkolokoff@gmail
114. Susan J Kolokoff	[signature]	4161 Las Brisas	jkolokoff@gmail.com
115. Salvador Alvarez	[signature]	4768 Viento del Norte	
116. Yvonne Alvarez	[signature]	4768 Viento del Norte	
117. Lindsey Diaz	[signature]	4199 Las Brisas	404 226 2390 lindseycdharris@gmail.com
118. Brandon Harris	[signature]	4199 Las Brisas	229 343 2823
119. Sheryl VanWinkle	Sheryl VanWinkle	4113 Bienvenido A Casa	
120. Deborah Poelker	[signature]	4716 Bienvenido A Casa	
121. Steven Wells	[signature]	4716 Bienvenido A Casa	swellsway@aol.com
122. Diane Goodman	Diane B. Goodman	4199 Las Brisas	dianek1979@mail.com
123.			
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	PRINTED NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
309.	Kevin Saiz		4727 Lluvia Encantada Santa Fe, NM 87507	kevinsaiz1@gmail.com
310.	JOAN DIEHL	Joan Diehl	4721 LLUVIA ENCANTADA	RONDIEHL@HOTMAIL.COM
311.	Jesus Vazquez	Jesus Vazquez	4719 Lluvia Encantada	yahoo.com
312.	Kelly Whitman	Kelly Whitman	4705 Lluvia Encantada	Kellywhitman33@
313.	Antonio Luchini		4703 Lluvia Encantada	tonytoni510@yahoo.com
314.	Bill Dimas	Bill Dimas	4714 LLUVIA ENCANTADA	DimasBills.DD
315.	Lori Sterkel	Lori Sterkel	4716 Lluvia Encantada	Email.Com
316.	Scott Sterkel	Scott Sterkel	4716 Lluvia Encantada	loristerkel05@yahoo.com scottsterkel05@yahoo.com
317.	Erin Sparkman		4744 Lluvia Encantada	els.seavey@gmail.com
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	PRINTED NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
85.	Robert Bauer		4713 Lluvia Encantada	KarenRBauer1@MSN.com
86.	Karen Bauer		4713 Lluvia Encantada	"
87.	Jose Vazquez		4719 Lluvia Encantada	
88.	Gloria Vazquez		4719 Lluvia Encantada	
89.	ROBERT PRICE B/L		4729 LLUVIA ENCANTADA	
90.	Chris Jacobs		4731 Lluvia Encantada	chrisjacobsnm@gmail.com
91	JUDITH HUCHTON		4717 HOJAS VERDES	JUDITHHUCHTON@GMAIL.COM
92.	Kevin Huchton		4717 Hojas Verdes	kevn.huchton@gmail.com
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	PRINTED NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
253.	Chrisann Romero	[signature]	4704 Las Plazuelas	chrisann.romero@gmail.com
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	PRINTED NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
69.	RYAN Tingle	Ryan Tingle	4759 Lluvia Encanta	tingle3@yahoo.com
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	PRINTED NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
169.	Betty Lamb	Betty Lamb	4290 Dia Soleado	BLTEMMA@gmail
170.	Ted Lamb	[illegible]	4290 Dia Soleado	BLTEMM@gmail
171.				
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The Estancias de las Soleras Community Association would like to express its concerns regarding the possible re-zoning of properties along Beckner Road, being those tracts south of Beckner, east of Las Soleras and west of Walking Rain. The proposed amendments to the Las Soleras Master Plan and associated re-zoning represent conceptual ideas at this point and developers provide very little specificity as to the business activities that will be brought into this development. The developers said, "trust us" and that they wanted to bring in "desirable businesses" like a Kaune's-style grocery, but this could just as easily turn out to be a 24-hour convenience store with a gas station. The developers mentioned the possibility of restaurants like Rustica or The Ranch House, but this could be an establishment that serves alcohol and operates late into the night or a 24-hour Denny's-type establishment sitting next to a motel or hotel. The developers mentioned hotel(s) but gave no indication of which lots would be impacted, their size, design, or height. What they really failed to mention is that a C-2 zoning could allow most any kind of business - gas stations, auto repair shops, bars, liquor stores, hotels, you-name-it.

The developers also expressed a desire to build workforce housing and hundreds of units of affordable housing. There is no guidance provided which would indicate their design or height level. While Santa Fe certainly needs this type of housing, the area between Cerillos and Las Soleras is already being saturated with new, mega-size apartment complexes.

They have also expressed a desire to expand Beckner Road to four lanes east of Rail Runner, extending to Richards. The original zoning allowed for offices and some mixed-use space; residents in this community used that information when they made their decision to buy homes here. We didn't expect and didn't desire willy-nilly development along Beckner, nor a four-lane road akin to Cerillos next to our backyards. We believe a Mixed Use (MU) zoning, as indicated on the original Master Plan, is adequate to bring in the "desirable businesses" the developers envision while providing the adjacent neighborhoods with some guard rails as to the type of development and hours of operation.

Finally, we are very concerned with the haphazard notification process. To the best of our knowledge, our HOA did not receive notification of the ENN meeting in November 2023 and the recent Planning Commission meeting (September 5, 2024). Many residents in our community did not receive notification of the September 5 meeting, even though they live well within the 300-foot zone from the subject project. Additionally, the Zoom link originally provided in the agenda did not work and required a refresh of the agenda to obtain a proper link. A City neighborhood notification sign only appeared west of Rail Runner but not immediately across from the subdivision, nor in the direction many residents routinely travel, and not in a convenient location that could easily be read without parking and walking a good distance.

We therefore oppose a zoning change that significantly departs from the original stated use of this neighboring property and the widening of Beckner Road, which already carries speeding drivers (above 45 MPH) and drag racers. The City's resources are stretched thin and are not adequate to enforce the law in this area – we expect a significant rise in crime in our neighborhood should this zoning change be approved.

James Garcia, President
Estancias de las Soleras Community Association
Kirsten Buettner, Secretary/Treasurer
Joan Dickerson, Director at large
Colleen McKeown, Director at large

City of Santa Fe

Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

NOTICE OF GOVERNING BODY PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Santa Fe will hold a public hearing at the City Council Chambers, 200 Lincoln Avenue (City Hall) on January 9, 2025 **at 7:30 PM,** to consider the following request:

Orion-West, LLC, Agent for Applicant Beckner Road Partnerships, LLC, requests that the Governing Body of the City of Santa Fe, New Mexico, grant approval of the following project consisting of seven (7) cases for land located on Las Soleras Drive between Beckner Road and I-25, within the Las Soleras Master Plan Area:

Turn page for case information

Questions may be directed to the City of Santa Fe Current Planning Division staff at gagurule@santafenm.gov. Any and all interested parties are invited to attend the public hearing and will be heard prior to the Planning Commission taking action. Members of the Public may join and participate in the meeting in person or online by Zoom.

Members of the Public may join and participate in the meeting in person or online by Zoom: To access the Zoom link please find it on the HTML Agenda posted at https://santafenm.portal.civicclerk.com/

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at https://www.youtube.com/user/cityofsantafe . The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Members of the public may submit public comments, including attachments by 5 p.m. on the Monday before the meeting via the virtual comment "button" at https://santafenm.portal.civicclerk.com/. Comments and attachments will then be published after this deadline.

*Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the Land Use Department gagurule@santafenm.gov 5 days prior to the hearing date.

Case #2024-7899. Las Soleras Master Plan Amendment changing land use designations for Las Soleras Master Plan Tracts 19, 20, 21, 23, 24 and 26, from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) to from 90 feet to 45 feet, subject to the Master Plan conditions listed in Section III, Table 1 "Master Plan Conditions" and Master Plan Technical Corrections listed in attachment "A".
Case #2024-7898. General Plan Amendment for Las Soleras Tracts 21, 23, 24, and 26 from Commercial Office Use to Community Commercial.
Case #2024-7900. Rezoning for Las Soleras Tracts 21, 23, 24 and 26 from C-1 (General Office) to C-2 (General Commercial).
Case #2024-8852. General Plan Amendment for Las Soleras Tract 19, from Transitional Mixed Use to Community Commercial.
Case #2024-8853. Rezoning for Las Soleras Tract 19, from MU (Mixed Use) to C-2 (General Commercial).
Case #2024-8854. General Plan Amendment for Las Soleras Tract 20, from Commercial Business Use to Community Commercial.
Case #2024-8855. Rezoning for Las Soleras Tract 20, from BIP (Business Industrial Park) to C-2 (General Commercial).

CONSIDERATION OF A RESOLUTION. **Master Plan Amendment.** Case #2024-7899. A Resolution to amend the Las Soleras Master Plan land use designations on Tracts 19, 20, 21, 23, 24 and 26, to be consistent with the proposed rezonings from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and to reduce the width of the Utility, Access, and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet. (Dan Esquibel, Case Manager daesquibel@santafenm.gov)

CONSIDERATION OF A RESOLUTION. **General Plan Amendment.** Case #2024-7898. A Resolution to amend the General Plan Future Land Use Map designation for Las Soleras Tracts 21 and 26, +/- 8.18 acres, and for Tracts 23 and 24, +/- 13.45 acres, from Commercial Office Use to Community Commercial. (Dan Esquibel, Case Manager daesquibel@santafenm.gov)

CONSIDERATION OF BILL NO. 2025-01. **Rezoning.** Case #2024-7900. A Bill to rezone Las Soleras Tracts 21 and 26, +/- 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and Tracts 23 and 24, +/-13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) to C-2 (General Commercial). (Dan Esquibel, Case Manager daesquibel@santafenm.gov)

CONSIDERATION OF A RESOLUTION. **General Plan Amendment.** Case #2024-8852. A Resolution to amend the General Plan Future Land Use designation for Las Soleras Tract 19, +/-
9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout, from Transitional Mixed Use to Community Commercial. (Dan Esquibel, Case Manager daesquibel@santafenm.gov)

CONSIDERATION OF BILL NO. 2025-02. **Rezoning.** Case #2024-8853. A Bill 2025-02 to rezone Las Soleras Tract 19, +/-9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout, from MU (Mixed Use) to C-2 (General Commercial). (Dan Esquibel, Case Manager daesquibel@santafenm.gov)

CONSIDERATION OF A RESOLUTION. **General Plan Amendment.** Case #2024-8854. A Resolution to amend the General Plan Future Land Use designation for Las Soleras Tract 20, +/-10.70 acres, located south of the Rail Runner Loop from Commercial Business Use to Community Commercial. (Dan Esquibel, Case Manager daesquibel@santafenm.gov)

CONSIDERATION OF BILL NO. 2025-03. **Rezoning.** Case #2024-8855. A Bill to rezone Las Soleras Tract 20, +/-10.70 acres located southwest of the Walking Rain Road / Beckner Road roundabout, from BIP (Business Industrial Park) to C-2 (General Commercial). (Dan Esquibel, Case Manager daesquibel@santafenm.gov)

City of Santa Fe, New Mexico

memo

DATE: January 9, 2025

TO: Governing Body

VIA: Randy Randall, Interim Community Development Director
Heather L. Lamboy, AICP, Planning and Land Use Director
Maggie Moore, Interim Assistant Land Use Director

FROM: Daniel A. Esquibel, Interim Planning Manager, Current Planning Division

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1. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2024-7898. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use Map designation for Las Soleras Tracts 21 and 26, +/- 8.18 acres, and for Tracts 23 and 24, +/- 13.45 acres, from Commercial Office Use to Community Commercial.

2. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2024-8852. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use designation for Las Soleras Tract 19, +/- 9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout, from Transitional Mixed Use to Community Commercial.

3. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2024-8854. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use designation for Las Soleras Tract 20, +/-10.70 acres, located south of the Rail Runner Loop from Commercial Business Use to Community Commercial.

4. CONSIDERATION OF A RESOLUTION

Master Plan Amendment. Case #2024-7899. Orion-West LLC, Agent for Applicant Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the Las Soleras Master Plan land use designations on Tracts 19, 20, 21, 23, 24 and 26, from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to a uniform classification of C-2 (General Commercial), and to reduce the width of the Utility and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet on the south side of Beckner Road.

5. CONSIDERATION OF BILL NO. 2025-1
   Rezoning. Case #2024-7900. Orion-West LLC, Agent for Applicant, Beckner Road Partnership, asks the Governing Body to adopt Bill 2025-01 to rezone Las Soleras Tracts 21 and 26, +/- 8.18 acres, and Tracts 23 and 24, +/-13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) to C-2 (General Commercial).

6. CONSIDERATION OF BILL NO. 2025-2
   Rezoning. Case #2024-8853. Orion-West LLC, agent for Applicant Beckner Road Partnership, LLC, ask the Governing Body to adopt Bill 2025-2 to rezone Las Soleras Tract 19, +/-9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout, from MU (Mixed Use) to C-2 (General Commercial).

7. CONSIDERATION OF BILL NO. 2025-3
   Rezoning. Case #2024-8855. Orion-West LLC, agent for Applicant Beckner Road Partnership, LLC, asks the Governing Body to adopt Bill 2025-3 to rezone Las Soleras Tract 20, +/-10.70 acres located southwest of the Walking Rain Road / Beckner Road roundabout, from BIP (Business Industrial Park) to C-2 (General Commercial).

I. Planning Commission Recommendations:

On September 5, 2024, the Planning Commission ("Commission") recommended the Governing Body take the following actions:

1. **APPROVE** Case #2024-7899. Las Soleras Master Plan Amendment, changing land use designations for Las Soleras Master Plan Tracts 19, 20, 21, 23, 24 and 26, from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet, subject to the Master Plan conditions listed in Section III, Table 1 "Master Plan Conditions" and Master Plan Technical Corrections listed in attachment "A".
2. **APPROVE** Case #2024-7898. General Plan Amendment for Las Soleras Tracts 21, 23, 24, and 26 from Commercial Office Use to Community Commercial.
3. **APPROVE** Case #2024-7900. Rezoning for Las Soleras Tracts 21, 23, 24 and 26 from C-1 (General Office) to C-2 (General Commercial).
4. **APPROVE** Case #2024-8852**.** General Plan Amendment for Las Soleras Tract 19, from Transitional Mixed Use to Community Commercial.

5. **APPROVE** Case #2024-8853. Rezoning for Las Soleras Tract 19, from MU (Mixed Use) to C-2 (General Commercial).
6. **APPROVE** Case #2024-8854. General Plan Amendment for Las Soleras Tract 20, from Commercial Business Use to Community Commercial.
7. **APPROVE** Case #2024-8855. Rezoning for Las Soleras Tract 20, from BIP (Business Industrial Park) to C-2 (General Commercial).

II. Sample Motions:

Seven (7) motions will be required. Land Use recommends the motions in the following order:

1. **Move to approve or deny** Case #2024-7898, adopting a resolution amending the General Plan Future Land Use Map designation from Commercial Office Use to Community Commercial, for Las Soleras Tracts 21 and 26, +/- 8.18 acres, and for Tracts 23 and 24, +/- 13.45 acres.

2. **Move to approve or deny** Case #2024-8852**,** adopting a resolution amending the General Plan Future Land Use designation from Transitional Mixed Use to Community Commercial, for Las Soleras Tract 19, +/- 9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout.

3. **Move to approve or deny** Case #2024-8854, adopting a resolution amending the General Plan Future Land Use designation from Commercial Business Use to Community Commercial, for Las Soleras Tract 20, +/-10.70 acres, located south of the Rail Runner Loop.

4. **Move to approve or deny** Case #2024-7899, adopting a resolution amending the Las Soleras Master Plan land use designations for Tracts 19, 20, 21, 23, 24 and 26 from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) to from 90 feet to 45 feet, subject to conditions of approval and technical corrections.

5. **Move to approve or deny** Case #2024-7900, adopting Bill 2025-01, changing the official Zoning Map designation from C-1 (General Office) to C-2 (General Commercial) for Las Soleras Tracts 21 and 26, +/- 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and Tracts 23 and 24, +/-13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout.

6. **Move to approve or deny** Case #2024-8853, adopting Bill 2025-02 changing the official Zoning Map designation from MU (Mixed Use) to C-2 (General Commercial), for Las Soleras Tract 19, +/-9.11 acres, located southwest of the Walking Rain Road/ Beckner Road roundabout.

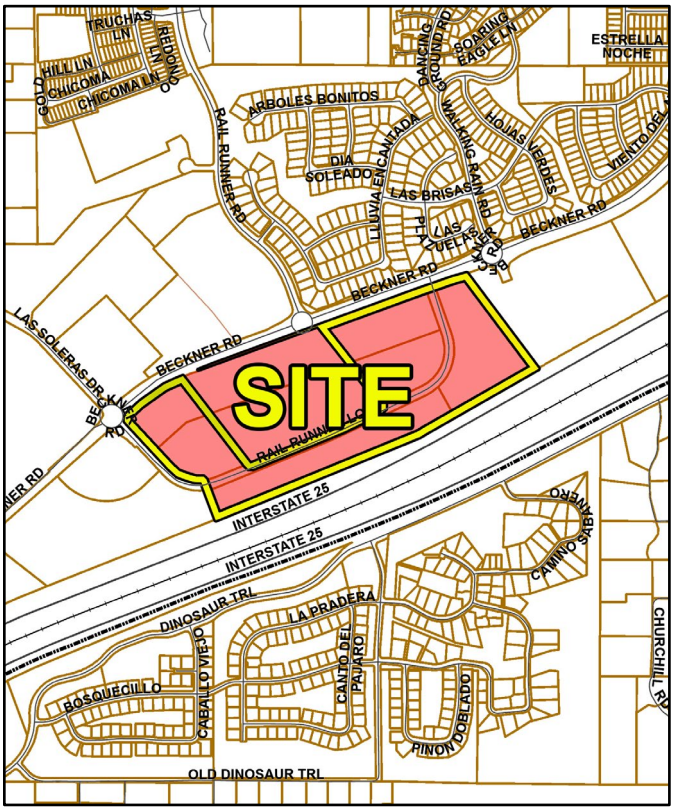
7. **Move to approve or deny** Case #2024-8855. adopting Bill 2025-03 changing the official Zoning Map designation from BIP (Business Industrial Park) to C-2 (General Commercial) Las Soleras Tract 20, +/-10.70 acres, located southwest of the Walking Rain Road / Beckner Road roundabout.

III. Executive Summary

Beckner Road Partnership, LLC, Owner, (the "Applicant"), through its agent, Orion-West LLC, requests a master plan amendment ("Master Plan Amendment"), three (3) general plan amendments ("GP Amendments"), and three (3) Rezonings ("Rezonings") for Tracts 19, 20, 21, 23, 24, and 26 ("Tracts") within the Las Soleras Master Plan area (Master Plan) (see Figure 1) (together, the "Project"). The Applicant's goal is to amend the land use designations and zoning on the six (6) tracts from their current zoning designations of General Office (C-1), Mixed Use (MU) and Business Industrial Park (BIP) to Community Commercial (C-2). The Rezonings must be consistent with the Master Plan and General Plan.

On February 11, 2009, the Governing Body approved the Master Plan when it annexed the area, encompassing +/- 539 acres with a mix of uses including low, medium, and high-density residential; community and regional commercial; business industrial park; mixed-use; institutional uses; office and open space. The Master Plan included a walkable neighborhood supported by an anticipated Rail Runner transit stop, which has since been postponed indefinitely by the state. The mix of uses was intended to encourage a citywide balance of residential and nonresidential uses and to set those uses among extensive open spaces, parks and trail networks.

Since approval in 2009, the Governing Body amended the Master Plan four (4) times:



1. September 9, 2015, which realigned roads, reconfigured open space and trails, reduced park land and reconfigured certain tracts of land.
2. September 24, 2016, which established alternative height and setback standards for the R-6 and R-12 residentially zoned districts for Estancias de Las Soleras and Ross's Peak developments.
3. September 12, 2018, which changed the land use designation from "Transitional Mixed Use" to "High Density Residential" to reflect contemporaneous zoning and General Plan amendments, reduced a 90-foot utility, access, and trail corridor to 45 feet (La Rambla) on the north side of Beckner Road, and amended a condition related to dust control.
4. May 31, 2023, which increased the density from six units per acre to ten units per acre for land located at 4601 Rail Runner Road (pending recordation).

The proposed three (3) GP Amendments, Master Plan Amendment, and three (3) Rezonings, (together, the "Project") will allow the Applicant to develop Las Soleras Tracts 19, 20, 21, 23, 24, and 26 under the Community Commercial (C-2) zoning district. The Tracts

are currently zoned C-1 (General Office), MU (mixed use), and BIP (Business Industrial Park) (see Figure 2). A uniform C-2 designation for the project area will allow amenities such as neighborhood grocery stores to exist side-by side with residences. (Grocery stores and residences could not exist side-by-side in the existing BIP and C-1 districts.) In addition, the rezoning will remove restrictions on ratios for housing versus commercial development (as currently required in the Mixed Use districts). Staff anticipates that these changes will result in more cohesive and pedestrian friendly mixed use development.

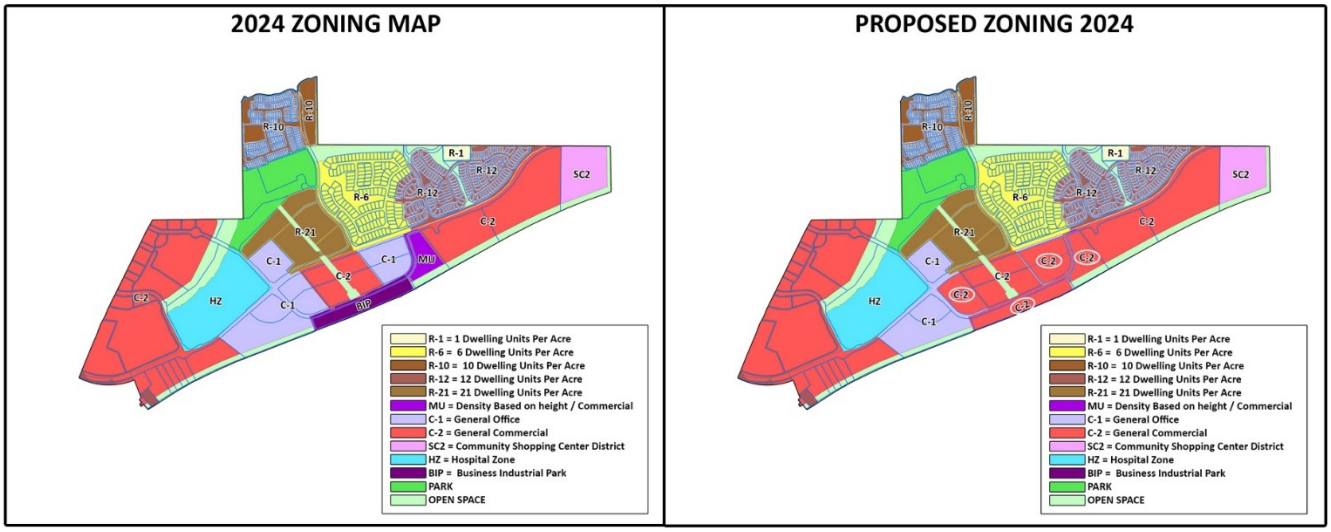


Figure 1 Existing (left) and Proposed Zoning (right)

The Applicant conducted a pre-application conference on September 28, 2023, and an Early Neighborhood Notification (ENN) meeting on November 14, 2023. On September 5, 2024, the Commission held a public hearing to review Case #2024-7899, Case #2024-7898, Case #2024-7900, Case #2024-8852, Case #2024-8853, Case #2024-8854, and Case #2024-8855 during which the Commission heard reports from City Planning and Land Use Department staff ("Staff"), testimony and evidence from the Applicant, and public comments by interested members of the public. The Commission found that the Master Plan Amendment, three (3) GP Amendments and three (3) Rezonings were consistent with the General Plan and that all approval criteria had been met.

The Commission voted to recommend that the Governing Body *approve* the Project on September 5th, 2024, subject to a condition of approval for the Master Plan Amendment. On October 3, 2024, the Commission adopted Findings of Fact and Conclusions of Law, (Attachment B, "Planning Commission Approved Findings of Fact and Conclusions of Law") and Commission Minutes (Attachment C, "Planning Commission Minutes"), reflecting its holdings from the public hearing.

IV. General Plan Amendment Approval Criteria

Table 2 analyzes all three (3) proposed General Plan Amendment according to approval criteria as set forth in the Santa Fe City Code, 14-3.2 "Amendments to the General Plan" for Case #2024-7879, Case #2024-8852, and Case #2024-8854.

Table 1 General Plan Amendment Approval Criteria Analysis

General Plan Amendment Criterion 1 [14-3.2(E)(1)(a)]: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met: (Yes/No) Yes**

Applicant's Response (General Plan Amendment):

"The requested General Plan Amendment to allow a uniform Land Use Classification of Community Commercial across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals[1] are achieved:

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

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

[Staff has removed three (3) paragraphs here. The Applicant's full response may be found in Attachment E, Applicant's materials]

[1] Staff Commentary: the policies referenced in this response are described in the City of Santa Fe 1999 General Plan, *available at* https://santafenm.gov/land-use/current-planning/long-range-planning/general-plan-1999.

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

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

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

The Angelou Report[2] further emphasizes the importance of diversifying Santa Fe's economic base to ensure sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

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

Staff Response (General Plan Amendment): Staff finds that the General Plan Amendments meet Criterion 1.

Staff agrees with the Applicant's response. The General Plan Amendments for the Tracts align with Santa Fe's growth and economic development strategies. The Applicant cites two (2) strategic documents that are reliable sources for understanding Santa Fe's future growth: the Angelou Plan ("Cultivating Santa Fe's Future Economy Economic Development Strategy, April 2004, by Angelou

[2] The "Angelou Plan" (referred to by the Applicant as the "Angelou Report") is a 2004 economic report from Angelou Economics. The Angelou Plan proposes a roadmap for Santa Fe's future economic development efforts based on economic analysis and community input. The Angelou Plan is included as Attachment C, "Economic Strategy".

Economics) and the 2008 Economic Development Strategy (included here as Attachment C, "Economic Strategy"). The General Plan Amendments are likely to allow for the type of neighborhood and community planning that are encouraged in the 1999 General Plan (*see* General Plan Themes, I-5). Specifically, the General Plan Amendments will allow for development designed to serve the immediate community, which helps reduce car-dependence and encourages community-oriented development (*see* General Plan Themes, I-13). Staff agrees that the Applicant's requested General Plan Amendments are consistent with projected growth patterns as described in both the Angelou Plan and the 2008 Economic Development Strategy.

General Plan Amendment Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;	**Criterion Met: (Yes/No)** **Yes**

Applicant's Response: *"This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application).*

Las Soleras Master Plan Tracts 19 – 26 are immediately adjacent to Community Commercial Tracts to the East. In addition, Tracts 22 and 25 are already designated Community Commercial. More Community Commercial along with Regional Commercial Land Use designations can be found a short distance to the West between I-25 and Beckner Road and then again North of Beckner Road just West of the Presbyterian hospital tract.

In fact, it could be observed that the existing land use classifications for Tracts 19 and 20 currently designated as Transitional Mixed Use and Business Park are the designations not consistent with the adjacent General Plan classifications which are a majority Community Commercial and Office.

The infrastructure serving Las Soleras is relatively new and it is also designed to accommodate the build out of the Master Plan including expansion of roads, trails and utilities as vacant Tracts are developed."

Staff Response: Staff agrees that Criterion 2 is met.

Staff agrees with the Applicant's response. The 1999 General Plan Policy Overlay designates the land at issue as an "infill area" (*see* 1999 General Plan, Chapter 3, "Land Use", p. 4). Guiding Policy 3-G-3 provides that "[t]here shall be infill development at densities that support the construction of affordable housing and a designated mix of land uses that provide an adequate balance of service retail and employment opportunities to address residential growth throughout the Urban Area".

1999 General Plan Guiding Policy 3-G-2 encourages mixed commercial/residential development throughout the City "[t]here shall be a mix of uses and housing types in all parts of the city." Additionally, much of the land near the Project site, along Cerrillos Road and I-25, is already

designated Community Commercial by the Future Land Use Map[3]. The General Plan Amendments will uniformly classify Las Soleras Master Plan Tracts 19 – 26 as Community Commercial, which will allow for development throughout the Project site that is consistent with the General Plan goal of encouraging mixed uses in all parts of the City.

General Plan Amendment Criterion 3 [14-3.2(E)(1)(c)]: the amendment does not: **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met: (Yes/No)** **Yes**

Applicant Response (General Plan Amendment):

***"(i) Response**:*

"With the exception of the Transitional Mixed Use and Business Park Classifications of Tracts 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

"(ii) Response:

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

(iii) Response:

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

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

Staff Response (General Plan Amendment): Criterion 3 is met.

The Applicant's response does not contain enough detail to fully address all subsections of this criterial. However, based on Staff's own investigation, which included review of the applicant's submittals, and all other material included in the attachments to this Report, Staff is able to conclude that the Amendment does not allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area, does not affect an area of less than two acres, and does not benefit one or a few landowners at the expense of the surrounding landowners or the general public.

[3] See City of Santa Fe Future Land Use Map, *available at* https://santafenm.gov/FutureLandUse.pdf (12/30/2024).

General Plan Amendment Criterion 4 [14-3.2(E)(1)(d)]: an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met: (Yes/No) N/A**
Applicant's Response: *"The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos."* **Staff Response:** Criterion 14-3.2(E)(1)(c) is met, and therefore no further justification is needed at this time.	
General Plan Amendment Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans; **Staff Response:** There are no extraterritorial zoning ordinances or extraterritorial plans that affect the Property.	**Not Applicable**
General Plan Amendment Criterion 6 [14-3.2(E)(1)(f)]: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;	**Criterion Met: (Yes/No) Yes**
Applicant's Response: *"A consistent land use designation of Community Commercial for Tracts 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.* *In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan."* **Staff Response:** Staff finds that Criterion 6[14-3.2(E)(1)(f)] is met. Staff agrees with the applicant's response, in that a Community Commercial designation across the entire Project site would provide an opportunity for growth that is consistent with 1999 General Plan Guiding Policy 3-G-2 ("[t]here shall be a mix of uses and housing types in all parts of the city") and allow development that, aligns well with the adjacent land uses. The Amendment promotes more coordinated and harmonious development of the Las Solares Master Plan within Santa Fe area, consistent with past discussions under Criteria 1, 2, and 4. Furthermore, the potential for increased job opportunities and additional retail and food services directly supports the economic and social prosperity of the neighborhood.	

General Plan Amendment Criterion 7 [14-3.2(E)(1)(g)]: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	Criterion Met: (Yes/No) YES
Applicant's Response: *"Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed."* **Staff Response:** Staff agrees with the Applicant's response. The General Plan Amendments are consistent with multiple City policies that support the proposed change. The General Plan Amendments do not conflict with any existing city ordinances or regulations. Additionally, the Project meets all applicable Code criteria. The General Plan Amendments foster a harmonious development strategy, promote general welfare, and correspond with adjacent land uses and broader city policies, ensuring there are no conflicts with existing regulations. Staff finds that Criterion 7[14-3.2(E)(1)(g)] is met.	
General Plan Amendment Criterion 8 [14-3.2(E)(2)] Additional Criteria for Amendments to Land Use Policies **In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:** **(a) the growth and economic projections contained within the general plan are erroneous or have changed;** **(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or** **(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.**	**Not Applicable**
Staff Response: The Applicant is not required to document compliance with Criterion 8, since the application does not amend land use policies.	

V. APPROVAL CRITERIA – MASTER PLAN AMENDMENT

Table 2 provides the Applicant's responses and staff's analysis of the Master Plan approval criteria, 14-3.9 "Master Plan", for Case #2024-7899 Las Soleras Master Plan Amendment.

According to City Code Section 14-3.9 (B)(3), "[f]inal actions by the governing body… concerning rezonings… shall include a specific finding or determination that the action complies with all applicable provisions of the master plan." Consequently, it is Staff's recommendation that the Governing Body consider the Master Plan Amendment before considering the Applicant's proposed Rezonings.

Staff recommends *conditional approval* of the Master Plan Amendment, effective upon approval of the relevant rezonings and an additional condition. As further discussed in the Planning Commission Staff Report, Staff finds that the Master Plan Amendment meets the criteria for approval, subject to a condition that the Master Plan Amendment include a "Master Sign Plan" that comprehensively addresses the design, placement, and specifications of all signs within the project area that are compatible with the historic and rural character and visual openness of the Historic Route 66 (I-25) corridor and acknowledge the significance of development of the project along the primary entrance into Santa Fe. (*See* Attachment A, p. 4). Staff proposes that the Applicant must complete this condition prior to recording the Master Plan Amendment.

Table 2 Master Plan Amendment Approval Criteria Analysis

Criterion 1 (14-3.9(D)(1)(a)): the master plan is consistent with the general plan;	**Criterion Met: (Yes/No) YES**
Applicant's Response (Master Plan): *The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan Tracts 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals.* *Specifically, the following General Plan policy goals are supported:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.* *Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.* *Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and* *Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.* *Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and* *Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.* *Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and* *Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and* *Policy 9-2-G-5: Promote small business.* *The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the*	

local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

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

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

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

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

Staff Response (Master Plan): Staff finds that the Master Plan meets Criterion 1 is met.

Staff agrees that the Master Plan Amendment is consistent with the proposed General Plan Amendments. The Master Plan Amendment still maintains the potential for a diverse range of uses as allowed within the C-2 District and allows for neighborhood-focused development as described in the policies referenced in the Applicant's response, above.

Criterion 2 (14-3.9(D)(1)(b)): the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):
"This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Tracts 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across Tracts 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Staff Response (Master Plan): Staff finds that Criterion 2 is met.

Staff agrees with the Applicant's response. The Master Plan Amendment is consistent with the Rezonings proposed for the area. . The variety of C-2 uses, ranging from residential to light industrial, are consistent with the Las Soleras Master Plan's original scheme to foster a mix of uses, by allowing for a more cohesive, neighborhood-focused development scheme across the Project site than Mixed Use, BIP, and C1, which restrict certain types of development to certain parts of Project site. . .

Criterion 3 (14-3.9(D)(1)(c)): development of the master plan area will contribute to the coordinated and efficient development of the community;	**Criterion Met: (Yes/No) YES**

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

Staff Response (Master Plan): Criterion 3 is met.

Staff agrees with the applicant's response. The Master Plan Amendment provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such as full-service dining throughout the entire Project site, and more, which would not be allowed with the current combination of zoning restrictions. This approach addresses the evolving needs of the surrounding neighborhood. The diverse mix of uses is likely to stimulate local economic growth.

Criterion 4 (14-3.9(D)(1)(d)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development:	**Criterion Met: (Yes/No) YES**

Applicant Response (Master Plan):

"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Master Plan): Staff finds that Criterion 4 is met.

Staff generally agrees with the Applicant's response regarding the minimal impact of the Master Plan Amendment on utility systems and the adequacy of existing infrastructure to support the proposed changes. Although the Applicant's "Conceptual Test Fit" land plan, included in the application, evaluates the amendment's impact on area traffic, water, and sewer utilities, the Applicant's test is not an actionable item on the agenda and cannot be used to establish compliance with the criteria.

While the Traffic Division agrees with the Applicant's Traffic Analysis, the Traffic Division has raised certain points for consideration regarding future phases of the project (*See* Attachment B, Development Review Team (DRT) Comments):
1. Per the original approved Master Plan note 46A, Beckner Road must be constructed as a four-lane major arterial in accordance with Chapter 14 of the City Code, unless otherwise approved by the City of Santa Fe Public Works Department, consistent with an approved or amended Traffic Impact Analysis.
2. The updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road, as stipulated in the original Master Plan.

Additionally, Fire Preventions comments have outlined necessary precautions and requirements for future development:
1. A comprehensive assessment of fire service capacity and requirements should be conducted for all substantial new master plan developments.
2. Before construction begins, the water division and fire department must approve all infrastructure, including hydrants and water lines.
3. An all-weather access road capable of supporting a 75,000-pound fire apparatus must be provided before any combustible materials are brought onto the site.

The Water Division did not "have any concerns at this time from a water engineering standpoint", however, it noted that "the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project." *See* Attachment B, DRT Comments.

The Wastewater Division has "determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development." *See* Attachment B, DRT Comments.

The Parks Division raised no concerns for the project. *See* Attachment B, DRT Comments.

VI. Rezoning Approval Criteria

SFCC 1987, Sec. 14-3.5(C) requires the Governing Body to consider approval criteria for all rezoning proposals, and make complete findings of fact with respect to each criterion "sufficient to show that these criteria have been met", before the Governing Body approves a rezoning. Table 3, below, contains analysis of the three (3) Rezoning requests for Case #2024-7900, Case #2024-8853, and Case #2024-8855.

Table 3 Rezoning Las Soleras Master Plan Tracts 19, 20, 21, 23, 24 and 26

Rezoning Criterion 1 (14-3.5(C)(1)(a)) one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met: (Yes/No)** **YES**
Applicant's Response (Rezoning from C-1, MU, and BIP to C-2): *(i) "Not applicable"* *(ii) "As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within Tracts 19 -26. This loop road realignment has left the lot configurations of Tracts 19 – 26 contrary to efficient development.* *Las Soleras Tracts 19-26 have been referenced collectively as triggers for various infrastructure development – most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for Tracts 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative impact on Master Plan Tracts 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue."* *(iii) "As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.*	

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

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

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

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

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road. The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response: Criterion 1 is met.

Staff agrees that a different use category (here, Community Commercial/ C2) is more advantageous to the community as articulated in the General Plan policy sections cited in the Applicant's response. The Rezonings support a variety of uses, enhance walkability, and promote economic self-sufficiency within the master planned area by balancing residential and commercial development opportunities, which provides opportunities for shopping and employment in the immediate area. The Rezonings are designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs.

Rezoning Criterion 2 (14-3.5(C)(1)(b)): all the rezoning requirements of Chapter 14 have been met;	**Criterion Met: (Yes/No) YES**

Applicant's Response:
"Yes, all zoning requirements of Chapter 14 have been met."

Staff Response: Staff agrees with the Applicant's response, above. The Rezonings meet all applicable Chapter 14 requirements. The proposed Rezonings therefore meets Criterion 2.

Rezoning Criterion 3 (14-3.5(C)(1)(c)): the rezoning is consistent with the applicable policies of the general plan, including the future land use map;	**Criterion Met: (Yes/No) Yes**

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

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

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

Staff Response (Rezoning): Staff finds that Criterion 3 is met.

Staff agrees with the Applicant's response that rezoning the Tracts to a uniform Community Commercial C-2 district across aligns with the City of Santa Fe's General Plan as proposed to be amended, and economic development goals. The proposal matches City policies on diverse land uses, reduced auto dependence, and balanced growth, supporting the Future Land use Map, which designates the area Community Commercial.

Rezoning Criterion 4 (14-3.5(C)(1)(d)): the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):

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

Staff Response (Rezoning from R-3 to C-2): Staff finds that Criterion 4 is met.

For City policy regarding the amount of land sufficient to meet Rezoning Criterion 4, Staff looks to City Code General Plan Amendment Criteria, Section 14-3.2(E)(1)(c), which requires in part that an amendment does not "affect an area of less than two acres, except when adjusting boundaries between districts."

Based on this requirement, Staff concludes that the amount of land proposed for rezoning will not create a pocket of inconsistent development and is sufficient to help meet the City's land use goals of creating neighborhood-focused communities that include opportunities for both residential and commercial development.

Rezoning Criterion 5 (14-3.5(C)(1)(e)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met: (Yes/No) YES**

Applicant's Response:

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

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

Staff Response: Staff finds that Criterion 5 is met.

Staff agrees with the Applicant's response the "subject property can be served by existing roadways and public water and sewer infrastructure."

Staff agrees with the Applicant's response that the existing infrastructure is adequate for the proposed development. However, the "Conceptual Test Fit" that the Applicant referenced is not from the City Code and is not a test that the City uses to evaluate projects. Additionally, DRT evaluations have outlined necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development, which will be reviewed at the permitting or development plan stage.

Rezoning Criterion 6 (14-3.5(C)(2)): Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts; or** **(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met: (Yes/No)** **Yes**

Applicant's Response:

14-3.5(C)(2)(a):

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

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

14-3.5(C)(2)(b):

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

14-3.5(C)(2)(c):

"As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las

Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

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

Staff Response: Staff finds that Criterion 6 [14- (14-3.5(C)(2)] is met.

The Rezonings are consistent with applicable 1999 General Plan policies referenced in detail in the analysis of the previous criteria. The Rezonings are anticipated to bring broader economic benefits, such as increased employment, higher property and sales tax revenues, and expanded services, all of which would serve the general public interest.

VII. CONCLUSION

The Applicant has complied with all application process requirements of Santa Fe City Code 1987, Chapter 14 as follows:

a) The Applicant complied with the following steps required by the Santa Fe City Code:
   1) Pursuant to 14-3.1(E) "Pre-application", the Applicant conducted a pre-application on September 28, 2023.
   2) Pursuant to 14-3.1(F) "Early Neighborhood Notification" (ENN) the Applicant conducted one ENN on November 14, 2023.
   3) The Applicant has addressed the Master Plan Approval Criteria per Section 14-3.9(D)(1) *"Necessary Findings."*
   4) The Applicant has addressed the General Plan Amendment Approval Criteria per Section 14.3-9(E)(1) *"Criteria for All Amendments to the General Plan."*
   5) The Applicant has addressed the Rezoning Approval Criteria per Section 14-3.5(C) *"Approval Criteria."*

Staff and the DRT have analyzed the Project and found that it meets all applicable Code criteria. The Land Use Department recommends APPROVAL of the Project, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A."

VIII. ATTACHMENTS

A. Planning Commission Staff Report
B. DRT Comments
C. Economic Strategy
D. Maps and Images
E. Applicant's Materials
F. Planning Commission Approved Findings of Fact and Conclusions of Law (all case numbers)

G. Planning Commission Minutes

A Resolution Amending the Las Soleras Master Plan land use designations for Tracts 19, 20, 21, 23, 24 and 26 from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) to from 90 feet to 45 feet.

A Resolution Amending the General Plan Future Land Use Map designation from Commercial Office Use to Community Commercial, with Legal Description.

Bill 2025-01, Changing the Official Zoning Map from C-1 (General Office) to C-2 (General Commercial), with Legal Description.

A Resolution Amending the General Plan Future Land Use Map from Transitional Mixed Use to Community Commercial, with Legal Description.

Bill 2025-02 Changing the Official Zoning Map from MU (Mixed Use) to C-2 (General Commercial), with Legal Description.

A Resolution Amending the General Plan Future Land Use designation from Commercial Business Use to Community Commercial, with Legal Description.

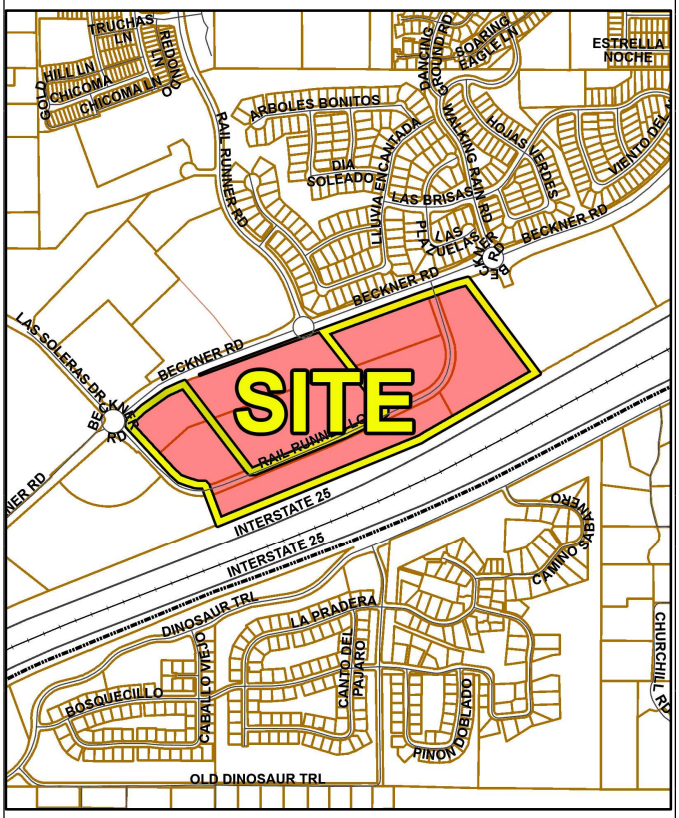
Bill 2025-03 Changing the Official Zoning Map from BIP (Business Industrial Park) to C-2 (General Commercial), with Legal Description

ATTACHMENT A

CITY OF SANTA FE

Planning and Land Use Department
Planning Commission Staff Report

Case Nos:	2024-(7899)(898)(7900)(8852)(8853)(8854)(8855)
Hearing Date:	September 5, 2024
Applicant:	Beckner Road Partnership, LLC
Request:	Master Plan Amendment, General Plan Amendments & Rezonings
Location:	The property is located SE of the Las Soleras/Beckner Rd roundabout & South of the Rail Runner Rd/Beckner Rd roundabout, & on the South side of Beckner Rd, being Tracts 19-26, within the Las Solares Master Plan.
Case Mgr.:	Daniel A. Esquibel
Existing Zoning:	C-1 (General Office), MU (Mixed Use), and BIP (Business Industrial Park)
Overlay:	Suburban Archaeological Review District
Pre-app. Mtg.:	September 28, 2023
ENN Mtg.:	November 14, 2023



Proposal: The Applicant's project includes 7 applications: an amendment to the Las Soleras Master Plan, 3 General Plan Amendments, (GPA) 3 rezonings (RZ), and a request to reduce the La Rambla Trail easement width from 90 feet to 45 feet. The GPAs change the Future Land Use Map designations from "Transitional Mixed Use, Business Commercial, and Commercial Office" to "Community Commercial". The RZs change the Official City Zoning Map designations from MU, BIP, and C-1, to C-2.

Case #2024-7899. Las Soleras Master Plan Amendment. Orion-West LLC, Agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a Master Plan Amendment to the Las Soleras Master Plan, changing the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet, on a property located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout on the south side of Beckner Rd, encompassing Tracts 19-26 within the Las Soleras Master Plan. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-7898. Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and also that the Planning Commission recommend that the Governing Body approve an additional General Plan Amendment changing the existing General Plan Future Land Use Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from Commercial Office Use to Community Commercial. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case # 2024-7900. Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning. Orion-West LLC, Agent for Beckner Road Partnership, Owner, asks the Planning Commission to recommend that the Governing Body approve a rezoning, changing the Official Zoning Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and that the Planning Commission also recommend the Governing Body to change the existing Official Zoning Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) Use to C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8852. Las Soleras Master Plan Tract 19 General Plan Amendment. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use designation for approximately 9.11 acres from Transitional Mixed Use to Community Commercial, for a property, described as Tract 19 on the Las Soleras Master Plan located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8853. Las Soleras Master Plan Tract 19 Rezoning. Orion-West LLC, agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 9.11 acres from MU (Mixed Use) Use to C-2 (General Commercial). The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8854. Las Soleras Master Plan Tract 20 General Plan Amendment. Orion-West LLC., agent for

Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use designation for approximately 10.70 acres from Commercial Business Use to Community Commercial, on a property described as Tract 20 on the Las Soleras Master Plan, and located south of the Rail Runner Loop. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8855. Las Soleras Master Plan Tract 20 Rezoning. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, ask the Planning Commission to recommend the Governing Body approve a rezoning changing the existing Official Zoning Land Use Map designation for approximately 10.70 acres from BIP (Business Industrial Park) to C-2 (General Commercial) on a property described as Tract 20 on the Las Soleras Master Plan, and located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** of the following cases, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A":

1. Case #2024-7899: Las Soleras Master Plan Amendment allowing General Plan Amendments and Rezonings for Las Soleras Tracts 21, 23, 24, and 26,
2. Case #2024-7898: Las Soleras Tracts 21, 23, 24, and 26 General Plan Amendment,
3. Case #2024-7900: Las Soleras Tracts 21, 23, 24, and 26 Rezoning,
4. Case #2024-8852: Tract 19 General Plan Amendment,
5. Case #2024-8853: Las Soleras Tract 19 Rezoning,
6. Case #2024-8854: Las Soleras Tract 20 General Plan Amendment, and
7. Case #2024-8855: Las Soleras Tract 20 Rezoning

Seven motions are required for these Cases:

1. Recommend the Governing Body approve or deny Case #2024-7899: Las Soleras Master Plan Amendment allowing General Plan Amendments and Rezonings for Las Soleras Tracts 21, 23, 24, and 26,
2. Recommend the Governing Body approve or deny Case #2024-7898: Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment, subject to the Master Plan conditions listed in Section II, Table 1 *"Master Plan Conditions"*, and Master Plan Technical Corrections listed in attachment "*A*",
3. Recommend the Governing Body approve or deny Case #2024-7900: Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning,
4. Recommend the Governing Body approve or deny Case #2024-8852: Tract 19 General Plan Amendment
5. Recommend the Governing Body approve or deny Case #2024-8853: Las Soleras Master Plan Tract 19 Rezoning,
6. Recommend the Governing Body approve or deny Case #2024-8854: Las Soleras Master Plan Tract 20 General Plan Amendment, and
7. Recommend the Governing Body approve or deny Case #2024-8855: Las Soleras Master Plan Tract 20 Rezoning

II. Master Plan Conditions

Table 1 Master Plan Conditions

#	Condition of approval	Dept/Division	Completed By:
1	The Applicant shall submit a Master Sign Plan to be included with the Master Plan amendment as a permanent component of future development of the Project. This Master Sign Plan must comprehensively address the design, placement, and specifications of all signs within the project area to ensure compatibility with the historic and rural character and visual openness of the Historic Route 66 (I-25) corridor and acknowledge the significance of development of the project along the primary entrance into Santa Fe. This requirement shall apply to the entire project area, irrespective of any future subdivision or ownership change, and must be adhered to by all current and subsequent owners or developers.	Land Use/ Current Planning Division	Prior to recording the Master Plan

III. EXECUTIVE SUMMARY

The Governing Body approved the Las Soleras Master Plan (Master Plan) on February 11, 2009, encompassing approximately 539 acres with a mix of uses including low, medium and high-density residential; community and regional commercial; business industrial park; mixed-use; institutional uses; office and open space. The original master plan concept proposed a walkable mixed-use neighborhood focused on an anticipated Rail Runner transit stop. The mix of uses was intended to approximate the citywide balance of residential and nonresidential uses, set among extensive open spaces.

Since adoption in 2009, there have been 4 amendments to the Las Solares Master Plan:

A. September 9, 2015
   i. Realignment of roads, reconfiguration of open space and trail, reconfiguration and reduction of park land and the reconfiguration of land tracts.
B. September 24, 2016
   i. Establish alternative height and setback standards for the R-6 and R-12 residentially zoned districts of Las Soleras for Estancias de Las Soleras and Ross's Peak.
C. September 12, 2018

i. Rezoning from MU (Mixed Use) to R-21 (Residential-twenty-one dwelling units per acre) and a reduction in the 90-foot utility, access, and trail corridor to 45 feet (La Rambla).

ii. Amending Las Soleras Master Plan condition related to dust control

D. October 31, 2019

i. Rezoning from R-6 to R-10 for Las Solares Tract 13

IV. COMPARISON MAPS OF ZONING AND THE FUTURE LAND USE MAP

Figure 1 depicts a comparison between the 2010 Future Land Use Map (left), illustrating the land uses at the time of adoption of the Master Plan and Annexation into the City, and the current 2024 Future Land Use Map designations (right). The primary differences being within the project area where 4 lots (lots 21,23,24 and 26) were annexed in as Community Commercial (red) and are now designated as commercial office (light purple). There has also been an expansion of residential low density (yellow) and residential high density (goldenrod) and a reduction in Transitional Mixed Use (mauve) north of Beckner Road.

Figure 1 2010 / 2024 Future Land Use Map Comparison

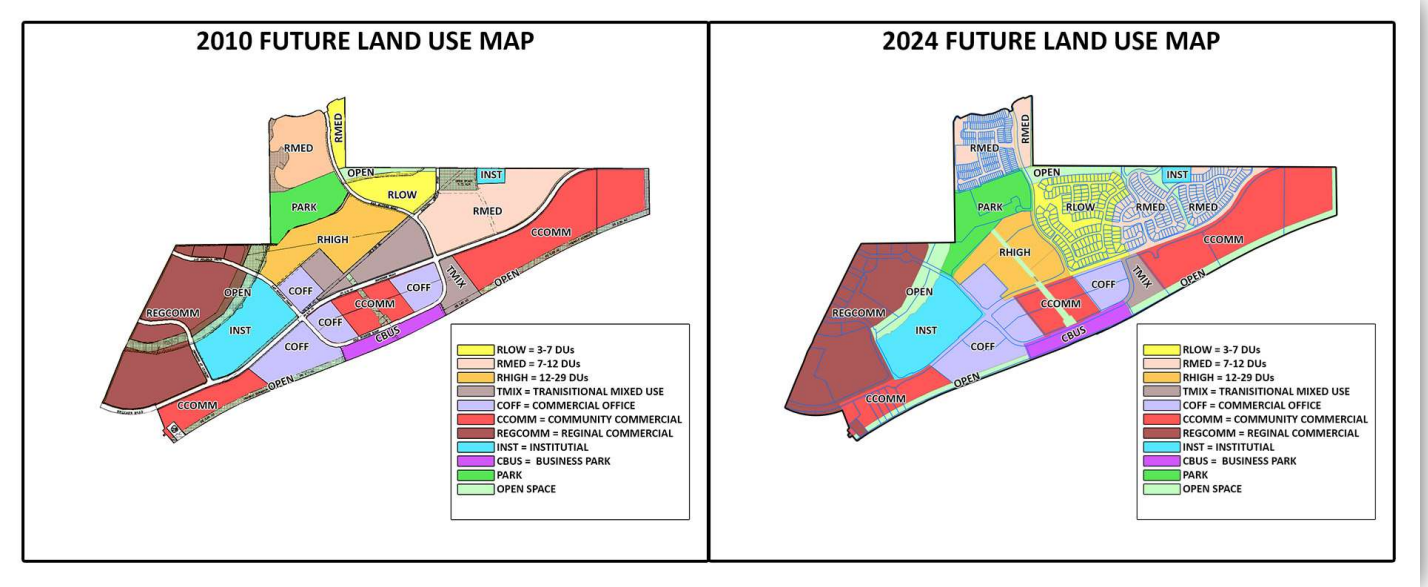
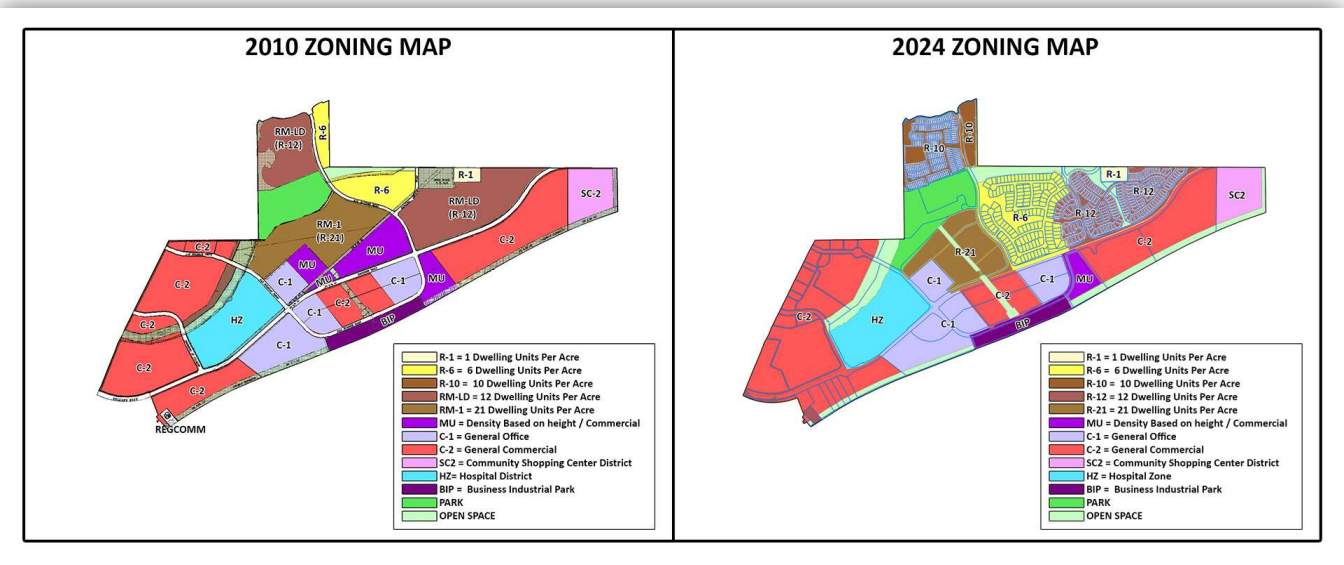


Figure 2 depicts a comparison between the 2010 Zoning Map established at annexation and the 2024 Zoning Map. The primary difference being a reduction in Mixed Use zoning (purple) in favor of more residential uses north of Beckner Road.

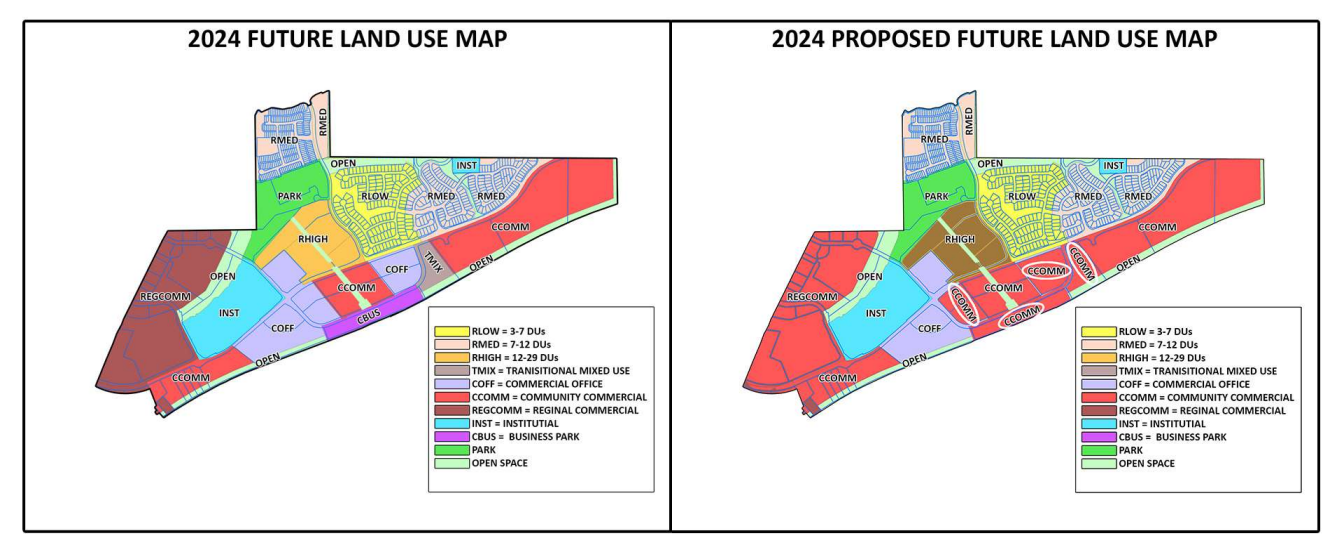
Figure 2 2010 Master Plan Zoning and 2024 Zoning Map Comparison



The Applicant's Proposed Changes

Figure 3 compares the existing 2024 Future Land Use Map and the applicant's proposed changes, from Commercial office (light purple), Business Park (dark purple), and Transitional Mixed Use (mauve) to Community Commercial (red).

Figure 3 2024 Future Land Use Map Comparison



The General Plan describes Community Commercial Office as providing:

> *Sites for retail shopping areas, focus on a plaza, containing a wide variety of businesses, including retail stores; eating and drinking establishments; commercial recreation; service stations; automobile sales and repair services; financial, business, and personal services; and educational and social services.*

The General Plan describes Business Park as:

> *Business Parks shall provide areas appropriate for moderate- to low-intensity industrial and business park uses capable of being located next to commercial and residential areas with minimum buffering. Allowable uses include research and development related uses, light manufacturing, wholesaling, distribution and storage, retailing and small-scale restaurants as a related use only, and offices in a master planned landscaped setting. No raw materials processing or bulk handling would be allowed.*
>
> *The Business Park designation on the Future Land Use Map of the General Plan is intended to encompass the 11, Light Industrial District, and the IP, Industrial Park District, existing zoning categories. It is recommended that both districts be re-examined for allowable uses and appropriate standards. It is further recommended that the IP zoning district be restructured with a stronger emphasis on research and development, offices, and related uses, to be developed in a master planned landscaped setting, and that the district name be modified to Business and Industrial Park in order to reflect these changes.*
>
> *For new development and for rezonings within the Business Park designation, the appropriateness of 1 versus BIP (IP) is determined by the nature of adjacent land uses. Where an area designated Business Park on the Future Land Use map is adjacent to non-residential zoning, an existing non-residential use, or non-residential Future Land Use, then that area may be considered for 11 zoning. Where an area designated Business Park on the Future Land Use map is adjacent to residential zoning, an existing residential use, or residential Future Land Use, then that area may be considered for IP (BIP) zoning.*

The General Plan describes Transition Mixed Use as:

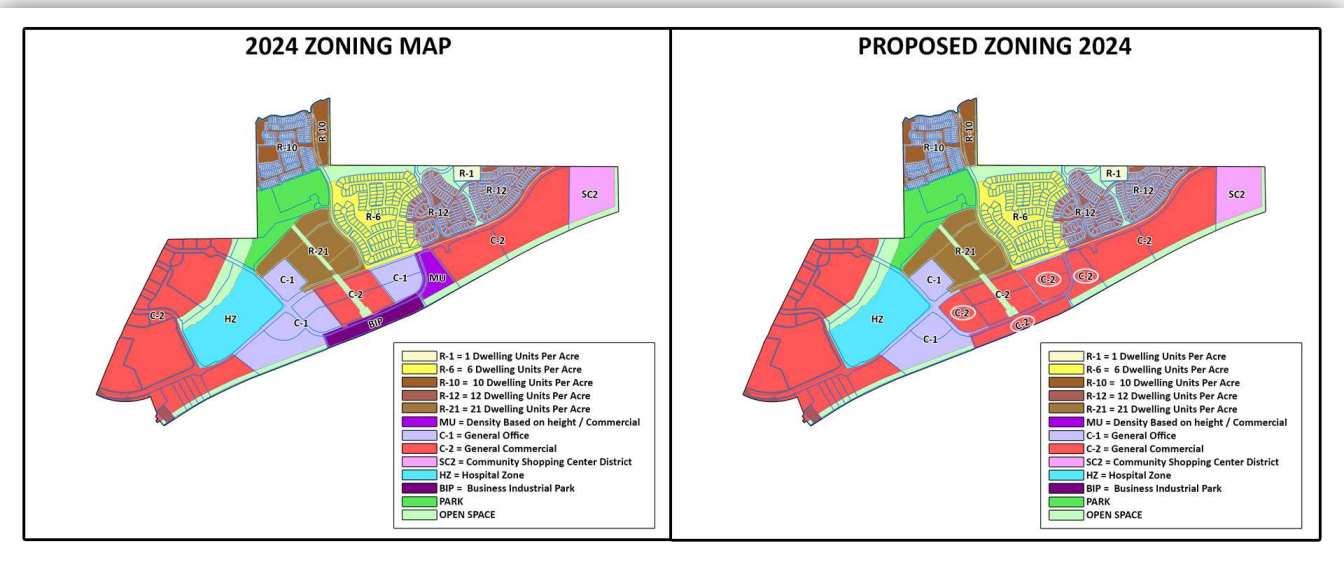
> *…mixed-use development, providing a variety of commercial (specific locations for big box retail), residential, and institutional opportunities.*

The General Plan describes Office as:

> *This classification provides sites for administrative, financial, business, professional, medical, and public offices, and small-scale restaurants (as a related use only) in areas where retail and other community commercial uses are not appropriate*.

Figure 4 compares the Applicant's proposed changes to the City Zoning Map, namely replacing C-1 (General Office), BIP (Business Industrial Park) and MU (Mixed Use) with C2 (General Commercial).

Figure 4 Existing and Proposed Zoning Map Comparison



Zoning Modifications

Table 2 *"Zoning Acreage Change"* depicts acreage changes affected by Master Plan Amendments for Las Solares Master.

Table 2 Zoning Acreage Change

Zoning	2010 Annexation (Acreages+/-)	2024 Current Zoning (Acreages +/-)	Proposed Changes (Acreages+/-)
R-1	3.02	3.02	3.02
R-6	28.96	46.9	46.9
RM-LD (R-10 & R-12)	102.66	81.19	81.19
RM-1 (R-21)	43.69	28.59	28.59
MU	37.49	9.11	0
C-1	50.29	50.45	30.75
C-2	171.5	171.5	~~239.47~~ 211.01
SC-2	20.21	20.21	20.21
HZ	39.03	39.03	39.03
BIP	10.7	10.7	0

Park	21.4	31.1	31.1

Figure 5 Line Graph

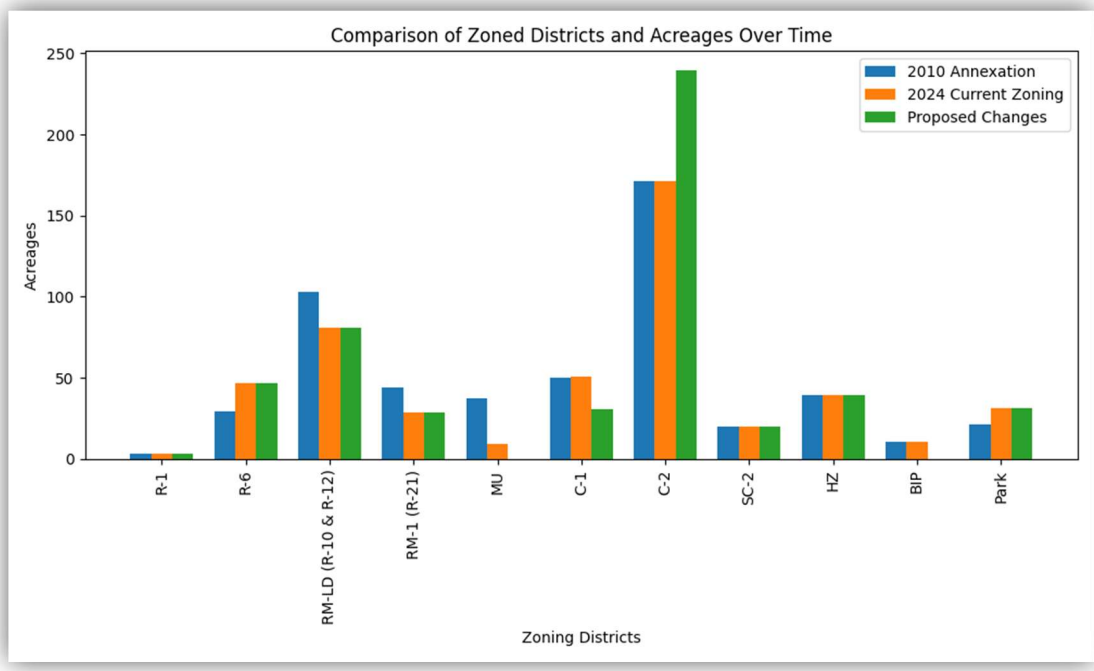


Figure 5, together with Figures 1-4 and Table 2 present an overview of modifications across various zoning categories, from the annexation agreement established in 2010 to the present year, and the applicants requested amendments. Figures 1-5 offer a general view of how acreages within the Master Plan area have changed across different zoning categories over time. The Master Plan amendment proposes modifications to the Master Plan zoning designations for Tracts 19, 21, 23, 24, and 26. The Master Plan amendment eliminates two zoning categories—MU (Mixed Use) from 9.11 acres to 0; and BIP (Business Industrial Park) from 10.7 acres to 0 acres—while reducing the area zoned as C-1 (General Office) from 50.45 acres to 30.75; and increasing those areas zoned as C-2 (General Commercial) from 171.5 acres to 239.47. In addition to the zoning changes, the applicant seeks to reduce the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet.

Relevant Chapter 14 Zoning District purpose statements:

14-4.3(A) C-1 Office and Related Commercial District

The purpose of the C-1 office and related commercial district is to provide areas for government offices; professional and business offices; medical and dental offices or clinics; personal care facilities for the elderly ; and hospitals , laboratories, pharmacies and related complementary businesses that provide sales or service of office equipment, medical and dental supplies and office supplies. This

district serves as a transitional buffer between more intense commercial use districts and residential districts.

14-4.3(B) C-2 General Commercial District

The C-2 general commercial district includes areas along streets carrying large volumes of traffic where commercial uses are appropriate. Regulations are designed to guide future additions or changes so as to discourage extension of existing and formation of future strip commercial development , to preserve the carrying capacity of the streets and to provide for off-street parking and loading.

14-4.3(H) BIP Business and Industrial Park District

1) Purpose

(a) The purpose of the BIP district is to provide locations for the development of jobs in research and development activities and in offices, institutions and limited light industrial settings. The BIP district regulations intend to ensure that district locations may be adjacent to residential and commercial areas with minimum buffering.

(b) It is also the purpose of the BIP district to allow related uses that complement or support the primary employment-based uses to create a functional and pedestrian-friendly development.

2) Rezoning Requirements

(a) Property is eligible for rezoning to BIP if the property is a minimum of four acres in size and all other applicable requirements of Chapter 14 are satisfied.

(b) Rezoning to BIP requires consideration and approval by the planning commission and governing body of a master plan or development plan for the property as provided in Sections 14-3.8 and 14-3.9."

14-4.3(L) MU Mixed-Use District

1) Purpose

It is the purpose of the MU mixed-use district to provide for the creative infill and development of underused and vacant land and buildings in Santa Fe. This zoning category allows office, commercial and residential uses in the same building or on the same property . MU zoning should accomplish the following goals:

(a) control sprawl by creating a more efficient use of land and more opportunities for infill ;

(b) promote affordable housing and economic development by emphasizing a variety of land uses

(c) promote creative and flexible land uses within Santa Fe;

(d) foster alternative means of transportation, including transit, bicycles and walking;

(e) promote infill development and pedestrian-oriented streetscapes in currently underused parking areas and along existing roadway corridors; and

(f) promote shared parking areas in the design and development of mixed-use projects.

(2) Rezoning Requirements

(a) Application for rezoning to MU is not allowed for residentially zoned properties located in historic districts, as shown on the official zoning map.

(b) *Rezoning to MU requires consideration and approval by the planning commission and governing-body of preliminary or final development plans for the property as provided in Section 14-3.8.*

As districts expand, contract, or are eliminated, the urban fabric of the Los Soleras Master Plan area shifts. Expansion of C-2 zones might encourage more robust commercial development but could risk higher traffic and reduced pedestrian safety and less open space. Shrinking or eliminating MU districts could undermine efforts to increase urban density and mixed-use developments, potentially leading to greater vehicle dependence and loss of vibrant, multi-functional urban areas. Changes in BIP zoning could affect the availability of land for high-tech and industrial jobs, impacting local employment landscapes. Conversely, growth in C-1 areas could promote quieter, service-based environments but might limit opportunities for larger commercial ventures. Each adjustment to these zoning districts needs to be considered carefully to balance growth, community needs, and infrastructure capabilities.

The Applicant complied with Subsections 14-3.1(E) *"Pre-Application Conferences,"* 14-3.1(F) "Early Neighborhood Notification Procedures," and 14-3.1(H) *"Notice Requirements."*

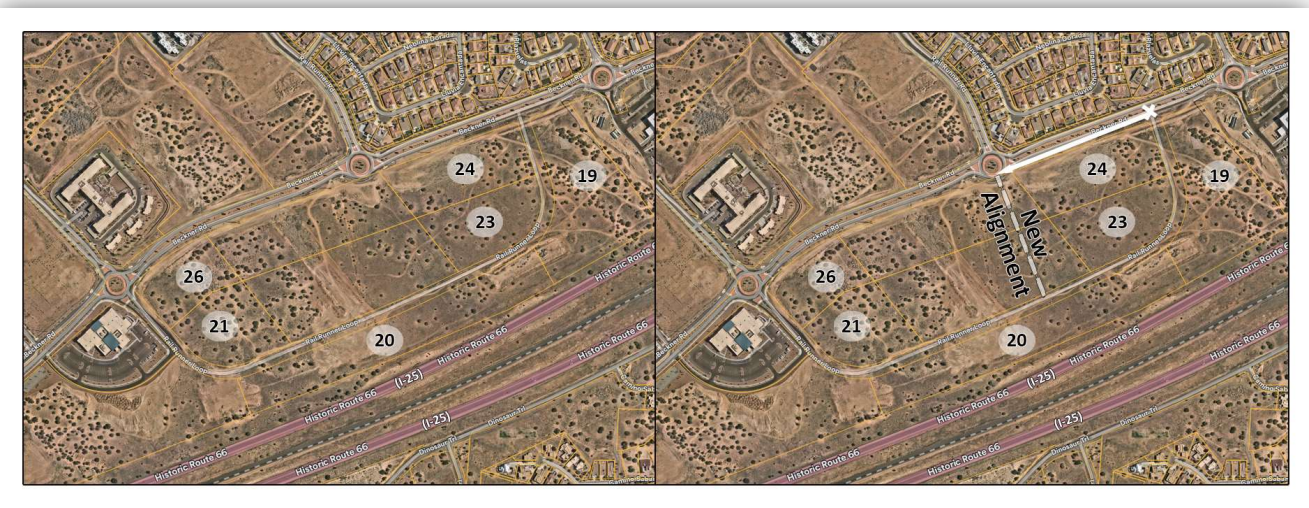
Staff's analysis finds that the Applicant met the approval criteria as outlined in Subsection 14-3.9(D) for Master Plans, Subsection 14-3.2(E) for amendments to the General Plan, and Subsection 14-3.5(C) for the rezoning request across all 7 case requests.

V. PROJECT ANALYSIS

A. Property Information:

Tracts 19, 20, 21, 23, 24, and 26 are vacant tracts of land measuring 9.11, 10.70, 4.70, 7.27, 6.18, and 3.48 acres, respectively, totaling approximately 41.44 acres. Tracts 19-23 are located off Rail Runner Loop. Per the approved Las Soleras Master Plan the Applicant will align Railrunner Loop to with the Railrunner Road Roundabout. Currently, Rail Runner Loop aligns with the Solares Drive/Beckner Road intersection at a roundabout on the west end and lies between the intersections of Rail Runner Road and Walking Rain Road/Beckner Road, each featuring roundabouts, at the east juncture. The eastern intersection will be realigned with the Rail Runner Road and Beckner Road intersection roundabout. Tracts 24 and 26 are located off Beckner Road (Reference Figure 6 *"Tract Location"*).

Figure 6 Tract Location

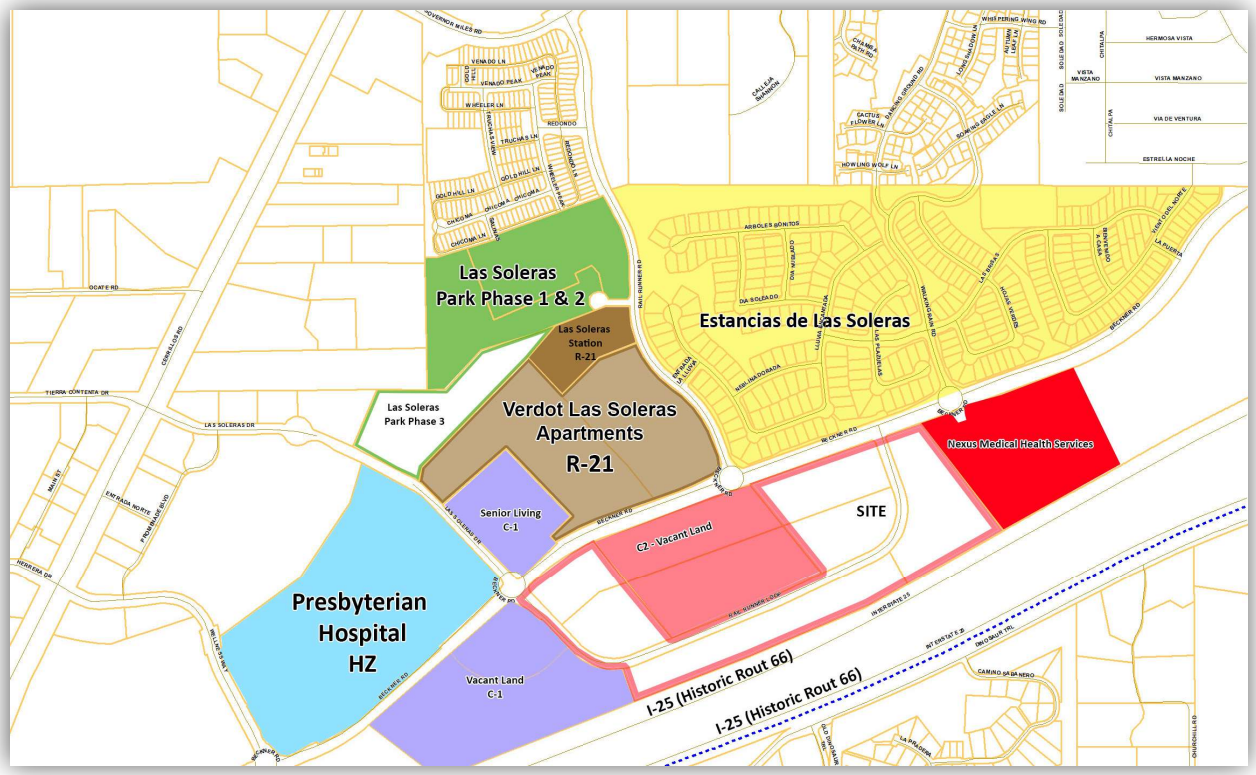


B. Adjacent Uses

Table 3 Nearby Development (Reference Figure 7 "Adjoining Uses")

Direction	Zoning
North	C-1 (General Office) 5011 Las Soleras Dr, R-21 (Residential - 21 dwelling units per acre) Verdot apartments, R-6 (Residential – dwelling units per acre) Estancias De Las Soleras
West	C-1 (General Office) vacant land
East	C-2 (General Commercial) - Nexus Medical Health Services
South	I-25 (Historic Rout 66)

Figure 7 Adjoining Uses



C. La Rambla Trail Easement

In addition to general plan amendments and rezoning requests, the application includes the realignment of Rail Runner Loop. The realignment is required as a condition of the Las Solares Master Plan, and the Applicant is adhearing to the required realignment condition. The applicant also seeks approval to reduce the La Rambla that traverses across Los Solares Tracts 22 and 25,. Tracts 22 and 25 are also currently owned by the applicant and will be integrated into future development, but they are not part of the current application as they are already zoned C2. The Master Plan amendment proposes reducing the La Rambla, originally established in 2010 as 90 feet wide, to 45 feet to align with the Rambla Trail width set by a previous Las Soleras Master Plan Amendment approved in 2019. Additionally, the applicant proposes the flexibility to adjust the location of the larger Plaza open space area anywhere along the Rambla between Beckner Road and Rail Runner Loop Road (Reference Figure 7 *"La Rambla Trail Easement.").*

Figure 8 La Rambla Trail Easement



VI. PROPOSED INFRASTRUCTURE

The City Code requires that proposed infrastructure can accommodate the impacts of the proposed development. "[T]he existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development." SFCC 1987, § 14-3.5(C)(1)(e). The Development Review Team ("DRT") concluded that City resources and infrastructure can accommodate the proposed request. *See* Attachment a, "DRT Comments".

VII. EARLY NEIGHBORHOOD NOTIFICATION MEETING

The Applicant conducted a virtual Early Neighborhood Notification Meeting (ENN) via Zoom on November 14, 2023. No members of the public attended the ENN. The Applicant complied with all notice and other procedural requirements as per City Code Section 14-3.1(F).

VIII. APPROVAL CRITERIA – MASTER PLAN

Section 14-3.9 Necessary Findings: (A) and (D):

Table 4 Master Plan

Criteria 1 (14-3.9(D)(1)(a)): the master plan is consistent with the general plan;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):

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

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

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

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the

Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

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

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

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

Staff Response (Master Plan):

Staff agrees with the Applicant's response. The proposed Master Plan is consistent with several policy goals of the City of Santa Fe General Plan. Despite the elimination two zoned districts (Mixed Use and Business Industrial Park) originally envisioned in the Las Soleras Master Plan, the Master Plan still maintains the potential for a diverse range of uses as allowed within the C-2 District.

Staff finds that the Master Plan meets Criterion 1 (14-3.9(D)(1)(a).

Criteria 2 (14-3.9(D)(1)(b)): the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):

"This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Tracts 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across Tracts 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Staff Response (Master Plan):

Staff agrees with the applicant's response. The amendment aligns with the predominant zoning patterns in the area, which primarily are uses (multifamily and nonresidential) allowed within a C-2 District. The variety of C-2 uses, ranging from residential to light industrial, adheres to the Las Soleras Master Plan's original intent to foster a mix of uses, despite the proposed elimination of both Mixed Use and Business Industrial Park Districts, while also responding to current market demands. The master plan continues to maintain a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan.

Staff finds that the Master Plan meets Criterion 2 (14-3.9(D)(1)(b).

Criteria 3 (14-3.9(D)(1)(c)): development of the master plan area will contribute to the coordinated and efficient development of the community;	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (Master Plan):

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

Staff Response (Master Plan):

Staff agrees with the applicant's response. The amendment to C-2 zoning provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such

as full-service dining and more. This approach addresses the evolving needs of the surrounding neighborhood. The diverse mix of uses is likely to stimulate local economic growth. Moreover, the rezoning of the property will facilitate future development that is expected to trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System, further enhancing the area's coordinated development. The Las Soleras Master Plan originally contained a Rail Runner Stop. However, the Rail Runner stop was canceled during Governor Martinez's Term in office. It is unclear if the Rail Runner Stop will occur at Las Soleras in the Future.

Staff finds that the Master Plan meets Criterion 3 (14-3.9(D)(1)(c)].

Criteria 4 (14-3.9(D)(1)(d)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development:	**Criterion Met: (Yes/No)** **YES**

Applicant Response (Master Plan):
"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Master Plan):
Staff generally agrees with the applicant's response regarding the minimal impact of the proposed amendment on utility systems and the adequacy of existing infrastructure to support the proposed changes. Although the applicant's "Conceptual Test Fit" land plan, included in the application, evaluates the amendment's impact on area traffic, water, and sewer utilities, is not an actionable item on the agenda and cannot be used to establish compliance with the criteria.

While the Traffic Division agrees with the Traffic Analysis provided by the applicant, it has raised certain points for consideration regarding future phases of the project:
1. Per the original approved Master Plan note 46A, Beckner Road must be constructed as a four-lane major arterial in accordance with Chapter 14 of the City Code, unless otherwise approved by the City of Santa Fe Public Works Department, consistent with an approved or amended TIA.
2. The updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road, as stipulated in the original Master Plan.

Additionally, Fire Preventions comments have outlined necessary precautions and requirements for

future development:

1. A comprehensive assessment of fire service capacity and requirements should be conducted for all substantial new master plan developments.
2. Before construction begins, the water division and fire department must approve all infrastructure, including hydrants and water lines.
3. An all-weather access road capable of supporting a 75,000-pound fire apparatus must be provided before any combustible materials are brought onto the site.

The Water Division did not *"have any concerns at this time from a water engineering standpoint. The existing 12" main in Beckner should be able to accommodate the changes being proposed with no issues. For the future developments that come in under the general plan and master plan, the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project."*

The Wastewater Division has *"determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development."*

The Parks Division raised no concerns for the project.

Staff finds that the Master Plan meets Criterion 4 (14-3.9(D)(1)(d).

IX. General Plan

14-3.2 *"Amendments to the General Plan"* establishes approval criteria for amendments to the General Plan.

Table 5 General Plan Amendment Criteria

Criterion 1 [14-3.2(E)(1)(a)]: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met: (Yes/No) YES**
Applicant's Response (General Plan Amendment): *"The requested General Plan Amendment to allow a uniform Land Use Classification of Community Commercial across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.* *Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.* *Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and* *Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*	

Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

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

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

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

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

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

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

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

The Angelou Report further emphasizes the importance of diversifying Santa Fe's economic base to ensure

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

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

Staff Response (General Plan Amendment):
Staff agrees with the Applicant's response. The proposed amendment for Las Soleras Tracts 19-26 aligns with Santa Fe's growth and economic development strategies. By citing strategic documents like the Angelou Report and the 2008 Economic Development Strategy, the response demonstrates that the amendment supports city policies on economic diversification and infrastructure development. The Applicant's use of demographic data underscores the amendment's relevance to current and future community needs, ensuring it contributes to Santa Fe's long-term prosperity and resilience.

Staff finds that the proposed amendment meets Criterion 1 [14-3.2(E)(1)(a)].

Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;	**Criterion Met: (Yes/No) YES**

Applicant's Response (General Plan Amendment):
"This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application).

Las Soleras Master Plan Tracts 19 – 26 are immediately adjacent to Community Commercial Tracts to the East. In addition, Tracts 22 and 25 are already designated Community Commercial. More Community Commercial along with Regional Commercial Land Use designations can be found a short distance to the West between I-25 and Beckner Road and then again North of Beckner Road just West of the Presbyterian hospital tract.

In fact, it could be observed that the existing land use classifications for Tracts 19 and 20 currently designated as Transitional Mixed Use and Business Park are the designations not consistent with the adjacent General Plan classifications which are a majority Community Commercial and Office.

The infrastructure serving Las Soleras is relatively new and it is also designed to accommodate the build out of the Master Plan including expansion of roads, trails and utilities as vacant Tracts are developed."

Staff Response (General Plan Amendment):
Staff agrees with the applicant's response. The applicant's request is to uniformly classify Las Soleras Master Plan Tracts 19 – 26 as Community Commercial. A Community Commercial classification aligns with the existing land use patterns nearby, where adjacent and nearby Tracts are already designated as Community Commercial. Eliminating the Transitional Mixed Use and Business Park designations for Tracts 19 and 20 resolves inconsistencies with the surrounding areas, streamlining the land use classifications and enhancing urban coherence.

As illustrated in this report (Figures 3 and 4) the Future Land Use Map, Tracts immediately adjacent to the east of Tracts 19 – 26 are already designated as Community Commercial. Additionally, Tracts 22 and 25 within the targeted area are currently classified as Community Commercial. Furthermore, there are areas designated Community and Regional Commercial only a short distance from the subject property to the west between I-25 and Beckner Road and to the north near the Presbyterian hospital.

The fact that Tracts 19 and 20 are currently designated as Transitional Mixed Use and Business Park, respectively, seems inconsistent with the predominantly Community Commercial and Office designations in the vicinity. This suggests that the proposed amendment to Community Commercial could harmonize the land use classifications in this part of the Las Soleras Master Plan area.

Moreover, the infrastructure in place serving Las Soleras—including roads, trails, and utilities has been designed to support the Master Plan as vacant Tracts are developed.

Staff finds that the proposed amendment meets Criterion 2 [14-3.2(E)(1)(b)].

Criterion 3 [14-3.2(E)(1)(c)]: the amendment does not: **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met: (Yes/No)** **YES**

Applicant Response (General Plan Amendment):

***"(i) Response**:*

With the exception of the Transitional Mixed Use and Business Park Classifications of Tracts 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

"(ii) Response:

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

(iii) Response:

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

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

Staff Response (General Plan Amendment):

Response to (i):

The applicant's response to item "(i)" of Criterion 3 focuses on reclassifying Tracts 19 and 20 from Transitional Mixed Use and Business Park to Community Commercial, matching the existing nearby uses of Community Commercial and Office. This standardizes land use according to the area's predominant commercial orientation. However, the response lacks specific details on how the changes for additional tracts (21, 23, 24, and 26) fit with their existing land use or if they conflict with the prevailing use and character of their surroundings.

The lack of detailed information on tracts 21, 23, 24, and 26 leaves a gap in determining full compliance with this criterion.

Response to (ii):
Staff agrees with the applicant response to item "(ii)." The Tracts involved in the amendment collectively exceed 2 acres.

Response to (iii):
Staff agrees with the applicant response to item "(iii)." The proposal to classify these Tracts as Community Commercial reflects the existing land use designations of adjacent areas and does not disproportionately benefit a single or small group of landowners at the expense of others. Instead, it is likely to provide broader economic benefits through job creation, enhanced tax revenues, and expanded service offerings, thus serving the general public interest.

Staff did not find sufficient detail within in the Applicant's response to address Criterion 3 [14-3.2(E)(1)(c)]. However, based on Staff's own investigation, which included review of the applicant's submittals, and all other material included in the attachments to this Report, Staff is able to conclude that the proposed amendment does not allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area, does not affect an area of less than two acres, and does not benefit one or a few landowners at the expense of the surrounding landowners or the general public. Therefore, it is Staff's conclusion that the proposed amendment is consistent with Criterion 3.

Criterion 4 [14-3.2(E)(1)(d)]: an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met: (Yes/No)** **YES**

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

Staff Response (General Plan Amendment):
Staff agrees with the Applicant's response. The proposed amendment promotes general welfare by accelerating development in the Las Soleras area, which includes completing the Las Soleras Bridge over Arroyo de Los Chamisos. This infrastructure enhancement directly benefits the public.

Staff agrees with the Applicant's response. The proposed a General Plan Amendment that offers significant public advantages. Specifically, the Applicant highlights that the effective and accelerated development resulting from the amendment will facilitate the completion of critical infrastructure, notably the Las Soleras Bridge crossing Arroyo de Los Chamisos. This critical infrastructure is as a benefit to the general welfare, indicating that the amendment provides substantial public advantages beyond mere compliance, thereby satisfying the conditions set forth in Criterion 4.

Staff finds that the proposed amendment meets Criterion 4 [14-3.2(E)(1)(d)].

Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans;	**Not Applicable**
Criterion 6 [14-3.2(E)(1)(f)]: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;	**Criterion Met: (Yes/No) YES**

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

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

Staff Response (General Plan Amendment): Staff agrees with the applicant's response. The applicant's proposal for a uniform Community Commercial land use designation across Tracts 19-26, combined with the uses allowed under C-2 Zoning, aligns well with the adjacent land uses. This alignment promotes a more coordinated and harmonious development of the Las Solares Master Plan within Santa Fe area, consistent with past discussions under Criteria 1, 2, and 4.

The application outlines several key benefits that contribute to the overall welfare of the community. These include the expansion of the Las Soleras trails system and the construction of the Las Soleras Bridge, which are anticipated to improve local infrastructure and connectivity significantly. Furthermore, the potential for increased job opportunities and additional retail and food services directly supports the economic and social prosperity of the neighborhood.

Staff finds that the Criterion 6[14-3.2(E)(1)(f)] is met.

Criterion 7 [14-3.2(E)(1)(g)]: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	**Criterion Met: (Yes/No) YES**

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

Staff Response (General Plan Amendment):
Staff agrees with the applicant's response. The applicant has referenced multiple policies that support the proposed change, which is in line with the criteria for a General Plan amendment. This proposed change does not conflict with any existing city ordinances or regulations. The applicant asserts that the development from this amendment will conform to the City of Santa Fe's land use policies and adhere to the conditions outlined in the Las Soleras Master Plan.

The applicant's response aligns with the discussions under Criteria 1, 2, 4, and 6. These criteria collectively highlight that the amendment fosters a harmonious development strategy, promotes general welfare, and corresponds with adjacent land uses and broader city policies, ensuring there are no conflicts with existing

regulations. Staff finds that Criterion 7[14-3.2(E)(1)(g)] is met.	
Criterion 8 [14-3.2(E)(2) Additional Criteria for Amendments to Land Use Policies **In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:** **(a)the growth and economic projections contained within the general plan are erroneous or have changed;(b)no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or(c)conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.**	**Criterion Met: (Yes/No)** **Not Applicable**
The Applicant is not required to document compliance with Criterion 2, since the application does not amend land use policies.	

X. ZONING APPROVAL CRITERIA

Section 14-3.5(A) and (C) SFCC 2001 sets forth approval criteria for rezoning as follows:

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

Table 6 Rezoning from R-3 to C-2

Criteria 1 (14-3.5(C)(1)(a)) one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met: (Yes/No)** **YES**
Applicant's Response (Rezoning): ***Response to Criterion (1)(a)(i):*** *"Not applicable"* ***Response to Criterion (1)(a)(ii):*** *"As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within Tracts 19 -* *26. This loop road realignment has left the lot configurations of Tracts 19 – 26 contrary to efficient development.* *Las Soleras Tracts 19-26 have been referenced collectively as triggers for various infrastructure development –*	

most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for Tracts 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative impact on Master Plan Tracts 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue."

Response to criterion (1)(a)(iii):

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

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

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

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

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

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

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

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

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

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

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

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

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

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road. The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response (Rezoning):

(i) The applicant addressed the first criteria "(i)" as "Not Applicable." Staff analysis found that there was no mistake in the original zoning.

(ii) Staff partially agrees with the Applicant's response. The Applicant, along with the information provided in this report, effectively demonstrates a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. However, the response does not provide a detailed justification for the zoning changes across all the mentioned tracts (19-26). This lack of comprehensive detail results in an incomplete response to the criteria.

(iii) Staff agrees with the Applicant's response regarding the rezoning of Tracts 19-26 to a uniform Community Commercial C-2 district, which is in line with Santa Fe's growth and economic development plans. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.

Staff finds that the Criterion 1 [14-3.5(C)(1)(a)] is met.

Criteria 2 (14-3.5(C)(1)(b)): all the rezoning requirements of Chapter 14 have been met;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
"Yes, all zoning requirements of Chapter 14 have been met."

Staff Response (Rezoning): Staff Agrees with the applicant. The application provides all components to address the criteria for a rezoning request. Criterion 2 [14-3.5(C)(1)(b)] is met.

Criteria 3 (14-3.5(C)(1)(c)): the rezoning is consistent with the applicable policies of the general plan, including the future land use map;	**Criterion Met: (Yes/No) YES**

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

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

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

Staff Response (Rezoning):
Staff agrees with the Applicant's response that the rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 aligns with the City of Santa Fe's General Plan and economic development goals. The proposal matches city policies on diverse land uses, reduced auto dependence, and balanced growth, supporting the future land use map.

Staff finds that Criterion 3 [14-3.5(C)(1)(c)] is met.

Criteria 4 (14-3.5(C)(1)(d)): the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met: (Yes/No) YES**

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

Staff Response (Rezoning from R-3 to C-2): Staff agrees with the Applicant's response, the land proposed for rezoning is greater than 2 acres.

Staff finds that Criterion 4 [14-3.5(C)(1)(d)] is met.

Criteria 5 (14-3.5(C)(1)(e)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met: (Yes/No) YES**

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

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

Staff Response (Rezoning):
Staff agrees with the Applicant's response that the existing infrastructure is claimed to be adequate for the proposed development. However, this assertion is primarily based on comments from the Traffic Division, Fire Prevention, Water and Sewer Divisions and Parks Division. It is important to note that the "Conceptual Test Fit" land plan, while included, cannot be used to establish compliance with the criteria since it is not an actionable item on the agenda. Additionally, Development Review Team (DRT) evaluations have outlined necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development.

Staff finds that Criterion 5 [14-3.5(C)(1)(e)] is met.

Criteria 6 (14-3.5(C)(2)): Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts; or** **(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (Rezoning):
Response to 14-3.5(C)(2)(a):
"With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

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

Response to 14-3.5(C)(2)(b):
"The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement."

Response to 14-3.5(C)(2)(c):
"As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

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

Staff Response (Rezoning):

Response to 14-3.5(C)(2)(a):

The Applicant's response mainly focuses on Tracts 19 and 20, discussing their current zoning and the proposal to change them to Community Commercial. Although the response mentions that the broader area predominantly features Community Commercial and Office zones, it does not provide detailed information on the land use classifications for each of the other tracts from 19 to 26. Thus, the response does not comprehensively address all the tracts involved in the rezoning proposal.

Response to 14-3.5(C)(2)(b):

Staff agrees with the applicant response to item "(b)." The Tracts involved in the amendment collectively exceed 2 acres.

Response to 14-3.5(C)(2)(c):

Staff agrees with the Applicant's response. The C-2 Zoning for Tracts 19-26 is consistent with the existing land use patterns in adjacent areas within the Las Soleras Master Plan. This alignment indicates that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Furthermore, it is anticipated to bring broader economic benefits, such as increased employment, higher property and sales tax revenues, and expanded services, all of which would serve the general public interest.

Staff finds that Criterion 6 [14- (14-3.5(C)(2)] is met.

XI. CONCLUSION:

The Applicant has complied with all application process requirements of Santa Fe City Code 1987, Chapter 14 as follows:

a) The Applicant complied with the following steps required by the Santa Fe City Code:
   1) Pursuant to 14-3.1(E) "Pre-application", the Applicant conducted a pre-application on March 9, 2023.
   2) Pursuant to 14-3.1(F) "Early Neighborhood Notification" (ENN) the Applicant conducted one ENN on November 14, 2023.
   3) The Applicant has addressed the Master Plan Approval Criteria per Section 14-3.9(D)(1) *"Necessary Findings."*
   4) The Applicant has addressed the General Plan Amendment Approval Criteria per Section 14.3-9(E)(1) *"Criteria for All Amendments to the General Plan."*
   5) The Applicant has addressed the Rezoning Approval Criteria per Section 14-3.5(C) *"Approval Criteria."*

The Land Use Department together with the DRT have analyzed the project. The Applicant has addressed all criteria necessary to submit an amendment for review to the Las Soleras Master Plan, Amendment to the General Plan Future Land Use Map and a rezoning for Las Soleras Tracts 19, 21, 23, 24, and 26. The Land Use Department recommends APPROVAL of the Project, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A."

1. **Attachments:**

Attachment a - Development Review Team (DRT) Comments
Attachment b - Angelou Plan and Economic Development Strategy for May 21, 2008
Attachment c - Maps or Images
Attachment d - Applicant Submittals

APPROVED AS TO FORM:

Title	**Name**	**Initials**
Interim Land Use Director	Heather Lamboy	*MRM for HLL*
Interim Assistant Land Use Director	Maggie Moore	*MRM*
Interim Land Use Current Planning, Planning Manager	Dan Esquibel	DAE

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT A

Development Review Team (DRT)

1. Traffic Division
2. Fire Prevention
3. Water Division
4. Wastewater Division
5. Parks Division

Development Review Team (DRT)
Comment Form

Date: August 26, 2024

DRT Member: Leroy N. Pacheco, PE

Phil Gallegos, PE (Wilson & Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Las Soleras GP, Rezoning & Master Plan, Parcels 19 – 26

Case Planner: Dan Esquibel, Planner and Case Manager

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

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

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. As described and listed in the attached email from Wilson & Co. dated 3/7/24	Prior to Filing Master Plan	
2.		
3.		
4.		

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

1. The original approved Master Plan note 46A states: "… Beckner Road shall be constructed as a four lane major arterial consistent with Chapter 14 of the City Code unless otherwise approved by the City of Santa Fe Public Works Department (consistent with approved or amended TIA).
2. Note that the updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road as described as a condition of approval in the original Master Plan.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Las Soleras Tracts 19 through 26 Traffic Study for Zone Change REVISED

From Gallegos, Phil <Philip.Gallegos@wilsonco.com>

To engineer@leroypacheco.com<Engineer@leroypacheco.com>

CC Audra Gallegos (audra.gallegos@wilsonco.com)<Audra.Gallegos@wilsonco.com>

Date Thursday, March 7th, 2024 at 11:52 AM

Leroy, I have reviewed the Las Soleras Tracts 19 through 26 Traffic Study for Zone Change and have the following comments.

It should be noted and updated in the Executive Summary and Report that the proposed zone change indicates that a four lane facility on Beckner is required between Las Soleras to east of Rail Runner Road with a dual lane roundabout at Beckner and Rail Runner. Beckner should be expanded to a 4-lane facility from Cerrillos Road to East of Rail Runner Road with a dual lane roundabout at Beckner and Wellness Way as well for system continuity. As development in the area progresses Beckner may in the future be required to expand to a 4-lane facility from Cerrillos Road to Richards Ave. with dual lane roundabouts.

In general, I concur with the findings and recommendations in the report with the following comments. The markups can be viewed on the link below. Please let me know if you have any questions or need more information. Thanks, Phil

On page 12, 16 and 19 indicate page number for the 9 other proposed development projects

On page 28 the intersection of Beckner and Las Soleras should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 30 the intersection of Beckner and Rail Runner should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 32 the intersection Number 9 Walking Rain Road should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 35 intersection number 10 Beckner and Calle de Alegria is referenced as roundabout but on page 34 is referenced as an unsignalized intersection right in/right out.

On page 36 Beckner road/Calle de Alegria is reference instead of Governor Miles/Rail Runner

LS_Tr_19_26_TIS_Review_Markups.pdf

Phil Gallegos

Civil Engineer

Wilson & Company, Inc., Engineers & Architects

4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109

505-348-4126 (direct)

wilsonco.com

We bring people together to practice their craft, to create value, and to accomplish great things.

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Development Review Team (DRT)
Comment Form

Date: August 26, 2024

DRT Member: Geronimo Griego, Fire Marshal

Dept/Div: Fire Prevention Divisions

Case No.: 2024-7898, 7900, 7899 Las Soleras GP, Rezoning & Master Plan, Parcels 19 – 26

Case Planner: Daniel Esquibel

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



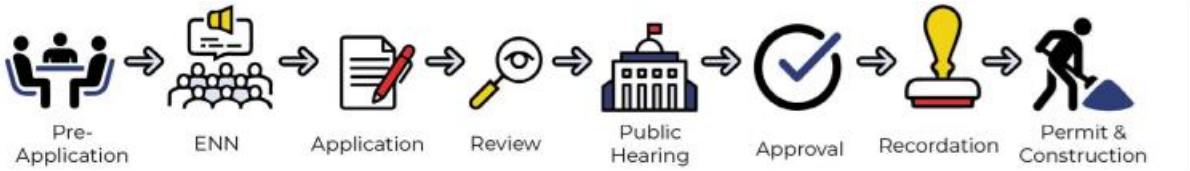
Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

Form Updated: March 2024

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

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

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. code provisions or other requirements below.		
2.		
3.		
4.		
5.		
6.		

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

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

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

1. A comprehensive assessment of the fire service's capacity and requirements should be conducted for all substantial new masterplan developments.

2. Prior to the commencement of any construction, the water division and fire department must provide the approval of all infrastructure hydrants and waterlines.

3. Prior to the arrival of any combustible materials, a suitable all-weather access road capable of accommodating a 75,000-pound fire apparatus shall be provided

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: March 2024

ESQUIBEL, DANIEL A.

From: JURGENS, TAYLOR R.
Sent: Thursday, March 7, 2024 5:14 PM
To: ESQUIBEL, DANIEL A.
Cc: DELMAR, JOHN P.
Subject: Case 2024-7898, 7899, 7900 - Las Soleras General Plan Amendment, Master Plan Amendment, and Rezoning

Dan,

For the subject cases, we don't have any concerns at this time from a water engineering standpoint. The existing 12" main in Beckner should be able to accommodate the changes being proposed with no issues. For the future developments that come in under the general plan and master plan, the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project.

Let me know if you have any questions.

Thanks,
Taylor

Taylor Jurgens, P.E.
Engineer
City of Santa Fe Water
Office 505-955-4265
Web www.santafenm.gov/water_division
Email trjurgens@santafenm.gov

City of Santa Fe, New Mexico

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Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

April 8, 2024

Daniel,

This letter is to confirm that the Wastewater Division has reviewed the proposed changes to the Las Soleras project as shown in the following documents;

- 2024- 7898 Las Soleras General Plan Amendment
- 2024- 7899 Las Soleras Parcels 19-26 Rezoning
- 2024- 7900 Las Soleras Master Plan Amendment

The Wastewater Division has determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development.

T. Stanley Holland, P. E.
Wastewater Division
73 Paseo Real
Santa Fe, New Mexico 87507
505-955-4637

M:\Engineering_2-Collection System\Development Review Team (DRT)\2024 DRT\2024-7898-7899-7900 Las Soleras Amendment and Rezoning.docx

ESQUIBEL, DANIEL A.

From: MCDONALD, MELISSA A.
Sent: Monday, August 26, 2024 3:34 PM
To: ESQUIBEL, DANIEL A.
Cc: OVERLIE, SCOTT A.
Subject: Las Soleras 2024-7899,7898.7900.8852.8853,8854,8855--Master Plan Amended Rezone for Las Soleras tracts 19,20,21,23, 24, 26

Parks & Open Space Division can accommodate the rezone request to C-2 zoning.

Melissa McDonald, PLA
Parks and Open Space Division Director
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CITY OF SANTA FE
PARKS & OPEN SPACE

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT B

Economic Strategy information

1. Angelou Plan
2. Economic Development Strategy for May 21, 2008

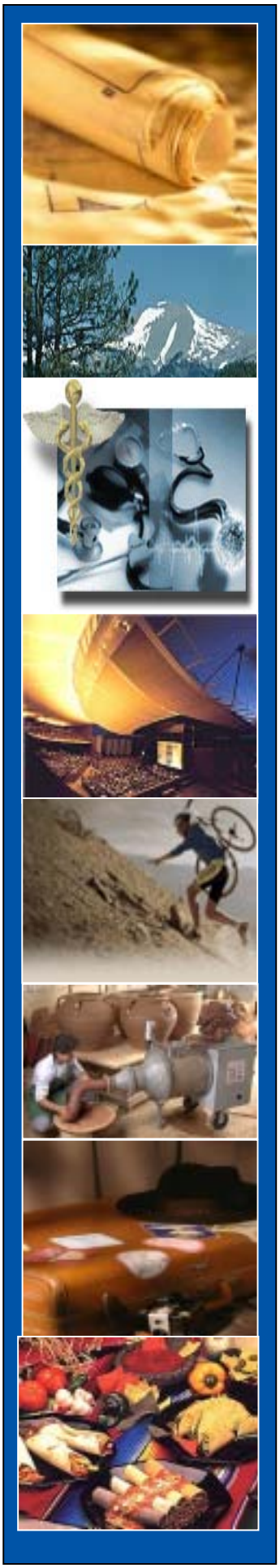


Cultivating Santa Fe's Future Economy

Economic Development Strategy

April 2004

AngelouEconomics
technology-based economic development



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Introduction

This report contains a roadmap for Santa Fe's future economic development efforts. It reflects a planning process that has spanned the past seven months, involved hundreds of hours of research, and collected input from approximately 1,500 people in Santa Fe.

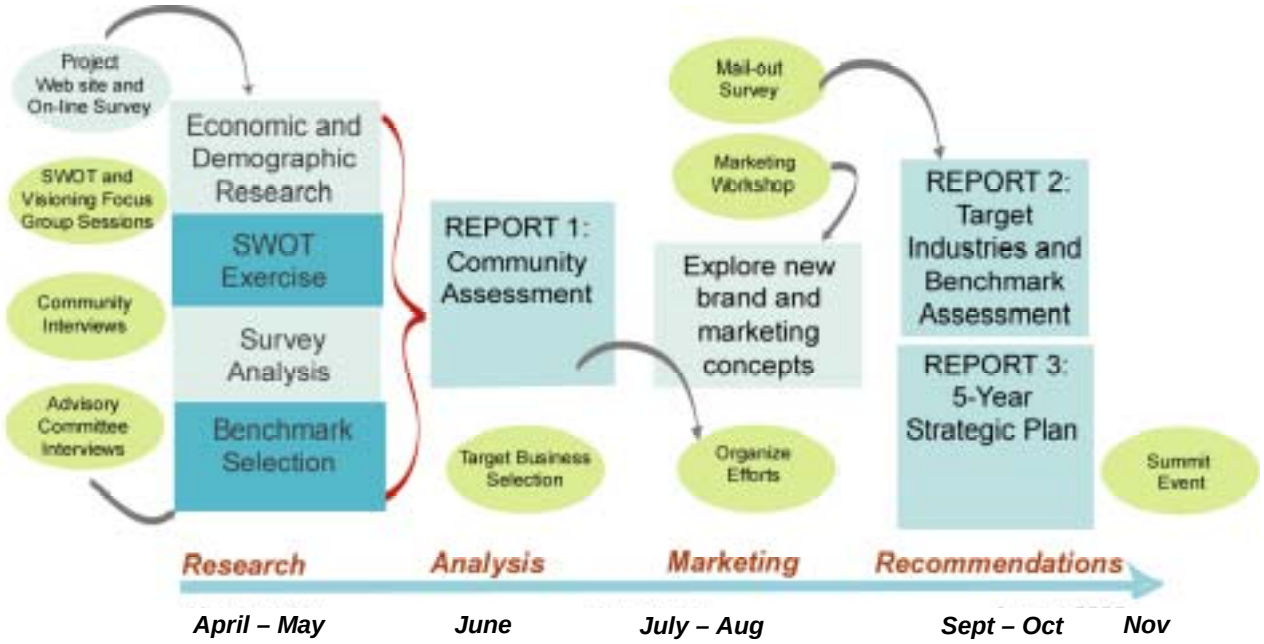
The strategic planning process began with an analysis of Santa Fe's current economic situation. This analysis, contained in *Report One: Community Assessment*, examines the strengths and challenges that Santa Fe faces in five areas that impact the city's effectiveness in economic development: business climate, infrastructure, workforce and education, quality of life, and economic development efforts. For each topic, several issues were examined and Santa Fe's performance was ranked. This report was the first step toward identifying the city's future opportunities and major areas for improvement.

Based on the results of the *Community Assessment* and input received from the community, AngelouEconomics (AE) identified seven major business sectors on which Santa Fe should focus its economic development efforts. These industries are: **Arts and Culture; Design; Hospitality; Water Conservation and Clean Energy Technologies; Software Development; Publishing and New Media; and Outdoor Gear and Apparel**. These industries should become the primary audience for future marketing efforts, and their needs should be considered in all community development activities. A description of the methodology used to identify these targets, a profile of each targeted business sector, and descriptions of the economic development efforts of several benchmark communities are provided in the second report of this project*, the Target Industry Report*. Secondary Target Industries were also identified, and included Health Services (both traditional and non-traditional), Retiree Services and Food and Beverage products.

This is the final report of the strategic planning process. It contains specific recommendations to (1) improve the city's economic health; (2) improve conditions for cultivating new target sector businesses, small entrepreneurial businesses; and (3) provide new opportunities for all Santa Fe families.

An illustration of the strategic planning process is provided on the following page.

Strategic Planning Process



Acknowledgements

The project team conducted interviews and focus groups with more than 200 individuals and organizations from the Santa Fe region, including those listed below. Their input shaped this strategy, and their future support will be critical to the implementation of the City's economic development initiative and achievement of long-term economic health.

Focus Group and Interview Participants
Santa Fe Economic Development Strategy

Name	Organization
Larry A. Delgado	Mayor, City of Santa Fe
Councilors:	
Carol Robertson-Lopez	Mayor Pro Tem, Dist 4
Patti J. Bushee	Dist. 1
David Pfeffer	Dist. 1
Karen Heldmeyer	Dist. 2
Rebecca Wurzburger	Dist. 2
Miguel M. Chavez	Dist. 3
David Coss	Dist. 3
Matthew E. Ortiz	Dist. 4
Jim Romero	City Manager
All other participants:	
Al Lucero	Maria's Resturant
Al Padilla	Boys and Girls Club
Alan Teitelbaum	Morgan Stanley
Alex Martinez	SER - Jobs for Progress
Alexandra Ladd	City of Santa Fe
Ana Gallegos y Reinhardt	Warehouse 21
Annie O'Carroll	O'Carroll Assoc.
Anita Pisa	TRADE
April Woods	Santa Fe Circle Magazine
Barbara Deaux	NCNMEDD
Barbara Hagood	Museum of NM
Barbara Harrelson	Four Winds Antiques
Barton Bond	Santa Fe Community College
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Bernadette Salazar	Santa Fe County Government
Bill Field	Spanish Colonial Museum
Billie Blair	Santa Fe Community Foundation
Bob Martin	Lensic Performing Arts Center
Bob Samuel	Living Wage Committee

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David Franklin	Strategic Analytics
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David Pierpont	Resident
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Deborah Gaynor	Santa Fe Opera
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Dianne Quarles	Regional Planning Authority
Dierdre Densmore	Complexity Workshop
Dick Mincheff	SCORE
Don Wiviott	Economic Development Review Committee
Dorothy Massey	Collected Works Bookstore
Dr. Lucas	St. Vincent Hospital
Edward Borins	Garcia St. Books
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Elaine Sullivan	SFIBCA
Ellen Bradbury	Recursos
Ellen Marshall	Prudential Financial
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Greg Manz	Consultant
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Jerry Nelson	Santa Fe Opera
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Jim Langley	SCORE
Jim "Swede" Malmstrom	TRADE
Jim Mueller	TRADE
Jim Weyrauch	Nambe Mills
Jodi Medell	The Running Hub LLC
Joe Hoback	EDRC
Joe Horace	Horace Automotive/Chamber of Commerce
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Joel Serra	EDRC
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Mary Ellen Degnan	Santa Fe Stages
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Mary Massey	SFPS
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Maureen Nelson	SFPS
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Michael Mender	Strategy First
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Michele Lowrance	YMCA
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Mike Mender	SCORE
Mike Warren	Century Bank
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Monica Montoya	SFEDI
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Owen Lopez	McCune Foundation
Pam Roy	Farm to Table
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Paul Goblet	NMSBIC
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Richard J. Martinez	SER Jobs for Progress, Inc.
Robbie Williams	Four Winds Trading Co.
Robert Glick	SF Chamber Music Festival
Robert Griego	Santa Fe County
Robert Haspel	SCI/ ZERI-NM
Robert Holmes	Consultant
Robin Konz	Santa Fe Film Festival
Roger Critchlow	Consultant
Roger Frye	Roger Frye Company
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Ron Pokrasso	SF Arts Commission
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Sigmund Silbuer	Industrial Consultant
Simon Brackley	Santa Fe Chamber of Commerce
Sophia Collaros	Santa Fe County
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Stan Rosen	Living Wage Network
Stephen Guerin	Redfish Group
Steve Burke	Eldorado Hotel
Steve Gonzales	NM Economic Development Department
Steve Whitman	City of Santa Fe
Stuart Ashman	NM Dept of Cultural Affairs
Susan Benjamin	Santa Fe Family Center
Susan Bolaty	Santa Fe Institute
Susan Gorges	Technology Ventures Corp.
Susan Martin	Some Serious Business
Susan Meece	SFPS
Susan Strom	Strom SW
Susanne Zilke	Susanne Zilke Consulting
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Tom Maguire	City of Santa Fe
Tom Morris	Santa Fe Opera
Tom Udall	Member of Congress

Trevor Loy	Venture Capitalist
Veronica Rodriguez	Sen. Domenici's office
Walter Dashnol	Santa Fe Indian School
William Wolstern	Thermogenics
Zia Cross	Whirling Rainbow Productions

In addition to the individuals listed above, the consulting team received **survey responses from 1,352 individuals and businesses located in the city**. The survey was a valuable tool used to measure impressions of the city's strengths and challenges and learn more about what residents believe makes Santa Fe special. We offer our gratitude to each individual who took the time to fill out the survey. Your comments helped mold the recommendations we offer in this report.

AngelouEconomics' core team for this project included Angelos Angelou, Amy Holloway, Chris Engle, Nicole Urbis, and Daniel Kah.

Executive Summary

What does Economic Development mean for Santa Fe?

How economic development is defined differs among communities. For many years, cities' economic development activities were focused on recruiting new employers. Recently, the focus of economic development in many cities has shifted, placing a stronger emphasis on community development activities that improve local workforce, infrastructure, and business climate to help local companies grow and new ones to emerge. This latter definition is more appropriate for Santa Fe.

The term "economic cultivation" has been chosen to describe Santa Fe's economic development practices. **The city's focus should be more on creating a climate that is ripe for entrepreneurship and small business success than on recruiting large companies.** The ultimate goal of economic cultivation in Santa Fe is to achieve long-term economic health. A healthy economy benefits all residents and businesses in the region, from the business community to not-for-profit organizations to the arts and to the native populations.

Overview of the Economic Development Plan

During the past seven months, AE has worked closely with Santa Fe leaders to compose an economic development strategy for the region. The driving objective of this strategy is to generate sustainable economic health and prosperity for the citizens of Santa Fe and the surrounding region.

Based on extensive research, the consulting team has developed a series of recommendations to accomplish this objective. All recommendations offered in this report are both (1) sustainable (creating consistent long-term economic growth in a non-damaging way) and (2) strategic (tailored and coordinated for meeting the city's long-term objectives).

The *Economic Development Plan* should be viewed as a living document. The New Mexico Media Strategies Report and the University of New Mexico's Bureau of Business & Economic Research's report on the cultural industries, for example, will be used to develop specific work plans for those clusters when they become available. The *Economic Development Plan* offers guidelines and techniques designed to improve the city's economic health. It provides Santa Fe with a structure to incorporate other activities, particularly specific initiatives within each targeted business sector. Other recommendations might be added or current ones eliminated as economic conditions change.

Recommendations fall into five categories:

- **Workforce development and education**
- **Entrepreneurship**
- **Sites and infrastructure**
- **Community development**

- **Marketing**

Santa Fe suffers from an increasing gap between local wages and cost of living. The gap can be narrowed through a variety of techniques – from increasing the minimum wage to assisting residents to find and finance affordable housing. These activities have already begun in Santa Fe. The Living Wage Ordinance (Ordinances 2002-12 and 2003-8) demonstrates the City's commitment to improving the incomes and wage rates of Santa Fe's citizens.

Economic development provides another approach to making it easier for Santa Feans to afford to live and work in the region. A strong economic development initiative has been laid out in this strategy. It focuses on diversifying Santa Fe's employment base through new business recruitment, expanding local companies, and supporting entrepreneurship. It contains tools that the City, the Community Development Division, and a wide range of regional organizations can use to increase the range of job opportunities available to Santa Feans. With a greater diversity of employment options comes a greater opportunity for residents to improve and employ their unique talents, generating new wealth for every Santa Fe family.

Themes of Santa Fe's Economic Development Plan

During the course of this project, several important themes have emerged in our discussions with the community. First, Santa Fe is a unique city and any new development should reflect its creative character. Second, Santa Fe wants to attract a targeted audience of visitors and businesses to the community. Tourists, for example, must come to Santa Fe with the intention (and financial wherewithal) to shop in local galleries, eat in locally-owned restaurants, and stay overnight in downtown and locally-owned accommodations. Third, Santa Feans feel a strong connection to the region's heritage. Many people who participated in focus groups and interviews, for example, have a deep desire to preserve the downtown space so that it does not become overly congested and lose its historical presence.

These themes appear throughout the Economic Development Plan. Based on these themes, we offer four overarching recommendations:

1. To be successful in economic development, Santa Fe's leaders should strive to foster a culture that creates jobs that complement the community's unique character.
2. Santa Fe cannot avoid change. The City should aggressively direct how those changes occur.
3. The key to economic development in Santa Fe is to ensure that new developments – whether it is a new civic center, new infrastructure project, or new educational program – retain the essence of the community. The essence of Santa Fe lies in its creative people, its strong history, and its core of arts and culture.
4. For the City to support a project, the project must provide new opportunities to Santa Fe's workforce.

Summary of Recommendations

To be successful, Santa Fe must develop highly integrated networks of businesses, training programs, capital providers, educational institutions, non-profit organizations, labor organizations, and government agencies. Economic development cannot be successful unless these groups work in a coordinated, collaborative fashion.

It is important that City officials adopt a more focused approach to economic development. It starts with City leaders identifying and agreeing to long-term goals. All future City decisions should be checked against these aforementioned overarching goals. Only initiatives that work toward accomplishing the City's long-term goals should be adopted. To jump-start the City's goal-setting activities, we have proposed specific goals for workforce development and education, entrepreneurship, sites and infrastructure, community development, and marketing.

A summary of recommendations is provided below. We have provided detailed action items for each recommendation within the body of the strategy.

I. Workforce Development and Education

Goal One: The community will place an increased value on education, realizing that education performance increases the quality of life for all Santa Fe residents and makes the community better able to retain a talented workforce. Pre-K - 12 education will be as strong as possible because the community invests in it. (p.15)

Strategies:

1. Help parents place a greater value on education.
2. Promote the value of quality education within the community. Turn Pre-K - 12 education into a "cause" around which the community can rally.

Goal Two: Educational and workforce development programs will be well-coordinated and in tune with the needs of the city's targeted business sectors. (p.19)

Strategies:

1. Develop an inventory of all workforce training programs in Santa Fe that prepare individuals for skills demanded by the city's targeted business sectors.
2. Closely link local Workforce Development One-Stop Centers with economic development efforts.
3. Enhance Santa Fe Community College's existing programs and start new programs aimed at the needs of Santa Fe's targeted business sectors.
4. Ensure the College of Santa Fe, the Institute of American Indian Arts, St. John's College, the University of Phoenix and branches of

Highlands University and UNM are kept up-to-date and involved in economic development.

II. Entrepreneurship

GOAL: Infrastructure, capital, and educational resources for entrepreneurs will be well networked both at the local and state level. (p.24)

Strategies:

1. Financially support the Santa Fe Business Incubator. Help the Incubator expand by offering more customized business resources. Help start-up companies by linking them to local and state financial capital.
2. Make information and training about starting businesses widely available. Celebrate entrepreneurial success stories as inspiration to potential entrepreneurs.
3. Motivate Santa Feans to start new companies.
4. Keep Santa Fe's existing small businesses strong.

III. Sites and Infrastructure

GOAL: Improvements to sites and infrastructure will consider the long-term needs of Santa Fe's targeted business sectors and small, entrepreneurial businesses. (p.32)

Strategies:

1. Take steps to make Santa Fe the water conservation and clean energy capital of the U.S.
2. Provide better infrastructure and processes to support creative activities.
3. Partner with Santa Fe County to solve infrastructure and site issues.
4. Approve and construct a new convention center that showcases the unique character of Santa Fe.

IV. Community Development

GOAL: Santa Fe's community and economic development activities support an environment that is favorable to (1) talented residents, (2) small, locally-owned businesses, and (3) targeted business sectors. (p.39)

Strategies:

1. Adopt a more business friendly attitude within City government.
2. Santa Fe's City Council should set goals for future development and allow those goals to drive decisions.
3. Provide greater support to the Community Development Division, and, particularly the Economic Development section.

4. Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.
5. Ensure that Santa Fe contains an atmosphere that is fun and attractive to young, creative people.

V. Marketing and Public Relations

GOAL: Santa Fe will engage in a targeted marketing campaign that builds local and national awareness of the city as a place to do business. (p.46)

Strategies:

1. Establish specific marketing roles for each organization currently involved in economic development.
2. Create and adopt a single economic development brand.
3. Better understand the target audiences.
4. Gain local media support.
5. Launch internal marketing.
6. Implement external campaigns.

Within these strategies, many individual action items are offered. Among these, we would like to point out five activities that are of particular significance:

1. **Construct a new civic center to replace the Sweeney Center.** The new civic center will support all of Santa Fe's target industries. The civic center should be designed to host executive level events, attracting those events that will bring the greatest benefit to Santa Fe's economy. In addition, the City should consider integrating high-end workforce training capacity within the civic center. The workforce training resources, from classrooms to high-tech audio/visual equipment, should be made available to local workforce service activities as well as to executive training events.
2. **Create a National Center for Art and Design Center and an arts incubator.** The National Center for Arts and Design will provide a single location in which multiple arts and design organizations could collaborate on projects of national significance. The one-of-a-kind concept would be modeled after national research consortia or laboratories, only with arts, rather than science, as its focus. As its first major project, the Center should consider developing a first-rate on-line Santa Fe Arts Market for selling locally produced artistic and handmade objects.

   This Center should be home to a variety of related activities, with educational programs at the core. Other activities that should be co-located within the facility include: office space for professional arts organizations and guilds; studios; exhibit space; retail shop for selling art. In the future, the campus could also contain loft apartments, a café, and an entrepreneurial resources center.

3. **Lobby the State to pass proposed legislation to create a certification program and network of small-business incubators.** The currently

proposed incubator certification program will possibly increase State funding to the Santa Fe Business Incubator. Lobby State legislators to pass this legislation. Long-term, Santa Fe leaders should work with the State to create a network of entrepreneurship one-stop shops, similar to the system utilized by the New Mexico Department of Labor. This would probably be more of a network of collaborating agencies and programs rather than an additional set of facilities. Santa Fe's leaders should work with the State to create a statewide network of small business incubators. The network of certified incubators could serve as a funnel of investment opportunities for the New Mexico Venture Capital Fund and as a built-in system of due diligence for State investment.

4. **Santa Fe should become the water conservation and clean energy capital of the U.S.** Water conservation technology companies locating in Santa Fe will be in a market with high internal demand for their products and will, therefore, be in close proximity to their customers. Santa Fe should create programs that promote the adoption of energy conservation while promoting a "buy local" campaign that would attract new clean energy providers to Santa Fe. Credits and incentives for consumers can be tied to their purchase from local suppliers. Santa Fe is an ideal pilot market for several technologies and should do what it can to bring those suppliers to the region.

5. **Santa Fe's leaders should agree to goals that will promote the long-term health of the local economy**. The community is widely known as a place that is unfriendly and difficult for business. This distinction makes it difficult for Santa Fe to remedy its suffering economic conditions. The City must take several initial steps before any economic recovery can occur. First, City leaders must agree that all decisions will be driven by one simple goal: To attain healthy economic conditions that will preserve Santa Fe's unique character and open opportunities for all Santa Fe families.

   Within City government, several actions will help the city create an easier environment in which to expand and start businesses. First, the City should strengthen and expand the Small Business Ombudsman position. Second, the City should provide strong support to the Community Development Division and Economic Development section. Economic development cannot occur unless this division is stable and well funded. Finally, the City should support a strong internal and external marketing effort. Marketing activities will require financial and human power resources from the City as well as other Santa Fe organizations.

The activities outlined in this strategy will require five years to complete, and the results of these activities may not be immediately apparent. Santa Fe's leaders must stay committed to the overarching goal of creating a healthy economy.

1. Workforce Development and Education

This project marks the beginning of a long-term economic development effort to improve the atmosphere in Santa Fe for growth of small to medium-sized businesses. Workforce development and education recommendations have been developed to help Santa Fe achieve the following three goals:

1. **The community will place an increased value on education, realizing that education performance increases the quality of life for Santa Fe residents and makes the community better able to retain a talented workforce.**

2. **Educational and workforce development programs will be well-coordinated, providing services that are in tune with the needs of the city's targeted business sectors.**

3. **Santa Fe's workforce development programs will offer advancement opportunities for individuals from all socioeconomic backgrounds.**

Santa Fe's workforce development programs should offer advancement opportunities for individuals from all socioeconomic backgrounds. Santa Fe's recommended targeted business sectors (see p. one)were selected, in part, because they contain a wide variety of occupations and ample opportunity for workers to advance their careers. (See the Target Industries Report for more detail on the target industries and how they were identified.)

Workforce development and economic development are closely linked. A strong workforce leads to business recruitment. A strong industry base generates a workforce that leads to entrepreneurship and long-term economic growth. Considering Santa Fe's current economic conditions, community leaders should make workforce development a top priority. A strong pool of workers is critical to business expansion and recruitment to the region, industrial diversification, and growing the population of young professionals.

For Santa Fe to experience the greatest possible benefit, education and workforce development activities must be viewed as an integrated continuum that spans from infant care to adult education. We encourage Santa Fe to communicate the workforce skill needs of the targeted business sectors to all educators. Show them how entrepreneurial skills, for example, will help students succeed once they graduate. Provide them with examples of other communities that have integrated entrepreneurship education into the early education curriculum.

Businesses in the targeted business sectors that have been recommended by AE demand that the best possible Pre-K - 12 education system, workforce training, and college programs are in place to prepare the workforce to succeed in targeted industry businesses. This ensures that they will be able to retain and recruit skilled workers, managers and executives who demand that their children

receive an excellent education. It also shows them that the community is willing to invest in itself, its future, and therefore will support them into the future. Goal One: The community will place an increased value on education, realizing that education performance increases the quality of life for all Santa Fe residents and makes the community better able to retain a talented workforce. Pre-K - 12 education will be as strong as possible because the community invests in it.

Basic education should be considered the foundation of successful economic development. Those regions across the U.S. that have invested in basic education are also the most successful in growing high tech, high wage employers. The two go hand-in-hand.

Before an aggressive economic development campaign is launched, it is essential that Santa Fe invest in the core of the community: local Pre-K - 12 education, the downtown, and infrastructure developed to support new economy businesses. This investment will have much greater pay off in the long term by helping the city retain its current employers and high skilled workers, as well as renew a positive spirit across the community.

Strategy One: Help parents place greater value on public education.

Actions

1. Get parents involved in the schools

- Adopt a take-home computer program. In this program, schools lend computers to parents for 4-6 weeks at a time. To be eligible for the program, parents are required to take an orientation workshop that teaches them the basics of operating a computer, common software packages, and how to use the Internet.
- Use local school facilities for evening community college or university classes. Courses could be for-credit or continuing education, ranging from computer literacy, self esteem, English as a second language, or literacy. Teachers or other parents can teach classes. Invite a local non-profit to fund a babysitter to be on-site for the duration of the class period.
- Start a cultural orientation program to help parents, teachers, and students understand and appreciate the culture of their peers.
- Use art exhibits and performances by students to attract parents to the schools and enhance cultural understanding.

2. Provide parents the tools to support learning at home

- Offer workshops, hands-on training, and home visits that train parents how to teach kids at home. Parents can make educational materials such as flash cards and board games at the workshops that they take home and use with their children. Alamo Navajo Community School provides excellent examples of effective programs:
    - Parents and Teachers as Partners Program – regularly scheduled meal shared by teachers and parents including a workshop on language/math skills development, reading, cooking with children, etc.

- Parent-Teacher meetings and open houses are scheduled at the same time as other community events (e.g. sports events) to attract more parents
- Bilingual home school liaisons make about 25 home visits per month to personalize school communications

Strategy Two: Promote the value of quality education within the community. Turn Pre-K - 12 education into a "cause" around which the community can rally.

Action:

1. ***Launch an internal marketing campaign to inform parents (and students) about the value of Pre-K - 12 education.***
   - Each school should adopt a program aimed at keeping parents informed about school events. Consider the following examples that have worked for other communities:
     - Weekly take-home folders that include a parent participation sheet, information on upcoming events, recent curriculum activities, and graded tests. Parents sign and students return to school. One single format could be developed for the Santa Fe School District- with easy ways for each school to customize it. Ideally, take home information would be available in both English and Spanish.
     - Ask for parent volunteers to serve on a phone chain to call other parents with updates about school events, get feedback, and answer questions.
   - Create a series of public service announcements aimed at instilling the value of public education in Santa Fe residents.
     - Work with school district to assign an internal marketing task force that meets for six months to one year. The task force will be responsible for organizing and overseeing the communication campaign. Task force members should include: representatives from the local school district, the parent-teacher organizations, education-related non-profit organizations, Santa Fe Community College, and other workforce service providers.
     - The internal marketing task force should seek a local advertising or public relations agency that will provide services pro bono or for a reduced rate.
     - Funding for the communications campaign could come from grants from local, state, or national education-related non-profit organizations and foundations.
     - Announcements should be based around a central theme, but available in various media forms, including radio spots, newspaper advertisements, posters and fliers, or television spots. Both English and Spanish language announcements are necessary.
     - Possible themes include: (1) the importance of staying in school; (2) opportunities for high school graduates other than attending a four-year university; (3) how students can help their families even more in the long term by continuing education or training after high school; (4) post-high school work, training, and education opportunities located in Santa Fe to retain young people; (5) the

benefits of investing in Santa Fe's schools to residents who do not have children in the school system.

- Start a school-by-school campaign to show middle school and high school students the range of alternatives to attending a four-year university.
    - Ask representatives from Santa Fe Community College, apprenticeship programs, SER Jobs for Progress and non-profit organizations to present their programs / non-university alternatives during classes or at after-school events
    - Ask representatives from Santa Fe Community College, apprenticeship programs, SER Jobs for Progress, and non-profit organizations to compile a short, easily understandable brochure on the programs they offer to high schoolers and recent graduates. Provide this brochure to all high school and junior high school guidance councilors. Place in locations where students congregate: libraries, after-school hangouts, shopping malls.
    - Over time, develop a Web site containing resources for non-university bound youth. The Web site should contain information about non-college options, links with training organizations, apprenticeship programs, and the community college. It could also contain job postings.
- Launch an Annual Education Day, a one-day outreach and educational event at which parents, teachers, non-profits, and community leaders share information about local schools, programs, services, and successes. The event could provide training to parents about how to continue the educational process at home.

Possible Funding Sources for Pre-K - 12 Education Improvements

- G&T Dropout Demonstration, Indian Health Services, Title IX
- Parent-Teacher Organization fundraising http://www.ptotoday.com/fundraising.html
- US Department of Health and Human Services GrantNet http://www.hhs.gov/grantsnet/
- State of New Mexico Department of Education http://164.64.166.11/fedpro/programs/index.html
- Edna McConnell Clark Foundation (http://www.emcf.org/)
- This site contains links to several good drop-out prevention programs: http://www.dropoutprevention.org/resource/grant/funding.htm
- The Foundation Center is a good overall Web site for researching grant funding available in the U.S. for a wide variety of causes. Their education page is at http://fdncenter.org/research/grants_class/taxb.html

Other resources:

- This site contains a listing of and links to a variety of non-college options for high school students: http://www.nohum.k12.ca.us/ahs/career/non_col.html

Goal Two: Educational and workforce development programs will be well coordinated and in tune with the needs of the city's targeted business sectors.

The recommended targeted business sectors will determine more than Santa Fe's audience for its marketing efforts. Rather, the needs of targeted business sectors should drive the infrastructure that Santa Fe develops, the business climate that it fosters, and the workforce development and educational programs that it supports. Economic development efforts will be most successful if all aspects of community development are in tune with targeted business sectors' needs and are well coordinated.

To target workforce development programs and educational programs, it is important to first understand the skill sets that are required by Santa Fe's targeted business sectors. The *Target Industry Report* provided a list of each targeted business sector's predominant occupations. The end of the workforce development recommendations section of this report (page 24) contains a table summarizes the workforce needs of Santa Fe's target industries and illustrates how they overlap with one another.

In the following section, we offer recommendations for programs at Santa Fe Community College that would help the College, and the community, better train people for targeted business-appropriate occupations. These programs also provide opportunities for Santa Fe residents of all skill levels to improve their education and become better qualified for the city's targeted business sectors.

Strategy One: Develop an inventory of all workforce training and college programs in Santa Fe that prepare individuals for skills demanded by the city's targeted business sectors.

During public input sessions, one predominant issue that emerged was the difficulty in finding information on workforce development and educational options. Individually, while the community college, College of Santa Fe, the Institute of American Indian Arts, St. John's College, University of Phoenix, one-stop center, and not-for-profits offer good information about their own programs: no single source of information is currently available.

To involve all Santa Feans in workforce development and education, this single source of information should be available in both print and on-line formats, and available in both English and Spanish.

Actions:

1. ***Develop the inventory and make available in print and on-line formats.***
    - The inventory should contain a listing of programs. Within each program, include information on eligibility requirements, cost, time required to complete the program, and possible career tracks for individuals completing the program.
    - The on-line inventory should allow users to sort based on all criteria: by eligibility requirements, by time to complete and cost, and by potential career tracks.

- Ensure that the inventory's Web site address is simple and memorable. (The inventory could also be made available on SFEDI's Web site. http://www.sfedi.org/workforce, for example.)
- Distribute the inventory and Web site address to a wide range of organizations in Santa Fe, including: One-Stop Centers; local high schools; Santa Fe Community College; the City of Santa Fe; local libraries; faith-based organizations, and; non-profit organizations.

2. ***Begin a series of informational sessions on workforce training options in Santa Fe neighborhoods and community organizations.***
   - Community outreach may be a more effective way to provide workforce service information to Santa Fe residents. Plan a series of informational sessions at local schools, faith-based organizations, and recreation centers.
   - Ask attendees to fill out a brief survey to determine their educational and employment background.
   - Bring one-stop shop employees to the event to provide one-to-one counseling on career opportunities.
   - Follow up with attendees after the session to provide them with additional information. Review survey responses to estimate what services may be more appropriate for each individual, and use this profile to determine the most appropriate course of action.

Strategy Two: Closely connect local Workforce Development One-Stop Centers with economic development efforts.

Actions:

1. ***Train One-Stop Center employees on the occupational and skill needs of Santa Fe's targeted business sectors.***

2. ***One-Stop Center career councilors should direct clients to programs at Santa Fe Community College and other workforce service providers that train workers for targeted business sectors' skills.***
   - Core skill requirements for all targeted business sectors fall into several broad categories, including computer training, design skills, creative skills, small business management, and hospitality.
   - One-Stop Centers should utilize the inventory of targeted skills programs as a tool to assist their clients.

3. ***Widely promote One-Stop Center services across Santa Fe. Local residents may not be aware that those services are available.***
   - Links to the One-Stop Center and future inventory of targeted businesses' training program Web sites should be widely available on all major community Web sites; including, for example, the City, County, Chamber of Commerce, SFEDI, Santa Fe Community College, public schools, and non-profit organizations.
   - Include the One-Stop Center (http://www.dol.state.nm.us/wdc15.htm) and/or targeted businesses' training programs Web site in the (earlier recommended) public service announcements. Consider simplifying the

Web site address to Santa Fe's One-Stop Centers. (www.santafejobs.com, www.worksantafe.com, or www.traintowork.com)

Strategy Three: Enhance Santa Fe Community College (SFCC)'s existing programs and start new programs aimed at the needs of Santa Fe's targeted business sectors.

Actions

1. Target SFCC programs around the design industry.

- The SFCC's campus plan calls for building a performing arts facility on campus. The facility should include a multi-purpose auditorium for theater and musical productions, exhibit, and studio space. Invite the community to utilize the center for Santa Fe film and music festivals, and offer free shuttles to auditorium from downtown during those events.
- Develop a core "design curriculum" that serves all design-related majors.
  - Currently, programs in interior design, introductory architecture, studio arts, and fine woodworking, for example, share similar skill sets.
  - The core design curriculum starts all design-related majors with the same coursework. Electives are used to refine the individual's skills into specific design fields as they progress through the program.
  - The core curriculum helps students engage with other creative individuals and provides them with a set of design skills that are transferable between industries.
  - Illustrate the new economic development marketing theme at the new performing facility by incorporating the theme "Creative Spirit of Santa Fe" into its design.
- Adopt a new curriculum / professional development courses to train film crews and pre- and post- production workers.
  - Identify what infrastructure is needed to support Santa Fe's burgeoning film industry.
  - Meet with Garson Studios and other local film support businesses and ask them what services / training they would like to see emerge at SFCC.
  - The curriculum should be coordinated with advanced film support courses offered at the College of Santa Fe.
  - Explore the potential for SFCC to host a pre- and post-production house. The center would provide on-the-job training for students and would be a valuable resource to professional film crews coming to the Santa Fe area. Between the SFCC, the College of Santa Fe and private business, a full range of pre- and post-production facilities should be available in Santa Fe.

2. Create innovative programs for the hospitality industry.

- Connect SFCC's hotel and restaurant management and culinary arts programs to growing needs in the film industry. Set catering and limousine services, for example, could be provided to film crews through the community college, providing students with good on-the-job training experience and would meet a demand.
- SFCC could develop a small hotel and restaurant next to the campus.

- Room rates and meal prices would be offered at a discount.
- The hotel and restaurant would employ students, providing training ground for hotel and restaurant management and culinary arts students. It could also offer guests alternative health care and spa services, which could be provided by individuals just entering the field.
- The design of the hotel should integrate water and energy conservation technologies and allow students to contribute to its design.
- Clients of other workforce training providers, such as SER Jobs for Progress, could also work at the SFCC hotel "incubator."
- If a SFCC hotel "incubator" is not feasible, develop an intensive internship program with local hotels, restaurants and caterers.

4. ***Develop curricula that help Santa Fe become a water and energy conservation role model for other cities.***
   - Create a water conservation curriculum.
     - The curriculum would combine water policy studies, a knowledge of water conservation techniques, and tools for students to design their own water conservation methods / technologies.
     - SFCC could reserve space on or off campus for a light manufacturing center or laboratory in which students could develop their own water conservation products.
     - Connect the program to the SBDC so that students with good business ideas can receive entrepreneurial support.
   - Adopt an alternative fuels curriculum.
   - Professors and students of the program should offer free community workshops that instruct homeowners, business owners, and Pre-K - 12 students about simple methods of conserving water and energy. This EPA Web site provides a good starting point for established curricula: http://www.epa.gov/teachers/curriculumconservation.htm
   - Encourage local real estate developers and businesses to engage students of the program in design of future developments. As part of the curriculum, require one class in which students form teams and are assigned to local businesses and developers to develop an innovative water or energy conservation technique for their facility.
   - Examine top conservation curricula at other US community colleges as models for the SFCC program. This link contains a ranking of the top 50 conservation and natural resource programs at communities and universities across the U.S. http://www.ccweek.com/top100/pdf/2001/topassoc-9900-cons&rnr.pdf
     - Tailor Santa Fe's program to the needs of water conservation and alternative fuels.

5. ***Enhance software and information technology classes to meet the needs of Santa Fe's targeted business sectors.***
   - Survey or organize a forum of Santa Fe bioinformatics and other information technology companies. Ask these businesses to describe the types of workers that they need. Ask them to participate in designing an ideal curriculum for an Associate's Degree and continuing education programs.

- Entice individuals with high tech skills to serve as part-time instructors. The Community College has a difficult time offering the high salaries demanded by individuals with high-tech skills and computer science knowledge, yet Santa Fe has a large population of these individuals. Rather than seeking full-time professors, ask young professionals and new retirees to teach one class per semester.
- Build computer training programs that teach desktop publishing, commercial design, film and sound editing, graphic design, and animation. These courses can be offered as part of a formal Associate's Degree curriculum and continuing education. These skills will be in demand by Santa Fe's targets, particularly in the arts and culture, design / film, and publishing and new media fields.

Strategy Four: Ensure that the four-year and graduate colleges and universities in the region, e.g. the College of Santa Fe, the Institute of American Indian Arts, St. John's College, the University of Phoenix and branches of Highlands University and UNM, are kept up-to-date and involved in economic development.

Actions

1. Inform the four-year and graduate colleges of the workforce needs of each targeted business sector.

- Identify degree programs within each College that fit with target business requirements.
- Include a description of these degree programs within future economic development marketing efforts

2. ***Work with the four-year and graduate colleges to retain graduates in Santa Fe.***
   - Each semester, meet with students within those degree programs to inform them of the opportunities within Santa Fe for graduates of their programs. Ask local target sector business executives to speak to the students.
   - Ensure the College's career placement centers are fully aware of job opportunities within Santa Fe.
   - One to two times each year, speak at a faculty meeting at all three colleges. Inform professors of economic development activities. Give them information about Santa Fe that increases the attractiveness of the community to 18-25 year olds.

3. ***Invite representatives from the four-year and graduate colleges to participate in prospect visits.***
   - When economic development prospects come to Santa Fe, invite College representatives to meet with the prospect or organize a brief tour of the Colleges' campuses.

4. ***Invite representatives from the four-year and graduate colleges to participate on economic development-related committees and task forces.***

Occupational Comparison of Santa Fe's Target Industries

Major Occupations	General Work Skills	Technical	Industry: Art and Culture	Design	Hospitality	Conservation Technologies	Software Development	Publishing and New Media	Outdoor Gear and Equipment
Actors			■						
Administrative support	■		■	■	■	■	■	■	■
Architects				■					
Art directors			■	■				■	
Art, drama, and music teachers			■	■					
Assemblers			■			■			■
Bartenders and waiters			■		■				
Bookeeping and accounting	■		■	■	■	■	■	■	■
Bus, taxi, and other transportation drivers					■				
Cashiers			■		■				
Chemists		■				■			
Chemical technicians		■				■			
Choreographers			■						
Civil engineering technicians		■		■					
Computer programmers		■					■	■	
Computer software engineers		■					■	■	
Computer support and technicians		■					■		
Customer service representatives			■	■	■	■	■	■	■
Desktop publishers				■				■	
Editors				■				■	
Electrical engineers		■							■
Environmental scientists		■				■			
Film and video editors				■				■	
First line production managers									■
Food preparation, chefs			■		■				
Freight movers and handlers				■					■
General operations managers	■		■	■	■	■	■	■	■
Graphic designers			■	■				■	
Hotel desk clerks					■				
Inspectors, testers, sorters						■			■
Jewelers, precious stone, and metal workers			■	■					
Job printers				■				■	
Machine operators		■		■		■			■
Management analysts							■		
Maids and Housekeeping					■				
Maintenance and repair workers					■				
Mechanical engineers		■							■
Musicians and singers			■						
News analysts, reporters, writers				■				■	
Office clerks	■		■	■	■	■	■	■	■
Packers and packagers, hand									■
Prepress technicians and workers		■		■				■	
Printing machine operators		■		■				■	
Protective services / security					■				
Recreation workers			■		■				■
Reservation ticket agents and travel clerks									
Sales managers and representatives	■		■	■	■	■	■	■	■
Self enrichment education teachers			■						
Sewing machine operators		■							■
Shipping and receiving clerks									■
Teacher assistants			■						
Telemarketers					■			■	■
Tour guides and escorts					■				

Represents 2% or more of an industry niche's total occupational composition.

Source: Occupational Employment Statistics, Bureau of Labor Statistics

2. Entrepreneurship

GOAL: Infrastructure, capital, and educational resources for entrepreneurs will be well networked both at the local and state level.

A critical aspect of building sustainable economic competitiveness is linking economic performance to social cohesion. The stimulation of entrepreneurship through the formation and development of new commercial businesses and social enterprises can play a key role in creating a diversity of new jobs and bridging the gap between income levels and cost of living. The entrepreneur in the community is a primary contributor and mobilizer of resources to develop the economy, a provider of employment for others, and a stabilizing factor in the society.

Improvements to the entrepreneurial climate, both in Santa Fe and the state of New Mexico, will benefit not only potential business owners, but also the small businesses that are already in operation. An entrepreneurial climate is well suited for Santa Fe's creative, independent-minded population.

AE recommends that entrepreneurship drive all future economic development activities for the following reasons:

- Entrepreneurial activities are a productive outlet for energies of enterprising and enthusiastic people.
- Small businesses create jobs at relatively low capital cost and low environmental impact, especially in the fast-growing service sector.
- Small businesses develop a pool of skilled and semi-skilled workers who are the base for industrial expansion.
- Small businesses are a source of innovation in products, services and techniques.
- Entrepreneurs can contribute new ideas to economic development initiatives.
- Small businesses serve a social function by creating career opportunities and upward social mobility, and by preserving, in many instances, a set of values.
- Provide information at One-Stop Centers related to entrepreneurship as a career option – linking One-Stop Centers to local SBDC, providing "guide to starting a business in Santa Fe" at one-stop center.
- An entrepreneurial approach to economic development also benefits larger businesses that will be attracted to Santa Fe's unique character.

Small businesses are currently the crux of the Santa Fe economy, and local leaders should support them. The following section offers recommendations for boosting entrepreneurship and small business growth in Santa Fe.

Strategy One: Financially support Santa Fe's business incubator. Help the incubator expand by offering more customized business resources. Help start-up companies by linking them into local and state financial capital.

Actions:

1. ***Expand the Santa Fe Business Incubator to provide business resources appropriate to the targeted business sectors.***

   The most successful business incubators are those that provide more than just reduced rent office space and furniture for tenants. Like the current Santa Fe Business Incubator, they combine office space with knowledge – such as an SBDC office or other mentoring organizations - and are closely connected with local community colleges and universities. They provide first-rate telecommunications infrastructure, conference facilities, business services, and shared laboratory or manufacturing space. A good incubator will become a gathering place for the community for after hours networking events.

   The Santa Fe Business Incubator should also expand its connection to professional business services firms. For example, the incubator could assign volunteer task forces of service providers (e.g. comprised of one accountant, one attorney, and one marketing/advertising firm) to mentor companies during their time at the incubator. This benefits the companies as well as the volunteers, who can view their work with the incubator as business development. Marketing assistance, in particular, should be offered to incubator companies. Assistance should come from local advertising or marketing agencies that offer their services at a pro-bono or reduced rate, or by teams of students from SFCC or the College of Santa Fe.

2. ***Lobby State legislators to pass the current proposed legislation (embedded within the SBDC bill) to certify incubators and to match funding from the State to local incubators.***
   - The successful Santa Fe Business Incubator could serve as a model around which other incubators in New Mexico could be developed.
   - Incubators should be used as a place that sets standards for small business development.
   - The network of certified incubators could serve as a funnel of investment opportunities for the New Mexico Venture Capital Fund as well as serving as a built-in system of due diligence for State investment.

3. ***Work with the State, UNM, the Santa Fe Business Incubator, SFCC-SBDC and SCORE to set up an entrepreneurship one-stop shop center similar to workforce development centers.***
   - A one-stop shop entrepreneurship center would offer the same coaching and information services such as an SBDC combined with the business incubator services of the Santa Fe Business Incubator.
   - The one-stop shop should be established in a central location to provide the greatest access to all Santa Fe residents.

4. ***Establish a Small Business Enterprise Director within the Community Development Division.***
   - This individual should be responsible for: overseeing the entrepreneurship center; working with the SBDC and Incubator in keeping the community informed about how to start a company in Santa Fe; promoting Santa Fe as a good location for entrepreneurship; working with SFIBCA on creating a strong "buy local" campaign; developing and maintaining a searchable on-line inventory of all entrepreneurship resources in the region; and helping entrepreneurs and local small businesses navigate City processes and regulations.

5. ***Establish an arts incubator at a central location in Santa Fe.***
   - The campus should be home to a variety of related activities, with educational programs at the core. Other activities that should be co-located within the facility include: office space for professional arts organizations and guilds; studios; exhibit space; retail shop for selling art. In the future, the campus could also contain loft apartments, a café, and an entrepreneurial resources center.

Strategy Two: Make information and training about starting businesses widely available. Celebrate entrepreneurial success stories as inspiration to potential entrepreneurs.

Actions:

1. ***Involve The Santa Fe New Mexican in covering success stories of local business startups.***
   - Potential entrepreneurs will find inspiration from other individuals who have successfully started businesses.
   - Celebrate the success of local small businesses by featuring them in local news publications. Propose a schedule of small businesses to feature each month to make it easier for The Santa Fe New Mexican.

2. ***Santa Fe's numerous non-profit organizations are entrepreneurial businesses. Provide these organizations with good information to help them increase their financial capacity.***
   - Numbering almost 500 in Santa Fe, non-profits make up an important part of employment and activity in the community.
   - Non-profit organizations should be viewed as entrepreneurial small businesses.
   - Provide information to non-profits to help them learn how to increase their financial capacity.
   - Fund a series of 501c3 training seminars that train managers of non-profits how to be better business people. There are numerous consulting companies that provide non-profit training, as well as on-line guides that provide non-profits with helpful business tools. Check out sites such as: www.onPhilanthropy.com; www.npguides.org; or www.charitiesusa.com which links non-profit to service providers across the U.S.

- Encourage participation in *NGO New Mexico*, New Mexico's central non-profit business association.
- Collaborate with NGO New Mexico to sponsor monthly networking and training events. The training events should be the main vehicle for distributing information about how to make a non-profit profitable.
- NGO New Mexico could create a Web site listing all non-profit organizations, sortable by their service, and containing links to and contact information for each organization's Web site. Examine sites such as www.GuideStar.org and www.envirolink.org as examples of structuring a database of non-profit organizations.

3. ***Develop a single Web site containing an inventory of Santa Fe's entrepreneurship resources. Make the Web site name simple and memorable. Market the Web site address across the community.***
   - The Web site could be developed and maintained by several organizations, such as the Santa Fe Incubator, SCORE, the SBDC, or the (possible future) entrepreneurship one-stop shop.
   - Possible Web site names: www.etools.com or www.santafestartup.com

Strategy Three: Motivate Santa Feans to start new companies.

Actions:

2. ***Streamline the City's permitting process for events, new construction, and new business expansions in Santa Fe.***
   - Focus groups, interviews, and surveys have revealed that many businesses and individuals have experienced difficulty from the City in getting permits for new ventures – from construction or expansion of new facilities to permits for small weekend festivals.
   - Santa Fe's permitting process needs to be thoroughly reviewed and compared against the requirements of targeted business sectors.
   - Santa Fe's City government should commit to easing and shortening the permitting process within one year.
   - The City of Santa Fe's Web site should contain a page dedicated to simply outlining the permitting process and providing downloadable versions of permitting applications.
   - The City of Santa Fe's web site should be reliable and offer current and accurate information.

3. ***Consider waiving permitting fees for small businesses locating in targeted areas of Santa Fe (fees are already waived for certain affordable housing projects).***
   - Small businesses are interested in saving money at every possible point.
   - Waiving permitting fees is not a cost, but foregone revenue for the City.
   - Waiving permitting fees for small businesses moving into key areas of the city, downtown for example, will help small businesses and make a statement that the City supports them.

4. Expand the City of Santa Fe's Small Business Loan program.

- The Small Business Loan program is an important tool for encouraging the growth of local businesses and companies targeted in this economic development plan.
- Leverage the program with additional state and federal funding.
- Restore the program to its original funding levels.
- Take steps to ensure that the entire community is aware of the program and has easy access to it.
- Provide information about the program in the (proposed) entrepreneur resource center.

4. Utilize the results of the New Mexico Media Strategy Report to develop a work plan for the digital and new media industry cluster.

- Look at cities that have fostered the film industry. Identify targeted infrastructure improvements, permitting processes, training programs and other incentives that are geared to the needs of the industry. Draft necessary ordinances to implement those inducements in Santa Fe.
- Austin Film Commission and North Carolina (Advantage West) are models.
- Model a one-stop shop permitting process for the film industry after other good examples, such as Rio Rancho, New Mexico (http://www.rioranchonm.org/film_industry/#One); Film in Florida (http://www.filminflorida.com/prl/perm.asp);

Strategy Four: Keep Santa Fe's existing small businesses strong.

Santa Fe's future economic health will largely be determined by the amount of local spending at local businesses. Every transaction involving a business outside of the area causes money to leak out of the local economy. While seemingly insignificant when considering a single purchase, the sum of these effects is huge across an economy the size of Santa Fe's. *For more information, see AE's Small Business Report, completed for the Santa Fe Independent and Community Alliance.*

A strong tourism economy and large base of unique cultural assets require that city leaders pay particular attention to the role that small businesses play. Eighty-five percent of all businesses in Santa Fe employ fewer than 20 workers. Of these small businesses, over 90 percent are locally-owned. According to the U.S. Small Business Association, 3,900 Santa Fe companies employ fewer than 20 people. This is almost five times the number of all other companies combined.

The last five years, however, have seen a downward shift in the percentage of independently-owned companies in Santa Fe. Almost all industries experienced a decline in independents' share of both employment and number of establishments. The largest percentage drop was in retail, where current levels of independence (approximately 50 percent of all retail firms) are well below that

of the nation (almost 90 percent) and has dropped 40 percent in the past five years. This industry, more than any other, directly affects households and quality-of-life indicators. The change threatens the local diversity found in Santa Fe shopping and endangers the unique character of the area.

Actions:

1. Initiate a "buy local" campaign.

- Support the Santa Fe Independent Business and Community Alliance (SFIBCA).
- Provide funding or other resources to the SFIBCA for launching a "buy local" campaign.
- The campaign should educate local residents and businesses on the importance of buying from other local businesses.
- Each campaign piece should contain a different factoid pointing out the economic and cultural benefit of purchasing products and services from independently-owned small businesses.
- AE's *Santa Fe Small Business Report* provides data and survey results that support the notion of buying local (prepared for the SFIBCA in November 2003).
- To kick off the campaign, prepare a press release highlighting the results of AE's Small Business Report. Distribute the press release to local newspapers, alternative magazines, radio stations, and television stations. Print a series of flyers and direct mail postcards highlighting the main points of the study. Ask local business owners and community organizations to post the flyers in their establishments and to mail out the postcards to their clients.

2. Make downtown and other Santa Fe business districts more accessible to patrons of small businesses.

- The City should make supporting the needs of small, locally owned business a goal against which future decisions are measured.
- The best way to encourage residents to buy locally is to make access to independently-owned businesses convenient. Allow for mixed use developments where retail and small service businesses are intermingled among residences.
- Make downtown more pedestrian- and cyclist-friendly. Repair sidewalks so that shoppers and business people have a safe place to walk. Create a network of bike paths and lanes. This will encourage more pedestrian traffic and reduce automobile traffic in downtown Santa Fe. It will improve access to small downtown businesses and encourage residents who may have been frustrated by limited downtown parking to start shopping in downtown again.
- Improve parking in downtown. Struggles with parking often drive shoppers from downtown and towards big-box retail and malls. Offer free parking, enhance existing parking, and provide free shuttles around town. Encourage business practices that make parking less important, like home delivery of groceries and large bulky items.
- During the weekdays, most household shopping occurs after work, between 7 and 10 p.m. Encourage downtown businesses to stay open until 9 p.m. If it is difficult for small businesses to stay open that late

every night of the week, ask shop owners to agree to the same one or two evenings a week in which they stay open later.

- Start a monthly downtown celebration. In Austin, for example, every first Thursday of the month, stores in one shopping district stay open until 10 p.m. The sidewalks are filled with local artists and merchant booths selling wares. Local bands provide live music in the street. First Thursday now attracts more than 10,000 people every month.
- Provide adequate security downtown to help nighttime shoppers feel comfortable.

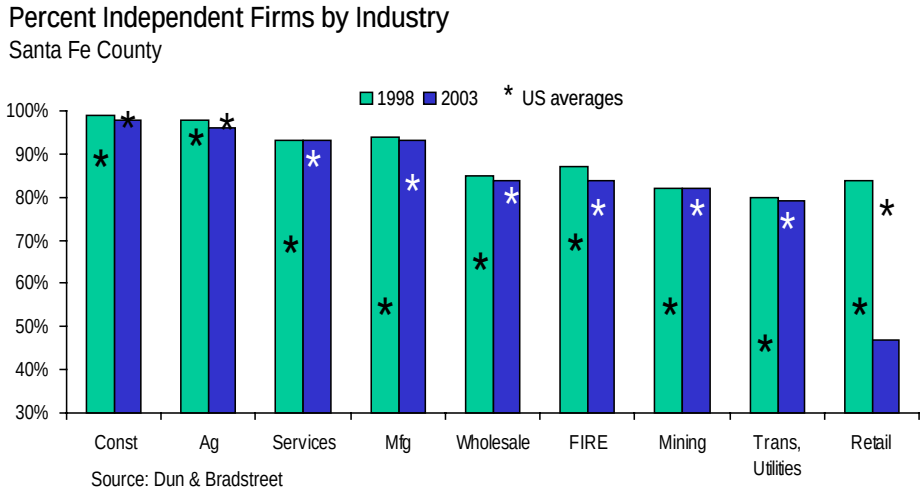
3. Identify business, historical and cultural districts that are suitable for economic development initiatives.

- Recommendations for downtown can be applied to any business or cultural districts.
- Support neighborhood/business events such as the Second Street Experience and explore developing similar events in other districts.
- Initiate planning with two districts per year.
- Link "buy local" initiative to district planning.
- Develop programs that highlight the economic benefits of historic preservation and historic districts.

4. Establish metrics for tracking the success of the "buy local" initiative.

By determining a set of tangible goals, communities establish clear priorities and are able to assess the performance of their programs, allowing more efficient use of resources. Metrics could include the following:

- *Sales receipts of downtown merchants.* Sales of downtown shops and service providers should increase a minimum of 10 percent each year if the buy local initiative is successful.
- *Percentage of independent businesses in Santa Fe.* For most industries, Santa Fe exceeds the national average in the percent of independently-owned businesses (see below chart). Increasing the percentage of locally-owned retail establishments could become a goal for the city.



- *Percentage of major employers headquartered in Santa Fe.* This figure points to the importance of home-grown successes. These companies tend to be more philanthropic and provide greater

economic independence for the region. The information for this metric could be measured from annual reports of local business activity.

- *Duration of local businesses*. This factor could be measured by counting the number of businesses that were established three years ago and are still in business. This method explicitly measures the ability of local businesses to survive in Santa Fe's economy. Santa Fe will know that it is supporting local, small businesses when the number of businesses surviving longer than three years increases. The City's data on business licenses provides this information.
- *Percentage of companies adding employees in the past year*. Expanding companies are as important to the economic health of a region as new companies. This metric can be easily obtained through government employment statistics and surveys.

Strategy Three: Sites and Infrastructure

GOAL: Improvements to sites and infrastructure will consider the long-term needs of Santa Fe's targeted business sectors and small, entrepreneurial businesses.

When companies are asked to rank the factors that most affect which state or region they select to locate in, workforce and education considerations are the most important, followed by access to customers and suppliers and business climate. The only infrastructure that is often mentioned in a regional context is transportation.

When choosing a specific development location within a state or region, however, the availability of infrastructure grows in importance. As infrastructure is available in almost every city, business prospects will compare a region or city's infrastructure (availability and pricing.)

The reason for the apparent contradiction in the importance of regional infrastructure versus specific sites is that larger areas such as regions or states possess sufficient infrastructure somewhere, so it is not a major corporate consideration until after the general location is picked. Therefore, although not the top priority to get a company to choose a region, once they have chosen the Santa Fe region, it is imperative that adequate infrastructure - water, sewers, streets and mass transit – be available to support business growth and development and that this infrastructure fare competitively with that of another region.

Santa Fe's most significant infrastructure issue (and economic development issue) is the region's water shortage. All economic development activities must consider the area's severe water constraints. The Mayor has stated that "water" is his number one goal and the City is in the process of trying to secure funding for the Diversion Plan, which will address this concern. The purpose of the Diversion Plan is to redirect surface water from the Rio Grande river into Santa Fe. Though the Diversion Plan will provide some relief to the city, preserving water and the area's unique environmental characteristics will be a goal of the city for many years to come. In turn, the target businesses recommended for Santa Fe in the *Target Industry Report*, will be environmentally sound and will require minimal water.

Strategy One: Take steps to make Santa Fe the water conservation and clean energy capital of the U.S.

Actions:

1. Incorporate water conservation and clean energy technologies into the design of all current and future public buildings.

2. Begin an annual student competition for design of water conservation innovations.

- The winner could receive funding for further development of the innovation, an internship with a local building contractor, or an opportunity to implement it on a test site.

3. Promote Santa Fe to expanding and relocating water conservation technology companies.

- The long process of developing the Diversion Plan and tackling the water issue has created a network of local water conservation expertise.
- The desperate water situation provides a good environment in which companies can test new water conservation technologies and techniques.
- Water conservation technology companies locating in Santa Fe will be locating in a market with high internal demand for their products and will, therefore, be in close proximity to their customers.
- Develop a marketing package highlighting Santa Fe's dedication to water conservation, its assets, and incentives.
- Organize a delegation of Santa Fe and State representatives to visit 1-2 communities that have successfully supported water conservation and clean energy usage. Use these trips to learn and to promote Santa Fe to businesses.

4. ***Offer incentives for water conservation and clean energy use.***

- Communities around the U.S. are offering incentives to businesses and consumers to adopt clean energy practices. Many utilities already offer their customers rebates or credits for installing energy-efficient equipment for HVAC, lighting, insulation, and windows. In addition, utilities are starting to offer consumers the option to purchase electricity from Green Energy sources such as wind power, solar, and biomass.
- Santa Fe should create programs that promote the adoption of energy conservation while promoting a "buy local" campaign that would attract new clean energy providers to Santa Fe. Credits and incentives for consumers can be tied to their purchase from local suppliers. Santa Fe is an ideal pilot market for several technologies and should do what it can to bring those suppliers to the region.
- Work with State officials to create a package of statewide incentives for clean energy and water conservation companies.
- Good examples include:
    - Austin, Texas has openly announced its intention to grow the consumption of renewable power and also to promote the development and attraction of clean energy companies and providers. Already, the city-owned utility, Austin Energy, sells 500 million KW-hours to local businesses and consumers and has a goal of fulfilling 5 percent of its energy needs with clean power. In addition, Austin is discussing ways of tying conservation incentives to the use of locally-developed services or products. This connection is the real key to promoting the city's Environmental Technologies cluster.
    - The state of New York currently offers incentives to both the producers of clean energy and its consumers. By leveraging state funding for energy conservation projects, the state's agency NYSERDA has promoted local job creation. Funding for this program reaches about $16.5 million per year and funds

approximately 150 projects annually for businesses, municipalities, institutions, and universities. Since 1991, NYSERDA's R&D program has stimulated new product sales of $200 million for New York companies, created 1,174 permanent jobs, developed 141 new products, processes, or services for commercial use, and leveraged nearly $2 of funding from outside sources for every dollar invested by NYSERDA.

- In August 2001, NYSERDA announced the creation of the Saratoga Energy Technology Park, specifically devoted to promoting the development of new, clean energy technologies. NYSERDA, working jointly with the University at Albany and the Saratoga Economic Development Corporation (SEDC), hopes to attract between 1,000 and 1,500 jobs to the Capital Region when emerging, environmentally-friendly energy companies take advantage of the park's resources.

Strategy Two: Provide better infrastructure and processes to support creative activities.

Actions:

1. Create a National Center for Arts and Design in Santa Fe.

- The National Center for Arts and Design will provide a single location in which multiple arts and design organizations could collaborate on projects of national significance. The one-of-a-kind concept would be modeled after national research consortia or laboratories, only with arts, rather than science, as its focus.
- The center would include educational resources, high quality studio space, design-oriented companies and non-profit organizations, exhibit space, and retail.
- The (possible future) arts incubator should become a core component of the Center.
- Consider locating the Center at the Railyards or other central site.
- The Center would invite national and international experts to teach seminars or guide teams of designers and artists on projects.
  - The Center would provide an environment in which teams of designers or artists could form to, for example:
  - Bid on architectural design for major projects within the U.S.
  - Provide creative support to the film industry
  - Create new artistic works
  - Provide design services for New Mexico public sector projects
  - Design unique water and energy conservation techniques
  - Create a one-of-a-kind program to promote Santa Fe's arts, culture, and design products

2. Find ways to centralize internet-based information aimed at promoting arts and culture in Santa Fe.

- Currently, many Web sites – from the Chamber of Commerce to individual galleries – contain information about arts and cultural events in Santa Fe. This is confusing to residents and obscures Santa Fe's image to outsiders.

- Promote links to existing central sites such as santafe.org and nmculturenet.org that are running the statewide calendar of events powered by NM CultureNet.
- Develop one Web site portal for all Santa Fe arts and cultural amenities. Host a contest where local artists and Web design companies submit Web URLs. Promote this contest to the community. Make the Web site name simple and memorable.
- The Web site could contain the following: events calendar; map of galleries and museums; and a searchable database of Santa Fe galleries and arts retail shops by "product" and genre (links to the Web sites of all galleries and shops in the database would be provided).
- Eventually, the Web site could also include a virtual market in which local artists could sell their wares.

Strategy Three: Partner with Santa Fe County to solve infrastructure and site issues.

Actions:

1. ***Develop a joint City / County strategy focused on the Redevelopment District of the Metro Area Highway Corridor Plan.***
   - The Metro Area Highway Corridor Plan was adopted by both the City and County and designates an area to be redeveloped to accommodate economic development around the NM 599 / Airport Road intersection.

2. ***Develop a joint City / County economic development strategy focused on the Community College District to implement programs outlined in this report.***
   - The Santa Fe Community College District includes the Santa Fe Community College, housing, and non-residential development.
   - The District represents an important outlet for providing more affordable housing to Santa Feans.
   - The future development of the District will impact both the City and County.

3. ***Develop a shared City / County business park.***
   - Long-term, the City of Santa Fe will run out of developable land for larger business expansions. Most larger businesses will be locating in the County.
   - Jointly develop a business park with the County. The City and County will share the cost of infrastructure improvements and land acquisition. In turn, the City and County will share tax revenue that is generated from the site.

4. ***Jointly improve the Santa Fe Airport.***
   - The expansion of the Santa Fe Airport will make Santa Fe more accessible to tourists, allow residents easier transportation into and out of the region, and give local companies better travel options.
   - A 1-hour or less drive time from an airport is a common site selection requirement for small and large businesses alike. The Airport can

become a major marketing tool for attracting and retaining companies in both the City and the County.

- Upgrade the Airport to Part 139 standards as soon as possible. The Santa Fe City Council should approve the application for Park 139 certification.
- Both the City and County should provide funding for expanding the Airport fire station (shared with the national guard) and upgrading security along the perimeter of the property.

5. Develop wireless Internet infrastructure in core population centers in the City and in the County.

- Encourage local entrepreneurs to develop wireless infrastructure for downtown Santa Fe and countywide in core neighborhoods and future developments such as the community college district.
- The process of wiring Santa Fe with the latest telecommunications infrastructure is already underway. The Santa Fe Light Trail fiber optic network is expected to be completed in 2004. The Plaza renovation (planned to begin in the spring of 2004) will include the installation of a wireless network for the central downtown area of Santa Fe.

Strategy Four: Approve and construct a new civic center that represents the unique character of Santa Fe.

The Sweeney Center does not serve the needs of the community and does not convey the high-end image of the city. While the existing facility could be renovated, it is more appropriate that the current building is torn down and a new civic center is built in its place.

The Santa Fe City Council is considering a one percent increase to occupancy taxes and a bond to fund a new civic center. This decision will have an important, positive impact on the City for many years to come. A new civic center will support each Santa Fe targeted business sector while providing a valuable asset to local residents.

Consider the civic center a tool for economic development. It draws visitors into the community. If marketed to the appropriate events, it can attract executives from Santa Fe's targeted business sectors, allowing the City to market on its doorstep. Those individuals visiting the civic center will also spend money in Santa Fe – dining out, staying in hotels, and shopping. Indirectly, these activities inject more money into the local economy and gives a boost to job creation.

As a tool for economic development, and an entry to the city, the design of the new civic center can be used to convey a message. It should embody the city's artistic and cultural heritage, history, and connection to the natural environment. It should reflect the community's strong desire to target the type of higher-end tourist that visits the city. The facility should incorporate modern architectural elements and high-tech equipment into traditional Santa Fe style to help counteract a perception that Santa Fe is unwilling to progress. Finally, the facility should incorporate cutting-edge water and renewable energy technologies to show Santa Fe's dedication to conserving natural resources.

The civic center will benefit Santa Fe's workforce in several ways. First, it creates both direct and indirect jobs. In the beginning, designing, building, and completing the civic center will generate employment. Once construction is complete, entry-level positions will be established in event catering, room set-up, and facility maintenance. Middle- and upper-level positions will be created in audio-visual support, facility management, marketing, and event planning.

In addition to the job impact, the civic center can play another very important role for workforce development. It can provide much-needed, centrally-located space for local workforce training activities. Imagine: A civic center that is fully equipped with the latest in audio visual technology from the central, large auditorium space to smaller classrooms and conference rooms. Not only are these amenities highly attractive to executive level conferences and industry events, but they are also a much-needed resource for local workforce training providers and companies. The community college, the workforce development center, and non-profit workforce organizations could share the civic center for their programs, ensuring that Santa Fe's workforce is being trained in world-class facilities.

Action:
Revisit the proposed civic center design. Ensure that the design adheres to the following guidelines:

- The new civic center should be designed to appeal to smaller, executive-level conferences. A larger capacity facility will not necessarily lead to a larger indirect job benefit for Santa Fe. As the size of the event gets larger, a higher portion of attendees will either not be able to find hotel rooms in downtown Santa Fe or will not be able to afford them. These individuals will stay in hotels outside of the central district; eat at restaurants outside of the central district (often large chains); and, with so much commuting, have little time to shop at local stores while congesting Santa Fe's roads.
- The true benefit of the civic center is generated when visitors (both from outside events and Santa Fe functions) spend time and money in locally-owned shops, restaurants, and hotels. This injection of money drives business for local proprietors, who then spend their own revenue hiring additional staff, buying locally-made goods, or shopping for themselves. These funds continue to trickle throughout the economy, driving business, and creating new jobs. Smaller, more targeted events attended by executive-level individuals are much more likely to attract attendees who stay in downtown Santa Fe, bring their families, extend their stay, and spend their money with local merchants.
- A new civic center locating in downtown Santa Fe, targeting executive level conferences, and providing attendees technologically-sophisticated audio / visual equipment will allow the City to charge higher rates for use of the facility.
- Santa Fe prides itself on being the "city different;" therefore, the new civic center should radiate what is distinct about Santa Fe. To do so, consider incorporating the following elements into the design of the facility:
    - Arts and culture are the cornerstones of the building design.

- The center includes gallery and / or exhibit space for local artists.
- The center incorporates the latest water and energy conservation technologies.
- The center contains modern elements in combination with traditional Santa Fe style to communicate the City's deep roots yet willingness to progress to the future.
- The center contains high-tech workforce training spaces of various sizes to make the facility truly community-oriented. Consider a facility that, in addition to a large event room (500 person capacity), also contains one large auditorium-style classroom (e.g. 100-200 seats), two-three classrooms (e.g. 30-50 seats), two conference rooms (25-30 seats), and several small breakout rooms (5-10 people).

Strategy Four: Community Development

GOAL: Santa Fe's community and economic development activities support an environment that is favorable to (1) talented residents, (2) small, locally-owned businesses, and (3) targeted business sectors.

The Community Development recommendations offered in this section center on two major topics: improving Santa Fe's business climate and improving the city's quality-of-life amenities, particularly for young and creative individuals.

The most successful economic development regions in the U.S. also contain very high quality-of-life amenities. Quality of life encompasses many attributes, including healthcare, safety, parks and recreation, arts and culture, and environmental cleanliness. A quality environment plays a large part in the choice of young, skilled professionals in deciding where to locate. It also plays a significant role in retaining good citizens.

A high quality of life is also directly connected to the region's ability to attract tourists. Through the choice of investments in quality-of-life amenities, the region will be able to target the specific type of tourist that visits. Tourists should be considered an economic development audience, and they are actual prospects coming directly to you. Ensure that they overlap with the audience you have for your economic development efforts.

One of the easiest ways for Santa Fe to become top of mind for businesses and entrepreneurs in its targeted business sectors is for those individuals to visit the region and enjoy the time they spend there. Therefore, tourist activities should portray a certain image of the city, one that is appealing to those executives and other decision makers. Make sure all tourist attractions showcase the "Creative Spirit of Santa Fe."

Strategy One: Adopt a more business-friendly attitude within City departments.

Santa Fe's unique character has sometimes been a hindrance to business activity. The city is well known externally for its tough ordinances and unfriendly business leadership, characteristics that will damage Santa Fe as it pursues economic development. Even small businesses and entrepreneurs (the city's primary target audience) will not move to a city where it is not welcoming or affordable to conduct business.

Actions:

1. ***Ensure the permitting process is consistent and efficient.***
    - During this planning process, numerous businesses criticized the city's permitting process for being too complicated, inconsistent, and time-consuming.
    - Consider expediting permits for standard requests. Applying for and receiving permits for, for example, small, after hours or weekend

downtown events should be made as easy as possible with standard application forms and a quick turn around process.

- Be specific and open about permitting requirements. Make this information readily available on City Web sites and in handouts available at City offices.
- Look at other cities' permitting processes for good examples of ways to make Santa Fe's more efficient and consistent.
- Burlington, Vermont's award winning "Doing Business in Burlington" publication offers new and expanding businesses a comprehensive and easy-to-use guide to permitting and city regulations. Sections from this guide are available on the following Web site: http://www.cedoburlington.org/business/doing_business_in_burlington/dbb.htm
- Look at the City of Surrey, located outside of Vancouver, Canada, for a good example of creating a step-by-step guide for local residents on starting their own businesses. http://www.city.surrey.bc.ca/Doing+Business/Business+Development/Starting+Your+Own+Business/default.htm
- Specifically look at other cities that are fostering the film industry – Los Angeles, New York, Toronto, Austin, for example. How have these cities structured their permitting processes to make it easy for and attractive to film production? Apply these best practices in Santa Fe.

5. ***Strengthen the Small Business Ombudsman Position within the City of Santa Fe offices.***
   - The focus of the current Small Business Ombudsman position should be expanded to serve all sizes of businesses.
   - The services of the Ombudsman should be expanded to visiting local businesses on a regular basis, listening to their concerns, and reporting back to City officials.
   - The Ombudsman should also be the single point of contact for a business having trouble navigating city regulations. He/she should walk businesses through the permitting process and help resolve conflicts between City departments and local businesses.
   - The benefits of expanding the role of the Ombudsman are numerous. First, strengthening this position makes a statement that the City is truly interested in supporting local businesses. Second, by regularly visiting with local businesses, the Ombudsman can communicate back to City leaders the current needs of local businesses, giving the City good information on which to base decisions. Finally, it provides a valuable resource to local businesses and helps navigate the permitting processes and acts as a voice for them to City leaders.

6. ***Provide periodic customer service training to City employees who regularly interact with local businesses and residents.***
   - Ask the Small Business Ombudsman to lead the customer service training sessions or hire a professional firm to conduct the training.
   - Training should include not only customer service training, but also an explanation of Santa Fe's new economic development brand and the role City employees play in economic development.

- A customer service guide containing quick tips on customer service should be developed and distributed among City staff.

7. Establish incentives that encourage local businesses to expand in Santa Fe.

- Consider waiving permit and impact fees for local companies that want to expand.
- Incentives should come from both the State and the City, particularly in helping with infrastructure improvements. When Dell was expanding in Tennessee, for example, the State paid 80 percent of the roadway improvement costs while the City of Nashville paid 20 percent.
- Promote incentives to local businesses. Ask the local utility company to help "spread the word" by referring local companies to a Web site with updates on incentives.

Strategy Two: Santa Fe's City Council should set broad goals for future development and allow those goals to drive decisions.

Actions:

1. Invite a moderator to lead a City Council retreat. The retreat should accomplish the following:

- Identify the positive assets of Santa Fe that cause each individual to feel passionate.
- Identify common threads among all council members. List Santa Fe's top assets.
- Agree that these common threads represent the essence of the community. Preserving the community's essence should be the principle that guides all future decisions.
- Set several overarching goals for the city.
- Agree to rules of etiquette among council members that are adhered to in and outside of council meetings.
- Conduct a city council study session prior to each meeting to allow councilors to state their positions on topics that are up for discussion during the upcoming meeting. City Council meetings should not be the first time that councilors hear each other's positions on topics being addressed.

2. The first retreat should occur after the spring 2004 election and occur at least every two years, following the election of new city councilors.

Strategy Three: Provide greater support to the Community Development Division and Economic Development Section.

Although only a few organizations in Santa Fe are directly charged with economic development, the community contains many more groups that impact the effectiveness of economic development programs. More than many other communities, Santa Fe is home to a rich diversity of not-for-profit, government, and business organizations, each perceived to have its own unique vision for the

future of the community. The city, and surrounding region, have become polarized into different "camps" of opinions. Each group seems to view itself as being fiercely independent from the others. This often results in a breakdown of internal communication, the very foundation of strong economic development campaigns.

Communication and cooperation in Santa Fe will improve if these various, and seemingly contradictory, opinion groups realize that they have a common bond: their success depends on Santa Fe's sustained economic health.

Santa Fe's ability to remain economically healthy is important to every organization and individual in the city and region. For example, while local businesses depend on a healthy economy to create a market for their products, non-profit organizations depend on a strong economy so that they can raise funds from local businesses and residents to keep their programs going. Second homeowners rely on a healthy economy so that their property values are retained and that the City can afford to maintain the quality-of-life attributes that originally attracted them to the region. Ethnic and Native American populations rely on a healthy economy that provides them with job opportunities, a market for their products, and ultimately provides them with income to continue living in Santa Fe. (A complete table of Santa Fe opinion groups and their reasons for supporting a healthy economy is provided in the appendix to this report.)

Improved economic health should be important to every Santa Fe resident and business. Santa Fe's elected officials should, therefore, ensure that their decisions lead to stronger economic conditions within the city and surrounding region.

A critical component of a healthy economy is ensuring that a strong economic development team serves the City. This team should be supported with financial and staffing resources that provide it the freedom to implement smart, aggressive community development and economic development activities. A strong economic development team will be required to implement many of the recommendations in this strategy. City leaders should view the economic development team as its task force for managing the day-to-day improvement of Santa Fe's economic conditions.

Actions:

1. ***Increase funding to Santa Fe's Community Development Division.***
    - Funding should be increased incrementally each year for the next five years. Draw additional funding from the Economic Development Fund.
    - Additional funding will be used to do the following:
        - Expand the Small Business Ombudsman position and responsibilities (described in the Entrepreneurship strategies).
        - Establish a Small Business Enterprise Director position that will be responsible for setting up and managing an entrepreneurship one-stop shop in coordination with the Santa Fe Business Incubator, the SBDC, and other small business support organizations.
        - Fund an entrepreneurship resource center. The purpose of the facility is to provide a centrally located office where all Santa

Feans can access a library of helpful information and talk with knowledgeable individuals about starting a business.
    - Increase the City's funding to the Santa Fe Business Incubator (for operations or facility expansions).
    - Provide funding for future incubators, such as an arts incubator.
- Commit funding for a minimum of five years. Longer-term budgets allow the department to conduct better planning and act progressively.

2. Set specific performance objectives for marketing subcontractors.

- Continue to set and monitor annual performance benchmarks for marketing contractors.
- Use the marketing recommendations in this report as a guide for establishing performance benchmarks.
- Agree to a three-year or longer contract with the marketing subcontractor. Include terms that allow the city to cancel the contract if the subcontractor repeatedly misses performance benchmarks. Otherwise, do not make the subcontractor re-apply for funding every year.

3. Clearly define and better coordinate the economic development roles of SFEDI, the Chamber, and the City's economic development team.

- The Chamber's primary role is that of an advocate organization for existing Santa Fe businesses.
- The Chamber should work closely with the (possible future) business liaison within the City's Community Development Division. The Chamber should introduce the liaison to its members and facilitate meetings between the liaison and local companies.
- SFEDI's role should be external and internal marketing. SFEDI should be responsible for polishing the brand identity and core marketing themes recommended in this strategy and incorporating the brand and themes into its Web site, collateral, and public relations activities.
- SFEDI and the Chamber are both responsible for handling visits by site selectors and potential business recruits. SFEDI should be responsible for managing the prospect's itinerary, while the Chamber should assist in setting up meetings between leading Santa Fe businesses and the prospect.
- Santa Fe's economic development team should be responsible for managing the marketing subcontractor contract, initiating community development activities that will support an overall economic development plan, and facilitating the information flow between City government and local businesses, prospects, and business organizations.

Strategy Four: Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.

Santa Fe's essence revolves around the core of arts and cultural activities occurring within the city. Arts and culture define the city's image and quality of life. Its unique character is founded in its tradition of arts and culture. It is what distinguishes Santa Fe around the world, and it is why creative, intelligent individuals are drawn to the city.

Arts and culture have long been the engine for much of Santa Fe's economic development. Although the "industry" of arts and culture is difficult to define, and even more difficult to quantify, it is undeniable that artistic and cultural activities have a tremendous impact on every aspect of Santa Fe, from its international image to its local products to its workforce skills. Arts and culture are the common threads that run throughout the entire region.

Because arts and culture have such a large impact on the local economy, it is critical that artists and artistic organizations are invited to participate in economic development activities. The City must consider the needs of the cultural sector when implementing this Plan. In addition, the City and cultural sector must work together to ensure that the results of the BBER study and the New Mexico New Media Industries Strategy project are incorporated into future activities to grow and promote arts and culture.

Actions:

1. ***Make arts and culture the cornerstone of the new civic center.***
   - Involve local artists in designing the facility.
   - Throughout the facility, integrate space for exhibiting work by local artists.
   - (Additional recommendations have been provided in the Infrastructure section of this strategy.)

2. ***Take steps to ensure Santa Fe's arts and culture will be sustained for generations to come. Ensure that the arts sector is accessible to young people.***
   - Endorse young professionals' arts organizations such as Avant Guard and Intermezzo. Make information on these organizations widely available. Promote these organizations to companies considering Santa Fe as a future business location.
   - Make Santa Fe open and accessible to all New Mexico students. Work with State leaders to initiate a new program in which all New Mexico high school seniors take a senior trip to Santa Fe. The trip would involve a visit to the capital and an introduction to Santa Fe's heritage, artistic and cultural amenities.

3. ***Make Santa Fe's artistic amenities accessible to all Santa Fe residents.***
   - Continue taking steps to make the traditional performing arts more open to the general population, for example, rock operas or free concerts.
   - Ask local businesses to invite local performing and visual artists to perform or display their work at business functions and other community events.

4. ***Increase occupancy tax revenue to support the arts.***
   - Santa Fe provides approximately $950,000 to arts programs annually.
   - Private foundations fund the bulk of arts and cultural activities in Santa Fe.
   - The city's support for the arts could be increased to support one of many activities, such as funding a future arts incubator or National Center for Art and Design or contributing to the cost of a unified national marketing

campaign to promote Santa Fe's arts and culture to collectors, artists, and cultural tourists.

Strategy Five: Ensure that Santa Fe maintains an atmosphere that is entertaining and attractive to young, creative people.

Actions:

1. ***Affordable housing is necessary for retaining young and creative individuals. Make it easy for people to purchase and upgrade their homes.***
   - Continue to offer inducements such as down payment assistance or tax abatements / decreases for individuals within a certain age or income bracket.
   - Consider establishing a fund similar to Austin, Texas' Mayor's Challenge Fund to help young people and people in need of affordable housing to get loans for home improvements and expansions.

2. ***Establish new festivals, expand existing festivals, and widely promote these events.***
   - Santa Fe is an ideal location for festivals, and numerous festivals already take place each year.
   - Festivals help create an entertaining atmosphere in Santa Fe. They provide entertainment for residents from all socioeconomic backgrounds. They also attract people from outside of the region and are, therefore, a good marketing tool for the city.
   - Standardize permitting process for event organizers. Be expedient in responding to their requests.
   - Waive the permit requirement to play music on the plaza.
   - Bolster the annual jazz festival and film festivals. These two events have potential to draw an international audience.
   - Support the new International Folk Art Market. Make it an annual event that compliments Indian Market and Spanish Market. This has the potential to grow to be another important event that extends the tourism season.

3. ***Start an annual winter sports competition for college students in Santa Fe and the surrounding region.***
   - Seven colleges are located in the Santa Fe area. Initially start the competition for students at these colleges.
   - Within five years, begin inviting college students from all New Mexico colleges.
   - Within ten years, begin promoting the competition nationwide.

5. Marketing and Public Relations

GOAL: Santa Fe will engage in a targeted marketing campaign to create local and national awareness of the city as a place to do business.

Santa Fe faces two marketing challenges. First, the City faces internal communications issues. Throughout this report, we have recommended ways to consolidate information sources about educational, workforce development, entrepreneurship, and economic development activities to make it easier for Santa Fe residents to access. In this section, we recommend techniques for spreading the word about why improved economic conditions benefit all Santa Feans.

Outside of the region, Santa Fe is faced with another issue. While Santa Fe is well-known throughout the world for its southwestern style and arts, little is known about Santa Fe as a business location. The external marketing recommendations in this section are designed to provide the city with a more business-friendly appearance to outside businesses and entrepreneurs. We have suggested a new brand theme under which Santa Fe can promote itself to business investors. The brand theme we recommend ties closely to the city's arts and cultural strengths and existing tourism promotions.

Santa Fe has many opinion groups that serve as a good starting point for addressing internal communication problems. As discussed throughout this report, before the city can launch an effective economic development campaign - whether its focus is local entrepreneurship, expanding current businesses, or recruiting new ones - all organizations related to economic development must commit to a single strategy for the community. Communities benefit from a well-orchestrated marketing strategy that is managed by one organization.

Once Santa Fe opinion groups improve communication and collaboration, the city will be ready to market within the community. Internal marketing informs citizens and business leaders of the economic development vision and trains individuals to promote the community with a single message, rather than numerous ones that may dilute or confuse the core message. Internal marketing builds local awareness and buy-in so that when Santa Fe markets outside of its region, it has a strong team in place to augment its message. The most effective communities not only have a well-integrated economic development organization leading the marketing efforts, but they also have hundreds of community ambassadors as part of the team.

The use of local media and personal meetings are good avenues for "building local awareness." **With strong internal support, the chances of successful external marketing increase considerably.**

Once Santa Fe succeeds in its internal marketing efforts, it should incorporate external marketing activities aimed at growing targeted businesses and entrepreneurial activity. External marketing, for most communities, should begin one to two years after internal efforts have begun. The trick is then to balance

both internal and external activities to get the most return – awareness and business.

External marketing is vital to diversifying an economy.

It can significantly improve a community's economic health by creating new, higher paying jobs and increasing the tax base. For communities today, it is important to have a Web site as primary collateral and to also have material to distribute at conferences and meetings. An integrated approach to external marketing that includes the right combination and frequency of word-of-mouth, publicity, and personal meetings is the key to successful marketing.

For the city and surrounding region to retain local businesses and cultivate prospects for economic growth, a more proactive targeted campaign is required.

Strong marketing activities will help accomplish the following economic development goals:

- Improve internal knowledge of the resources that are currently available in the city for residents seeking education and training, for expanding businesses, and for potential entrepreneurs.
- Improve external knowledge of Santa Fe as a top location for young, creative individuals and innovative businesses.
- Increase the number of businesses approaching SFEDI, the Chamber, or the City for information about expanding their business in Santa Fe.
- Cultivate target businesses, helping them create new jobs at all skill levels.
- Increase the amount of positive, national and international publicity that Santa Fe receives.

AE is providing a Marketing Guide (MG) that contains information to assist Santa Fe in implementing the economic development strategies over the next five years. It is meant to be used in conjunction with this report and specifically to support leaders who will execute the marketing campaigns.

Strategy One: Establish specific marketing roles for each organization currently involved in economic development.

The strong opinions, energy, and culture of activism in Santa Fe should become the foundation for unified change and new direction. All Santa Feans have a common goal for their city: **to retain the qualities that make it unique by creating a vibrant and healthy economy.**

Santa Fe is fortunate to have several organizations marketing the city. Santa Fe Economic Development Inc. (SFEDI), Santa Fe Chamber of Commerce, and Santa Fe Convention & Visitors Bureau have made tremendous strides in building a highly recognized tourism brand and in cultivating businesses. External marketing activities, however, should continue to be overseen by one

single organization. All other economic development entities should support this entity's marketing efforts and avoid launching other external efforts that could dilute the city's primary marketing message.

For Santa Fe to reach its desired goals, the city must adopt a marketing strategy and provide specific marketing tasks to the single economic development marketing organization (currently SFEDI). Additional funding of approximately $50,000 will be required to fully implement this marketing plan.

Actions

1. ***The City and SFEDI should adopt the marketing strategy.***
2. ***The City should commit to a minimum of a three-year contract for its marketing subcontractor (currently SFEDI). Provide SFEDI (or other future marketing contractors) with a set budget for as many years as possible under city law. This provides the organization with the ability to focus on marketing rather than continually concerning themselves with contract renewal.***
3. ***Provide the marketing contractor with specific marketing expectations and goals.***
4. ***Tie the marketing contract to the accomplishment of specific marketing objectives. (Recruiting X number of companies per year, for example, is not a realistic marketing objective. Organizing two to three annual marketing missions to other communities, on the other hand, is a realistic marketing objective. Tie objectives to action rather than quantitative results. Action will yield results.)***

Strategy Two: Create and adopt a single economic development brand

Communities that establish an economic development marketing theme that differentiates them have a greater chance of being recognized and trusted. Santa Fe is marketing to build awareness and clarify that it welcomes creative, entrepreneurial people and is a good place for starting new businesses.

Santa Fe should promote a single economic development brand that complements the recognized tourism brand, creates community-wide buy-in and ambassadors, and reaches targeted businesses through a mix of publicity, direct marketing, and collateral. Direct marketing includes one-to-one meetings, targeted electronic campaign messages, missions, and conferences.



To create an economic development theme, AE reviewed Santa Fe's current brands, unique strengths and characteristics, and analyzed target audience requirements. A marketing focus group was also conducted to gain public input. The proposed theme is meant for all organizations involved in economic development-including the City, SFEDI, Chamber and arts and cultural organizations- to use. A logo that communicates Santa Fe's marketing identity and tag line should be developed and incorporated into all print and on-line collateral materials. The marketing contractor should hire an advertising firm to develop professional logos and marketing collateral.

As the *Community Assessment Report,* the first report of this project, states, one of Santa Fe's biggest strengths is its internationally-recognized tourism brand. Several marketing themes and tag lines have been developed and utilized in marketing promotions in the past, including: "Away. To Santa Fe," "The City Different," and "Untamed." These themes, in conjunction with the State's brand, "Land of Enchantment," have very strong and positive connotations. Santa Fe is already known worldwide as being a "different" destination to visit, as well as a place for distinctive culture and arts.

Because awareness of Santa Fe is so high, and its perception is so deeply rooted, the city's business-oriented theme should complement the existing tourism-related themes.

A brand theme conveys "who," "where," and "what" the city offers. Local leaders describe Santa Fe as being "creative" and "spiritual," having a "rich culture," strong "history," and "distinct" personality. These core themes should be communicated through the economic development brand.



Arts and Culture are the cornerstones of Santa Fe's economy, and they also contribute to its exceptional environment. Santa Fe is an economic engine and attractor of creative people. With Arts and Culture, Design, Hospitality, and Software Development being recommended targeted business sectors, and "creativity" being a key descriptor of the city, we recommend that the new brand theme be the "**Creative Spirit of Santa Fe**."

When tourists think of Santa Fe, they think of a center of culture and world-class art within a beautiful and spiritual setting. It is truly a "different" place. When business leaders think of Santa Fe, they think of a city with outstanding quality of life amenities, a rich heritage, and a diverse workforce. Most business professionals live in Santa Fe because of the rare and special quality of life they enjoy.

Using the "Creative Spirit" theme in every marketing activity that promotes economic development for the City of Santa Fe, will promote the city's most differentiating characteristic and will appeal to the targeted audiences.

A positioning pyramid is a technique used to determine a community's brand theme. It answers three questions: What is the community's product? What are its unique benefits? What does the community represent? This simple tool lays the foundation for a community's marketing communication program. This diagram illustrates Santa Fe's positioning pyramid.



Secondary messaging tailors a statement for a specific audience and dictates audience-related benefits. For information about the site selection needs of Santa Fe's marketing audiences, refer to the *Target Industry Report,* the second report of this project.

Actions:

1. ***The City and SFEDI (or future marketing contractor) should discuss and approve the branding theme.***
2. ***The City should ask the future marketing contractor to hire an advertising or graphic design firm to develop a logo and style guide.***
3. ***The future marketing contractor) should distribute the style guide to the City and the Chamber. The style guide should also be made widely available to other community organizations, including schools, not-for-profit organizations, local media, businesses, workforce service providers, and arts and cultural organizations. Encourage as many organizations in Santa Fe as possible to adopt the style guidelines in their own external promotions. The more consistent that Santa Fe's look appears from the outside, the more effective the new business brand will be.***

Strategy Three: Gain a thorough understanding of the target audience

Understanding the internal and external target audiences' needs will help Santa Fe's economic development team in crafting effective secondary messaging. A secondary message occurs after initial inquiry (audience has received primary message), touts quality, and provides detailed information that the target audience desires.

It is important for Santa Fe to first understand the needs of internal audiences and inform them of the city's economic development vision. **Local employers, the current workforce, influencers, and entrepreneurs** are key assets for economic development, and recognizing these sectors as a target audience and understanding their needs is sometimes overlooked. The City, SFEDI, and the Chamber should continue to improve relationships with local businesses and provide additional services that can help them to become more successful. Local media and personal meetings are effective mediums for building awareness and demand for economic development services.

Once the City successfully addresses internal audiences' needs, it should become familiar with targeted business sectors. **The target business sectors include: arts and culture, hospitality and tourism, design, conservation technologies, software development, publishing and new media, and outdoor gear and apparel companies.** Identify target business champions, business leaders with expert knowledge of a particular industry. These individuals understand industry players, trends, challenges and opportunities, and they have powerful connections within an industry. They may also be willing

to meet with site selectors, volunteer to speak at events promoting the county, and share industry knowledge with economic development leaders.

SFEDI has already begun organizing regular meetings of executives from its target clusters. These meetings should continue and expand to include industries that are recommended in this study but are not currently target clusters for SFEDI. Santa Fe should have at least three industry champions for each target business. The *Marketing Guide* (a supplemental report included as part of this project) lists industry associations that can be a resource for target business trends and prospects.

Santa Fe can use the targeted messaging and main "proof points" contained in the MG when crafting secondary messaging for marketing communication.

Each target business will be interested in the following:

- Extremely high quality of life
- Ample supply of artistic, technical, and scientific workers
- Proximity to customers and manufactures
- Workforce development programs and incubators
- Close proximity (1 hour) to the Albuquerque International Airport

Art and Culture, **Design,** and **Hospitality** firms will be interested in the following:

- Embedded artistic community and strong local support for the arts
- World-famous art galleries, museums, Indian Market, Spanish Market and flea markets
- World famous performing arts organizations such as the Santa Fe Opera, the Santa Fe Chamber Music Festival and many other music, dance and theater companies
- Educational offerings in performing and visual artistic disciplines through the College of Santa Fe, the Santa Fe Art Institute, and Santa Fe Community College

Design, Software Development and Publishing companies will be interested in the following:

- Santa Fe's image as an artistic and cultural capital of the Southwest
- Santa Fe's large cluster of software development, film businesses, and publishing companies
- Renowned southwestern culture, architecture, and cuisine
- The successful Santa Fe Business Incubator
- Federal research facilities at Los Alamos, Sandia, and Kirtland AFB are pioneers in many of the world's most advanced software development fields
- The College of Santa Fe's Moving Image Arts Department provides students with access to full range of film production experience
- Santa Fe Institute is a pioneer in the burgeoning complexity systems field
- The National Center for Genome Resources is a leader in bioinformatics research

Conservation Technology companies will be interested in the following:

- Santa Fe makes conservation a top priority
- Santa Fe's strong local market for water conservation and clean energy products
- Santa Fe's high quality workforce and area research facilities

Hospitality businesses will be interested in the following:

- Santa Fe is known as one the top 10 cities in the world to visit, *Travel + Leisure*
- Santa Fe is investing in a new civic center
- Santa Fe has a dedicated bilingual workforce

Outdoor Gear and Apparel companies will be interested in the following:

- Santa Fe offers a creative, active, and artistic workforce
- Santa Fe's mild climate and countless outdoor recreational opportunities make it a strong market for product testing
- Proximity to manufactures and suppliers

Actions:

1. ***Based on the results of the Target Industry Report, the marketing contractor and its advertising partner should develop an audience profile for each target business. The audience profile will detail the specific marketing technique that will most effectively reach each audience.***
2. ***The marketing conatractor and its advertising partner should consider the audience profiles when developing a new logo and collateral and revamping the Web site. The images, messages, and copy contained in collateral must address the industry needs contained in the Target Industry Report and audience profiles.***
3. ***The marketing contractor, SFEDI should work with the City and the Chamber to identify target business "champions."***
4. ***Invite champions to share their industry knowledge and prospects and assist with economic development improvements.***
5. ***Champions may already exist. SFEDI's board members already serve as leaders for each SFEDI cluster industry. These individuals should be involved in the additional target businesses recommended in this strategy.***

Strategy Four: Gain local media support.

As mentioned throughout this project, the need to improve communication throughout the city is an immediate priority. Members of the Advisory Committee of the Cultivate Santa Fe initiative have committed to being media champions.

As the Cultivate Santa Fe project is finalized, Advisory Committee members should **kick off an internal press relations campaign**. Media champions should write and "tell stories" related to economic development to local newspapers, radio stations, company newsletters, and Web sites to inform citizens about Santa Fe's vision. It is imperative that local newspapers, radio,

and television stations provide coverage and speak positively about the city's efforts. This will first create excitement within Santa Fe and will then spread throughout New Mexico. Local media is the first avenue for creating local "buzz**."**

Santa Fe's internal press relations (PR) campaign should focus on stories that discuss what economic cultivation means to Santa Feans. Advisory Committee members are encouraged to contribute articles and editorials (and speaking engagements / interviews) on the following topics: "Growing from Within," "Stay in Santa Fe," "Value of Education," and "The Creative Spirit." Communicate the message that, "for Santa Fe, economic cultivation is focusing on activities that improve workforce services, economic health, and overall community cooperation to help local companies succeed and new job opportunities to emerge for all Santa Fe families."

Additional PR campaigns should discuss Santa Fe's vision, characteristics of target businesses, start-up successes, economic development marketing achievements, and community ambassadors. Over time, the City, SFEDI, and the Chamber should host appreciation and celebration events for small businesses that have made big impacts on the economy.

Economic development leaders should focus additional internal marketing efforts on communicating information about actions the City is taking to improve those issues survey respondents rated as "least satisfactory." Among these issues, the cost of living, housing, growth management, and business growth topics should be continuously discussed so that citizens are informed of progress that is being made in these areas. Supplementary campaign topics should include what Santa Fe is doing to preserve the city "different." Local college professors should be asked to write articles and editorials on new college programs that will provide training for target businesses, and leaders from arts and cultural organizations should be asked to write articles on the importance of culture to Santa Fe's economy. The MG provides more detail on PR campaign topics and contains a media list.

Actions:

1. ***Following the completion of this report, the City and SFEDI should reconvene the project Advisory Committee. Ask Committee members to volunteer to serve as "media champions." Assign each volunteer with a topic on which they should write an editorial or conduct a radio interview.***
2. ***Ideally, two volunteers will partner on writing the editorial or conducting the radio interview, with each volunteer coming from an "opposite" field. A local real estate developer could partner, for example, with a representative from an environmental conservation organization. By partnering with an opposite, the community will understand that regaining Santa Fe's economic health is an issue that transcends traditional rivalries.***
3. ***Local media champions should help garner local publicity by personally meeting with editorial boards of local news companies. Present the editorial boards with background information on the Cultivate Santa Fe plan and the subjects on which the volunteer teams will be writing.***

4. ***Encourage local media companies to dedicate a section of their paper or broadcast to one or more of the following topics: (1) news updates on Santa Fe economic development; (2) how to start a company in Santa Fe or what resources are available to entrepreneurs; (3) profile of each target business and current Santa Fe businesses in those industries.***

Strategy Five: Launch an internal marketing campaign.

With strong internal community support, the likelihood of successful external marketing increases considerably. **For Santa Fe, approximately 70 percent of efforts should be invested in internal activities**. The main goal of internal marketing is to inform citizens of economic development efforts and successes, to garner the community's support for the plan, and to act as promoters. It may take up to two years to see substantial impacts from internal marketing, and Santa Fe should continue this effort indefinitely. City leaders cannot expect overnight results.

Internal marketing began when AE started this project and has occurred each time AE has presented the Cultivate Santa Fe reports to Santa Fe audiences. The next major activity will be the project Roll Out Event in April 2004. During the event, AE and the Advisory Committee will unveil the new economic development vision, theme, and goals to the community. The roll out event should be used to communicate both the purpose and benefits of the new goals as well as the next steps in the process, and to request support.

Publicity, promotion, and collateral are the three vehicles recommended to reach Santa Fe's internal audiences. The goal is to build awareness within each target audience in a quick, cost-effective manner.

Publicity is one of the best vehicles to cost-effectively reach internal audiences and generate interest. To reach its target businesses, Santa Fe should strive to appear in publications and newspapers read by these industries. To reach local businesses, Santa Fe should focus on local and regional newspapers, newsletters, and business publications. To reach businesses outside of Santa Fe, concentrate on industry trade, general business, and lifestyle publications. **Within the next year, a professional public relations firm or new public relations position created within SFEDI should be hired to manage this initiative.**

Other ways to communicate to the public include: delivering newsletters, similar to what is currently done by the Santa Fe Chamber of Commerce; posting news in church bulletins, high school and college papers, regional business journals, on community Web sites and at local business establishments. For instance, SFEDI could create banners with the new logo and Web site address that local establishments can post so that their clientele is informed of the new message and is directed to a Web site to get more information.

A "media outreach" is another PR service SFEDI should consider. It provides economic development leaders with a target media list, press pitch content, and

a distribution list. An excellent PR activity that gains awareness is a bylined article**,** which incorporates both press stories and advertising into one activity. Lastly, since economic development leaders are in the public eye, it is wise to consider press communication skills training, which teaches individuals how to work with reporters to get the most from your marketing investment.

Being rated by *Travel + Leisure* in August 2003, as the Top 10th World's Best City, is an outstanding accomplishment. This is a strong start to generating awareness with many of Santa Fe's targeted audiences – both internal and external.



Promotion includes spreading information by word-of-mouth and through one-to-one meetings, attending regional industry events with local businesses, speaking at business networking events with key influencers, forming relationships with regional economic development teams to sell Santa Fe as a place to do business. It also includes calling prospects to provide information on Santa Fe's unique business climate, available business park space, and the benefits of operating or expanding a business in the city.

The primary **collateral** piece used to promote Santa Fe should be SFEDI's Web site. By revamping the Web site to contain the new marketing message, this can be a strong piece to reach both internal and external audiences. The current Web site offers relevant content for most of the defined target audiences. Santa Fe should ask local businesses to mention the Web site to employees via local business Intranets and in their corporate marketing material when appropriate. These efforts will help build awareness.

SFEDI should consider adding or updating the following components on its Web site:

- Economic and Industry Information
- How to Start a Business in Santa Fe
- Local Company Database
- Sites and Business Parks
- Economic Development Projects
- Job Postings
- News Wire
- Local Company Testimonials
- Quality of Life
- Incentives and Permitting
- Annual Report

The MG provides an explanation of each of these components and also includes examples.

Actions:

1. ***The City and the marketing contractor should review and approve the internal marketing recommendations offered in this report.***
2. ***Identify local volunteers to assist with implementation.***
3. ***Ask individuals from the community with a passion for economic development and Santa Fe's future to volunteer and join the marketing team.***

Please refer to the MG for more detailed recommendations on internal activities.

In 2004 and 2005, SFEDI should implement activities that increase local awareness and improve internal communication. Local campaign ideas are provided below:

1. **Publicity**
   a. Education – "Stay in Santa Fe," "Value of Education," "Take Home Computer Program," and "Make & Take High School Learning Tools Program." SFEDI should involve local Pre-K - 12 schools and SFCC in this internal communications campaign.
   b. Workforce Development – One-Stop Shop for workforce training and new workforce development program Web site
   c. Entrepreneurship – New Web site database of Santa Fe's entrepreneurial resources, business incubator expansion, and creation of a Santa Fe arts incubator
   d. Local business success stories – Feature a new company in each issue
   e. Local Businesses – "Buy Local" campaign
   f. Tourism – Address the issue of the importance of tourism to a healthy Santa Fe economy
   g. New Marketing Strategy and Message – Showcase the new brand theme, logo, and new collateral
   h. Press Relations - Conduct training on working with the media, negotiate for reduced rates and budget $30,000 a year to hire a PR firm.

2. **Collateral - Web sites**
   a. Revamp the marketing contractor's Web site to incorporate new marketing theme (logo) and targeted messaging (*cost of approximately $10,000*).
   b. Assist other economic development-related organizations in incorporating the new logo (and marketing style) into their own Web sites.
   c. Encourage other economic development-related organizations, hospitality businesses, and on-line arts and cultural resources to include a link to SFEDI on their Web sites.
   d. The City and marketing contractor, together with local economic development-related organizations, should develop new Web sites that are mentioned throughout this strategy. New Web sites would include:
      i. An Arts & Culture portal to link all local artists' Web sites and act as a central resource and listing of festivals and events
      ii. A Santa Fe specific workforce development resource portal
      iii. A Web site resource for entrepreneurs, containing all information necessary for starting a business in Santa Fe
      iv. A Santa Fe specific film promotion Web site, e.g. http://www.wncfilm.net/

v. A Santa Fe non-profit organization Web site, containing a searchable database of all non-profit organizations in Santa Fe

3. **Collateral – brochures**
    a. A user-friendly guide to workforce training and educational resources in the Santa Fe region to be made available at schools and public gathering places such as libraries, churches, or social organizations
    b. A simple guide containing entrepreneurial resources. Similar to the Web site, the guide would provide step-by-step instructions on starting a business in Santa Fe. (Examples were provided earlier in this Strategy.)
    c. A SFEDI annual report

    Estimated cost: $10,000

4. **Promotion - Speak at regional business association events**
    a. Project Advisory Committee and / or newly created Implementation Committee.
    b. Support such as the Santa Fe film festival, Russian Summer 2004 Exhibit, International Folk Arts Festival, and Annual Jazz Festival and other events throughout the year.

5. **Promotion – Host an annual Economic Development Forum.** During the event, regional leaders can provide an overview of the year's successful economic development activities and an update of economic data for the Santa Fe and the larger region surrounding the city. The project roll-out event (April 2004) can be the first annual Santa Fe Economic Development Forum.

6. **Promotion – Create a welcome package** for newcomers. Send to new residents when they sign up for utilities.

7. **Promotion - Speak at local business associations** and provide update on Santa Fe's economic development and marketing efforts.

8. **Promotion - Establish a high school group** to gain a better understanding of what factors are important to teens when considering working in Santa Fe in five years. Consider calling the group "Teens Talk."

Strategy Six: Implement external campaigns

External marketing promotes Santa Fe to identified targeted businesses that reside outside of Santa Fe, complement the current economy and help the city meet its economic development vision. External marketing should begin in year 2006.

Web sites, publicity, and targeted direct marketing and selling are the most cost-effective methods for communities to convey their messages. Santa Fe should balance these activities, be consistent in the message it conveys, and

focus on campaigns that will directly reach prospects. The primary vehicle, and one that should be used throughout external efforts, is publicity. Santa Fe should then begin to incorporate collateral (Web site and brochure), marketing missions, and industry associations and conferences.

Publicity

Publicity may be the most effective form of economic development promotion. Santa Fe could significantly increase the amount of publicity it receives in publications, and ultimately reach the city's target business companies by having a PR firm on retainer to develop and distribute releases and bylined articles.

Collateral (Web site and Brochures)

Resources should be invested to redevelop the primary Web site that promotes economic development in Santa Fe to more effectively link it with regional economic development Web sites. The main economic development organization's URL and phone number should be incorporated into every activity that promotes the city. See the MG for more Web site recommendations.

Marketing Missions

Santa Fe leaders need to engage in marketing missions to recruit target business companies from other regions and to see first hand benchmark communities' efforts. Santa Fe can learn from benchmark communities by visiting these cities. Schedule marketing missions each year to a region with a high concentration of its target businesses and visit benchmark cities to observe what is effective and what is not within these business communities. *For example, visit regional neighbor benchmark cities such as Boulder, CO and Albuquerque, NM. In the second year, consider visiting national benchmark communities such as Asheville, NC and Santa Cruz, CA. In the third year, visit a large benchmark site such as Savannah, GA.* Volunteer representatives from business, government, and academia should attend marketing missions, which can involve a series of meetings with local companies to sell Santa Fe as an ideal business location.

Industry Associations and Conferences

Industry associations, a trusted source of information for member companies, offer an opportunity to track trends and prospects. SFEDI should consider joining the leading associations of its target businesses, place articles in industry association newsletters and sponsor two industry conferences per year. Industry conferences provide a unique opportunity for Santa Fe representatives to promote business development, and face-to-face marketing is recommended to supplement other marketing efforts. Santa Fe can attend, sponsor, and exhibit at conferences.

Actions:

1. ***The City and the marketing contractor approve the external marketing component of this strategy.***
2. ***Identify Industry Champions, board members, and other volunteers to assist with implementation. Individuals from the community with a***

passion for economic development and Santa Fe's future can volunteer and become part of the marketing team

3. Volunteers can assist by attending marketing missions or industry events on behalf of Santa Fe, to respond to calls from media, to distribute collateral, and to promote the marketing contractor's Web site.

Santa Fe should consider implementing activities that increase awareness among external audiences.

1. **Publicity campaign** to targeted national publications
    a. *Lifestyle publications*
    b. *Industry trade publications*
    c. *General business publications (e.g. Business Week, Forbes)*
    d. *Travel publications*
    e. CNBC's Odyssey Media feature**.** One 5-7 minute story costs $20,000 and is aired 50 times on national and regional news channels.

    Launch an advertising campaign to support publicity. $4,000 to develop an ad, ad placement costs between $5,000 - $15,000
2. **Direct marketing** – Obtain target business databases and send electronic campaign mail.
3. **Direct marketing** – Sponsor and/or attend 2-3 industry events per year.
4. **Direct marketing** – Once the civic center is complete, promote the facility to executive-level target industry events and training courses.
5. **Direct marketing** – Film a documentary about a well-known Santa Fe artist and submit it to film festivals and public television networks.

6. Direct marketing – Partner Economic Development teams with Albuquerque and other New Mexico economic development groups and take a mission to a market with a high concentration of target businesses.

Appendix: Performance Metrics

An important component of the implementation of Santa Fe's Economic Cultivation Plan is a monitoring system to track the success of the plan in the years to come. AngelouEconomics has identified several data sets that have been used during the strategic planning process that we believe will be good measures of economic performance. These data are easily found at state and national sources, are available at the city and county level, and should be considered good indicators of the overall economic health of Santa Fe and its citizens.

Many state and local economic development organizations already use performance metrics. These data are also called "benchmarks," as local data is usually placed side-by-side state or national data for comparison. By committing to measuring its achievements, Santa Fe will be joining the ranks of communities in Oregon, North Carolina, Minnesota, and Indiana who have developed successful benchmarking systems to monitor their economic performance. The performance metrics proposed in this plan provides Santa Fe's leaders with an excellent opportunity to demonstrate positive results of their efforts and policies and build confidence among the general public that the economy is heading in the right direction.

AngelouEconomics recommends several performance metrics for each major topic of the Cultivation Plan that could be used by Santa Fe's leaders to track progress:

Workforce Development and Education

- Increased job growth in target industry sectors
- Increased household income
- Increased percentage of population with 2- year degree or higher
- Increased average SAT scores for Santa Fe high school students
- Decreased high school drop out rate

Entrepreneurship

- Increased net annual new firm creation
- Increased percentage of companies at Santa Fe incubator classified within a target business sector
- Increased total venture capital funding in Santa Fe
- Decreased retail spending leakage

Infrastructure & Sites

- Successful annual progress and on-time completion of the Water Diversion Plan
- Construction progress and completion of the new Santa Fe convention center
- Increased percentage of new homes and buildings built in Santa Fe that classify as affordable living and/or "green"

Quality of Life

- Increased percentage of total population aged 25-44
- Increased percentage of total graduates from Santa Fe higher education institutions living in Santa Fe 1 year after graduation
- Decreased poverty rate
- Stable cost of living ratio (ratio between Santa Fe's average cost of living and average wage remains stable or decreases)

Marketing

- Increased state or national media mentions related to Santa Fe business activity
- Increased number of qualified target industry leads contacting SFEDI or other economic development-related organization about business expansion, relocation, or start up in Santa Fe (e.g. the City of Santa Fe, Santa Fe County, the Chamber of Commerce, or local real estate agency)
- Increased hotel occupancy, increased hotel occupancy in hotels located in downtown Santa Fe
- Increased visitor spending

AngelouEconomics recommends that performance be measured on a city basis. Benchmark data should be collected for the City of Santa Fe, Santa Fe County, the State of New Mexico, and the U.S. Santa Fe may also choose to include one or more of the comparison communities included in the *Community Assessment* report (Flagstaff, Boulder, Asheville, and Raleigh). Metrics are best used when they are calculated as a share of the U.S. average. For example, Santa Fe's average wage is currently $27,644 or 76.6% of the U.S. average. Santa Fe will know that it is successfully meeting the objectives of this *Economic Cultivation Plan* as this percentage increases over the next 5-10 years.

Performance metrics should be updated by the city's lead economic development organization on a bi-annual or yearly basis. The following page provides a sample format for tracking performance. This table can be expanded to include other performance metrics within each topic, additional historical data, and information on competitor communities.

Sample Performance Benchmarks
Santa Fe, New Mexico

		Workforce & Education	Entrepreneurship	Infrastructure & Sites	Quality of Life	Quality of Life	Marketing & ED
		Household income County	Venture Capital Funding to SF area companies County	Successful annual progress and completion of Water Diversion Plan City/County/State	Percentage of population 25-44 years old County	Cost of Housing Ratio City	Number of qualified target industry leads contacting SF ED orgs about biz expansion, relocation, or startup County
Santa Fe		$ 41,519.00	$37 million	N/A	28.1%	137.8	Collect data
New Mexico		$ 37,623.00	$52 million	N/A	27.8%	N/A	N/A
United States		$ 45,006.00	$25 billion	N/A	29.8%	100	N/A
Santa Fe as % of the U.S.		92.3%	NM = 0.2% of US Total	N/A	N/A	N/A	N/A
Santa Fe Target Benchmarks							
Historical	1997						
Performance:	2000		$21.1 million				
	2002		$37 million	5% complete		137.8	
Set	2005	93.0%	$39 million (5%)	20% complete	28.0%	135	Begin tracking in '05
Goals:	2006	94.0%	$43 million (10%)	60% complete	29.0%	133	
(sample)	2007	95.0%	$47 million (10%)	80% complete	29.5%	130	
	2008	96.0%	$52 million (10%)	100% complete	29.5%	128	
	2009	98.0%	$57 million (10%)		30.0%	126	
	2010	100.0%	$63 million (10%)		30.0%	125	
	2012	102.0%	$76 million (20%)		32.0%	120	
	2015	105.0%	$100 million (30%+)		33.0%	115	▼

Master List of Recommendations

Cultivate Santa Fe
Summary of Workforce Development and Education Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Supporting*
1. Help Parents place greater value on public education					
a. Get parents involved in schools					
Adopt a take home computer program	Mid term	2005	ongoing	SFPS	SF Bus., Dona
Use local school facilities for evening adult ed classes	Mid term	2005	ongoing	SFPS, SFCC	Other training p
Start a cultural education program	Mid term	2006	ongoing	SFPS	
b. Provide parents tools to support learning at home					
Hands-on teaching training for parents	Mid term	2005	ongoing	SFPS	Parent/Teache
Create "make and take" educational materials	Mid term	2005	ongoing	SFPS	Volunteer
Adopt a Parents and Teachers as Partners program	Long term	2007	ongoing	SFPS	Parent/Teache
Bilingual school liaisons to make home visits	Long term	2007	ongoing	SFPS	Volunteer
2. Promote the value of quality education within the community. Turn K-12 education into a "cause."					
a. Launch an internal marketing campaign to promote the value of public education	Short term	2004	2005	SFEDI, City, SFPS	
Schools create weekly take-home folders to inform parents	Mid term	2005	weekly	SFPS	
Start a volunteer phone chain to provide parents with school info	Mid term	2005	ongoing	SFPS	Parent/Teache
b. Create PSAs aimed at promoting the value of public education	Short term	2004	2005	SFEDI, SFPS	Volunteers, Loca
Organize an internal marketing task force	Short term	2004	2004	SFEDI, SFPS	
Seek local ad agencies who will provide service pro bono	Short term	2004	2004	SFEDI, SFPS	Local Agenc
Seek funding from non-profits and foundations to support program	Short term	2004	2004	SFPS, Chamber, SFEDI	Non profits, Fou
Identify a single message for the campaign and use multiple media sources	Short term	2004	2005	SFPS, SFEDI, Local Media	
c. Start a campaign to show students non-college career options	Mid term	2005	2008	SFPS	One Stop Ce
Invite local workforce development programs to present at school functions	Mid term	2005	ongoing	SFPS	One Stop Ce
Create a Web site containing resources for non-university bound youth	Mid term	2006	2006	One Stop Center	SFPS
d. Start an annual Education Day - outreach and educational event	Mid term	2006	annually	SFPS, City, Chamber	Workforce deve

Cultivate Santa Fe
Summary of Entrepreneurship Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Su*
1. Financially support the Santa Fe Incubator					
a. Expand the Incubator to provide resources for SF's target business sectors	Mid term	2005	2008	Incubator	
b. Lobby legislators to pass incubator certification and funding match program	*** Top 5 ***	2004	2004	Chamber, Incubator	Ci
The SF Incubator could be used as a model for incubators in other parts of NM					
The network for certified incubators could be a funnel of investment opps for the NM VC Fund					
c. Work with the State, UNM, the Santa Fe Incubator, and the SFCC-SBDC and SCORE to set up an entrepreneurship one-stop shop center similar to workforce development centers.	Long term	2007	2007	City Sm.Bus.Enterprise Director	SBD
The centrally located center would be a library of info about setting up a business in the region					
d. Set up an entrepreneurship center similar to workforce development centers	Long term	2007	2007	City	SBD
The centrally located center would offer coaching and a library of information					
Use funding from the pending Kaufman grant to help fund the center	Long term	2006	2007	City Sm.Bus.Enterprise Director	SBD
e. Establish a Small Enterprise Director position within the Community Dev. Division	Mid term	2005	ongoing	City	SBD
f. Establish an Arts Incubator at a central location in Santa Fe	***Top 5***	2006	2008	City	SFCC,
2. Make information and training about starting a business widely available - encourage local success.					
a. Involve the New Mexican in covering stories about local business startups	Short term	ongoing		New Mexican	
Potential entrepreneurs will find inspiration from the success of others					
Propose a schedule of small businesses to regularly feature	Short term	2004	ongoing	New Mexican	
Invite successful local entrepreneurs to speak at community events	Long term	ongoing		All SF organizations	
b. Provide Santa Fe non-profits with information to help themincrease their financial capacity					
Non-profits should be viewed as entrepreneurial small businesses					
Encourage participation in NGO New Mexico, New Mexico's central non-profit business organization.	Short term	2004	2005	Chamber	
Provide information and training to non-profits to help them learn how to increase their financial capacity	Mid term	2005	ongoing	Non Profit Business Assoc	Fo
The association should create a searchable Web site listing all non-profits in the region	Mid term	2005	2006	Non Profit Business Assoc	
c. Develop a single Web site containing an inventory resources for entrepreneurs	Mid term	2005	2005	City Sm.Bus.Enterprise Director	
3. Motivate Santa Feans to start new companies.					
a. Streamline the City's permitting process	Short term	2004	2005	City	
Review the current permitting process and compare to the needs of startups and target industries	Short term	2004	2004	City	
City government should commit to easing and shortening the process within one year	Short term	2004	2005	City	
The City Web site should contain easy to use permitting info and applications	Mid term	2005	2005	City	
b. Consider waiving permitting fees for small businesses locating in targeted areas	Mid term	2006	ongoing	City	
c. Expand the City's Small Business Loan Program					
Restore the program to its original funding level	Short term	2005		City	
Take steps to ensure that there is broad awareness of the program across the community	Short term	ongoing		City	

Cultivate Santa Fe
Summary of Sites and Infrastructure Recommendations

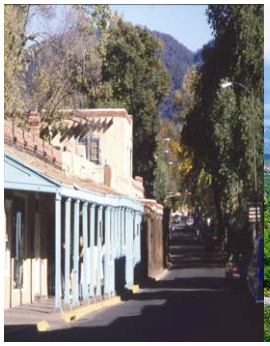
Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Sup*
1. Make Santa Fe the water conservation and clean energy capital of the U.S.	*** Top 5 ***	2004	ongoing	City	Enti
a. Incorporate clean energy and water conservation into the design of all public buildings	Mid term	2005	ongoing	City, County	
b. Begin an annual student competition for design of water conservation innovations	Long term	2007	annually	SFCC, City	Dev
c. Promote Santa Fe to expanding and relocating water conservation companies	Mid term	2005	ongoing	SFEDI, City	Cl
Promote the city's water shortage as an ideal test market for conservation tech and service firms					
Develop a marketing package highlighting SF's dedication to water conservation	Short term	2005	2006	SFEDI	
Organize a delegation to visit other cities that have successfully tackled the water issue	Short term	2004	2005	City, County	
d. Incentivize water conservation and clean energy use					
Expand programs in which utility companies offer rebates or credits to customers of clean energy	Mid term	2005	ongoing	Utilities, City	
Offer incentives to consumers that purchase energy/water or conservation technologies from local businesses	Long term	2007	ongoing	City, Utilities	
Work with State officials to create statewide incentives for energy and water conservation companies	Long term	2006	2008	City, County	
2. Provide better infrastructure and processes to support creative activities.					
a. Create a National Center for Art and Design in Santa Fe	*** Top 5 ***	2005	2008+	City	Ar
The Center is a single location where arts and design organizations can collaborate					
The Center should provide education, studios, small offices, exhibit space, and retail					
Consider placing the Center at the Rail Yards development or other central site, integrate proposed arts incubator					
The Center should invite international experts to teach seminars or lead local collaborative efforts					
b. Create a single Web site aimed at promoting arts and culture in Santa Fe	Short term	2004	2005	Arts Organizations	
One portal for all SF arts and cultural amenities, sets a single distinct image for SF					
Host a contest in which locals submit Web URLs or site design ideas	Short term	2004	2004	Arts Organizations	
Include an events calendar, map, and searchable database of SF arts / culture organizations					
Eventually, include a virtual market on the site in which local artists can sell their wares	Long term	2007	2008	Arts Organizations	
3. Partner with Santa Fe County to solve infrastructure and site issues.					
a. Develop a shared city / county business park	Long term	2006	2008+	City, County	
Share the cost of infrastructure, land, and tax revenue					
b. Jointly improve the Santa Fe Airport	Mid term	2004	2007	City, County	
SF City Council should approve the application for Park 139 certification	Short term	2004	2004	City Council	
Share funding for expanding the airport fire station and upgrading security along the perimeter	Mid term	2005	2006	City, County	
c. Develop wireless Internet infrastructure in core population centers in the city and county	Short term	2004	ongoing	City	L
4. Approve and construct a new convention center that represents the unique character of Santa Fe	*** Top 5 ***	2004	2008	City	Civic
a. Revisit the proposed design	Short term	2004	2005	City	Civic

Cultivate Santa Fe
Summary of Community Development Recommendations

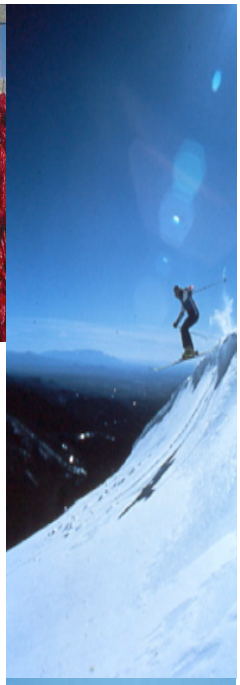
Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Supporting*
1. Adopt a more business friendly attitude within City departments.					
a. Ensure the permitting process is consistent and efficient	Short term	2004	2004	City	
b. Strengthen the Small Business Ombudsman Position within the City of Santa Fe offices.	Short term	2005	2005	City	
c. Provide periodic customer service training to City employees	Mid term	2005	ongoing	City Bus.Ombudsman	City
Ask the Business Ombudsman to organize regular training seminars	Mid term	2005	ongoing	City Bus.Ombudsman	City
Train City employees not only in customer service, but about SF's marketing effort and new brand	Mid term	2005	ongoing	City Bus.Ombudsman	City, SFED
Develop a customer service guide and distribute it among City staff	Mid term	2005	2005	City Bus.Ombudsman	City
2. Santa Fe's City Council should set broad goals for future development and allow those goals to drive decisions.					
a. Invite a moderator to lead a City Council retreat	Short term	Summer 2004	annually	City Council	
Identify common thread among all councilors, identify SF's top assets and essence					
Set several overarching goals for the city	*** Top 5 ***				
Agree to rules of etiquette that are adhered to inside and outside of council meetings					
Conduct a city council study session prior to each formal meeting to discuss topics up for discussion	Short term	Spring 2004	weekly	City Council	
b. Conduct the first retreat after the Spring 2004 election and repeat every year	Short term	Summer 2004	annually	City Council	
3. Provide greater support to Santa Fe's Community Development Division					
a. Increase funding to the Community Development Division	Mid term	2005	2008	City	
Commit to incrementally increase funding each year for the next five years					
b. Set specific performance metrics for marketing subcontractors	Short term	2004	ongoing	City CD Division	SFEDI
Agree to a minimum 3-year contract with marketing subcontractors if they meet performance metrics					
c. Clearly define the ED roles of the Chamber, SFEDI, and the City	Short term	2004	2004	City, Chamber, SFEDI	
4. Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.					
a. Make arts and culture the cornerstone of the new convention center	Short term	2004	2008	City	Arts organizat
b. Ensure that the arts sector is accessible to young people					
Endorse young professionals' arts organizations and make info about them widely available	Short term	ongoing		Arts organizations	Chamber
Work with the State to start a program in which all NM high school seniors take an educational trip to SF	Long term	2008	annually	City, State gov't	NM school dis
c. Make Santa Fe arts amenities accessible to all residents					
Continue taking steps to make traditional arts events to be made open to the public, e.g. free public concerts	Mid term	ongoing		Arts organizations	
Invite local artists or performers to exhibit at business functions and community events	Mid term	ongoing		Entire SF community	
d. Increase occupancy tax revenue to support the arts.	Long term	2006	2008	City	Arts organizat
5. Ensure that Santa Fe maintains an atmosphere that is entertaining and attractive to young, creative people.					

Cultivate Santa Fe
Summary of Marketing Recommendations

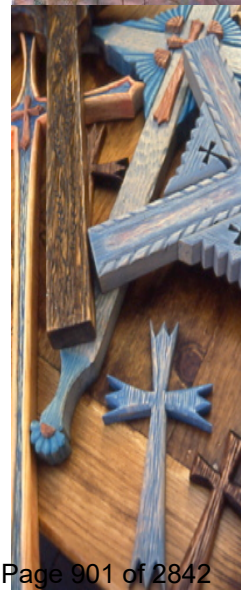
Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibi*
1. Establish specific marketing roles for each organization involved in economic development.	Short term	2004	2004	City, SFEDI, Cha
a. The City and the marketing contractor should adopt this marketing strategy	Short term	2004	2004	City, SFED
b. The City should commit to a minimum 3-year contract with its marketing contractor	Short term	2004	ongoing	City
c. The City should tie the contract with the marketing contractor to specific performance metrics	Short term	2004	annually	City
2. Create and adopt a single economic development brand.	Short term	2004	2004	City, SFED
a. The City should strongly consider the brand identity "Creative Spirit of Santa Fe"	Short term	2004	2004	City, SFED
b. The City should ask its marketing contractor to hire a design firm to develop a logo and style guide	Short term	2004	2005	City, SFED
c. Distribute the style guide to all city departments, schools, media, non-profits, and arts organizations	Short term	2004	2005	City, SFED
Encourage as many organizations as possible to adopt the style guidelines in their own marketing				
The more organizations adopting the same marketing, the more powerful Santa Fe's brand will become				
3. Gain a thorough understanding of the target audiences.	Short term	2004	ongoing	City, SFED
a. Based on the Target Industry Report, develop an audience profile for each target	Short term	2004	ongoing	SFEDI
b. The City, its marketing contractor, and design firm should consider th audience profiles when developing the logo, style	Short term	2004	2005	SFEDI, City
c. The marketing contractor, SFEDI and the Chamber should identify target industry "champions"	Short term	2004	ongoing	SFEDI, City, Cha
d. Invite target industry champions to share their industry knowledge with the economic development team	Short term	2004	ongoing	SFEDI, Cham
4. Gain local media support for economic development.	Short - Mid	2004	2006	City, SFEDI, Cha
a. Reconvene the project advisory committee	Short term	2004	2004	City
b. Ask committee members to volunteer to become media champions, to write an article, or interview	Short term	2004	2004	Advisory Comm
c. Meet with local newspaper editorial boards and schedule a series of op/ed pieces on ED	Short term	2004	2005	Advisory Comm
5. Launch an internal economic development marketing campaign.	Short - Mid	2004	2006	SFEDI, City
a. The City and its marketing conatractor should review the internal marketing recommendations and Marketing Guide	Short term	2004	2004	SFEDI, City
b. Identify local volunteers to comprise an internal marketing team	Short term	2004	2004	SFEDI, City
c. Design marketing contractor's Web site to incorporate new brand identity, logo, style, and target industries	Short term	2005	2005	SFEDI
d. Launch other Web sites recommended throughout this strategic plan	Short - Long	2004	2008	Various organiza
e. Develop collateral (recommended throughout this strategic plan) and annual SFEDI report	Short - Mid	2004	2006	Various organiza
f. Host an annual economic development forum for the region; the roll out event can be the first	Short	2004	ongoing	City, SFEDI, Cha
g. Create a Welcome to Santa Fe package for newcomers	Mid term	2005	2005	City, Chamb
h. Establish an advisory group consisting of local students to provide info about what teens like/dislike about SF	Mid term	2005	ongoing	SFEDI, City
6. Launch an external marketing campaign.	Mid - Long	2006	2008+	SFEDI, City, Cha









City of Santa Fe

Economic Development Strategy for

May 21, 2008

Economic Development Division
Strategy for Implementation

ECONOMIC DEVELOPMENT DIVISION
Strategy for Implementation

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ECONOMIC DEVELOPMENT DIVISION
Strategy for Implementation

Mission:

The mission of the Economic Development (ED) Division of the City of Santa Fe is to achieve long-term sustainable and focused economic growth by building a diverse, innovative economy with high-wage, high-impact jobs that provide opportunity and prosperity for the City's residents, businesses and entrepreneurs.

Objectives:

-Diversify the Santa Fe Economy with an emphasis on high wage jobs[1] and career paths.
-Pursue overall affordability where local wages can support living in Santa Fe (reduce leakage[2]).
-Bolster Santa Fe's leadership position and/or potential in innovation.

Background:

More than four years ago Angelou Economics produced a report for "Cultivating Santa Fe's Future Economy." The implementation strategies in this plan are principally derived from that report. In order to effectively institute the recommendations contained in the Angelou Plan the Economic Development Division has worked to outline a process for vetting potential projects. The process is designed to be fair, easily understood and transparent to members of the community.

Angelou Economics calls for the plan to be a 'living document,' and updated as conditions change. To that end, the Economic Development Division has held a series of key informant interviews and a series of professionally facilitated seminar meetings with input from members of the local business and economic community. The values and priorities outlined in this implementation plan were discussed and approved by attendees at these meetings. The implementation plan is designed to be driven by measurable, achievable outcomes in several of the target industries identified in the Angelou Plan.

Desired Outcomes:

The Economic Development Division will work to foster a creative and innovative cultural economy. Specific economic goals that have been identified are as follows:

- Create and attract a greater number of high-wage jobs. This will not be to the exclusion of supporting emerging business opportunities in focused sectors that would lead to high wage jobs, but may not start out with high paying jobs. This will give more of Santa Fe's population the ability to live and work in the community.
- Ensure that Santa Fe has a skilled and competitive workforce to support innovation and key economic base jobs[3] and primary industries[4]. This includes creating and expanding accessible career paths for local youth. Economic base jobs and primary industries are jobs and industries that derive fifty percent or more of their sales from outside of New Mexico and thus expand the local economy.
- Recruit and retain local talent by making professional opportunities in the area available and better understood in the community.
- Improve the climate for doing business in Santa Fe. This includes streamlining the processes of permitting, licensing and other regulatory requirements. The ED division also intends to celebrate innovation and success in leading local businesses.
- Improve the business infrastructure[5] in Santa Fe. This means working regionally to ensure easy, low-cost access to services, utilities, transportation and other key means of support for success in business and community development.
- Develop stronger working partnerships in the region. This means actively engaging key partners in projects and initiatives on a regular basis in order to maximize community input, expertise, support and communication.
- Promote a green and sustainable Santa Fe.
    - Actively promote and stimulate businesses and services consistent with the Sustainable Santa Fe Plan. This will include clean renewable energy, water conservation and waste reduction technologies.
    - Promote and support projects, developments, and initiatives with sustainable infrastructure[6] and that are consistent with the Sustainable Santa Fe Plan.
    - Cultivate and work to develop a green collar workforce[7] to support the clean renewable energy industry as well as both the new and retrofitting of buildings, sites and infrastructure to be more sustainable.

Division Work:

Staff will work consistently with partners on a regional and collaborative approach to economic development. The Chamber of Commerce, Santa Fe Business Alliance, Santa Fe County, the Museum Foundation of New Mexico, Creative Santa Fe, the Santa Fe Community College, SCORE, the Santa Fe incubator and local venture capital firms will all be key partnerships to maintain and strengthen. A responsive, cooperative, customer service oriented approach will be the guiding principle behind all work done by staff.

Staff work will include:

- Project Management (Site development, workforce training program development, business support program development and management, etc.)
- Business Retention, Expansion[8] and Passive Recruitment[9] (Incentive analysis, site location, funding facilitation consultation, strategic assistance, program referral, etc.)
- Marketing (Outreach, production of collateral materials, workshops, etc.)
- Actively Soliciting Proposals to meet community needs. (Proposals can come via our partners including the SF Chamber, the SF Alliance, the State Economic Development Department, staff, Councilors or from other sources.)
- Streamlining Business Processes (Licensing, permitting, etc.)
- Contract Management (Business support services, advocacy, etc.)
- Community and Business Relations (Staff will make regular visits to businesses to gain a firsthand understanding of the industries operating in the region and the challenges they face. During these visits staff will promote awareness of City and State economic development opportunities, policies and capabilities.)

Staff will visit approximately 50 businesses per year or approximately two businesses per week to discuss potential business development resources with each company. The resources that will be discussed will be but not limited to alternative financing programs (i.e. City's Small Business Loan Fund), technical assistance programs (i.e. SF Incubator, SCORE and SBDC programs) and State incentives. Staff will provide a quarterly report containing the following information:

- Number of Companies Visited
- Size of Portfolio (Number of Potential Company Expansions, Start-ups and Recruitments)
- Number of Companies Expanded, Started or Recruited
- Overview of Companies Expanded in Target Sectors, Number of Jobs, Average Wage and Capital Investment
- Progress on the Infrastructure Project implementation.

The Economic Development Division will take a proactive role in engaging a wide range of regional partners in collaborative efforts to benefit the economy. Emphasis will be placed on getting the right partners to cooperate on each project so that work can be focused on achieving measurable outcomes. For example, the Santa Fe Community College will be a key partner in workforce development and the Santa Fe Chamber of Commerce will be a key partner in business development.

Methodology:

The implementation strategy outlines a process for evaluating projects and proposals that meet agreed upon Economic Development Goals. Staff work will be focused along these guidelines:

- The Economic Development Division will focus efforts in a few strategic areas in order to effectively use limited resources. Projects will be outcome driven[10] with an emphasis on getting the greatest return for the investment of City resources.

- Work will be focused along three tracks – business development, workforce development and site & infrastructure development.

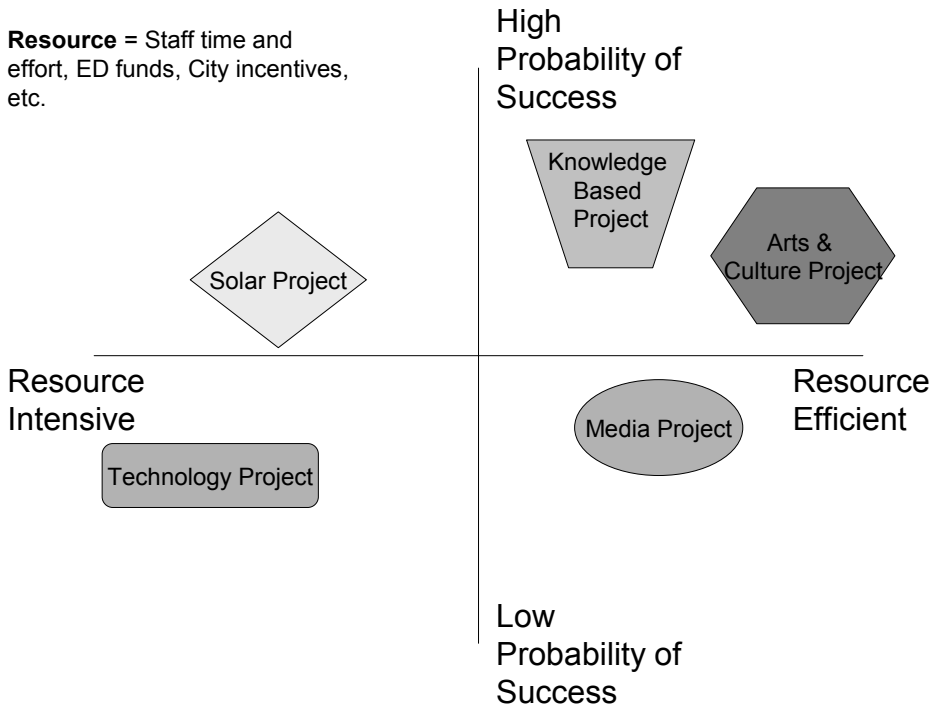
- Staff will work to streamline the process of providing services. Duties and provision of services will be aligned to best utilize resources, time and knowledge of staff.

- Significant effort will be made to provide good customer service and communication. The Division will be accessible to the community and work to ensure clear communication.

- Economic development activities will be regionally oriented with an emphasis on working in partnerships. Anticipated partners will include organizations such as the State of NM, the New Mexico Economic Development Partnership, the Santa Fe Community College, Santa Fe County, the Santa Fe Chamber of Commerce, the Santa Fe Alliance and the Santa Fe Incubator.

- The portfolio of projects will be organized with an investment/venture capital approach[11]. The portfolio will endeavor to balance safe bets and risky bets with an understanding that risky projects have a greater chance of failure but may yield the greatest returns. It is expected that applications for economic development projects, which may or may not solicit funding from the Economic Development fund, will be made throughout the year. All projects will be evaluated within the context of the current portfolio, as well as by taking into consideration pending applications. As staff will be working consistently with potential applications, there will be some preliminary assessment of where new applications will fall within the portfolio management spectrum. It is expected that the investment by the City will fall largely into projects with a high probability of success and efficient use of resources. To manage this portfolio, staff will work closely with projects and continually assess their progress toward meeting agreed upon objectives.

Venture Capital Portfolio



- Projects will be outcome driven and aligned with SMART Goals whenever possible. That is, goals that are - Specific, Measurable (data), Aggressive but Achievable, Relevant to Mission, and Timebound (not just open ended).

- During the working period and upon completion, each project will be assessed in order to make adjustments and improve outcomes. There will be a continuous feedback loop where project impact, strengths and weaknesses will be analyzed and any necessary corrections will be made.

Goals & Measures:

The goals and measures will be cumulative and cover a three year period.

1) Facilitate and assist in the creation of 900 high wage, economic base jobs (see definitions).

2) Facilitate the creation of 36 business expansions, startups, retention or recruitments to the Santa Fe region.
3) Increase the average wage in the Santa Fe region from $14.90 per hour to $15.90. This approach acknowledges and emerging trend in employment where employees contract to work on specific projects and may not be in salaried positions.
4) Complete or develop at least one infrastructure project per year. For example, an Arts & Cultural District[12], Mainstreet Program[13], telecommunications network plan, implementation of an Airport Master Plan, and expansion of solar industry capacity.
5) Facilitate and assist with the increase and/or creation of workforce career pathways and skill levels in targeted industry sectors by developing up to two workforce development programs. This will largely be accomplished by working with our local partners, including the SFCC, Santa Fe Public School District and the Northern Area Workforce Development Board.

Targeted Sectors for Growth and Development:

Economic development activities will focus on targeted industries identified in the Angelou Plan and refined through the recent economic development seminar meetings. Targeted sectors are identified as follows:

- Media (Film, Publishing, Journalism, Video Game Production, etc.)
- Green – Consistent with Sustainable Santa Fe Plan and including: Clean renewable energy (with a focus on the solar industry), water conservation, waste reduction technologies and outdoor and recreational activities and equipment.
- Technology (Biotech, Nanotech, Software design, etc.)
- Knowledge Based Enterprise (Research and Development, Think Tanks, Financial Services, Consulting, Public Policy, etc.)
- Arts & Culture (Artisans, Fine Artists, and Cultural Heritage as described in the City's Cultural, Arts and Tourism Plan.)

Request for Proposal Versus Unsolicited Proposals:

The Economic Development Division anticipates two processes to generate projects and programs that will meet the Economic Development Implementation Strategy. These two processes reflect the nature of economic development work. The first will rely on generating proposals in response to an annual request for proposal and the second will allow for unsolicited proposals for economic development projects that may emerge during the course of a year.

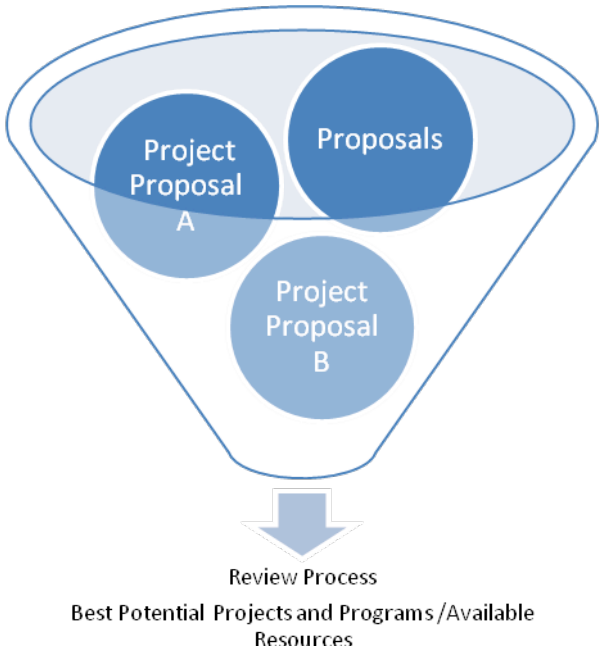
1. *Request for Proposals* – Each year the staff will prepare a Request for Proposal (RFP) for services and/or programs that support local economic development efforts. Typically, these RFP's will allow for three years worth of contracting, subject to funding availability and successfully meeting the agreed upon outcomes

for a particular Scope of Work. These types of RFP's will focus on support services, such as those provided through the Santa Fe Incubator and SCORE and the management of the Santa Fe Loan Fund. These are services paid through the Economic Development Fund, which uses the 1% of the State's share of the GRT as its funding source.

2. *Unsolicited Proposals* – At any time, proposals may be submitted for projects that must meet the Local Economic Development Act. Such proposals may request funding through the EDF, below market rate rent for buildings and/or other types of incentives. These incentives may include fast tracking through the City's various review processes and/or favorable financing or other incentives such as Industrial Revenue Bonds (IRB's). Staff will work closely with organizations and/or entities seeking such support well in advance of an actual application for assistance. The process for evaluating these applications is the same as for those submitting proposals in response to a Request for Proposal.

Process for Evaluating Projects, Proposals and Incentives:

The process is designed to make project, proposal and incentive evaluation fast, easily understandable, transparent and accessible to the community. It is a way for staff to fully vet projects or incentive proposals and thereby determine the allocation of money, staff time and effort. The following illustrates how the evaluation process will consider multiple projects and focus efforts to those with the best potential outcome.



Stage 1 – Economic Development Target and Values Assessment

Staff will assess the project/proposal by applying the following values filters:

A. Environmental Footprint[14] (water, power, emissions etc)
B. Wages and Benefits[15] (Is it possible to live and work in Santa Fe?)
C. Innovative Position/Potential[16]
D. Local[17] (Does it fit with the City Different? Does it enhance the cultural fabric? Is it homegrown? Doest it provide positive impacts to local Santa Fe residents)

The project targets will be assessed qualitatively using a check mark system. When reviewing the project, each target met will be assessed and checked in the project evaluation chart below.

•

Stage 2 – Initial Business Plan/Proposal Review

- Staff will meet with representatives of a project/proposal and work to understand the proposed business plan and/or proposal, identify potential problems, discuss potential resources, and answer any questions.

- Staff will perform an initial evaluation to ascertain the plan strengths and weaknesses. Financial solvency, community need, growth potential and environmental footprint will also be evaluated.

- Staff will work with representatives to match them with appropriate economic development resources. Staff will also ensure that all proposals are in compliance with the State's enabling legislation the Local Economic Development Act[18] which in Santa Fe is the Economic Development Plan Ordinance.

Cost-Benefit Analysis: Economic Development projects will also include a cost-benefit analysis as required by the city's (11-11.1) Economic Development Plan Ordinance. In accordance with the Economic Development Plan ordinance, the projects and/or incentive proposal must provide a return on investment over a 10-year period that recoups the value of the assistance provided by the city to the project. The return on investment shall be of value and may be paid in money, in-kind services, jobs, expanded tax base, property or other thing or service of value for the expansion or improvement of the economy.

The cost-benefit analysis or impact analysis will measure both direct and indirect impacts in accordance with 11-11.9 of the Economic Development Plan ordinance which will include but is not limited to the following:

- Jobs
- Pay scale of jobs
- Anticipated impact of project on local tax base
- Anticipated impact of project on local school system

- Assistance in providing affordable housing to employees or to the community at large may qualify

If a proposal requires funds of less than $30,000 staff will make a recommendation to the City Manager and move forward. Quarterly reports will be made to the BQL on these projects. If the proposal requires funds of more than $30,000 staff will refer the project/proposal to the Economic Development Review Sub-Committee (EDRC) with a recommendation.

Staff will utilize the following target industry evaluation chart to map the benefits and impacts of a project/proposal, The system of checkmarks is designed to provide a quick overview of the project's applicability to the target industry areas and the types of program and/or assistance needed for a particular business plan:

Target Industry Evaluation Chart:

	Business Development	Workforce Development	Sites & Infrastructure
Targets			
Media			
Green			
Tech			
Knowledge Based Enterprise			
Arts & Culture			

The project will also be assessed whether it meets the city's values as defined in the city values filters chart below. The values will be assessed using the following quantitative measures on a scale of 1-3 where three is exceeds values and 1 does not meet values. Use of this scale will provide a quantitative comparison between projects and provide an initial assessment of a proposed project's ability to address agreed upon local values:

3- Exceeds Values Criteria
2 – Meets Values Criteria
1 – Does Not Meet Values Criteria

City's Values Filters Chart:

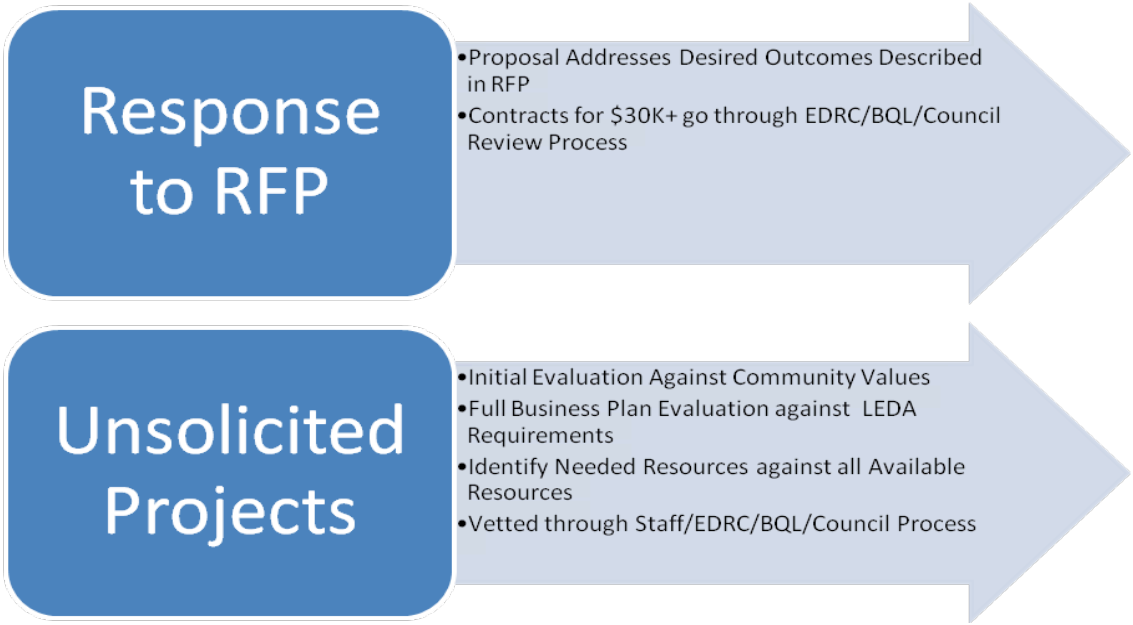
	Business Development	Workforce Development	Sites & Infrastructure
Values			
Low Environmental Footprint			
High Wages & Benefits			
Innovative Position/Potential			
Local			

Stage 3 – EDRC Review
The EDRC will review the staff recommendation and assess the project/proposal against the values filters, desired outcomes and financial feasibility. The EDRC will then make its recommendation to the Business and Quality of Life Committee (BQL).

Stage 4 – BQL Review
BQL will review the EDRC recommendation and assess the project/proposal against the values filters[19], desired outcomes and financial feasibility. BQL will then make its recommendation to the City Council OR reject the project/proposal.

Stage 5 – Council Review
The City Council will assess the project/proposal against the values filters, desired outcomes and financial feasibility. The City Council will approve or reject the project/proposal.

Project/Proposal Evaluation Flow Diagram



Requests for Proposals:

RFPs will be focused on getting results rather than outlining step by step procedures. This will allow for maximum input and creativity from RFP responders. Staff will evaluate RFP responses according to how well each proposal will meet the desired economic development outcomes.

The timeline for RFPs to be issued will be no more than 30 days after approval of the implementation plan by City Council. The RFPs will be reviewed and evaluated by a committee as required under the City's procurement code. The RFPs will be evaluated on how the respondents will meet the desired outcomes. RFP awardees will receive a contract for one year and two one year extensions.

Staff will work with RFP respondents to get more information, clarify how the work will be done and what outcomes need to be reached. For RFPs greater than $30,000 respondents will present their proposal to the EDRC. Staff will provide the EDRC with a funding recommendation.

Staff will administer contracts according to the scope of work and timeframe agreed upon in each contract. If necessary, at the discretion of the Division Director and Department Director, timeframe extensions and contract revisions may be made.

DEFINITIONS

[1] **High Wage Jobs** – In the State of New Mexico these are defined as jobs that pay a salary of $40,000 and above.

[2] **Leakage** – The loss of revenue in taxes and spending and the loss of talent that occurs when people cannot afford to work and live in the community.

[3] **Economic Base Jobs -** Economic base jobs are jobs in primary industries. An economic base job is any job that produces a product or service that is sold outside the community and thus brings in outside money. Most economists believe that the economic base job is the most important factor to a healthy economy.

[4] **Primary Industries** – Primary industries are defined on the same principle as economic base jobs. They are industries that derive fifty percent or more of their sales from outside of New Mexico and thus bring in new money expand the local economy. Businesses that bring in outside money are called primary industries, and they produce the coveted "economic base" jobs.

[5] **Business Infrastructure** – The basic facilities, services, and installations needed for the effective functioning of businesses in the area. This can include transportation and communications systems, water and power lines, as well as public institutions including schools and post offices.

[6] **Sustainable Infrastructure** – Basic facilities, services and installations which take care of the needs of the present generation without compromising the needs of future generations.

[7] **Green Collar Workforce** – A workforce employed in the environmental segment of the economy. Green collar workers include professionals such as conservation movement workers, environmental consultants, environmental or biological systems engineers, LEED's certified building architects, holistic passive solar building designers, solar energy and wind energy engineers, alternative energy vehicle engineers, organic farmers, environmental lawyers, ecology educators, and eco-technology workers. They also include vocational or trade-level employment: electricians who install solar panels, plumbers who install solar water heaters, and construction workers who build energy-efficient LEED certifed buildings, wind power farms, or other clean, renewable, sustainable future energy developments.

[8] **Business Retention and Expansion** – The retention of local businesses located in the Santa Fe region that may leave the community. Expansion is assisting local businesses in the Santa Fe region in growing their operations, employment or sales which results in more jobs and capital investment in Santa Fe.

[9] **Passive Recruitment** – Responding to inquiries and opportunities from businesses considering locating in the Santa Fe area but not actively marketing businesses to locate in Santa Fe from outside of Santa Fe.

[10] **Outcome Driven** – Guided by what results are or can be achieved rather than the method or process of working towards results.

[11]**Investment/Venture Capital Approach** - An approach similar to that taken by investment and venture capital managers wherein resources are balanced between calculated risky and safe ventures where safe ventures produces lower returns on investment and higher risk ventures produces higher returns on investment. Investments are also spread across different areas to achieve stability through diversity.

[12] **Arts & Cultural District** – A State program administered by the Mainstreet program which is designed to enhance local economic development opportunities, in designated districts, by placing an emphasis on indigenous arts and culture. Applying communities develop a plan to support, develop and enhance the selected district's arts and cultural opportunities as a niche for economic development.

[13] **Mainstreet Program** - New Mexico's MainStreet Program is a grassroots economic development program that assists communities in revitalizing their traditional commercial neighborhoods. Mainstreet works to create an economically viable business environment while preserving local cultural and historic resources.

[14] **Environmental Footprint** – A project/proposal's potential impact on the local environment and ecology including water and power use, emissions, amount of solid waste generated, impact on local vegetation and wildlife and traffic impact.

[15] **Wages and Benefits** – A project/proposal's potential impact on or offering of employee pay and benefits including but not limited to retirement, healthcare, educational benefits, flexible scheduling, community service, support and involvement.

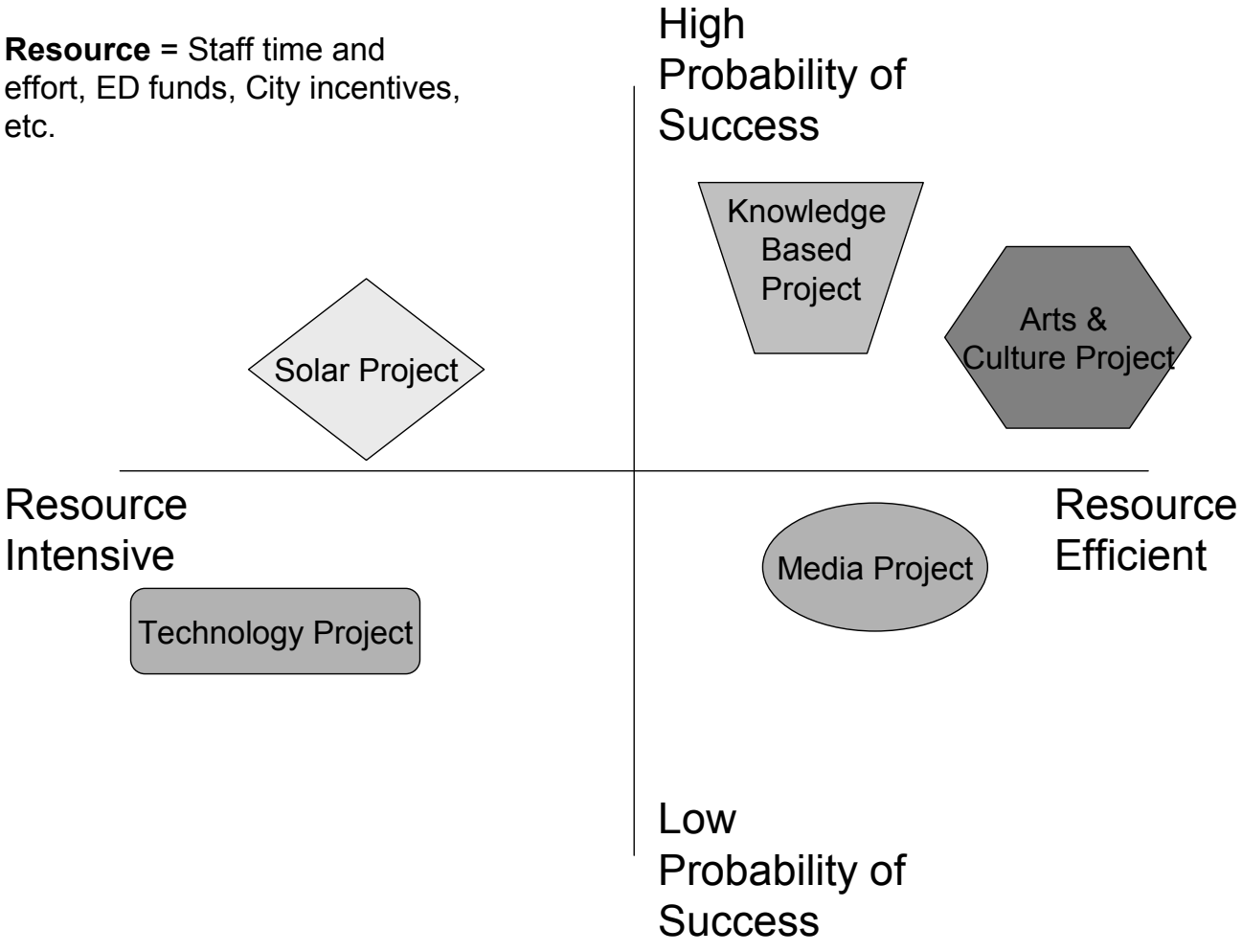
[16] **Innovation Position/Potential** – A project/proposal's potential impact on Santa Fe's innovation in an industry or the possibility of increasing the creative and/or innovative impact on the industry.

[17] **Local** – A project/proposal's homegrown origin or its impact on the cultural fabric, identity i.e. how it fits with the 'City Different,' and/or provides positive economic impacts to residents of Santa Fe,

[18] **Local Economic Development Act** – The State of New Mexico's enabling legislation which allows local governments the ability to use public money for private enterprises (including non-profits) in the form of land, building and infrastructure in order to foster economic development. This legislation allows public investment in private enterprises without violating the anti-donation clause of the New Mexico State Constitution

[19] **Values Filters** – The method for evaluating projects according to what is important to the local community's priorities.

Venture Capital Portfolio



September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

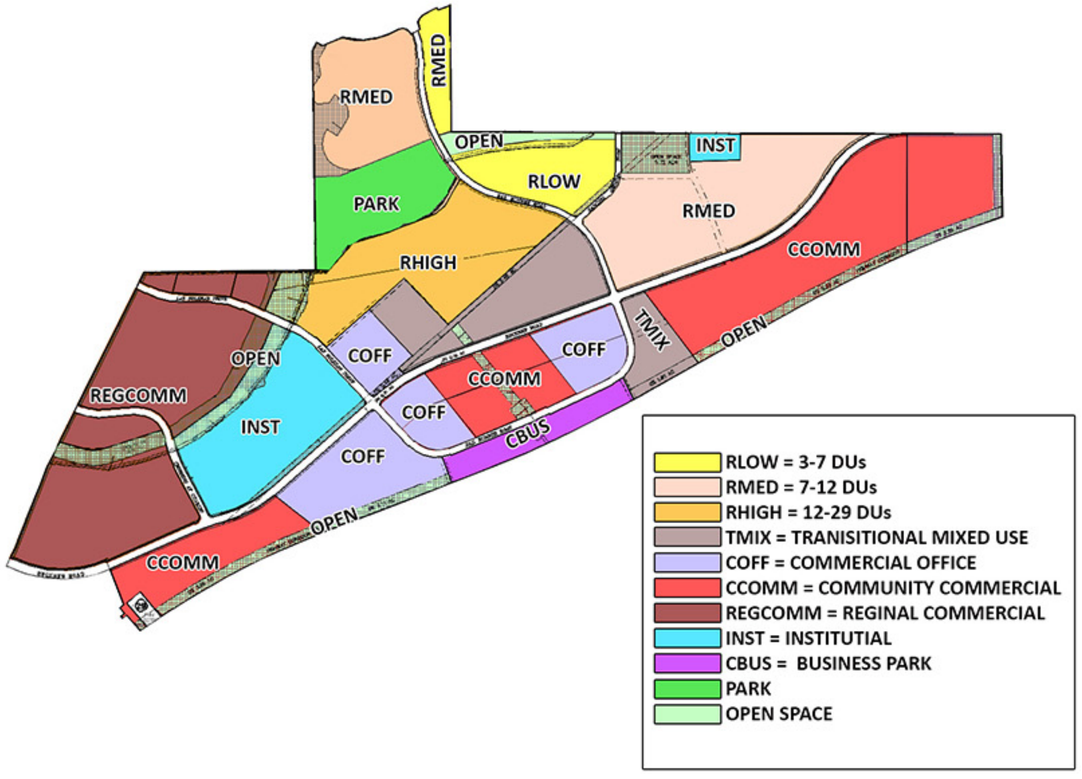
ATTACHMENT C

Maps or Images

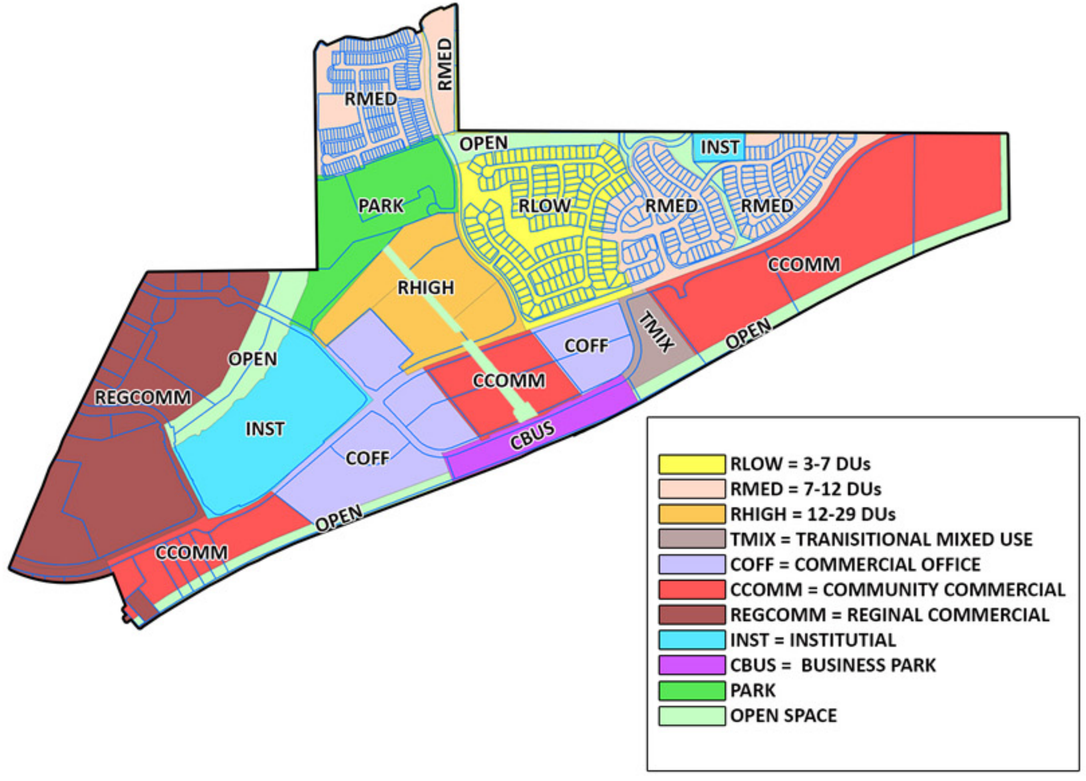
1. Vicinity Map
2. 2010/2024 Future Comparison Map
3. 2010/2024 Zoning Comparison Map
4. 2024/Proposed Zoning Comparison Map
5. Bar Graph
6. Tract Location
7. Adjoining Properties
8. La Rambla Map

TRUCHAS LN
REDONDO LN
GOLD HILL LN
CHICOMA
CHICOMA LN
ARBOLES BONITOS
RAIL RUNNER RD
DIA SOLEADO
LLUVIA ENCANTADA
DANCING GROUND RD
SOARING EAGLE LN
WALKING RAIN RD
HOJAS VERDES
VIENTO DEL
ESTRELLA NOCHE
LAS BRISAS
PLAZUELAS
BECKNER RD
BECKNER RD
LAS SOLERAS DR
BECKNER RD
BECKNER RD
SITE
RAIL RUNNER LOOP
INTERSTATE 25
CAMINO SABANERO
CHURCHILL RD
DINOSAUR TRL
CABALLO VIEJO
BOSQUECILLO
LA PRADERA
CANTO DEL PAJARO
PINON DOBLADO
OLD DINOSAUR TRL

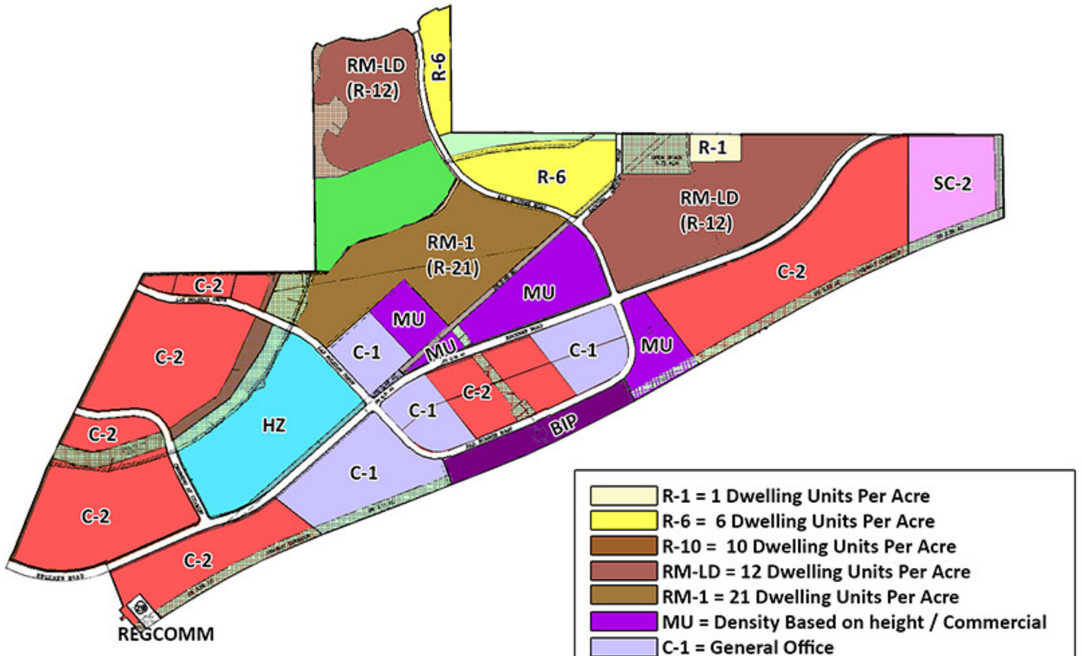
2010 FUTURE LAND USE MAP



2024 FUTURE LAND USE MAP

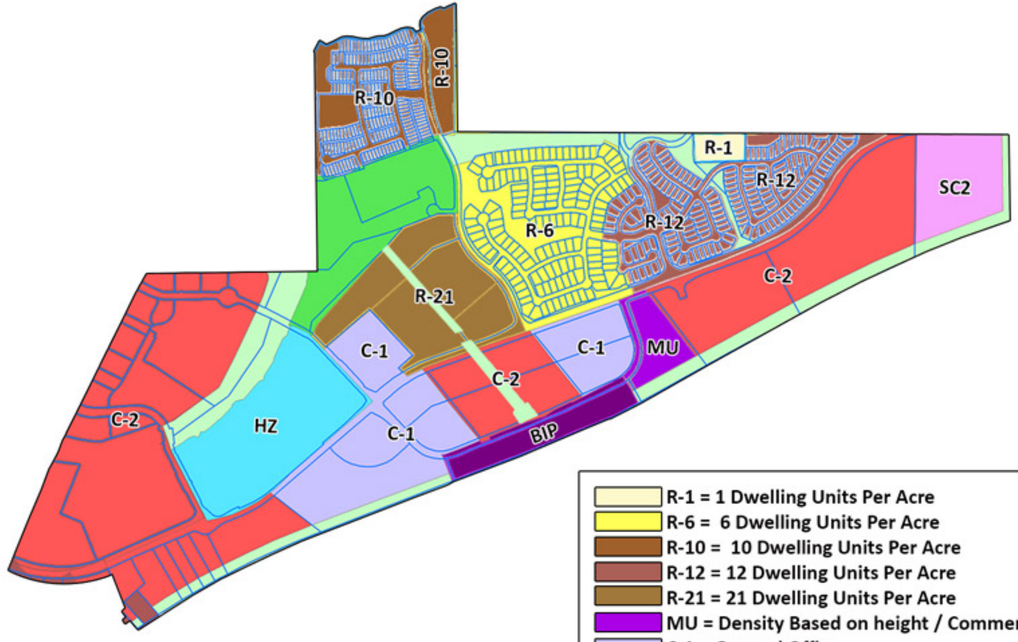


2010 ZONING MAP



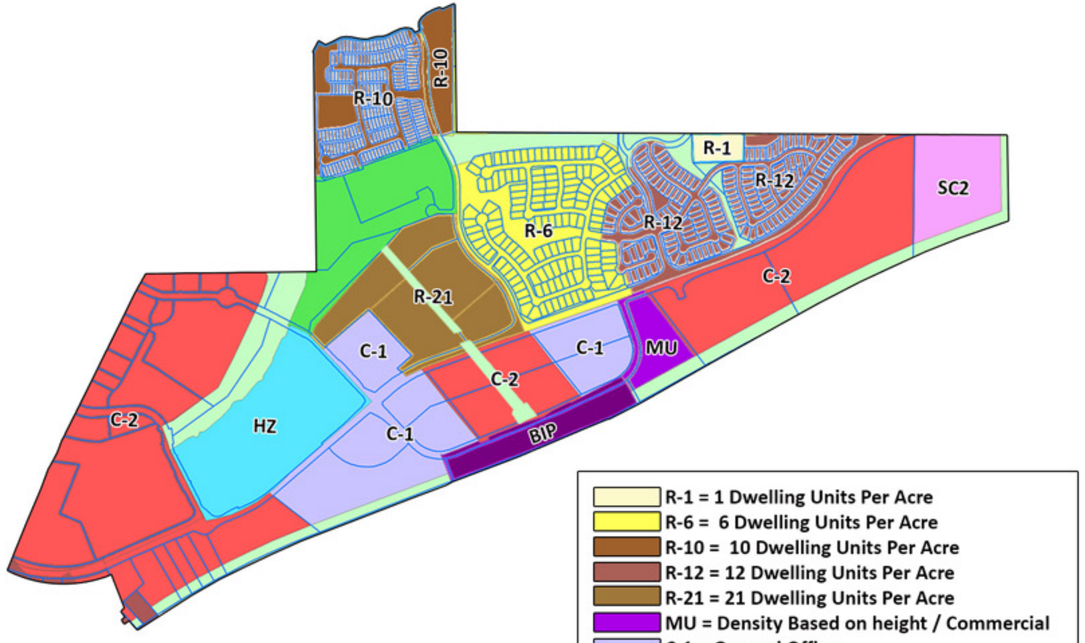
- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- RM-LD = 12 Dwelling Units Per Acre
- RM-1 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ= Hospital District
- BIP = Business Industrial Park
- PARK
- OPEN SPACE

2024 ZONING MAP



- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- R-12 = 12 Dwelling Units Per Acre
- R-21 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ = Hospital Zone
- BIP = Business Industrial Park
- PARK
- OPEN SPACE

2024 ZONING MAP



- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- R-12 = 12 Dwelling Units Per Acre
- R-21 = 21 Dwelling Units Per Acre
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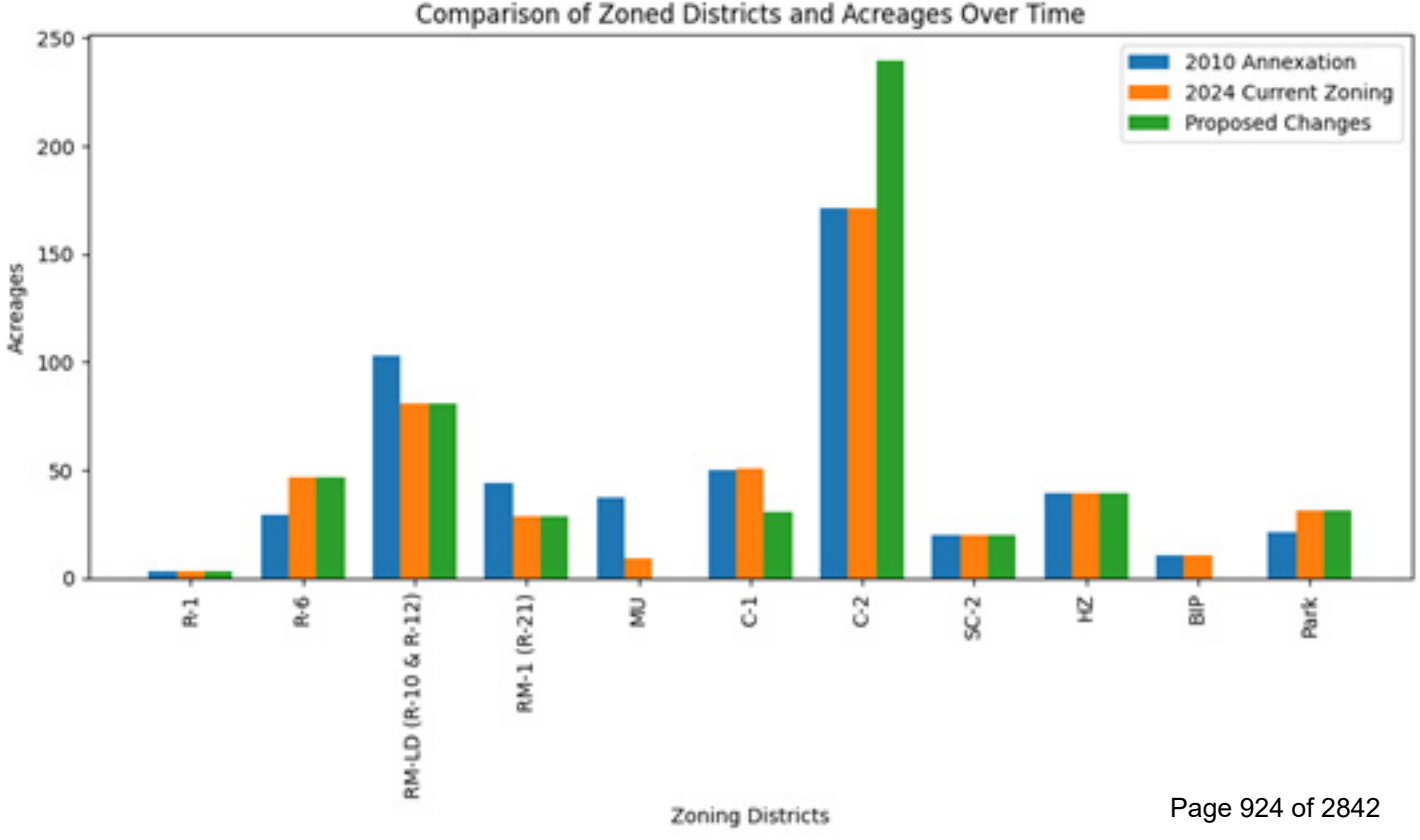
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ = Hospital Zone
- BIP = Business Industrial Park
- PARK
- OPEN SPACE

PROPOSED ZONING 2024

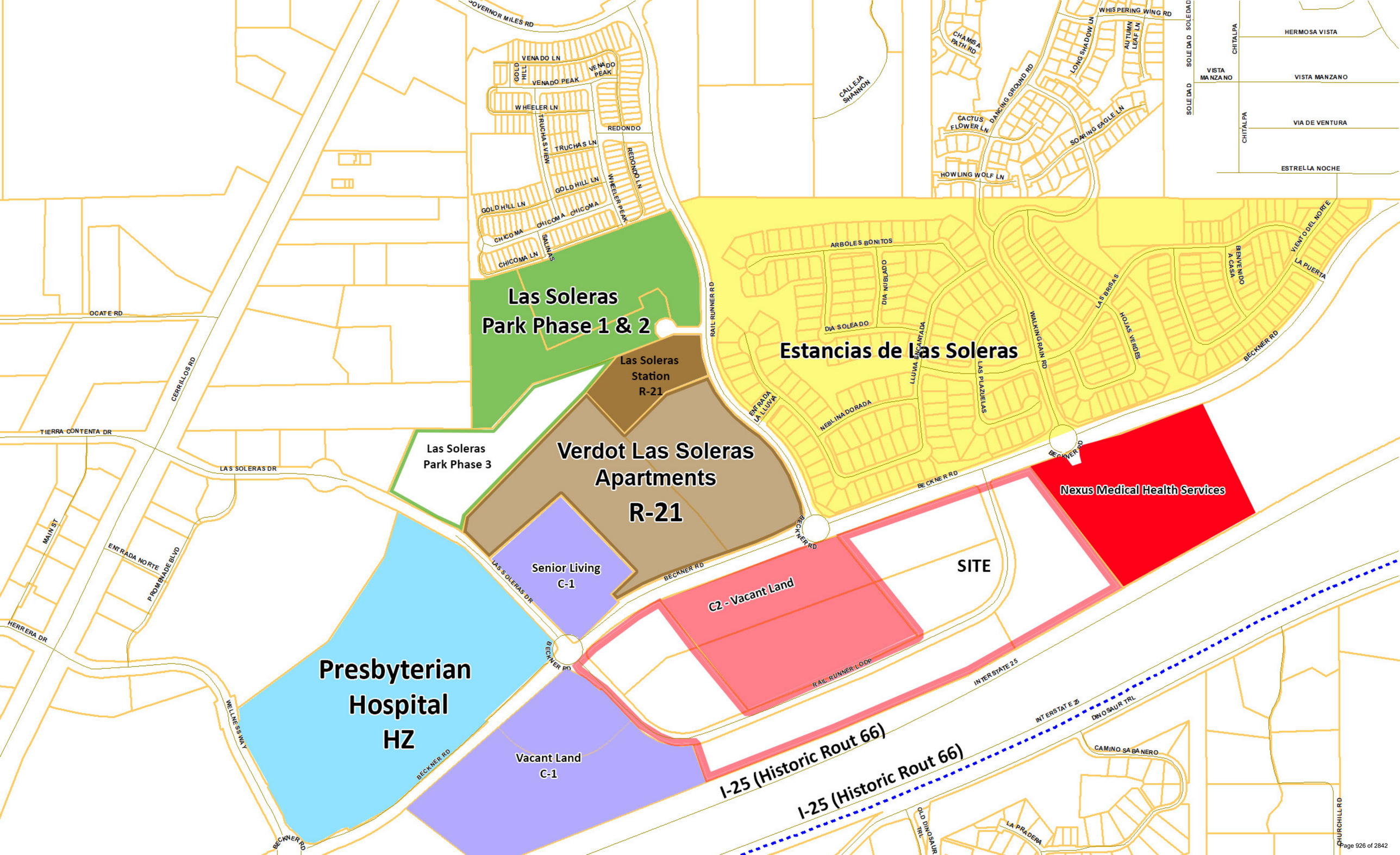


- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- R-12 = 12 Dwelling Units Per Acre
- R-21 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ = Hospital Zone
- BIP = Business Industrial Park
- PARK
- OPEN SPACE


Comparison of Zoned Districts and Acreages Over Time
2010 Annexation
2024 Current Zoning
Proposed Changes
Acreages
250
200
150
100
50
0
R-1
R-6
RM-LD (R-10 & R-12)
RM-1 (R-21)
MU
C-1
C-2
SC-2
HZ
BIP
Park
Zoning Districts


Beckner Rd
Rail Runner Rd
Neblina Dorada
Lluvia Encantada
Beckner Rd
Beckner Rd
24
19
23
Beckner Rd
Rail Runner Loop
26
Historic Route 66
21
Rail Runner Loop
20
Beckner Rd
Rail Runner Loop
Historic Route 66
(I-25)
Historic Route 66
Historic Route 66
(I-25)
Dinosaur Trl
Historic Route 66
Dinosaur Trl
Camino Sabal


Beckner Rd
Rail Runner Rd
Neblina Dorada
Lluvia Encantada
Beckner Rd
Beckner Rd
24
19
New Alignment
Beckner Rd
23
Rail Runner Loop
26
Historic Route 66
21
Rail Runner Loop
20
Beckner Rd
Rail Runner Loop
Historic Route 66
(I-25)
Historic Route 66
Historic Route 66
(I-25)
Dinosaur Trl
Historic Route 66
Dinosaur Trl
Camino Sabal


Las Soleras
Park Phase 1 & 2
Las Soleras
Station
R-21
Las Soleras
Park Phase 3
Verdot Las Soleras
Apartments
R-21
Estancias de Las Soleras
Nexus Medical Health Services
SITE
C2 - Vacant Land
Senior Living
C-1
Vacant Land
C-1
Presbyterian
Hospital
HZ
I-25 (Historic Rout 66)
I-25 (Historic Rout 66)
INTERSTATE 25
INTERSTATE 25
BECKNER RD
BECKNER RD
BECKNER RD
BECKNER RD
RAIL RUNNER RD
RAIL RUNNER LOOP
LAS SOLERAS DR
LAS SOLERAS DR
GOVERNOR MILES RD
OCATE RD
CERRILLOS RD
TIERRA CONTENTA DR
MAIN ST
ENTRADA NORTE
PROMENADE BLVD
HERRERA DR
WELLNESS WAY
VENADO LN
VENADO PEAK
GOLD HILL
WHEELER LN
TRUCHAS VIEW
TRUCHAS LN
REDONDO
REDONDO LN
WHEELER PEAK
GOLD HILL LN
CHICOMA
SALINAS
CALLEJA SHANNON
CHAMISA PATH RD
WHISPERING WING RD
LONG SHADOW LN
AUTUMN LEAF LN
DANCING GROUND RD
CACTUS FLOWER LN
SOARING EAGLE LN
HOWLING WOLF LN
SOLEDAD
CHITALPA
HERMOSA VISTA
VISTA MANZANO
VIA DE VENTURA
ESTRELLA NOCHE
ARBOLES BONITOS
DIA NUBLADO
DIA SOLEADO
LLUVIA ENCANTADA
ENTRADA LA LLUVIA
NEBLINA DORADA
WALKING RAIN RD
LAS PLAZUELAS
LAS BRISAS
HOJAS VERDES
BENVENIDO A CASA
VIENTO DEL NORTE
LA PUERTA
CAMINO SABANERO
DINOSAUR TRL
OLD DINOSAUR TRL
LA PRADERA
CHURCHILL RD


Proposed 45' wide
La Rambla
Trail Easement
Reduction
Plaza area
Las Solares
Park
Las Solares
Park Phase 3
24
19
23
25
26
22
21
20
New Alignment
Historic Route 66
(I-25)
Beckner Rd
Rail Runner Loop
Arboles Bonitos
Las Brisas
Hojas Verdes
Walking Rain Rd
Dinosaur Trl
Old Dinosaur Trl
Churchill Rd
Wheeler Peak
Rail Runner Rd
Vientos del Norte
Bosquecillo
Camino Sabanero

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT E

Applicant Material

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

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

APPLICATION CONTENTS

Application Form

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

Approval Criteria Responses

Master Plan Amended Drawings
- P-1 Cover Sheet
- P-2 Amended Master Plan

Conceptual Land Use Test Fit
- Conceptual Site Plan
- Conceptual Site Plan w and Use Data
- Conceptual Water Plan
- Conceptual Sanitary Sewer Plan

Wet Utilities Analysis – Tierra West LLC

Traffic Analysis – Tierra West LLC

ENN Meeting Notes

Legal Lot(s) of Record
Warrantee Deed

MASTER PLAN ~~OR PLAT~~ AMENDMENT APPLICATION

Parcel Information

Project Name: Las Soleras Parcels 19-26 Rezone

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

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

Property Owner Information

Company Name: Beckner Road Partners, LLC

Name: Herbert (Last) Scot (First) (M.I.)

Address: 150 Washington Ave (Street Address) Suite 201 (Suite/Unit #)

Santa Fe (City) NM (State) 87501 (ZIP Code)

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

Applicant/Agent Information (if different from owner)

Company Name: Orion West, LLC

Name: Nenninger (Last) Brian (First) (M.I.)

Address: 2213 Brothers Rd (Street Address) Suite 800 (Suite/Unit #)

Santa Fe (City) NM (State) 87505 (ZIP Code)

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

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

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

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

Signed: _____ Date: 12 February 2024

Signed: _____ Date: _____

Signature

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

Signature: Brian J Nenninger Date: 12 February 2024

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

February 12, 2024

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

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

Dear Mr. Esquibel,

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

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



PURPOSE AND INTENT:

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

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

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

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

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

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

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

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

BACKGROUND:

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

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

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

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

ADJACENT USES:

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

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

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

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

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

CONCEPTUAL TEST FITS:

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

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

UTILITIES:

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

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

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

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

Sincerely,

Brian Nenninger, P.E.
Orion West, LLC

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

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

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

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

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

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

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

(a) the master plan is consistent with the general plan;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

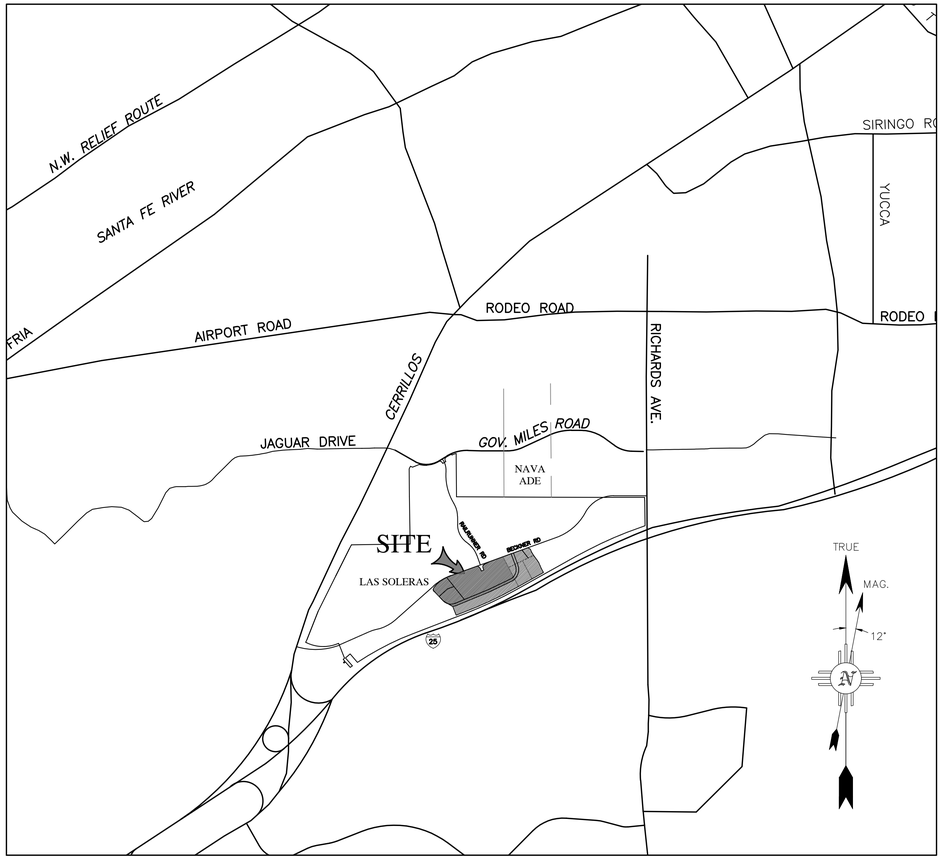
The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show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

LAS SOLERAS LOT 19 THRU 26

GENERAL PLAN AMENDMENT REZONING C1, MU, BIP TO C2

LAS SOLERAS MASTER PLAN AMENDMENT

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



VICINITY MAP
1" = 2000'

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

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

NEXUS BRP JV, LLC.

SCOTT HERBERT, MANAGING MEMBER

CITY REVIEW

CITY ENGINEER _____ DATE _____

CITY PLANNER _____ DATE _____

CITY

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

CHAIRPERSON _____ DATE _____

PLANNING COMMISSION SECRETARY _____ DATE _____

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

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

MAYOR _____ DATE _____

ATTEST BY CITY CLERK _____ DATE _____

INDEX TO SHEETS

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

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

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
2-12-24
RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

COVER SHEET

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm
DATE: 2-12-24
DRAWING:
SHEET #: P-1
JOB #: 2023079

NOTES:

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

FIRE APPARATUS ACCESS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET EXCLUSIVE OF SHOULDERS AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (IFC 2009 SECTION 503.2.1)

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

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

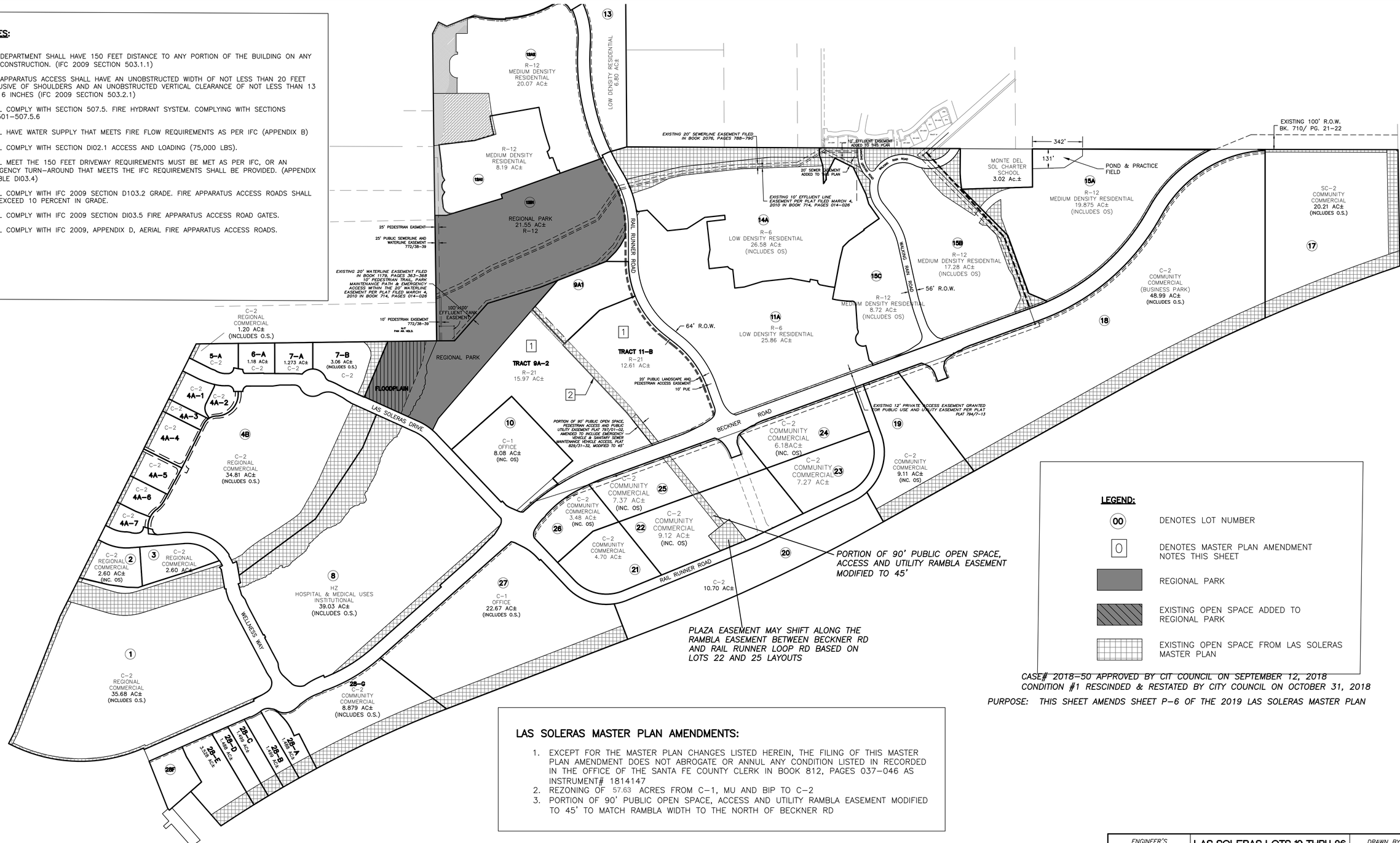
SHALL COMPLY WITH SECTION DI02.1 ACCESS AND LOADING (75,000 LBS).

SHALL MEET THE 150 FEET DRIVEWAY REQUIREMENTS MUST BE MET AS PER IFC, OR AN EMERGENCY TURN–AROUND THAT MEETS THE IFC REQUIREMENTS SHALL BE PROVIDED. (APPENDIX D TABLE DI03.4)

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

SHALL COMPLY WITH IFC 2009 SECTION DI03.5 FIRE APPARATUS ACCESS ROAD GATES.

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



LEGEND:

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

CASE# 2018–50 APPROVED BY CIT COUNCIL ON SEPTEMBER 12, 2018
CONDITION #1 RESCINDED & RESTATED BY CITY COUNCIL ON OCTOBER 31, 2018

PURPOSE: THIS SHEET AMENDS SHEET P–6 OF THE 2019 LAS SOLERAS MASTER PLAN

LAS SOLERAS MASTER PLAN AMENDMENTS:

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

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
2–12–24
RONALD R. BOHANNAN P.E. #7868

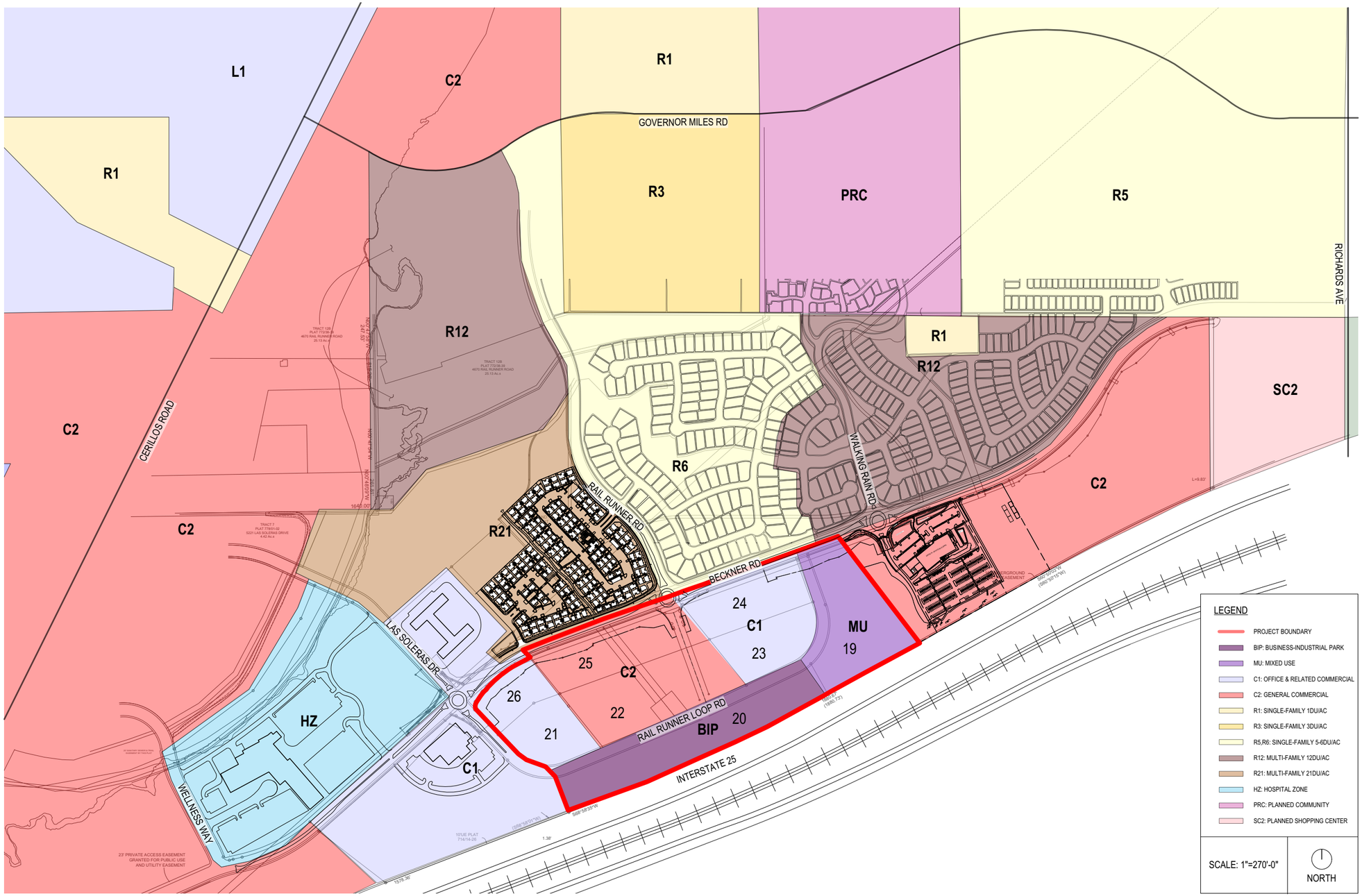
LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

MASTER PLAN

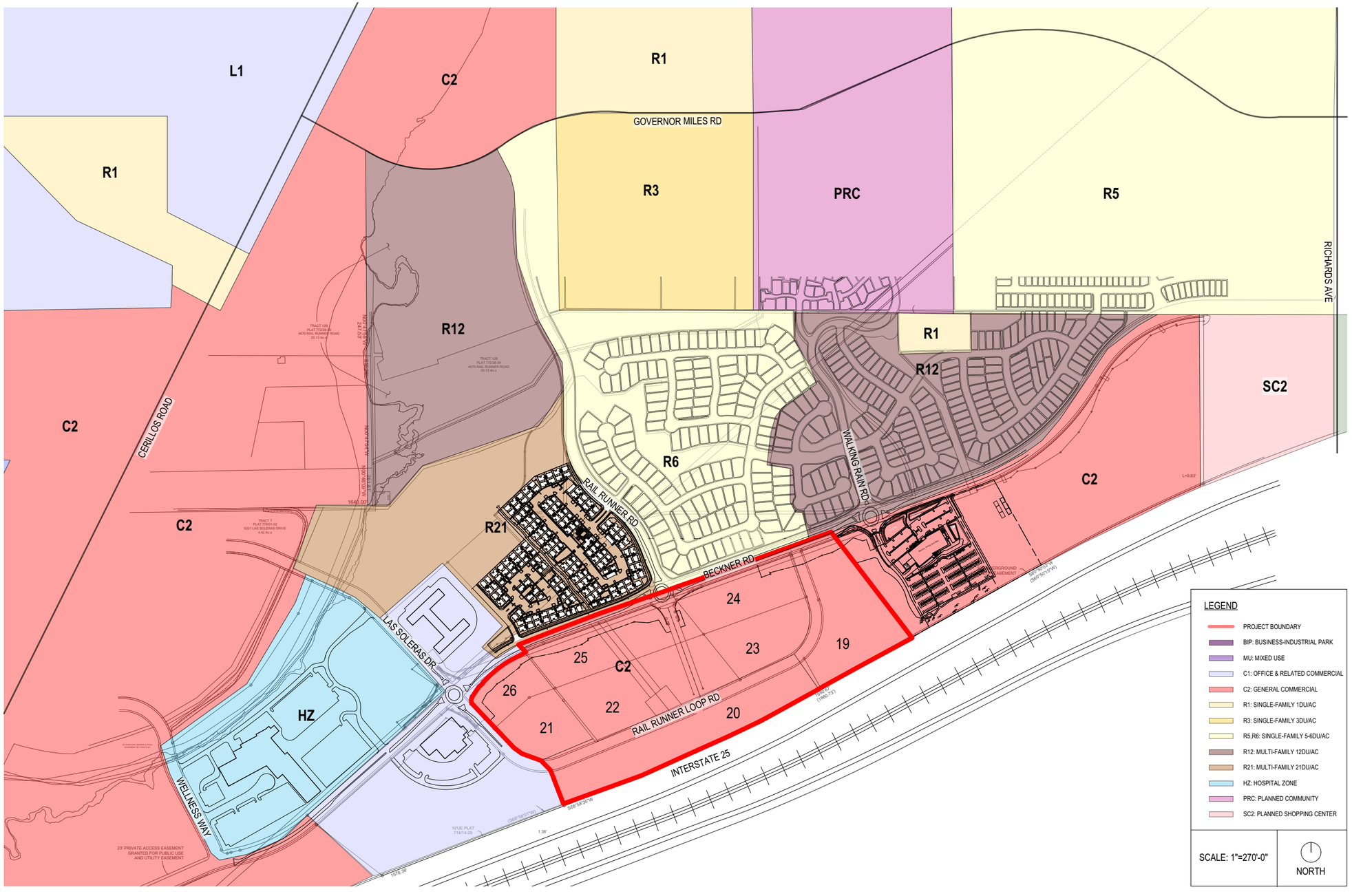
TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858–3100
www.tierrawestllc.com

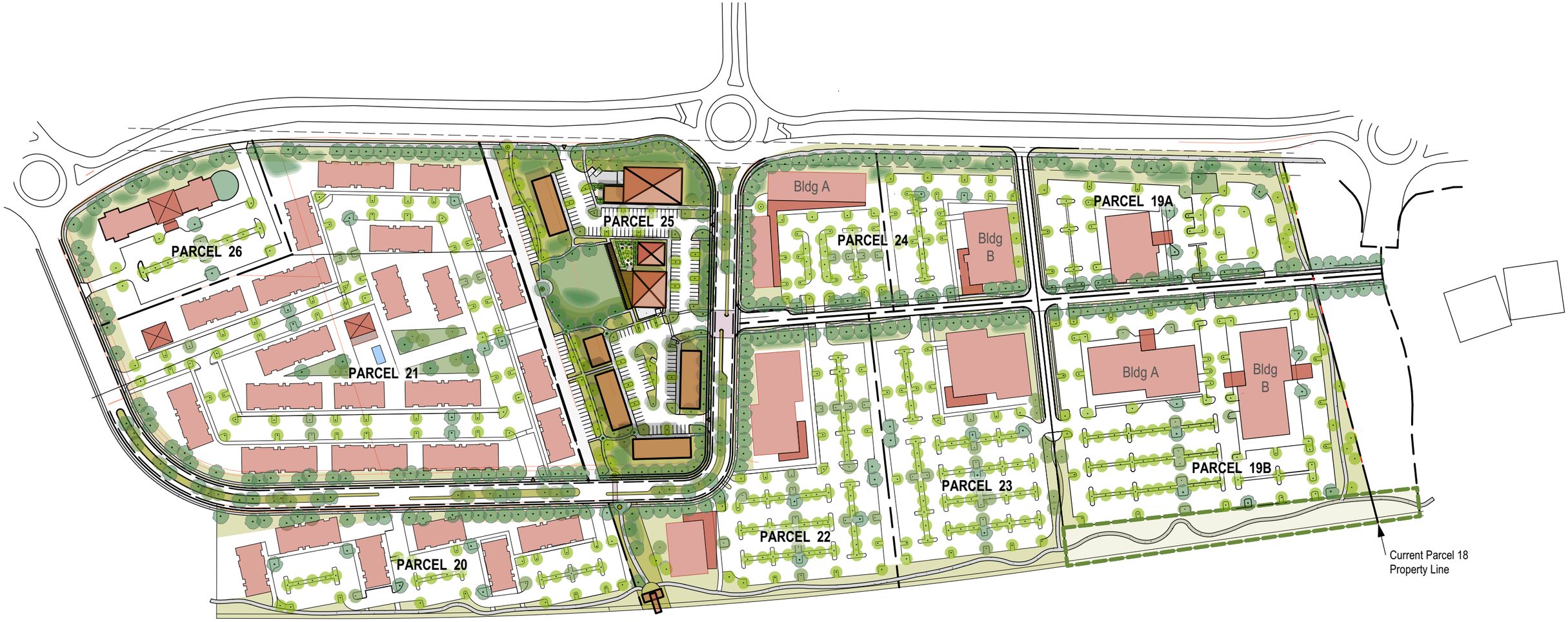
DRAWN BY: pm
DATE: 2–12–24
DRAWING:
SHEET #: P–2
JOB #: 2023079

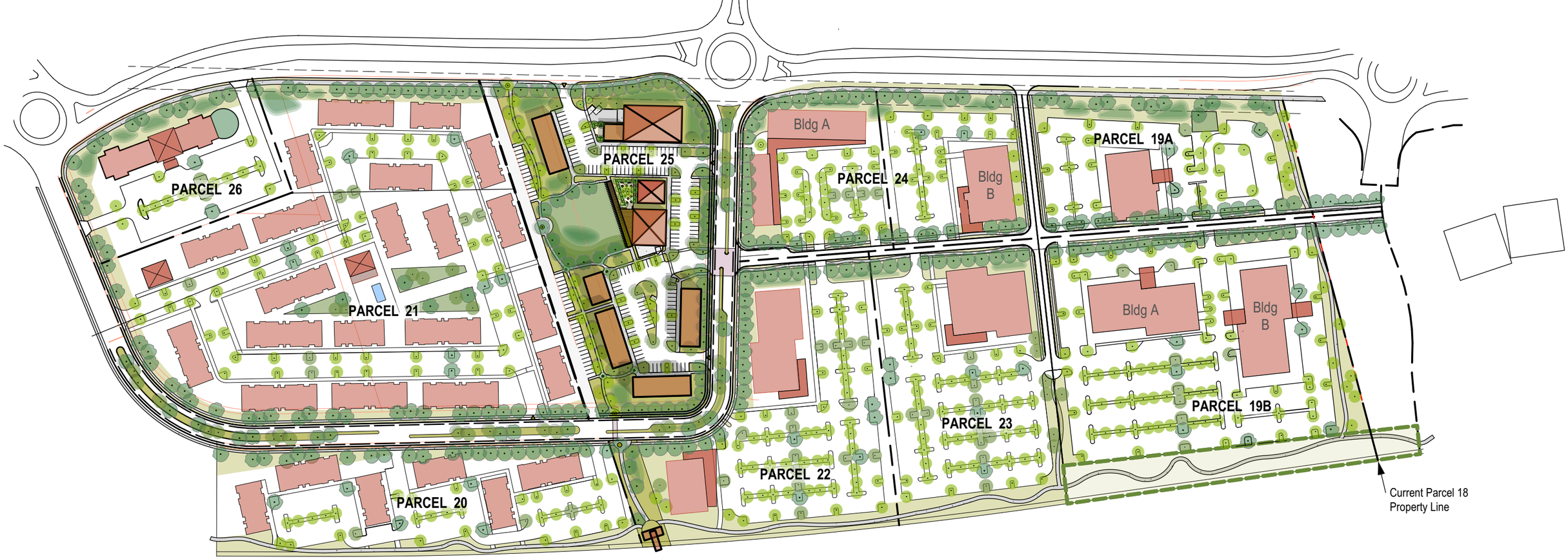
EXISTING ZONING



PROPOSED ZONING




PARCEL 26
PARCEL 25
PARCEL 24
Bldg A
Bldg B
PARCEL 19A
PARCEL 21
PARCEL 23
Bldg A
Bldg B
PARCEL 19B
PARCEL 22
PARCEL 20
Current Parcel 18
Property Line



OVERALL PARCEL DATA
February 12. 2024

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

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

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

Las Soleras Core

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



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

Las Solares Development Prototypes Data

Sept. 1, 2023

Notes: A. Test based on program and product prototypes

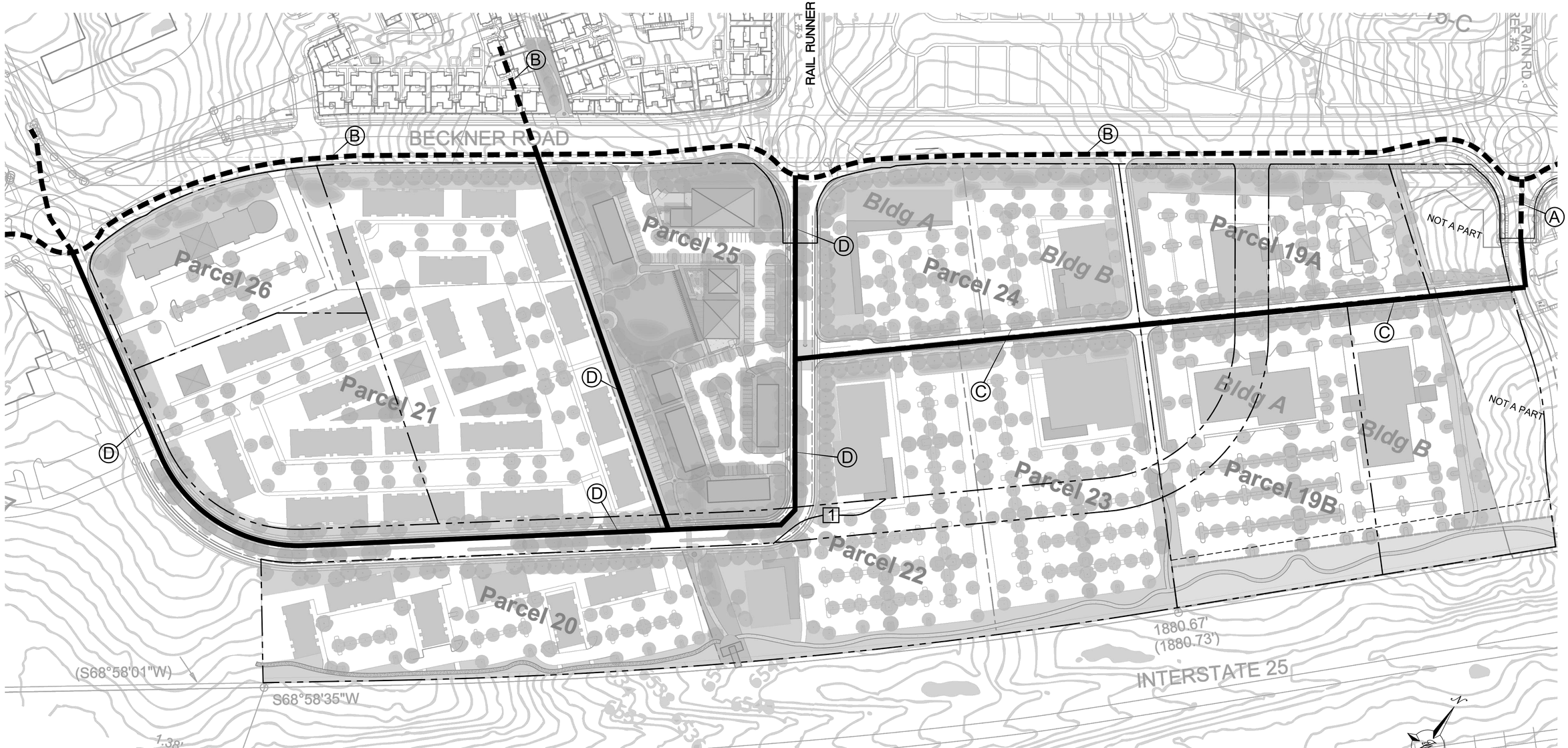
B. Applies CoSF development ordinance requirements

C. Test is for single story development.

D. Parking based on net lease (NL) of 10% reduction of gross square footage (GSF)

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

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



KEYED NOTES

1. EXISTING 8" WL
2. EXISTING 12" WL
3. PROPOSED 8" WL
4. PROPOSED 12" WL

NOTE

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

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

GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL WATER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
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www.tierrawestllc.com

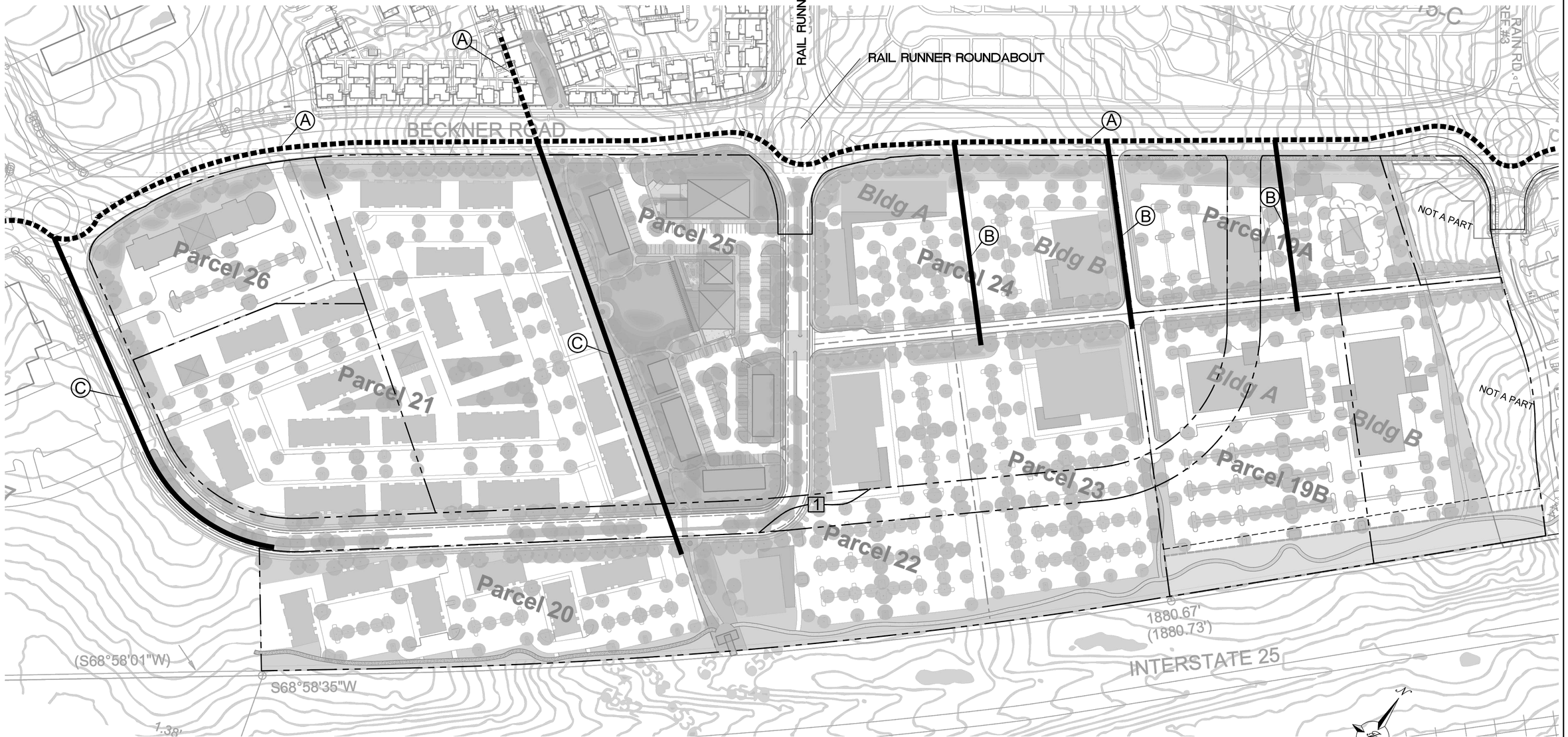
DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET # TF-3

JOB # 2023079



KEYED NOTES

(A) EXISTING 10" SAN SEWER LINE

(B) PROPOSED 8" SAN SEWER LINE

(C) PROPOSED 10" SAN SEWER LINE

NOTE

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

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

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL SANITARY SEWER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
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DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET #: TF-4

JOB #: 2023079

TIERRA WEST, LLC

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

January 3, 2024

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

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

Dear Mr. Esquibel:

To ensure that the proposed General Plan land use classification of Community Commercial and associated proposed rezoning to a uniform C-2 district of the 57.63 acres of Las Soleras Master Plan parcels19-26 (located along the Southern edge of Beckner Rd between Las Soleras Dr and Walking Rain Rd) will not produce excessive demand on the existing water and sanitary sewer infrastructure in Beckner Rd, Tierra West LLC has prepared the following summary of existing water and sewer capacities and water and sewer flowrates for a conceptual design we are referencing as "Conceptual Test Fit A" for your review.

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

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

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

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

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

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

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

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

Sincerely,



Ronald R. Bohannan, P.E

JN: 2023079
RRB/eb/dd

Attachments:

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

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

Existing Zoning Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19	396832	49604	MU - MID SZ RETL	* 384 GPD / 10k SF	-	3810	2.65	4.76	0.29
			IRRIGATION	0.68 AC of usable property	0.014 GPD/SF	415			
		* 118 units	MU - MULTI-FAM	** 100 GPD / person	*** 2.4 people / unit	28320	19.67	35.40	0.48
			IRRIGATION	1.14 AC of usable property	0.014 GPD/SF	695			
* Based on the density of units in Parcel 21 of Concept A				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application ** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
20	466092	116523	BIP - LT INDUSTRIAL	* 450 SF per Employee	* 44 GPD per Employee	11393	7.91	14.24	0.68
			IRRIGATION	1.61 AC of usable property	0.014 GPD/SF	982			
				* Based on a study by Metcalf & Eddy (2003). See note 3 of "Assumptions & References" at the bottom of this sheet					
21	204732	51183	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	16515	11.47	20.64	0.60
			IRRIGATION	1.41 AC of usable property	0.014 GPD / SF	860			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
22	397267	99317	C-2 - LARGE RTL	* 402 GPD / 10k SF	-	7985	5.55	9.98	0.97
			IRRIGATION	2.28 AC of usable property	0.014 GPD / SF	1390			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
23	316681	79170	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	25546	17.74	31.93	0.92
			IRRIGATION	2.18 AC of usable property	0.014 GPD / SF	1329			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24	269201	67300	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	21716	15.08	27.14	0.78
			IRRIGATION	1.85 AC of usable property	0.014 GPD / SF	1128			
*Assumed Maximum # of proposed units would be built				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
25	321037	80259	C-2 - MID SZ RETL	* 384 GPD / 10k SF	-	6164	4.28	7.70	0.62
			IRRIGATION	1.47 AC of usable property	0.014 GPD / SF	896			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
26	151589	37897	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	12228	8.49	15.29	0.44
			IRRIGATION	1.04 AC of usable property	0.014 GPD / SF	634			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
					TOTALS (GPM)		**93**	**167**	**5.79**
							AVERAGE	PEAK	AVERAGE

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

Note:

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

Assumptions & References

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

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

Concept "A" Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19 A	118919	30000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	4840	3.36	6.05	0.23
			IRRIGATION	2.73 AC of usable property	0.014 GPD / SF	333			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-A	256568	75000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	12100	8.40	15.13	0.37
			IRRIGATION	5.89 AC of usable property	0.014 GPD / SF	539			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-B	140263	75000	MED OFFICES	75 SF / Employee	*11 GPD / Employee	12100	8.40	15.13	0.34
			IRRIGATION	4.73 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
20	215622	76500	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	11220	7.79	14.03	0.63
			IRRIGATION	4.95 AC of usable property	0.014 GPD / SF	906			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
21	559746	* 330 (units)	MULTI-FAMILY	100 GPD / person **	2.4 people / unit ***	79200	55.00	99.00	0.82
			IRRIGATION	12.85 AC of usable property	0.014 GPD / SF	1175			
	*Assumed Maximum # of proposed units would be built			** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
22	264409	79000	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	12745	8.85	15.93	0.64
			IRRIGATION	6.07 AC of usable property	0.014 GPD / SF	925			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
23	233917	69000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	11132	7.73	13.92	0.34
			IRRIGATION	5.37 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24 A	109771	28700	COMML/RETL	* 384 GPD / 10k SF	-	1102	0.77	1.38	0.27
			IRRIGATION	2.52 AC of usable property	0.014 GPD / SF	384			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
24 B	101495	30000	COMMERCIAL	* 384 GPD / 10k SF	-	1152	0.80	1.44	0.25
			IRRIGATION	2.33 AC of usable property	0.014 GPD / SF	355			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
25	270072	Unspecified (See Core Test)	CORE-MIXED	* 402 GPD / 10k SF	-	2714	1.88	3.39	1.05
			IRRIGATION	6.20 AC of usable property	0.014 GPD / SF	1512			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
26	111514	* 100 (units)	HOTEL	65 gallons per person per day	** 120 GPD / Unit	12000	8.33	15.00	0.27
			IRRIGATION	2.56 AC of usable property	0.014 GPD / SF	390			
	*Assumed Maximum # of proposed units would be built			* Based on Daily Water Consumption Rates for Motels (Dewberry, 2008, pg 644)					
						TOTALS (GPM)	**111**	**200**	**5.21**
							AVERAGE	**PEAK**	**AVERAGE**

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

Assumptions & References

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

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

EARLY NEIGHBORHOOD MEETING NOTES

Project Name:	Las Soleras
Project Location:	4200 Beckner Road
Project Description:	Development Plan Amendment for Development Plan with Summary Plat/Lot Split for proposed 141-unit Apartment Complex
Applicant:	
Agent:	Orion West LLC
ENN Meeting Date:	14 November 2023
ENN Location:	Via Zoom
Application Type:	General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.
Land Use Planner:	Dan Esquibel
Attendance:	**City of Santa Fe:** Dan Esquibel **Developer Team:** Brian Nenninger (Agent), Maureen Mestas (Agent), Scott Herbert, Dave Delgado, Karl Sommer, Esq. **Neighborhood/Public:** 1 attendee. An unidentified neighbor who was on a non-video tile but did not identify him/herself or speak.

Notes/Comments:

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

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

Brian Nenninger then introduced the Developer Team.

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

Highlights Brian shared during the presentation included:

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

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

C-2: Two parcels
C-1: Four parcels
MU: One parcel
BIP: One parcel

- Master Plan Items that need to be "Cleaned Up."

Rail Runner Loop Road realignment to meet Rail Runner Road
Lot Line adjustments and resizing of parcels to better accommodate Commercial Users
Rambla open space design including location of "parklet."

The Applications that are being shared in the ENN are:

- General Plan Amendment Application
- Master Plan Amendment Application

Address Realignment of Rail Runner Loop Road
Propose modification to Rambla width.
Propose flexibility of "parklet" location along the Rambla
Discussion of Master Plat/Parcel Realignment

- Rezoning Application

Propose C-2 Zoning for eight parcels.

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

with City of Santa Fe

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

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

Those possible mix of uses for local market demand are:

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

Las Soleras Junction has transit-oriented improvements, specifically:

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

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

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

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

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

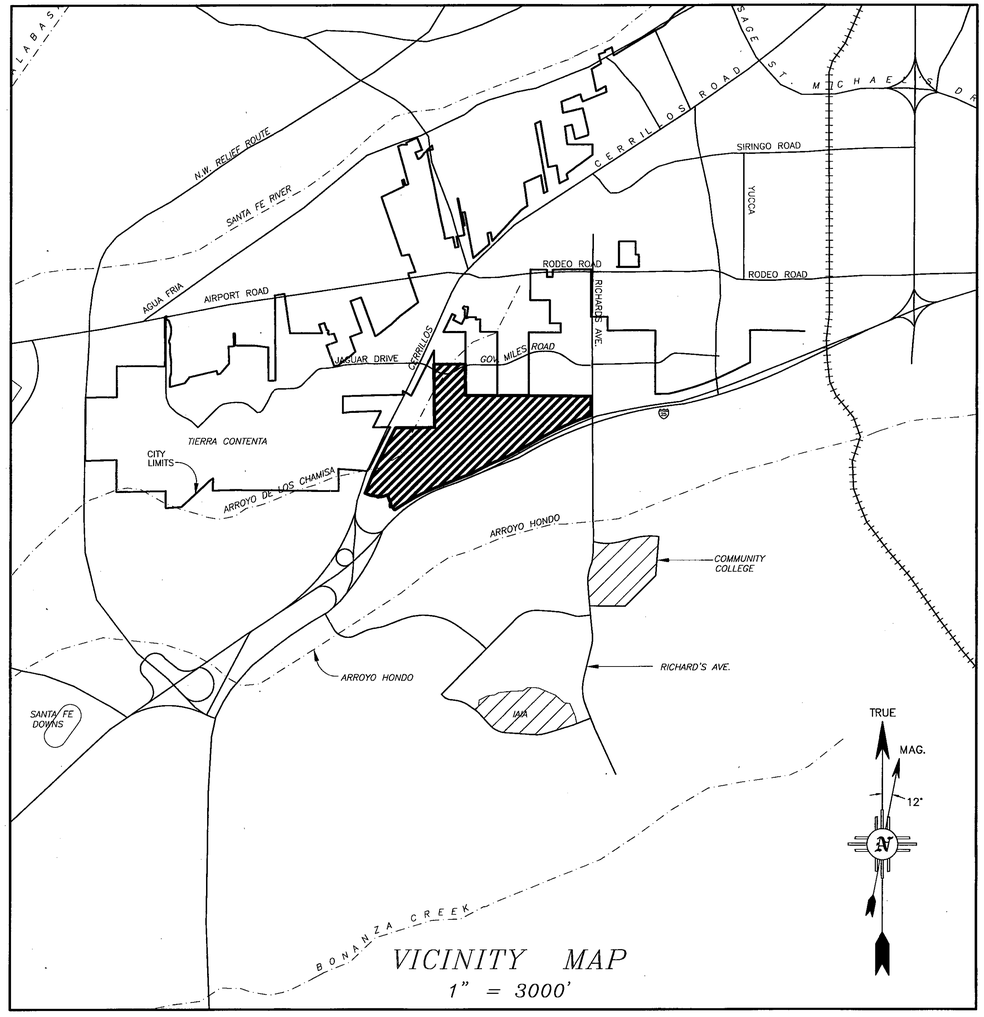
There was a brief discussion between Dan Esquivel and Brian Nenninger about the status of the applications after the meeting. The meeting was then adjourned by Dan Esquivel.

**********END**********

LAS SOLERAS

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS

714014



VICINITY MAP
1" = 3000'

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

OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS COMMUNITY DESIGN, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
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LAS SOLERAS OESTE LTD. CO.
GORDON L. SKARSGARD, MANAGING MEMBER
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PRESBYTERIAN HEALTHCARE SERVICES,
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DIANE FISHER, SECRETARY
P.O. BOX 26666
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LAS SOLERAS DEL SUR, LLC
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(505) 262-2323

GERONIMO EQUITIES, LLC
FRED GARDNER, MANAGING MEMBER
9400 SAN RAFAEL, NE
ALBUQUERQUE, NM 87109
(505) 271-1944

MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

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

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

CONSULTANTS:

JAMES W. SIEBERT & ASSOCIATES, INC.
915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

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

TERRY BROWN
P.O. BOX 92051
ALBURQUERQUE, NM 87199
(505) 883-8807

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

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

INDEX TO SHEETS

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ANNEXATION MASTER PLAN	P-5
CONDITIONS OF APPROVAL	P-6
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CITY

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

CHAIRPERSON — 2-22-10 DATE

PLANNING COMMISSION SECRETARY — 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009. AS ORDINANCE NO. 2009-6

MAYOR — 2/22/10 DATE

ATTEST BY CITY CLERK — 2-24-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, A.D. 1891 NEW MEXICO

CITY REVIEW

CITY ENGINEER — 02/22/10 DATE

CITY PLANNER — 2.22.10 DATE

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

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010
		DRAWN BY: PST/HP	CHECKED BY: JWS
	COVER SHEET	REVISED: 1/18/10	–
		WORKED ON: 1/18/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXCOV-12
		NORTH:	SHEET: P-1

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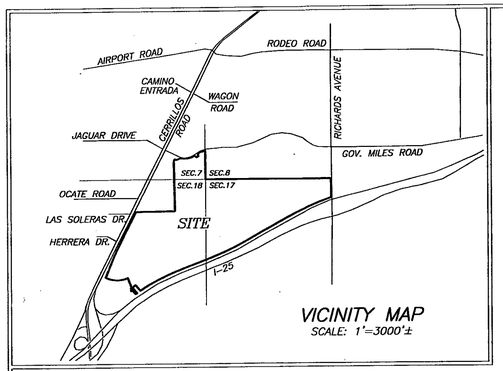


VICINITY MAP
SCALE: 1"=3000'±

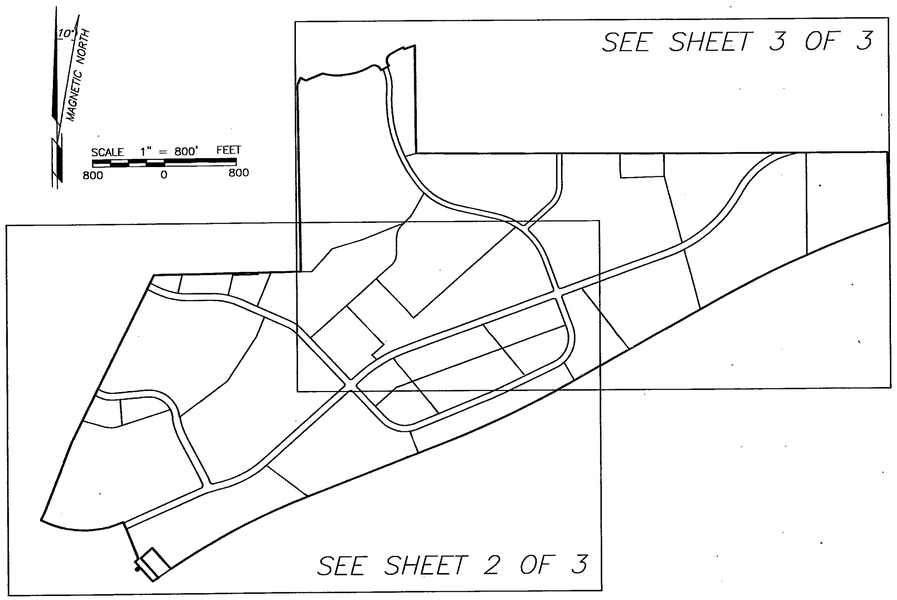
NOTES:
1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

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

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

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

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



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

714018

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

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

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

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009
NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES
NOTARY PUBLIC STATE OF NEW MEXICO

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

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C–1)
BY: DIANE FISHER, SECRETARY
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009
NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES
OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

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

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

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

BOARD OF COUNTY COMMISSIONERS
10-9-09 DATE
MICHAEL ANAYA, CHAIRMAN
10-9-09 DATE
ATTEST COUNTY CLERK

REVIEWED BY CITY OF SANTA FE:
02.10.10 DATE
CITY PLANNER
02/22/10 DATE
CITY ENGINEER

CITY OF SANTA FE APPROVAL
APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-17-09 DATE
AS ORDINANCE # 2009–6
2-22-10 DATE
MAYOR: DAVID COSS
2-24-10 DATE
ATTEST: CITY CLERK

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

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.
GARY E. DAWSON, NMPS #7014
GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 159245
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 8:38 o'clock AM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.
Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.
Deputy
COUNTY CLERK SANTA FE COUNTY NEW MEXICO

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

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

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

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

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

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

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

SHEET 1 OF 3
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008–15

S–1

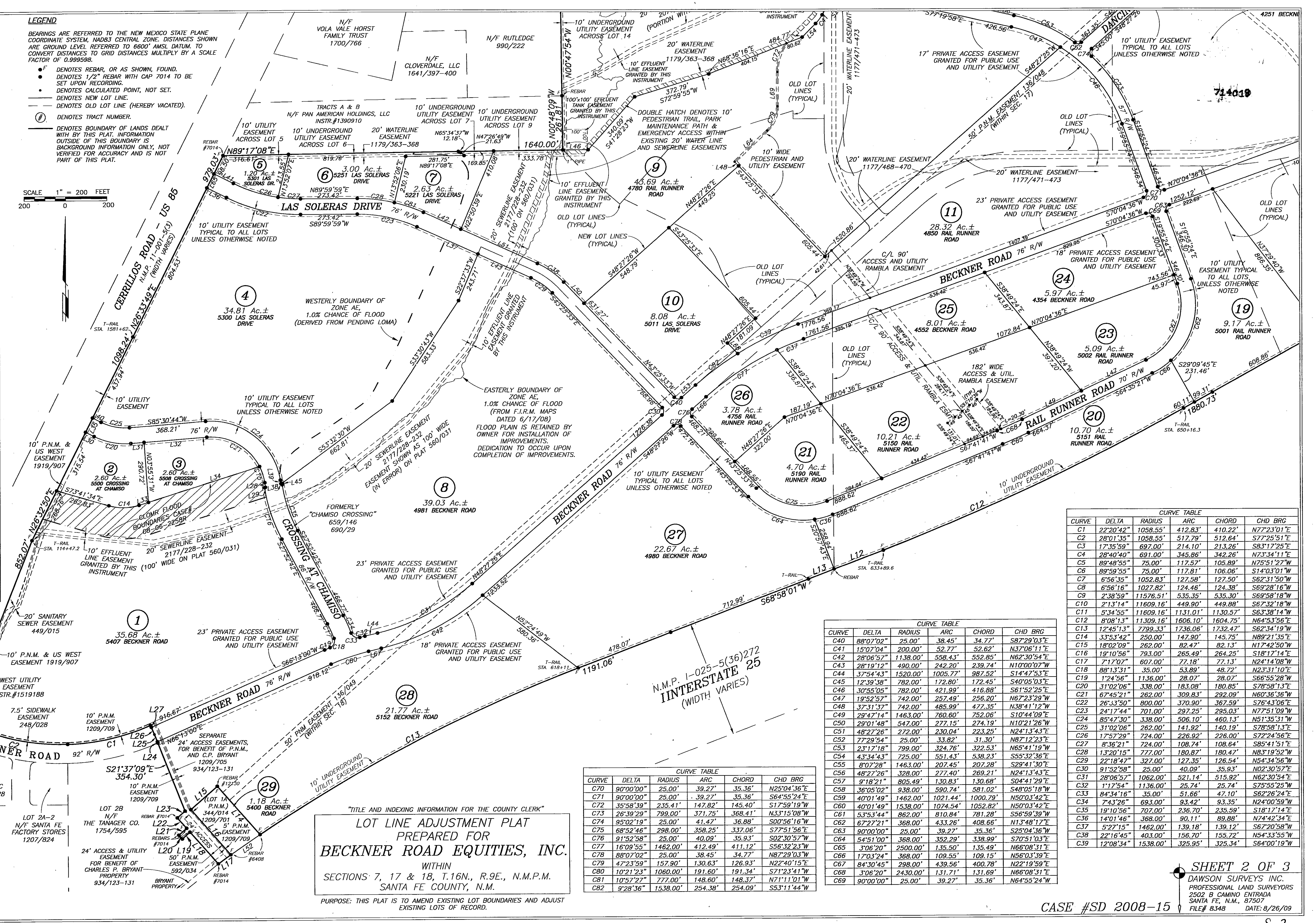
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

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

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

SCALE 1" = 200 FEET



"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

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

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

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

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

CASE #SD 2008-15

SHEET 2 OF 3

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

S-2

GOVERNOR MILES ROAD

714020

SCALE 1" = 200 FEET
200 0 200

LEGEND

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

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

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

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

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

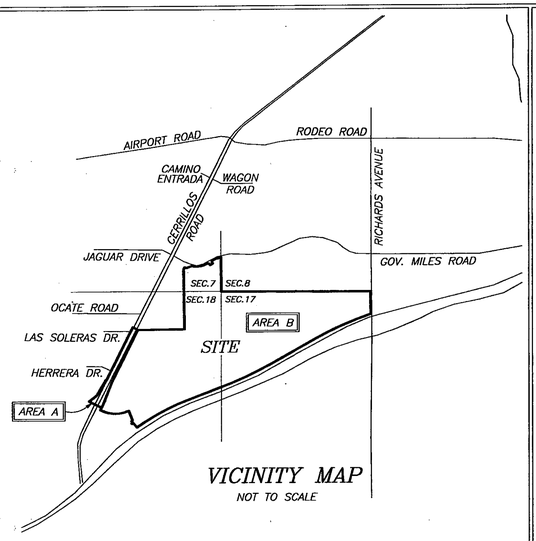
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

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

CASE #SD 2008-15

S-3



VICINITY MAP

NOT TO SCALE

SURVEYORS CERTIFICATE

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

GARY E. DAWSON, NMPS#7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- ∘ DENOTES CALCULATED POINT, NOT SET
- ——— DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE

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

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ___, PAGE ___. INST NO. 1892456
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:22 o'clock PM, and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

SANTA FE COUNTY CLERK

ANNEXATION DESCRIPTION AREA "A"

ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

ANNEXATION DESCRIPTION AREA "B"

ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"W, 92.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 49.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'49"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°55'29"W, 792.93 FEET;
THENCE N89°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N00°25'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N23°59'52"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'59"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'59"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°05'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S68°01'32"W, 204.06 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

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

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

DEDICATION, CONSENT AND AFFIDAVIT

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

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24 DAY OF September, 2009

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC-STATE OF NEW MEXICO My Commission Expires: 5/23/2011

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 7th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK. 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12th DAY OF November, 2009

OFFICIAL SEAL LINDA J. VANAUKER Notary Public State of New Mexico My Commission Expires: 2-12-11

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)

BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009

NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

714015

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE

ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE

CITY PLANNER — 02.10.10 DATE

CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — 2-22-10 DATE

ATTEST: CITY CLERK — 2-24-10 DATE

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

CHAIR — 2-4-10 DATE

SECRETARY — 3/9/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

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

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

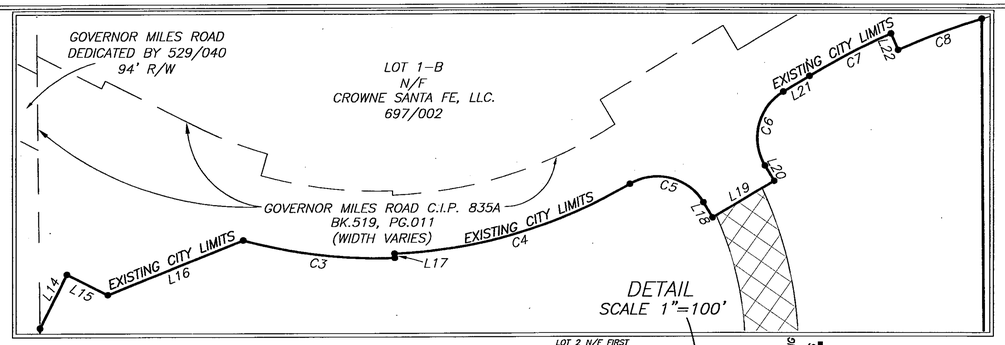
SHEET 1 OF 3

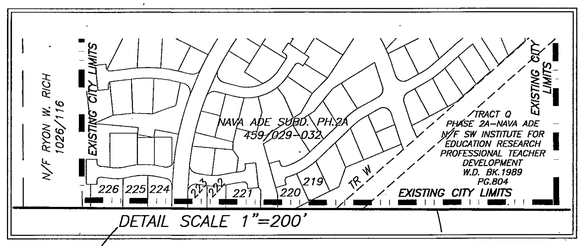
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

CASE #M 2008-28 FILE# 8343 DATE: 8/26/09

S-4

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





714016

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

LEGEND:

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

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

POB AND TIE POINT
NMC83
1681259.25N
1706314.91E

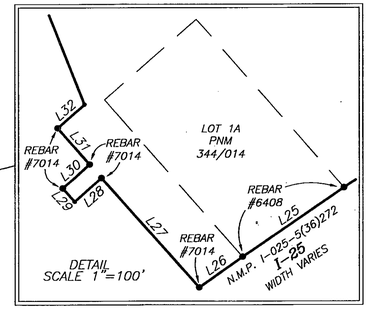
ANNEXATION AREA "A" 16.35 Ac.±

ANNEXATION AREA "B" 545.30 Ac.±

SCALE 1"=400'
400 0 400

SEE SHEET 3 OF 3 FOR NEW ROAD DEDICATION ALIGNMENT

ALL HATCHED ROAD AREAS INDICATE PORTIONS OF ROADWAYS BEING VACATED BY THIS PLAT. (SEE DEDICATION, CONSENT AND AFFIDAVIT ON SHEET 1)



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

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

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

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

CASE #M 2008-28

S-5

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

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°42'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'26"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

LEGEND:

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

- F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

714017

SCALE 1"=300'
300 0 300

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002
GOV. MILES RD.
EXISTING CITY LIMITS
C/L TIE N59°03'01"E 100.00'
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F SHANNON 249/976
N/F RYON W. RICH 1026/116
SANTA FE COUNTY
TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
NAVA ADE SUBD PH.2A 459/029–032
LOT 3 N/F BUILDING SERVICES OF SANTA FE 560/040
RICHARDS AVE.
LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1319415
N/F KOBURI 2298/179
LOTS 1 & 2 N/F CANVASBACK CO. 1347/058
LOTS 1,2,3 N/F WORCESTER/CATE INSTR.#1452304
N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397–400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
CERRILLOS ROAD
DANCING GROUND ROAD 56' R/W
RAIL RUNNER ROAD 57' R/W
76' R/W BECKNER ROAD
LAS SOLERAS DRIVE 76' R/W
76'R/W 86'R/W CROSSING AT CHAMISO R/W VARIES
BECKNER ROAD 76' R/W
RAIL RUNNER ROAD 70' R/W
25'RADIUS (TYPICAL THIS INTERSECTION)
35' RADIUS (TYPICAL THIS INTERSECTION)
BEARINGS AND DISTANCES ARE FOR ROAD CENTERLINES (TYPICAL)
PORTION OF BECKNER ROAD ALREADY DEDICATED WITH SANTA FE COUNTY RESOLUTION #2006–199
92'R/W BECKNER ROAD
TRADITIONAL C/L (NOT FOR CONSTRUCTION)
LOT 2A–1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A–2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 1B PNM
N.M.P. I–025–5(36)272 I–25 WIDTH VARIES
N/F JANE AND GENE PETCHESKY
LOT 1 N/F GILLENTINE
LOT 6
LOT 2 CHURCHILL ESTATES SUBD
OPEN SPACE TRACT A
LA PRADERA SUBDIVISION 612/024
OPEN SPACE TRACT C
TRACT A N/F LOUISE BURTRAM 704/724
TRACT D 165/35
TRACT C 165/35
TRACT B 165/35
TRACT A

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

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

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

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

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

FILE# 8343 DATE: 8/26/09

CASE #M 2008–28

S-6

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

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

NOTE

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

SURVEYORS CERTIFICATE

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

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON — NEW MEXICO — 7014 — REGISTERED PROFESSIONAL SURVEYOR

ZONING LEGEND

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

GOVERNOR MILES ROAD

714021

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

GOVERNOR MILES ROAD 519/011

PARCELS A & B N/F TRUJILLO 319/972

N/F PAUL & NANCY LEWIS 1009/780

N/F DALLAS KELLY SHANNON 791/742

N/F SHANNON 249/976

N/F RYON W. RICH 1026/116

NAVA ADE SUBD PH.2A 459/029–032

DANCING GROUND ROAD

TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

106' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21–22

N/F FIRST NATIONAL BANK OF SANTA FE LOT 1 INSTR.#1314415

N/F KOBIR 2288/179

N/F CANNEBACK CO. LOTS 1 & 2 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F RUTLEDGE 980/222

PAN AM. HOOD

R-6 (13)
6.80 Ac.± — 4601 RAIL RUNNER ROAD

RM–LD (12)
50.09 Ac.± — 4600 RAIL RUNNER ROAD

R-6 (14)
22.16 Ac.± — 4781 RAIL RUNNER ROAD

RM–LD (15)
52.57 Ac.± — 4251 BECKNER ROAD

R-1 (16)
3.02 Ac.± — 4161 WALKING RAIN

SC–2 (17)
20.21 Ac.± — 3750 BECKNER ROAD

C-2 (18)
48.99 Ac.± — 4000 BECKNER ROAD

MU (19)
9.17 Ac.± — 5001 RAIL RUNNER ROAD

BIP (20)
10.70 Ac.± — 5151 RAIL RUNNER ROAD

C-2 (22)
10.21 Ac.± — 5150 RAIL RUNNER ROAD

C-1 (21)

RM–1 (9)
43.69 Ac.± — 4780 RAIL RUNNER ROAD

MU (11)
28.32 Ac.± — 4850 RAIL RUNNER ROAD

C-1 (10)
8.08 Ac.± — 5011 LAS SOLERAS DRIVE

C-1 (24)
5.97 Ac.± — 4354 BECKNER ROAD

C-2 (25)
8.01 Ac.± — 4552 BECKNER ROAD

C-1 (23)
5.09 Ac.± — 5002 RAIL RUNNER ROAD

C-1 (26)
3.78 Ac.± — 4756 RAIL RUNNER ROAD

RAIL RUNNER ROAD 57' R/W

BECKNER ROAD 76' R/W

DANCING GROUND ROAD 56' R/W

RAIL RUNNER ROAD 70' R/W

RICHARDS AVE. 113'R/W

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

50' P.N.M. EASEMENT

180' RAMBLA EASEMENT

90' RAMBLA EASEMENT

182' RAMBLA EASEMENT

NE COR SECTION 18

TIE POINT NMC83 1681790.32N 1714518.95E

T–RAIL STA. 668+96.92

T–RAIL STA. 650+16.3

N.M.P. I–025–5(36)272 I–25 INTERSTATE (WIDTH VARIES)

SCALE 1" = 200 FEET (200 0 200)

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

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

SHEET 1 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S-9

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

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

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

SCALE 1" = 200 FEET
200 0 200

N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397-400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
N00°47'54"W
N00°48'09"W 261.81'
REBAR
1" PIPE
1640.00'
N89°17'08"E
979.03'
REBAR #7014
N65°34'37"W 12.18'
N47°26'49"W 21.63'
169.85'
410.08'
N22°50'19"E
281.75' N89°17'08"E
819.76'
333.78'
N68°36'16"E 404.15'
372.79' S72°59'55"W
340.09' S41°29'23"W
484.77'
426.56'
S77°19'58"E
361.39'
345.00' S48°27'26"
4251 BECKNE
714022

CERRILLOS ROAD – US 85
N.M.P. I-025-5(36)272
(WIDTH VARIES)
804.53'
1098.24' N26°33'49"E
437.94'
852.07' N26°32'50"E
268.76'
315.54'
T-RAIL STA. 1581+62
T-RAIL STA. 114+47.2

LAS SOLERAS DRIVE 76' R/W
273.42' S89°59'59"W
273.42'
N89°59'59"E 273.42'
316.61'
214.55' N13°32'07"E
230.19' N13°32'06"E
L36 L41 C22 C23 C26 C27 C28 C81 L42 L51 L37 L43 C38 C29 L50

C-2 (5) 1.20 Ac.± 5301 LAS SOLERAS DR.
C-2 (6) 3.00 Ac.± 5251 LAS SOLERAS DRIVE
C-2 (7) 2.63 Ac.± 5221 LAS SOLERAS DRIVE
C-2 (4) 34.81 Ac.± 5300 LAS SOLERAS DRIVE
RM-1 (9) 43.69 Ac.± 4780 RAIL RUNNER ROAD
MU (11) 28.32 Ac.± 4850 RAIL RUNNER ROAD
C-1 (10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE

10' WIDE PEDESTRIAN AND UTILITY EASEMENT
50' P.N.M. EASEMENT
N48°27'26"E 449.25'
S43°25'33"E
S48°27'26"W 548.79'
605.44'
1520.86'
20' PAMELA EASEMENT
N38°49'24"W 343.87'
42.61'

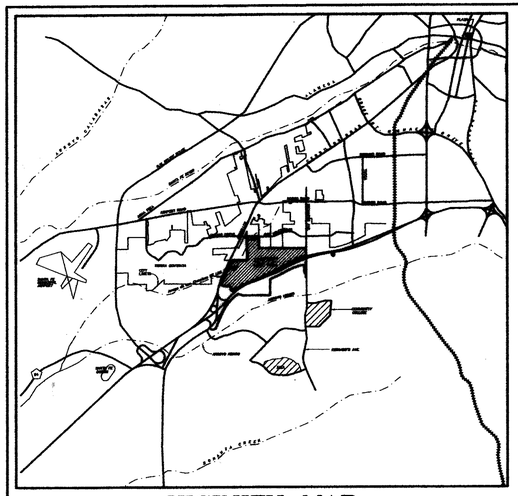
BECKNER ROAD 76' R/W
1407.39'
829.95'
536.42'
1776.56'
1761.56'
169.17'
395.19'
1072.84'
743.56'
45.97'
346.30'
300.37'
S19°55'24"E
N70°04'36"E
S70°04'36"W
1252.12'
222.69'
N37°29'40"W 886.35'

C-1 (24) 5.97 Ac.± 4354 BECKNER ROAD
C-2 (25) 8.01 Ac.± 4552 BECKNER ROAD
C-1 (23) 5.09 Ac.± 5002 RAIL RUNNER ROAD
MU (19) 9.17 Ac.± 5001 RAIL RUNNER ROAD
C-1 (26) 3.78 Ac.± 4756 RAIL RUNNER ROAD
C-2 (22) 10.21 Ac.± 5150 RAIL RUNNER ROAD
C-1 (21) 4.70 Ac.± 5190 RAIL RUNNER ROAD
BIP (20) 10.70 Ac.± 5151 RAIL RUNNER ROAD

20' PAMELA EASEMENT
N38°49'24"W 344.87'
S38°49'24"E 344.87'
N38°49'24"W 397.20'
S38°49'24"E 336.87'
N70°04'36"E 536.42'
187.19'
S38°49'24"E 465.37'
284.64'
888.62'
258.84'
S20°57'43"E
C64 C36 C75 C65 C66 C67 C82
L47 L49 L48
RAIL RUNNER ROAD 70' R/W
S64°35'21"W
S67°41'41"W 434.42'
S29°09'45"E 231.46'
608.86'
60.11' 69.31'
11880.73'
T-RAIL STA. 650+16.3

C-2 (2) 2.60 Ac.± 5500 CROSSING AT CHAMISO
C-2 (3) 2.60 Ac.± 5508 CROSSING AT CHAMISO
HZ (8) 39.03 Ac.± 4981 BECKNER ROAD
FORMERLY "CHAMISO CROSSING" 659/146 690/29
CROSSING AT CHAMISO 86' R/W
S27°57'42"E 466.77'
C-2 (1) 35.68 Ac.± 5407 BECKNER ROAD
C-1 (27) 22.67 Ac.± 4980 BECKNER ROAD
C-2 (28) 21.77 Ac.± 5152 BECKNER ROAD
C-2 (29) 1.18 Ac.± 5400 BECKNER ROAD

BECKNER ROAD 76' R/W
S66°13'00"W 918.12'
N66°13'00"E
916.67'
S53°32'30"W 662.81'
S33°30'43"W 583.33'
S22°33'33"W 243.71'
768.96'
1226.38'
S48°27'26"E 472.76'
N48°27'26"W 1233.52'
N52°24'49"W 580.36'
712.99'
S68°58'01"W
478.07'
1191.06'
T-RAIL STA. 618+11
T-RAIL STA. 633+89.6
REBAR
N.M.P. I-025-5(36)272
INTERSTATE 25
(WIDTH VARIES)
50' P.N.M. EASEMENT
N48°27'26"E 322.00'
N43°25'33"W 168.55'
S43°25'33"E 299.86'
C12 C13 C30 C31 C42 C53 C54 C55 C56 C57 C58 C59 C60 C61 C62 C63 C69 C70 C71 C72 C73 C74 C77 C78 C79 C80 C81 C82 C83 C84 C85 C86 C87 C88 C89 C90 C91 C92 C93 C94 C95 C96 C97 C98 C99 C100 C101 C102 C103 C104 C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116



VICINITY MAP
1"=8000'

TRUE
MAG.
12°
N
NORTH
SCALE: 1"=400'
400' 200' 0' 400' 800'

STATE POLICE
AUTO PARK
JAGUAR DRIVE
GOVERNOR MILES ROAD
NOT A PART
HIGHWAY DEPARTMENT
APPROVED COMMERCIAL
714023
CERRILLOS
DAMONS GROUND RD
NAVA AVE
RICHARDS AVE
OCATE ROAD
WAL-MART
LAS SOLERAS DRIVE
RAIL RUNNER ROAD
DRAGON ROAD
BECKNER ROAD
CROSSING AT CHAMISO
WORKMAN DRIVE
DINOSAUR TRAIL
INTERSTATE 25 SOUTHBOUND
INTERSTATE 25 NORTHBOUND
SLEEP INN HOTEL
VACANT
SANTA FE STORES
AMERICAN FURNITURE CURRENTLY VACANT

1 C-2 REGIONAL COMMERCIAL 35.68 AC± (INCLUDES O.S.) 5407 BECKNER RD.
2 C-2 REGIONAL COMMERCIAL 2.00 AC± (INCL. OS) 5500 CROSSING AT CHAMISO
3 C-3 REGIONAL COMMERCIAL 2.00 AC± 5508 CROSSING AT CHAMISO
4 C-2 REGIONAL COMMERCIAL 34.81 AC± (INCLUDES O.S.) 5300 LAS SOLERAS DR
5 C-2 REGIONAL COMMERCIAL 1.20 AC± (INCLUDES O.S.) 5301 LAS SOLERAS DR
6 C-2 REGIONAL COMMERCIAL 3.00 AC± 5281 LAS SOLERAS DR
7 C-2 COMMUNITY COMMERCIAL 2.83 AC± (INCLUDES O.S.) 5221 LAS SOLERAS DR
8 HZ HOSPITAL & MEDICAL USES INSTITUTIONAL 39.03 AC± (INCLUDES O.S.) 4981 BECKNER RD.
9 RM-1 RESIDENTIAL HIGH DENSITY 43.69 AC± (INC. OS) 4780 RAIL RUNNER RD.
10 C-1 OFFICE 8.08 AC± (INC. OS) 5051 LAS SOLERAS DR.
11 MU MIXED USE 28.32 AC± (INC. OS) 4850 RAIL RUNNER RD.
12 RM-LD RESIDENTIAL MEDIUM DENSITY 50.09 AC± (INC. OS & PARK) 4600 RAIL RUNNER RD.
13 R-6 RESIDENTIAL LOW DENSITY 6.80 AC± 4651 RAIL RUNNER RD.
14 R-6 RESIDENTIAL LOW DENSITY/ INSTITUTIONAL 22.16 AC± (INCLUDES OS) 4781 RAIL RUNNER RD.
15 RM-LD RESIDENTIAL MEDIUM DENSITY 52.57 AC± (INCLUDES O.S) 4251 BECKNER RD.
16 R-1 MONTE DEL SOL CHARTER SCHOOL 3.02 Ac.± 4161 WALKING RAIN
17 SC-2 COMMUNITY COMMERCIAL 20.21 AC± (INCLUDES O.S.) 3750 BECKNER RD.
18 C-2 COMMUNITY COMMERCIAL (BUSINESS PARK) 48.99 AC± (INCLUDES O.S.) 4000 BECKNER RD.
19 MU MIXED USE 9.17 AC± (INC. OS) 5061 RAIL RUNNER RD.
20 C-1 OFFICE 10.70 AC± 5150 RAIL RUNNER RD.
21 C-1 OFFICE 4.70 AC± 5190 RAIL RUNNER RD.
22 C-2 COMMUNITY COMMERCIAL 10.21 AC± (INC. OS) 5151 RAIL RUNNER RD.
23 C-1 OFFICE 5.09 AC± 5002 RAIL RUNNER RD.
24 C-1 OFFICE 5.97 AC± (INC. OS) 4354 BECKNER RD.
25 ACCESS/ RAMBLA EASE. 0.71 AC.
26 C-1 OFFICE 3.78 AC± (INC. OS) 4756 BECKNER RD.
27 C-1 OFFICE 22.67 AC± (INCLUDES O.S.) 4980 BECKNER RD.
28 C-2 COMMUNITY COMMERCIAL 21.77 AC± (INCLUDES O.S.) 5152 BECKNER RD.
29 PNM ELECTRIC SUBSTATION C-2 1.16 Ac.± 5480 BECKNER RD.

OPEN SPACE .68 AC±
FLOOD PLAIN PER 2008 FEMA MAPS
OPEN SPACE 3.59 AC±
17' PUBLIC UTILITY & ROAD EASEMENT
57' R.O.W.
20' SAN SEWER LINE EASEMENT PLAT 362/006 DOC 2076/782
OPEN SPACE 4.13 AC±
50' EFFLUENT LINE EASEMENT
OPEN SPACE 5.72 AC±
POTENTIAL ROAD ALIGNMENT
ROAD ALIGNMENT TO BE DETERMINED AT DEVELOPMENT PLAN PER CONDITION #30 ON SHEET P-6
OPEN SPACE 0.34 AC
OPEN SPACE 1.07 AC
OPEN SPACE 0.88 AC
OPEN SPACE 0.34 AC
OPEN SPACE 0.73 AC
OPEN SPACE 0.17 AC
10' PEDESTRIAN TRAIL & PARK MAINTENANCE PATH & EMERGENCY ACCESS
10' PED EASE
10' EFFLUENT LINE EASEMENT
20' SEWERLINE EASEMENT
50' ELECTRIC TRANSMISSION LINE
1% CHANCE FLOOD PLAIN DERIVED FROM PENDING LOMA
CLOMR FEMA CASE# 08-06-2258R
50' MU MIXED USE
90' ACCESS/ RAMBLA EASE.
RAMBLA & PLAZA EASE 1.25 AC±
ACCESS/ RAMBLA EASE 0.71 AC.
90' ACCESS/ RAMBLA EASE
SETBACK
POTENTIAL FUTURE ACCESS & POSSIBLE PEDESTRIAN AND/OR VEHICULAR UNDERPASS OR OVERPASS TO BE DETERMINED BY NMDOT PER CONDITION #31 ON SHEET P-6 ONE LOCATION TO BE SELECTED
NM RAIL RUNNER EXPRESS STATION APPROVED BY MPO MEETING OF DECEMBER 11, 2008
B.I.P. 10.70 AC±
OS 0.06 AC
OS 0.71 AC
OS 0.18 AC
OS 0.61 AC
OS 1.22 AC
OS 0.31 AC
OS 1.91 AC
OS 0.80 AC
OS 0.20 AC
OS 0.10 AC
OS 0.35 AC
OS 0.45 AC
OS 0.95 AC
OS 0.57 AC±
OS 0.60 AC
OS 1.12 AC
OS 3.99 AC
OS 4.26 AC
OS 10.26 AC
OS 0.30 AC
OS 0.42 AC
OS 0.20 AC
OS 0.17 AC
OS 0.09 AC
OS 0.30 AC
OS 0.30 AC
OS 0.30

SPECIAL WARRANTY DEED

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

> Tract 19, Tract 24, Tract 25 and Tract 26 of Las Soleras, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-19 and 24-27...lying within Section 17 & 18 T16N, R9E, NMPM City: Santa Fe County: Santa Fe State: New Mexico", recorded October 31, 2016 in Plat Book 809, Pages 003-004, # 1808503, records of Santa Fe County, New Mexico.
>
> Tract 20 of Las Soleras, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts Township 16N, Range 9E, Sections...17 & 18", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.
>
> Lot 21, Lot 22 and Lot 23 of Las Soleras, as shown and delineated on plat of survey entitled "ALTA/ACSM Boundary Survey prepared for Paseo Nuevo, Ltd. Co. of Lots 21, 22, and 23 Las Soleras lying within Sections 17 and 18, T.16N., R.9E., N.M.P.M. Santa Fe County, N.M.", recorded February 14, 2012 in Plat Book 742, Page 018, # 1660344, records of Santa Fe County, New Mexico.

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

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

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

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

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

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

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

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

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

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

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

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

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.

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

GRANTOR:

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

Gordon L. Skarsgard

Gordon L. Skarsgard, Operations Manager

ACKNOWLEDGMENTS

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

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

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

Diane Sliwicki

Title of Office: Notary Public

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

February 12, 2024
(Revised July 30, 2024)

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

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

Dear Mr. Esquibel,

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

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



PURPOSE AND INTENT:

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

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

**No change in Land Use Classification requested*

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

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

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

BACKGROUND:

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

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

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

ADJACENT USES:

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

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

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

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

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

CONCEPTUAL TEST FITS:

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

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

UTILITIES:

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

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

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

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

Sincerely,



Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 - Master Plan Amendment Application
Approval Criteria Responses
February 12, 2024
Amended to include revised General Plan Approval Criteria: July 30, 2024

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

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

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

**No change in Land Use Classification requested*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

opportunities in detailed plans prepared for future growth areas; and

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

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

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

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

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

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

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

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

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

(c) the amendment does not:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Las Soleras Master Plan, Parcels 19 – 26
Rezoning Application

APPLICATION CONTENTS

Application Form

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

Approval Criteria Responses

Current and Proposed Zoning Maps

Conceptual Land Use Test Fit
- Conceptual Site Plan and Use Data
- Conceptual Water Plan
- Conceptual Sanitary Sewer Plan

Wet Utilities Analysis – Tierra West LLC

Traffic Analysis – Tierra West LLC

ENN Meeting Notes

Legal Lot(s) of Record
Warrantee Deed

(date stamp)

REZONING APPLICATION 14-3.5

Parcel Information

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

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

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

Does a Development Plan application accompany this application? YES ☐ NO ☒

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

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

Property Owner Information

Name: **Beckner Road Partners LLC** (*First*) **ATTN: Dr. Scott Herbert** (*Last*)

Address: **150 Washington Ave** (*Street Address*) **Suite 201** (*Suite/Unit #*)

Santa Fe (*City*) **NM** (*State*) **87501** (*ZIP Code*)

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

Applicant/Agent Information (if different from owner)

Company Name: **Orion West LLC**

Name: **Brian** (*First*) **Nenninger** (*Last*)

Address: **2213 Brothers Road** (*Street Address*) **Suite 800** (*Suite/Unit #*)

Santa Fe (*City*) **NM** (*State*) **87505** (*ZIP Code*)

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

Correspondence Directed to: ☐ Owner xx Applicant ☐ Both

Agent Authorization (if applicable)

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

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

Signed: _____ Date: 17 October 2023

(Dr. Scott Herbert)

Signed: _____ Date: _____

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

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

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

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

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

(C) Approval Criteria

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

(a) one or more of the following conditions exist:
  (i) there was a mistake in the original zoning;
  (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or
  (iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

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

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

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

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

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

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

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

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

(D) Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

(2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Signature

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

Signature:  Date: **12 February 2024**

Updated 12-20-19

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

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

February 12, 2024

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

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

Dear Mr. Esquibel,

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

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



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

Table I. ***Las Soleras Parcels 19-26 proposed Zoning***

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

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

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

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

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

BACKGROUND:

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

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

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

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

ADJACENT USES:

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

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

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

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

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

CONCEPTUAL TEST FITS:

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

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

UTILITIES:

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

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

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

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

Sincerely,



Brian Nenninger, P.E.
Orion West, LLC

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

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

Table I. ***Las Soleras Parcels 19-26 proposed Zoning***

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

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

SFCC 14-3.5 (C) REZONING - APPROVAL CRITERIA

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

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

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

Response: Not applicable

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

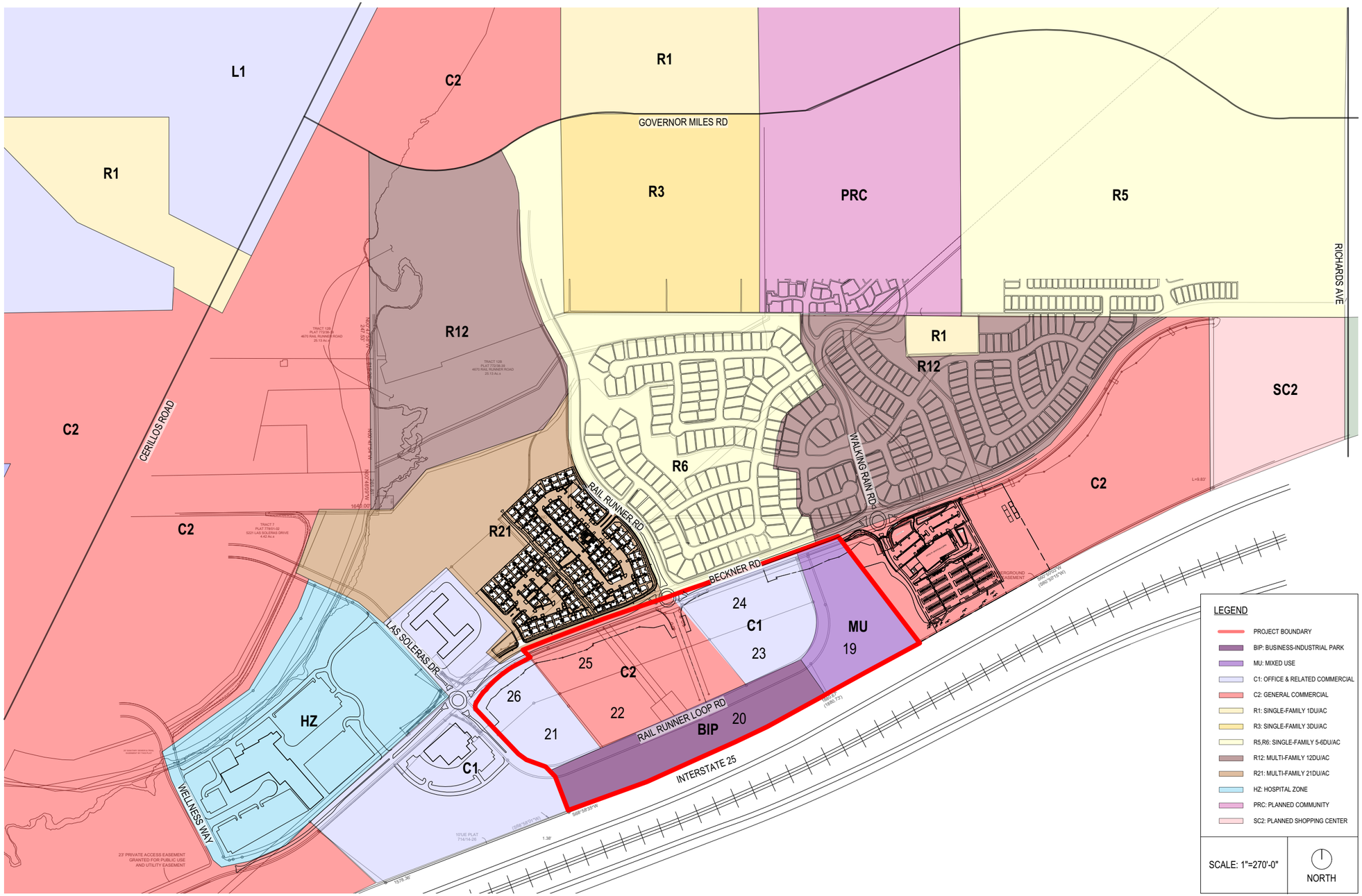
Response: The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

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

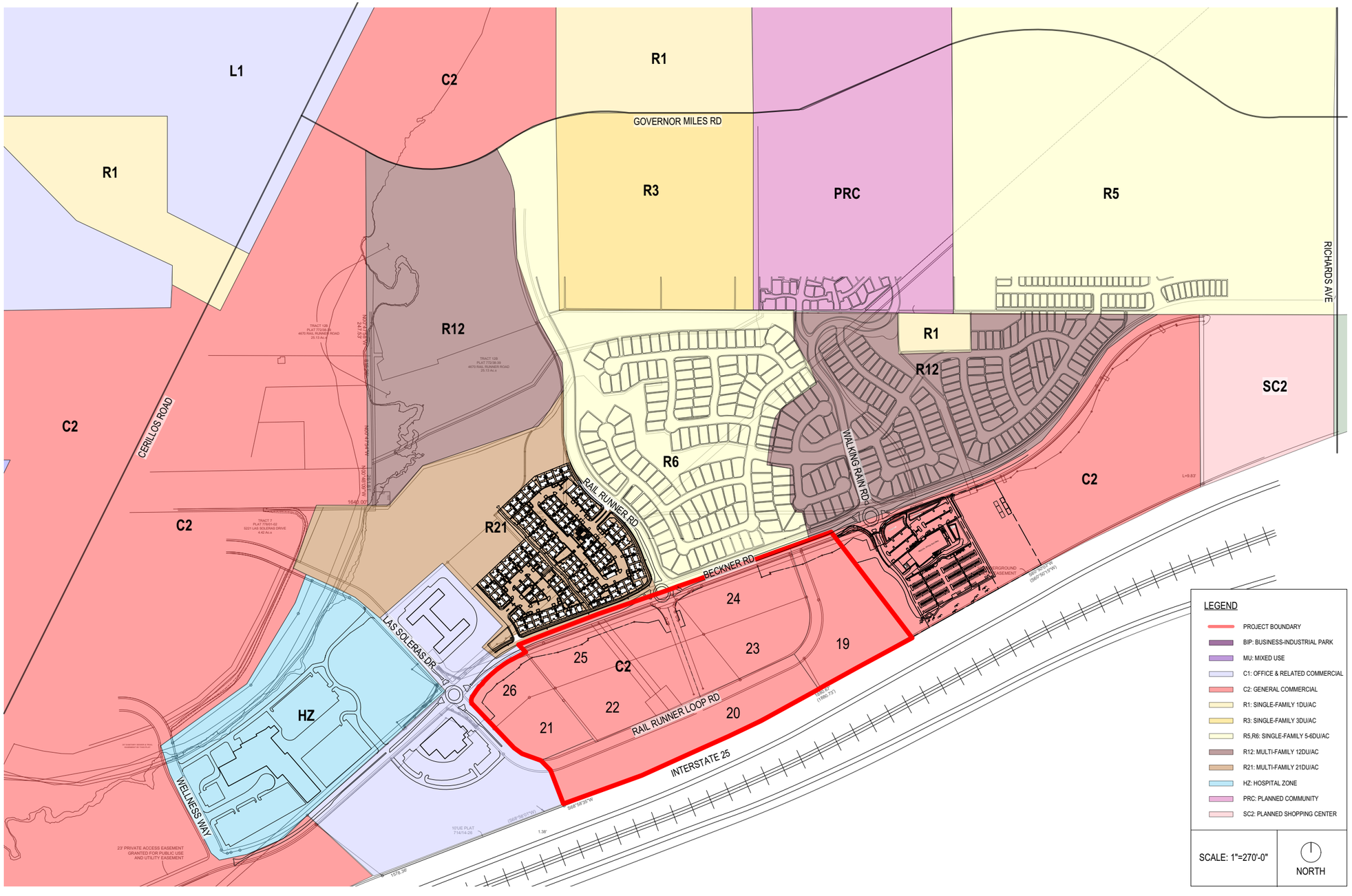
Response: As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding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

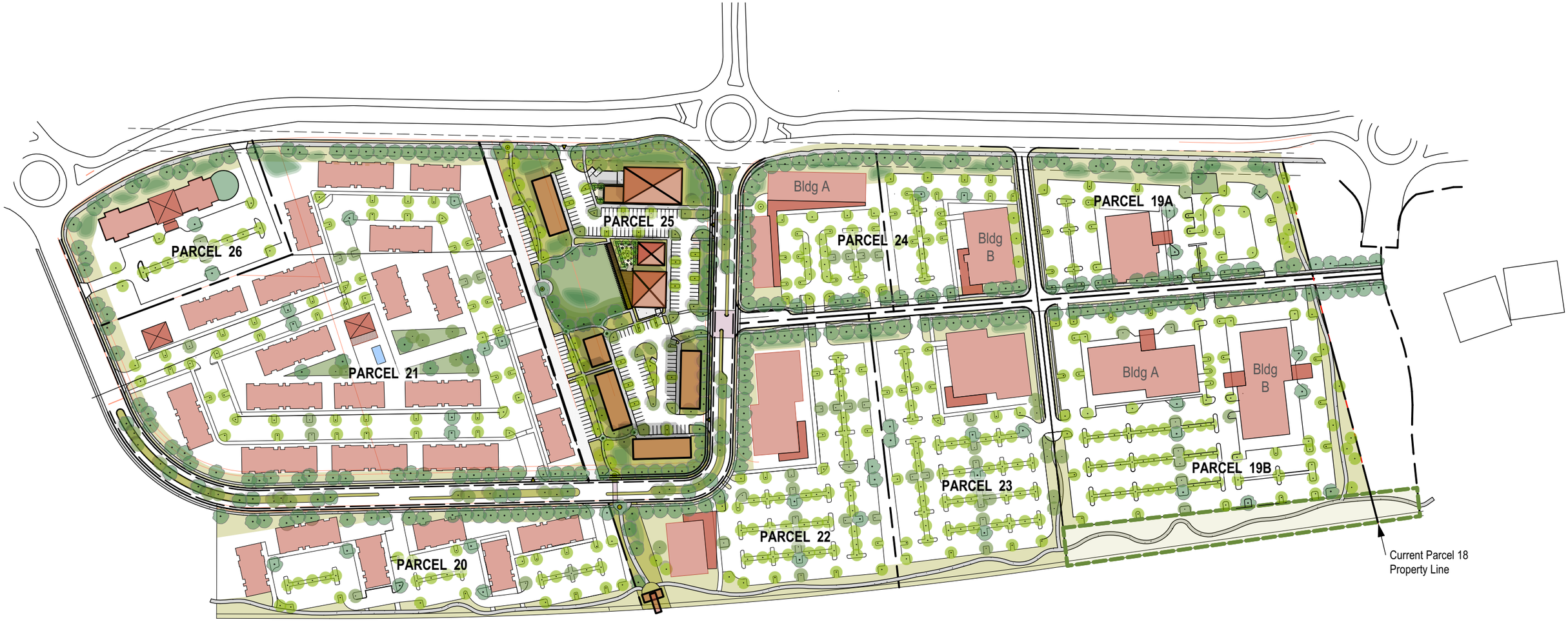
On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

EXISTING ZONING



PROPOSED ZONING

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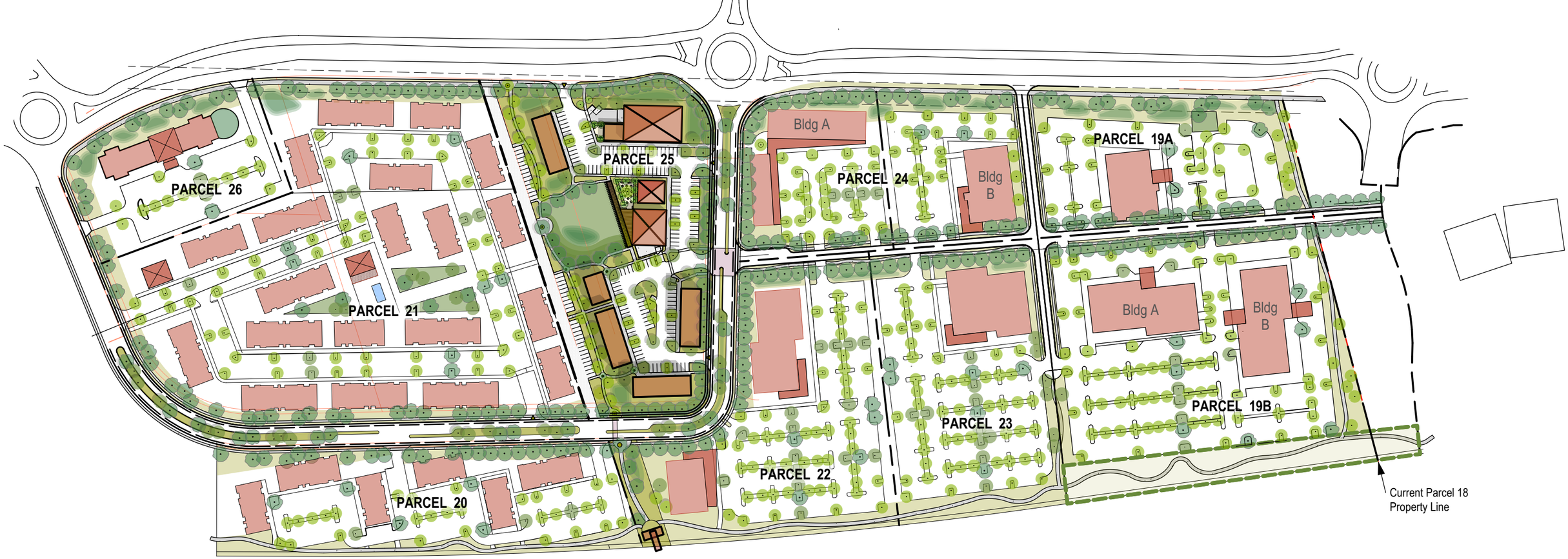
PARCEL 25
PARCEL 24
Bldg A
Bldg B
PARCEL 19A
PARCEL 21
PARCEL 23
Bldg A
Bldg B
PARCEL 19B
PARCEL 22
PARCEL 20
Current Parcel 18
Property Line



OVERALL PARCEL DATA
February 12. 2024

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

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

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



Las Soleras Core

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

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

Las Solares Development Prototypes Data

Sept. 1, 2023

Notes: A. Test based on program and product prototypes

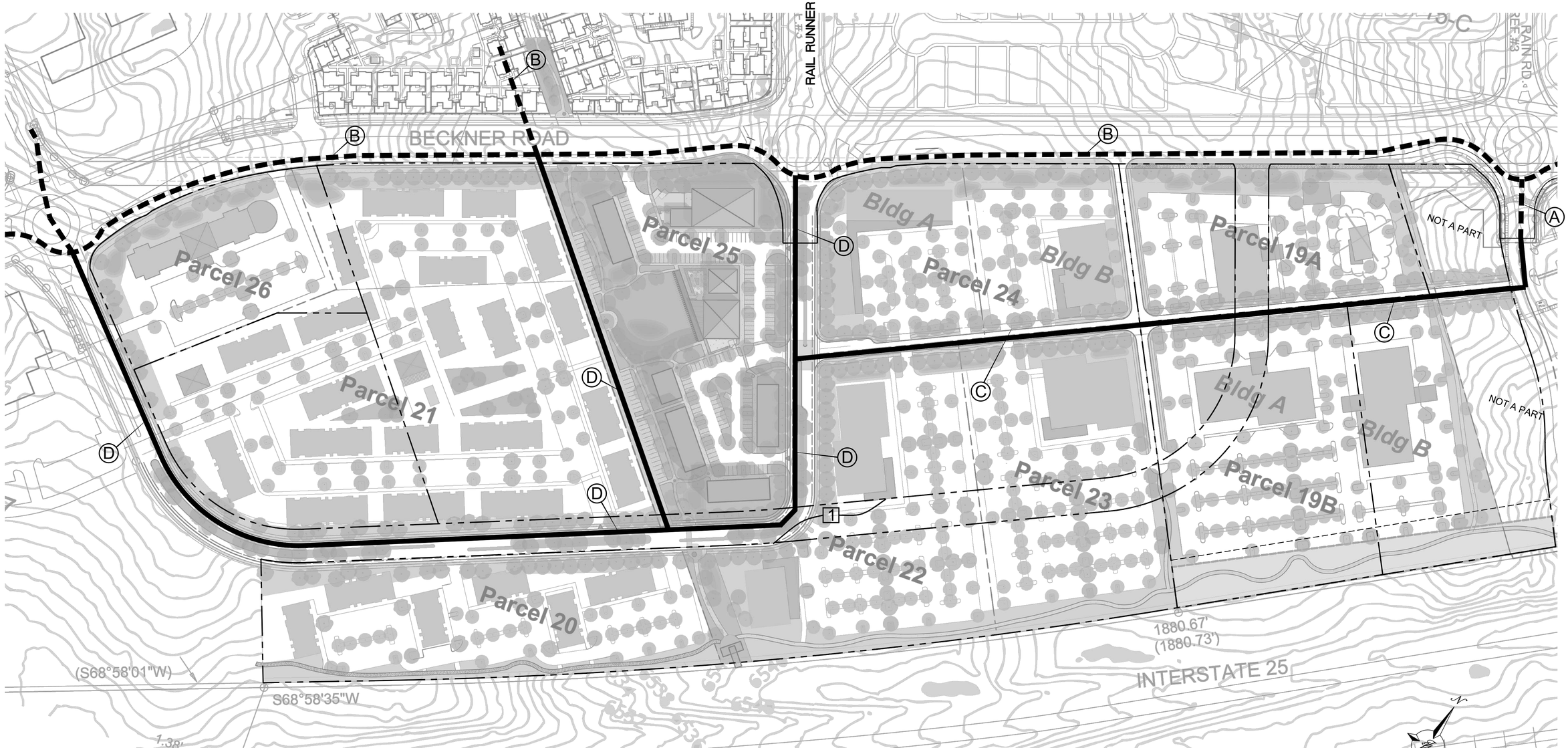
B. Applies CoSF development ordinance requirements

C. Test is for single story development.

D. Parking based on net lease (NL) of 10% reduction of gross square footage (GSF)

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

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



KEYED NOTES

1. EXISTING 8" WL
2. EXISTING 12" WL
3. PROPOSED 8" WL
4. PROPOSED 12" WL

NOTE

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

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

GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL WATER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

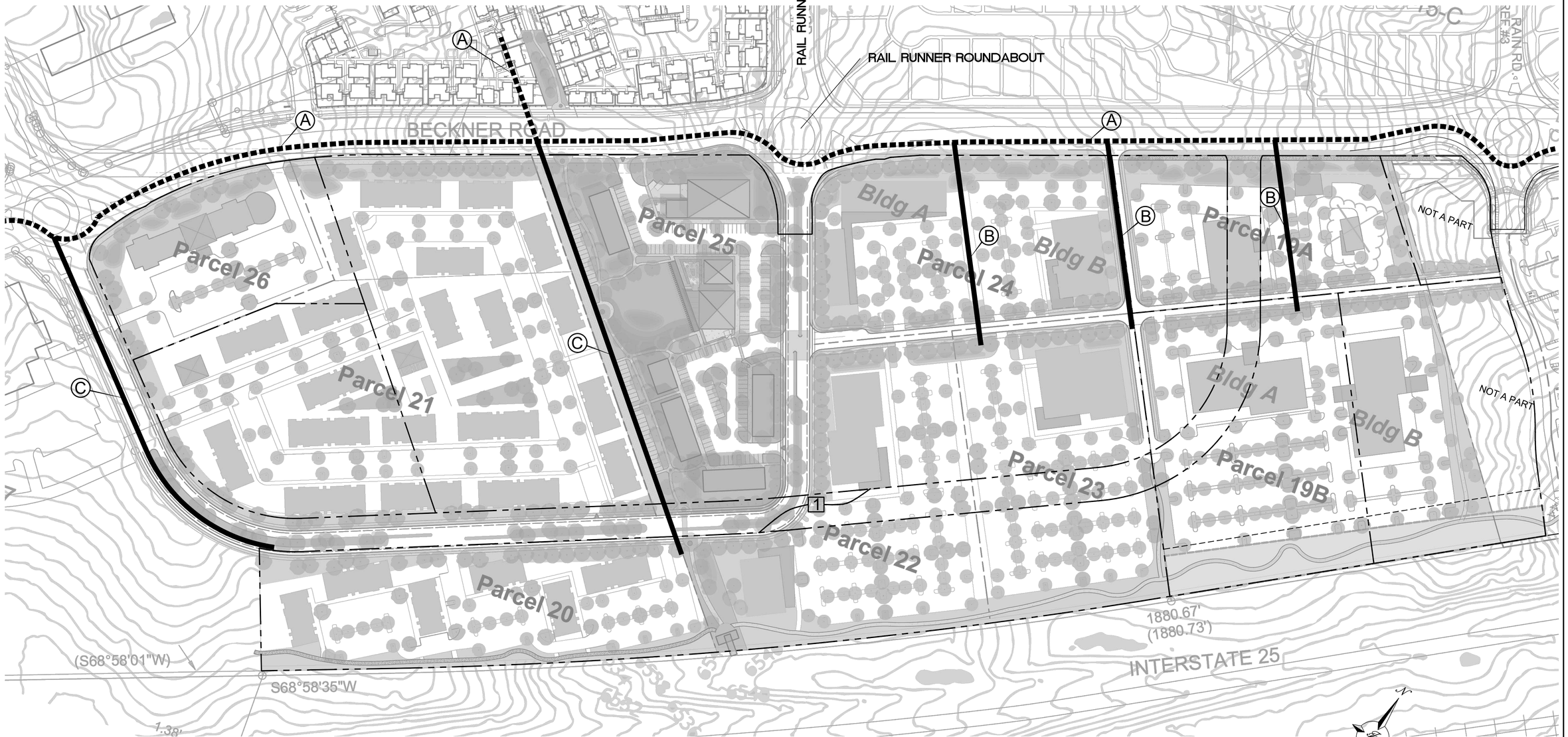
DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET #: TF-3

JOB #: 2023079



KEYED NOTES

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

NOTE

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

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

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL SANITARY SEWER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
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DRAWN BY: pm
DATE: 2-12-24
DRAWING
SHEET #: TF-4
JOB #: 2023079

TIERRA WEST, LLC

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tierrawestllc.com

January 3, 2024

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

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

Dear Mr. Esquibel:

To ensure that the proposed General Plan land use classification of Community Commercial and associated proposed rezoning to a uniform C-2 district of the 57.63 acres of Las Soleras Master Plan parcels19-26 (located along the Southern edge of Beckner Rd between Las Soleras Dr and Walking Rain Rd) will not produce excessive demand on the existing water and sanitary sewer infrastructure in Beckner Rd, Tierra West LLC has prepared the following summary of existing water and sewer capacities and water and sewer flowrates for a conceptual design we are referencing as "Conceptual Test Fit A" for your review.

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

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

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

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

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

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

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

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

Sincerely,



Ronald R. Bohannan, P.E

JN: 2023079
RRB/eb/dd

Attachments:

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

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

Existing Zoning Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19	396832	49604	MU - MID SZ RETL	* 384 GPD / 10k SF	-	3810	2.65	4.76	0.29
			IRRIGATION	0.68 AC of usable property	0.014 GPD/SF	415			
		* 118 units	MU - MULTI-FAM	** 100 GPD / person	*** 2.4 people / unit	28320	19.67	35.40	0.48
			IRRIGATION	1.14 AC of usable property	0.014 GPD/SF	695			
* Based on the density of units in Parcel 21 of Concept A				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application ** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
20	466092	116523	BIP - LT INDUSTRIAL	* 450 SF per Employee	* 44 GPD per Employee	11393	7.91	14.24	0.68
			IRRIGATION	1.61 AC of usable property	0.014 GPD/SF	982			
				* Based on a study by Metcalf & Eddy (2003). See note 3 of "Assumptions & References" at the bottom of this sheet					
21	204732	51183	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	16515	11.47	20.64	0.60
			IRRIGATION	1.41 AC of usable property	0.014 GPD / SF	860			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
22	397267	99317	C-2 - LARGE RTL	* 402 GPD / 10k SF	-	7985	5.55	9.98	0.97
			IRRIGATION	2.28 AC of usable property	0.014 GPD / SF	1390			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
23	316681	79170	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	25546	17.74	31.93	0.92
			IRRIGATION	2.18 AC of usable property	0.014 GPD / SF	1329			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24	269201	67300	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	21716	15.08	27.14	0.78
			IRRIGATION	1.85 AC of usable property	0.014 GPD / SF	1128			
*Assumed Maximum # of proposed units would be built				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
25	321037	80259	C-2 - MID SZ RETL	* 384 GPD / 10k SF	-	6164	4.28	7.70	0.62
			IRRIGATION	1.47 AC of usable property	0.014 GPD / SF	896			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
26	151589	37897	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	12228	8.49	15.29	0.44
			IRRIGATION	1.04 AC of usable property	0.014 GPD / SF	634			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
					TOTALS (GPM)		**93**	**167**	**5.79**
							AVERAGE	PEAK	AVERAGE

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

Note:

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

Assumptions & References

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

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

Concept "A" Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19 A	118919	30000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	4840	3.36	6.05	0.23
			IRRIGATION	2.73 AC of usable property	0.014 GPD / SF	333			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-A	256568	75000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	12100	8.40	15.13	0.37
			IRRIGATION	5.89 AC of usable property	0.014 GPD / SF	539			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-B	140263	75000	MED OFFICES	75 SF / Employee	*11 GPD / Employee	12100	8.40	15.13	0.34
			IRRIGATION	4.73 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
20	215622	76500	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	11220	7.79	14.03	0.63
			IRRIGATION	4.95 AC of usable property	0.014 GPD / SF	906			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
21	559746	* 330 (units)	MULTI-FAMILY	100 GPD / person **	2.4 people / unit ***	79200	55.00	99.00	0.82
			IRRIGATION	12.85 AC of usable property	0.014 GPD / SF	1175			
	*Assumed Maximum # of proposed units would be built			** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
22	264409	79000	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	12745	8.85	15.93	0.64
			IRRIGATION	6.07 AC of usable property	0.014 GPD / SF	925			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
23	233917	69000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	11132	7.73	13.92	0.34
			IRRIGATION	5.37 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24 A	109771	28700	COMML/RETL	* 384 GPD / 10k SF	-	1102	0.77	1.38	0.27
			IRRIGATION	2.52 AC of usable property	0.014 GPD / SF	384			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
24 B	101495	30000	COMMERCIAL	* 384 GPD / 10k SF	-	1152	0.80	1.44	0.25
			IRRIGATION	2.33 AC of usable property	0.014 GPD / SF	355			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
25	270072	Unspecified (See Core Test)	CORE-MIXED	* 402 GPD / 10k SF	-	2714	1.88	3.39	1.05
			IRRIGATION	6.20 AC of usable property	0.014 GPD / SF	1512			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
26	111514	* 100 (units)	HOTEL	65 gallons per person per day	** 120 GPD / Unit	12000	8.33	15.00	0.27
			IRRIGATION	2.56 AC of usable property	0.014 GPD / SF	390			
	*Assumed Maximum # of proposed units would be built			* Based on Daily Water Consumption Rates for Motels (Dewberry, 2008, pg 644)					
						TOTALS (GPM)	**111**	**200**	**5.21**
							AVERAGE	**PEAK**	**AVERAGE**

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

Assumptions & References

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

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

EARLY NEIGHBORHOOD MEETING NOTES

Project Name:	Las Soleras
Project Location:	4200 Beckner Road
Project Description:	Development Plan Amendment for Development Plan with Summary Plat/Lot Split for proposed 141-unit Apartment Complex
Applicant:	
Agent:	Orion West LLC
ENN Meeting Date:	14 November 2023
ENN Location:	Via Zoom
Application Type:	General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.
Land Use Planner:	Dan Esquibel
Attendance:	**City of Santa Fe:** Dan Esquibel **Developer Team:** Brian Nenninger (Agent), Maureen Mestas (Agent), Scott Herbert, Dave Delgado, Karl Sommer, Esq. **Neighborhood/Public:** 1 attendee. An unidentified neighbor who was on a non-video tile but did not identify him/herself or speak.

Notes/Comments:

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

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

Brian Nenninger then introduced the Developer Team.

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

Highlights Brian shared during the presentation included:

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

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

C-2: Two parcels
C-1: Four parcels
MU: One parcel
BIP: One parcel

- Master Plan Items that need to be "Cleaned Up."

Rail Runner Loop Road realignment to meet Rail Runner Road
Lot Line adjustments and resizing of parcels to better accommodate Commercial Users
Rambla open space design including location of "parklet."

The Applications that are being shared in the ENN are:

- General Plan Amendment Application
- Master Plan Amendment Application

Address Realignment of Rail Runner Loop Road
Propose modification to Rambla width.
Propose flexibility of "parklet" location along the Rambla
Discussion of Master Plat/Parcel Realignment

- Rezoning Application

Propose C-2 Zoning for eight parcels.

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

with City of Santa Fe

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

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

Those possible mix of uses for local market demand are:

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

Las Soleras Junction has transit-oriented improvements, specifically:

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

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

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

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

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

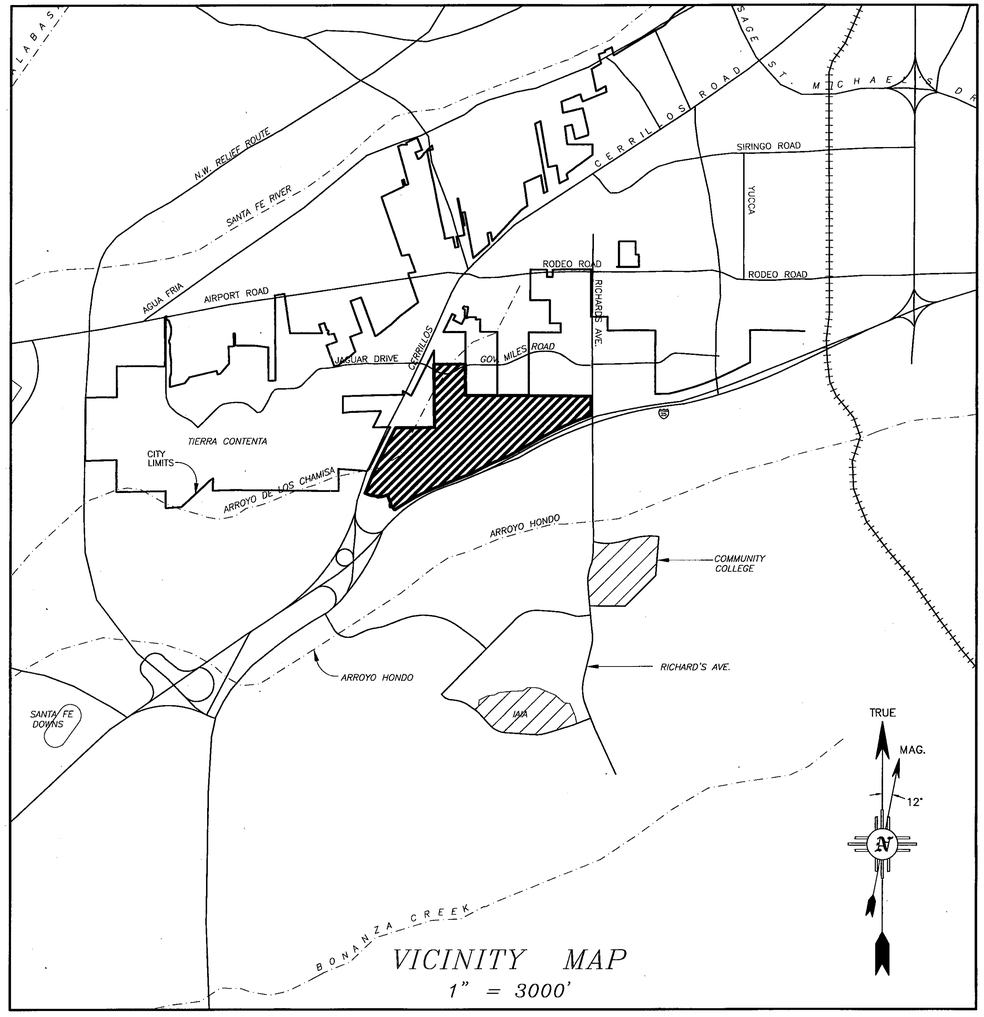
There was a brief discussion between Dan Esquivel and Brian Nenninger about the status of the applications after the meeting. The meeting was then adjourned by Dan Esquivel.

**********END**********

LAS SOLERAS

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS

714014



VICINITY MAP
1" = 3000'

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

OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
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LAS SOLERAS COMMUNITY DESIGN, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
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LAS SOLERAS OESTE LTD. CO.
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PRESBYTERIAN HEALTHCARE SERVICES,
A NEW MEXICO NONPROFIT CORPORATION
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MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
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PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
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CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
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(505) 995-1200

CONSULTANTS:

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

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

TERRY BROWN
P.O. BOX 92051
ALBURQUERQUE, NM 87199
(505) 883-8807

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

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

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CITY

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

CHAIRPERSON — 2-22-10 DATE

PLANNING COMMISSION SECRETARY — 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009. AS ORDINANCE NO. 2009-6

MAYOR — 2/22/10 DATE

ATTEST BY CITY CLERK — 2-24-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, A.D. 1891 NEW MEXICO

CITY REVIEW

CITY ENGINEER — 02/22/10 DATE

CITY PLANNER — 2.22.10 DATE

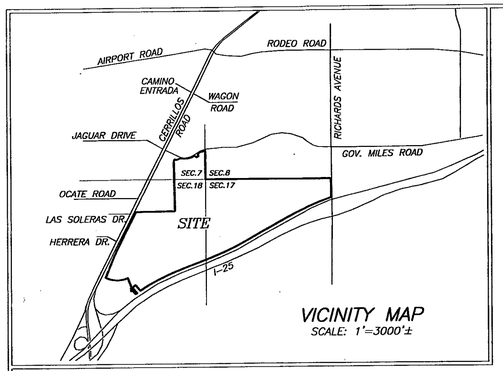
CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC.	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010
915 MERCER STREET • SANTA FE NEW MEXICO 87505		DRAWN BY: PST/HP	CHECKED BY: JWS
(505) 983-5588 FAX (505) 989-7313	COVER SHEET	REVISED: 1/18/10	–
		WORKED ON: 1/18/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXCOV-12

NORTH

SHEET: P-1

X:\2010\20026\10-11\ANXMSPLN\026-ANXCOV-12.DWG



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

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

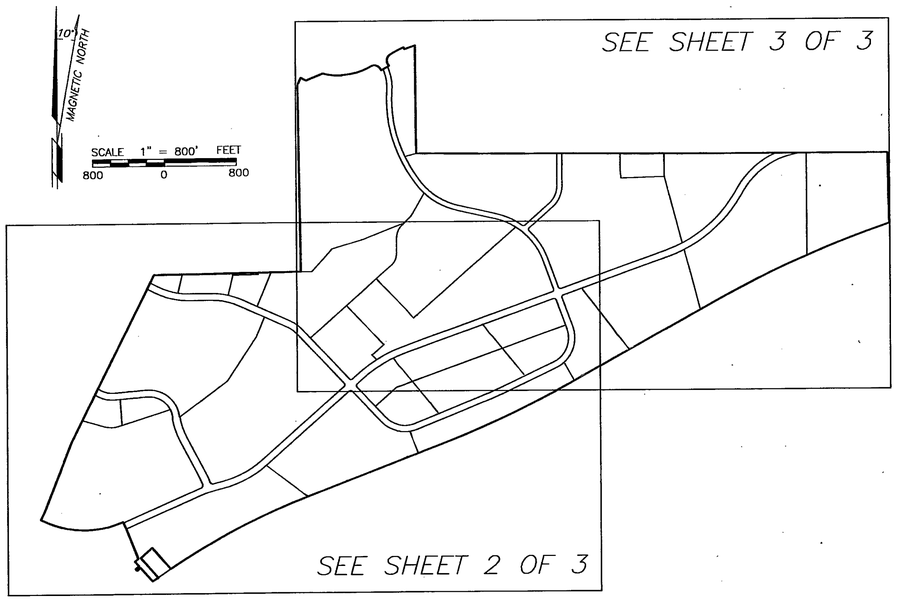
LEGEND

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

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

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

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

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC MY COMMISSION EXPIRES 2/12/2011

OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

Michael Anaya 10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

Valerie Espinoza 10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-17-09
AS ORDINANCE # 2009–6 DATE

David Coss 2-22-10
MAYOR: DAVID COSS DATE

Yolanda Y. Vigil 2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

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

2-4-10
CHAIR DATE

Angela S. Rodriguez 2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

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

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 159245
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

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

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

UTILITIES

QWEST COMMUNICATIONS, INC. (TELEPHONE) 9-23-09 DATE

COMCAST (CABLE TV) 9-23-09 DATE

CITY OF SANTA FE WASTEWATER 10-8-09 DATE

SANGRE DE CRISTO WATER DIVISION 10-2-09 DATE

PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) Susie Rogers Sr. ROW Agent 09/04/2009 DATE

NEW MEXICO GAS COMPANY 9-23-2009 DATE

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

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

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

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

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

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

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

SHEET 1 OF 3

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

CASE #SD 2008–15

S–1

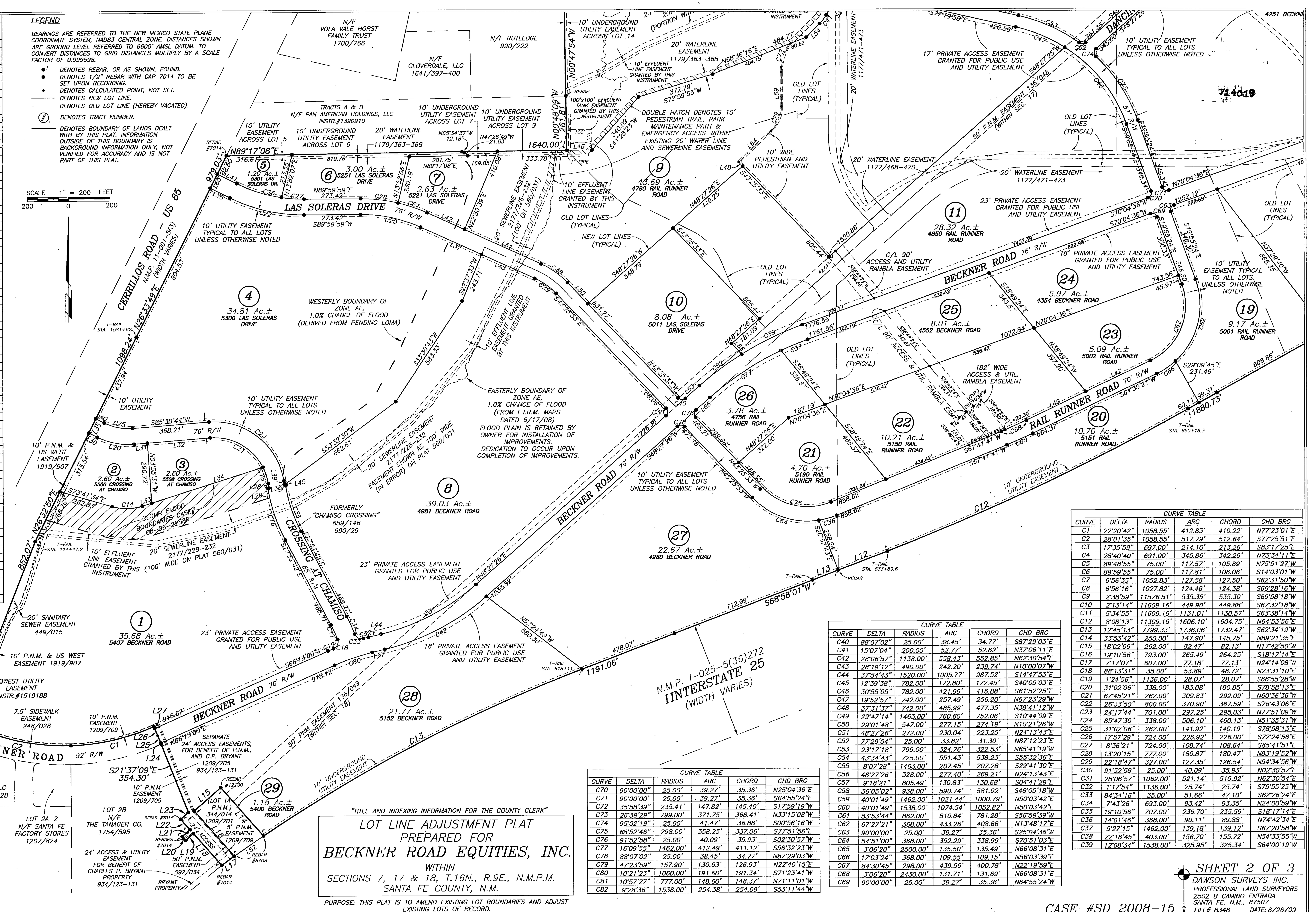
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

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

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

SCALE 1" = 200 FEET
200 0 200



"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

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

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

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

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

SHEET 2 OF 3

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

CASE #SD 2008-15

S-2

GOVERNOR MILES ROAD

714020

SCALE 1" = 200 FEET
200 0 200

LEGEND

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

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

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

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

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

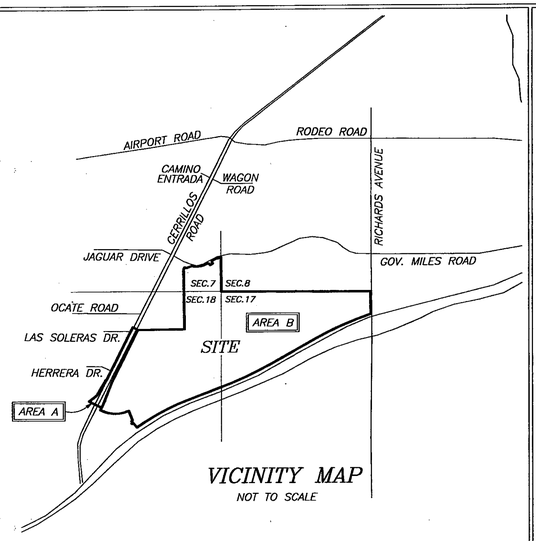
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008-15 FILE# 8348 DATE: 8/26/09

S-3



VICINITY MAP

NOT TO SCALE

SURVEYORS CERTIFICATE

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

GARY E. DAWSON, NMPS#7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- ∘ DENOTES CALCULATED POINT, NOT SET
- ——— DENOTES EXISTING LOT LINES
- ═══ DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE

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

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ——, PAGE ——. INST NO. 1892456
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:22 o'clock PM, and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

SANTA FE COUNTY CLERK

ANNEXATION DESCRIPTION AREA "A"

ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

ANNEXATION DESCRIPTION AREA "B"

ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"W, 92.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 49.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'49"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°55'29"W, 792.93 FEET;
THENCE N89°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N00°25'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N23°59'52"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'59"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'59"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°05'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S68°01'32"W, 204.06 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

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

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

DEDICATION, CONSENT AND AFFIDAVIT

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

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 7th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/16/2013 MY COMMISSION EXPIRES

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK. 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12th DAY OF November, 2009

OFFICIAL SEAL LINDA J. VANAUKER Notary Public State of New Mexico My Commission Expires: 3/12/11

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24 DAY OF September, 2009

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC-STATE OF NEW MEXICO My Commission Expires: 5/23/2011

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009

NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

714015

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE

ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE

CITY PLANNER — 02.10.10 DATE

CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — 2-22-10 DATE

ATTEST: CITY CLERK — 2-24-10 DATE

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

CHAIR — 2-4-10 DATE

SECRETARY — 3/9/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

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

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

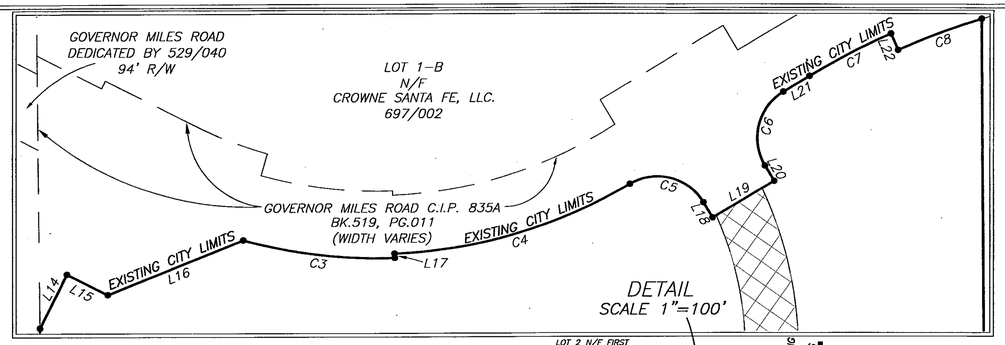
SHEET 1 OF 3

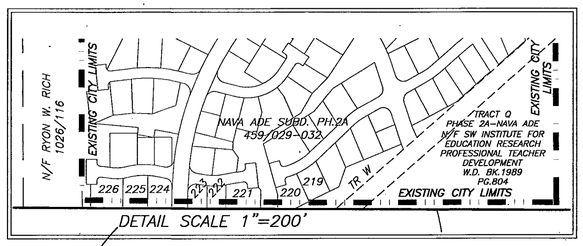
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

CASE #M 2008-28 FILE# 8343 DATE: 8/26/09

S-4

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





714016

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

LEGEND:

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

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

POB AND TIE POINT
NMC83
1681259.25N
1706314.91E

ANNEXATION AREA "A" 16.35 Ac.±

ANNEXATION AREA "B" 545.30 Ac.±

SEE SHEET 3 OF 3 FOR NEW ROAD DEDICATION ALIGNMENT

ALL HATCHED ROAD AREAS INDICATE PORTIONS OF ROADWAYS BEING VACATED BY THIS PLAT. (SEE DEDICATION, CONSENT AND AFFIDAVIT ON SHEET 1)

NMC83
168582.82N
1714506.16E

SCALE 1"=400'
400 0 400

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

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

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

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

CASE #M 2008-28

S-5

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

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°42'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'26"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

LEGEND:

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

- ⊕ DENOTES REBAR, OR AS SHOWN, FOUND
- ● DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • DENOTES CALCULATED POINT, NOT SET
- DENOTES EXISTING LOT LINES
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

714017

SCALE 1"=300'
300 0 300

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002 EXISTING CITY LIMITS
GOV. MILES RD.
C/L TIE N59°03'01"E 100.00'
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F SHANNON 249/976
N/F RYON W. RICH 1026/116
SANTA FE COUNTY EXISTING CITY LIMITS
NAVA ADE SUBD PH.2A 459/029–032
TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
LOT 3 N/F BUILDING SERVICES OF SANTA FE 560/040
RICHARDS AVE.
EXISTING CITY LIMITS
LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1319415
N/F KOBURI 2298/179
EXISTING CITY LIMITS SANTA FE COUNTY
LOTS 1 & 2 N/F CANVASBACK CO. 1347/058
LOTS 1,2,3 N/F WORCESTER/CATE INSTR.#1452304
N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397–400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
CERRILLOS ROAD
269.12' S89°42'01"E C/L TIE
S89°53'02"E C/L TIE 1138.03'
N00°07'07"E 399.51'
DANCING GROUND ROAD 56' R/W
S77°19'58"E 426.56'
N48°27'26"E 416.20'
RAIL RUNNER ROAD 57' R/W
25'RADIUS (TYPICAL THIS INTERSECTION)
S19°55'24"E 409.34'
S70°04'36"W
1312.12'
76' R/W BECKNER ROAD
BEARINGS AND DISTANCES ARE FOR ROAD CENTERLINES (TYPICAL)
C/L TIE N26°33'49"E 136.50'
LAS SOLERAS DRIVE 76' R/W
S65°42'17"E 802.08'
S43°25'33"E
834.06'
S48°27'26"W
1821.56'
BECKNER ROAD 76' R/W
25'RADIUS (TYPICAL THIS INTERSECTION)
EXISTING CITY LIMITS
475.83' N26°32'59"E C/L TIE
S85°30'44"W 368.21'
76'R/W 86'R/W CROSSING AT CHAMISO R/W VARIES
S27°52'42"E 466.27'
35' RADIUS (TYPICAL THIS INTERSECTION)
1291.49'
BECKNER ROAD 76' R/W
S43°25'33"E 533.22'
888.62'
N67°41'41"E
664.37'
N64°35'21"E
RAIL RUNNER ROAD 70' R/W
N.M.P. I-025-5(36)272 I-25 WIDTH VARIES
OPEN SPACE TRACT A
LA PRADERA SUBDIVISION 612/024
OPEN SPACE TRACT C
PORTION OF BECKNER ROAD ALREADY DEDICATED WITH SANTA FE COUNTY RESOLUTION #2006–199
92'R/W BECKNER ROAD
76' R/W BECKNER ROAD
S66°13'00"W
917.09
C/L TIE N26°35'03"E 46.00'
TRADITIONAL C/L (NOT FOR CONSTRUCTION)
C/L TIE S22°13'53"E 38.01'
C/L TIE S00°05'15"E 46.01'
LOT 2A–1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A–2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 1B PNM
TRACT A N/F LOUISE BURTRAM 704/724
TRACT D 165/35
TRACT C 165/35
TRACT B 165/35
TRACT A
N/F JANE AND GENE PETCHESKY
LOT 1 N/F GILLENTINE
LOT 6
LOT 2
CHURCHILL ESTATES SUBD

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

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

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

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

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

FILE# 8343 DATE: 8/26/09

CASE #M 2008–28

S-6

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

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

NOTE

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

SURVEYORS CERTIFICATE

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

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON — NEW MEXICO — 7014 — REGISTERED PROFESSIONAL SURVEYOR

ZONING LEGEND

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

GOVERNOR MILES ROAD

714021

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

GOVERNOR MILES ROAD 519/011

PARCELS A & B N/F TRUJILLO 319/972

N/F PAUL & NANCY LEWIS 1009/780

N/F DALLAS KELLY SHANNON 791/742

N/F SHANNON 249/976

N/F RYON W. RICH 1026/116

NAVA ADE SUBD PH.2A 459/029–032

DANCING GROUND ROAD

TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

106' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21–22

N/F FIRST NATIONAL BANK OF SANTA FE LOT 1 INSTR.#1314415

N/F KOBIR 2288/179

N/F CANNEBACK CO. LOTS 1 & 2 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F RUTLEDGE 980/222

PAN AM. HOLD

R-6 (13)
6.80 Ac.± — 4601 RAIL RUNNER ROAD

RM–LD (12)
50.09 Ac.± — 4600 RAIL RUNNER ROAD

R-6 (14)
22.16 Ac.± — 4781 RAIL RUNNER ROAD

RM–LD (15)
52.57 Ac.± — 4251 BECKNER ROAD

R-1 (16)
3.02 Ac.± — 4161 WALKING RAIN

SC–2 (17)
20.21 Ac.± — 3750 BECKNER ROAD

C-2 (18)
48.99 Ac.± — 4000 BECKNER ROAD

MU (19)
9.17 Ac.± — 5001 RAIL RUNNER ROAD

BIP (20)
10.70 Ac.± — 5151 RAIL RUNNER ROAD

C-2 (22)
10.21 Ac.± — 5150 RAIL RUNNER ROAD

C-1 (21)

RM–1 (9)
43.69 Ac.± — 4780 RAIL RUNNER ROAD

MU (11)
28.32 Ac.± — 4850 RAIL RUNNER ROAD

C-1 (10)
8.08 Ac.± — 5011 LAS SOLERAS DRIVE

C-1 (24)
5.97 Ac.± — 4354 BECKNER ROAD

C-2 (25)
8.01 Ac.± — 4552 BECKNER ROAD

C-1 (23)
5.09 Ac.± — 5002 RAIL RUNNER ROAD

C-1 (26)
3.78 Ac.± — 4756 RAIL RUNNER ROAD

RAIL RUNNER ROAD 57' R/W

BECKNER ROAD 76' R/W

DANCING GROUND ROAD 56' R/W

RAIL RUNNER ROAD 70' R/W

RICHARDS' AVE. 113'R/W

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

50' P.N.M. EASEMENT

180' RAMBLA EASEMENT

90' RAMBLA EASEMENT

182' RAMBLA EASEMENT

N.M.P. I–025–5(36)272 I–25 INTERSTATE (WIDTH VARIES)

NE COR SECTION 18

1" PIPE W/MARKED STONE

T–RAIL STA. 650+16.3

T–RAIL STA. 668+96.92

TIE POINT NMC83 1681790.32N 1714518.95E

REBAR #889

SCALE 1" = 200 FEET (200 0 200)

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

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

SHEET 1 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S-9

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

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

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

SCALE 1" = 200 FEET
200 0 200

N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397-400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
N00°47'54"W 2618.09'
REBAR
1640.00'
1" PIPE
N89°17'08"E 979.03'
REBAR #7014
CERRILLOS ROAD - US 85 N.M.P. 1-001-5(3) (WIDTH VARIES)
T-RAIL STA. 1581+62
1098.24'
N26°33'49"E 804.53'
437.94'
T-RAIL STA. 114+47.2
852.07'
N26°32'50"E 268.76'
T-RAIL (BENT) STA. 106+00
N21°30'59"E
LAS SOLERAS DRIVE 76' R/W
BECKNER ROAD 76' R/W
BECKNER ROAD 92' R/W
CROSSING AT CHAMISO 86' R/W
RAIL RUNNER ROAD 70' R/W
50' P.N.M. EASEMENT
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
50' RAMBLA EASEMENT
N.M.P. I-025-5(36)272 INTERSTATE 25 (WIDTH VARIES)
T-RAIL STA. 618+11
T-RAIL STA. 650+16.3
T-RAIL STA. 633+89.6
FORMERLY "CHAMISO CROSSING" 659/146 690/29
4251 BECKNE
714022

C-2 (1) 35.68 Ac.± 5407 BECKNER ROAD
C-2 (2) 2.60 Ac.± 5590 CROSSING AT CHAMISO
C-2 (3) 2.60 Ac.± 5508 CROSSING AT CHAMISO
C-2 (4) 34.81 Ac.± 5300 LAS SOLERAS DRIVE
C-2 (5) 1.20 Ac.± 5301 LAS SOLERAS DR.
C-2 (6) 3.00 Ac.± 5251 LAS SOLERAS DRIVE
C-2 (7) 2.63 Ac.± 5221 LAS SOLERAS DRIVE
HZ (8) 39.03 Ac.± 4981 BECKNER ROAD
RM-1 (9) 43.69 Ac.± 4780 RAIL RUNNER ROAD
C-1 (10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE
MU (11) 28.32 Ac.± 4850 RAIL RUNNER ROAD
C-2 (22) 10.21 Ac.± 5150 RAIL RUNNER ROAD
C-1 (21) 4.70 Ac.± 5190 RAIL RUNNER ROAD
C-1 (26) 3.78 Ac.± 4756 RAIL RUNNER ROAD
C-2 (25) 8.01 Ac.± 4552 BECKNER ROAD
C-1 (24) 5.97 Ac.± 4354 BECKNER ROAD
C-1 (23) 5.09 Ac.± 5002 RAIL RUNNER ROAD
MU (19) 9.17 Ac.± 5001 RAIL RUNNER ROAD
BIP (20) 10.70 Ac.± 5151 RAIL RUNNER ROAD
C-1 (27) 22.67 Ac.± 4980 BECKNER ROAD
C-2 (28) 21.77 Ac.± 5152 BECKNER ROAD
C-2 (29) 1.18 Ac.± 5400 BECKNER ROAD

LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039
LOT 2B N/F THE TANAGER CO. 1754/595

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

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

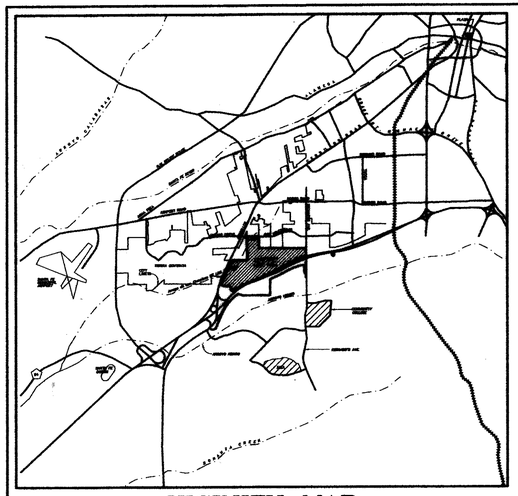
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6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

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E

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

CASE #SD 2008-15

S-10



VICINITY MAP
1"=8000'

TRUE
MAG.
12°
N
NORTH
SCALE: 1"=400'
400' 200' 0' 400' 800'

STATE POLICE
AUTO PARK
HIGHWAY DEPARTMENT
APPROVED COMMERCIAL
NOT A PART
JAGUAR DRIVE
CERRILLOS
GOVERNOR MILES ROAD
DAMONS GROUND RD
NAVA AVE
RICHARDS AVE
714023
OCATE ROAD
WAL-MART
LAS SOLERAS DRIVE
RAIL RUNNER ROAD
BECKNER ROAD
DRAGON ROAD
CERRILLOS ROAD
CROSSING AT CHAMISO
SLEEP INN HOTEL
VACANT
SANTA FE STORES
AMERICAN FURNITURE CURRENTLY VACANT
DINOSAUR TRAIL
INTERSTATE 25 SOUTHBOUND
INTERSTATE 25 NORTHBOUND
NM RAIL RUNNER EXPRESS STATION APPROVED BY MPO MEETING OF DECEMBER 11, 2008

OPEN SPACE .68 AC±
FLOOD PLAIN PER 2008 FEMA MAPS
RM-LD RESIDENTIAL MEDIUM DENSITY 50.09 AC± (INC. OS & PARK)
4600 RAIL RUNNER RD.
4601 RAIL RUNNER RD.
OPEN SPACE 3.59 AC±
R-6 RESIDENTIAL LOW DENSITY 6.80 AC±
17' PUBLIC UTILITY & ROAD EASEMENT
57' R.O.W.
20' SAN SEWER LINE EASEMENT PLAT 362/006 DOC 2076/782
OPEN SPACE 4.13 AC±
50' EFFLUENT LINE EASEMENT
R-6 RESIDENTIAL LOW DENSITY/ INSTITUTIONAL 22.16 AC± (INCLUDES OS)
4781 RAIL RUNNER RD
56' R.O.W.
OS 0.57 AC±
4161 WALKING RAIN
R-1 MONTE DEL SOL CHARTER SCHOOL 3.02 Ac.±
OPEN SPACE 5.72 AC±
DRAGON ROAD
POTENTIAL ROAD ALIGNMENT
ROAD ALIGNMENT TO BE DETERMINED AT DEVELOPMENT PLAN PER CONDITION #30 ON SHEET P-6
OS 0.95 AC
OPEN SPACE 0.88 AC
OPEN SPACE 0.34 AC
SC-2 COMMUNITY COMMERCIAL 20.21 AC± (INCLUDES O.S.)
3750 BECKNER RD
OPEN SPACE 1.07 AC
75'
100'
RM-LD RESIDENTIAL MEDIUM DENSITY 52.57 AC± (INCLUDES O.S)
4251 BECKNER RD
OS 0.60 AC
C-2 COMMUNITY COMMERCIAL (BUSINESS PARK) 48.99 AC± (INCLUDES O.S.)
4000 BECKNER RD
OS 2.26 AC
C-2 REGIONAL COMMERCIAL 1.20 AC± (INCLUDES O.S.)
5301 LAS SOLERAS DR
10' PEDESTRIAN TRAIL & PARK MAINTENANCE PATH & EMERGENCY ACCESS
5221 LAS SOLERAS DR
OS 0.06 AC
C-2 REGIONAL COMMERCIAL 3.00 AC±
5281 LAS SOLERAS DR
C-2 COMMUNITY COMMERCIAL 2.83 AC± (INCLUDES O.S.)
10' EFFLUENT LINE EASEMENT
10' PED EASE
RM-1 RESIDENTIAL HIGH DENSITY 43.69 AC± (INC. OS)
4780 RAIL RUNNER RD
ROAD ALIGNMENT TO BE DETERMINED AT DEVELOPMENT PLAN PER CONDITION #30 ON SHEET P-6
MU MIXED USE 28.32 AC± (INC. OS)
4850 RAIL RUNNER RD
OS 1.12 AC
50' MU MIXED USE
76' R.O.W.
OS 0.10 AC
OPEN SPACE 0.34 AC
50'
SETBACK
100'
20' SEWERLINE EASEMENT
C-2 REGIONAL COMMERCIAL 34.81 AC± (INCLUDES O.S.)
5300 LAS SOLERAS DR
OS 0.71 AC
C-1 OFFICE 8.08 AC± (INC. OS)
5001 LAS SOLERAS DR
LOS ALAMOS DR
OS 0.30 AC
OS 0.20 AC
OS 0.35 AC
70' R.O.W.
4354 BECKNER RD.
C-1 OFFICE 5.97 AC± (INC. OS)
5001 RAIL RUNNER RD.
MU MIXED USE 9.17 AC± (INC. OS)
1% CHANCE FLOOD PLAIN DERIVED FROM PENDING LOMA
50' ELECTRIC TRANSMISSION LINE
OS 0.45 AC
90' ACCESS/ RAMBLA EASE.
ACCESS/ RAMBLA EASE 0.71 AC
C-2 COMMUNITY COMMERCIAL 8.01 AC± (INC. OS)
4582 BECKNER RD.
C-1 OFFICE 5.09 AC±
5002 RAIL RUNNER RD.
90' ACCESS/ RAMBLA EASE
RAMBLA & PLAZA EASE 1.25 AC±
C-1 OFFICE 3.78 AC± (INC. OS)
4756 BECKNER RD.
C-2 COMMUNITY COMMERCIAL 10.21 AC± (INC. OS)
5150 RAIL RUNNER RD.
C-1 OFFICE 4.70 AC±
70' R.O.W.
5190 RAIL RUNNER RD.
182'
158'
RAIL RUNNER ROAD
B.I.P. 10.70 AC±
5151 RAIL RUNNER RD.
OS 0.18 AC
C-2 REGIONAL COMMERCIAL 2.00 AC± (INC. OS)
5500 CROSSING AT CHAMISO
C-3 REGIONAL COMMERCIAL 2.00 AC±
OPEN SPACE 1.71 AC±
10' EFFLUENT LINE EASEMENT
20' SEWERLINE EASEMENT
86' R.O.W.
CROSSING AT CHAMISO
CLOMR FEMA CASE# 08-06-2258R
OS 0.61 AC
C-2 REGIONAL COMMERCIAL 35.68 AC± (INCLUDES O.S.)
5407 BECKNER RD.
OS 0.91 AC
OS 1.91 AC
HZ HOSPITAL & MEDICAL USES INSTITUTIONAL 39.03 AC± (INCLUDES O.S.)
4981 BECKNER RD.
76' R.O.W.
OS 0.80 AC
C-1 OFFICE 22.67 AC± (INCLUDES O.S.)
4980 BECKNER RD.
SETBACK
100'
C-2 COMMUNITY COMMERCIAL 21.77 AC± (INCLUDES O.S.)
5152 BECKNER RD.
OS 1.22 AC
OPEN SPACE 0.73 AC
30' WIDE EASEMENT 136/049
OS 3.99 AC
PRM ELECTRIC SUBSTATION C-2 1.16 AC±
5480 BECKNER RD.
OPEN SPACE 0.17 AC

CITY REVIEW
CITY ENGINEER — DATE 02/22/10
CITY PLANNER — DATE 02.10.10

STORMWATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

Beckner Road Equities, Inc.
by Gordon L. Skarsgard
(OWNER) Gordon L. SKARSGARD — JAN 18, 2010 DATE

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

Cynthia M Reyes — 5/22/2011 MY COMMISSION EXPIRES

CYNTHIA M. REYES NOTARY PUBLIC - STATE OF NEW MEXICO

NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL

LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1592456 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

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

LAND AREA

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

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

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

LAS SOLERAS
ANNEXATION MASTER PLAN

SCALE: 1"=400'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HF	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET: P-5	
WORKED ON: 1/15/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXMSPLN-12		

\\SIBERTSERVER\V2000\20026\12010\01\ANXMSPLN-01\026-ANXMSPLN-01.dwg

SPECIAL WARRANTY DEED

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

> Tract 19, Tract 24, Tract 25 and Tract 26 of Las Soleras, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-19 and 24-27...lying within Section 17 & 18 T16N, R9E, NMPM City: Santa Fe County: Santa Fe State: New Mexico", recorded October 31, 2016 in Plat Book 809, Pages 003-004, # 1808503, records of Santa Fe County, New Mexico.
>
> Tract 20 of Las Soleras, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts Township 16N, Range 9E, Sections...17 & 18", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.
>
> Lot 21, Lot 22 and Lot 23 of Las Soleras, as shown and delineated on plat of survey entitled "ALTA/ACSM Boundary Survey prepared for Paseo Nuevo, Ltd. Co. of Lots 21, 22, and 23 Las Soleras lying within Sections 17 and 18, T.16N., R.9E., N.M.P.M. Santa Fe County, N.M.", recorded February 14, 2012 in Plat Book 742, Page 018, # 1660344, records of Santa Fe County, New Mexico.

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

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

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

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

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

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

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

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

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

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

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

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

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.

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

GRANTOR:

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

Gordon L. Skarsgard

Gordon L. Skarsgard, Operations Manager

ACKNOWLEDGMENTS

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

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

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

Diane Sliwicki

Title of Office: ~~NOTARY~~ Public

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

Case #2024-7898
Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment ("General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tracts 21 and 26, comprising approximately 8.18 acres and Tracts 23 and 24, comprising 13.45 acres from Commercial Office to Community Commercial ("Project"). The property is located at the southeast quadrant of the Las Soleras / Beckner Road roundabout ("Property") and is zoned C-1 (General Office).

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

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7898.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. The Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan Amendment.
10. The Planning Commission heard Case #2024-7898 concurrently with Cases #2024-7899, 2024-7900, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tracts 21, 23, 24 and 26.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for General Plan amendments, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing.
16. The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment the proposal is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
18. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
    The General Plan Amendment affects an area greater than two acres. Tracts 21 and 26 encompass 8.18 acres, and Tracts 23 and 24 encompass 13.45 acres (+/-21.63 total acres), both of which exceed the minimum size requirement for land use amendments.
19. General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
20. With the necessary infrastructure improvements as required by the conditions of approval, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
21. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
22. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
23. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the

Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing. All applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the General Plan Amendment is consistent with growth projections for Santa Fe, and that the project The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
7. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
8. The General Plan Amendment complies with SFCC 1987 Section 14-3.2(E)(1)(c), because it:
    a. does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby;
    b. affects an area greater than two acres. Tracts 21 and 26 encompass 8.18 acres, and Tracts 23 and 24 encompass 13.45 acres (+/-21.63 total acres), both of which exceed the minimum size requirement for land use amendments; and
    c. does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
9. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
12. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
13. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.
14. The Commission recommends approval of the requested General Plan amendment because the

applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-7898 to the Governing Body, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report.

Janet Clow
Chair

October 21,2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

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

Case #2024-8852
Las Soleras Master Plan Tract 19 General Plan Amendment
Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment (the "General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tract 19, comprising approximately 9.11 acres from Transitional Mixed Use to Community Commercial ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned MU (Mixed Use).

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

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8852.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023,virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan Amendment.
10. The Planning Commission heard Case #2024-8852 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8853, 2024-8854 and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tract 19.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for general plan approval, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. Based on the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Planning Commission finds that all applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
16. The General Plan Amendment is consistent with growth projections for Santa Fe, and the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.).
    i. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
    ii. The General Plan Amendment affects an area greater than two acres. Tract 19 encompass 9.11 acres, and which exceeds the minimum size requirement for land use amendments.
    iii. The General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
18. With the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
19. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
20. The General Plan Amendment does not conflict with any existing City policies, or ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
21. The additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
5. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(c), the Commission finds that:
    iv. The amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
    v. The amendment affects an area greater than two acres. Tract 19 encompass 9.11 acres, and which exceeds the minimum size requirement for land use amendments.
    vi. The amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
7. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the Commission finds that with the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
8. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
9. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the Commission finds that the proposed amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(g), the Commission finds that the proposed amendment does not conflict with any existing City policies, or ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan
12. The Applicant met the applicable Submittal Requirements.
13. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING

COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-8852 to the Governing Body, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report.

Janet Clow
Chair

October 24, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

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

Case #2024-8854
Las Soleras Master Plan Tract 20 General Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment ("General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tract 20, comprising approximately 10.7 acres from Commercial Business Use to Community Commercial ("Project"). The property is located south of the Rail Runner Loop ("Property") and is zoned BIP (Business Industrial Park).

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

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8854.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. The Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.
9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan

Amendment.

10. The Planning Commission heard Case #2024-8854 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8852, 2024-8853, and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tract 20.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for General Plan amendments, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing.
16. The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
18. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
19. The General Plan Amendment affects an area greater than two acres. Tract 20 (+/-10.70 acres), exceeds the minimum size requirement for land use amendments.
20. General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
21. With the necessary infrastructure improvements as required by the conditions of approval, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
22. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
23. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
24. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing. All applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the General Plan Amendment is consistent with growth projections for Santa Fe, and that the project The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
7. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
8. The General Plan Amendment complies with SFCC 1987 Section 14-3.2(E)(1)(c), because it:
    a. does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby;
    b. affects an area greater than two acres. Tract 20 encompass 10.70 which exceed the minimum size requirement for land use amendments; and
    c. does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
9. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
12. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
13. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.
14. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-8854 to the Governing Body.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

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

Case #2024-7899
Las Soleras Master Plan Amendment Master Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a master plan amendment ("Master Plan Amendment") to the Las Soleras Master Plan, changing the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet, on a property located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout on the south side of Beckner Rd, encompassing Tracts 19-26 within the Las Soleras Master Plan. (Project).

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

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987, Section 14-3.9(C) sets out procedures for the creation of a Master Plan and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7899.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. "SFCC") 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.9(C) sets out procedures for master plan approval and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body,

together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.

8. Staff recommended that the Commission recommend approval of the Las Soleras Master Plan Amendment, subject to conditions and technical corrections identified in the Staff Report.
9. The Planning Commission heard Case #2024-7899 concurrently with Cases #2024-7898, 2024-7900, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
10. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Master Plan Amendment.
11. Pursuant to SFCC 1987 Sections 14-3.9(C)(4), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
12. SFCC 1987 Section 14-3.9(D)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
13. The Master Plan Amendment consistent with the City of Santa Fe growth projections and economic development goals.
14. . The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
15. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.), maintaining a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan. The amendment to C-2 zoning provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such as full-service dining and more. The Master Plan amendment will facilitate future development that is expected to trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System, further enhancing the area's coordinated development.
16. The amendment aligns with the predominant zoning patterns in the area, which primarily are uses (multifamily and nonresidential) allowed within a C-2 District. The variety of C-2 uses, ranging from residential to light industrial, adheres to the Las Soleras Master Plan's original intent to foster a mix of uses, despite the proposed elimination of both Mixed Use and Business Industrial Park Districts, while also responding to current market demands. The master plan continues to maintain a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan.
17. This Master Plan amendment will significantly enhance the site’s ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of Tracts 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System.
18. The net impact of the Master Plan Amendment on the utility system infrastructure is minimal and the existing infrastructure, water, wastewater, and parks are adequate to accommodate the Master Plan Amendment. Inadequacies in roads and fire service capacity can be adequately addressed as conditions of approval during the development of this project such that health and safety goals are met.

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the Master plan Amendment.
3. Pursuant to SFCC 1987, 14-3.9(C)(4) the Planning Commission has the authority to review and recommend approve of a Master Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community.
6. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.).
7. Pursuant to 14-3.9(D)(1)(b), the Master Plan Amendment is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts.
8. Pursuant to 14-3.9(D)(1)(c)), the Master Plan Amendment will contribute to the coordinated and efficient development of the community.
9. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(d), the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:
Considering the foregoing findings and conclusions, the Planning Commission approves the Master Plan, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report for Case #2024-7899.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

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

Case #2024-7900
Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tracts 21 and 26, comprising approximately 8.18 acres and Tracts 23 and 24, comprising 13.45 acres from General Office (C-1) to General Commercial (C-2) ("Project"). The property is located at the southeast quadrant of the Las Soleras / Beckner Road roundabout ("Property") and is zoned C-1.

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

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7900.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).

9. Staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.
10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from C-1 to C-2.
11. The Planning Commission heard Case #2024-7900 concurrently with Cases #2024-7899, 2024-7898, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tracts 21, 23, 24, and 26 Rezoning from C-1 to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from C-1 (General Office Use) to C-2 (General Commercial) for Tracts 21, 23, 24, and 26.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe;

and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tracts 21 and 26 (8.18 acres) and Tracts 23 and 24 (13.45 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 21.63 acres across Tracts 21, 23, 24, and 26.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tracts 21, 23, 24, and 26. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from C-1 (General Office Use) to C-2 (General Commercial) for Tracts 21, 23, 24, and 26.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tracts 21 and 26 (8.18 acres) and Tracts 23 and 24 (13.45 acres), which meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or

general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from C-1 to C-2, as requested in the Application for Case #2024-7900.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

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

Case #2024-8853
Las Soleras Master Plan Tract 19 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024, (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tract 19, comprising approximately 9.11 acres from Mixed Use (MU) to General Commercial (C-2) ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned MU.

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

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8853.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).
9. Staff reviewed the Application and related materials submitted by the Applicant for conformity

with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from MU to C-2.
11. The Planning Commission heard Case #2024-8853 concurrently with Cases #2024-7900, 2024-7898 2024-7899, 2024-7900, 2024-8852, 2024-8855, 2024-8854, and 2024-8855.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tract 19 Rezoning from MU to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from MU (Mixed Use) to C-2 (General Commercial) for Tract 19.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tract19 (9.11 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 9.11 acres for Tract 19.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tract 19. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from MU (Mixed Use) to C-2 (General Commercial) for Tract 19.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tract 19 (9.11 acres) meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from MU to C-2, as requested in the Application for Case #2024-8853.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

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

Case #2024-8855
Las Soleras Master Plan Tract 20 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024, (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tract 20, comprising approximately 10.70 acres from Business Industrial Park (BIP) to General Commercial (C-2) ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned BIP.

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

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8855.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).
9. Staff reviewed the Application and related materials submitted by the Applicant for conformity

with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from BIP to C-2.
11. The Planning Commission heard Case #2024-8855 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8852, 2024-8853, and 2024-8854.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tract 20 Rezoning from BIP to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from BIP (Business Industrial Park) to C-2 (General Commercial) for Tract 20.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tract 20 (10.70 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 10.70 acres for Tract 20.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tract 20. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from BIP (Business Industrial Park) to C-2 (General Commercial) for Tract 20.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tract 19 (9.11 acres) meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from BIP to C-2, as requested in the Application for Case #2024-8855.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe

MINUTES

**REGULAR MEETING OF
THE PLANNING COMMISSION
SEPTEMBER 05, 2024 AT
6:00 PM**

A. ROLL CALL

Members Present:
Chair Janet Clow
Vice Chair Jessica Eaton Lawrence
Member Gurushabad Mirando
Member Peter Smith
Member Thomas (TJ) Reiland

Members Excused:
Member Phil Lucero
Member Sasha McGhee

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Vice Chair Eaton Lawrence moved, seconded by Commissioner Reiland, to approved the agenda as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Smith, Member Reiland

Against: None

Abstain: Member Mirando

D. APPROVAL OF MINUTES:

1. August 1, 2024

MOTION: Vice Chair Eaton Lawrence moved, seconded by Commissioner Reiland, to approve as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Smith, Member Reiland

Against: None

Abstain: Member Mirando

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2023-7079. Bungalows on Cerrillos Development Plan. AMENDED

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

2. Case #2023-7662. Bungalows on Cerrillos variance (Setback). AMENDED

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

3. **Case #2023-7663. Bungalows on Cerrillos variance (Slopes). AMENDED**

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

6. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2024-7899. Las Soleras Master Plan Amendment.** Orion-West LLC., Agent for Beckner Road Partnership, LLC, Owner, requests a Master Plan Amendment to the Las Soleras Master Plan to change the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial). Additionally, they seek to reduce the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet. The property is located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout, and on the south side of Beckner Rd, encompassing

Parcels 19-26 within the Las Soleras Master Plan. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

2. **Case # 2024-7898. Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, Owner, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout. Additionally, a General Plan Amendment is requested to change the existing General Plan Future Land Use Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from Commercial Office Use to Community Commercial. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

3. **Case # 2024-7900. Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning.** Orion-West LLC., Agent for Beckner Road Partnership, LLC, Orion-West LLC., agent for Beckner Road Partnership, LLC, Owner, requests approval of a rezoning to change the Official Zoning Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout. Additionally, a rezoning is requested to change the existing Official Zoning Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) Use to C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

4. **Case #2024-8852. Las Soleras Master Plan Tract 19 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use designation for approximately 9.11 acres from Transitional Mixed Use to Community Commercial. The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the informational as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

5. **Case #2024-8853. Las Soleras Master Plan Tract 19 Rezoning.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 9.11 acres from MU (Mixed Use) Use to C-2 (General Commercial). The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

   MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

   VOTE: The motion was approved on the following Roll Call vote:

   For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

   Against: Member Reiland

   Abstain: None

6. **Case #2024-8854. Las Soleras Master Plan Tract 20 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use designation for approximately 10.70 acres from Commercial Business Use to Community Commercial. The property, known as Tract 20 of the Las Soleras Master Plan, and is located south of the Rail Runner Loop. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

7. **Case #2024-8855. Las Soleras Master Plan Tract 20 Rezoning.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 10.70 acres from BIP (Business Industrial Park) Use to C-2 (General Commercial). The property, known as Tract 20 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

8. **Case #2024-8523. 235 West San Francisco Street, Variance.** Sommer Karnes & Associates LLP, Agent for G.E. Senlic, LLC., owners and applicant requests a variance to SFCC 1987, Section 14.8-6(C)(2)b to allow off-site parking more than 600 feet from the property within the Business Commercial District. The property

is zoned Business Commercial District, within the Lensic Subdistrict, with an approved 70 room hotel (Case #2019-1535) on .99-acre property. (Carly Venditti, Case Manager, cavenditti@santafenm.gov)

Postponed to October 3, 2024

9. **Case #2024-8342. 4851 Hart Road Development Plan.** NM Land Solutions LLC, Agent, for ODY- HFS Partners LLP, Owner, requests approval of a development plan to establish development standards for 2 warehouses totaling 63,920 SF on a 9.755 Acre lot located at 4851 Hart Road. The property is zoned I-1 (Light Industrial) and is within the River and Trails Archeological Review District. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

10. **Case #2024-8343. 4851 Hart Road Terrain Management Variance.** NM Land Solutions LLC, Agent, for ODY- HFS Partners LLP, Owner, requests approval of a variance to the Terrain Management standards located in SFCC Ch. 14-8.2(D)(2)(b) to disturb natural slopes of thirty-percent or greater to develop 2 warehouses totaling 63,920 SF on a 9.755 Acre lot located at 4851 Hart Road. The property is zoned I-1 (Light Industrial) and is within the River and Trails Archeological Review District. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to deny the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

H. STAFF COMMUNICATIONS

1. City of Santa Fe Transportation Impact Analysis Guidelines – Erik Aune, AICP, Director Santa Fe MPO

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

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Geraldine Jurule
Liaison

Chair

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2025-

A RESOLUTION

AMENDING THE GENERAL PLAN'S FUTURE LAND USE MAP DESIGNATION FROM COMMERCIAL OFFICE TO COMMUNITY COMMERCIAL FOR LAS SOLERAS TRACTS 21 & 26, AN APPROXIMATELY 8.18 ACRE PROPERTY, AND FOR LAS SOLERAS TRACTS 23 & 24, AN APPROXIMATELY 13.45 ACRE PROPERTY, OWNED BY BECKNER ROAD PARTNERSHIP, LLC (CASE NO. 2024-7898).

WHEREAS, on February 9, 2009, the Governing Body of the City of Santa Fe ("City") adopted the Las Soleras Master Plan ("Master Plan"), adopting a comprehensive plan for Las Soleras; and

WHEREAS, on March 11, 2009, the Governing Body adopted the Ordinance 2009-06, annexing approximately 546-acre property known as Las Soleras; and

WHEREAS, the General Plan states that its guiding policies for economic development are to accomplish the following:

1) Promote diversification of the Santa Fe economy;

2) Promote increased job opportunities with higher wages for Santa Fe residents;

3) Support retail uses that serve the needs of Santa Fe residFents and workers;

4) Develop and maintain an attractive climate for conducting business in Santa Fe; and

5) Promote small businesses; and

WHEREAS, Orion West, LLC, agent for Beckner Road Partnership, LLC ("Applicant"), applied to amend the General Plan Future Land Use Map for approximately 8.18 acres of land known as Tracts 21 and 26, identified in Attachment A, and 13.45 acres of land known as Tracts 23 and 24, identified in Attachment B (the "Property"), from Commercial Office to Community Commercial ("Proposed Amendment"); and

WHEREAS, amending the General Plan requires an early neighborhood notification ("ENN") and the Applicant held an ENN on November 14, 2023; and

WHEREAS, Santa Fe City Code 1987, Section 14-3.2 (E), requires that the Governing Body make the following findings to amend the General Plan:

1) The amendment is consistent with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;
2) The amendment is consistent with other parts of the General Plan;
3) The amendment does not:
    a) Allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area;
    b) Affect an area of less than two acres, except when adjusting boundaries between districts; or
    c) Benefit one or a few landowners at the expense of the surrounding landowners or the general public; and

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

WHEREAS, the amendment is compliant with extraterritorial zoning ordinances and

extraterritorial plans; and

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

WHEREAS, the amendment conforms with other City policies, including land use policies, ordinances, regulations, and plans; and

WHEREAS, the Applicant's Proposed Amendment aligns with City policies articulated in the 1999 General Plan, including, but not limited to, commercial and community serving land uses articulated in Policy 3-G-2, Policy 4-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4; and

WHEREAS, pursuant to SFCC 1987, Section 14-3.2 (B)(2)(b), the Governing Body must amend the General Plan before approving a change to a zoning district designation that is inconsistent with the land use classification shown on the General Plan's future land use map; and

WHEREAS, pursuant to NMSA 1978, Section 3-19-9 (A), and SFCC 1987, Section 14-3.2(E)(1)(f), the City may amend its General Plan with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the city which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development; and

WHEREAS, the Planning Commission reviewed evidence related to the Proposed Amendment, held a public hearing on the Proposed Amendment on September 5, 2024, and recommended the Governing Body approve the Proposed Amendment; and

WHEREAS, on January 9, 2025, the Governing Body held a public hearing on the Proposed Amendment; having reviewed the staff report, the recommendation of the Planning Commission, and the evidence obtained at the public hearing; and determined that the proposed amendment to the General

Plan, as recommended by the Planning Commission, meets the approval criteria set forth in Section 14-3.2(E) of SFCC 1987, as follows:

- the proposed Community Commercial designation aligns with existing and planned commercial developments nearby;
- Tracts 21 and 26 encompass 8.18 acres and Tracts 23 and 24 encompass 13.45 acres (21.63 total acres), both of which exceed the minimum size required for land use amendments;
- the proposed changed does not benefit one or a few land owners and the expense of surrounding land owners or the general public by providing commercial services that benefit the community and provide economic development, supporting community needs;
- the existing and proposed infrastructure will be able to accommodate the impacts the development; and
- the amendment contributes to the coordinated, adjusted and harmonious development of Santa Fe; and that the amendment does not conflict with any existing City policies, ordinances or regulations and is in line with the General Plan's goals to balance growth with community serving commercial developments.

NOW, THEREFORE, BE IT RESOLVED THAT the General Plan's Future Land Use Map is amended to change the designation of the Property from Commercial Office to Community Commercial.

PASSED, APPROVED, and ADOPTED this __ day of ____ 2025.

_____

ALAN M. WEBBER, MAYOR

ATTEST:

_____

ANDRÉA SALAZAR, CITY CLERK

APPROVED AS TO FORM:



_____

ERIN K. MCSHERRY, CITY ATTORNEY

Legislation/Land use Legislation/Resolution/Las Soleras Tracts 21 & 26 General Plan Amendments

ATTACHMENT A

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF TRACT 26, LOS SOLERAS, AS THE SAME IS SHOWN AND DESIGNATED ON THE BECKNER ROAD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES, SPECTRUM ACQUISITION SANTA FE, LLC, LAS SOLERAS VILLAGE, LLC, LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC, RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON OCTOBER 31, 2016, IN BOOK 809, PAGES 3-4, TOGETHER WITH LOT 21, LAS SOLERAS, AS THE SAME IS SHOWN AND DEDICATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE COUNTY CLERK'S OFFICE OF SANTA FE COUNTY ON MARCH 4, 2010, IN BOOK 714, PAGES 14-26, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21 BEING A SET NO. 5 REBAR WITH PINK PLASTIC CAP "L. MEDRANO PS 11993", LYING ON THE NORTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP I-025-5(36)272 BEARS S 70°40'09" W, A DISTANCE OF 2457.17 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE S 67°40'57" W, A DISTANCE OF 284.62 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 358.43 FEET, A RADIUS OF 298.00 FEET, A DELTA ANGLE OF 68°54'54", A CHORD BEARING OF N 77°50'38" W, AND A CHORD LENGTH OF 337.21 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE);

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N 43°27'11" W, A DISTANCE OF 399.79 FEET TO POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 58.30 FEET, A RADIUS OF 63.00 FEET, A DELTA ANGLE OF 53°01'25", A CHORD BEARING OF N 04°01'30" E, AND A CHORD LENGTH OF 56.24 FEET, TO A POINT OF COMPOUND CURVATURE, LYING ON THE SOUTH RIGHT OF WAY LINE OF BECKNER ROAD MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 77.78 FEET, A RADIUS OF 558.00 FEET, A DELTA ANGLE OF 07°59'11", A CHORD BEARING OF N 34°31'42" E, AND A CHORD LENGTH OF 77.72 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 9.87 FEET, A RADIUS OF 783.00 FEET, A DELTA ANGLE OF 00°43'20", A CHORD BEARING OF N 38°52'56" E, AND A CHORD LENGTH OF 9.87 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 47°56'27" E, A DISTANCE OF 25.29 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 32°17'22" E, A DISTANCE OF 14.94 FEET TO A POINT OF NON-TANGENT CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 248.60 FEET, A RADIUS OF 782.00 FEET, A DELTA ANGLE OF 18°12'53", A CHORD BEARING OF N 51°16'09" E, AND A CHORD LENGTH OF 247.56 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 110.22 FEET, A RADIUS OF 1450.29 FEET, A DELTA ANGLE OF 04°21'17", A CHORD BEARING OF N 62°33'05" E, AND A CHORD LENGTH OF 110.20 FEET, TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 38°50'23" E, A DISTANCE OF 325.50 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986;

THENCE S 38°49'46" E, A DISTANCE OF 465.57 FEET TO THE POINT OF BEGINNING, CONTAINING 8.1805 ACRES (356,343 SQUARE FEET), MORE OR LESS.

ATTACHMENT B

LEGAL DESCRITION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 17, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF TRACT 24, LOS SOLERAS, AS THE SAME IS SHOWN AND DESIGNATED ON THE BECKNER RAOD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES, SPECTRUM ACQUISITION SANTA FE, LLC, LAS SOLERAS VILLAGE, LLC, LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC, RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON OCTOBER 31, 2016, IN BOOK 809, PAGES 3-4, TOGETHER WITH LOT 23, LAS SOLERAS, AS THE SAME IS SHOWN AND DEDICATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE COUNTY CLERK'S OFFICE OF SANTA FE COUNTY ON MARCH 4, 2010, IN BOOK 714, PAGES 14-26, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23 BEING A SET NO. 5 REBAR WITH PINK PLASTIC CAP "L. MEDRANO PS 11993", LYING ON THE NORTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP 1-025-5(36)272 BEARS N 73°44'16" E A DISTANCE OF 1409.20 FEET;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, FROM SAID POINT OF BEGINNING, N 38°49'41" W, A DISTANCE OF 397.23 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE N 38°49'39" W, A DISTANCE OF 297.31 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF BECKNER ROAD MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 7.73 FEET, A RADIUS OF 45.03 FEET, A DELTA ANGLE OF 09°50'08", A CHORD BEARING OF N 47°57'36" E, AND A CHORD LENGTH OF 7.72 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 95.45 FEET, A RADIUS OF 663.00 FEET, A DELTA ANGLE OF 08°14'55", A CHORD BEARING OF N 57°00'16" E, AND A CHORD LENGTH OF 95.37 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 70°18'08" E, A DISTANCE OF 17.92 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 52°31'45" E, A DISTANCE OF 13.10 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 66.93 FEET, A RADIUS OF 476.00 FEET, A DELTA ANGLE OF 08°03'23", A CHORD BEARING OF N 66°04'21" E, AND A CHORD LENGTH OF 66.88 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

ATTACHMENT B

THENCE N 70°04'42" E, A DISTANCE OF 638.46 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 14.86 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 34°03'14", A CHORD BEARING OF S 36°56'58" E, AND A CHORD LENGTH OF 14.64 FEET, TO A POINT OF TANGENCY, LYING ON THE WEST RIGHT OF WAY LINE OF RAIL RUNNER ROAD, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 19°55'23" E, A DISTANCE OF 300.35 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, S 19°53'14" E, A DISTANCE OF 45.94 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 439.56 FEET, A RADIUS OF 298.00 FEET, A DELTA ANGLE OF 84°30'49", A CHORD BEARING OF S 22°19'47" W, AND A CHORD LENGTH OF 400.78 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 12352";

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD, S 64°35'45" W, A DISTANCE OF 346.96 FEET TO THE POINT OF BEGINNING, CONTAINING 10.7916 ACRES (470,081 SQUARE FEET), MORE OR LESS.

City of Santa Fe, New Mexico

memo

DATE: January 9, 2025

TO: Governing Body

VIA: Randy Randall, Interim Community Development Director
Heather L. Lamboy, AICP, Planning and Land Use Director
Maggie Moore, Interim Assistant Land Use Director

FROM: Daniel A. Esquibel, Interim Planning Manager, Current Planning Division

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1. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2024-7898. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use Map designation for Las Soleras Tracts 21 and 26, +/- 8.18 acres, and for Tracts 23 and 24, +/- 13.45 acres, from Commercial Office Use to Community Commercial.

2. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2024-8852. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use designation for Las Soleras Tract 19, +/- 9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout, from Transitional Mixed Use to Community Commercial.

3. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2024-8854. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use designation for Las Soleras Tract 20, +/-10.70 acres, located south of the Rail Runner Loop from Commercial Business Use to Community Commercial.

4. CONSIDERATION OF A RESOLUTION

Master Plan Amendment. Case #2024-7899. Orion-West LLC, Agent for Applicant Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the Las Soleras Master Plan land use designations on Tracts 19, 20, 21, 23, 24 and 26, from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to a uniform classification of C-2 (General Commercial), and to reduce the width of the Utility and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet on the south side of Beckner Road.

5. CONSIDERATION OF BILL NO. 2025-1
   Rezoning. Case #2024-7900. Orion-West LLC, Agent for Applicant, Beckner Road Partnership, asks the Governing Body to adopt Bill 2025-01 to rezone Las Soleras Tracts 21 and 26, +/- 8.18 acres, and Tracts 23 and 24, +/-13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) to C-2 (General Commercial).

6. CONSIDERATION OF BILL NO. 2025-2
   Rezoning. Case #2024-8853. Orion-West LLC, agent for Applicant Beckner Road Partnership, LLC, ask the Governing Body to adopt Bill 2025-2 to rezone Las Soleras Tract 19, +/-9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout, from MU (Mixed Use) to C-2 (General Commercial).

7. CONSIDERATION OF BILL NO. 2025-3
   Rezoning. Case #2024-8855. Orion-West LLC, agent for Applicant Beckner Road Partnership, LLC, asks the Governing Body to adopt Bill 2025-3 to rezone Las Soleras Tract 20, +/-10.70 acres located southwest of the Walking Rain Road / Beckner Road roundabout, from BIP (Business Industrial Park) to C-2 (General Commercial).

I. Planning Commission Recommendations:

On September 5, 2024, the Planning Commission ("Commission") recommended the Governing Body take the following actions:

1. **APPROVE** Case #2024-7899. Las Soleras Master Plan Amendment, changing land use designations for Las Soleras Master Plan Tracts 19, 20, 21, 23, 24 and 26, from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet, subject to the Master Plan conditions listed in Section III, Table 1 "Master Plan Conditions" and Master Plan Technical Corrections listed in attachment "A".
2. **APPROVE** Case #2024-7898. General Plan Amendment for Las Soleras Tracts 21, 23, 24, and 26 from Commercial Office Use to Community Commercial.
3. **APPROVE** Case #2024-7900. Rezoning for Las Soleras Tracts 21, 23, 24 and 26 from C-1 (General Office) to C-2 (General Commercial).
4. **APPROVE** Case #2024-8852**.** General Plan Amendment for Las Soleras Tract 19, from Transitional Mixed Use to Community Commercial.

5. **APPROVE** Case #2024-8853. Rezoning for Las Soleras Tract 19, from MU (Mixed Use) to C-2 (General Commercial).
6. **APPROVE** Case #2024-8854. General Plan Amendment for Las Soleras Tract 20, from Commercial Business Use to Community Commercial.
7. **APPROVE** Case #2024-8855. Rezoning for Las Soleras Tract 20, from BIP (Business Industrial Park) to C-2 (General Commercial).

II. Sample Motions:

Seven (7) motions will be required. Land Use recommends the motions in the following order:

1. **Move to approve or deny** Case #2024-7898, adopting a resolution amending the General Plan Future Land Use Map designation from Commercial Office Use to Community Commercial, for Las Soleras Tracts 21 and 26, +/- 8.18 acres, and for Tracts 23 and 24, +/- 13.45 acres.

2. **Move to approve or deny** Case #2024-8852**,** adopting a resolution amending the General Plan Future Land Use designation from Transitional Mixed Use to Community Commercial, for Las Soleras Tract 19, +/- 9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout.

3. **Move to approve or deny** Case #2024-8854, adopting a resolution amending the General Plan Future Land Use designation from Commercial Business Use to Community Commercial, for Las Soleras Tract 20, +/-10.70 acres, located south of the Rail Runner Loop.

4. **Move to approve or deny** Case #2024-7899, adopting a resolution amending the Las Soleras Master Plan land use designations for Tracts 19, 20, 21, 23, 24 and 26 from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) to from 90 feet to 45 feet, subject to conditions of approval and technical corrections.

5. **Move to approve or deny** Case #2024-7900, adopting Bill 2025-01, changing the official Zoning Map designation from C-1 (General Office) to C-2 (General Commercial) for Las Soleras Tracts 21 and 26, +/- 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and Tracts 23 and 24, +/-13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout.

6. **Move to approve or deny** Case #2024-8853, adopting Bill 2025-02 changing the official Zoning Map designation from MU (Mixed Use) to C-2 (General Commercial), for Las Soleras Tract 19, +/-9.11 acres, located southwest of the Walking Rain Road/ Beckner Road roundabout.

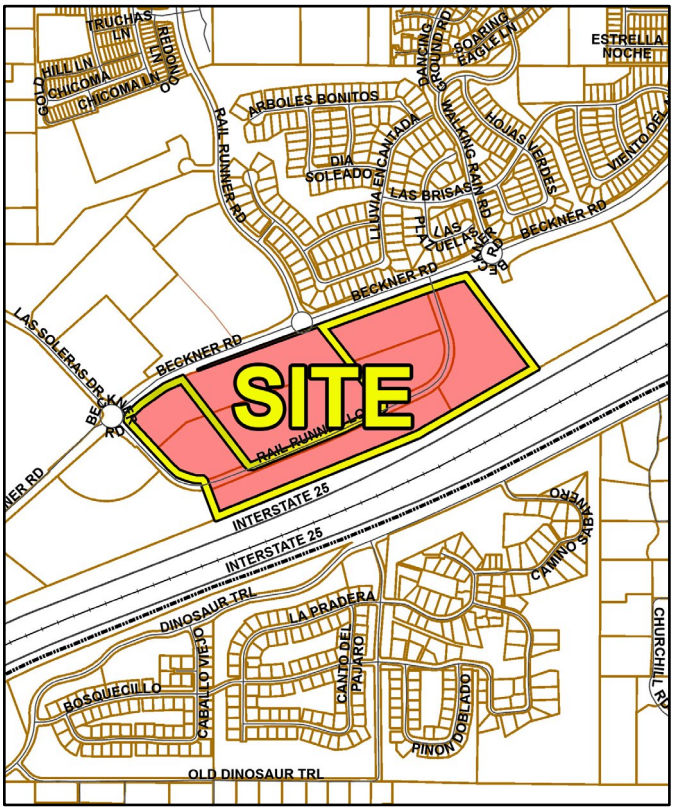
7. **Move to approve or deny** Case #2024-8855. adopting Bill 2025-03 changing the official Zoning Map designation from BIP (Business Industrial Park) to C-2 (General Commercial) Las Soleras Tract 20, +/-10.70 acres, located southwest of the Walking Rain Road / Beckner Road roundabout.

III. Executive Summary

Beckner Road Partnership, LLC, Owner, (the "Applicant"), through its agent, Orion-West LLC, requests a master plan amendment ("Master Plan Amendment"), three (3) general plan amendments ("GP Amendments"), and three (3) Rezonings ("Rezonings") for Tracts 19, 20, 21, 23, 24, and 26 ("Tracts") within the Las Soleras Master Plan area (Master Plan) (see Figure 1) (together, the "Project"). The Applicant's goal is to amend the land use designations and zoning on the six (6) tracts from their current zoning designations of General Office (C-1), Mixed Use (MU) and Business Industrial Park (BIP) to Community Commercial (C-2). The Rezonings must be consistent with the Master Plan and General Plan.

On February 11, 2009, the Governing Body approved the Master Plan when it annexed the area, encompassing +/- 539 acres with a mix of uses including low, medium, and high-density residential; community and regional commercial; business industrial park; mixed-use; institutional uses; office and open space. The Master Plan included a walkable neighborhood supported by an anticipated Rail Runner transit stop, which has since been postponed indefinitely by the state. The mix of uses was intended to encourage a citywide balance of residential and nonresidential uses and to set those uses among extensive open spaces, parks and trail networks.

Since approval in 2009, the Governing Body amended the Master Plan four (4) times:



1. September 9, 2015, which realigned roads, reconfigured open space and trails, reduced park land and reconfigured certain tracts of land.
2. September 24, 2016, which established alternative height and setback standards for the R-6 and R-12 residentially zoned districts for Estancias de Las Soleras and Ross's Peak developments.
3. September 12, 2018, which changed the land use designation from "Transitional Mixed Use" to "High Density Residential" to reflect contemporaneous zoning and General Plan amendments, reduced a 90-foot utility, access, and trail corridor to 45 feet (La Rambla) on the north side of Beckner Road, and amended a condition related to dust control.
4. May 31, 2023, which increased the density from six units per acre to ten units per acre for land located at 4601 Rail Runner Road (pending recordation).

The proposed three (3) GP Amendments, Master Plan Amendment, and three (3) Rezonings, (together, the "Project") will allow the Applicant to develop Las Soleras Tracts 19, 20, 21, 23, 24, and 26 under the Community Commercial (C-2) zoning district. The Tracts

are currently zoned C-1 (General Office), MU (mixed use), and BIP (Business Industrial Park) (see Figure 2). A uniform C-2 designation for the project area will allow amenities such as neighborhood grocery stores to exist side-by side with residences. (Grocery stores and residences could not exist side-by-side in the existing BIP and C-1 districts.) In addition, the rezoning will remove restrictions on ratios for housing versus commercial development (as currently required in the Mixed Use districts). Staff anticipates that these changes will result in more cohesive and pedestrian friendly mixed use development.

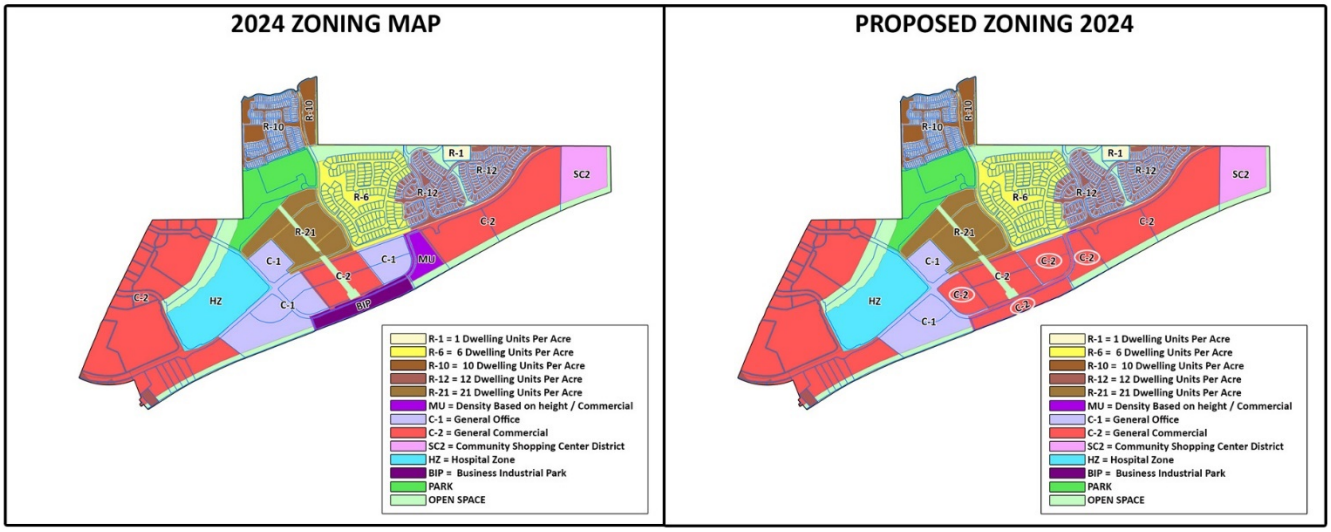


Figure 1 Existing (left) and Proposed Zoning (right)

The Applicant conducted a pre-application conference on September 28, 2023, and an Early Neighborhood Notification (ENN) meeting on November 14, 2023. On September 5, 2024, the Commission held a public hearing to review Case #2024-7899, Case #2024-7898, Case #2024-7900, Case #2024-8852, Case #2024-8853, Case #2024-8854, and Case #2024-8855 during which the Commission heard reports from City Planning and Land Use Department staff ("Staff"), testimony and evidence from the Applicant, and public comments by interested members of the public. The Commission found that the Master Plan Amendment, three (3) GP Amendments and three (3) Rezonings were consistent with the General Plan and that all approval criteria had been met.

The Commission voted to recommend that the Governing Body *approve* the Project on September 5th, 2024, subject to a condition of approval for the Master Plan Amendment. On October 3, 2024, the Commission adopted Findings of Fact and Conclusions of Law, (Attachment B, "Planning Commission Approved Findings of Fact and Conclusions of Law") and Commission Minutes (Attachment C, "Planning Commission Minutes"), reflecting its holdings from the public hearing.

IV. General Plan Amendment Approval Criteria

Table 2 analyzes all three (3) proposed General Plan Amendment according to approval criteria as set forth in the Santa Fe City Code, 14-3.2 "Amendments to the General Plan" for Case #2024-7879, Case #2024-8852, and Case #2024-8854.

Table 1 General Plan Amendment Approval Criteria Analysis

General Plan Amendment Criterion 1 [14-3.2(E)(1)(a)]: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met: (Yes/No) Yes**

Applicant's Response (General Plan Amendment):

"The requested General Plan Amendment to allow a uniform Land Use Classification of Community Commercial across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals[1] are achieved:

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

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

[Staff has removed three (3) paragraphs here. The Applicant's full response may be found in Attachment E, Applicant's materials]

[1] Staff Commentary: the policies referenced in this response are described in the City of Santa Fe 1999 General Plan, *available at* https://santafenm.gov/land-use/current-planning/long-range-planning/general-plan-1999.

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

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

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

The Angelou Report[2] further emphasizes the importance of diversifying Santa Fe's economic base to ensure sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

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

Staff Response (General Plan Amendment): Staff finds that the General Plan Amendments meet Criterion 1.

Staff agrees with the Applicant's response. The General Plan Amendments for the Tracts align with Santa Fe's growth and economic development strategies. The Applicant cites two (2) strategic documents that are reliable sources for understanding Santa Fe's future growth: the Angelou Plan ("Cultivating Santa Fe's Future Economy Economic Development Strategy, April 2004, by Angelou

[2] The "Angelou Plan" (referred to by the Applicant as the "Angelou Report") is a 2004 economic report from Angelou Economics. The Angelou Plan proposes a roadmap for Santa Fe's future economic development efforts based on economic analysis and community input. The Angelou Plan is included as Attachment C, "Economic Strategy".

Economics) and the 2008 Economic Development Strategy (included here as Attachment C, "Economic Strategy"). The General Plan Amendments are likely to allow for the type of neighborhood and community planning that are encouraged in the 1999 General Plan (*see* General Plan Themes, I-5). Specifically, the General Plan Amendments will allow for development designed to serve the immediate community, which helps reduce car-dependence and encourages community-oriented development (*see* General Plan Themes, I-13). Staff agrees that the Applicant's requested General Plan Amendments are consistent with projected growth patterns as described in both the Angelou Plan and the 2008 Economic Development Strategy.

General Plan Amendment Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;	**Criterion Met: (Yes/No)** **Yes**

Applicant's Response: *"This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application).*

Las Soleras Master Plan Tracts 19 – 26 are immediately adjacent to Community Commercial Tracts to the East. In addition, Tracts 22 and 25 are already designated Community Commercial. More Community Commercial along with Regional Commercial Land Use designations can be found a short distance to the West between I-25 and Beckner Road and then again North of Beckner Road just West of the Presbyterian hospital tract.

In fact, it could be observed that the existing land use classifications for Tracts 19 and 20 currently designated as Transitional Mixed Use and Business Park are the designations not consistent with the adjacent General Plan classifications which are a majority Community Commercial and Office.

The infrastructure serving Las Soleras is relatively new and it is also designed to accommodate the build out of the Master Plan including expansion of roads, trails and utilities as vacant Tracts are developed."

Staff Response: Staff agrees that Criterion 2 is met.

Staff agrees with the Applicant's response. The 1999 General Plan Policy Overlay designates the land at issue as an "infill area" (*see* 1999 General Plan, Chapter 3, "Land Use", p. 4). Guiding Policy 3-G-3 provides that "[t]here shall be infill development at densities that support the construction of affordable housing and a designated mix of land uses that provide an adequate balance of service retail and employment opportunities to address residential growth throughout the Urban Area".

1999 General Plan Guiding Policy 3-G-2 encourages mixed commercial/residential development throughout the City "[t]here shall be a mix of uses and housing types in all parts of the city." Additionally, much of the land near the Project site, along Cerrillos Road and I-25, is already

designated Community Commercial by the Future Land Use Map[3]. The General Plan Amendments will uniformly classify Las Soleras Master Plan Tracts 19 – 26 as Community Commercial, which will allow for development throughout the Project site that is consistent with the General Plan goal of encouraging mixed uses in all parts of the City.

General Plan Amendment Criterion 3 [14-3.2(E)(1)(c)]: the amendment does not: **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met: (Yes/No)** **Yes**

Applicant Response (General Plan Amendment):

***"(i) Response**:*

"With the exception of the Transitional Mixed Use and Business Park Classifications of Tracts 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

"(ii) Response:

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

(iii) Response:

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

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

Staff Response (General Plan Amendment): Criterion 3 is met.

The Applicant's response does not contain enough detail to fully address all subsections of this criterial. However, based on Staff's own investigation, which included review of the applicant's submittals, and all other material included in the attachments to this Report, Staff is able to conclude that the Amendment does not allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area, does not affect an area of less than two acres, and does not benefit one or a few landowners at the expense of the surrounding landowners or the general public.

[3] See City of Santa Fe Future Land Use Map, *available at* https://santafenm.gov/FutureLandUse.pdf (12/30/2024).

General Plan Amendment Criterion 4 [14-3.2(E)(1)(d)]: an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met: (Yes/No) N/A**
Applicant's Response: *"The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos."* **Staff Response:** Criterion 14-3.2(E)(1)(c) is met, and therefore no further justification is needed at this time.	
General Plan Amendment Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans; **Staff Response:** There are no extraterritorial zoning ordinances or extraterritorial plans that affect the Property.	**Not Applicable**
General Plan Amendment Criterion 6 [14-3.2(E)(1)(f)]: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;	**Criterion Met: (Yes/No) Yes**
Applicant's Response: *"A consistent land use designation of Community Commercial for Tracts 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.* *In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan."* **Staff Response:** Staff finds that Criterion 6[14-3.2(E)(1)(f)] is met. Staff agrees with the applicant's response, in that a Community Commercial designation across the entire Project site would provide an opportunity for growth that is consistent with 1999 General Plan Guiding Policy 3-G-2 ("[t]here shall be a mix of uses and housing types in all parts of the city") and allow development that, aligns well with the adjacent land uses. The Amendment promotes more coordinated and harmonious development of the Las Solares Master Plan within Santa Fe area, consistent with past discussions under Criteria 1, 2, and 4. Furthermore, the potential for increased job opportunities and additional retail and food services directly supports the economic and social prosperity of the neighborhood.	

General Plan Amendment Criterion 7 [14-3.2(E)(1)(g)]: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	Criterion Met: (Yes/No) YES
Applicant's Response: *"Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed."* **Staff Response:** Staff agrees with the Applicant's response. The General Plan Amendments are consistent with multiple City policies that support the proposed change. The General Plan Amendments do not conflict with any existing city ordinances or regulations. Additionally, the Project meets all applicable Code criteria. The General Plan Amendments foster a harmonious development strategy, promote general welfare, and correspond with adjacent land uses and broader city policies, ensuring there are no conflicts with existing regulations. Staff finds that Criterion 7[14-3.2(E)(1)(g)] is met.	
General Plan Amendment Criterion 8 [14-3.2(E)(2)] Additional Criteria for Amendments to Land Use Policies **In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:** **(a) the growth and economic projections contained within the general plan are erroneous or have changed;** **(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or** **(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.**	**Not Applicable**
Staff Response: The Applicant is not required to document compliance with Criterion 8, since the application does not amend land use policies.	

V. APPROVAL CRITERIA – MASTER PLAN AMENDMENT

Table 2 provides the Applicant's responses and staff's analysis of the Master Plan approval criteria, 14-3.9 "Master Plan", for Case #2024-7899 Las Soleras Master Plan Amendment.

According to City Code Section 14-3.9 (B)(3), "[f]inal actions by the governing body… concerning rezonings… shall include a specific finding or determination that the action complies with all applicable provisions of the master plan." Consequently, it is Staff's recommendation that the Governing Body consider the Master Plan Amendment before considering the Applicant's proposed Rezonings.

Staff recommends *conditional approval* of the Master Plan Amendment, effective upon approval of the relevant rezonings and an additional condition. As further discussed in the Planning Commission Staff Report, Staff finds that the Master Plan Amendment meets the criteria for approval, subject to a condition that the Master Plan Amendment include a "Master Sign Plan" that comprehensively addresses the design, placement, and specifications of all signs within the project area that are compatible with the historic and rural character and visual openness of the Historic Route 66 (I-25) corridor and acknowledge the significance of development of the project along the primary entrance into Santa Fe. (*See* Attachment A, p. 4). Staff proposes that the Applicant must complete this condition prior to recording the Master Plan Amendment.

Table 2 Master Plan Amendment Approval Criteria Analysis

Criterion 1 (14-3.9(D)(1)(a)): the master plan is consistent with the general plan;	**Criterion Met: (Yes/No) YES**
Applicant's Response (Master Plan): *The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan Tracts 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals.* *Specifically, the following General Plan policy goals are supported:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.* *Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.* *Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and* *Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.* *Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and* *Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.* *Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and* *Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and* *Policy 9-2-G-5: Promote small business.* *The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the*	

local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

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

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

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

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

Staff Response (Master Plan): Staff finds that the Master Plan meets Criterion 1 is met.

Staff agrees that the Master Plan Amendment is consistent with the proposed General Plan Amendments. The Master Plan Amendment still maintains the potential for a diverse range of uses as allowed within the C-2 District and allows for neighborhood-focused development as described in the policies referenced in the Applicant's response, above.

Criterion 2 (14-3.9(D)(1)(b)): the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):
"This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Tracts 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across Tracts 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Staff Response (Master Plan): Staff finds that Criterion 2 is met.

Staff agrees with the Applicant's response. The Master Plan Amendment is consistent with the Rezonings proposed for the area. . The variety of C-2 uses, ranging from residential to light industrial, are consistent with the Las Soleras Master Plan's original scheme to foster a mix of uses, by allowing for a more cohesive, neighborhood-focused development scheme across the Project site than Mixed Use, BIP, and C1, which restrict certain types of development to certain parts of Project site. . .

Criterion 3 (14-3.9(D)(1)(c)): development of the master plan area will contribute to the coordinated and efficient development of the community;	**Criterion Met: (Yes/No) YES**

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

Staff Response (Master Plan): Criterion 3 is met.

Staff agrees with the applicant's response. The Master Plan Amendment provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such as full-service dining throughout the entire Project site, and more, which would not be allowed with the current combination of zoning restrictions. This approach addresses the evolving needs of the surrounding neighborhood. The diverse mix of uses is likely to stimulate local economic growth.

Criterion 4 (14-3.9(D)(1)(d)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development:	**Criterion Met: (Yes/No) YES**

Applicant Response (Master Plan):

"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Master Plan): Staff finds that Criterion 4 is met.

Staff generally agrees with the Applicant's response regarding the minimal impact of the Master Plan Amendment on utility systems and the adequacy of existing infrastructure to support the proposed changes. Although the Applicant's "Conceptual Test Fit" land plan, included in the application, evaluates the amendment's impact on area traffic, water, and sewer utilities, the Applicant's test is not an actionable item on the agenda and cannot be used to establish compliance with the criteria.

While the Traffic Division agrees with the Applicant's Traffic Analysis, the Traffic Division has raised certain points for consideration regarding future phases of the project (*See* Attachment B, Development Review Team (DRT) Comments):
1. Per the original approved Master Plan note 46A, Beckner Road must be constructed as a four-lane major arterial in accordance with Chapter 14 of the City Code, unless otherwise approved by the City of Santa Fe Public Works Department, consistent with an approved or amended Traffic Impact Analysis.
2. The updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road, as stipulated in the original Master Plan.

Additionally, Fire Preventions comments have outlined necessary precautions and requirements for future development:
1. A comprehensive assessment of fire service capacity and requirements should be conducted for all substantial new master plan developments.
2. Before construction begins, the water division and fire department must approve all infrastructure, including hydrants and water lines.
3. An all-weather access road capable of supporting a 75,000-pound fire apparatus must be provided before any combustible materials are brought onto the site.

The Water Division did not "have any concerns at this time from a water engineering standpoint", however, it noted that "the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project." *See* Attachment B, DRT Comments.

The Wastewater Division has "determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development." *See* Attachment B, DRT Comments.

The Parks Division raised no concerns for the project. *See* Attachment B, DRT Comments.

VI. Rezoning Approval Criteria

SFCC 1987, Sec. 14-3.5(C) requires the Governing Body to consider approval criteria for all rezoning proposals, and make complete findings of fact with respect to each criterion "sufficient to show that these criteria have been met", before the Governing Body approves a rezoning. Table 3, below, contains analysis of the three (3) Rezoning requests for Case #2024-7900, Case #2024-8853, and Case #2024-8855.

Table 3 Rezoning Las Soleras Master Plan Tracts 19, 20, 21, 23, 24 and 26

Rezoning Criterion 1 (14-3.5(C)(1)(a)) one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met: (Yes/No)** **YES**
Applicant's Response (Rezoning from C-1, MU, and BIP to C-2): *(i) "Not applicable"* *(ii) "As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within Tracts 19 -26. This loop road realignment has left the lot configurations of Tracts 19 – 26 contrary to efficient development.* *Las Soleras Tracts 19-26 have been referenced collectively as triggers for various infrastructure development – most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for Tracts 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative impact on Master Plan Tracts 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue."* *(iii) "As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.*	

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

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

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

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

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road. The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response: Criterion 1 is met.

Staff agrees that a different use category (here, Community Commercial/ C2) is more advantageous to the community as articulated in the General Plan policy sections cited in the Applicant's response. The Rezonings support a variety of uses, enhance walkability, and promote economic self-sufficiency within the master planned area by balancing residential and commercial development opportunities, which provides opportunities for shopping and employment in the immediate area. The Rezonings are designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs.

Rezoning Criterion 2 (14-3.5(C)(1)(b)): all the rezoning requirements of Chapter 14 have been met;	**Criterion Met: (Yes/No) YES**

Applicant's Response:
"Yes, all zoning requirements of Chapter 14 have been met."

Staff Response: Staff agrees with the Applicant's response, above. The Rezonings meet all applicable Chapter 14 requirements. The proposed Rezonings therefore meets Criterion 2.

Rezoning Criterion 3 (14-3.5(C)(1)(c)): the rezoning is consistent with the applicable policies of the general plan, including the future land use map;	**Criterion Met: (Yes/No) Yes**

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

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

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

Staff Response (Rezoning): Staff finds that Criterion 3 is met.

Staff agrees with the Applicant's response that rezoning the Tracts to a uniform Community Commercial C-2 district across aligns with the City of Santa Fe's General Plan as proposed to be amended, and economic development goals. The proposal matches City policies on diverse land uses, reduced auto dependence, and balanced growth, supporting the Future Land use Map, which designates the area Community Commercial.

Rezoning Criterion 4 (14-3.5(C)(1)(d)): the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):

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

Staff Response (Rezoning from R-3 to C-2): Staff finds that Criterion 4 is met.

For City policy regarding the amount of land sufficient to meet Rezoning Criterion 4, Staff looks to City Code General Plan Amendment Criteria, Section 14-3.2(E)(1)(c), which requires in part that an amendment does not "affect an area of less than two acres, except when adjusting boundaries between districts."

Based on this requirement, Staff concludes that the amount of land proposed for rezoning will not create a pocket of inconsistent development and is sufficient to help meet the City's land use goals of creating neighborhood-focused communities that include opportunities for both residential and commercial development.

Rezoning Criterion 5 (14-3.5(C)(1)(e)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met: (Yes/No) YES**

Applicant's Response:

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

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

Staff Response: Staff finds that Criterion 5 is met.

Staff agrees with the Applicant's response the "subject property can be served by existing roadways and public water and sewer infrastructure."

Staff agrees with the Applicant's response that the existing infrastructure is adequate for the proposed development. However, the "Conceptual Test Fit" that the Applicant referenced is not from the City Code and is not a test that the City uses to evaluate projects. Additionally, DRT evaluations have outlined necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development, which will be reviewed at the permitting or development plan stage.

Rezoning Criterion 6 (14-3.5(C)(2)): Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts; or** **(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met: (Yes/No)** **Yes**

Applicant's Response:

14-3.5(C)(2)(a):

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

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

14-3.5(C)(2)(b):

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

14-3.5(C)(2)(c):

"As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las

Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

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

Staff Response: Staff finds that Criterion 6 [14- (14-3.5(C)(2)] is met.

The Rezonings are consistent with applicable 1999 General Plan policies referenced in detail in the analysis of the previous criteria. The Rezonings are anticipated to bring broader economic benefits, such as increased employment, higher property and sales tax revenues, and expanded services, all of which would serve the general public interest.

VII. CONCLUSION

The Applicant has complied with all application process requirements of Santa Fe City Code 1987, Chapter 14 as follows:

a) The Applicant complied with the following steps required by the Santa Fe City Code:
   1) Pursuant to 14-3.1(E) "Pre-application", the Applicant conducted a pre-application on September 28, 2023.
   2) Pursuant to 14-3.1(F) "Early Neighborhood Notification" (ENN) the Applicant conducted one ENN on November 14, 2023.
   3) The Applicant has addressed the Master Plan Approval Criteria per Section 14-3.9(D)(1) *"Necessary Findings."*
   4) The Applicant has addressed the General Plan Amendment Approval Criteria per Section 14.3-9(E)(1) *"Criteria for All Amendments to the General Plan."*
   5) The Applicant has addressed the Rezoning Approval Criteria per Section 14-3.5(C) *"Approval Criteria."*

Staff and the DRT have analyzed the Project and found that it meets all applicable Code criteria. The Land Use Department recommends APPROVAL of the Project, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A."

VIII. ATTACHMENTS

A. Planning Commission Staff Report
B. DRT Comments
C. Economic Strategy
D. Maps and Images
E. Applicant's Materials
F. Planning Commission Approved Findings of Fact and Conclusions of Law (all case numbers)

G. Planning Commission Minutes

A Resolution Amending the Las Soleras Master Plan land use designations for Tracts 19, 20, 21, 23, 24 and 26 from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) to from 90 feet to 45 feet.

A Resolution Amending the General Plan Future Land Use Map designation from Commercial Office Use to Community Commercial, with Legal Description.

Bill 2025-01, Changing the Official Zoning Map from C-1 (General Office) to C-2 (General Commercial), with Legal Description.

A Resolution Amending the General Plan Future Land Use Map from Transitional Mixed Use to Community Commercial, with Legal Description.

Bill 2025-02 Changing the Official Zoning Map from MU (Mixed Use) to C-2 (General Commercial), with Legal Description.

A Resolution Amending the General Plan Future Land Use designation from Commercial Business Use to Community Commercial, with Legal Description.

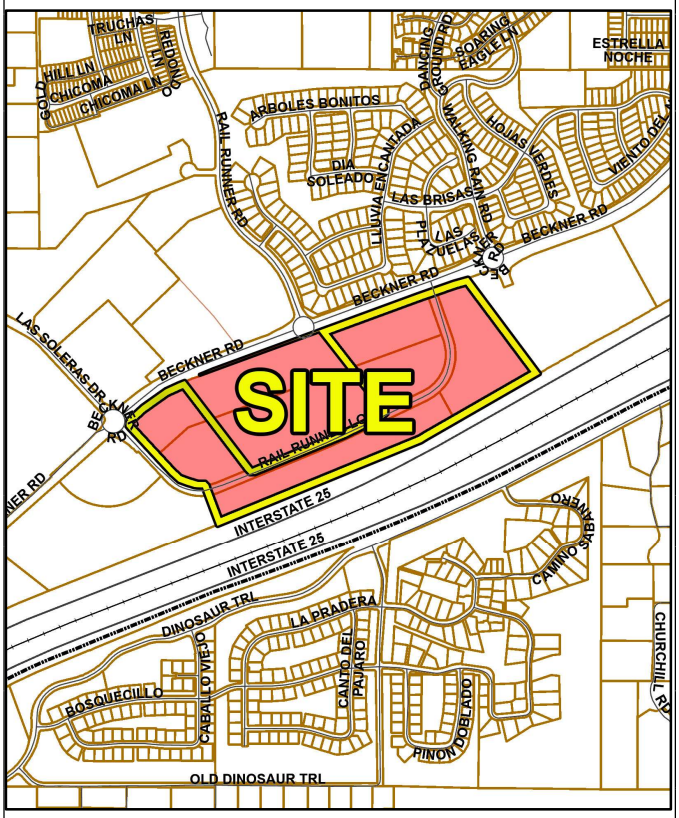
Bill 2025-03 Changing the Official Zoning Map from BIP (Business Industrial Park) to C-2 (General Commercial), with Legal Description

ATTACHMENT A

CITY OF SANTA FE

Planning and Land Use Department
Planning Commission Staff Report

Case Nos:	2024-(7899)(898)(7900)(8852)(8853)(8854)(8855)
Hearing Date:	September 5, 2024
Applicant:	Beckner Road Partnership, LLC
Request:	Master Plan Amendment, General Plan Amendments & Rezonings
Location:	The property is located SE of the Las Soleras/Beckner Rd roundabout & South of the Rail Runner Rd/Beckner Rd roundabout, & on the South side of Beckner Rd, being Tracts 19-26, within the Las Solares Master Plan.
Case Mgr.:	Daniel A. Esquibel
Existing Zoning:	C-1 (General Office), MU (Mixed Use), and BIP (Business Industrial Park)
Overlay:	Suburban Archaeological Review District
Pre-app. Mtg.:	September 28, 2023
ENN Mtg.:	November 14, 2023



Proposal: The Applicant's project includes 7 applications: an amendment to the Las Soleras Master Plan, 3 General Plan Amendments, (GPA) 3 rezonings (RZ), and a request to reduce the La Rambla Trail easement width from 90 feet to 45 feet. The GPAs change the Future Land Use Map designations from "Transitional Mixed Use, Business Commercial, and Commercial Office" to "Community Commercial". The RZs change the Official City Zoning Map designations from MU, BIP, and C-1, to C-2.

Case #2024-7899. Las Soleras Master Plan Amendment. Orion-West LLC, Agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a Master Plan Amendment to the Las Soleras Master Plan, changing the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet, on a property located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout on the south side of Beckner Rd, encompassing Tracts 19-26 within the Las Soleras Master Plan. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-7898. Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and also that the Planning Commission recommend that the Governing Body approve an additional General Plan Amendment changing the existing General Plan Future Land Use Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from Commercial Office Use to Community Commercial. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case # 2024-7900. Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning. Orion-West LLC, Agent for Beckner Road Partnership, Owner, asks the Planning Commission to recommend that the Governing Body approve a rezoning, changing the Official Zoning Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and that the Planning Commission also recommend the Governing Body to change the existing Official Zoning Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) Use to C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8852. Las Soleras Master Plan Tract 19 General Plan Amendment. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use designation for approximately 9.11 acres from Transitional Mixed Use to Community Commercial, for a property, described as Tract 19 on the Las Soleras Master Plan located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8853. Las Soleras Master Plan Tract 19 Rezoning. Orion-West LLC, agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 9.11 acres from MU (Mixed Use) Use to C-2 (General Commercial). The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8854. Las Soleras Master Plan Tract 20 General Plan Amendment. Orion-West LLC., agent for

Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use designation for approximately 10.70 acres from Commercial Business Use to Community Commercial, on a property described as Tract 20 on the Las Soleras Master Plan, and located south of the Rail Runner Loop. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8855. Las Soleras Master Plan Tract 20 Rezoning. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, ask the Planning Commission to recommend the Governing Body approve a rezoning changing the existing Official Zoning Land Use Map designation for approximately 10.70 acres from BIP (Business Industrial Park) to C-2 (General Commercial) on a property described as Tract 20 on the Las Soleras Master Plan, and located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** of the following cases, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A":

1. Case #2024-7899: Las Soleras Master Plan Amendment allowing General Plan Amendments and Rezonings for Las Soleras Tracts 21, 23, 24, and 26,
2. Case #2024-7898: Las Soleras Tracts 21, 23, 24, and 26 General Plan Amendment,
3. Case #2024-7900: Las Soleras Tracts 21, 23, 24, and 26 Rezoning,
4. Case #2024-8852: Tract 19 General Plan Amendment,
5. Case #2024-8853: Las Soleras Tract 19 Rezoning,
6. Case #2024-8854: Las Soleras Tract 20 General Plan Amendment, and
7. Case #2024-8855: Las Soleras Tract 20 Rezoning

Seven motions are required for these Cases:

1. Recommend the Governing Body approve or deny Case #2024-7899: Las Soleras Master Plan Amendment allowing General Plan Amendments and Rezonings for Las Soleras Tracts 21, 23, 24, and 26,
2. Recommend the Governing Body approve or deny Case #2024-7898: Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment, subject to the Master Plan conditions listed in Section II, Table 1 *"Master Plan Conditions"*, and Master Plan Technical Corrections listed in attachment "*A*",
3. Recommend the Governing Body approve or deny Case #2024-7900: Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning,
4. Recommend the Governing Body approve or deny Case #2024-8852: Tract 19 General Plan Amendment
5. Recommend the Governing Body approve or deny Case #2024-8853: Las Soleras Master Plan Tract 19 Rezoning,
6. Recommend the Governing Body approve or deny Case #2024-8854: Las Soleras Master Plan Tract 20 General Plan Amendment, and
7. Recommend the Governing Body approve or deny Case #2024-8855: Las Soleras Master Plan Tract 20 Rezoning

II. Master Plan Conditions

Table 1 Master Plan Conditions

#	Condition of approval	Dept/Division	Completed By:
1	The Applicant shall submit a Master Sign Plan to be included with the Master Plan amendment as a permanent component of future development of the Project. This Master Sign Plan must comprehensively address the design, placement, and specifications of all signs within the project area to ensure compatibility with the historic and rural character and visual openness of the Historic Route 66 (I-25) corridor and acknowledge the significance of development of the project along the primary entrance into Santa Fe. This requirement shall apply to the entire project area, irrespective of any future subdivision or ownership change, and must be adhered to by all current and subsequent owners or developers.	Land Use/ Current Planning Division	Prior to recording the Master Plan

III. EXECUTIVE SUMMARY

The Governing Body approved the Las Soleras Master Plan (Master Plan) on February 11, 2009, encompassing approximately 539 acres with a mix of uses including low, medium and high-density residential; community and regional commercial; business industrial park; mixed-use; institutional uses; office and open space. The original master plan concept proposed a walkable mixed-use neighborhood focused on an anticipated Rail Runner transit stop. The mix of uses was intended to approximate the citywide balance of residential and nonresidential uses, set among extensive open spaces.

Since adoption in 2009, there have been 4 amendments to the Las Solares Master Plan:

A. September 9, 2015
   i. Realignment of roads, reconfiguration of open space and trail, reconfiguration and reduction of park land and the reconfiguration of land tracts.
B. September 24, 2016
   i. Establish alternative height and setback standards for the R-6 and R-12 residentially zoned districts of Las Soleras for Estancias de Las Soleras and Ross's Peak.
C. September 12, 2018

i. Rezoning from MU (Mixed Use) to R-21 (Residential-twenty-one dwelling units per acre) and a reduction in the 90-foot utility, access, and trail corridor to 45 feet (La Rambla).

ii. Amending Las Soleras Master Plan condition related to dust control

D. October 31, 2019

i. Rezoning from R-6 to R-10 for Las Solares Tract 13

IV. COMPARISON MAPS OF ZONING AND THE FUTURE LAND USE MAP

Figure 1 depicts a comparison between the 2010 Future Land Use Map (left), illustrating the land uses at the time of adoption of the Master Plan and Annexation into the City, and the current 2024 Future Land Use Map designations (right). The primary differences being within the project area where 4 lots (lots 21,23,24 and 26) were annexed in as Community Commercial (red) and are now designated as commercial office (light purple). There has also been an expansion of residential low density (yellow) and residential high density (goldenrod) and a reduction in Transitional Mixed Use (mauve) north of Beckner Road.

Figure 1 2010 / 2024 Future Land Use Map Comparison

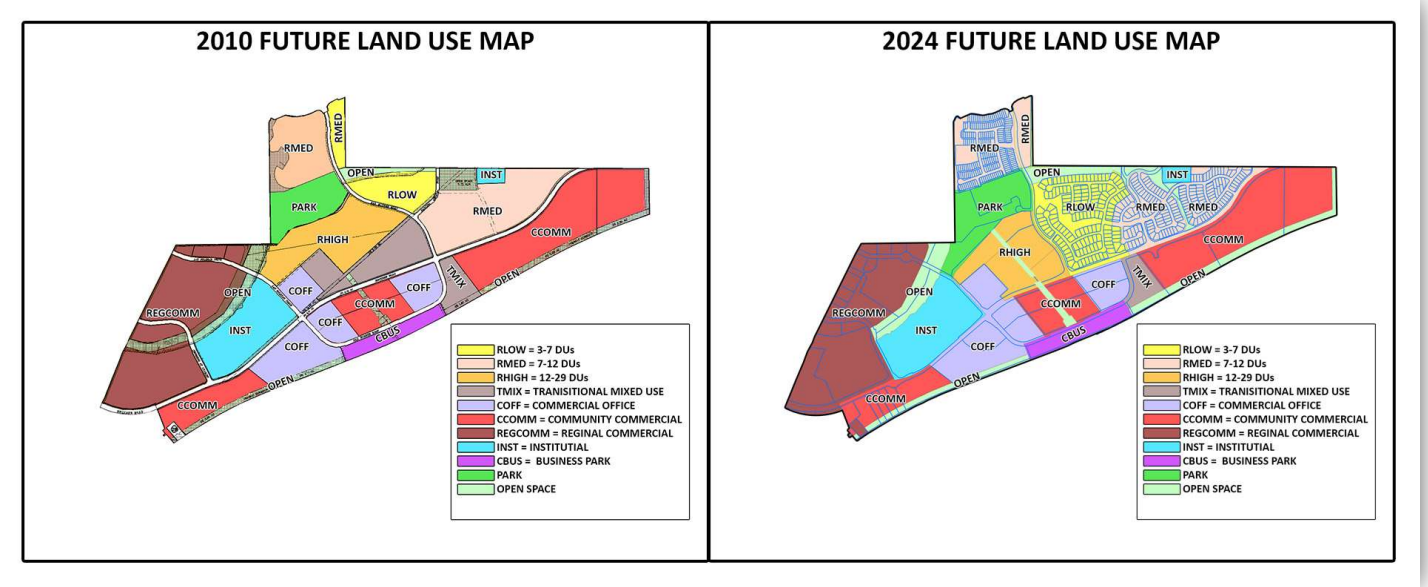
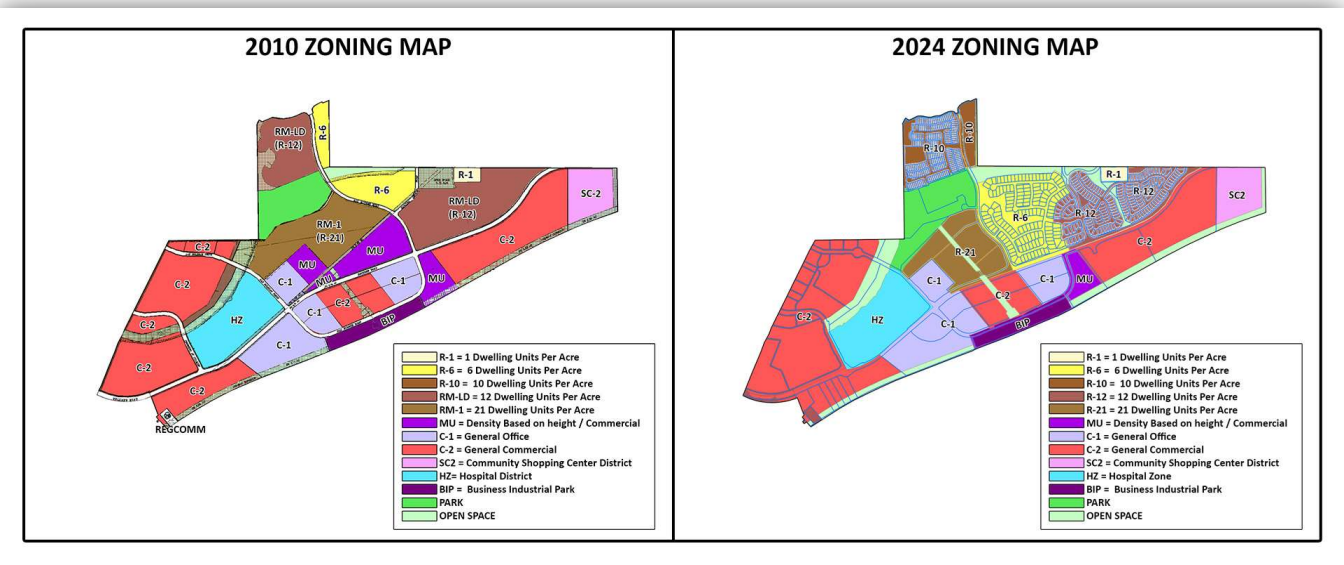


Figure 2 depicts a comparison between the 2010 Zoning Map established at annexation and the 2024 Zoning Map. The primary difference being a reduction in Mixed Use zoning (purple) in favor of more residential uses north of Beckner Road.

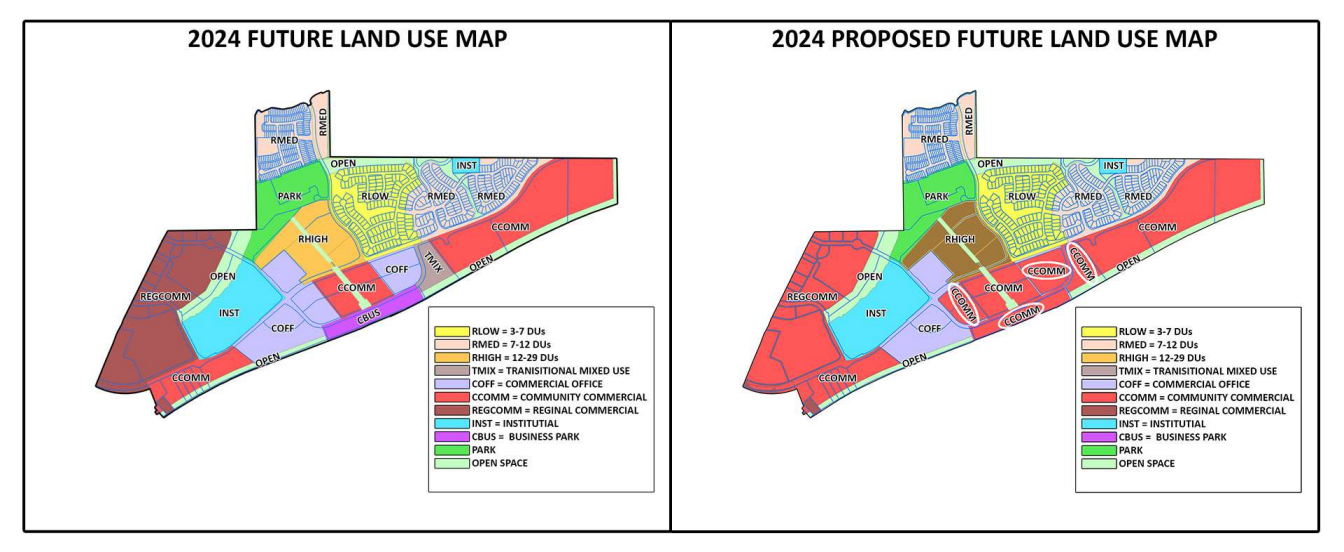
Figure 2 2010 Master Plan Zoning and 2024 Zoning Map Comparison



The Applicant's Proposed Changes

Figure 3 compares the existing 2024 Future Land Use Map and the applicant's proposed changes, from Commercial office (light purple), Business Park (dark purple), and Transitional Mixed Use (mauve) to Community Commercial (red).

Figure 3 2024 Future Land Use Map Comparison



The General Plan describes Community Commercial Office as providing:

> *Sites for retail shopping areas, focus on a plaza, containing a wide variety of businesses, including retail stores; eating and drinking establishments; commercial recreation; service stations; automobile sales and repair services; financial, business, and personal services; and educational and social services.*

The General Plan describes Business Park as:

> *Business Parks shall provide areas appropriate for moderate- to low-intensity industrial and business park uses capable of being located next to commercial and residential areas with minimum buffering. Allowable uses include research and development related uses, light manufacturing, wholesaling, distribution and storage, retailing and small-scale restaurants as a related use only, and offices in a master planned landscaped setting. No raw materials processing or bulk handling would be allowed.*
>
> *The Business Park designation on the Future Land Use Map of the General Plan is intended to encompass the 11, Light Industrial District, and the IP, Industrial Park District, existing zoning categories. It is recommended that both districts be re-examined for allowable uses and appropriate standards. It is further recommended that the IP zoning district be restructured with a stronger emphasis on research and development, offices, and related uses, to be developed in a master planned landscaped setting, and that the district name be modified to Business and Industrial Park in order to reflect these changes.*
>
> *For new development and for rezonings within the Business Park designation, the appropriateness of 1 versus BIP (IP) is determined by the nature of adjacent land uses. Where an area designated Business Park on the Future Land Use map is adjacent to non-residential zoning, an existing non-residential use, or non-residential Future Land Use, then that area may be considered for 11 zoning. Where an area designated Business Park on the Future Land Use map is adjacent to residential zoning, an existing residential use, or residential Future Land Use, then that area may be considered for IP (BIP) zoning.*

The General Plan describes Transition Mixed Use as:

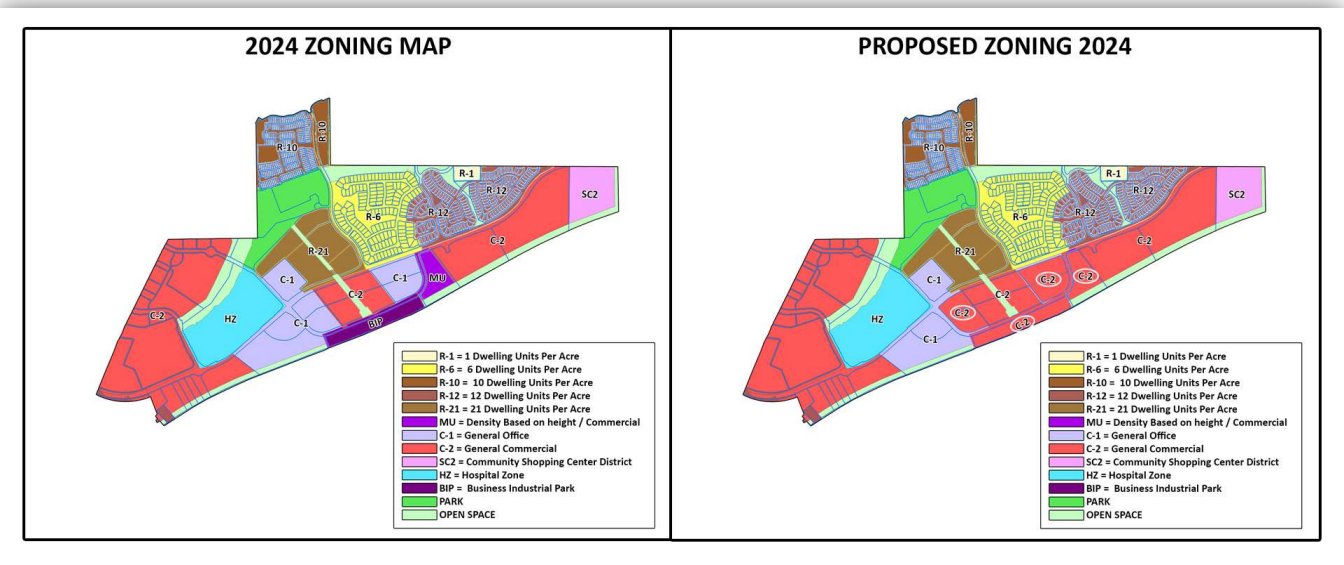
> *…mixed-use development, providing a variety of commercial (specific locations for big box retail), residential, and institutional opportunities.*

The General Plan describes Office as:

> *This classification provides sites for administrative, financial, business, professional, medical, and public offices, and small-scale restaurants (as a related use only) in areas where retail and other community commercial uses are not appropriate*.

Figure 4 compares the Applicant's proposed changes to the City Zoning Map, namely replacing C-1 (General Office), BIP (Business Industrial Park) and MU (Mixed Use) with C2 (General Commercial).

Figure 4 Existing and Proposed Zoning Map Comparison



Zoning Modifications

Table 2 *"Zoning Acreage Change"* depicts acreage changes affected by Master Plan Amendments for Las Solares Master.

Table 2 Zoning Acreage Change

Zoning	2010 Annexation (Acreages+/-)	2024 Current Zoning (Acreages +/-)	Proposed Changes (Acreages+/-)
R-1	3.02	3.02	3.02
R-6	28.96	46.9	46.9
RM-LD (R-10 & R-12)	102.66	81.19	81.19
RM-1 (R-21)	43.69	28.59	28.59
MU	37.49	9.11	0
C-1	50.29	50.45	30.75
C-2	171.5	171.5	~~239.47~~ 211.01
SC-2	20.21	20.21	20.21
HZ	39.03	39.03	39.03
BIP	10.7	10.7	0

Park	21.4	31.1	31.1

Figure 5 Line Graph

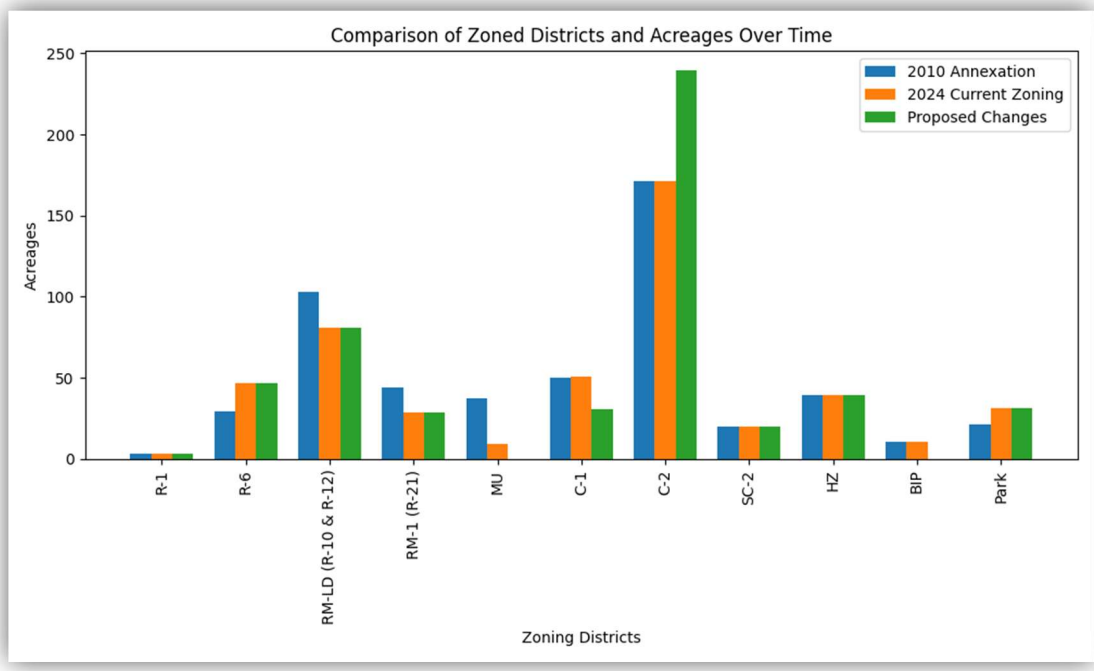


Figure 5, together with Figures 1-4 and Table 2 present an overview of modifications across various zoning categories, from the annexation agreement established in 2010 to the present year, and the applicants requested amendments. Figures 1-5 offer a general view of how acreages within the Master Plan area have changed across different zoning categories over time. The Master Plan amendment proposes modifications to the Master Plan zoning designations for Tracts 19, 21, 23, 24, and 26. The Master Plan amendment eliminates two zoning categories—MU (Mixed Use) from 9.11 acres to 0; and BIP (Business Industrial Park) from 10.7 acres to 0 acres—while reducing the area zoned as C-1 (General Office) from 50.45 acres to 30.75; and increasing those areas zoned as C-2 (General Commercial) from 171.5 acres to 239.47. In addition to the zoning changes, the applicant seeks to reduce the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet.

Relevant Chapter 14 Zoning District purpose statements:

14-4.3(A) C-1 Office and Related Commercial District

The purpose of the C-1 office and related commercial district is to provide areas for government offices; professional and business offices; medical and dental offices or clinics; personal care facilities for the elderly ; and hospitals , laboratories, pharmacies and related complementary businesses that provide sales or service of office equipment, medical and dental supplies and office supplies. This

district serves as a transitional buffer between more intense commercial use districts and residential districts.

14-4.3(B) C-2 General Commercial District

The C-2 general commercial district includes areas along streets carrying large volumes of traffic where commercial uses are appropriate. Regulations are designed to guide future additions or changes so as to discourage extension of existing and formation of future strip commercial development , to preserve the carrying capacity of the streets and to provide for off-street parking and loading.

14-4.3(H) BIP Business and Industrial Park District

1) Purpose

(a) The purpose of the BIP district is to provide locations for the development of jobs in research and development activities and in offices, institutions and limited light industrial settings. The BIP district regulations intend to ensure that district locations may be adjacent to residential and commercial areas with minimum buffering.

(b) It is also the purpose of the BIP district to allow related uses that complement or support the primary employment-based uses to create a functional and pedestrian-friendly development.

2) Rezoning Requirements

(a) Property is eligible for rezoning to BIP if the property is a minimum of four acres in size and all other applicable requirements of Chapter 14 are satisfied.

(b) Rezoning to BIP requires consideration and approval by the planning commission and governing body of a master plan or development plan for the property as provided in Sections 14-3.8 and 14-3.9."

14-4.3(L) MU Mixed-Use District

1) Purpose

It is the purpose of the MU mixed-use district to provide for the creative infill and development of underused and vacant land and buildings in Santa Fe. This zoning category allows office, commercial and residential uses in the same building or on the same property . MU zoning should accomplish the following goals:

(a) control sprawl by creating a more efficient use of land and more opportunities for infill ;

(b) promote affordable housing and economic development by emphasizing a variety of land uses

(c) promote creative and flexible land uses within Santa Fe;

(d) foster alternative means of transportation, including transit, bicycles and walking;

(e) promote infill development and pedestrian-oriented streetscapes in currently underused parking areas and along existing roadway corridors; and

(f) promote shared parking areas in the design and development of mixed-use projects.

(2) Rezoning Requirements

(a) Application for rezoning to MU is not allowed for residentially zoned properties located in historic districts, as shown on the official zoning map.

(b) *Rezoning to MU requires consideration and approval by the planning commission and governing-body of preliminary or final development plans for the property as provided in Section 14-3.8.*

As districts expand, contract, or are eliminated, the urban fabric of the Los Soleras Master Plan area shifts. Expansion of C-2 zones might encourage more robust commercial development but could risk higher traffic and reduced pedestrian safety and less open space. Shrinking or eliminating MU districts could undermine efforts to increase urban density and mixed-use developments, potentially leading to greater vehicle dependence and loss of vibrant, multi-functional urban areas. Changes in BIP zoning could affect the availability of land for high-tech and industrial jobs, impacting local employment landscapes. Conversely, growth in C-1 areas could promote quieter, service-based environments but might limit opportunities for larger commercial ventures. Each adjustment to these zoning districts needs to be considered carefully to balance growth, community needs, and infrastructure capabilities.

The Applicant complied with Subsections 14-3.1(E) *"Pre-Application Conferences,"* 14-3.1(F) "Early Neighborhood Notification Procedures," and 14-3.1(H) *"Notice Requirements."*

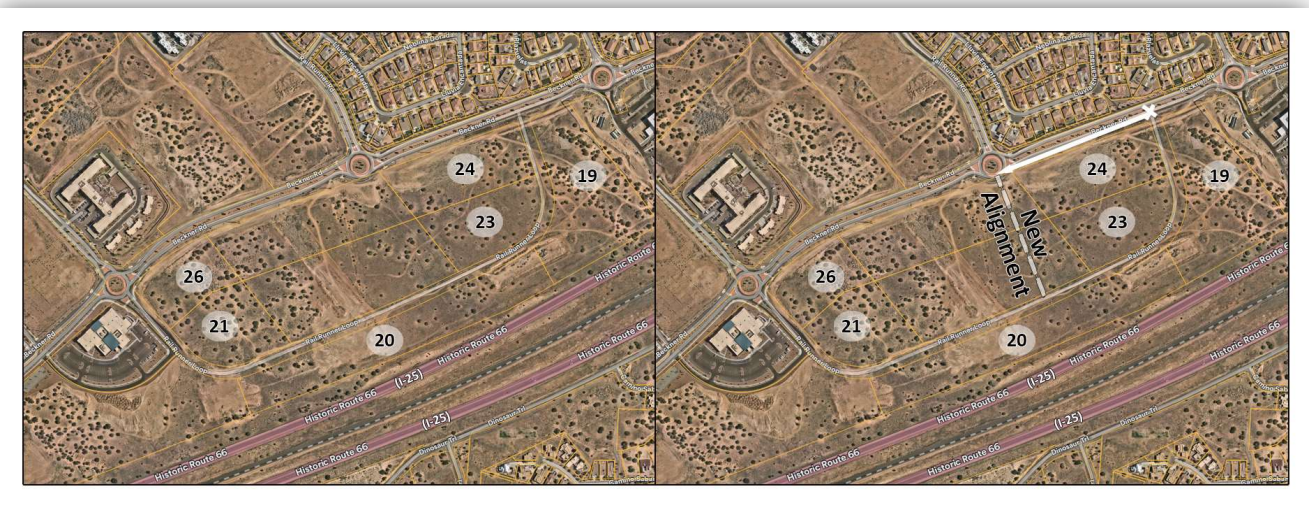
Staff's analysis finds that the Applicant met the approval criteria as outlined in Subsection 14-3.9(D) for Master Plans, Subsection 14-3.2(E) for amendments to the General Plan, and Subsection 14-3.5(C) for the rezoning request across all 7 case requests.

V. PROJECT ANALYSIS

A. Property Information:

Tracts 19, 20, 21, 23, 24, and 26 are vacant tracts of land measuring 9.11, 10.70, 4.70, 7.27, 6.18, and 3.48 acres, respectively, totaling approximately 41.44 acres. Tracts 19-23 are located off Rail Runner Loop. Per the approved Las Soleras Master Plan the Applicant will align Railrunner Loop to with the Railrunner Road Roundabout. Currently, Rail Runner Loop aligns with the Solares Drive/Beckner Road intersection at a roundabout on the west end and lies between the intersections of Rail Runner Road and Walking Rain Road/Beckner Road, each featuring roundabouts, at the east juncture. The eastern intersection will be realigned with the Rail Runner Road and Beckner Road intersection roundabout. Tracts 24 and 26 are located off Beckner Road (Reference Figure 6 *"Tract Location"*).

Figure 6 Tract Location

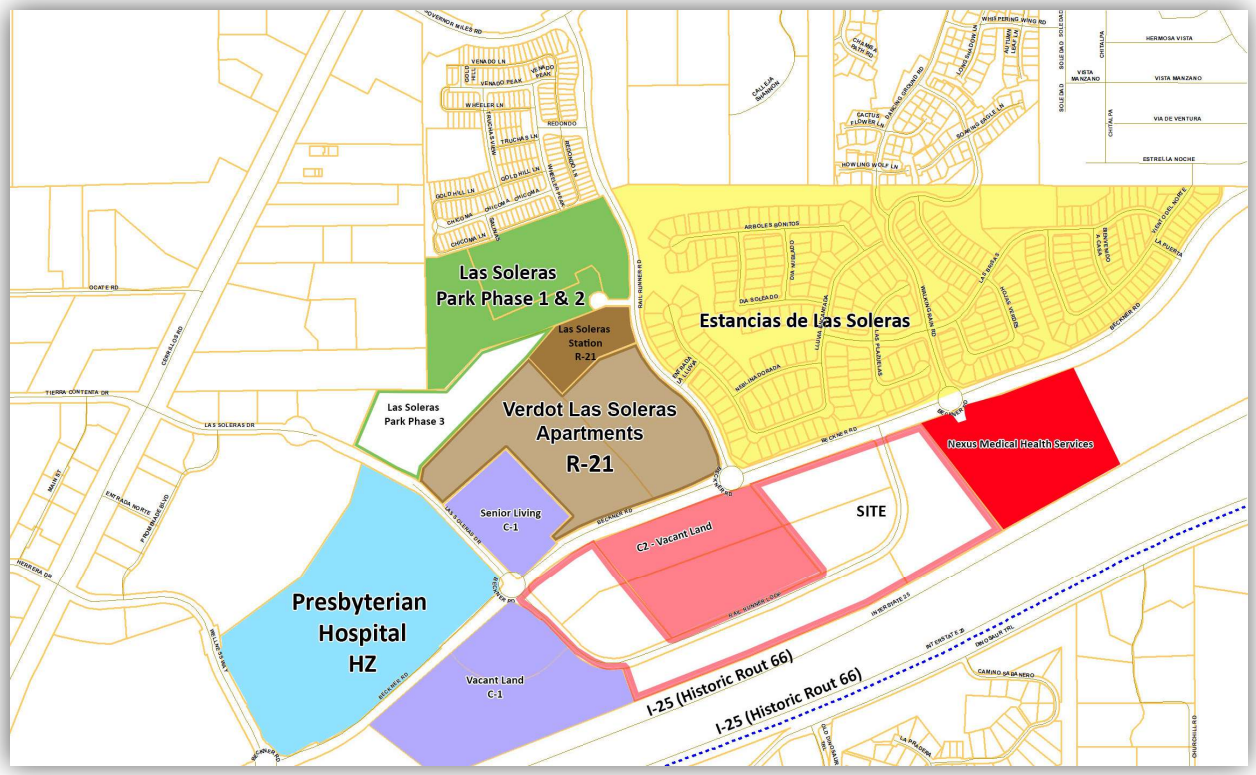


B. Adjacent Uses

Table 3 Nearby Development (Reference Figure 7 "Adjoining Uses")

Direction	Zoning
North	C-1 (General Office) 5011 Las Soleras Dr, R-21 (Residential - 21 dwelling units per acre) Verdot apartments, R-6 (Residential – dwelling units per acre) Estancias De Las Soleras
West	C-1 (General Office) vacant land
East	C-2 (General Commercial) - Nexus Medical Health Services
South	I-25 (Historic Rout 66)

Figure 7 Adjoining Uses



C. La Rambla Trail Easement

In addition to general plan amendments and rezoning requests, the application includes the realignment of Rail Runner Loop. The realignment is required as a condition of the Las Solares Master Plan, and the Applicant is adhearing to the required realignment condition. The applicant also seeks approval to reduce the La Rambla that traverses across Los Solares Tracts 22 and 25,. Tracts 22 and 25 are also currently owned by the applicant and will be integrated into future development, but they are not part of the current application as they are already zoned C2. The Master Plan amendment proposes reducing the La Rambla, originally established in 2010 as 90 feet wide, to 45 feet to align with the Rambla Trail width set by a previous Las Soleras Master Plan Amendment approved in 2019. Additionally, the applicant proposes the flexibility to adjust the location of the larger Plaza open space area anywhere along the Rambla between Beckner Road and Rail Runner Loop Road (Reference Figure 7 *"La Rambla Trail Easement.").*

Figure 8 La Rambla Trail Easement



VI. PROPOSED INFRASTRUCTURE

The City Code requires that proposed infrastructure can accommodate the impacts of the proposed development. "[T]he existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development." SFCC 1987, § 14-3.5(C)(1)(e). The Development Review Team ("DRT") concluded that City resources and infrastructure can accommodate the proposed request. *See* Attachment a, "DRT Comments".

VII. EARLY NEIGHBORHOOD NOTIFICATION MEETING

The Applicant conducted a virtual Early Neighborhood Notification Meeting (ENN) via Zoom on November 14, 2023. No members of the public attended the ENN. The Applicant complied with all notice and other procedural requirements as per City Code Section 14-3.1(F).

VIII. APPROVAL CRITERIA – MASTER PLAN

Section 14-3.9 Necessary Findings: (A) and (D):

Table 4 Master Plan

Criteria 1 (14-3.9(D)(1)(a)): the master plan is consistent with the general plan;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):

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

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

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

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the

Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

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

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

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

Staff Response (Master Plan):

Staff agrees with the Applicant's response. The proposed Master Plan is consistent with several policy goals of the City of Santa Fe General Plan. Despite the elimination two zoned districts (Mixed Use and Business Industrial Park) originally envisioned in the Las Soleras Master Plan, the Master Plan still maintains the potential for a diverse range of uses as allowed within the C-2 District.

Staff finds that the Master Plan meets Criterion 1 (14-3.9(D)(1)(a).

Criteria 2 (14-3.9(D)(1)(b)): the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):

"This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Tracts 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across Tracts 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Staff Response (Master Plan):

Staff agrees with the applicant's response. The amendment aligns with the predominant zoning patterns in the area, which primarily are uses (multifamily and nonresidential) allowed within a C-2 District. The variety of C-2 uses, ranging from residential to light industrial, adheres to the Las Soleras Master Plan's original intent to foster a mix of uses, despite the proposed elimination of both Mixed Use and Business Industrial Park Districts, while also responding to current market demands. The master plan continues to maintain a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan.

Staff finds that the Master Plan meets Criterion 2 (14-3.9(D)(1)(b).

Criteria 3 (14-3.9(D)(1)(c)): development of the master plan area will contribute to the coordinated and efficient development of the community;	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (Master Plan):

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

Staff Response (Master Plan):

Staff agrees with the applicant's response. The amendment to C-2 zoning provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such

as full-service dining and more. This approach addresses the evolving needs of the surrounding neighborhood. The diverse mix of uses is likely to stimulate local economic growth. Moreover, the rezoning of the property will facilitate future development that is expected to trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System, further enhancing the area's coordinated development. The Las Soleras Master Plan originally contained a Rail Runner Stop. However, the Rail Runner stop was canceled during Governor Martinez's Term in office. It is unclear if the Rail Runner Stop will occur at Las Soleras in the Future.

Staff finds that the Master Plan meets Criterion 3 (14-3.9(D)(1)(c)].

Criteria 4 (14-3.9(D)(1)(d)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development:	**Criterion Met: (Yes/No)** **YES**

Applicant Response (Master Plan):
"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Master Plan):
Staff generally agrees with the applicant's response regarding the minimal impact of the proposed amendment on utility systems and the adequacy of existing infrastructure to support the proposed changes. Although the applicant's "Conceptual Test Fit" land plan, included in the application, evaluates the amendment's impact on area traffic, water, and sewer utilities, is not an actionable item on the agenda and cannot be used to establish compliance with the criteria.

While the Traffic Division agrees with the Traffic Analysis provided by the applicant, it has raised certain points for consideration regarding future phases of the project:
1. Per the original approved Master Plan note 46A, Beckner Road must be constructed as a four-lane major arterial in accordance with Chapter 14 of the City Code, unless otherwise approved by the City of Santa Fe Public Works Department, consistent with an approved or amended TIA.
2. The updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road, as stipulated in the original Master Plan.

Additionally, Fire Preventions comments have outlined necessary precautions and requirements for

future development:

1. A comprehensive assessment of fire service capacity and requirements should be conducted for all substantial new master plan developments.
2. Before construction begins, the water division and fire department must approve all infrastructure, including hydrants and water lines.
3. An all-weather access road capable of supporting a 75,000-pound fire apparatus must be provided before any combustible materials are brought onto the site.

The Water Division did not *"have any concerns at this time from a water engineering standpoint. The existing 12" main in Beckner should be able to accommodate the changes being proposed with no issues. For the future developments that come in under the general plan and master plan, the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project."*

The Wastewater Division has *"determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development."*

The Parks Division raised no concerns for the project.

Staff finds that the Master Plan meets Criterion 4 (14-3.9(D)(1)(d).

IX. General Plan

14-3.2 *"Amendments to the General Plan"* establishes approval criteria for amendments to the General Plan.

Table 5 General Plan Amendment Criteria

Criterion 1 [14-3.2(E)(1)(a)]: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met: (Yes/No) YES**
Applicant's Response (General Plan Amendment): *"The requested General Plan Amendment to allow a uniform Land Use Classification of Community Commercial across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.* *Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.* *Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and* *Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*	

Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

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

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

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

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

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

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

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

The Angelou Report further emphasizes the importance of diversifying Santa Fe's economic base to ensure

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

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

Staff Response (General Plan Amendment):
Staff agrees with the Applicant's response. The proposed amendment for Las Soleras Tracts 19-26 aligns with Santa Fe's growth and economic development strategies. By citing strategic documents like the Angelou Report and the 2008 Economic Development Strategy, the response demonstrates that the amendment supports city policies on economic diversification and infrastructure development. The Applicant's use of demographic data underscores the amendment's relevance to current and future community needs, ensuring it contributes to Santa Fe's long-term prosperity and resilience.

Staff finds that the proposed amendment meets Criterion 1 [14-3.2(E)(1)(a)].

Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;	**Criterion Met: (Yes/No) YES**

Applicant's Response (General Plan Amendment):
"This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application).

Las Soleras Master Plan Tracts 19 – 26 are immediately adjacent to Community Commercial Tracts to the East. In addition, Tracts 22 and 25 are already designated Community Commercial. More Community Commercial along with Regional Commercial Land Use designations can be found a short distance to the West between I-25 and Beckner Road and then again North of Beckner Road just West of the Presbyterian hospital tract.

In fact, it could be observed that the existing land use classifications for Tracts 19 and 20 currently designated as Transitional Mixed Use and Business Park are the designations not consistent with the adjacent General Plan classifications which are a majority Community Commercial and Office.

The infrastructure serving Las Soleras is relatively new and it is also designed to accommodate the build out of the Master Plan including expansion of roads, trails and utilities as vacant Tracts are developed."

Staff Response (General Plan Amendment):
Staff agrees with the applicant's response. The applicant's request is to uniformly classify Las Soleras Master Plan Tracts 19 – 26 as Community Commercial. A Community Commercial classification aligns with the existing land use patterns nearby, where adjacent and nearby Tracts are already designated as Community Commercial. Eliminating the Transitional Mixed Use and Business Park designations for Tracts 19 and 20 resolves inconsistencies with the surrounding areas, streamlining the land use classifications and enhancing urban coherence.

As illustrated in this report (Figures 3 and 4) the Future Land Use Map, Tracts immediately adjacent to the east of Tracts 19 – 26 are already designated as Community Commercial. Additionally, Tracts 22 and 25 within the targeted area are currently classified as Community Commercial. Furthermore, there are areas designated Community and Regional Commercial only a short distance from the subject property to the west between I-25 and Beckner Road and to the north near the Presbyterian hospital.

The fact that Tracts 19 and 20 are currently designated as Transitional Mixed Use and Business Park, respectively, seems inconsistent with the predominantly Community Commercial and Office designations in the vicinity. This suggests that the proposed amendment to Community Commercial could harmonize the land use classifications in this part of the Las Soleras Master Plan area.

Moreover, the infrastructure in place serving Las Soleras—including roads, trails, and utilities has been designed to support the Master Plan as vacant Tracts are developed.

Staff finds that the proposed amendment meets Criterion 2 [14-3.2(E)(1)(b)].

Criterion 3 [14-3.2(E)(1)(c)]: the amendment does not: **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met: (Yes/No)** **YES**

Applicant Response (General Plan Amendment):

***"(i) Response**:*

With the exception of the Transitional Mixed Use and Business Park Classifications of Tracts 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

"(ii) Response:

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

(iii) Response:

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

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

Staff Response (General Plan Amendment):

Response to (i):

The applicant's response to item "(i)" of Criterion 3 focuses on reclassifying Tracts 19 and 20 from Transitional Mixed Use and Business Park to Community Commercial, matching the existing nearby uses of Community Commercial and Office. This standardizes land use according to the area's predominant commercial orientation. However, the response lacks specific details on how the changes for additional tracts (21, 23, 24, and 26) fit with their existing land use or if they conflict with the prevailing use and character of their surroundings.

The lack of detailed information on tracts 21, 23, 24, and 26 leaves a gap in determining full compliance with this criterion.

Response to (ii):
Staff agrees with the applicant response to item "(ii)." The Tracts involved in the amendment collectively exceed 2 acres.

Response to (iii):
Staff agrees with the applicant response to item "(iii)." The proposal to classify these Tracts as Community Commercial reflects the existing land use designations of adjacent areas and does not disproportionately benefit a single or small group of landowners at the expense of others. Instead, it is likely to provide broader economic benefits through job creation, enhanced tax revenues, and expanded service offerings, thus serving the general public interest.

Staff did not find sufficient detail within in the Applicant's response to address Criterion 3 [14-3.2(E)(1)(c)]. However, based on Staff's own investigation, which included review of the applicant's submittals, and all other material included in the attachments to this Report, Staff is able to conclude that the proposed amendment does not allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area, does not affect an area of less than two acres, and does not benefit one or a few landowners at the expense of the surrounding landowners or the general public. Therefore, it is Staff's conclusion that the proposed amendment is consistent with Criterion 3.

Criterion 4 [14-3.2(E)(1)(d)]: an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met: (Yes/No)** **YES**

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

Staff Response (General Plan Amendment):
Staff agrees with the Applicant's response. The proposed amendment promotes general welfare by accelerating development in the Las Soleras area, which includes completing the Las Soleras Bridge over Arroyo de Los Chamisos. This infrastructure enhancement directly benefits the public.

Staff agrees with the Applicant's response. The proposed a General Plan Amendment that offers significant public advantages. Specifically, the Applicant highlights that the effective and accelerated development resulting from the amendment will facilitate the completion of critical infrastructure, notably the Las Soleras Bridge crossing Arroyo de Los Chamisos. This critical infrastructure is as a benefit to the general welfare, indicating that the amendment provides substantial public advantages beyond mere compliance, thereby satisfying the conditions set forth in Criterion 4.

Staff finds that the proposed amendment meets Criterion 4 [14-3.2(E)(1)(d)].

Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans;	**Not Applicable**
Criterion 6 [14-3.2(E)(1)(f)]: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;	**Criterion Met: (Yes/No) YES**

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

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

Staff Response (General Plan Amendment): Staff agrees with the applicant's response. The applicant's proposal for a uniform Community Commercial land use designation across Tracts 19-26, combined with the uses allowed under C-2 Zoning, aligns well with the adjacent land uses. This alignment promotes a more coordinated and harmonious development of the Las Solares Master Plan within Santa Fe area, consistent with past discussions under Criteria 1, 2, and 4.

The application outlines several key benefits that contribute to the overall welfare of the community. These include the expansion of the Las Soleras trails system and the construction of the Las Soleras Bridge, which are anticipated to improve local infrastructure and connectivity significantly. Furthermore, the potential for increased job opportunities and additional retail and food services directly supports the economic and social prosperity of the neighborhood.

Staff finds that the Criterion 6[14-3.2(E)(1)(f)] is met.

Criterion 7 [14-3.2(E)(1)(g)]: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	**Criterion Met: (Yes/No) YES**

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

Staff Response (General Plan Amendment):
Staff agrees with the applicant's response. The applicant has referenced multiple policies that support the proposed change, which is in line with the criteria for a General Plan amendment. This proposed change does not conflict with any existing city ordinances or regulations. The applicant asserts that the development from this amendment will conform to the City of Santa Fe's land use policies and adhere to the conditions outlined in the Las Soleras Master Plan.

The applicant's response aligns with the discussions under Criteria 1, 2, 4, and 6. These criteria collectively highlight that the amendment fosters a harmonious development strategy, promotes general welfare, and corresponds with adjacent land uses and broader city policies, ensuring there are no conflicts with existing

regulations. Staff finds that Criterion 7[14-3.2(E)(1)(g)] is met.	
Criterion 8 [14-3.2(E)(2) Additional Criteria for Amendments to Land Use Policies **In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:** **(a)the growth and economic projections contained within the general plan are erroneous or have changed;(b)no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or(c)conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.**	**Criterion Met: (Yes/No)** **Not Applicable**
The Applicant is not required to document compliance with Criterion 2, since the application does not amend land use policies.	

X. ZONING APPROVAL CRITERIA

Section 14-3.5(A) and (C) SFCC 2001 sets forth approval criteria for rezoning as follows:

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

Table 6 Rezoning from R-3 to C-2

Criteria 1 (14-3.5(C)(1)(a)) one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met: (Yes/No)** **YES**
Applicant's Response (Rezoning): ***Response to Criterion (1)(a)(i):*** *"Not applicable"* ***Response to Criterion (1)(a)(ii):*** *"As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within Tracts 19 -* *26. This loop road realignment has left the lot configurations of Tracts 19 – 26 contrary to efficient development.* *Las Soleras Tracts 19-26 have been referenced collectively as triggers for various infrastructure development –*	

most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for Tracts 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative impact on Master Plan Tracts 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue."

Response to criterion (1)(a)(iii):

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

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

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

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

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

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

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

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

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

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

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

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

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

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road. The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response (Rezoning):

(i) The applicant addressed the first criteria "(i)" as "Not Applicable." Staff analysis found that there was no mistake in the original zoning.

(ii) Staff partially agrees with the Applicant's response. The Applicant, along with the information provided in this report, effectively demonstrates a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. However, the response does not provide a detailed justification for the zoning changes across all the mentioned tracts (19-26). This lack of comprehensive detail results in an incomplete response to the criteria.

(iii) Staff agrees with the Applicant's response regarding the rezoning of Tracts 19-26 to a uniform Community Commercial C-2 district, which is in line with Santa Fe's growth and economic development plans. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.

Staff finds that the Criterion 1 [14-3.5(C)(1)(a)] is met.

Criteria 2 (14-3.5(C)(1)(b)): all the rezoning requirements of Chapter 14 have been met;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
"Yes, all zoning requirements of Chapter 14 have been met."

Staff Response (Rezoning): Staff Agrees with the applicant. The application provides all components to address the criteria for a rezoning request. Criterion 2 [14-3.5(C)(1)(b)] is met.

Criteria 3 (14-3.5(C)(1)(c)): the rezoning is consistent with the applicable policies of the general plan, including the future land use map;	**Criterion Met: (Yes/No) YES**

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

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

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

Staff Response (Rezoning):
Staff agrees with the Applicant's response that the rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 aligns with the City of Santa Fe's General Plan and economic development goals. The proposal matches city policies on diverse land uses, reduced auto dependence, and balanced growth, supporting the future land use map.

Staff finds that Criterion 3 [14-3.5(C)(1)(c)] is met.

Criteria 4 (14-3.5(C)(1)(d)): the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met: (Yes/No) YES**

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

Staff Response (Rezoning from R-3 to C-2): Staff agrees with the Applicant's response, the land proposed for rezoning is greater than 2 acres.

Staff finds that Criterion 4 [14-3.5(C)(1)(d)] is met.

Criteria 5 (14-3.5(C)(1)(e)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met: (Yes/No) YES**

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

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

Staff Response (Rezoning):
Staff agrees with the Applicant's response that the existing infrastructure is claimed to be adequate for the proposed development. However, this assertion is primarily based on comments from the Traffic Division, Fire Prevention, Water and Sewer Divisions and Parks Division. It is important to note that the "Conceptual Test Fit" land plan, while included, cannot be used to establish compliance with the criteria since it is not an actionable item on the agenda. Additionally, Development Review Team (DRT) evaluations have outlined necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development.

Staff finds that Criterion 5 [14-3.5(C)(1)(e)] is met.

Criteria 6 (14-3.5(C)(2)): Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts; or** **(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (Rezoning):
Response to 14-3.5(C)(2)(a):
"With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

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

Response to 14-3.5(C)(2)(b):
"The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement."

Response to 14-3.5(C)(2)(c):
"As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

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

Staff Response (Rezoning):

Response to 14-3.5(C)(2)(a):

The Applicant's response mainly focuses on Tracts 19 and 20, discussing their current zoning and the proposal to change them to Community Commercial. Although the response mentions that the broader area predominantly features Community Commercial and Office zones, it does not provide detailed information on the land use classifications for each of the other tracts from 19 to 26. Thus, the response does not comprehensively address all the tracts involved in the rezoning proposal.

Response to 14-3.5(C)(2)(b):

Staff agrees with the applicant response to item "(b)." The Tracts involved in the amendment collectively exceed 2 acres.

Response to 14-3.5(C)(2)(c):

Staff agrees with the Applicant's response. The C-2 Zoning for Tracts 19-26 is consistent with the existing land use patterns in adjacent areas within the Las Soleras Master Plan. This alignment indicates that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Furthermore, it is anticipated to bring broader economic benefits, such as increased employment, higher property and sales tax revenues, and expanded services, all of which would serve the general public interest.

Staff finds that Criterion 6 [14- (14-3.5(C)(2)] is met.

XI. CONCLUSION:

The Applicant has complied with all application process requirements of Santa Fe City Code 1987, Chapter 14 as follows:

a) The Applicant complied with the following steps required by the Santa Fe City Code:
   1) Pursuant to 14-3.1(E) "Pre-application", the Applicant conducted a pre-application on March 9, 2023.
   2) Pursuant to 14-3.1(F) "Early Neighborhood Notification" (ENN) the Applicant conducted one ENN on November 14, 2023.
   3) The Applicant has addressed the Master Plan Approval Criteria per Section 14-3.9(D)(1) *"Necessary Findings."*
   4) The Applicant has addressed the General Plan Amendment Approval Criteria per Section 14.3-9(E)(1) *"Criteria for All Amendments to the General Plan."*
   5) The Applicant has addressed the Rezoning Approval Criteria per Section 14-3.5(C) *"Approval Criteria."*

The Land Use Department together with the DRT have analyzed the project. The Applicant has addressed all criteria necessary to submit an amendment for review to the Las Soleras Master Plan, Amendment to the General Plan Future Land Use Map and a rezoning for Las Soleras Tracts 19, 21, 23, 24, and 26. The Land Use Department recommends APPROVAL of the Project, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A."

1. **Attachments:**

Attachment a - Development Review Team (DRT) Comments
Attachment b - Angelou Plan and Economic Development Strategy for May 21, 2008
Attachment c - Maps or Images
Attachment d - Applicant Submittals

APPROVED AS TO FORM:

Title	**Name**	**Initials**
Interim Land Use Director	Heather Lamboy	*MRM for HLL*
Interim Assistant Land Use Director	Maggie Moore	*MRM*
Interim Land Use Current Planning, Planning Manager	Dan Esquibel	DAE

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT A

Development Review Team (DRT)

1. Traffic Division
2. Fire Prevention
3. Water Division
4. Wastewater Division
5. Parks Division

Development Review Team (DRT)
Comment Form

Date: August 26, 2024

DRT Member: Leroy N. Pacheco, PE

Phil Gallegos, PE (Wilson & Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Las Soleras GP, Rezoning & Master Plan, Parcels 19 – 26

Case Planner: Dan Esquibel, Planner and Case Manager

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

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

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. As described and listed in the attached email from Wilson & Co. dated 3/7/24	Prior to Filing Master Plan	
2.		
3.		
4.		

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

1. The original approved Master Plan note 46A states: "… Beckner Road shall be constructed as a four lane major arterial consistent with Chapter 14 of the City Code unless otherwise approved by the City of Santa Fe Public Works Department (consistent with approved or amended TIA).
2. Note that the updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road as described as a condition of approval in the original Master Plan.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Las Soleras Tracts 19 through 26 Traffic Study for Zone Change REVISED

From Gallegos, Phil <Philip.Gallegos@wilsonco.com>

To engineer@leroypacheco.com<Engineer@leroypacheco.com>

CC Audra Gallegos (audra.gallegos@wilsonco.com)<Audra.Gallegos@wilsonco.com>

Date Thursday, March 7th, 2024 at 11:52 AM

Leroy, I have reviewed the Las Soleras Tracts 19 through 26 Traffic Study for Zone Change and have the following comments.

It should be noted and updated in the Executive Summary and Report that the proposed zone change indicates that a four lane facility on Beckner is required between Las Soleras to east of Rail Runner Road with a dual lane roundabout at Beckner and Rail Runner. Beckner should be expanded to a 4-lane facility from Cerrillos Road to East of Rail Runner Road with a dual lane roundabout at Beckner and Wellness Way as well for system continuity. As development in the area progresses Beckner may in the future be required to expand to a 4-lane facility from Cerrillos Road to Richards Ave. with dual lane roundabouts.

In general, I concur with the findings and recommendations in the report with the following comments. The markups can be viewed on the link below. Please let me know if you have any questions or need more information. Thanks, Phil

On page 12, 16 and 19 indicate page number for the 9 other proposed development projects

On page 28 the intersection of Beckner and Las Soleras should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 30 the intersection of Beckner and Rail Runner should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 32 the intersection Number 9 Walking Rain Road should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 35 intersection number 10 Beckner and Calle de Alegria is referenced as roundabout but on page 34 is referenced as an unsignalized intersection right in/right out.

On page 36 Beckner road/Calle de Alegria is reference instead of Governor Miles/Rail Runner

LS_Tr_19_26_TIS_Review_Markups.pdf

Phil Gallegos

Civil Engineer

Wilson & Company, Inc., Engineers & Architects

4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109

505-348-4126 (direct)

wilsonco.com

We bring people together to practice their craft, to create value, and to accomplish great things.

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Development Review Team (DRT)
Comment Form

Date: August 26, 2024

DRT Member: Geronimo Griego, Fire Marshal

Dept/Div: Fire Prevention Divisions

Case No.: 2024-7898, 7900, 7899 Las Soleras GP, Rezoning & Master Plan, Parcels 19 – 26

Case Planner: Daniel Esquibel

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



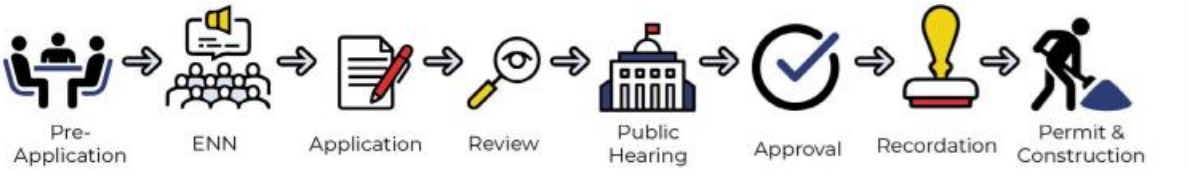
Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

Form Updated: March 2024

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

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

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. code provisions or other requirements below.		
2.		
3.		
4.		
5.		
6.		

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

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

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

1. A comprehensive assessment of the fire service's capacity and requirements should be conducted for all substantial new masterplan developments.

2. Prior to the commencement of any construction, the water division and fire department must provide the approval of all infrastructure hydrants and waterlines.

3. Prior to the arrival of any combustible materials, a suitable all-weather access road capable of accommodating a 75,000-pound fire apparatus shall be provided

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: March 2024

ESQUIBEL, DANIEL A.

From: JURGENS, TAYLOR R.
Sent: Thursday, March 7, 2024 5:14 PM
To: ESQUIBEL, DANIEL A.
Cc: DELMAR, JOHN P.
Subject: Case 2024-7898, 7899, 7900 - Las Soleras General Plan Amendment, Master Plan Amendment, and Rezoning

Dan,

For the subject cases, we don't have any concerns at this time from a water engineering standpoint. The existing 12" main in Beckner should be able to accommodate the changes being proposed with no issues. For the future developments that come in under the general plan and master plan, the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project.

Let me know if you have any questions.

Thanks,
Taylor

Taylor Jurgens, P.E.
Engineer
City of Santa Fe Water
Office 505-955-4265
Web www.santafenm.gov/water_division
Email trjurgens@santafenm.gov

City of Santa Fe, New Mexico

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

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

April 8, 2024

Daniel,

This letter is to confirm that the Wastewater Division has reviewed the proposed changes to the Las Soleras project as shown in the following documents;

- 2024- 7898 Las Soleras General Plan Amendment
- 2024- 7899 Las Soleras Parcels 19-26 Rezoning
- 2024- 7900 Las Soleras Master Plan Amendment

The Wastewater Division has determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development.

T. Stanley Holland, P. E.
Wastewater Division
73 Paseo Real
Santa Fe, New Mexico 87507
505-955-4637

M:\Engineering_2-Collection System\Development Review Team (DRT)\2024 DRT\2024-7898-7899-7900 Las Soleras Amendment and Rezoning.docx

ESQUIBEL, DANIEL A.

From: MCDONALD, MELISSA A.
Sent: Monday, August 26, 2024 3:34 PM
To: ESQUIBEL, DANIEL A.
Cc: OVERLIE, SCOTT A.
Subject: Las Soleras 2024-7899,7898.7900.8852.8853,8854,8855--Master Plan Amended Rezone for Las Soleras tracts 19,20,21,23, 24, 26

Parks & Open Space Division can accommodate the rezone request to C-2 zoning.

Melissa McDonald, PLA
Parks and Open Space Division Director
mamcdonald@santafenm.gov
505-303-9502

CITY OF SANTA FE
PARKS & OPEN SPACE

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT B

Economic Strategy information

1. Angelou Plan
2. Economic Development Strategy for May 21, 2008

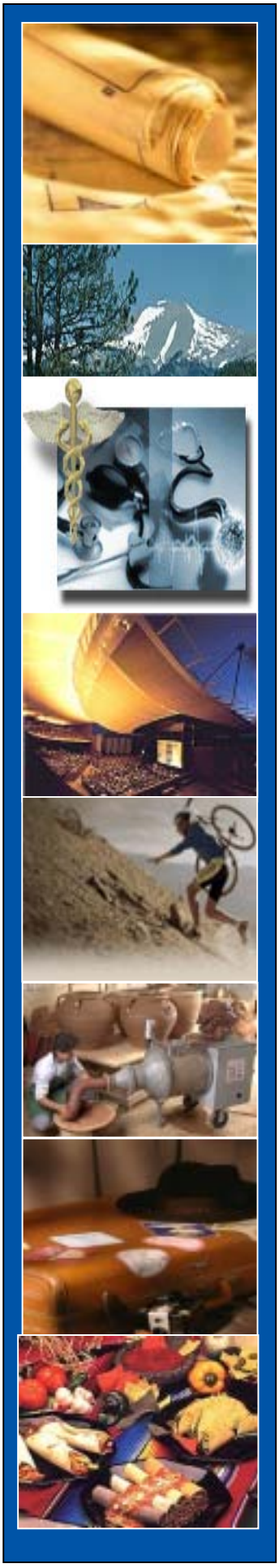


Cultivating Santa Fe's Future Economy

Economic Development Strategy

April 2004

AngelouEconomics
technology-based economic development



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Marketing and Public Relations……47

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Introduction

This report contains a roadmap for Santa Fe's future economic development efforts. It reflects a planning process that has spanned the past seven months, involved hundreds of hours of research, and collected input from approximately 1,500 people in Santa Fe.

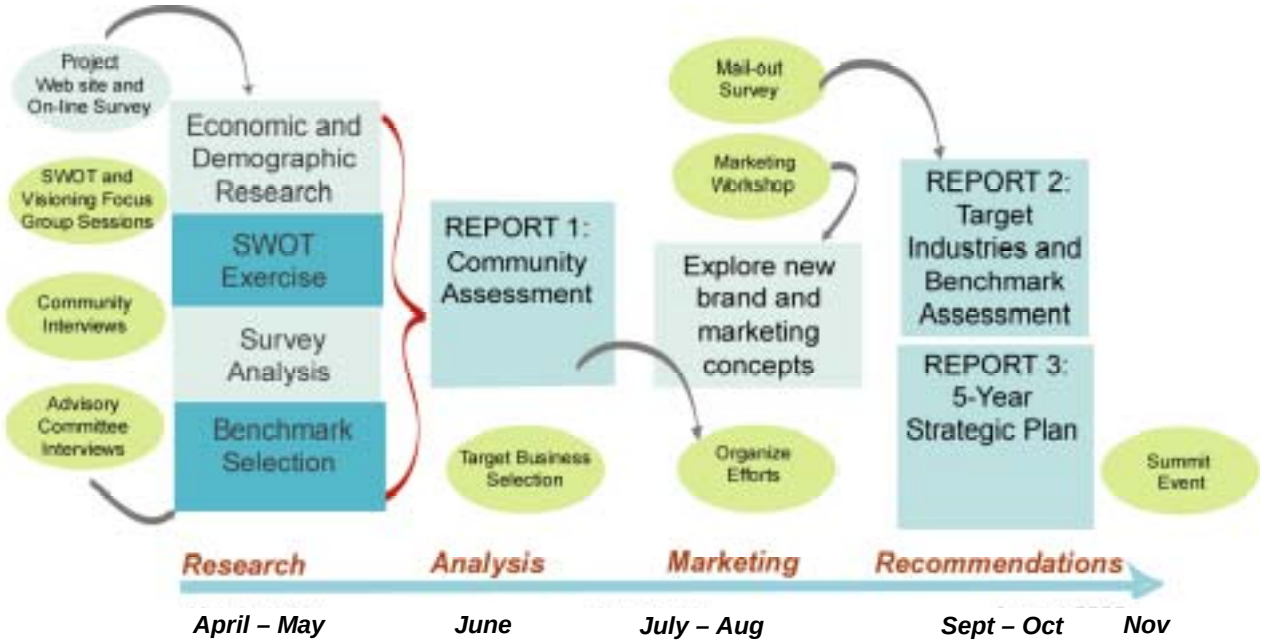
The strategic planning process began with an analysis of Santa Fe's current economic situation. This analysis, contained in *Report One: Community Assessment*, examines the strengths and challenges that Santa Fe faces in five areas that impact the city's effectiveness in economic development: business climate, infrastructure, workforce and education, quality of life, and economic development efforts. For each topic, several issues were examined and Santa Fe's performance was ranked. This report was the first step toward identifying the city's future opportunities and major areas for improvement.

Based on the results of the *Community Assessment* and input received from the community, AngelouEconomics (AE) identified seven major business sectors on which Santa Fe should focus its economic development efforts. These industries are: **Arts and Culture; Design; Hospitality; Water Conservation and Clean Energy Technologies; Software Development; Publishing and New Media; and Outdoor Gear and Apparel**. These industries should become the primary audience for future marketing efforts, and their needs should be considered in all community development activities. A description of the methodology used to identify these targets, a profile of each targeted business sector, and descriptions of the economic development efforts of several benchmark communities are provided in the second report of this project*, the Target Industry Report*. Secondary Target Industries were also identified, and included Health Services (both traditional and non-traditional), Retiree Services and Food and Beverage products.

This is the final report of the strategic planning process. It contains specific recommendations to (1) improve the city's economic health; (2) improve conditions for cultivating new target sector businesses, small entrepreneurial businesses; and (3) provide new opportunities for all Santa Fe families.

An illustration of the strategic planning process is provided on the following page.

Strategic Planning Process



Acknowledgements

The project team conducted interviews and focus groups with more than 200 individuals and organizations from the Santa Fe region, including those listed below. Their input shaped this strategy, and their future support will be critical to the implementation of the City's economic development initiative and achievement of long-term economic health.

Focus Group and Interview Participants
Santa Fe Economic Development Strategy

Name	Organization
Larry A. Delgado	Mayor, City of Santa Fe
Councilors:	
Carol Robertson-Lopez	Mayor Pro Tem, Dist 4
Patti J. Bushee	Dist. 1
David Pfeffer	Dist. 1
Karen Heldmeyer	Dist. 2
Rebecca Wurzburger	Dist. 2
Miguel M. Chavez	Dist. 3
David Coss	Dist. 3
Matthew E. Ortiz	Dist. 4
Jim Romero	City Manager
All other participants:	
Al Lucero	Maria's Resturant
Al Padilla	Boys and Girls Club
Alan Teitelbaum	Morgan Stanley
Alex Martinez	SER - Jobs for Progress
Alexandra Ladd	City of Santa Fe
Ana Gallegos y Reinhardt	Warehouse 21
Annie O'Carroll	O'Carroll Assoc.
Anita Pisa	TRADE
April Woods	Santa Fe Circle Magazine
Barbara Deaux	NCNMEDD
Barbara Hagood	Museum of NM
Barbara Harrelson	Four Winds Antiques
Barton Bond	Santa Fe Community College
Belinda Wong-Swanson	Innov8, LLC
Bergit Salazar	NM Dept of Cultural Affairs
Bernadette Salazar	Santa Fe County Government
Bill Field	Spanish Colonial Museum
Billie Blair	Santa Fe Community Foundation
Bob Martin	Lensic Performing Arts Center
Bob Samuel	Living Wage Committee

Brian Berwald	NM Dept. of Education
Bruce Poster	Southwest Planning & Marketing
Candy Cook	Airport Advisory Board
Carl Benanty	First National Bank of Santa Fe
Carl Boaz	Recorder
Carl Condit	Santa Fe Economic Development, Inc
Carol Radosevich	Public New Mexico (PNM)
Carol Romero-Wirth	Resident
Carole Ely	Santa Fe Opera
Cathie Zacher	Santa Fe Economic Development Inc.
Cece Derringer	SF Chamber Music Festival
Chip Chippeaux	Century Bank
Chris Lopez	Siete Del Norte
Christie Mazuera Davis	Lannan Foundation
Christina McCandless	Regional Development Corporation
Christopher Wright	Kokopele Productions
Chuck Pacheco	Los Alamos National Laboratories
Clair Fenton	Santa Fe Community College
Clarissa Lovato	Elevate Media
Craig Fiels	City of Santa Fe
Craig Strong	Santa Fe Stages
Dan Kunkle	Redfish Group
Dani Frye	League of Women Voters
Daniel Peirpont	Resident
Daniel Primozic	Santa Fe Community College
Daniel Razatos	Santa Fe County
Darlene Griego	Santa Fe Convention & Visitors Bureau
David Bacon	Local Energy
David Franklin	Strategic Analytics
David Kaseman	SF Independent Business/Community Alliance
David Pierpont	Resident
DeAnn Paul	Santa Fe Opera
Debbie O' Callahan	PNM
Deborah D. Johnson	Whirling Rainbow
Deborah Gaynor	Santa Fe Opera
Deborah Massey	Collected Works
Dena Aquilina	WESSTCorp
Diane R. Karp	Santa Fe Art Institute
Dianne Quarles	Regional Planning Authority
Dierdre Densmore	Complexity Workshop
Dick Mincheff	SCORE
Don Wiviott	Economic Development Review Committee
Dorothy Massey	Collected Works Bookstore
Dr. Lucas	St. Vincent Hospital
Edward Borins	Garcia St. Books
Elaine Bergman	Historic Santa Fe Foundation
Elaine Sullivan	SFIBCA
Ellen Bradbury	Recursos
Ellen Marshall	Prudential Financial
Emily Smith	Santa Fe Community College
Francisco J. Rivera	City of Santa Fe

Frank Romero	City of Santa Fe
Gayle Rust	Sun Microsystems
Gary Elhert	Santa Fe Area Home Builders
Gary Schiltz	Consultant
Gemtria St. Clair	NDI - NM
George King	O'Keeffe Museum
Gerald T.E. Gonzales	SF County
Gerald Rivera	Resident
Gilbert R. Martinez	New Mexico Workforce Connection
Dr. Gloria Rendon	Santa Fe Public Schools (SFPS)
Greg Eichman	Serious Grippage & Light
Greg Manz	Consultant
Dr. Hal Schultz	Santa Fe Indian School
Herb Burling	Resident
Howard Meehan	Firefly Studio
Hoyt Mutz	SFPS
Hugo Hinojosa	Regional Development Corp.
Ike Pino	Rancho Viejo
Iona Regala	League of Women Voters of SF County
Jack Jekowski	Regional Development Corp.
Jack Kolkmeyer	Santa Fe County
James Bradbury	La Fonda Hotel
Jane Gunter	Santa Fe Economic Development, Inc.
Janey Potts	Santa Fe Shakespeare Company
Jean Eva Thumm	Beyond the Horizon Consulting
Jennifer Marshall	Museum of New Mexico
Jennifer Tripplet	United Way of Santa Fe County
Jenny Kim	O'Keeffe Museum
Jerry Easley	Santa Fe Chamber of Commerce
Jerry Nelson	Santa Fe Opera
Jill Markstein	The Market Place
Jim Glover	Glover/Associates
Jim Langley	SCORE
Jim "Swede" Malmstrom	TRADE
Jim Mueller	TRADE
Jim Weyrauch	Nambe Mills
Jodi Medell	The Running Hub LLC
Joe Hoback	EDRC
Joe Horace	Horace Automotive/Chamber of Commerce
Joe Schepps	Schepps Development Corp/Lensic board
Joel Serra	EDRC
Dr. John Lucas	St. Vincent Hospital
John Stadvold	Bank of America
John McCarthy	Museum of NM
Joseph Abeyta	Santa Fe Indian School
Joseph R. Montoya	Regional Development Corp.
Joseph M. Montoya	Santa Fe Economic Development
Karen Walker	Karen Walker Real Estate
Kathleen Meehan	Firefly Studio
Kathryn Harris Tijerina	University of Phoenix, SF Campus
Kathy Medina	Coca-cola

Kathy Reyes	League of Women Voters of SF County
Katie Peters	Muse Media
Kelley Barnes	NDI-NM
Ken Hughes	NM DFA Local Government Division
Kim Ford	Regional Development Corrp.
Kim Perry	Kim Perry & Assoc.
Kirk Watson	former Mayor, Austin Texas
Dr. Lana Paolillo	SFPS
Larry Icerman	Icerman & Assoc.
Larry Miller	NM General Services Department
Leslie Neal	First National Bank of SF
Leo Baca	Qwest
Lielle Arad	Resident
Lillian Montoya-Rael	Regional Development Corp
Linda Hanson	College of Santa Fe
Lisa Cochrun	TRADE
Lisa Van Allen	City of Santa Fe
Lois Snyderman	Neighborhood Networks
Lorna Alesi	SFPS
Lou Bachrach	SCORE
Lou Schreiber	Santa Fe Community College
Louise Williams	NM Workforce Connection
Lorenna Shalev	Resident
Lynn Wasilewski	SFPS
Lynne Canning	Santa Fe Land Use Resource Center
Lynnwood Brown	Regional Development Corp.
Margo Covington	Sustainable SF Commission
Mark Sardella	Local Energy Assistance Project
Margaret O'Dell	St. John's College
Marie Longserre	SF Business Incubator
Marsha Bol	Museum of Fine Arts
Mary Ellen Degnan	Santa Fe Stages
Mary James	Branding Consultant
Mary Louise Romero	Intensive Community Monitoring
Mary Massey	SFPS
Matthew Noe	Pronto! Signs and Graphics
Maureen Nelson	SFPS
Michael Carroll	Santa Fe Gallery Association
Michael Mender	Strategy First
Michael Roach	CleanAir Systems
Michele Lowrance	YMCA
Mike Ginn	Retired
Mike McGonagle	Century Financial Services Corp.
Mike Mender	SCORE
Mike Warren	Century Bank
Mike Mykris	SFCC - Small Business Development Center
Missy Gurule	NM Dept of Labor/1 Stop Youth Career Center
Monica Montoya	SFEDI
Nancy Zeckendorf	Lensic Performing Arts Center
Neil Rosenshein	Resident
Neva Van Peski	League of Women Voters of SF County

Noel Keith	NoelDev, Inc.
Noreen Scott	NM Economic Development Department
Owen Densmore	Complexity Workshop
Owen Lopez	McCune Foundation
Pam Roy	Farm to Table
Paul Campos	SF County Commission
Paul Goblet	NMSBIC
Randy Randall	Eldorado Hotel
Richard J. Martinez	SER Jobs for Progress, Inc.
Robbie Williams	Four Winds Trading Co.
Robert Glick	SF Chamber Music Festival
Robert Griego	Santa Fe County
Robert Haspel	SCI/ ZERI-NM
Robert Holmes	Consultant
Robin Konz	Santa Fe Film Festival
Roger Critchlow	Consultant
Roger Frye	Roger Frye Company
Romiro Pompa	Bank of America
Ron Pokrasso	SF Arts Commission
Sabrina Pratt	City of Santa Fe
Sage Davis	Sage's Coffee Café
Sandra Aguilar	City of Santa Fe
Sarah Grant	NM Farmers' Market Assoc.
Sara Welton	Realtor
Sharron Walsh	SF Community Housing Trust
Sheila Ortego	Santa Fe Community College
Sigmund Silbuer	Industrial Consultant
Simon Brackley	Santa Fe Chamber of Commerce
Sophia Collaros	Santa Fe County
Stan Bochenski	Beyond the Horizon Consulting
Stan Rosen	Living Wage Network
Stephen Guerin	Redfish Group
Steve Burke	Eldorado Hotel
Steve Gonzales	NM Economic Development Department
Steve Whitman	City of Santa Fe
Stuart Ashman	NM Dept of Cultural Affairs
Susan Benjamin	Santa Fe Family Center
Susan Bolaty	Santa Fe Institute
Susan Gorges	Technology Ventures Corp.
Susan Martin	Some Serious Business
Susan Meece	SFPS
Susan Strom	Strom SW
Susanne Zilke	Susanne Zilke Consulting
Suzanne Goetz	Alliance for Affordable Housing
Teresa Trujillo	LANL
Thomas L. Atkins	Thomas Atkins & Assoc. LLP
Tiffany Harrington	National Center for Genome Resources
Tom Aageson	Museum of New Mexico Foundation
Tom Maguire	City of Santa Fe
Tom Morris	Santa Fe Opera
Tom Udall	Member of Congress

Trevor Loy	Venture Capitalist
Veronica Rodriguez	Sen. Domenici's office
Walter Dashnol	Santa Fe Indian School
William Wolstern	Thermogenics
Zia Cross	Whirling Rainbow Productions

In addition to the individuals listed above, the consulting team received **survey responses from 1,352 individuals and businesses located in the city**. The survey was a valuable tool used to measure impressions of the city's strengths and challenges and learn more about what residents believe makes Santa Fe special. We offer our gratitude to each individual who took the time to fill out the survey. Your comments helped mold the recommendations we offer in this report.

AngelouEconomics' core team for this project included Angelos Angelou, Amy Holloway, Chris Engle, Nicole Urbis, and Daniel Kah.

Executive Summary

What does Economic Development mean for Santa Fe?

How economic development is defined differs among communities. For many years, cities' economic development activities were focused on recruiting new employers. Recently, the focus of economic development in many cities has shifted, placing a stronger emphasis on community development activities that improve local workforce, infrastructure, and business climate to help local companies grow and new ones to emerge. This latter definition is more appropriate for Santa Fe.

The term "economic cultivation" has been chosen to describe Santa Fe's economic development practices. **The city's focus should be more on creating a climate that is ripe for entrepreneurship and small business success than on recruiting large companies.** The ultimate goal of economic cultivation in Santa Fe is to achieve long-term economic health. A healthy economy benefits all residents and businesses in the region, from the business community to not-for-profit organizations to the arts and to the native populations.

Overview of the Economic Development Plan

During the past seven months, AE has worked closely with Santa Fe leaders to compose an economic development strategy for the region. The driving objective of this strategy is to generate sustainable economic health and prosperity for the citizens of Santa Fe and the surrounding region.

Based on extensive research, the consulting team has developed a series of recommendations to accomplish this objective. All recommendations offered in this report are both (1) sustainable (creating consistent long-term economic growth in a non-damaging way) and (2) strategic (tailored and coordinated for meeting the city's long-term objectives).

The *Economic Development Plan* should be viewed as a living document. The New Mexico Media Strategies Report and the University of New Mexico's Bureau of Business & Economic Research's report on the cultural industries, for example, will be used to develop specific work plans for those clusters when they become available. The *Economic Development Plan* offers guidelines and techniques designed to improve the city's economic health. It provides Santa Fe with a structure to incorporate other activities, particularly specific initiatives within each targeted business sector. Other recommendations might be added or current ones eliminated as economic conditions change.

Recommendations fall into five categories:

- **Workforce development and education**
- **Entrepreneurship**
- **Sites and infrastructure**
- **Community development**

- **Marketing**

Santa Fe suffers from an increasing gap between local wages and cost of living. The gap can be narrowed through a variety of techniques – from increasing the minimum wage to assisting residents to find and finance affordable housing. These activities have already begun in Santa Fe. The Living Wage Ordinance (Ordinances 2002-12 and 2003-8) demonstrates the City's commitment to improving the incomes and wage rates of Santa Fe's citizens.

Economic development provides another approach to making it easier for Santa Feans to afford to live and work in the region. A strong economic development initiative has been laid out in this strategy. It focuses on diversifying Santa Fe's employment base through new business recruitment, expanding local companies, and supporting entrepreneurship. It contains tools that the City, the Community Development Division, and a wide range of regional organizations can use to increase the range of job opportunities available to Santa Feans. With a greater diversity of employment options comes a greater opportunity for residents to improve and employ their unique talents, generating new wealth for every Santa Fe family.

Themes of Santa Fe's Economic Development Plan

During the course of this project, several important themes have emerged in our discussions with the community. First, Santa Fe is a unique city and any new development should reflect its creative character. Second, Santa Fe wants to attract a targeted audience of visitors and businesses to the community. Tourists, for example, must come to Santa Fe with the intention (and financial wherewithal) to shop in local galleries, eat in locally-owned restaurants, and stay overnight in downtown and locally-owned accommodations. Third, Santa Feans feel a strong connection to the region's heritage. Many people who participated in focus groups and interviews, for example, have a deep desire to preserve the downtown space so that it does not become overly congested and lose its historical presence.

These themes appear throughout the Economic Development Plan. Based on these themes, we offer four overarching recommendations:

1. To be successful in economic development, Santa Fe's leaders should strive to foster a culture that creates jobs that complement the community's unique character.
2. Santa Fe cannot avoid change. The City should aggressively direct how those changes occur.
3. The key to economic development in Santa Fe is to ensure that new developments – whether it is a new civic center, new infrastructure project, or new educational program – retain the essence of the community. The essence of Santa Fe lies in its creative people, its strong history, and its core of arts and culture.
4. For the City to support a project, the project must provide new opportunities to Santa Fe's workforce.

Summary of Recommendations

To be successful, Santa Fe must develop highly integrated networks of businesses, training programs, capital providers, educational institutions, non-profit organizations, labor organizations, and government agencies. Economic development cannot be successful unless these groups work in a coordinated, collaborative fashion.

It is important that City officials adopt a more focused approach to economic development. It starts with City leaders identifying and agreeing to long-term goals. All future City decisions should be checked against these aforementioned overarching goals. Only initiatives that work toward accomplishing the City's long-term goals should be adopted. To jump-start the City's goal-setting activities, we have proposed specific goals for workforce development and education, entrepreneurship, sites and infrastructure, community development, and marketing.

A summary of recommendations is provided below. We have provided detailed action items for each recommendation within the body of the strategy.

I. Workforce Development and Education

Goal One: The community will place an increased value on education, realizing that education performance increases the quality of life for all Santa Fe residents and makes the community better able to retain a talented workforce. Pre-K - 12 education will be as strong as possible because the community invests in it. (p.15)

Strategies:

1. Help parents place a greater value on education.
2. Promote the value of quality education within the community. Turn Pre-K - 12 education into a "cause" around which the community can rally.

Goal Two: Educational and workforce development programs will be well-coordinated and in tune with the needs of the city's targeted business sectors. (p.19)

Strategies:

1. Develop an inventory of all workforce training programs in Santa Fe that prepare individuals for skills demanded by the city's targeted business sectors.
2. Closely link local Workforce Development One-Stop Centers with economic development efforts.
3. Enhance Santa Fe Community College's existing programs and start new programs aimed at the needs of Santa Fe's targeted business sectors.
4. Ensure the College of Santa Fe, the Institute of American Indian Arts, St. John's College, the University of Phoenix and branches of

Highlands University and UNM are kept up-to-date and involved in economic development.

II. Entrepreneurship

GOAL: Infrastructure, capital, and educational resources for entrepreneurs will be well networked both at the local and state level. (p.24)

Strategies:

1. Financially support the Santa Fe Business Incubator. Help the Incubator expand by offering more customized business resources. Help start-up companies by linking them to local and state financial capital.
2. Make information and training about starting businesses widely available. Celebrate entrepreneurial success stories as inspiration to potential entrepreneurs.
3. Motivate Santa Feans to start new companies.
4. Keep Santa Fe's existing small businesses strong.

III. Sites and Infrastructure

GOAL: Improvements to sites and infrastructure will consider the long-term needs of Santa Fe's targeted business sectors and small, entrepreneurial businesses. (p.32)

Strategies:

1. Take steps to make Santa Fe the water conservation and clean energy capital of the U.S.
2. Provide better infrastructure and processes to support creative activities.
3. Partner with Santa Fe County to solve infrastructure and site issues.
4. Approve and construct a new convention center that showcases the unique character of Santa Fe.

IV. Community Development

GOAL: Santa Fe's community and economic development activities support an environment that is favorable to (1) talented residents, (2) small, locally-owned businesses, and (3) targeted business sectors. (p.39)

Strategies:

1. Adopt a more business friendly attitude within City government.
2. Santa Fe's City Council should set goals for future development and allow those goals to drive decisions.
3. Provide greater support to the Community Development Division, and, particularly the Economic Development section.

4. Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.
5. Ensure that Santa Fe contains an atmosphere that is fun and attractive to young, creative people.

V. Marketing and Public Relations

GOAL: Santa Fe will engage in a targeted marketing campaign that builds local and national awareness of the city as a place to do business. (p.46)

Strategies:

1. Establish specific marketing roles for each organization currently involved in economic development.
2. Create and adopt a single economic development brand.
3. Better understand the target audiences.
4. Gain local media support.
5. Launch internal marketing.
6. Implement external campaigns.

Within these strategies, many individual action items are offered. Among these, we would like to point out five activities that are of particular significance:

1. **Construct a new civic center to replace the Sweeney Center.** The new civic center will support all of Santa Fe's target industries. The civic center should be designed to host executive level events, attracting those events that will bring the greatest benefit to Santa Fe's economy. In addition, the City should consider integrating high-end workforce training capacity within the civic center. The workforce training resources, from classrooms to high-tech audio/visual equipment, should be made available to local workforce service activities as well as to executive training events.
2. **Create a National Center for Art and Design Center and an arts incubator.** The National Center for Arts and Design will provide a single location in which multiple arts and design organizations could collaborate on projects of national significance. The one-of-a-kind concept would be modeled after national research consortia or laboratories, only with arts, rather than science, as its focus. As its first major project, the Center should consider developing a first-rate on-line Santa Fe Arts Market for selling locally produced artistic and handmade objects.

   This Center should be home to a variety of related activities, with educational programs at the core. Other activities that should be co-located within the facility include: office space for professional arts organizations and guilds; studios; exhibit space; retail shop for selling art. In the future, the campus could also contain loft apartments, a café, and an entrepreneurial resources center.

3. **Lobby the State to pass proposed legislation to create a certification program and network of small-business incubators.** The currently

proposed incubator certification program will possibly increase State funding to the Santa Fe Business Incubator. Lobby State legislators to pass this legislation. Long-term, Santa Fe leaders should work with the State to create a network of entrepreneurship one-stop shops, similar to the system utilized by the New Mexico Department of Labor. This would probably be more of a network of collaborating agencies and programs rather than an additional set of facilities. Santa Fe's leaders should work with the State to create a statewide network of small business incubators. The network of certified incubators could serve as a funnel of investment opportunities for the New Mexico Venture Capital Fund and as a built-in system of due diligence for State investment.

4. **Santa Fe should become the water conservation and clean energy capital of the U.S.** Water conservation technology companies locating in Santa Fe will be in a market with high internal demand for their products and will, therefore, be in close proximity to their customers. Santa Fe should create programs that promote the adoption of energy conservation while promoting a "buy local" campaign that would attract new clean energy providers to Santa Fe. Credits and incentives for consumers can be tied to their purchase from local suppliers. Santa Fe is an ideal pilot market for several technologies and should do what it can to bring those suppliers to the region.

5. **Santa Fe's leaders should agree to goals that will promote the long-term health of the local economy**. The community is widely known as a place that is unfriendly and difficult for business. This distinction makes it difficult for Santa Fe to remedy its suffering economic conditions. The City must take several initial steps before any economic recovery can occur. First, City leaders must agree that all decisions will be driven by one simple goal: To attain healthy economic conditions that will preserve Santa Fe's unique character and open opportunities for all Santa Fe families.

   Within City government, several actions will help the city create an easier environment in which to expand and start businesses. First, the City should strengthen and expand the Small Business Ombudsman position. Second, the City should provide strong support to the Community Development Division and Economic Development section. Economic development cannot occur unless this division is stable and well funded. Finally, the City should support a strong internal and external marketing effort. Marketing activities will require financial and human power resources from the City as well as other Santa Fe organizations.

The activities outlined in this strategy will require five years to complete, and the results of these activities may not be immediately apparent. Santa Fe's leaders must stay committed to the overarching goal of creating a healthy economy.

1. Workforce Development and Education

This project marks the beginning of a long-term economic development effort to improve the atmosphere in Santa Fe for growth of small to medium-sized businesses. Workforce development and education recommendations have been developed to help Santa Fe achieve the following three goals:

1. **The community will place an increased value on education, realizing that education performance increases the quality of life for Santa Fe residents and makes the community better able to retain a talented workforce.**

2. **Educational and workforce development programs will be well-coordinated, providing services that are in tune with the needs of the city's targeted business sectors.**

3. **Santa Fe's workforce development programs will offer advancement opportunities for individuals from all socioeconomic backgrounds.**

Santa Fe's workforce development programs should offer advancement opportunities for individuals from all socioeconomic backgrounds. Santa Fe's recommended targeted business sectors (see p. one)were selected, in part, because they contain a wide variety of occupations and ample opportunity for workers to advance their careers. (See the Target Industries Report for more detail on the target industries and how they were identified.)

Workforce development and economic development are closely linked. A strong workforce leads to business recruitment. A strong industry base generates a workforce that leads to entrepreneurship and long-term economic growth. Considering Santa Fe's current economic conditions, community leaders should make workforce development a top priority. A strong pool of workers is critical to business expansion and recruitment to the region, industrial diversification, and growing the population of young professionals.

For Santa Fe to experience the greatest possible benefit, education and workforce development activities must be viewed as an integrated continuum that spans from infant care to adult education. We encourage Santa Fe to communicate the workforce skill needs of the targeted business sectors to all educators. Show them how entrepreneurial skills, for example, will help students succeed once they graduate. Provide them with examples of other communities that have integrated entrepreneurship education into the early education curriculum.

Businesses in the targeted business sectors that have been recommended by AE demand that the best possible Pre-K - 12 education system, workforce training, and college programs are in place to prepare the workforce to succeed in targeted industry businesses. This ensures that they will be able to retain and recruit skilled workers, managers and executives who demand that their children

receive an excellent education. It also shows them that the community is willing to invest in itself, its future, and therefore will support them into the future. Goal One: The community will place an increased value on education, realizing that education performance increases the quality of life for all Santa Fe residents and makes the community better able to retain a talented workforce. Pre-K - 12 education will be as strong as possible because the community invests in it.

Basic education should be considered the foundation of successful economic development. Those regions across the U.S. that have invested in basic education are also the most successful in growing high tech, high wage employers. The two go hand-in-hand.

Before an aggressive economic development campaign is launched, it is essential that Santa Fe invest in the core of the community: local Pre-K - 12 education, the downtown, and infrastructure developed to support new economy businesses. This investment will have much greater pay off in the long term by helping the city retain its current employers and high skilled workers, as well as renew a positive spirit across the community.

Strategy One: Help parents place greater value on public education.

Actions

1. Get parents involved in the schools

- Adopt a take-home computer program. In this program, schools lend computers to parents for 4-6 weeks at a time. To be eligible for the program, parents are required to take an orientation workshop that teaches them the basics of operating a computer, common software packages, and how to use the Internet.
- Use local school facilities for evening community college or university classes. Courses could be for-credit or continuing education, ranging from computer literacy, self esteem, English as a second language, or literacy. Teachers or other parents can teach classes. Invite a local non-profit to fund a babysitter to be on-site for the duration of the class period.
- Start a cultural orientation program to help parents, teachers, and students understand and appreciate the culture of their peers.
- Use art exhibits and performances by students to attract parents to the schools and enhance cultural understanding.

2. Provide parents the tools to support learning at home

- Offer workshops, hands-on training, and home visits that train parents how to teach kids at home. Parents can make educational materials such as flash cards and board games at the workshops that they take home and use with their children. Alamo Navajo Community School provides excellent examples of effective programs:
    - Parents and Teachers as Partners Program – regularly scheduled meal shared by teachers and parents including a workshop on language/math skills development, reading, cooking with children, etc.

- Parent-Teacher meetings and open houses are scheduled at the same time as other community events (e.g. sports events) to attract more parents
- Bilingual home school liaisons make about 25 home visits per month to personalize school communications

Strategy Two: Promote the value of quality education within the community. Turn Pre-K - 12 education into a "cause" around which the community can rally.

Action:

1. ***Launch an internal marketing campaign to inform parents (and students) about the value of Pre-K - 12 education.***
   - Each school should adopt a program aimed at keeping parents informed about school events. Consider the following examples that have worked for other communities:
     - Weekly take-home folders that include a parent participation sheet, information on upcoming events, recent curriculum activities, and graded tests. Parents sign and students return to school. One single format could be developed for the Santa Fe School District- with easy ways for each school to customize it. Ideally, take home information would be available in both English and Spanish.
     - Ask for parent volunteers to serve on a phone chain to call other parents with updates about school events, get feedback, and answer questions.
   - Create a series of public service announcements aimed at instilling the value of public education in Santa Fe residents.
     - Work with school district to assign an internal marketing task force that meets for six months to one year. The task force will be responsible for organizing and overseeing the communication campaign. Task force members should include: representatives from the local school district, the parent-teacher organizations, education-related non-profit organizations, Santa Fe Community College, and other workforce service providers.
     - The internal marketing task force should seek a local advertising or public relations agency that will provide services pro bono or for a reduced rate.
     - Funding for the communications campaign could come from grants from local, state, or national education-related non-profit organizations and foundations.
     - Announcements should be based around a central theme, but available in various media forms, including radio spots, newspaper advertisements, posters and fliers, or television spots. Both English and Spanish language announcements are necessary.
     - Possible themes include: (1) the importance of staying in school; (2) opportunities for high school graduates other than attending a four-year university; (3) how students can help their families even more in the long term by continuing education or training after high school; (4) post-high school work, training, and education opportunities located in Santa Fe to retain young people; (5) the

benefits of investing in Santa Fe's schools to residents who do not have children in the school system.

- Start a school-by-school campaign to show middle school and high school students the range of alternatives to attending a four-year university.
    - Ask representatives from Santa Fe Community College, apprenticeship programs, SER Jobs for Progress and non-profit organizations to present their programs / non-university alternatives during classes or at after-school events
    - Ask representatives from Santa Fe Community College, apprenticeship programs, SER Jobs for Progress, and non-profit organizations to compile a short, easily understandable brochure on the programs they offer to high schoolers and recent graduates. Provide this brochure to all high school and junior high school guidance councilors. Place in locations where students congregate: libraries, after-school hangouts, shopping malls.
    - Over time, develop a Web site containing resources for non-university bound youth. The Web site should contain information about non-college options, links with training organizations, apprenticeship programs, and the community college. It could also contain job postings.
- Launch an Annual Education Day, a one-day outreach and educational event at which parents, teachers, non-profits, and community leaders share information about local schools, programs, services, and successes. The event could provide training to parents about how to continue the educational process at home.

Possible Funding Sources for Pre-K - 12 Education Improvements

- G&T Dropout Demonstration, Indian Health Services, Title IX
- Parent-Teacher Organization fundraising http://www.ptotoday.com/fundraising.html
- US Department of Health and Human Services GrantNet http://www.hhs.gov/grantsnet/
- State of New Mexico Department of Education http://164.64.166.11/fedpro/programs/index.html
- Edna McConnell Clark Foundation (http://www.emcf.org/)
- This site contains links to several good drop-out prevention programs: http://www.dropoutprevention.org/resource/grant/funding.htm
- The Foundation Center is a good overall Web site for researching grant funding available in the U.S. for a wide variety of causes. Their education page is at http://fdncenter.org/research/grants_class/taxb.html

Other resources:

- This site contains a listing of and links to a variety of non-college options for high school students: http://www.nohum.k12.ca.us/ahs/career/non_col.html

Goal Two: Educational and workforce development programs will be well coordinated and in tune with the needs of the city's targeted business sectors.

The recommended targeted business sectors will determine more than Santa Fe's audience for its marketing efforts. Rather, the needs of targeted business sectors should drive the infrastructure that Santa Fe develops, the business climate that it fosters, and the workforce development and educational programs that it supports. Economic development efforts will be most successful if all aspects of community development are in tune with targeted business sectors' needs and are well coordinated.

To target workforce development programs and educational programs, it is important to first understand the skill sets that are required by Santa Fe's targeted business sectors. The *Target Industry Report* provided a list of each targeted business sector's predominant occupations. The end of the workforce development recommendations section of this report (page 24) contains a table summarizes the workforce needs of Santa Fe's target industries and illustrates how they overlap with one another.

In the following section, we offer recommendations for programs at Santa Fe Community College that would help the College, and the community, better train people for targeted business-appropriate occupations. These programs also provide opportunities for Santa Fe residents of all skill levels to improve their education and become better qualified for the city's targeted business sectors.

Strategy One: Develop an inventory of all workforce training and college programs in Santa Fe that prepare individuals for skills demanded by the city's targeted business sectors.

During public input sessions, one predominant issue that emerged was the difficulty in finding information on workforce development and educational options. Individually, while the community college, College of Santa Fe, the Institute of American Indian Arts, St. John's College, University of Phoenix, one-stop center, and not-for-profits offer good information about their own programs: no single source of information is currently available.

To involve all Santa Feans in workforce development and education, this single source of information should be available in both print and on-line formats, and available in both English and Spanish.

Actions:

1. ***Develop the inventory and make available in print and on-line formats.***
    - The inventory should contain a listing of programs. Within each program, include information on eligibility requirements, cost, time required to complete the program, and possible career tracks for individuals completing the program.
    - The on-line inventory should allow users to sort based on all criteria: by eligibility requirements, by time to complete and cost, and by potential career tracks.

- Ensure that the inventory's Web site address is simple and memorable. (The inventory could also be made available on SFEDI's Web site. http://www.sfedi.org/workforce, for example.)
- Distribute the inventory and Web site address to a wide range of organizations in Santa Fe, including: One-Stop Centers; local high schools; Santa Fe Community College; the City of Santa Fe; local libraries; faith-based organizations, and; non-profit organizations.

2. ***Begin a series of informational sessions on workforce training options in Santa Fe neighborhoods and community organizations.***
   - Community outreach may be a more effective way to provide workforce service information to Santa Fe residents. Plan a series of informational sessions at local schools, faith-based organizations, and recreation centers.
   - Ask attendees to fill out a brief survey to determine their educational and employment background.
   - Bring one-stop shop employees to the event to provide one-to-one counseling on career opportunities.
   - Follow up with attendees after the session to provide them with additional information. Review survey responses to estimate what services may be more appropriate for each individual, and use this profile to determine the most appropriate course of action.

Strategy Two: Closely connect local Workforce Development One-Stop Centers with economic development efforts.

Actions:

1. ***Train One-Stop Center employees on the occupational and skill needs of Santa Fe's targeted business sectors.***

2. ***One-Stop Center career councilors should direct clients to programs at Santa Fe Community College and other workforce service providers that train workers for targeted business sectors' skills.***
   - Core skill requirements for all targeted business sectors fall into several broad categories, including computer training, design skills, creative skills, small business management, and hospitality.
   - One-Stop Centers should utilize the inventory of targeted skills programs as a tool to assist their clients.

3. ***Widely promote One-Stop Center services across Santa Fe. Local residents may not be aware that those services are available.***
   - Links to the One-Stop Center and future inventory of targeted businesses' training program Web sites should be widely available on all major community Web sites; including, for example, the City, County, Chamber of Commerce, SFEDI, Santa Fe Community College, public schools, and non-profit organizations.
   - Include the One-Stop Center (http://www.dol.state.nm.us/wdc15.htm) and/or targeted businesses' training programs Web site in the (earlier recommended) public service announcements. Consider simplifying the

Web site address to Santa Fe's One-Stop Centers. (www.santafejobs.com, www.worksantafe.com, or www.traintowork.com)

Strategy Three: Enhance Santa Fe Community College (SFCC)'s existing programs and start new programs aimed at the needs of Santa Fe's targeted business sectors.

Actions

1. Target SFCC programs around the design industry.

- The SFCC's campus plan calls for building a performing arts facility on campus. The facility should include a multi-purpose auditorium for theater and musical productions, exhibit, and studio space. Invite the community to utilize the center for Santa Fe film and music festivals, and offer free shuttles to auditorium from downtown during those events.
- Develop a core "design curriculum" that serves all design-related majors.
  - Currently, programs in interior design, introductory architecture, studio arts, and fine woodworking, for example, share similar skill sets.
  - The core design curriculum starts all design-related majors with the same coursework. Electives are used to refine the individual's skills into specific design fields as they progress through the program.
  - The core curriculum helps students engage with other creative individuals and provides them with a set of design skills that are transferable between industries.
  - Illustrate the new economic development marketing theme at the new performing facility by incorporating the theme "Creative Spirit of Santa Fe" into its design.
- Adopt a new curriculum / professional development courses to train film crews and pre- and post- production workers.
  - Identify what infrastructure is needed to support Santa Fe's burgeoning film industry.
  - Meet with Garson Studios and other local film support businesses and ask them what services / training they would like to see emerge at SFCC.
  - The curriculum should be coordinated with advanced film support courses offered at the College of Santa Fe.
  - Explore the potential for SFCC to host a pre- and post-production house. The center would provide on-the-job training for students and would be a valuable resource to professional film crews coming to the Santa Fe area. Between the SFCC, the College of Santa Fe and private business, a full range of pre- and post-production facilities should be available in Santa Fe.

2. Create innovative programs for the hospitality industry.

- Connect SFCC's hotel and restaurant management and culinary arts programs to growing needs in the film industry. Set catering and limousine services, for example, could be provided to film crews through the community college, providing students with good on-the-job training experience and would meet a demand.
- SFCC could develop a small hotel and restaurant next to the campus.

- Room rates and meal prices would be offered at a discount.
- The hotel and restaurant would employ students, providing training ground for hotel and restaurant management and culinary arts students. It could also offer guests alternative health care and spa services, which could be provided by individuals just entering the field.
- The design of the hotel should integrate water and energy conservation technologies and allow students to contribute to its design.
- Clients of other workforce training providers, such as SER Jobs for Progress, could also work at the SFCC hotel "incubator."
- If a SFCC hotel "incubator" is not feasible, develop an intensive internship program with local hotels, restaurants and caterers.

4. ***Develop curricula that help Santa Fe become a water and energy conservation role model for other cities.***
   - Create a water conservation curriculum.
     - The curriculum would combine water policy studies, a knowledge of water conservation techniques, and tools for students to design their own water conservation methods / technologies.
     - SFCC could reserve space on or off campus for a light manufacturing center or laboratory in which students could develop their own water conservation products.
     - Connect the program to the SBDC so that students with good business ideas can receive entrepreneurial support.
   - Adopt an alternative fuels curriculum.
   - Professors and students of the program should offer free community workshops that instruct homeowners, business owners, and Pre-K - 12 students about simple methods of conserving water and energy. This EPA Web site provides a good starting point for established curricula: http://www.epa.gov/teachers/curriculumconservation.htm
   - Encourage local real estate developers and businesses to engage students of the program in design of future developments. As part of the curriculum, require one class in which students form teams and are assigned to local businesses and developers to develop an innovative water or energy conservation technique for their facility.
   - Examine top conservation curricula at other US community colleges as models for the SFCC program. This link contains a ranking of the top 50 conservation and natural resource programs at communities and universities across the U.S. http://www.ccweek.com/top100/pdf/2001/topassoc-9900-cons&rnr.pdf
     - Tailor Santa Fe's program to the needs of water conservation and alternative fuels.

5. ***Enhance software and information technology classes to meet the needs of Santa Fe's targeted business sectors.***
   - Survey or organize a forum of Santa Fe bioinformatics and other information technology companies. Ask these businesses to describe the types of workers that they need. Ask them to participate in designing an ideal curriculum for an Associate's Degree and continuing education programs.

- Entice individuals with high tech skills to serve as part-time instructors. The Community College has a difficult time offering the high salaries demanded by individuals with high-tech skills and computer science knowledge, yet Santa Fe has a large population of these individuals. Rather than seeking full-time professors, ask young professionals and new retirees to teach one class per semester.
- Build computer training programs that teach desktop publishing, commercial design, film and sound editing, graphic design, and animation. These courses can be offered as part of a formal Associate's Degree curriculum and continuing education. These skills will be in demand by Santa Fe's targets, particularly in the arts and culture, design / film, and publishing and new media fields.

Strategy Four: Ensure that the four-year and graduate colleges and universities in the region, e.g. the College of Santa Fe, the Institute of American Indian Arts, St. John's College, the University of Phoenix and branches of Highlands University and UNM, are kept up-to-date and involved in economic development.

Actions

1. Inform the four-year and graduate colleges of the workforce needs of each targeted business sector.

- Identify degree programs within each College that fit with target business requirements.
- Include a description of these degree programs within future economic development marketing efforts

2. ***Work with the four-year and graduate colleges to retain graduates in Santa Fe.***
   - Each semester, meet with students within those degree programs to inform them of the opportunities within Santa Fe for graduates of their programs. Ask local target sector business executives to speak to the students.
   - Ensure the College's career placement centers are fully aware of job opportunities within Santa Fe.
   - One to two times each year, speak at a faculty meeting at all three colleges. Inform professors of economic development activities. Give them information about Santa Fe that increases the attractiveness of the community to 18-25 year olds.

3. ***Invite representatives from the four-year and graduate colleges to participate in prospect visits.***
   - When economic development prospects come to Santa Fe, invite College representatives to meet with the prospect or organize a brief tour of the Colleges' campuses.

4. ***Invite representatives from the four-year and graduate colleges to participate on economic development-related committees and task forces.***

Occupational Comparison of Santa Fe's Target Industries

Major Occupations	General Work Skills	Technical	Industry: Art and Culture	Design	Hospitality	Conservation Technologies	Software Development	Publishing and New Media	Outdoor Gear and Equipment
Actors			■						
Administrative support	■		■	■	■	■	■	■	■
Architects				■					
Art directors			■	■				■	
Art, drama, and music teachers			■	■					
Assemblers			■			■			■
Bartenders and waiters			■		■				
Bookeeping and accounting	■		■	■	■	■	■	■	■
Bus, taxi, and other transportation drivers					■				
Cashiers			■		■				
Chemists		■				■			
Chemical technicians		■				■			
Choreographers			■						
Civil engineering technicians		■		■					
Computer programmers		■					■	■	
Computer software engineers		■					■	■	
Computer support and technicians		■					■		
Customer service representatives			■	■	■	■	■	■	■
Desktop publishers				■				■	
Editors				■				■	
Electrical engineers		■							■
Environmental scientists		■				■			
Film and video editors				■				■	
First line production managers									■
Food preparation, chefs			■		■				
Freight movers and handlers				■					■
General operations managers	■		■	■	■	■	■	■	■
Graphic designers			■	■				■	
Hotel desk clerks					■				
Inspectors, testers, sorters						■			■
Jewelers, precious stone, and metal workers			■	■					
Job printers				■				■	
Machine operators		■		■		■			■
Management analysts							■		
Maids and Housekeeping					■				
Maintenance and repair workers					■				
Mechanical engineers		■							■
Musicians and singers			■						
News analysts, reporters, writers				■				■	
Office clerks	■		■	■	■	■	■	■	■
Packers and packagers, hand									■
Prepress technicians and workers		■		■				■	
Printing machine operators		■		■				■	
Protective services / security					■				
Recreation workers			■		■				■
Reservation ticket agents and travel clerks									
Sales managers and representatives	■		■	■	■	■	■	■	■
Self enrichment education teachers			■						
Sewing machine operators		■							■
Shipping and receiving clerks									■
Teacher assistants			■						
Telemarketers					■			■	■
Tour guides and escorts					■				

Represents 2% or more of an industry niche's total occupational composition.

Source: Occupational Employment Statistics, Bureau of Labor Statistics

2. Entrepreneurship

GOAL: Infrastructure, capital, and educational resources for entrepreneurs will be well networked both at the local and state level.

A critical aspect of building sustainable economic competitiveness is linking economic performance to social cohesion. The stimulation of entrepreneurship through the formation and development of new commercial businesses and social enterprises can play a key role in creating a diversity of new jobs and bridging the gap between income levels and cost of living. The entrepreneur in the community is a primary contributor and mobilizer of resources to develop the economy, a provider of employment for others, and a stabilizing factor in the society.

Improvements to the entrepreneurial climate, both in Santa Fe and the state of New Mexico, will benefit not only potential business owners, but also the small businesses that are already in operation. An entrepreneurial climate is well suited for Santa Fe's creative, independent-minded population.

AE recommends that entrepreneurship drive all future economic development activities for the following reasons:

- Entrepreneurial activities are a productive outlet for energies of enterprising and enthusiastic people.
- Small businesses create jobs at relatively low capital cost and low environmental impact, especially in the fast-growing service sector.
- Small businesses develop a pool of skilled and semi-skilled workers who are the base for industrial expansion.
- Small businesses are a source of innovation in products, services and techniques.
- Entrepreneurs can contribute new ideas to economic development initiatives.
- Small businesses serve a social function by creating career opportunities and upward social mobility, and by preserving, in many instances, a set of values.
- Provide information at One-Stop Centers related to entrepreneurship as a career option – linking One-Stop Centers to local SBDC, providing "guide to starting a business in Santa Fe" at one-stop center.
- An entrepreneurial approach to economic development also benefits larger businesses that will be attracted to Santa Fe's unique character.

Small businesses are currently the crux of the Santa Fe economy, and local leaders should support them. The following section offers recommendations for boosting entrepreneurship and small business growth in Santa Fe.

Strategy One: Financially support Santa Fe's business incubator. Help the incubator expand by offering more customized business resources. Help start-up companies by linking them into local and state financial capital.

Actions:

1. ***Expand the Santa Fe Business Incubator to provide business resources appropriate to the targeted business sectors.***

   The most successful business incubators are those that provide more than just reduced rent office space and furniture for tenants. Like the current Santa Fe Business Incubator, they combine office space with knowledge – such as an SBDC office or other mentoring organizations - and are closely connected with local community colleges and universities. They provide first-rate telecommunications infrastructure, conference facilities, business services, and shared laboratory or manufacturing space. A good incubator will become a gathering place for the community for after hours networking events.

   The Santa Fe Business Incubator should also expand its connection to professional business services firms. For example, the incubator could assign volunteer task forces of service providers (e.g. comprised of one accountant, one attorney, and one marketing/advertising firm) to mentor companies during their time at the incubator. This benefits the companies as well as the volunteers, who can view their work with the incubator as business development. Marketing assistance, in particular, should be offered to incubator companies. Assistance should come from local advertising or marketing agencies that offer their services at a pro-bono or reduced rate, or by teams of students from SFCC or the College of Santa Fe.

2. ***Lobby State legislators to pass the current proposed legislation (embedded within the SBDC bill) to certify incubators and to match funding from the State to local incubators.***
   - The successful Santa Fe Business Incubator could serve as a model around which other incubators in New Mexico could be developed.
   - Incubators should be used as a place that sets standards for small business development.
   - The network of certified incubators could serve as a funnel of investment opportunities for the New Mexico Venture Capital Fund as well as serving as a built-in system of due diligence for State investment.

3. ***Work with the State, UNM, the Santa Fe Business Incubator, SFCC-SBDC and SCORE to set up an entrepreneurship one-stop shop center similar to workforce development centers.***
   - A one-stop shop entrepreneurship center would offer the same coaching and information services such as an SBDC combined with the business incubator services of the Santa Fe Business Incubator.
   - The one-stop shop should be established in a central location to provide the greatest access to all Santa Fe residents.

4. ***Establish a Small Business Enterprise Director within the Community Development Division.***
   - This individual should be responsible for: overseeing the entrepreneurship center; working with the SBDC and Incubator in keeping the community informed about how to start a company in Santa Fe; promoting Santa Fe as a good location for entrepreneurship; working with SFIBCA on creating a strong "buy local" campaign; developing and maintaining a searchable on-line inventory of all entrepreneurship resources in the region; and helping entrepreneurs and local small businesses navigate City processes and regulations.

5. ***Establish an arts incubator at a central location in Santa Fe.***
   - The campus should be home to a variety of related activities, with educational programs at the core. Other activities that should be co-located within the facility include: office space for professional arts organizations and guilds; studios; exhibit space; retail shop for selling art. In the future, the campus could also contain loft apartments, a café, and an entrepreneurial resources center.

Strategy Two: Make information and training about starting businesses widely available. Celebrate entrepreneurial success stories as inspiration to potential entrepreneurs.

Actions:

1. ***Involve The Santa Fe New Mexican in covering success stories of local business startups.***
   - Potential entrepreneurs will find inspiration from other individuals who have successfully started businesses.
   - Celebrate the success of local small businesses by featuring them in local news publications. Propose a schedule of small businesses to feature each month to make it easier for The Santa Fe New Mexican.

2. ***Santa Fe's numerous non-profit organizations are entrepreneurial businesses. Provide these organizations with good information to help them increase their financial capacity.***
   - Numbering almost 500 in Santa Fe, non-profits make up an important part of employment and activity in the community.
   - Non-profit organizations should be viewed as entrepreneurial small businesses.
   - Provide information to non-profits to help them learn how to increase their financial capacity.
   - Fund a series of 501c3 training seminars that train managers of non-profits how to be better business people. There are numerous consulting companies that provide non-profit training, as well as on-line guides that provide non-profits with helpful business tools. Check out sites such as: www.onPhilanthropy.com; www.npguides.org; or www.charitiesusa.com which links non-profit to service providers across the U.S.

- Encourage participation in *NGO New Mexico*, New Mexico's central non-profit business association.
- Collaborate with NGO New Mexico to sponsor monthly networking and training events. The training events should be the main vehicle for distributing information about how to make a non-profit profitable.
- NGO New Mexico could create a Web site listing all non-profit organizations, sortable by their service, and containing links to and contact information for each organization's Web site. Examine sites such as www.GuideStar.org and www.envirolink.org as examples of structuring a database of non-profit organizations.

3. ***Develop a single Web site containing an inventory of Santa Fe's entrepreneurship resources. Make the Web site name simple and memorable. Market the Web site address across the community.***
   - The Web site could be developed and maintained by several organizations, such as the Santa Fe Incubator, SCORE, the SBDC, or the (possible future) entrepreneurship one-stop shop.
   - Possible Web site names: www.etools.com or www.santafestartup.com

Strategy Three: Motivate Santa Feans to start new companies.

Actions:

2. ***Streamline the City's permitting process for events, new construction, and new business expansions in Santa Fe.***
   - Focus groups, interviews, and surveys have revealed that many businesses and individuals have experienced difficulty from the City in getting permits for new ventures – from construction or expansion of new facilities to permits for small weekend festivals.
   - Santa Fe's permitting process needs to be thoroughly reviewed and compared against the requirements of targeted business sectors.
   - Santa Fe's City government should commit to easing and shortening the permitting process within one year.
   - The City of Santa Fe's Web site should contain a page dedicated to simply outlining the permitting process and providing downloadable versions of permitting applications.
   - The City of Santa Fe's web site should be reliable and offer current and accurate information.

3. ***Consider waiving permitting fees for small businesses locating in targeted areas of Santa Fe (fees are already waived for certain affordable housing projects).***
   - Small businesses are interested in saving money at every possible point.
   - Waiving permitting fees is not a cost, but foregone revenue for the City.
   - Waiving permitting fees for small businesses moving into key areas of the city, downtown for example, will help small businesses and make a statement that the City supports them.

4. Expand the City of Santa Fe's Small Business Loan program.

- The Small Business Loan program is an important tool for encouraging the growth of local businesses and companies targeted in this economic development plan.
- Leverage the program with additional state and federal funding.
- Restore the program to its original funding levels.
- Take steps to ensure that the entire community is aware of the program and has easy access to it.
- Provide information about the program in the (proposed) entrepreneur resource center.

4. Utilize the results of the New Mexico Media Strategy Report to develop a work plan for the digital and new media industry cluster.

- Look at cities that have fostered the film industry. Identify targeted infrastructure improvements, permitting processes, training programs and other incentives that are geared to the needs of the industry. Draft necessary ordinances to implement those inducements in Santa Fe.
- Austin Film Commission and North Carolina (Advantage West) are models.
- Model a one-stop shop permitting process for the film industry after other good examples, such as Rio Rancho, New Mexico (http://www.rioranchonm.org/film_industry/#One); Film in Florida (http://www.filminflorida.com/prl/perm.asp);

Strategy Four: Keep Santa Fe's existing small businesses strong.

Santa Fe's future economic health will largely be determined by the amount of local spending at local businesses. Every transaction involving a business outside of the area causes money to leak out of the local economy. While seemingly insignificant when considering a single purchase, the sum of these effects is huge across an economy the size of Santa Fe's. *For more information, see AE's Small Business Report, completed for the Santa Fe Independent and Community Alliance.*

A strong tourism economy and large base of unique cultural assets require that city leaders pay particular attention to the role that small businesses play. Eighty-five percent of all businesses in Santa Fe employ fewer than 20 workers. Of these small businesses, over 90 percent are locally-owned. According to the U.S. Small Business Association, 3,900 Santa Fe companies employ fewer than 20 people. This is almost five times the number of all other companies combined.

The last five years, however, have seen a downward shift in the percentage of independently-owned companies in Santa Fe. Almost all industries experienced a decline in independents' share of both employment and number of establishments. The largest percentage drop was in retail, where current levels of independence (approximately 50 percent of all retail firms) are well below that

of the nation (almost 90 percent) and has dropped 40 percent in the past five years. This industry, more than any other, directly affects households and quality-of-life indicators. The change threatens the local diversity found in Santa Fe shopping and endangers the unique character of the area.

Actions:

1. Initiate a "buy local" campaign.

- Support the Santa Fe Independent Business and Community Alliance (SFIBCA).
- Provide funding or other resources to the SFIBCA for launching a "buy local" campaign.
- The campaign should educate local residents and businesses on the importance of buying from other local businesses.
- Each campaign piece should contain a different factoid pointing out the economic and cultural benefit of purchasing products and services from independently-owned small businesses.
- AE's *Santa Fe Small Business Report* provides data and survey results that support the notion of buying local (prepared for the SFIBCA in November 2003).
- To kick off the campaign, prepare a press release highlighting the results of AE's Small Business Report. Distribute the press release to local newspapers, alternative magazines, radio stations, and television stations. Print a series of flyers and direct mail postcards highlighting the main points of the study. Ask local business owners and community organizations to post the flyers in their establishments and to mail out the postcards to their clients.

2. Make downtown and other Santa Fe business districts more accessible to patrons of small businesses.

- The City should make supporting the needs of small, locally owned business a goal against which future decisions are measured.
- The best way to encourage residents to buy locally is to make access to independently-owned businesses convenient. Allow for mixed use developments where retail and small service businesses are intermingled among residences.
- Make downtown more pedestrian- and cyclist-friendly. Repair sidewalks so that shoppers and business people have a safe place to walk. Create a network of bike paths and lanes. This will encourage more pedestrian traffic and reduce automobile traffic in downtown Santa Fe. It will improve access to small downtown businesses and encourage residents who may have been frustrated by limited downtown parking to start shopping in downtown again.
- Improve parking in downtown. Struggles with parking often drive shoppers from downtown and towards big-box retail and malls. Offer free parking, enhance existing parking, and provide free shuttles around town. Encourage business practices that make parking less important, like home delivery of groceries and large bulky items.
- During the weekdays, most household shopping occurs after work, between 7 and 10 p.m. Encourage downtown businesses to stay open until 9 p.m. If it is difficult for small businesses to stay open that late

every night of the week, ask shop owners to agree to the same one or two evenings a week in which they stay open later.

- Start a monthly downtown celebration. In Austin, for example, every first Thursday of the month, stores in one shopping district stay open until 10 p.m. The sidewalks are filled with local artists and merchant booths selling wares. Local bands provide live music in the street. First Thursday now attracts more than 10,000 people every month.
- Provide adequate security downtown to help nighttime shoppers feel comfortable.

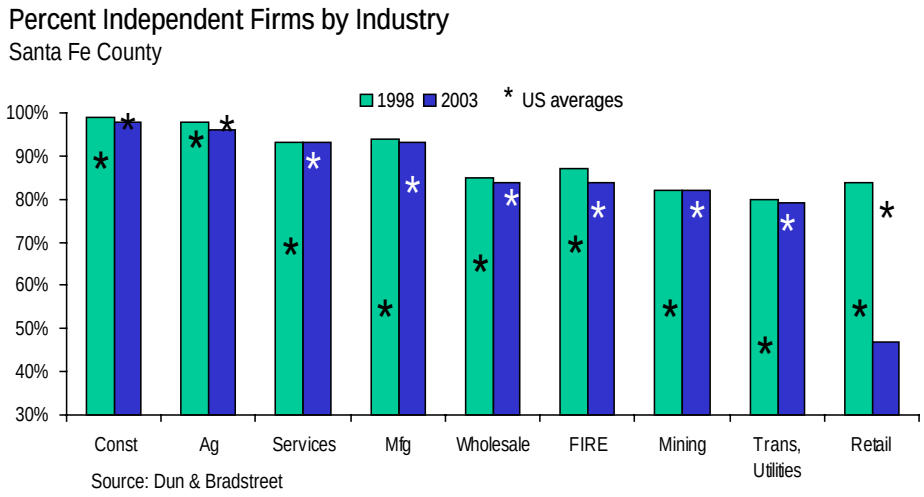
3. Identify business, historical and cultural districts that are suitable for economic development initiatives.

- Recommendations for downtown can be applied to any business or cultural districts.
- Support neighborhood/business events such as the Second Street Experience and explore developing similar events in other districts.
- Initiate planning with two districts per year.
- Link "buy local" initiative to district planning.
- Develop programs that highlight the economic benefits of historic preservation and historic districts.

4. Establish metrics for tracking the success of the "buy local" initiative.

By determining a set of tangible goals, communities establish clear priorities and are able to assess the performance of their programs, allowing more efficient use of resources. Metrics could include the following:

- *Sales receipts of downtown merchants.* Sales of downtown shops and service providers should increase a minimum of 10 percent each year if the buy local initiative is successful.
- *Percentage of independent businesses in Santa Fe.* For most industries, Santa Fe exceeds the national average in the percent of independently-owned businesses (see below chart). Increasing the percentage of locally-owned retail establishments could become a goal for the city.



- *Percentage of major employers headquartered in Santa Fe.* This figure points to the importance of home-grown successes. These companies tend to be more philanthropic and provide greater

economic independence for the region. The information for this metric could be measured from annual reports of local business activity.

- *Duration of local businesses*. This factor could be measured by counting the number of businesses that were established three years ago and are still in business. This method explicitly measures the ability of local businesses to survive in Santa Fe's economy. Santa Fe will know that it is supporting local, small businesses when the number of businesses surviving longer than three years increases. The City's data on business licenses provides this information.
- *Percentage of companies adding employees in the past year*. Expanding companies are as important to the economic health of a region as new companies. This metric can be easily obtained through government employment statistics and surveys.

Strategy Three: Sites and Infrastructure

GOAL: Improvements to sites and infrastructure will consider the long-term needs of Santa Fe's targeted business sectors and small, entrepreneurial businesses.

When companies are asked to rank the factors that most affect which state or region they select to locate in, workforce and education considerations are the most important, followed by access to customers and suppliers and business climate. The only infrastructure that is often mentioned in a regional context is transportation.

When choosing a specific development location within a state or region, however, the availability of infrastructure grows in importance. As infrastructure is available in almost every city, business prospects will compare a region or city's infrastructure (availability and pricing.)

The reason for the apparent contradiction in the importance of regional infrastructure versus specific sites is that larger areas such as regions or states possess sufficient infrastructure somewhere, so it is not a major corporate consideration until after the general location is picked. Therefore, although not the top priority to get a company to choose a region, once they have chosen the Santa Fe region, it is imperative that adequate infrastructure - water, sewers, streets and mass transit – be available to support business growth and development and that this infrastructure fare competitively with that of another region.

Santa Fe's most significant infrastructure issue (and economic development issue) is the region's water shortage. All economic development activities must consider the area's severe water constraints. The Mayor has stated that "water" is his number one goal and the City is in the process of trying to secure funding for the Diversion Plan, which will address this concern. The purpose of the Diversion Plan is to redirect surface water from the Rio Grande river into Santa Fe. Though the Diversion Plan will provide some relief to the city, preserving water and the area's unique environmental characteristics will be a goal of the city for many years to come. In turn, the target businesses recommended for Santa Fe in the *Target Industry Report*, will be environmentally sound and will require minimal water.

Strategy One: Take steps to make Santa Fe the water conservation and clean energy capital of the U.S.

Actions:

1. Incorporate water conservation and clean energy technologies into the design of all current and future public buildings.

2. Begin an annual student competition for design of water conservation innovations.

- The winner could receive funding for further development of the innovation, an internship with a local building contractor, or an opportunity to implement it on a test site.

3. Promote Santa Fe to expanding and relocating water conservation technology companies.

- The long process of developing the Diversion Plan and tackling the water issue has created a network of local water conservation expertise.
- The desperate water situation provides a good environment in which companies can test new water conservation technologies and techniques.
- Water conservation technology companies locating in Santa Fe will be locating in a market with high internal demand for their products and will, therefore, be in close proximity to their customers.
- Develop a marketing package highlighting Santa Fe's dedication to water conservation, its assets, and incentives.
- Organize a delegation of Santa Fe and State representatives to visit 1-2 communities that have successfully supported water conservation and clean energy usage. Use these trips to learn and to promote Santa Fe to businesses.

4. ***Offer incentives for water conservation and clean energy use.***

- Communities around the U.S. are offering incentives to businesses and consumers to adopt clean energy practices. Many utilities already offer their customers rebates or credits for installing energy-efficient equipment for HVAC, lighting, insulation, and windows. In addition, utilities are starting to offer consumers the option to purchase electricity from Green Energy sources such as wind power, solar, and biomass.
- Santa Fe should create programs that promote the adoption of energy conservation while promoting a "buy local" campaign that would attract new clean energy providers to Santa Fe. Credits and incentives for consumers can be tied to their purchase from local suppliers. Santa Fe is an ideal pilot market for several technologies and should do what it can to bring those suppliers to the region.
- Work with State officials to create a package of statewide incentives for clean energy and water conservation companies.
- Good examples include:
    - Austin, Texas has openly announced its intention to grow the consumption of renewable power and also to promote the development and attraction of clean energy companies and providers. Already, the city-owned utility, Austin Energy, sells 500 million KW-hours to local businesses and consumers and has a goal of fulfilling 5 percent of its energy needs with clean power. In addition, Austin is discussing ways of tying conservation incentives to the use of locally-developed services or products. This connection is the real key to promoting the city's Environmental Technologies cluster.
    - The state of New York currently offers incentives to both the producers of clean energy and its consumers. By leveraging state funding for energy conservation projects, the state's agency NYSERDA has promoted local job creation. Funding for this program reaches about $16.5 million per year and funds

approximately 150 projects annually for businesses, municipalities, institutions, and universities. Since 1991, NYSERDA's R&D program has stimulated new product sales of $200 million for New York companies, created 1,174 permanent jobs, developed 141 new products, processes, or services for commercial use, and leveraged nearly $2 of funding from outside sources for every dollar invested by NYSERDA.

- In August 2001, NYSERDA announced the creation of the Saratoga Energy Technology Park, specifically devoted to promoting the development of new, clean energy technologies. NYSERDA, working jointly with the University at Albany and the Saratoga Economic Development Corporation (SEDC), hopes to attract between 1,000 and 1,500 jobs to the Capital Region when emerging, environmentally-friendly energy companies take advantage of the park's resources.

Strategy Two: Provide better infrastructure and processes to support creative activities.

Actions:

1. Create a National Center for Arts and Design in Santa Fe.

- The National Center for Arts and Design will provide a single location in which multiple arts and design organizations could collaborate on projects of national significance. The one-of-a-kind concept would be modeled after national research consortia or laboratories, only with arts, rather than science, as its focus.
- The center would include educational resources, high quality studio space, design-oriented companies and non-profit organizations, exhibit space, and retail.
- The (possible future) arts incubator should become a core component of the Center.
- Consider locating the Center at the Railyards or other central site.
- The Center would invite national and international experts to teach seminars or guide teams of designers and artists on projects.
  - The Center would provide an environment in which teams of designers or artists could form to, for example:
  - Bid on architectural design for major projects within the U.S.
  - Provide creative support to the film industry
  - Create new artistic works
  - Provide design services for New Mexico public sector projects
  - Design unique water and energy conservation techniques
  - Create a one-of-a-kind program to promote Santa Fe's arts, culture, and design products

2. Find ways to centralize internet-based information aimed at promoting arts and culture in Santa Fe.

- Currently, many Web sites – from the Chamber of Commerce to individual galleries – contain information about arts and cultural events in Santa Fe. This is confusing to residents and obscures Santa Fe's image to outsiders.

- Promote links to existing central sites such as santafe.org and nmculturenet.org that are running the statewide calendar of events powered by NM CultureNet.
- Develop one Web site portal for all Santa Fe arts and cultural amenities. Host a contest where local artists and Web design companies submit Web URLs. Promote this contest to the community. Make the Web site name simple and memorable.
- The Web site could contain the following: events calendar; map of galleries and museums; and a searchable database of Santa Fe galleries and arts retail shops by "product" and genre (links to the Web sites of all galleries and shops in the database would be provided).
- Eventually, the Web site could also include a virtual market in which local artists could sell their wares.

Strategy Three: Partner with Santa Fe County to solve infrastructure and site issues.

Actions:

1. ***Develop a joint City / County strategy focused on the Redevelopment District of the Metro Area Highway Corridor Plan.***
   - The Metro Area Highway Corridor Plan was adopted by both the City and County and designates an area to be redeveloped to accommodate economic development around the NM 599 / Airport Road intersection.

2. ***Develop a joint City / County economic development strategy focused on the Community College District to implement programs outlined in this report.***
   - The Santa Fe Community College District includes the Santa Fe Community College, housing, and non-residential development.
   - The District represents an important outlet for providing more affordable housing to Santa Feans.
   - The future development of the District will impact both the City and County.

3. ***Develop a shared City / County business park.***
   - Long-term, the City of Santa Fe will run out of developable land for larger business expansions. Most larger businesses will be locating in the County.
   - Jointly develop a business park with the County. The City and County will share the cost of infrastructure improvements and land acquisition. In turn, the City and County will share tax revenue that is generated from the site.

4. ***Jointly improve the Santa Fe Airport.***
   - The expansion of the Santa Fe Airport will make Santa Fe more accessible to tourists, allow residents easier transportation into and out of the region, and give local companies better travel options.
   - A 1-hour or less drive time from an airport is a common site selection requirement for small and large businesses alike. The Airport can

become a major marketing tool for attracting and retaining companies in both the City and the County.

- Upgrade the Airport to Part 139 standards as soon as possible. The Santa Fe City Council should approve the application for Park 139 certification.
- Both the City and County should provide funding for expanding the Airport fire station (shared with the national guard) and upgrading security along the perimeter of the property.

5. Develop wireless Internet infrastructure in core population centers in the City and in the County.

- Encourage local entrepreneurs to develop wireless infrastructure for downtown Santa Fe and countywide in core neighborhoods and future developments such as the community college district.
- The process of wiring Santa Fe with the latest telecommunications infrastructure is already underway. The Santa Fe Light Trail fiber optic network is expected to be completed in 2004. The Plaza renovation (planned to begin in the spring of 2004) will include the installation of a wireless network for the central downtown area of Santa Fe.

Strategy Four: Approve and construct a new civic center that represents the unique character of Santa Fe.

The Sweeney Center does not serve the needs of the community and does not convey the high-end image of the city. While the existing facility could be renovated, it is more appropriate that the current building is torn down and a new civic center is built in its place.

The Santa Fe City Council is considering a one percent increase to occupancy taxes and a bond to fund a new civic center. This decision will have an important, positive impact on the City for many years to come. A new civic center will support each Santa Fe targeted business sector while providing a valuable asset to local residents.

Consider the civic center a tool for economic development. It draws visitors into the community. If marketed to the appropriate events, it can attract executives from Santa Fe's targeted business sectors, allowing the City to market on its doorstep. Those individuals visiting the civic center will also spend money in Santa Fe – dining out, staying in hotels, and shopping. Indirectly, these activities inject more money into the local economy and gives a boost to job creation.

As a tool for economic development, and an entry to the city, the design of the new civic center can be used to convey a message. It should embody the city's artistic and cultural heritage, history, and connection to the natural environment. It should reflect the community's strong desire to target the type of higher-end tourist that visits the city. The facility should incorporate modern architectural elements and high-tech equipment into traditional Santa Fe style to help counteract a perception that Santa Fe is unwilling to progress. Finally, the facility should incorporate cutting-edge water and renewable energy technologies to show Santa Fe's dedication to conserving natural resources.

The civic center will benefit Santa Fe's workforce in several ways. First, it creates both direct and indirect jobs. In the beginning, designing, building, and completing the civic center will generate employment. Once construction is complete, entry-level positions will be established in event catering, room set-up, and facility maintenance. Middle- and upper-level positions will be created in audio-visual support, facility management, marketing, and event planning.

In addition to the job impact, the civic center can play another very important role for workforce development. It can provide much-needed, centrally-located space for local workforce training activities. Imagine: A civic center that is fully equipped with the latest in audio visual technology from the central, large auditorium space to smaller classrooms and conference rooms. Not only are these amenities highly attractive to executive level conferences and industry events, but they are also a much-needed resource for local workforce training providers and companies. The community college, the workforce development center, and non-profit workforce organizations could share the civic center for their programs, ensuring that Santa Fe's workforce is being trained in world-class facilities.

Action:
Revisit the proposed civic center design. Ensure that the design adheres to the following guidelines:

- The new civic center should be designed to appeal to smaller, executive-level conferences. A larger capacity facility will not necessarily lead to a larger indirect job benefit for Santa Fe. As the size of the event gets larger, a higher portion of attendees will either not be able to find hotel rooms in downtown Santa Fe or will not be able to afford them. These individuals will stay in hotels outside of the central district; eat at restaurants outside of the central district (often large chains); and, with so much commuting, have little time to shop at local stores while congesting Santa Fe's roads.
- The true benefit of the civic center is generated when visitors (both from outside events and Santa Fe functions) spend time and money in locally-owned shops, restaurants, and hotels. This injection of money drives business for local proprietors, who then spend their own revenue hiring additional staff, buying locally-made goods, or shopping for themselves. These funds continue to trickle throughout the economy, driving business, and creating new jobs. Smaller, more targeted events attended by executive-level individuals are much more likely to attract attendees who stay in downtown Santa Fe, bring their families, extend their stay, and spend their money with local merchants.
- A new civic center locating in downtown Santa Fe, targeting executive level conferences, and providing attendees technologically-sophisticated audio / visual equipment will allow the City to charge higher rates for use of the facility.
- Santa Fe prides itself on being the "city different;" therefore, the new civic center should radiate what is distinct about Santa Fe. To do so, consider incorporating the following elements into the design of the facility:
    - Arts and culture are the cornerstones of the building design.

- The center includes gallery and / or exhibit space for local artists.
- The center incorporates the latest water and energy conservation technologies.
- The center contains modern elements in combination with traditional Santa Fe style to communicate the City's deep roots yet willingness to progress to the future.
- The center contains high-tech workforce training spaces of various sizes to make the facility truly community-oriented. Consider a facility that, in addition to a large event room (500 person capacity), also contains one large auditorium-style classroom (e.g. 100-200 seats), two-three classrooms (e.g. 30-50 seats), two conference rooms (25-30 seats), and several small breakout rooms (5-10 people).

Strategy Four: Community Development

GOAL: Santa Fe's community and economic development activities support an environment that is favorable to (1) talented residents, (2) small, locally-owned businesses, and (3) targeted business sectors.

The Community Development recommendations offered in this section center on two major topics: improving Santa Fe's business climate and improving the city's quality-of-life amenities, particularly for young and creative individuals.

The most successful economic development regions in the U.S. also contain very high quality-of-life amenities. Quality of life encompasses many attributes, including healthcare, safety, parks and recreation, arts and culture, and environmental cleanliness. A quality environment plays a large part in the choice of young, skilled professionals in deciding where to locate. It also plays a significant role in retaining good citizens.

A high quality of life is also directly connected to the region's ability to attract tourists. Through the choice of investments in quality-of-life amenities, the region will be able to target the specific type of tourist that visits. Tourists should be considered an economic development audience, and they are actual prospects coming directly to you. Ensure that they overlap with the audience you have for your economic development efforts.

One of the easiest ways for Santa Fe to become top of mind for businesses and entrepreneurs in its targeted business sectors is for those individuals to visit the region and enjoy the time they spend there. Therefore, tourist activities should portray a certain image of the city, one that is appealing to those executives and other decision makers. Make sure all tourist attractions showcase the "Creative Spirit of Santa Fe."

Strategy One: Adopt a more business-friendly attitude within City departments.

Santa Fe's unique character has sometimes been a hindrance to business activity. The city is well known externally for its tough ordinances and unfriendly business leadership, characteristics that will damage Santa Fe as it pursues economic development. Even small businesses and entrepreneurs (the city's primary target audience) will not move to a city where it is not welcoming or affordable to conduct business.

Actions:

1. ***Ensure the permitting process is consistent and efficient.***
    - During this planning process, numerous businesses criticized the city's permitting process for being too complicated, inconsistent, and time-consuming.
    - Consider expediting permits for standard requests. Applying for and receiving permits for, for example, small, after hours or weekend

downtown events should be made as easy as possible with standard application forms and a quick turn around process.

- Be specific and open about permitting requirements. Make this information readily available on City Web sites and in handouts available at City offices.
- Look at other cities' permitting processes for good examples of ways to make Santa Fe's more efficient and consistent.
- Burlington, Vermont's award winning "Doing Business in Burlington" publication offers new and expanding businesses a comprehensive and easy-to-use guide to permitting and city regulations. Sections from this guide are available on the following Web site: http://www.cedoburlington.org/business/doing_business_in_burlington/dbb.htm
- Look at the City of Surrey, located outside of Vancouver, Canada, for a good example of creating a step-by-step guide for local residents on starting their own businesses. http://www.city.surrey.bc.ca/Doing+Business/Business+Development/Starting+Your+Own+Business/default.htm
- Specifically look at other cities that are fostering the film industry – Los Angeles, New York, Toronto, Austin, for example. How have these cities structured their permitting processes to make it easy for and attractive to film production? Apply these best practices in Santa Fe.

5. ***Strengthen the Small Business Ombudsman Position within the City of Santa Fe offices.***
   - The focus of the current Small Business Ombudsman position should be expanded to serve all sizes of businesses.
   - The services of the Ombudsman should be expanded to visiting local businesses on a regular basis, listening to their concerns, and reporting back to City officials.
   - The Ombudsman should also be the single point of contact for a business having trouble navigating city regulations. He/she should walk businesses through the permitting process and help resolve conflicts between City departments and local businesses.
   - The benefits of expanding the role of the Ombudsman are numerous. First, strengthening this position makes a statement that the City is truly interested in supporting local businesses. Second, by regularly visiting with local businesses, the Ombudsman can communicate back to City leaders the current needs of local businesses, giving the City good information on which to base decisions. Finally, it provides a valuable resource to local businesses and helps navigate the permitting processes and acts as a voice for them to City leaders.

6. ***Provide periodic customer service training to City employees who regularly interact with local businesses and residents.***
   - Ask the Small Business Ombudsman to lead the customer service training sessions or hire a professional firm to conduct the training.
   - Training should include not only customer service training, but also an explanation of Santa Fe's new economic development brand and the role City employees play in economic development.

- A customer service guide containing quick tips on customer service should be developed and distributed among City staff.

7. Establish incentives that encourage local businesses to expand in Santa Fe.

- Consider waiving permit and impact fees for local companies that want to expand.
- Incentives should come from both the State and the City, particularly in helping with infrastructure improvements. When Dell was expanding in Tennessee, for example, the State paid 80 percent of the roadway improvement costs while the City of Nashville paid 20 percent.
- Promote incentives to local businesses. Ask the local utility company to help "spread the word" by referring local companies to a Web site with updates on incentives.

Strategy Two: Santa Fe's City Council should set broad goals for future development and allow those goals to drive decisions.

Actions:

1. Invite a moderator to lead a City Council retreat. The retreat should accomplish the following:

- Identify the positive assets of Santa Fe that cause each individual to feel passionate.
- Identify common threads among all council members. List Santa Fe's top assets.
- Agree that these common threads represent the essence of the community. Preserving the community's essence should be the principle that guides all future decisions.
- Set several overarching goals for the city.
- Agree to rules of etiquette among council members that are adhered to in and outside of council meetings.
- Conduct a city council study session prior to each meeting to allow councilors to state their positions on topics that are up for discussion during the upcoming meeting. City Council meetings should not be the first time that councilors hear each other's positions on topics being addressed.

2. The first retreat should occur after the spring 2004 election and occur at least every two years, following the election of new city councilors.

Strategy Three: Provide greater support to the Community Development Division and Economic Development Section.

Although only a few organizations in Santa Fe are directly charged with economic development, the community contains many more groups that impact the effectiveness of economic development programs. More than many other communities, Santa Fe is home to a rich diversity of not-for-profit, government, and business organizations, each perceived to have its own unique vision for the

future of the community. The city, and surrounding region, have become polarized into different "camps" of opinions. Each group seems to view itself as being fiercely independent from the others. This often results in a breakdown of internal communication, the very foundation of strong economic development campaigns.

Communication and cooperation in Santa Fe will improve if these various, and seemingly contradictory, opinion groups realize that they have a common bond: their success depends on Santa Fe's sustained economic health.

Santa Fe's ability to remain economically healthy is important to every organization and individual in the city and region. For example, while local businesses depend on a healthy economy to create a market for their products, non-profit organizations depend on a strong economy so that they can raise funds from local businesses and residents to keep their programs going. Second homeowners rely on a healthy economy so that their property values are retained and that the City can afford to maintain the quality-of-life attributes that originally attracted them to the region. Ethnic and Native American populations rely on a healthy economy that provides them with job opportunities, a market for their products, and ultimately provides them with income to continue living in Santa Fe. (A complete table of Santa Fe opinion groups and their reasons for supporting a healthy economy is provided in the appendix to this report.)

Improved economic health should be important to every Santa Fe resident and business. Santa Fe's elected officials should, therefore, ensure that their decisions lead to stronger economic conditions within the city and surrounding region.

A critical component of a healthy economy is ensuring that a strong economic development team serves the City. This team should be supported with financial and staffing resources that provide it the freedom to implement smart, aggressive community development and economic development activities. A strong economic development team will be required to implement many of the recommendations in this strategy. City leaders should view the economic development team as its task force for managing the day-to-day improvement of Santa Fe's economic conditions.

Actions:

1. ***Increase funding to Santa Fe's Community Development Division.***
    - Funding should be increased incrementally each year for the next five years. Draw additional funding from the Economic Development Fund.
    - Additional funding will be used to do the following:
        - Expand the Small Business Ombudsman position and responsibilities (described in the Entrepreneurship strategies).
        - Establish a Small Business Enterprise Director position that will be responsible for setting up and managing an entrepreneurship one-stop shop in coordination with the Santa Fe Business Incubator, the SBDC, and other small business support organizations.
        - Fund an entrepreneurship resource center. The purpose of the facility is to provide a centrally located office where all Santa

Feans can access a library of helpful information and talk with knowledgeable individuals about starting a business.
    - Increase the City's funding to the Santa Fe Business Incubator (for operations or facility expansions).
    - Provide funding for future incubators, such as an arts incubator.
- Commit funding for a minimum of five years. Longer-term budgets allow the department to conduct better planning and act progressively.

2. Set specific performance objectives for marketing subcontractors.

- Continue to set and monitor annual performance benchmarks for marketing contractors.
- Use the marketing recommendations in this report as a guide for establishing performance benchmarks.
- Agree to a three-year or longer contract with the marketing subcontractor. Include terms that allow the city to cancel the contract if the subcontractor repeatedly misses performance benchmarks. Otherwise, do not make the subcontractor re-apply for funding every year.

3. Clearly define and better coordinate the economic development roles of SFEDI, the Chamber, and the City's economic development team.

- The Chamber's primary role is that of an advocate organization for existing Santa Fe businesses.
- The Chamber should work closely with the (possible future) business liaison within the City's Community Development Division. The Chamber should introduce the liaison to its members and facilitate meetings between the liaison and local companies.
- SFEDI's role should be external and internal marketing. SFEDI should be responsible for polishing the brand identity and core marketing themes recommended in this strategy and incorporating the brand and themes into its Web site, collateral, and public relations activities.
- SFEDI and the Chamber are both responsible for handling visits by site selectors and potential business recruits. SFEDI should be responsible for managing the prospect's itinerary, while the Chamber should assist in setting up meetings between leading Santa Fe businesses and the prospect.
- Santa Fe's economic development team should be responsible for managing the marketing subcontractor contract, initiating community development activities that will support an overall economic development plan, and facilitating the information flow between City government and local businesses, prospects, and business organizations.

Strategy Four: Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.

Santa Fe's essence revolves around the core of arts and cultural activities occurring within the city. Arts and culture define the city's image and quality of life. Its unique character is founded in its tradition of arts and culture. It is what distinguishes Santa Fe around the world, and it is why creative, intelligent individuals are drawn to the city.

Arts and culture have long been the engine for much of Santa Fe's economic development. Although the "industry" of arts and culture is difficult to define, and even more difficult to quantify, it is undeniable that artistic and cultural activities have a tremendous impact on every aspect of Santa Fe, from its international image to its local products to its workforce skills. Arts and culture are the common threads that run throughout the entire region.

Because arts and culture have such a large impact on the local economy, it is critical that artists and artistic organizations are invited to participate in economic development activities. The City must consider the needs of the cultural sector when implementing this Plan. In addition, the City and cultural sector must work together to ensure that the results of the BBER study and the New Mexico New Media Industries Strategy project are incorporated into future activities to grow and promote arts and culture.

Actions:

1. ***Make arts and culture the cornerstone of the new civic center.***
   - Involve local artists in designing the facility.
   - Throughout the facility, integrate space for exhibiting work by local artists.
   - (Additional recommendations have been provided in the Infrastructure section of this strategy.)

2. ***Take steps to ensure Santa Fe's arts and culture will be sustained for generations to come. Ensure that the arts sector is accessible to young people.***
   - Endorse young professionals' arts organizations such as Avant Guard and Intermezzo. Make information on these organizations widely available. Promote these organizations to companies considering Santa Fe as a future business location.
   - Make Santa Fe open and accessible to all New Mexico students. Work with State leaders to initiate a new program in which all New Mexico high school seniors take a senior trip to Santa Fe. The trip would involve a visit to the capital and an introduction to Santa Fe's heritage, artistic and cultural amenities.

3. ***Make Santa Fe's artistic amenities accessible to all Santa Fe residents.***
   - Continue taking steps to make the traditional performing arts more open to the general population, for example, rock operas or free concerts.
   - Ask local businesses to invite local performing and visual artists to perform or display their work at business functions and other community events.

4. ***Increase occupancy tax revenue to support the arts.***
   - Santa Fe provides approximately $950,000 to arts programs annually.
   - Private foundations fund the bulk of arts and cultural activities in Santa Fe.
   - The city's support for the arts could be increased to support one of many activities, such as funding a future arts incubator or National Center for Art and Design or contributing to the cost of a unified national marketing

campaign to promote Santa Fe's arts and culture to collectors, artists, and cultural tourists.

Strategy Five: Ensure that Santa Fe maintains an atmosphere that is entertaining and attractive to young, creative people.

Actions:

1. ***Affordable housing is necessary for retaining young and creative individuals. Make it easy for people to purchase and upgrade their homes.***
   - Continue to offer inducements such as down payment assistance or tax abatements / decreases for individuals within a certain age or income bracket.
   - Consider establishing a fund similar to Austin, Texas' Mayor's Challenge Fund to help young people and people in need of affordable housing to get loans for home improvements and expansions.

2. ***Establish new festivals, expand existing festivals, and widely promote these events.***
   - Santa Fe is an ideal location for festivals, and numerous festivals already take place each year.
   - Festivals help create an entertaining atmosphere in Santa Fe. They provide entertainment for residents from all socioeconomic backgrounds. They also attract people from outside of the region and are, therefore, a good marketing tool for the city.
   - Standardize permitting process for event organizers. Be expedient in responding to their requests.
   - Waive the permit requirement to play music on the plaza.
   - Bolster the annual jazz festival and film festivals. These two events have potential to draw an international audience.
   - Support the new International Folk Art Market. Make it an annual event that compliments Indian Market and Spanish Market. This has the potential to grow to be another important event that extends the tourism season.

3. ***Start an annual winter sports competition for college students in Santa Fe and the surrounding region.***
   - Seven colleges are located in the Santa Fe area. Initially start the competition for students at these colleges.
   - Within five years, begin inviting college students from all New Mexico colleges.
   - Within ten years, begin promoting the competition nationwide.

5. Marketing and Public Relations

GOAL: Santa Fe will engage in a targeted marketing campaign to create local and national awareness of the city as a place to do business.

Santa Fe faces two marketing challenges. First, the City faces internal communications issues. Throughout this report, we have recommended ways to consolidate information sources about educational, workforce development, entrepreneurship, and economic development activities to make it easier for Santa Fe residents to access. In this section, we recommend techniques for spreading the word about why improved economic conditions benefit all Santa Feans.

Outside of the region, Santa Fe is faced with another issue. While Santa Fe is well-known throughout the world for its southwestern style and arts, little is known about Santa Fe as a business location. The external marketing recommendations in this section are designed to provide the city with a more business-friendly appearance to outside businesses and entrepreneurs. We have suggested a new brand theme under which Santa Fe can promote itself to business investors. The brand theme we recommend ties closely to the city's arts and cultural strengths and existing tourism promotions.

Santa Fe has many opinion groups that serve as a good starting point for addressing internal communication problems. As discussed throughout this report, before the city can launch an effective economic development campaign - whether its focus is local entrepreneurship, expanding current businesses, or recruiting new ones - all organizations related to economic development must commit to a single strategy for the community. Communities benefit from a well-orchestrated marketing strategy that is managed by one organization.

Once Santa Fe opinion groups improve communication and collaboration, the city will be ready to market within the community. Internal marketing informs citizens and business leaders of the economic development vision and trains individuals to promote the community with a single message, rather than numerous ones that may dilute or confuse the core message. Internal marketing builds local awareness and buy-in so that when Santa Fe markets outside of its region, it has a strong team in place to augment its message. The most effective communities not only have a well-integrated economic development organization leading the marketing efforts, but they also have hundreds of community ambassadors as part of the team.

The use of local media and personal meetings are good avenues for "building local awareness." **With strong internal support, the chances of successful external marketing increase considerably.**

Once Santa Fe succeeds in its internal marketing efforts, it should incorporate external marketing activities aimed at growing targeted businesses and entrepreneurial activity. External marketing, for most communities, should begin one to two years after internal efforts have begun. The trick is then to balance

both internal and external activities to get the most return – awareness and business.

External marketing is vital to diversifying an economy.

It can significantly improve a community's economic health by creating new, higher paying jobs and increasing the tax base. For communities today, it is important to have a Web site as primary collateral and to also have material to distribute at conferences and meetings. An integrated approach to external marketing that includes the right combination and frequency of word-of-mouth, publicity, and personal meetings is the key to successful marketing.

For the city and surrounding region to retain local businesses and cultivate prospects for economic growth, a more proactive targeted campaign is required.

Strong marketing activities will help accomplish the following economic development goals:

- Improve internal knowledge of the resources that are currently available in the city for residents seeking education and training, for expanding businesses, and for potential entrepreneurs.
- Improve external knowledge of Santa Fe as a top location for young, creative individuals and innovative businesses.
- Increase the number of businesses approaching SFEDI, the Chamber, or the City for information about expanding their business in Santa Fe.
- Cultivate target businesses, helping them create new jobs at all skill levels.
- Increase the amount of positive, national and international publicity that Santa Fe receives.

AE is providing a Marketing Guide (MG) that contains information to assist Santa Fe in implementing the economic development strategies over the next five years. It is meant to be used in conjunction with this report and specifically to support leaders who will execute the marketing campaigns.

Strategy One: Establish specific marketing roles for each organization currently involved in economic development.

The strong opinions, energy, and culture of activism in Santa Fe should become the foundation for unified change and new direction. All Santa Feans have a common goal for their city: **to retain the qualities that make it unique by creating a vibrant and healthy economy.**

Santa Fe is fortunate to have several organizations marketing the city. Santa Fe Economic Development Inc. (SFEDI), Santa Fe Chamber of Commerce, and Santa Fe Convention & Visitors Bureau have made tremendous strides in building a highly recognized tourism brand and in cultivating businesses. External marketing activities, however, should continue to be overseen by one

single organization. All other economic development entities should support this entity's marketing efforts and avoid launching other external efforts that could dilute the city's primary marketing message.

For Santa Fe to reach its desired goals, the city must adopt a marketing strategy and provide specific marketing tasks to the single economic development marketing organization (currently SFEDI). Additional funding of approximately $50,000 will be required to fully implement this marketing plan.

Actions

1. ***The City and SFEDI should adopt the marketing strategy.***
2. ***The City should commit to a minimum of a three-year contract for its marketing subcontractor (currently SFEDI). Provide SFEDI (or other future marketing contractors) with a set budget for as many years as possible under city law. This provides the organization with the ability to focus on marketing rather than continually concerning themselves with contract renewal.***
3. ***Provide the marketing contractor with specific marketing expectations and goals.***
4. ***Tie the marketing contract to the accomplishment of specific marketing objectives. (Recruiting X number of companies per year, for example, is not a realistic marketing objective. Organizing two to three annual marketing missions to other communities, on the other hand, is a realistic marketing objective. Tie objectives to action rather than quantitative results. Action will yield results.)***

Strategy Two: Create and adopt a single economic development brand

Communities that establish an economic development marketing theme that differentiates them have a greater chance of being recognized and trusted. Santa Fe is marketing to build awareness and clarify that it welcomes creative, entrepreneurial people and is a good place for starting new businesses.

Santa Fe should promote a single economic development brand that complements the recognized tourism brand, creates community-wide buy-in and ambassadors, and reaches targeted businesses through a mix of publicity, direct marketing, and collateral. Direct marketing includes one-to-one meetings, targeted electronic campaign messages, missions, and conferences.



To create an economic development theme, AE reviewed Santa Fe's current brands, unique strengths and characteristics, and analyzed target audience requirements. A marketing focus group was also conducted to gain public input. The proposed theme is meant for all organizations involved in economic development-including the City, SFEDI, Chamber and arts and cultural organizations- to use. A logo that communicates Santa Fe's marketing identity and tag line should be developed and incorporated into all print and on-line collateral materials. The marketing contractor should hire an advertising firm to develop professional logos and marketing collateral.

As the *Community Assessment Report,* the first report of this project, states, one of Santa Fe's biggest strengths is its internationally-recognized tourism brand. Several marketing themes and tag lines have been developed and utilized in marketing promotions in the past, including: "Away. To Santa Fe," "The City Different," and "Untamed." These themes, in conjunction with the State's brand, "Land of Enchantment," have very strong and positive connotations. Santa Fe is already known worldwide as being a "different" destination to visit, as well as a place for distinctive culture and arts.

Because awareness of Santa Fe is so high, and its perception is so deeply rooted, the city's business-oriented theme should complement the existing tourism-related themes.

A brand theme conveys "who," "where," and "what" the city offers. Local leaders describe Santa Fe as being "creative" and "spiritual," having a "rich culture," strong "history," and "distinct" personality. These core themes should be communicated through the economic development brand.



Arts and Culture are the cornerstones of Santa Fe's economy, and they also contribute to its exceptional environment. Santa Fe is an economic engine and attractor of creative people. With Arts and Culture, Design, Hospitality, and Software Development being recommended targeted business sectors, and "creativity" being a key descriptor of the city, we recommend that the new brand theme be the "**Creative Spirit of Santa Fe**."

When tourists think of Santa Fe, they think of a center of culture and world-class art within a beautiful and spiritual setting. It is truly a "different" place. When business leaders think of Santa Fe, they think of a city with outstanding quality of life amenities, a rich heritage, and a diverse workforce. Most business professionals live in Santa Fe because of the rare and special quality of life they enjoy.

Using the "Creative Spirit" theme in every marketing activity that promotes economic development for the City of Santa Fe, will promote the city's most differentiating characteristic and will appeal to the targeted audiences.

A positioning pyramid is a technique used to determine a community's brand theme. It answers three questions: What is the community's product? What are its unique benefits? What does the community represent? This simple tool lays the foundation for a community's marketing communication program. This diagram illustrates Santa Fe's positioning pyramid.



Secondary messaging tailors a statement for a specific audience and dictates audience-related benefits. For information about the site selection needs of Santa Fe's marketing audiences, refer to the *Target Industry Report,* the second report of this project.

Actions:

1. ***The City and SFEDI (or future marketing contractor) should discuss and approve the branding theme.***
2. ***The City should ask the future marketing contractor to hire an advertising or graphic design firm to develop a logo and style guide.***
3. ***The future marketing contractor) should distribute the style guide to the City and the Chamber. The style guide should also be made widely available to other community organizations, including schools, not-for-profit organizations, local media, businesses, workforce service providers, and arts and cultural organizations. Encourage as many organizations in Santa Fe as possible to adopt the style guidelines in their own external promotions. The more consistent that Santa Fe's look appears from the outside, the more effective the new business brand will be.***

Strategy Three: Gain a thorough understanding of the target audience

Understanding the internal and external target audiences' needs will help Santa Fe's economic development team in crafting effective secondary messaging. A secondary message occurs after initial inquiry (audience has received primary message), touts quality, and provides detailed information that the target audience desires.

It is important for Santa Fe to first understand the needs of internal audiences and inform them of the city's economic development vision. **Local employers, the current workforce, influencers, and entrepreneurs** are key assets for economic development, and recognizing these sectors as a target audience and understanding their needs is sometimes overlooked. The City, SFEDI, and the Chamber should continue to improve relationships with local businesses and provide additional services that can help them to become more successful. Local media and personal meetings are effective mediums for building awareness and demand for economic development services.

Once the City successfully addresses internal audiences' needs, it should become familiar with targeted business sectors. **The target business sectors include: arts and culture, hospitality and tourism, design, conservation technologies, software development, publishing and new media, and outdoor gear and apparel companies.** Identify target business champions, business leaders with expert knowledge of a particular industry. These individuals understand industry players, trends, challenges and opportunities, and they have powerful connections within an industry. They may also be willing

to meet with site selectors, volunteer to speak at events promoting the county, and share industry knowledge with economic development leaders.

SFEDI has already begun organizing regular meetings of executives from its target clusters. These meetings should continue and expand to include industries that are recommended in this study but are not currently target clusters for SFEDI. Santa Fe should have at least three industry champions for each target business. The *Marketing Guide* (a supplemental report included as part of this project) lists industry associations that can be a resource for target business trends and prospects.

Santa Fe can use the targeted messaging and main "proof points" contained in the MG when crafting secondary messaging for marketing communication.

Each target business will be interested in the following:

- Extremely high quality of life
- Ample supply of artistic, technical, and scientific workers
- Proximity to customers and manufactures
- Workforce development programs and incubators
- Close proximity (1 hour) to the Albuquerque International Airport

Art and Culture, **Design,** and **Hospitality** firms will be interested in the following:

- Embedded artistic community and strong local support for the arts
- World-famous art galleries, museums, Indian Market, Spanish Market and flea markets
- World famous performing arts organizations such as the Santa Fe Opera, the Santa Fe Chamber Music Festival and many other music, dance and theater companies
- Educational offerings in performing and visual artistic disciplines through the College of Santa Fe, the Santa Fe Art Institute, and Santa Fe Community College

Design, Software Development and Publishing companies will be interested in the following:

- Santa Fe's image as an artistic and cultural capital of the Southwest
- Santa Fe's large cluster of software development, film businesses, and publishing companies
- Renowned southwestern culture, architecture, and cuisine
- The successful Santa Fe Business Incubator
- Federal research facilities at Los Alamos, Sandia, and Kirtland AFB are pioneers in many of the world's most advanced software development fields
- The College of Santa Fe's Moving Image Arts Department provides students with access to full range of film production experience
- Santa Fe Institute is a pioneer in the burgeoning complexity systems field
- The National Center for Genome Resources is a leader in bioinformatics research

Conservation Technology companies will be interested in the following:

- Santa Fe makes conservation a top priority
- Santa Fe's strong local market for water conservation and clean energy products
- Santa Fe's high quality workforce and area research facilities

Hospitality businesses will be interested in the following:

- Santa Fe is known as one the top 10 cities in the world to visit, *Travel + Leisure*
- Santa Fe is investing in a new civic center
- Santa Fe has a dedicated bilingual workforce

Outdoor Gear and Apparel companies will be interested in the following:

- Santa Fe offers a creative, active, and artistic workforce
- Santa Fe's mild climate and countless outdoor recreational opportunities make it a strong market for product testing
- Proximity to manufactures and suppliers

Actions:

1. ***Based on the results of the Target Industry Report, the marketing contractor and its advertising partner should develop an audience profile for each target business. The audience profile will detail the specific marketing technique that will most effectively reach each audience.***
2. ***The marketing conatractor and its advertising partner should consider the audience profiles when developing a new logo and collateral and revamping the Web site. The images, messages, and copy contained in collateral must address the industry needs contained in the Target Industry Report and audience profiles.***
3. ***The marketing contractor, SFEDI should work with the City and the Chamber to identify target business "champions."***
4. ***Invite champions to share their industry knowledge and prospects and assist with economic development improvements.***
5. ***Champions may already exist. SFEDI's board members already serve as leaders for each SFEDI cluster industry. These individuals should be involved in the additional target businesses recommended in this strategy.***

Strategy Four: Gain local media support.

As mentioned throughout this project, the need to improve communication throughout the city is an immediate priority. Members of the Advisory Committee of the Cultivate Santa Fe initiative have committed to being media champions.

As the Cultivate Santa Fe project is finalized, Advisory Committee members should **kick off an internal press relations campaign**. Media champions should write and "tell stories" related to economic development to local newspapers, radio stations, company newsletters, and Web sites to inform citizens about Santa Fe's vision. It is imperative that local newspapers, radio,

and television stations provide coverage and speak positively about the city's efforts. This will first create excitement within Santa Fe and will then spread throughout New Mexico. Local media is the first avenue for creating local "buzz**."**

Santa Fe's internal press relations (PR) campaign should focus on stories that discuss what economic cultivation means to Santa Feans. Advisory Committee members are encouraged to contribute articles and editorials (and speaking engagements / interviews) on the following topics: "Growing from Within," "Stay in Santa Fe," "Value of Education," and "The Creative Spirit." Communicate the message that, "for Santa Fe, economic cultivation is focusing on activities that improve workforce services, economic health, and overall community cooperation to help local companies succeed and new job opportunities to emerge for all Santa Fe families."

Additional PR campaigns should discuss Santa Fe's vision, characteristics of target businesses, start-up successes, economic development marketing achievements, and community ambassadors. Over time, the City, SFEDI, and the Chamber should host appreciation and celebration events for small businesses that have made big impacts on the economy.

Economic development leaders should focus additional internal marketing efforts on communicating information about actions the City is taking to improve those issues survey respondents rated as "least satisfactory." Among these issues, the cost of living, housing, growth management, and business growth topics should be continuously discussed so that citizens are informed of progress that is being made in these areas. Supplementary campaign topics should include what Santa Fe is doing to preserve the city "different." Local college professors should be asked to write articles and editorials on new college programs that will provide training for target businesses, and leaders from arts and cultural organizations should be asked to write articles on the importance of culture to Santa Fe's economy. The MG provides more detail on PR campaign topics and contains a media list.

Actions:

1. ***Following the completion of this report, the City and SFEDI should reconvene the project Advisory Committee. Ask Committee members to volunteer to serve as "media champions." Assign each volunteer with a topic on which they should write an editorial or conduct a radio interview.***
2. ***Ideally, two volunteers will partner on writing the editorial or conducting the radio interview, with each volunteer coming from an "opposite" field. A local real estate developer could partner, for example, with a representative from an environmental conservation organization. By partnering with an opposite, the community will understand that regaining Santa Fe's economic health is an issue that transcends traditional rivalries.***
3. ***Local media champions should help garner local publicity by personally meeting with editorial boards of local news companies. Present the editorial boards with background information on the Cultivate Santa Fe plan and the subjects on which the volunteer teams will be writing.***

4. ***Encourage local media companies to dedicate a section of their paper or broadcast to one or more of the following topics: (1) news updates on Santa Fe economic development; (2) how to start a company in Santa Fe or what resources are available to entrepreneurs; (3) profile of each target business and current Santa Fe businesses in those industries.***

Strategy Five: Launch an internal marketing campaign.

With strong internal community support, the likelihood of successful external marketing increases considerably. **For Santa Fe, approximately 70 percent of efforts should be invested in internal activities**. The main goal of internal marketing is to inform citizens of economic development efforts and successes, to garner the community's support for the plan, and to act as promoters. It may take up to two years to see substantial impacts from internal marketing, and Santa Fe should continue this effort indefinitely. City leaders cannot expect overnight results.

Internal marketing began when AE started this project and has occurred each time AE has presented the Cultivate Santa Fe reports to Santa Fe audiences. The next major activity will be the project Roll Out Event in April 2004. During the event, AE and the Advisory Committee will unveil the new economic development vision, theme, and goals to the community. The roll out event should be used to communicate both the purpose and benefits of the new goals as well as the next steps in the process, and to request support.

Publicity, promotion, and collateral are the three vehicles recommended to reach Santa Fe's internal audiences. The goal is to build awareness within each target audience in a quick, cost-effective manner.

Publicity is one of the best vehicles to cost-effectively reach internal audiences and generate interest. To reach its target businesses, Santa Fe should strive to appear in publications and newspapers read by these industries. To reach local businesses, Santa Fe should focus on local and regional newspapers, newsletters, and business publications. To reach businesses outside of Santa Fe, concentrate on industry trade, general business, and lifestyle publications. **Within the next year, a professional public relations firm or new public relations position created within SFEDI should be hired to manage this initiative.**

Other ways to communicate to the public include: delivering newsletters, similar to what is currently done by the Santa Fe Chamber of Commerce; posting news in church bulletins, high school and college papers, regional business journals, on community Web sites and at local business establishments. For instance, SFEDI could create banners with the new logo and Web site address that local establishments can post so that their clientele is informed of the new message and is directed to a Web site to get more information.

A "media outreach" is another PR service SFEDI should consider. It provides economic development leaders with a target media list, press pitch content, and

a distribution list. An excellent PR activity that gains awareness is a bylined article**,** which incorporates both press stories and advertising into one activity. Lastly, since economic development leaders are in the public eye, it is wise to consider press communication skills training, which teaches individuals how to work with reporters to get the most from your marketing investment.

Being rated by *Travel + Leisure* in August 2003, as the Top 10th World's Best City, is an outstanding accomplishment. This is a strong start to generating awareness with many of Santa Fe's targeted audiences – both internal and external.



Promotion includes spreading information by word-of-mouth and through one-to-one meetings, attending regional industry events with local businesses, speaking at business networking events with key influencers, forming relationships with regional economic development teams to sell Santa Fe as a place to do business. It also includes calling prospects to provide information on Santa Fe's unique business climate, available business park space, and the benefits of operating or expanding a business in the city.

The primary **collateral** piece used to promote Santa Fe should be SFEDI's Web site. By revamping the Web site to contain the new marketing message, this can be a strong piece to reach both internal and external audiences. The current Web site offers relevant content for most of the defined target audiences. Santa Fe should ask local businesses to mention the Web site to employees via local business Intranets and in their corporate marketing material when appropriate. These efforts will help build awareness.

SFEDI should consider adding or updating the following components on its Web site:

- Economic and Industry Information
- How to Start a Business in Santa Fe
- Local Company Database
- Sites and Business Parks
- Economic Development Projects
- Job Postings
- News Wire
- Local Company Testimonials
- Quality of Life
- Incentives and Permitting
- Annual Report

The MG provides an explanation of each of these components and also includes examples.

Actions:

1. ***The City and the marketing contractor should review and approve the internal marketing recommendations offered in this report.***
2. ***Identify local volunteers to assist with implementation.***
3. ***Ask individuals from the community with a passion for economic development and Santa Fe's future to volunteer and join the marketing team.***

Please refer to the MG for more detailed recommendations on internal activities.

In 2004 and 2005, SFEDI should implement activities that increase local awareness and improve internal communication. Local campaign ideas are provided below:

1. **Publicity**
   a. Education – "Stay in Santa Fe," "Value of Education," "Take Home Computer Program," and "Make & Take High School Learning Tools Program." SFEDI should involve local Pre-K - 12 schools and SFCC in this internal communications campaign.
   b. Workforce Development – One-Stop Shop for workforce training and new workforce development program Web site
   c. Entrepreneurship – New Web site database of Santa Fe's entrepreneurial resources, business incubator expansion, and creation of a Santa Fe arts incubator
   d. Local business success stories – Feature a new company in each issue
   e. Local Businesses – "Buy Local" campaign
   f. Tourism – Address the issue of the importance of tourism to a healthy Santa Fe economy
   g. New Marketing Strategy and Message – Showcase the new brand theme, logo, and new collateral
   h. Press Relations - Conduct training on working with the media, negotiate for reduced rates and budget $30,000 a year to hire a PR firm.

2. **Collateral - Web sites**
   a. Revamp the marketing contractor's Web site to incorporate new marketing theme (logo) and targeted messaging (*cost of approximately $10,000*).
   b. Assist other economic development-related organizations in incorporating the new logo (and marketing style) into their own Web sites.
   c. Encourage other economic development-related organizations, hospitality businesses, and on-line arts and cultural resources to include a link to SFEDI on their Web sites.
   d. The City and marketing contractor, together with local economic development-related organizations, should develop new Web sites that are mentioned throughout this strategy. New Web sites would include:
      i. An Arts & Culture portal to link all local artists' Web sites and act as a central resource and listing of festivals and events
      ii. A Santa Fe specific workforce development resource portal
      iii. A Web site resource for entrepreneurs, containing all information necessary for starting a business in Santa Fe
      iv. A Santa Fe specific film promotion Web site, e.g. http://www.wncfilm.net/

v. A Santa Fe non-profit organization Web site, containing a searchable database of all non-profit organizations in Santa Fe

3. **Collateral – brochures**
    a. A user-friendly guide to workforce training and educational resources in the Santa Fe region to be made available at schools and public gathering places such as libraries, churches, or social organizations
    b. A simple guide containing entrepreneurial resources. Similar to the Web site, the guide would provide step-by-step instructions on starting a business in Santa Fe. (Examples were provided earlier in this Strategy.)
    c. A SFEDI annual report

    Estimated cost: $10,000

4. **Promotion - Speak at regional business association events**
    a. Project Advisory Committee and / or newly created Implementation Committee.
    b. Support such as the Santa Fe film festival, Russian Summer 2004 Exhibit, International Folk Arts Festival, and Annual Jazz Festival and other events throughout the year.

5. **Promotion – Host an annual Economic Development Forum.** During the event, regional leaders can provide an overview of the year's successful economic development activities and an update of economic data for the Santa Fe and the larger region surrounding the city. The project roll-out event (April 2004) can be the first annual Santa Fe Economic Development Forum.

6. **Promotion – Create a welcome package** for newcomers. Send to new residents when they sign up for utilities.

7. **Promotion - Speak at local business associations** and provide update on Santa Fe's economic development and marketing efforts.

8. **Promotion - Establish a high school group** to gain a better understanding of what factors are important to teens when considering working in Santa Fe in five years. Consider calling the group "Teens Talk."

Strategy Six: Implement external campaigns

External marketing promotes Santa Fe to identified targeted businesses that reside outside of Santa Fe, complement the current economy and help the city meet its economic development vision. External marketing should begin in year 2006.

Web sites, publicity, and targeted direct marketing and selling are the most cost-effective methods for communities to convey their messages. Santa Fe should balance these activities, be consistent in the message it conveys, and

focus on campaigns that will directly reach prospects. The primary vehicle, and one that should be used throughout external efforts, is publicity. Santa Fe should then begin to incorporate collateral (Web site and brochure), marketing missions, and industry associations and conferences.

Publicity

Publicity may be the most effective form of economic development promotion. Santa Fe could significantly increase the amount of publicity it receives in publications, and ultimately reach the city's target business companies by having a PR firm on retainer to develop and distribute releases and bylined articles.

Collateral (Web site and Brochures)

Resources should be invested to redevelop the primary Web site that promotes economic development in Santa Fe to more effectively link it with regional economic development Web sites. The main economic development organization's URL and phone number should be incorporated into every activity that promotes the city. See the MG for more Web site recommendations.

Marketing Missions

Santa Fe leaders need to engage in marketing missions to recruit target business companies from other regions and to see first hand benchmark communities' efforts. Santa Fe can learn from benchmark communities by visiting these cities. Schedule marketing missions each year to a region with a high concentration of its target businesses and visit benchmark cities to observe what is effective and what is not within these business communities. *For example, visit regional neighbor benchmark cities such as Boulder, CO and Albuquerque, NM. In the second year, consider visiting national benchmark communities such as Asheville, NC and Santa Cruz, CA. In the third year, visit a large benchmark site such as Savannah, GA.* Volunteer representatives from business, government, and academia should attend marketing missions, which can involve a series of meetings with local companies to sell Santa Fe as an ideal business location.

Industry Associations and Conferences

Industry associations, a trusted source of information for member companies, offer an opportunity to track trends and prospects. SFEDI should consider joining the leading associations of its target businesses, place articles in industry association newsletters and sponsor two industry conferences per year. Industry conferences provide a unique opportunity for Santa Fe representatives to promote business development, and face-to-face marketing is recommended to supplement other marketing efforts. Santa Fe can attend, sponsor, and exhibit at conferences.

Actions:

1. ***The City and the marketing contractor approve the external marketing component of this strategy.***
2. ***Identify Industry Champions, board members, and other volunteers to assist with implementation. Individuals from the community with a***

passion for economic development and Santa Fe's future can volunteer and become part of the marketing team

3. Volunteers can assist by attending marketing missions or industry events on behalf of Santa Fe, to respond to calls from media, to distribute collateral, and to promote the marketing contractor's Web site.

Santa Fe should consider implementing activities that increase awareness among external audiences.

1. **Publicity campaign** to targeted national publications
    a. *Lifestyle publications*
    b. *Industry trade publications*
    c. *General business publications (e.g. Business Week, Forbes)*
    d. *Travel publications*
    e. CNBC's Odyssey Media feature**.** One 5-7 minute story costs $20,000 and is aired 50 times on national and regional news channels.

    Launch an advertising campaign to support publicity. $4,000 to develop an ad, ad placement costs between $5,000 - $15,000
2. **Direct marketing** – Obtain target business databases and send electronic campaign mail.
3. **Direct marketing** – Sponsor and/or attend 2-3 industry events per year.
4. **Direct marketing** – Once the civic center is complete, promote the facility to executive-level target industry events and training courses.
5. **Direct marketing** – Film a documentary about a well-known Santa Fe artist and submit it to film festivals and public television networks.

6. Direct marketing – Partner Economic Development teams with Albuquerque and other New Mexico economic development groups and take a mission to a market with a high concentration of target businesses.

Appendix: Performance Metrics

An important component of the implementation of Santa Fe's Economic Cultivation Plan is a monitoring system to track the success of the plan in the years to come. AngelouEconomics has identified several data sets that have been used during the strategic planning process that we believe will be good measures of economic performance. These data are easily found at state and national sources, are available at the city and county level, and should be considered good indicators of the overall economic health of Santa Fe and its citizens.

Many state and local economic development organizations already use performance metrics. These data are also called "benchmarks," as local data is usually placed side-by-side state or national data for comparison. By committing to measuring its achievements, Santa Fe will be joining the ranks of communities in Oregon, North Carolina, Minnesota, and Indiana who have developed successful benchmarking systems to monitor their economic performance. The performance metrics proposed in this plan provides Santa Fe's leaders with an excellent opportunity to demonstrate positive results of their efforts and policies and build confidence among the general public that the economy is heading in the right direction.

AngelouEconomics recommends several performance metrics for each major topic of the Cultivation Plan that could be used by Santa Fe's leaders to track progress:

Workforce Development and Education

- Increased job growth in target industry sectors
- Increased household income
- Increased percentage of population with 2- year degree or higher
- Increased average SAT scores for Santa Fe high school students
- Decreased high school drop out rate

Entrepreneurship

- Increased net annual new firm creation
- Increased percentage of companies at Santa Fe incubator classified within a target business sector
- Increased total venture capital funding in Santa Fe
- Decreased retail spending leakage

Infrastructure & Sites

- Successful annual progress and on-time completion of the Water Diversion Plan
- Construction progress and completion of the new Santa Fe convention center
- Increased percentage of new homes and buildings built in Santa Fe that classify as affordable living and/or "green"

Quality of Life

- Increased percentage of total population aged 25-44
- Increased percentage of total graduates from Santa Fe higher education institutions living in Santa Fe 1 year after graduation
- Decreased poverty rate
- Stable cost of living ratio (ratio between Santa Fe's average cost of living and average wage remains stable or decreases)

Marketing

- Increased state or national media mentions related to Santa Fe business activity
- Increased number of qualified target industry leads contacting SFEDI or other economic development-related organization about business expansion, relocation, or start up in Santa Fe (e.g. the City of Santa Fe, Santa Fe County, the Chamber of Commerce, or local real estate agency)
- Increased hotel occupancy, increased hotel occupancy in hotels located in downtown Santa Fe
- Increased visitor spending

AngelouEconomics recommends that performance be measured on a city basis. Benchmark data should be collected for the City of Santa Fe, Santa Fe County, the State of New Mexico, and the U.S. Santa Fe may also choose to include one or more of the comparison communities included in the *Community Assessment* report (Flagstaff, Boulder, Asheville, and Raleigh). Metrics are best used when they are calculated as a share of the U.S. average. For example, Santa Fe's average wage is currently $27,644 or 76.6% of the U.S. average. Santa Fe will know that it is successfully meeting the objectives of this *Economic Cultivation Plan* as this percentage increases over the next 5-10 years.

Performance metrics should be updated by the city's lead economic development organization on a bi-annual or yearly basis. The following page provides a sample format for tracking performance. This table can be expanded to include other performance metrics within each topic, additional historical data, and information on competitor communities.

Sample Performance Benchmarks
Santa Fe, New Mexico

		Workforce & Education	Entrepreneurship	Infrastructure & Sites	Quality of Life	Quality of Life	Marketing & ED
		Household income County	Venture Capital Funding to SF area companies County	Successful annual progress and completion of Water Diversion Plan City/County/State	Percentage of population 25-44 years old County	Cost of Housing Ratio City	Number of qualified target industry leads contacting SF ED orgs about biz expansion, relocation, or startup County
Santa Fe		$ 41,519.00	$37 million	N/A	28.1%	137.8	Collect data
New Mexico		$ 37,623.00	$52 million	N/A	27.8%	N/A	N/A
United States		$ 45,006.00	$25 billion	N/A	29.8%	100	N/A
Santa Fe as % of the U.S.		92.3%	NM = 0.2% of US Total	N/A	N/A	N/A	N/A
Santa Fe Target Benchmarks							
Historical	1997						
Performance:	2000		$21.1 million				
	2002		$37 million	5% complete		137.8	
Set	2005	93.0%	$39 million (5%)	20% complete	28.0%	135	Begin tracking in '05
Goals:	2006	94.0%	$43 million (10%)	60% complete	29.0%	133	
(sample)	2007	95.0%	$47 million (10%)	80% complete	29.5%	130	
	2008	96.0%	$52 million (10%)	100% complete	29.5%	128	
	2009	98.0%	$57 million (10%)		30.0%	126	
	2010	100.0%	$63 million (10%)		30.0%	125	
	2012	102.0%	$76 million (20%)		32.0%	120	
	2015	105.0%	$100 million (30%+)		33.0%	115	▼

Master List of Recommendations

Cultivate Santa Fe
Summary of Workforce Development and Education Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Supporting*
1. Help Parents place greater value on public education					
a. Get parents involved in schools					
Adopt a take home computer program	Mid term	2005	ongoing	SFPS	SF Bus., Dona
Use local school facilities for evening adult ed classes	Mid term	2005	ongoing	SFPS, SFCC	Other training p
Start a cultural education program	Mid term	2006	ongoing	SFPS	
b. Provide parents tools to support learning at home					
Hands-on teaching training for parents	Mid term	2005	ongoing	SFPS	Parent/Teache
Create "make and take" educational materials	Mid term	2005	ongoing	SFPS	Volunteer
Adopt a Parents and Teachers as Partners program	Long term	2007	ongoing	SFPS	Parent/Teache
Bilingual school liaisons to make home visits	Long term	2007	ongoing	SFPS	Volunteer
2. Promote the value of quality education within the community. Turn K-12 education into a "cause."					
a. Launch an internal marketing campaign to promote the value of public education	Short term	2004	2005	SFEDI, City, SFPS	
Schools create weekly take-home folders to inform parents	Mid term	2005	weekly	SFPS	
Start a volunteer phone chain to provide parents with school info	Mid term	2005	ongoing	SFPS	Parent/Teache
b. Create PSAs aimed at promoting the value of public education	Short term	2004	2005	SFEDI, SFPS	Volunteers, Loca
Organize an internal marketing task force	Short term	2004	2004	SFEDI, SFPS	
Seek local ad agencies who will provide service pro bono	Short term	2004	2004	SFEDI, SFPS	Local Agenc
Seek funding from non-profits and foundations to support program	Short term	2004	2004	SFPS, Chamber, SFEDI	Non profits, Fou
Identify a single message for the campaign and use multiple media sources	Short term	2004	2005	SFPS, SFEDI, Local Media	
c. Start a campaign to show students non-college career options	Mid term	2005	2008	SFPS	One Stop Ce
Invite local workforce development programs to present at school functions	Mid term	2005	ongoing	SFPS	One Stop Ce
Create a Web site containing resources for non-university bound youth	Mid term	2006	2006	One Stop Center	SFPS
d. Start an annual Education Day - outreach and educational event	Mid term	2006	annually	SFPS, City, Chamber	Workforce deve

Cultivate Santa Fe
Summary of Entrepreneurship Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Su*
1. Financially support the Santa Fe Incubator					
a. Expand the Incubator to provide resources for SF's target business sectors	Mid term	2005	2008	Incubator	
b. Lobby legislators to pass incubator certification and funding match program	*** Top 5 ***	2004	2004	Chamber, Incubator	Ci
The SF Incubator could be used as a model for incubators in other parts of NM					
The network for certified incubators could be a funnel of investment opps for the NM VC Fund					
c. Work with the State, UNM, the Santa Fe Incubator, and the SFCC-SBDC and SCORE to set up an entrepreneurship one-stop shop center similar to workforce development centers.	Long term	2007	2007	City Sm.Bus.Enterprise Director	SBD
The centrally located center would be a library of info about setting up a business in the region					
d. Set up an entrepreneurship center similar to workforce development centers	Long term	2007	2007	City	SBD
The centrally located center would offer coaching and a library of information					
Use funding from the pending Kaufman grant to help fund the center	Long term	2006	2007	City Sm.Bus.Enterprise Director	SBD
e. Establish a Small Enterprise Director position within the Community Dev. Division	Mid term	2005	ongoing	City	SBD
f. Establish an Arts Incubator at a central location in Santa Fe	***Top 5***	2006	2008	City	SFCC,
2. Make information and training about starting a business widely available - encourage local success.					
a. Involve the New Mexican in covering stories about local business startups	Short term	ongoing		New Mexican	
Potential entrepreneurs will find inspiration from the success of others					
Propose a schedule of small businesses to regularly feature	Short term	2004	ongoing	New Mexican	
Invite successful local entrepreneurs to speak at community events	Long term	ongoing		All SF organizations	
b. Provide Santa Fe non-profits with information to help themincrease their financial capacity					
Non-profits should be viewed as entrepreneurial small businesses					
Encourage participation in NGO New Mexico, New Mexico's central non-profit business organization.	Short term	2004	2005	Chamber	
Provide information and training to non-profits to help them learn how to increase their financial capacity	Mid term	2005	ongoing	Non Profit Business Assoc	Fo
The association should create a searchable Web site listing all non-profits in the region	Mid term	2005	2006	Non Profit Business Assoc	
c. Develop a single Web site containing an inventory resources for entrepreneurs	Mid term	2005	2005	City Sm.Bus.Enterprise Director	
3. Motivate Santa Feans to start new companies.					
a. Streamline the City's permitting process	Short term	2004	2005	City	
Review the current permitting process and compare to the needs of startups and target industries	Short term	2004	2004	City	
City government should commit to easing and shortening the process within one year	Short term	2004	2005	City	
The City Web site should contain easy to use permitting info and applications	Mid term	2005	2005	City	
b. Consider waiving permitting fees for small businesses locating in targeted areas	Mid term	2006	ongoing	City	
c. Expand the City's Small Business Loan Program					
Restore the program to its original funding level	Short term	2005		City	
Take steps to ensure that there is broad awareness of the program across the community	Short term	ongoing		City	

Cultivate Santa Fe
Summary of Sites and Infrastructure Recommendations

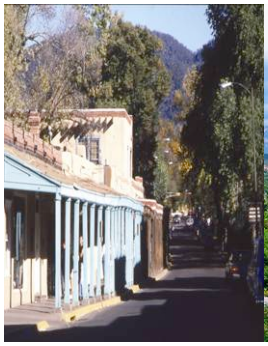
Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Sup*
1. Make Santa Fe the water conservation and clean energy capital of the U.S.	*** Top 5 ***	2004	ongoing	City	Enti
a. Incorporate clean energy and water conservation into the design of all public buildings	Mid term	2005	ongoing	City, County	
b. Begin an annual student competition for design of water conservation innovations	Long term	2007	annually	SFCC, City	Dev
c. Promote Santa Fe to expanding and relocating water conservation companies	Mid term	2005	ongoing	SFEDI, City	Cl
Promote the city's water shortage as an ideal test market for conservation tech and service firms					
Develop a marketing package highlighting SF's dedication to water conservation	Short term	2005	2006	SFEDI	
Organize a delegation to visit other cities that have successfully tackled the water issue	Short term	2004	2005	City, County	
d. Incentivize water conservation and clean energy use					
Expand programs in which utility companies offer rebates or credits to customers of clean energy	Mid term	2005	ongoing	Utilities, City	
Offer incentives to consumers that purchase energy/water or conservation technologies from local businesses	Long term	2007	ongoing	City, Utilities	
Work with State officials to create statewide incentives for energy and water conservation companies	Long term	2006	2008	City, County	
2. Provide better infrastructure and processes to support creative activities.					
a. Create a National Center for Art and Design in Santa Fe	*** Top 5 ***	2005	2008+	City	Ar
The Center is a single location where arts and design organizations can collaborate					
The Center should provide education, studios, small offices, exhibit space, and retail					
Consider placing the Center at the Rail Yards development or other central site, integrate proposed arts incubator					
The Center should invite international experts to teach seminars or lead local collaborative efforts					
b. Create a single Web site aimed at promoting arts and culture in Santa Fe	Short term	2004	2005	Arts Organizations	
One portal for all SF arts and cultural amenities, sets a single distinct image for SF					
Host a contest in which locals submit Web URLs or site design ideas	Short term	2004	2004	Arts Organizations	
Include an events calendar, map, and searchable database of SF arts / culture organizations					
Eventually, include a virtual market on the site in which local artists can sell their wares	Long term	2007	2008	Arts Organizations	
3. Partner with Santa Fe County to solve infrastructure and site issues.					
a. Develop a shared city / county business park	Long term	2006	2008+	City, County	
Share the cost of infrastructure, land, and tax revenue					
b. Jointly improve the Santa Fe Airport	Mid term	2004	2007	City, County	
SF City Council should approve the application for Park 139 certification	Short term	2004	2004	City Council	
Share funding for expanding the airport fire station and upgrading security along the perimeter	Mid term	2005	2006	City, County	
c. Develop wireless Internet infrastructure in core population centers in the city and county	Short term	2004	ongoing	City	L
4. Approve and construct a new convention center that represents the unique character of Santa Fe	*** Top 5 ***	2004	2008	City	Civic
a. Revisit the proposed design	Short term	2004	2005	City	Civic

Cultivate Santa Fe
Summary of Community Development Recommendations

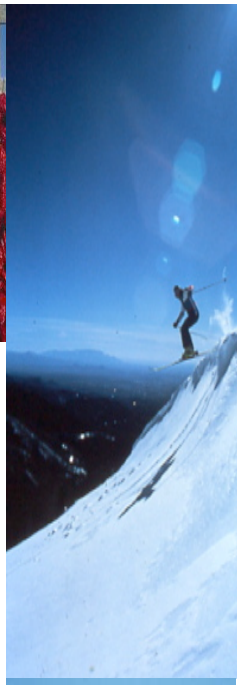
Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Supporting*
1. Adopt a more business friendly attitude within City departments.					
a. Ensure the permitting process is consistent and efficient	Short term	2004	2004	City	
b. Strengthen the Small Business Ombudsman Position within the City of Santa Fe offices.	Short term	2005	2005	City	
c. Provide periodic customer service training to City employees	Mid term	2005	ongoing	City Bus.Ombudsman	City
Ask the Business Ombudsman to organize regular training seminars	Mid term	2005	ongoing	City Bus.Ombudsman	City
Train City employees not only in customer service, but about SF's marketing effort and new brand	Mid term	2005	ongoing	City Bus.Ombudsman	City, SFED
Develop a customer service guide and distribute it among City staff	Mid term	2005	2005	City Bus.Ombudsman	City
2. Santa Fe's City Council should set broad goals for future development and allow those goals to drive decisions.					
a. Invite a moderator to lead a City Council retreat	Short term	Summer 2004	annually	City Council	
Identify common thread among all councilors, identify SF's top assets and essence					
Set several overarching goals for the city	*** Top 5 ***				
Agree to rules of etiquette that are adhered to inside and outside of council meetings					
Conduct a city council study session prior to each formal meeting to discuss topics up for discussion	Short term	Spring 2004	weekly	City Council	
b. Conduct the first retreat after the Spring 2004 election and repeat every year	Short term	Summer 2004	annually	City Council	
3. Provide greater support to Santa Fe's Community Development Division					
a. Increase funding to the Community Development Division	Mid term	2005	2008	City	
Commit to incrementally increase funding each year for the next five years					
b. Set specific performance metrics for marketing subcontractors	Short term	2004	ongoing	City CD Division	SFEDI
Agree to a minimum 3-year contract with marketing subcontractors if they meet performance metrics					
c. Clearly define the ED roles of the Chamber, SFEDI, and the City	Short term	2004	2004	City, Chamber, SFEDI	
4. Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.					
a. Make arts and culture the cornerstone of the new convention center	Short term	2004	2008	City	Arts organizat
b. Ensure that the arts sector is accessible to young people					
Endorse young professionals' arts organizations and make info about them widely available	Short term	ongoing		Arts organizations	Chamber
Work with the State to start a program in which all NM high school seniors take an educational trip to SF	Long term	2008	annually	City, State gov't	NM school dis
c. Make Santa Fe arts amenities accessible to all residents					
Continue taking steps to make traditional arts events to be made open to the public, e.g. free public concerts	Mid term	ongoing		Arts organizations	
Invite local artists or performers to exhibit at business functions and community events	Mid term	ongoing		Entire SF community	
d. Increase occupancy tax revenue to support the arts.	Long term	2006	2008	City	Arts organizat
5. Ensure that Santa Fe maintains an atmosphere that is entertaining and attractive to young, creative people.					

Cultivate Santa Fe
Summary of Marketing Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibi*
1. Establish specific marketing roles for each organization involved in economic development.	Short term	2004	2004	City, SFEDI, Cha
a. The City and the marketing contractor should adopt this marketing strategy	Short term	2004	2004	City, SFED
b. The City should commit to a minimum 3-year contract with its marketing contractor	Short term	2004	ongoing	City
c. The City should tie the contract with the marketing contractor to specific performance metrics	Short term	2004	annually	City
2. Create and adopt a single economic development brand.	Short term	2004	2004	City, SFED
a. The City should strongly consider the brand identity "Creative Spirit of Santa Fe"	Short term	2004	2004	City, SFED
b. The City should ask its marketing contractor to hire a design firm to develop a logo and style guide	Short term	2004	2005	City, SFED
c. Distribute the style guide to all city departments, schools, media, non-profits, and arts organizations	Short term	2004	2005	City, SFED
Encourage as many organizations as possible to adopt the style guidelines in their own marketing				
The more organizations adopting the same marketing, the more powerful Santa Fe's brand will become				
3. Gain a thorough understanding of the target audiences.	Short term	2004	ongoing	City, SFED
a. Based on the Target Industry Report, develop an audience profile for each target	Short term	2004	ongoing	SFEDI
b. The City, its marketing contractor, and design firm should consider th audience profiles when developing the logo, style	Short term	2004	2005	SFEDI, City
c. The marketing contractor, SFEDI and the Chamber should identify target industry "champions"	Short term	2004	ongoing	SFEDI, City, Cha
d. Invite target industry champions to share their industry knowledge with the economic development team	Short term	2004	ongoing	SFEDI, Cham
4. Gain local media support for economic development.	Short - Mid	2004	2006	City, SFEDI, Cha
a. Reconvene the project advisory committee	Short term	2004	2004	City
b. Ask committee members to volunteer to become media champions, to write an article, or interview	Short term	2004	2004	Advisory Comm
c. Meet with local newspaper editorial boards and schedule a series of op/ed pieces on ED	Short term	2004	2005	Advisory Comm
5. Launch an internal economic development marketing campaign.	Short - Mid	2004	2006	SFEDI, City
a. The City and its marketing conatractor should review the internal marketing recommendations and Marketing Guide	Short term	2004	2004	SFEDI, City
b. Identify local volunteers to comprise an internal marketing team	Short term	2004	2004	SFEDI, City
c. Design marketing contractor's Web site to incorporate new brand identity, logo, style, and target industries	Short term	2005	2005	SFEDI
d. Launch other Web sites recommended throughout this strategic plan	Short - Long	2004	2008	Various organiza
e. Develop collateral (recommended throughout this strategic plan) and annual SFEDI report	Short - Mid	2004	2006	Various organiza
f. Host an annual economic development forum for the region; the roll out event can be the first	Short	2004	ongoing	City, SFEDI, Cha
g. Create a Welcome to Santa Fe package for newcomers	Mid term	2005	2005	City, Chamb
h. Establish an advisory group consisting of local students to provide info about what teens like/dislike about SF	Mid term	2005	ongoing	SFEDI, City
6. Launch an external marketing campaign.	Mid - Long	2006	2008+	SFEDI, City, Cha












City of Santa Fe

Economic Development Strategy for

May 21, 2008

Economic Development Division
Strategy for Implementation

ECONOMIC DEVELOPMENT DIVISION
Strategy for Implementation

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ECONOMIC DEVELOPMENT DIVISION
Strategy for Implementation

Mission:

The mission of the Economic Development (ED) Division of the City of Santa Fe is to achieve long-term sustainable and focused economic growth by building a diverse, innovative economy with high-wage, high-impact jobs that provide opportunity and prosperity for the City's residents, businesses and entrepreneurs.

Objectives:

-Diversify the Santa Fe Economy with an emphasis on high wage jobs[1] and career paths.
-Pursue overall affordability where local wages can support living in Santa Fe (reduce leakage[2]).
-Bolster Santa Fe's leadership position and/or potential in innovation.

Background:

More than four years ago Angelou Economics produced a report for "Cultivating Santa Fe's Future Economy." The implementation strategies in this plan are principally derived from that report. In order to effectively institute the recommendations contained in the Angelou Plan the Economic Development Division has worked to outline a process for vetting potential projects. The process is designed to be fair, easily understood and transparent to members of the community.

Angelou Economics calls for the plan to be a 'living document,' and updated as conditions change. To that end, the Economic Development Division has held a series of key informant interviews and a series of professionally facilitated seminar meetings with input from members of the local business and economic community. The values and priorities outlined in this implementation plan were discussed and approved by attendees at these meetings. The implementation plan is designed to be driven by measurable, achievable outcomes in several of the target industries identified in the Angelou Plan.

Desired Outcomes:

The Economic Development Division will work to foster a creative and innovative cultural economy. Specific economic goals that have been identified are as follows:

- Create and attract a greater number of high-wage jobs. This will not be to the exclusion of supporting emerging business opportunities in focused sectors that would lead to high wage jobs, but may not start out with high paying jobs. This will give more of Santa Fe's population the ability to live and work in the community.
- Ensure that Santa Fe has a skilled and competitive workforce to support innovation and key economic base jobs[3] and primary industries[4]. This includes creating and expanding accessible career paths for local youth. Economic base jobs and primary industries are jobs and industries that derive fifty percent or more of their sales from outside of New Mexico and thus expand the local economy.
- Recruit and retain local talent by making professional opportunities in the area available and better understood in the community.
- Improve the climate for doing business in Santa Fe. This includes streamlining the processes of permitting, licensing and other regulatory requirements. The ED division also intends to celebrate innovation and success in leading local businesses.
- Improve the business infrastructure[5] in Santa Fe. This means working regionally to ensure easy, low-cost access to services, utilities, transportation and other key means of support for success in business and community development.
- Develop stronger working partnerships in the region. This means actively engaging key partners in projects and initiatives on a regular basis in order to maximize community input, expertise, support and communication.
- Promote a green and sustainable Santa Fe.
    - Actively promote and stimulate businesses and services consistent with the Sustainable Santa Fe Plan. This will include clean renewable energy, water conservation and waste reduction technologies.
    - Promote and support projects, developments, and initiatives with sustainable infrastructure[6] and that are consistent with the Sustainable Santa Fe Plan.
    - Cultivate and work to develop a green collar workforce[7] to support the clean renewable energy industry as well as both the new and retrofitting of buildings, sites and infrastructure to be more sustainable.

Division Work:

Staff will work consistently with partners on a regional and collaborative approach to economic development. The Chamber of Commerce, Santa Fe Business Alliance, Santa Fe County, the Museum Foundation of New Mexico, Creative Santa Fe, the Santa Fe Community College, SCORE, the Santa Fe incubator and local venture capital firms will all be key partnerships to maintain and strengthen. A responsive, cooperative, customer service oriented approach will be the guiding principle behind all work done by staff.

Staff work will include:

- Project Management (Site development, workforce training program development, business support program development and management, etc.)
- Business Retention, Expansion[8] and Passive Recruitment[9] (Incentive analysis, site location, funding facilitation consultation, strategic assistance, program referral, etc.)
- Marketing (Outreach, production of collateral materials, workshops, etc.)
- Actively Soliciting Proposals to meet community needs. (Proposals can come via our partners including the SF Chamber, the SF Alliance, the State Economic Development Department, staff, Councilors or from other sources.)
- Streamlining Business Processes (Licensing, permitting, etc.)
- Contract Management (Business support services, advocacy, etc.)
- Community and Business Relations (Staff will make regular visits to businesses to gain a firsthand understanding of the industries operating in the region and the challenges they face. During these visits staff will promote awareness of City and State economic development opportunities, policies and capabilities.)

Staff will visit approximately 50 businesses per year or approximately two businesses per week to discuss potential business development resources with each company. The resources that will be discussed will be but not limited to alternative financing programs (i.e. City's Small Business Loan Fund), technical assistance programs (i.e. SF Incubator, SCORE and SBDC programs) and State incentives. Staff will provide a quarterly report containing the following information:

- Number of Companies Visited
- Size of Portfolio (Number of Potential Company Expansions, Start-ups and Recruitments)
- Number of Companies Expanded, Started or Recruited
- Overview of Companies Expanded in Target Sectors, Number of Jobs, Average Wage and Capital Investment
- Progress on the Infrastructure Project implementation.

The Economic Development Division will take a proactive role in engaging a wide range of regional partners in collaborative efforts to benefit the economy. Emphasis will be placed on getting the right partners to cooperate on each project so that work can be focused on achieving measurable outcomes. For example, the Santa Fe Community College will be a key partner in workforce development and the Santa Fe Chamber of Commerce will be a key partner in business development.

Methodology:

The implementation strategy outlines a process for evaluating projects and proposals that meet agreed upon Economic Development Goals. Staff work will be focused along these guidelines:

- The Economic Development Division will focus efforts in a few strategic areas in order to effectively use limited resources. Projects will be outcome driven[10] with an emphasis on getting the greatest return for the investment of City resources.

- Work will be focused along three tracks – business development, workforce development and site & infrastructure development.

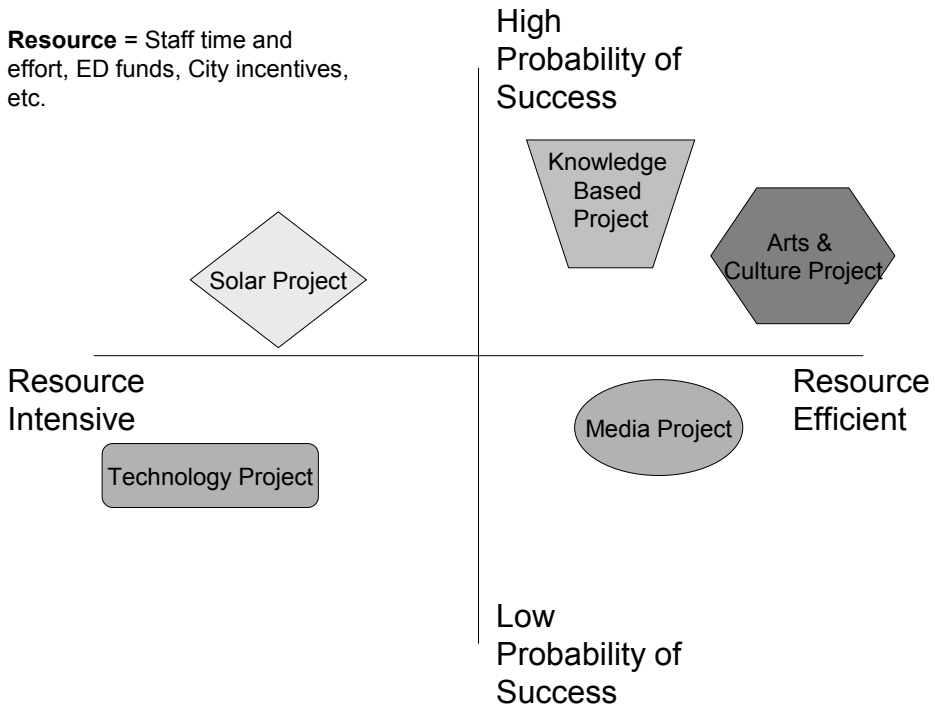
- Staff will work to streamline the process of providing services. Duties and provision of services will be aligned to best utilize resources, time and knowledge of staff.

- Significant effort will be made to provide good customer service and communication. The Division will be accessible to the community and work to ensure clear communication.

- Economic development activities will be regionally oriented with an emphasis on working in partnerships. Anticipated partners will include organizations such as the State of NM, the New Mexico Economic Development Partnership, the Santa Fe Community College, Santa Fe County, the Santa Fe Chamber of Commerce, the Santa Fe Alliance and the Santa Fe Incubator.

- The portfolio of projects will be organized with an investment/venture capital approach[11]. The portfolio will endeavor to balance safe bets and risky bets with an understanding that risky projects have a greater chance of failure but may yield the greatest returns. It is expected that applications for economic development projects, which may or may not solicit funding from the Economic Development fund, will be made throughout the year. All projects will be evaluated within the context of the current portfolio, as well as by taking into consideration pending applications. As staff will be working consistently with potential applications, there will be some preliminary assessment of where new applications will fall within the portfolio management spectrum. It is expected that the investment by the City will fall largely into projects with a high probability of success and efficient use of resources. To manage this portfolio, staff will work closely with projects and continually assess their progress toward meeting agreed upon objectives.

Venture Capital Portfolio



- Projects will be outcome driven and aligned with SMART Goals whenever possible. That is, goals that are - Specific, Measurable (data), Aggressive but Achievable, Relevant to Mission, and Timebound (not just open ended).

- During the working period and upon completion, each project will be assessed in order to make adjustments and improve outcomes. There will be a continuous feedback loop where project impact, strengths and weaknesses will be analyzed and any necessary corrections will be made.

Goals & Measures:

The goals and measures will be cumulative and cover a three year period.

1) Facilitate and assist in the creation of 900 high wage, economic base jobs (see definitions).

2) Facilitate the creation of 36 business expansions, startups, retention or recruitments to the Santa Fe region.
3) Increase the average wage in the Santa Fe region from $14.90 per hour to $15.90. This approach acknowledges and emerging trend in employment where employees contract to work on specific projects and may not be in salaried positions.
4) Complete or develop at least one infrastructure project per year. For example, an Arts & Cultural District[12], Mainstreet Program[13], telecommunications network plan, implementation of an Airport Master Plan, and expansion of solar industry capacity.
5) Facilitate and assist with the increase and/or creation of workforce career pathways and skill levels in targeted industry sectors by developing up to two workforce development programs. This will largely be accomplished by working with our local partners, including the SFCC, Santa Fe Public School District and the Northern Area Workforce Development Board.

Targeted Sectors for Growth and Development:

Economic development activities will focus on targeted industries identified in the Angelou Plan and refined through the recent economic development seminar meetings. Targeted sectors are identified as follows:

- Media (Film, Publishing, Journalism, Video Game Production, etc.)
- Green – Consistent with Sustainable Santa Fe Plan and including: Clean renewable energy (with a focus on the solar industry), water conservation, waste reduction technologies and outdoor and recreational activities and equipment.
- Technology (Biotech, Nanotech, Software design, etc.)
- Knowledge Based Enterprise (Research and Development, Think Tanks, Financial Services, Consulting, Public Policy, etc.)
- Arts & Culture (Artisans, Fine Artists, and Cultural Heritage as described in the City's Cultural, Arts and Tourism Plan.)

Request for Proposal Versus Unsolicited Proposals:

The Economic Development Division anticipates two processes to generate projects and programs that will meet the Economic Development Implementation Strategy. These two processes reflect the nature of economic development work. The first will rely on generating proposals in response to an annual request for proposal and the second will allow for unsolicited proposals for economic development projects that may emerge during the course of a year.

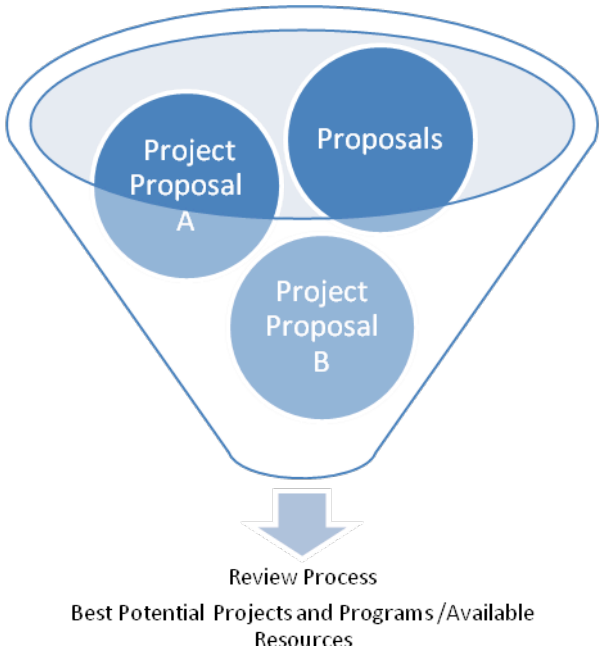
1. *Request for Proposals* – Each year the staff will prepare a Request for Proposal (RFP) for services and/or programs that support local economic development efforts. Typically, these RFP's will allow for three years worth of contracting, subject to funding availability and successfully meeting the agreed upon outcomes

for a particular Scope of Work. These types of RFP's will focus on support services, such as those provided through the Santa Fe Incubator and SCORE and the management of the Santa Fe Loan Fund. These are services paid through the Economic Development Fund, which uses the 1% of the State's share of the GRT as its funding source.

2. *Unsolicited Proposals* – At any time, proposals may be submitted for projects that must meet the Local Economic Development Act. Such proposals may request funding through the EDF, below market rate rent for buildings and/or other types of incentives. These incentives may include fast tracking through the City's various review processes and/or favorable financing or other incentives such as Industrial Revenue Bonds (IRB's). Staff will work closely with organizations and/or entities seeking such support well in advance of an actual application for assistance. The process for evaluating these applications is the same as for those submitting proposals in response to a Request for Proposal.

Process for Evaluating Projects, Proposals and Incentives:

The process is designed to make project, proposal and incentive evaluation fast, easily understandable, transparent and accessible to the community. It is a way for staff to fully vet projects or incentive proposals and thereby determine the allocation of money, staff time and effort. The following illustrates how the evaluation process will consider multiple projects and focus efforts to those with the best potential outcome.



Stage 1 – Economic Development Target and Values Assessment

Staff will assess the project/proposal by applying the following values filters:

A. Environmental Footprint[14] (water, power, emissions etc)
B. Wages and Benefits[15] (Is it possible to live and work in Santa Fe?)
C. Innovative Position/Potential[16]
D. Local[17] (Does it fit with the City Different? Does it enhance the cultural fabric? Is it homegrown? Doest it provide positive impacts to local Santa Fe residents)

The project targets will be assessed qualitatively using a check mark system. When reviewing the project, each target met will be assessed and checked in the project evaluation chart below.

•

Stage 2 – Initial Business Plan/Proposal Review

- Staff will meet with representatives of a project/proposal and work to understand the proposed business plan and/or proposal, identify potential problems, discuss potential resources, and answer any questions.

- Staff will perform an initial evaluation to ascertain the plan strengths and weaknesses. Financial solvency, community need, growth potential and environmental footprint will also be evaluated.

- Staff will work with representatives to match them with appropriate economic development resources. Staff will also ensure that all proposals are in compliance with the State's enabling legislation the Local Economic Development Act[18] which in Santa Fe is the Economic Development Plan Ordinance.

Cost-Benefit Analysis: Economic Development projects will also include a cost-benefit analysis as required by the city's (11-11.1) Economic Development Plan Ordinance. In accordance with the Economic Development Plan ordinance, the projects and/or incentive proposal must provide a return on investment over a 10-year period that recoups the value of the assistance provided by the city to the project. The return on investment shall be of value and may be paid in money, in-kind services, jobs, expanded tax base, property or other thing or service of value for the expansion or improvement of the economy.

The cost-benefit analysis or impact analysis will measure both direct and indirect impacts in accordance with 11-11.9 of the Economic Development Plan ordinance which will include but is not limited to the following:

- Jobs
- Pay scale of jobs
- Anticipated impact of project on local tax base
- Anticipated impact of project on local school system

- Assistance in providing affordable housing to employees or to the community at large may qualify

If a proposal requires funds of less than $30,000 staff will make a recommendation to the City Manager and move forward. Quarterly reports will be made to the BQL on these projects. If the proposal requires funds of more than $30,000 staff will refer the project/proposal to the Economic Development Review Sub-Committee (EDRC) with a recommendation.

Staff will utilize the following target industry evaluation chart to map the benefits and impacts of a project/proposal, The system of checkmarks is designed to provide a quick overview of the project's applicability to the target industry areas and the types of program and/or assistance needed for a particular business plan:

Target Industry Evaluation Chart:

	Business Development	Workforce Development	Sites & Infrastructure
Targets			
Media			
Green			
Tech			
Knowledge Based Enterprise			
Arts & Culture			

The project will also be assessed whether it meets the city's values as defined in the city values filters chart below. The values will be assessed using the following quantitative measures on a scale of 1-3 where three is exceeds values and 1 does not meet values. Use of this scale will provide a quantitative comparison between projects and provide an initial assessment of a proposed project's ability to address agreed upon local values:

3- Exceeds Values Criteria
2 – Meets Values Criteria
1 – Does Not Meet Values Criteria

City's Values Filters Chart:

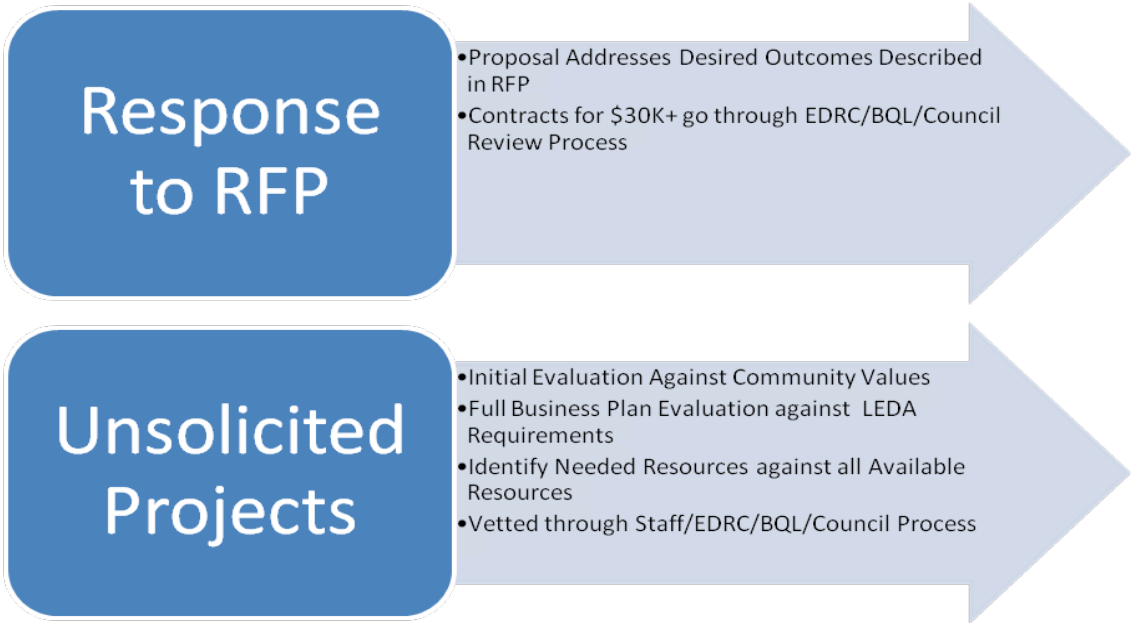
	Business Development	Workforce Development	Sites & Infrastructure
Values			
Low Environmental Footprint			
High Wages & Benefits			
Innovative Position/Potential			
Local			

Stage 3 – EDRC Review
The EDRC will review the staff recommendation and assess the project/proposal against the values filters, desired outcomes and financial feasibility. The EDRC will then make its recommendation to the Business and Quality of Life Committee (BQL).

Stage 4 – BQL Review
BQL will review the EDRC recommendation and assess the project/proposal against the values filters[19], desired outcomes and financial feasibility. BQL will then make its recommendation to the City Council OR reject the project/proposal.

Stage 5 – Council Review
The City Council will assess the project/proposal against the values filters, desired outcomes and financial feasibility. The City Council will approve or reject the project/proposal.

Project/Proposal Evaluation Flow Diagram



Requests for Proposals:

RFPs will be focused on getting results rather than outlining step by step procedures. This will allow for maximum input and creativity from RFP responders. Staff will evaluate RFP responses according to how well each proposal will meet the desired economic development outcomes.

The timeline for RFPs to be issued will be no more than 30 days after approval of the implementation plan by City Council. The RFPs will be reviewed and evaluated by a committee as required under the City's procurement code. The RFPs will be evaluated on how the respondents will meet the desired outcomes. RFP awardees will receive a contract for one year and two one year extensions.

Staff will work with RFP respondents to get more information, clarify how the work will be done and what outcomes need to be reached. For RFPs greater than $30,000 respondents will present their proposal to the EDRC. Staff will provide the EDRC with a funding recommendation.

Staff will administer contracts according to the scope of work and timeframe agreed upon in each contract. If necessary, at the discretion of the Division Director and Department Director, timeframe extensions and contract revisions may be made.

DEFINITIONS

[1] **High Wage Jobs** – In the State of New Mexico these are defined as jobs that pay a salary of $40,000 and above.

[2] **Leakage** – The loss of revenue in taxes and spending and the loss of talent that occurs when people cannot afford to work and live in the community.

[3] **Economic Base Jobs -** Economic base jobs are jobs in primary industries. An economic base job is any job that produces a product or service that is sold outside the community and thus brings in outside money. Most economists believe that the economic base job is the most important factor to a healthy economy.

[4] **Primary Industries** – Primary industries are defined on the same principle as economic base jobs. They are industries that derive fifty percent or more of their sales from outside of New Mexico and thus bring in new money expand the local economy. Businesses that bring in outside money are called primary industries, and they produce the coveted "economic base" jobs.

[5] **Business Infrastructure** – The basic facilities, services, and installations needed for the effective functioning of businesses in the area. This can include transportation and communications systems, water and power lines, as well as public institutions including schools and post offices.

[6] **Sustainable Infrastructure** – Basic facilities, services and installations which take care of the needs of the present generation without compromising the needs of future generations.

[7] **Green Collar Workforce** – A workforce employed in the environmental segment of the economy. Green collar workers include professionals such as conservation movement workers, environmental consultants, environmental or biological systems engineers, LEED's certified building architects, holistic passive solar building designers, solar energy and wind energy engineers, alternative energy vehicle engineers, organic farmers, environmental lawyers, ecology educators, and eco-technology workers. They also include vocational or trade-level employment: electricians who install solar panels, plumbers who install solar water heaters, and construction workers who build energy-efficient LEED certifed buildings, wind power farms, or other clean, renewable, sustainable future energy developments.

[8] **Business Retention and Expansion** – The retention of local businesses located in the Santa Fe region that may leave the community. Expansion is assisting local businesses in the Santa Fe region in growing their operations, employment or sales which results in more jobs and capital investment in Santa Fe.

[9] **Passive Recruitment** – Responding to inquiries and opportunities from businesses considering locating in the Santa Fe area but not actively marketing businesses to locate in Santa Fe from outside of Santa Fe.

[10] **Outcome Driven** – Guided by what results are or can be achieved rather than the method or process of working towards results.

[11]**Investment/Venture Capital Approach** - An approach similar to that taken by investment and venture capital managers wherein resources are balanced between calculated risky and safe ventures where safe ventures produces lower returns on investment and higher risk ventures produces higher returns on investment. Investments are also spread across different areas to achieve stability through diversity.

[12] **Arts & Cultural District** – A State program administered by the Mainstreet program which is designed to enhance local economic development opportunities, in designated districts, by placing an emphasis on indigenous arts and culture. Applying communities develop a plan to support, develop and enhance the selected district's arts and cultural opportunities as a niche for economic development.

[13] **Mainstreet Program** - New Mexico's MainStreet Program is a grassroots economic development program that assists communities in revitalizing their traditional commercial neighborhoods. Mainstreet works to create an economically viable business environment while preserving local cultural and historic resources.

[14] **Environmental Footprint** – A project/proposal's potential impact on the local environment and ecology including water and power use, emissions, amount of solid waste generated, impact on local vegetation and wildlife and traffic impact.

[15] **Wages and Benefits** – A project/proposal's potential impact on or offering of employee pay and benefits including but not limited to retirement, healthcare, educational benefits, flexible scheduling, community service, support and involvement.

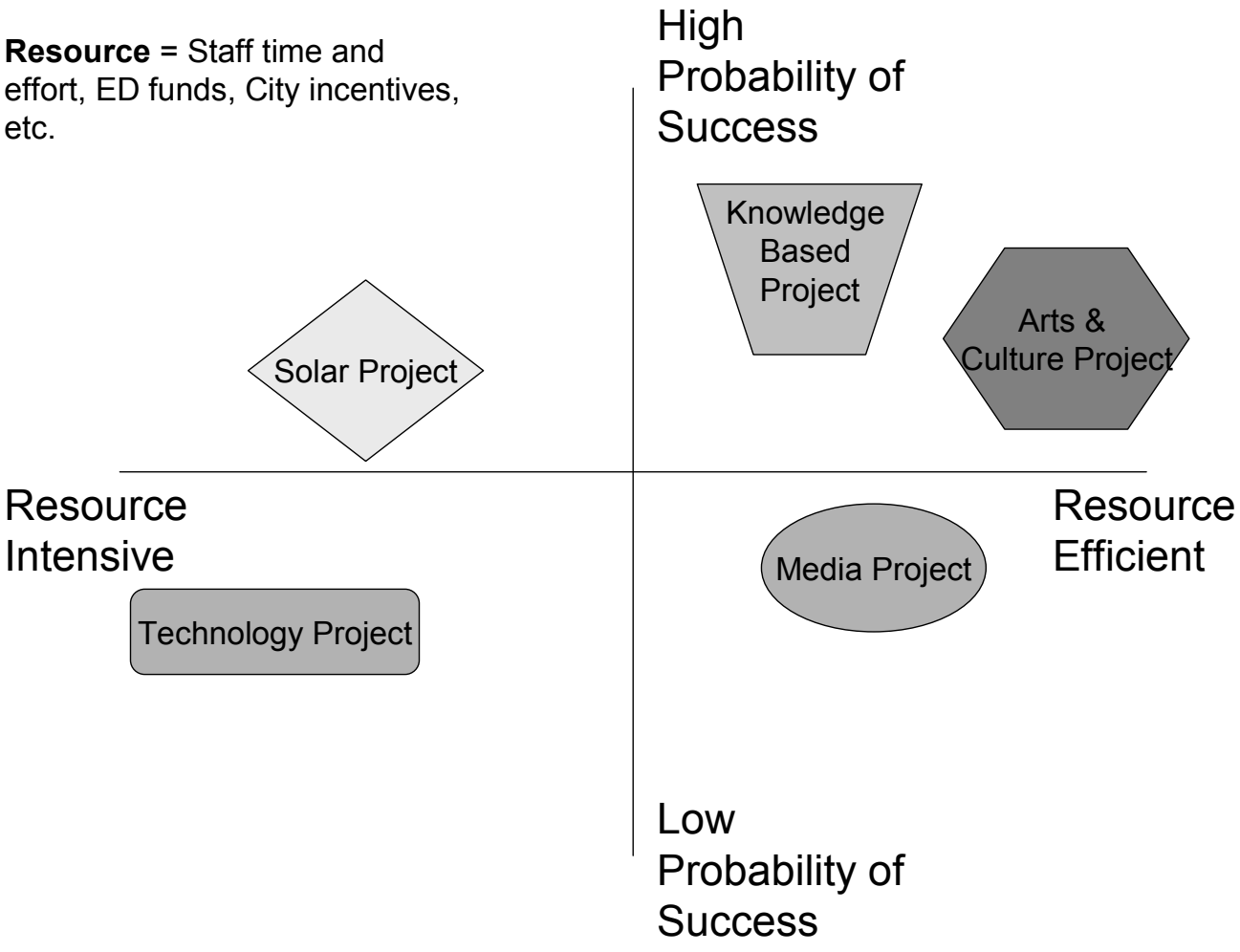
[16] **Innovation Position/Potential** – A project/proposal's potential impact on Santa Fe's innovation in an industry or the possibility of increasing the creative and/or innovative impact on the industry.

[17] **Local** – A project/proposal's homegrown origin or its impact on the cultural fabric, identity i.e. how it fits with the 'City Different,' and/or provides positive economic impacts to residents of Santa Fe,

[18] **Local Economic Development Act** – The State of New Mexico's enabling legislation which allows local governments the ability to use public money for private enterprises (including non-profits) in the form of land, building and infrastructure in order to foster economic development. This legislation allows public investment in private enterprises without violating the anti-donation clause of the New Mexico State Constitution

[19] **Values Filters** – The method for evaluating projects according to what is important to the local community's priorities.

Venture Capital Portfolio

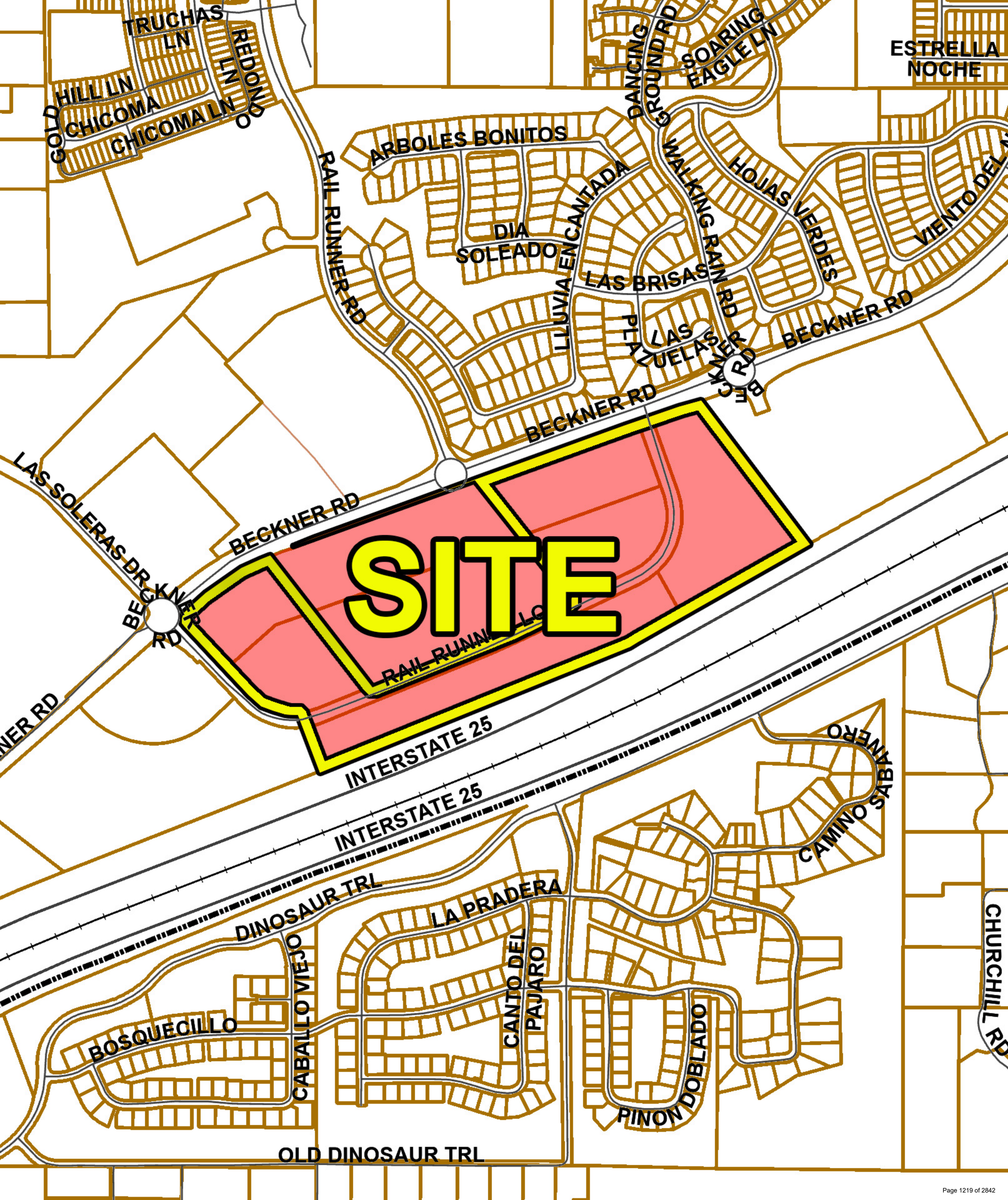


September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

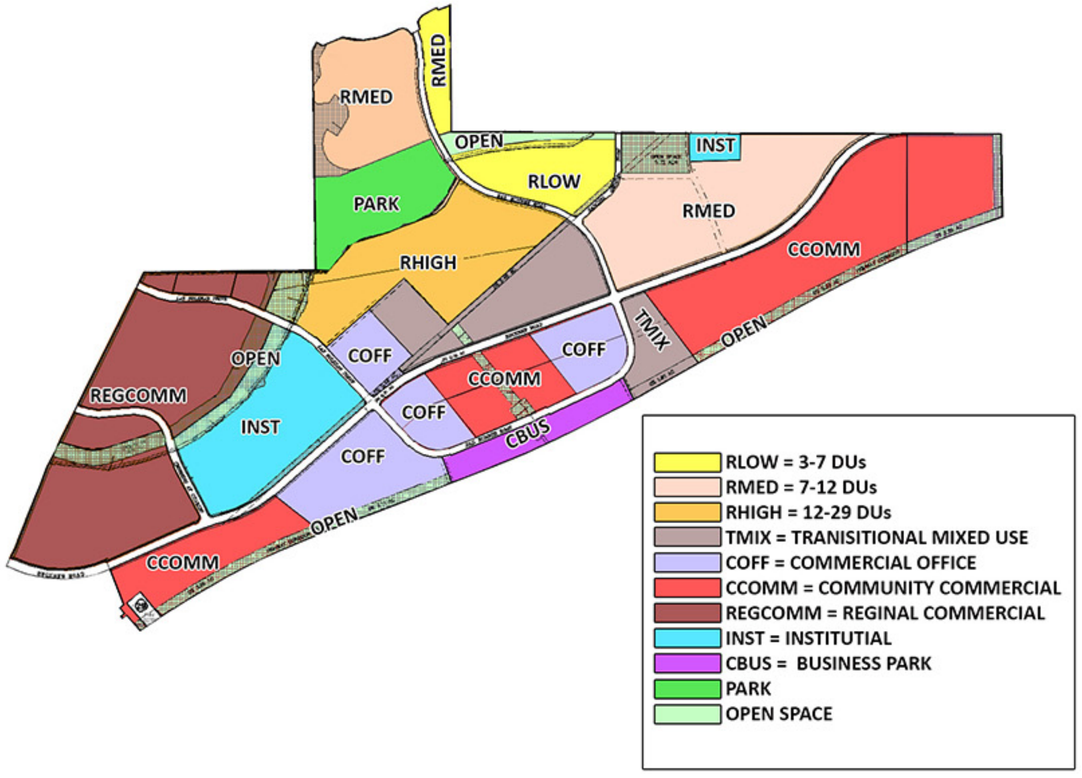
ATTACHMENT C

Maps or Images

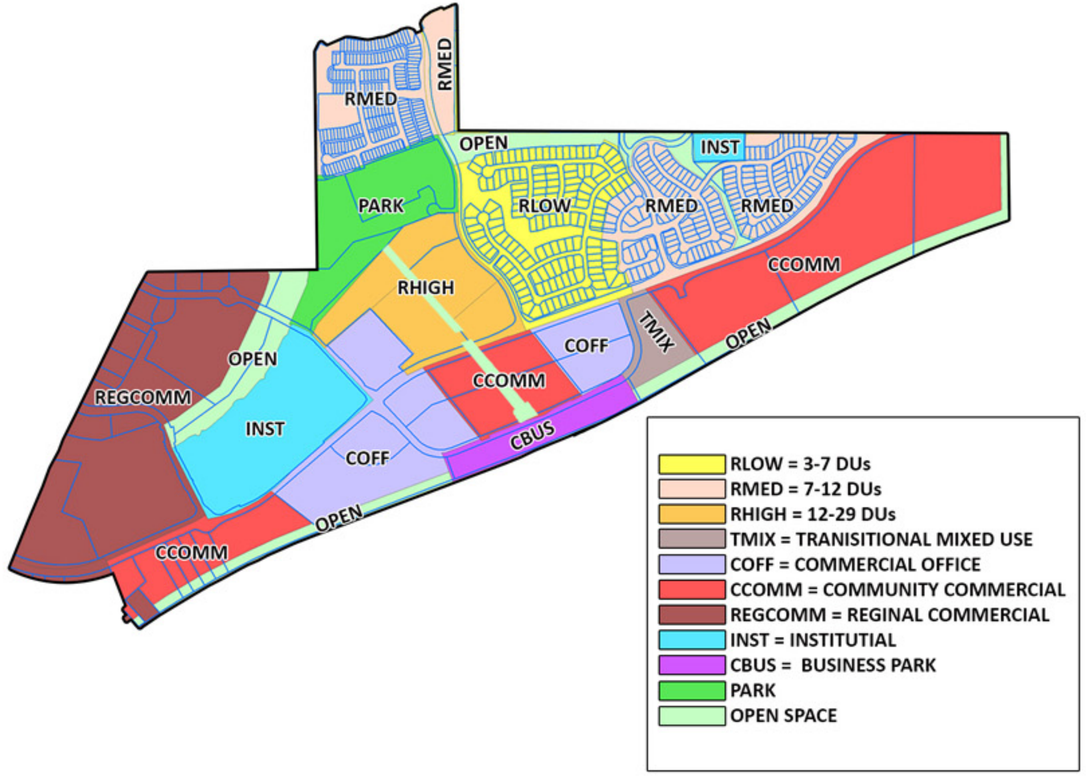
1. Vicinity Map
2. 2010/2024 Future Comparison Map
3. 2010/2024 Zoning Comparison Map
4. 2024/Proposed Zoning Comparison Map
5. Bar Graph
6. Tract Location
7. Adjoining Properties
8. La Rambla Map


TRUCHAS LN
REDONDO LN
GOLD HILL LN
CHICOMA
CHICOMA LN
RAIL RUNNER RD
ARBOLES BONITOS
DIA SOLEADO
LLUVIA ENCANTADA
DANCING GROUND RD
SOARING EAGLE LN
WALKING RAIN RD
HOJAS VERDES
VIENTO DEL
ESTRELLA NOCHE
LAS BRISAS
PLAZUELAS
BECKNER RD
BECKNER RD
BECKNER RD
LAS SOLERAS DR
BECKNER RD
SITE
INTERSTATE 25
CAMINO SABANERO
CHURCHILL RD
DINOSAUR TRL
BOSQUECILLO
CABALLO VIEJO
LA PRADERA
CANTO DEL PAJARO
PINON DOBLADO
OLD DINOSAUR TRL

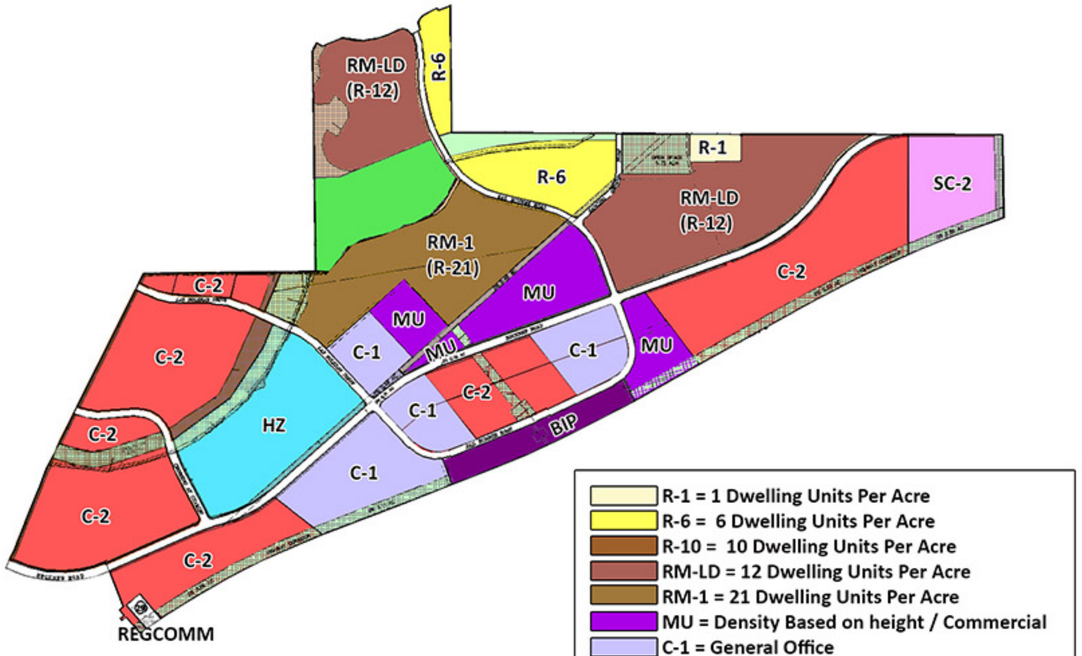
2010 FUTURE LAND USE MAP



2024 FUTURE LAND USE MAP



2010 ZONING MAP



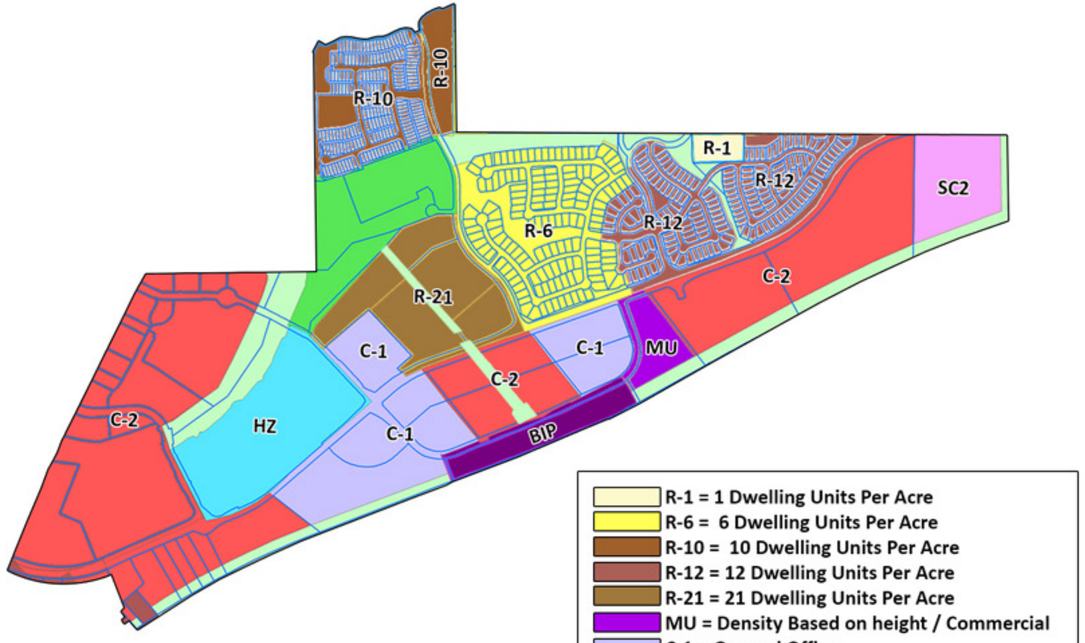
- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- RM-LD = 12 Dwelling Units Per Acre
- RM-1 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ= Hospital District
- BIP = Business Industrial Park
- PARK
- OPEN SPACE

2024 ZONING MAP



- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- R-12 = 12 Dwelling Units Per Acre
- R-21 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ = Hospital Zone
- BIP = Business Industrial Park
- PARK
- OPEN SPACE

2024 ZONING MAP

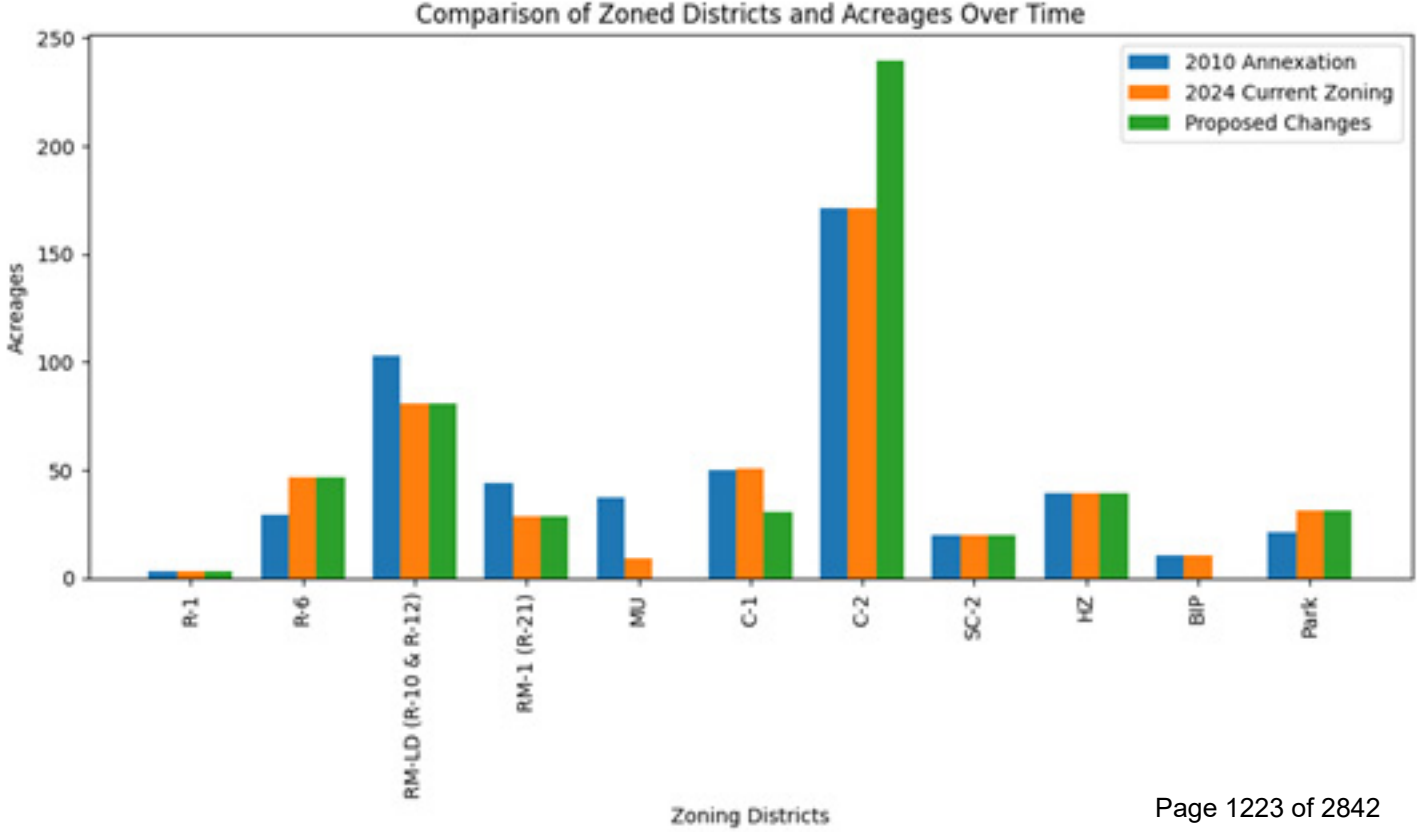


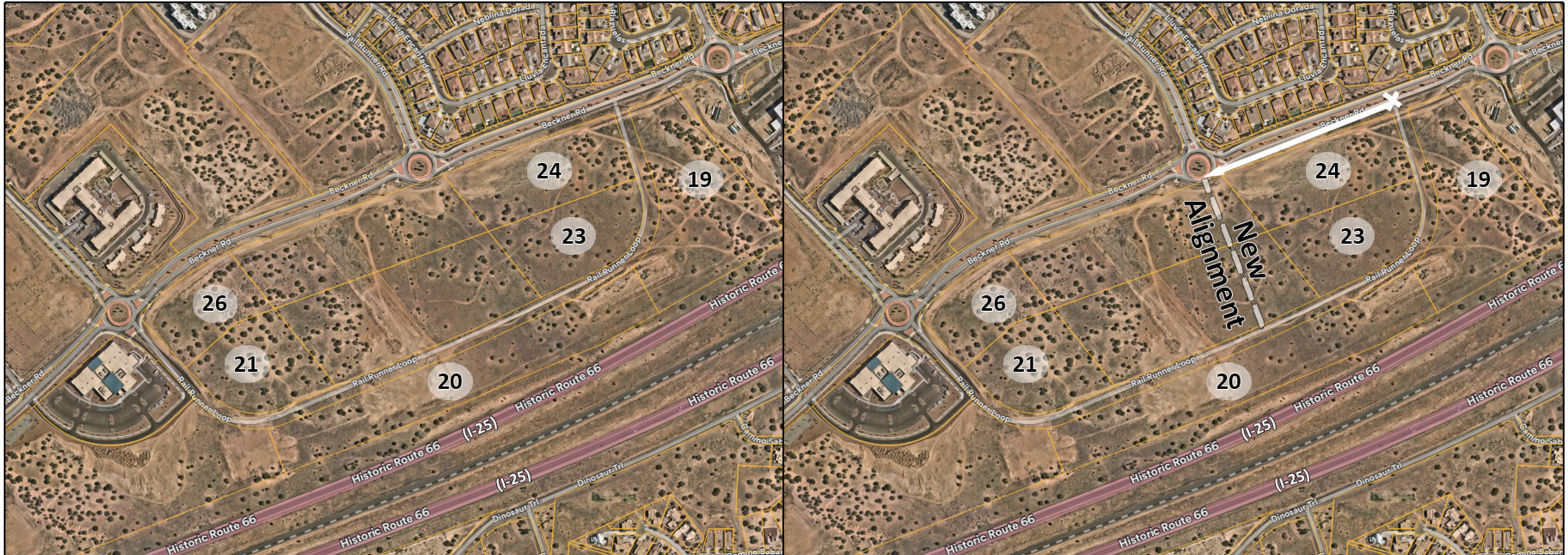
- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- R-12 = 12 Dwelling Units Per Acre
- R-21 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ = Hospital Zone
- BIP = Business Industrial Park
- PARK
- OPEN SPACE

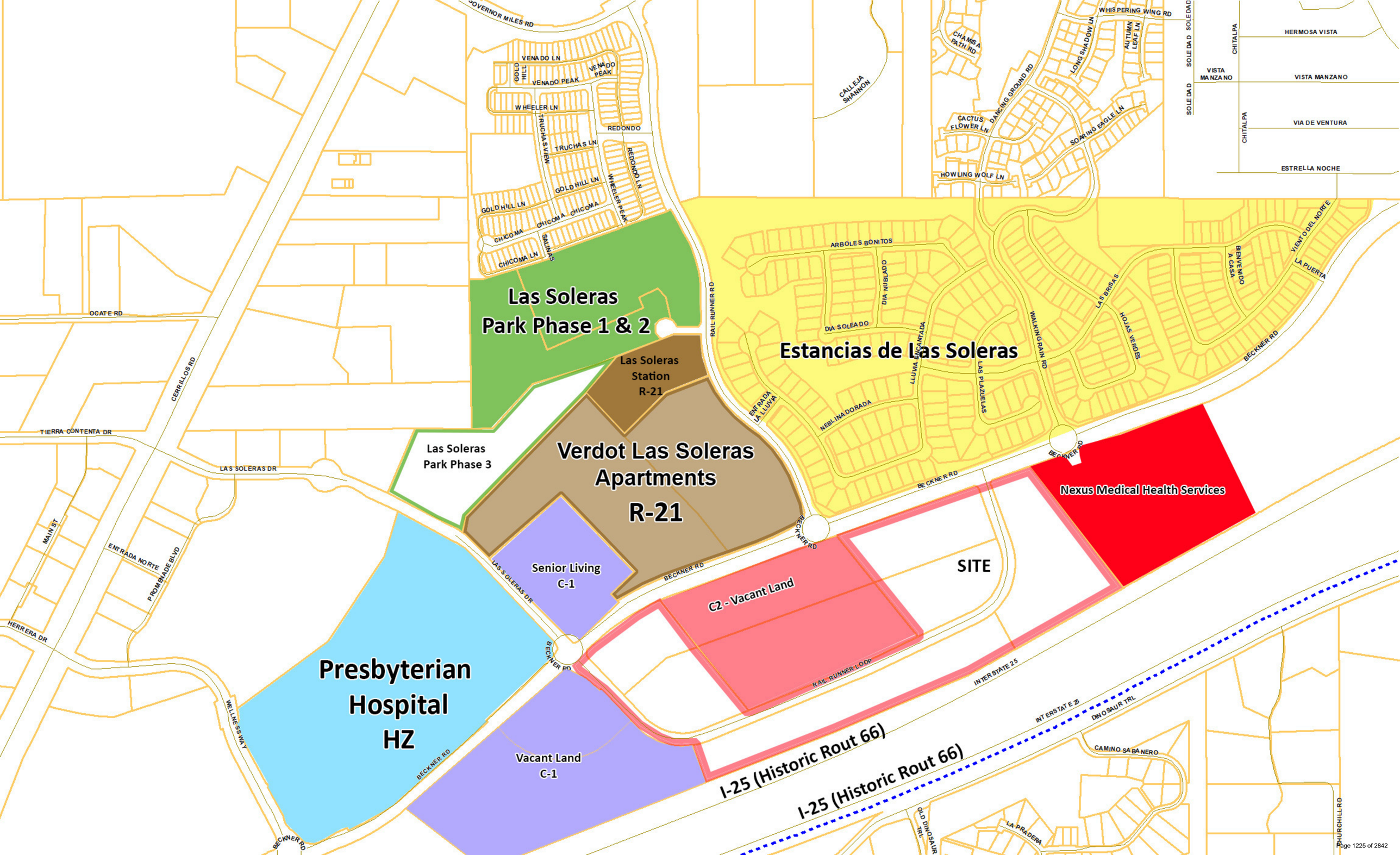
PROPOSED ZONING 2024



- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- R-12 = 12 Dwelling Units Per Acre
- R-21 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ = Hospital Zone
- BIP = Business Industrial Park
- PARK
- OPEN SPACE


Comparison of Zoned Districts and Acreages Over Time
2010 Annexation
2024 Current Zoning
Proposed Changes
Acreages
250
200
150
100
50
0
R-1
R-6
RM-LD (R-10 & R-12)
RM-1 (R-21)
MU
C-1
C-2
SC-2
HZ
BIP
Park
Zoning Districts


Beckner Rd
Rail Runner Rd
Neblina Dorada
Lluvia Encantada
Rail Runner Loop
Historic Route 66
(I-25)
Dinosaur Trl
Camino Sabal
24
19
23
26
21
20
New Alignment



Las Soleras
Park Phase 1 & 2
Las Soleras
Station
R-21
Las Soleras
Park Phase 3
Verdot Las Soleras
Apartments
R-21
Estancias de Las Soleras
Nexus Medical Health Services
SITE
C2 - Vacant Land
Senior Living
C-1
Presbyterian
Hospital
HZ
Vacant Land
C-1
I-25 (Historic Rout 66)
I-25 (Historic Rout 66)
GOVERNOR MILES RD
VENADO LN
VENADO PEAK
WHEELER LN
REDONDO
TRUCHAS LN
GOLD HILL LN
CHICOMA
CHICOMA LN
SALINAS
WHEELER PEAK
REDONDO LN
TRUCHAS VIEW
CALLEJA SHANNON
CHAMISA PATH RD
DANCING GROUND RD
CACTUS FLOWER LN
HOWLING WOLF LN
SOARING EAGLE LN
LONG SHADOW LN
AUTUMN LEAF LN
WHISPERING WING RD
SOLEDAD
CHITALPA
HERMOSA VISTA
VISTA MANZANO
VIA DE VENTURA
ESTRELLA NOCHE
ARBOLES BONITOS
DIA NUBLADO
DIA SOLEADO
LLUVIA ENCANTADA
LAS PLAZUELAS
WALKING RAIN RD
LAS BRISAS
HOJAS VERDES
BIENVENIDO A CASA
VIENTO DEL NORTE
LA PUERTA
BECKNER RD
ENTRADA LA LLUVIA
NEBLINA DORADA
RAIL RUNNER RD
RAIL RUNNER LOOP
INTERSTATE 25
DINOSAUR TRL
CAMINO SABANERO
LA PRADERA
OLD DINOSAUR TRL
CHURCHILL RD
OCATE RD
CERRILLOS RD
TIERRA CONTENTA DR
LAS SOLERAS DR
MAIN ST
ENTRADA NORTE
PROMENADE BLVD
HERRERA DR
WELLNESS WAY


Proposed 45' wide
La Rambla
Trail Easement
Reduction
Plaza area
Las Solares
Park
Las Solares
Park Phase 3
24
19
23
25
26
22
21
20
New Alignment
Historic Route 66
(I-25)
Beckner Rd
Rail Runner Loop
Arboles Bonitos
Las Brisas
Hojas Verdes
Walking Rain Rd
Viento del Norte
Dinosaur Trl
Old Dinosaur Trl
Churchill Rd
Wheeler Peak
Rail Runner Rd
Cerrillos Rd

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT E

Applicant Material

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

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

APPLICATION CONTENTS

Application Form

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

Approval Criteria Responses

Master Plan Amended Drawings
- P-1 Cover Sheet
- P-2 Amended Master Plan

Conceptual Land Use Test Fit
- Conceptual Site Plan
- Conceptual Site Plan w and Use Data
- Conceptual Water Plan
- Conceptual Sanitary Sewer Plan

Wet Utilities Analysis – Tierra West LLC

Traffic Analysis – Tierra West LLC

ENN Meeting Notes

Legal Lot(s) of Record
Warrantee Deed

MASTER PLAN ~~OR PLAT~~ AMENDMENT APPLICATION

Parcel Information

Project Name: Las Soleras Parcels 19-26 Rezone

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

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

Property Owner Information

Company Name: Beckner Road Partners, LLC

Name: Herbert (Last) Scot (First) (M.I.)

Address: 150 Washington Ave (Street Address) Suite 201 (Suite/Unit #)

Santa Fe (City) NM (State) 87501 (ZIP Code)

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

Applicant/Agent Information (if different from owner)

Company Name: Orion West, LLC

Name: Nenninger (Last) Brian (First) (M.I.)

Address: 2213 Brothers Rd (Street Address) Suite 800 (Suite/Unit #)

Santa Fe (City) NM (State) 87505 (ZIP Code)

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

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

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

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

Signed: _____ Date: 12 February 2024

Signed: _____ Date: _____

Signature

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

Signature: Brian J Nenninger Date: 12 February 2024

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

February 12, 2024

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

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

Dear Mr. Esquibel,

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

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



PURPOSE AND INTENT:

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

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

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

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

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

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

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

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

BACKGROUND:

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

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

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

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

ADJACENT USES:

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

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

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

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

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

CONCEPTUAL TEST FITS:

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

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

UTILITIES:

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

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

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

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

Sincerely,

Brian Nenninger, P.E.
Orion West, LLC

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

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

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

Parcel	Acres	Current Land Use Classification/Zoning District	Proposed Land Use Classification/Zoning District	Address Santa Fe, 87507
19	9.11	Transitional Mixed Use/MU	Community Commercial/C-2	5021 Rail Runner Loop
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24	6.18	Office/C-1	Community Commercial/C-2	4354 Beckner Road
25*	7.37	Community Commercial/C-2	Community Commercial/C-2	4552 Beckner Road
26	3.48	Office/C-1	Community Commercial/C-2	5210 Rail Runner Loop

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

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

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

(a) the master plan is consistent with the general plan;

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

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

Policy 9-2-G-5: *Promote small business.*

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

(b) the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;

Response: This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Parcels 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across parcels 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to

develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(c) development of the master plan area will contribute to the coordinated and efficient development of the community; and

Response: This Master Plan amendment will significantly enhance the site's ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of parcels 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System.

(d) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

Response: The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

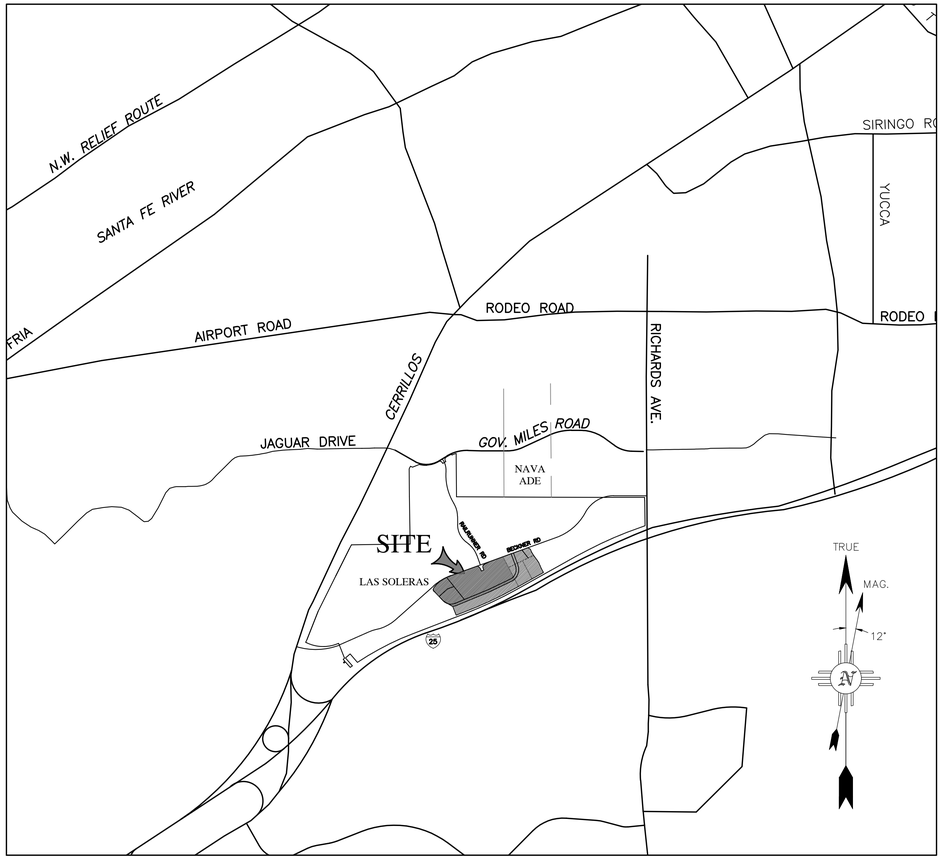
The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request.

LAS SOLERAS LOT 19 THRU 26

GENERAL PLAN AMENDMENT REZONING C1, MU, BIP TO C2

LAS SOLERAS MASTER PLAN AMENDMENT

SANTA FE, NEW MEXICO
TOWNSHIP 16N, RANGE 8E , SEC 17 & 18



VICINITY MAP
1" = 2000'

OWNERS: NEXUS BRP JV, LLC.
150 WASHINGTON AVE, SUITE 201
ALBUQUERQUE, NM 87110

CONSULTANTS: ORION WEST, LLC
DEVELOPMENT/LAND USE/PLANNING/PROJECT MANAGEMENT
2213 BROTHERS RD, SUITE 800
SANTA FE, NM 87505

NEXUS BRP JV, LLC.

SCOTT HERBERT, MANAGING MEMBER

CITY REVIEW

CITY ENGINEER _____ DATE _____

CITY PLANNER _____ DATE _____

CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF _____ AS CASE # _____

CHAIRPERSON _____ DATE _____

PLANNING COMMISSION SECRETARY _____ DATE _____

CASE# 2018-50 APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF SEPTEMBER 12, 2018.

CONDITION #1 RESTATED BY CITY COUNCIL AT THEIR MEETING OF OCTOBER 31, 2018.

MAYOR _____ DATE _____

ATTEST BY CITY CLERK _____ DATE _____

INDEX TO SHEETS

LIST OF SHEETS	SHEET NUMBER
PLANNING	
COVER SHEET	P-1
AMENDED MASTER PLAN	P-2

CASE# ____, LAS SOLERAS LOTS 19 THRU 26 GENERAL PLAN AMENDMENT.
CASE# ____, LAS SOLERAS LOTS 19 THRU 26 REZONING.
CASE# ____, LAS SOLERAS LOTS 19 THRU 26 MASTER PLAN AMENDMENT.

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
2-12-24
RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

COVER SHEET

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm
DATE: 2-12-24
DRAWING:
SHEET #: P-1
JOB #: 2023079

NOTES:

FIRE:
FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION. (IFC 2009 SECTION 503.1.1)

FIRE APPARATUS ACCESS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET EXCLUSIVE OF SHOULDERS AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (IFC 2009 SECTION 503.2.1)

SHALL COMPLY WITH SECTION 507.5. FIRE HYDRANT SYSTEM. COMPLYING WITH SECTIONS 507.501–507.5.6

SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC (APPENDIX B)

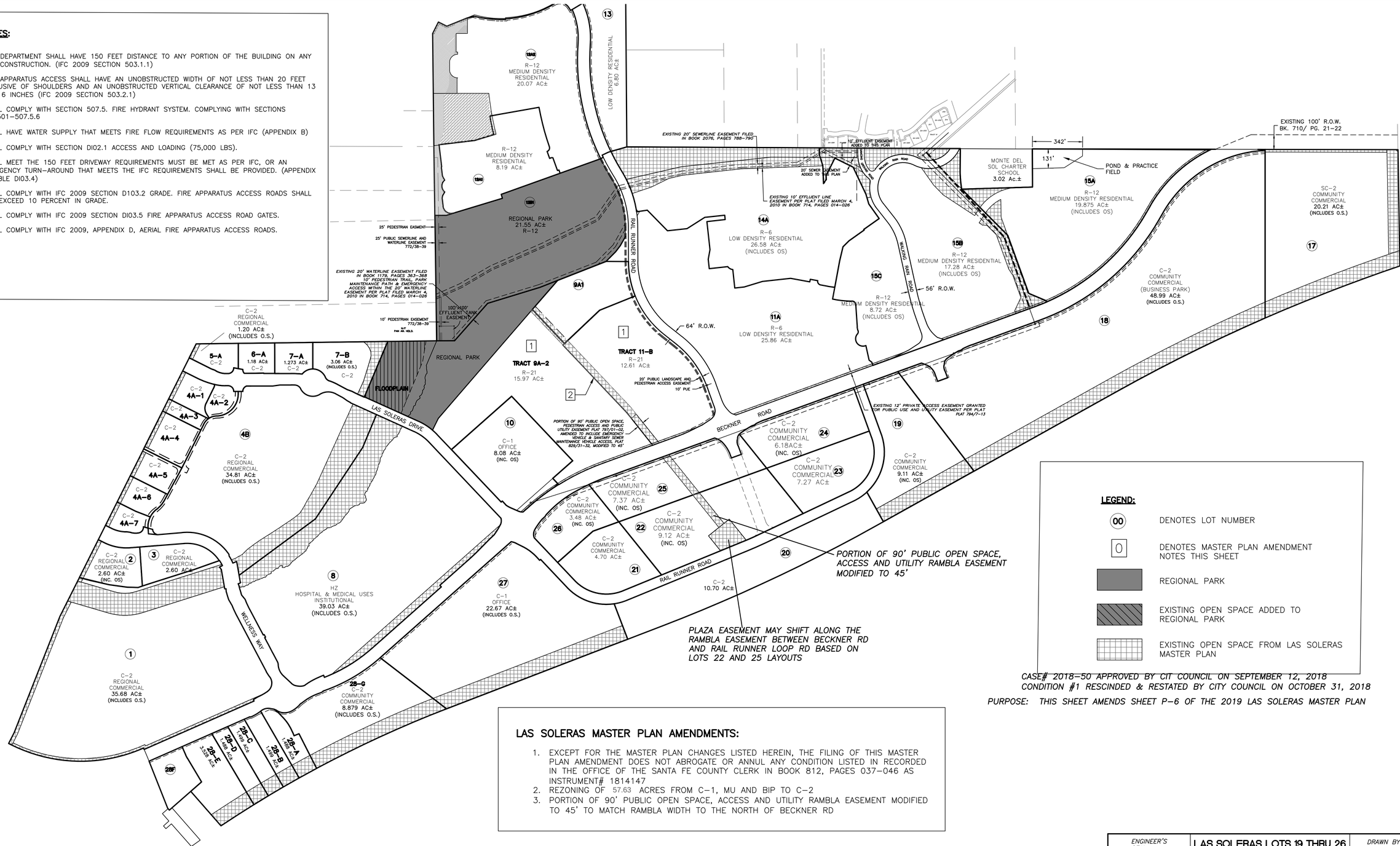
SHALL COMPLY WITH SECTION DI02.1 ACCESS AND LOADING (75,000 LBS).

SHALL MEET THE 150 FEET DRIVEWAY REQUIREMENTS MUST BE MET AS PER IFC, OR AN EMERGENCY TURN–AROUND THAT MEETS THE IFC REQUIREMENTS SHALL BE PROVIDED. (APPENDIX D TABLE DI03.4)

SHALL COMPLY WITH IFC 2009 SECTION D103.2 GRADE. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

SHALL COMPLY WITH IFC 2009 SECTION DI03.5 FIRE APPARATUS ACCESS ROAD GATES.

SHALL COMPLY WITH IFC 2009, APPENDIX D, AERIAL FIRE APPARATUS ACCESS ROADS.



LEGEND:

- (00) DENOTES LOT NUMBER
- [0] DENOTES MASTER PLAN AMENDMENT NOTES THIS SHEET
- REGIONAL PARK
- EXISTING OPEN SPACE ADDED TO REGIONAL PARK
- EXISTING OPEN SPACE FROM LAS SOLERAS MASTER PLAN

CASE# 2018–50 APPROVED BY CIT COUNCIL ON SEPTEMBER 12, 2018
CONDITION #1 RESCINDED & RESTATED BY CITY COUNCIL ON OCTOBER 31, 2018

PURPOSE: THIS SHEET AMENDS SHEET P–6 OF THE 2019 LAS SOLERAS MASTER PLAN

LAS SOLERAS MASTER PLAN AMENDMENTS:

1. EXCEPT FOR THE MASTER PLAN CHANGES LISTED HEREIN, THE FILING OF THIS MASTER PLAN AMENDMENT DOES NOT ABROGATE OR ANNUL ANY CONDITION LISTED IN RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 812, PAGES 037–046 AS INSTRUMENT# 1814147
2. REZONING OF 57.63 ACRES FROM C–1, MU AND BIP TO C–2
3. PORTION OF 90' PUBLIC OPEN SPACE, ACCESS AND UTILITY RAMBLA EASEMENT MODIFIED TO 45' TO MATCH RAMBLA WIDTH TO THE NORTH OF BECKNER RD

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2–12–24

RONALD R. BOHANNAN P.E. #7868

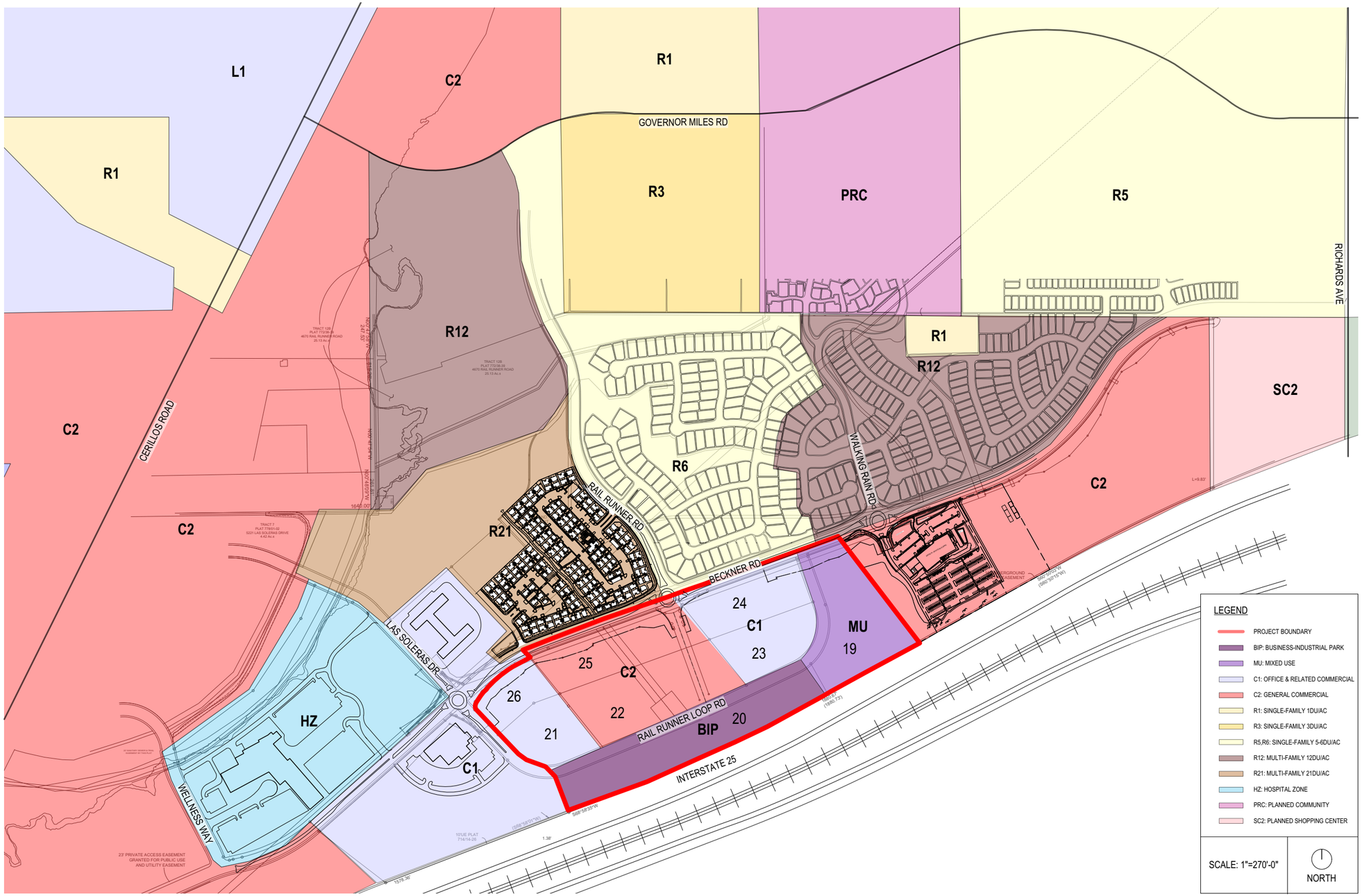
LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

MASTER PLAN

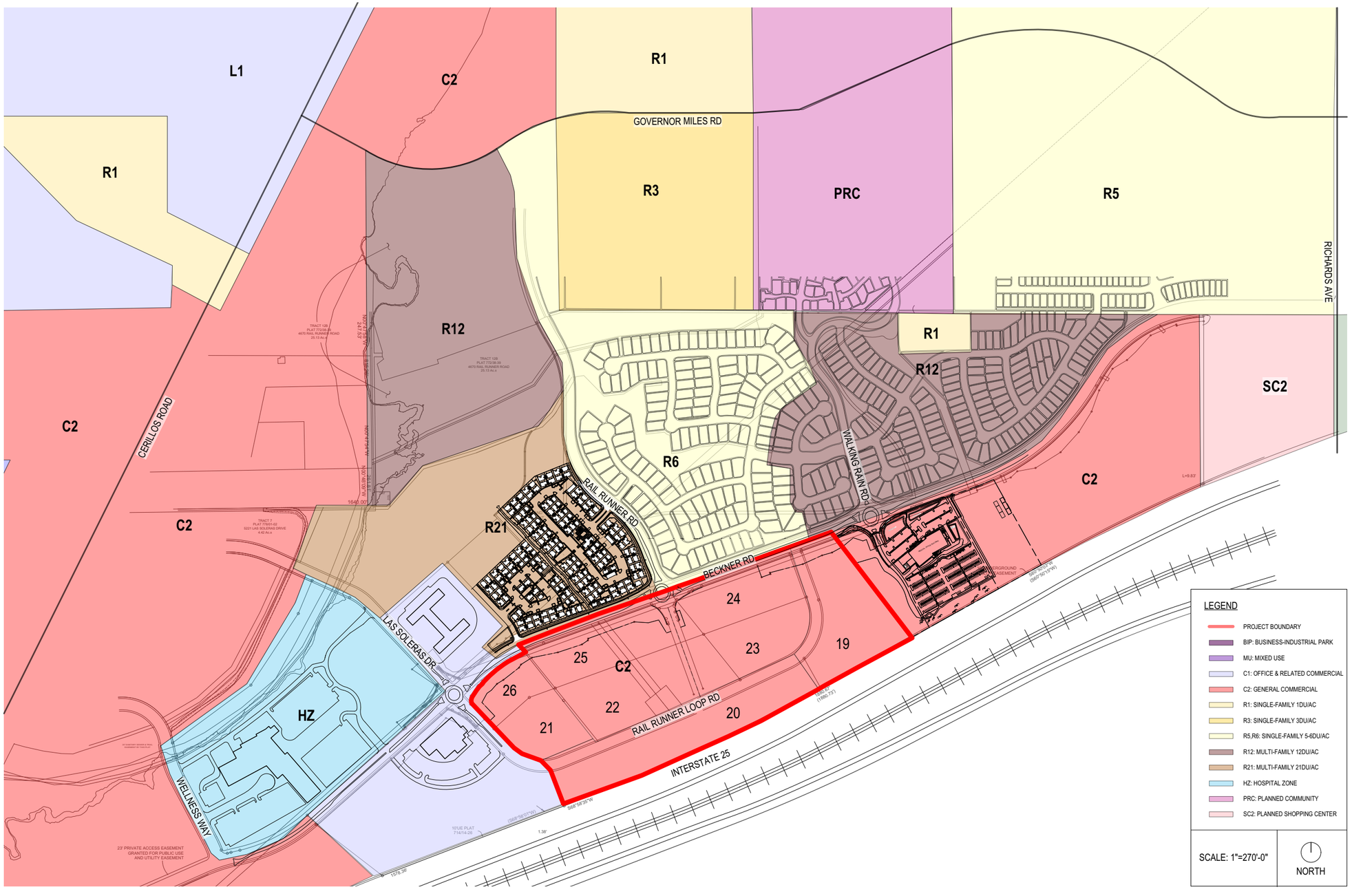
TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858–3100
www.tierrawestllc.com

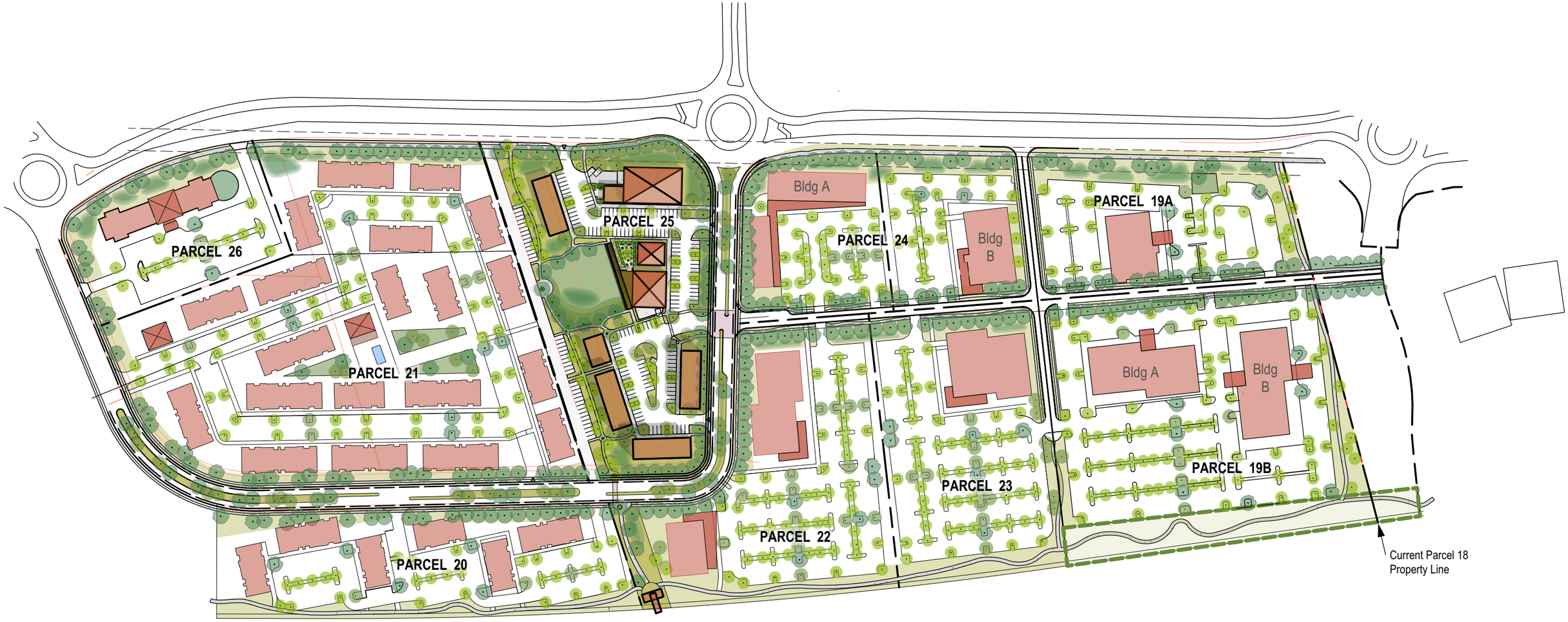
DRAWN BY: pm
DATE: 2–12–24
DRAWING:
SHEET #: P–2
JOB #: 2023079

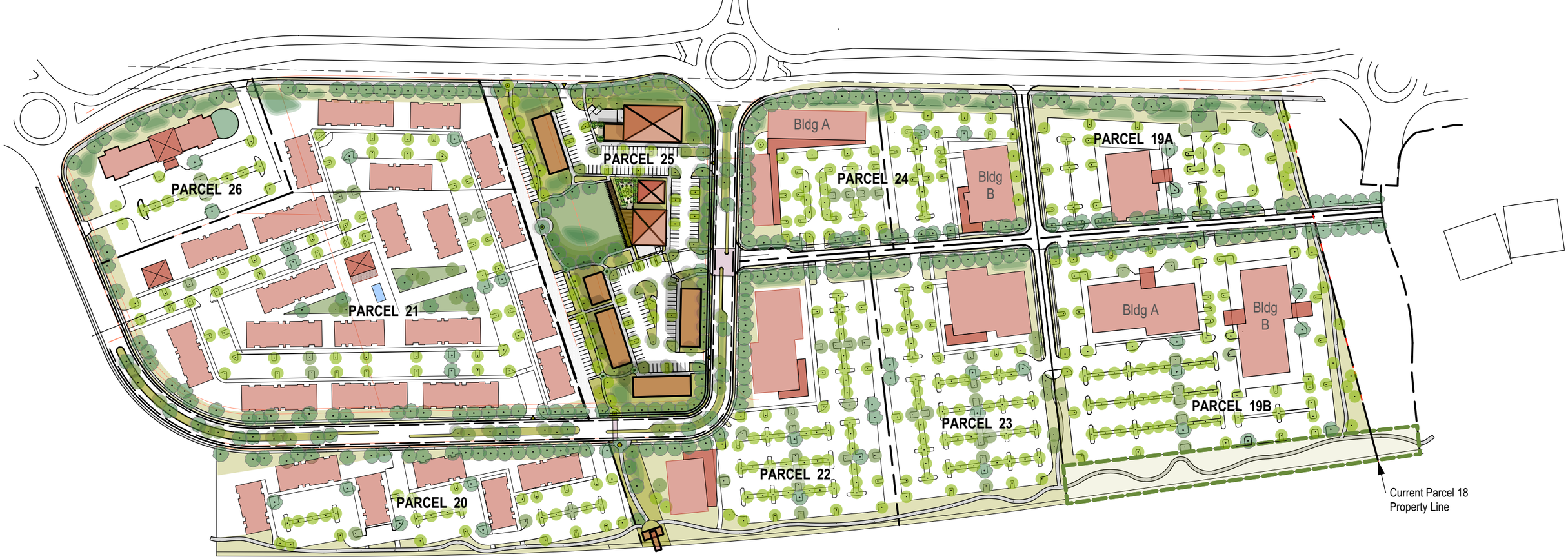
EXISTING ZONING



PROPOSED ZONING




PARCEL 26
PARCEL 25
PARCEL 24
Bldg A
Bldg B
PARCEL 19A
PARCEL 21
PARCEL 23
Bldg A
Bldg B
PARCEL 19B
PARCEL 22
PARCEL 20
Current Parcel 18
Property Line



OVERALL PARCEL DATA
February 12. 2024

NOTES: A. The following is only a test of possible parcels for the Las Soleras Parcels 19 - 26.
B. Building uses are conceptual only, based on ownership best estimates of market interests and do not indicate a required use for any parcel.
C. Building sizes are generic for text fit purposes only and do not reflect actual plans.
D. Parking layout is generic test of parking capacity and does not reflect any actual plans. The parking required minimum noted is best estimate if CoSF Parking Code is applied to building uses being tested. Parking assumes net leasable reduction of 10% for calculations.
E. All components of this test are subject to change and with that any estimates are subject to change.

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 19 A	4.08	Med Offices	15,000	30,000	2	135	171	east road, required city trail at east
PARCEL 19 B	8.97	Bldg A. Med Offices	25,000	75,000	3	676	482	east road, assumes partial structured parking, required O/S and required east and south city trails
		Bldg B. Med Offices	25,000	75,000	3			
PARCEL 20	5.20	Commercial	20,000	76,500	2 & 3	196	194	
PARCEL 21	12.85	Multi-Family	300-330 Units			375	455	

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 22	6.07	Commercial	24,000	79,000	1 & 3	205	316	eaat road, required Rambla
PARCEL 23	5.37	Med Offices	23,000	69,000	3	310	320	east road
PARCEL 24	4.85 Ac	Bldg A Comml/Retail	21500	28700	1 & 2	174	228	east road
		Bldg B Commercial	15,000	30,000	2			
PARCEL 25	6.20	Core-Mixed	See Core Test			See Core Test	See Core Test	required Rambla-Parklet
PARCEL 26	2.56	Hotel	95-100 Units			100	106	



Las Soleras Core

The Las Soleras Core is uniquely able to become the vibrant heart of southern Santa Fe. The Las Soleras Core is in an optimal location and size to host a variety of iconic neighborhood needs--a market, a restaurant, food-beverage outlets, neighborhood retail and commercial. Here is a conceptual look what the Core could be.

- Water harvesting along Becker and along Rail Runner Loop to capture stormwater to support a green edge of trees and native plants.
- Neighborhood Scale Market *(Size example: Kaune Market)*
- Food & Beverage *(Size example: Iconic Coffee)*
- Possible future road connection to east parcels would support an active engagement with lively Core
- Restaurant oriented toward "The Green" *(Size example: Rustica Resturant/SF Brewery)*
- The Long Zaguan would be a shady connector across the Green. An iconic feature with photovoltaic panels--conveying an embrace of art and environment.
- The Green repositions the required Master Plan parklet to be the heart of the Las Soleras Core. Where people can come to meet, eat, relax, and engage in small-scale community events such as music or recreation.
- Two-story buildings at the southern end of the Core would provide retail-commercial services spaces from which to serve the Las Soleras neighborhoods and south Santa Fe.
- The Rambla Trail system connects the Core with the surrounding residential neighborhoods, condominiums, senior living, apartments, office complexes, the regional hospital to the west. possible medical and education facilities, and a potential future rail raod station at I-25.

Las Solares Development Prototypes Data

Sept. 1, 2023

Notes: A. Test based on program and product prototypes

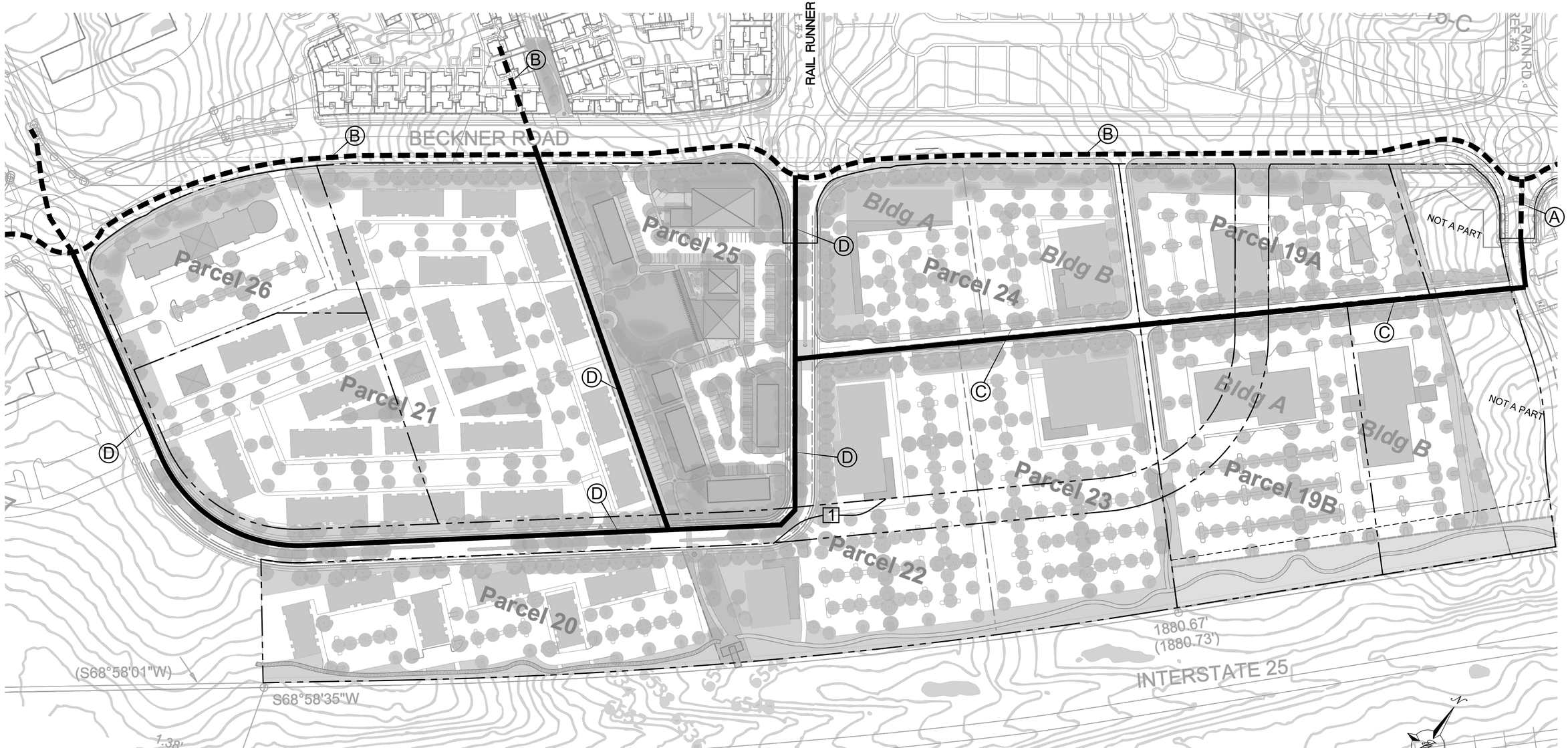
B. Applies CoSF development ordinance requirements

C. Test is for single story development.

D. Parking based on net lease (NL) of 10% reduction of gross square footage (GSF)

Opportunity: Consider asking CoSF to use a shared parking plan to increase density. Target would be for 10% shared of total provided.

Name	Plan Gross Sq. Ft.	Parking Required
Neighborhood Grocery		1 per 400 SF / NL
Market (La Montanita RG)	10400	24
Resturant		1 per 200 SF / NL
Resturant (Rustica/Ranch House)	6000	27
Food & Beverage		1 per 350 SF / NL
Space A	2025	8
Space B	3000	5
Commercial/Non-Medical Office		1 per 350 SF / NL
Commercial (Lena Street Lofts)	21900	62
Miscellaneous		
Kaune's Food Truck Area / Lot Info	6 Trucks	NA
	Total Parking Required	126
	Total Parking Per Test Plan	133
	Current Overage	7
	Remaining Capacity	2500 SF Approx



KEYED NOTES

1. EXISTING 8" WL
2. EXISTING 12" WL
3. PROPOSED 8" WL
4. PROPOSED 12" WL

NOTE

CONCEPTUAL WATER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL WATER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET # TF-3

JOB # 2023079

RAIL RUNNER RD

RAIL RUNNER ROUNDABOUT

BECKNER ROAD

Parcel 26

Parcel 21

Parcel 25

Parcel 24

Bldg A

Bldg B

Parcel 19A

Parcel 23

Parcel 22

Parcel 20

Parcel 19B

NOT A PART

NOT A PART

1880.67'
(1880.73')

INTERSTATE 25

(S68°58'01"W)

S68°58'35"W

1.38'

KEYED NOTES

(A) EXISTING 10" SAN SEWER LINE

(B) PROPOSED 8" SAN SEWER LINE

(C) PROPOSED 10" SAN SEWER LINE

NOTE

CONCEPTUAL SAN SEWER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL SANITARY SEWER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET # TF-4

JOB # 2023079

TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

January 3, 2024

Mr. Dan Esquibel
City of Santa Fe Water Division
200 Lincoln Avenue
Santa Fe, NM. 87501

RE: LAS SOLERAS 57 ACRE DEVELOPMENT
LAS SOLERAS PARCELS 19-26
WATER AND WASTEWATER LETTER

Dear Mr. Esquibel:

To ensure that the proposed General Plan land use classification of Community Commercial and associated proposed rezoning to a uniform C-2 district of the 57.63 acres of Las Soleras Master Plan parcels19-26 (located along the Southern edge of Beckner Rd between Las Soleras Dr and Walking Rain Rd) will not produce excessive demand on the existing water and sanitary sewer infrastructure in Beckner Rd, Tierra West LLC has prepared the following summary of existing water and sewer capacities and water and sewer flowrates for a conceptual design we are referencing as "Conceptual Test Fit A" for your review.

Sanitary sewer capacities were calculated assuming gravity flow along two of its segments – the segment from the roundabout at Las Soleras Dr to the roundabout at Rail Runner (along which the minimum slope is 0.73%), and another segment from Rail Runner to the roundabout at Walking Rain (along which the minimum slope is 1.05%). The capacity of the existing water main was calculated assuming an 11 ft/s flow velocity.

The capacity of both existing pipes was found to be sufficient to serve the property if developed per either the existing or proposed zoning, and the water and sewer flowrates for these conditions are summarized below.

For the first segment mentioned above (from Las Soleras Dr to Rail Runner), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 843 gpm with velocity 3.44 ft/s.

For the second segment mentioned above (from Rail Runner to Walking Rain), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 1,011 gpm with velocity 4.13 ft/s.

The peak sanitary sewer flowrate calculated for the development assuming development per the existing zoning was 150 gpm, For design Test Fit Concept "A" it is 191 gpm,

Water discharge was assessed for the existing 12" ductile iron main in Beckner using an assumed velocity of 11 ft/s and was calculated at 2,693 gpm.

The peak water flowrate calculated for the development assuming development per the existing zoning was 167 gpm with average irrigation flowrate 5.79 gpm, for design Test Fit Concept "A" it is 212 gpm with average irrigation flows at 5.52 gpm,

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannan P.E

JN: 2023079

RRB/eb/dd

Attachments:

Exhibit A: Conceptual Test Fit – A Site Plan
Exhibit B: Existing Zoning Water Budget
Exhibit C: Conceptual Test Fit – A Water Budget

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Existing Zoning Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19	396832	49604	MU - MID SZ RETL	* 384 GPD / 10k SF	-	3810	2.65	4.76	0.29
			IRRIGATION	0.68 AC of usable property	0.014 GPD/SF	415			
		* 118 units	MU - MULTI-FAM	** 100 GPD / person	*** 2.4 people / unit	28320	19.67	35.40	0.48
			IRRIGATION	1.14 AC of usable property	0.014 GPD/SF	695			
* Based on the density of units in Parcel 21 of Concept A				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application ** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
20	466092	116523	BIP - LT INDUSTRIAL	* 450 SF per Employee	* 44 GPD per Employee	11393	7.91	14.24	0.68
			IRRIGATION	1.61 AC of usable property	0.014 GPD/SF	982			
				* Based on a study by Metcalf & Eddy (2003). See note 3 of "Assumptions & References" at the bottom of this sheet					
21	204732	51183	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	16515	11.47	20.64	0.60
			IRRIGATION	1.41 AC of usable property	0.014 GPD / SF	860			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
22	397267	99317	C-2 - LARGE RTL	* 402 GPD / 10k SF	-	7985	5.55	9.98	0.97
			IRRIGATION	2.28 AC of usable property	0.014 GPD / SF	1390			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
23	316681	79170	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	25546	17.74	31.93	0.92
			IRRIGATION	2.18 AC of usable property	0.014 GPD / SF	1329			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24	269201	67300	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	21716	15.08	27.14	0.78
			IRRIGATION	1.85 AC of usable property	0.014 GPD / SF	1128			
*Assumed Maximum # of proposed units would be built				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
25	321037	80259	C-2 - MID SZ RETL	* 384 GPD / 10k SF	-	6164	4.28	7.70	0.62
			IRRIGATION	1.47 AC of usable property	0.014 GPD / SF	896			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
26	151589	37897	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	12228	8.49	15.29	0.44
			IRRIGATION	1.04 AC of usable property	0.014 GPD / SF	634			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
					TOTALS (GPM)		**93**	**167**	**5.79**
							AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**150**

Note:
1. All medical office and commercial buildings were assumed to be two-story buildings for comparison with the Concept A and B uses, which was factored in to the calculation of water flowrates in Gallons / Day
2. A floor area ratio of 0.25 was used to calculate all building sizes based on the existing zoning

Assumptions & References
1. Wastewater flowrates for office spaces comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
2. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
3. Industrial Park water use and number of employees determined through *Residential Water Use Research Project of the Johns Hopkins University and the Office of Technical Studies of the Architectural Standards Division of the Federal Housing Administration, 1963 and Metcalf & Eddy, Inc., 2003*

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Concept "A" Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19 A	118919	30000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	4840	3.36	6.05	0.23
			IRRIGATION	2.73 AC of usable property	0.014 GPD / SF	333			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-A	256568	75000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	12100	8.40	15.13	0.37
			IRRIGATION	5.89 AC of usable property	0.014 GPD / SF	539			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-B	140263	75000	MED OFFICES	75 SF / Employee	*11 GPD / Employee	12100	8.40	15.13	0.34
			IRRIGATION	4.73 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
20	215622	76500	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	11220	7.79	14.03	0.63
			IRRIGATION	4.95 AC of usable property	0.014 GPD / SF	906			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
21	559746	* 330 (units)	MULTI-FAMILY	100 GPD / person **	2.4 people / unit ***	79200	55.00	99.00	0.82
			IRRIGATION	12.85 AC of usable property	0.014 GPD / SF	1175			
	*Assumed Maximum # of proposed units would be built			** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
22	264409	79000	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	12745	8.85	15.93	0.64
			IRRIGATION	6.07 AC of usable property	0.014 GPD / SF	925			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
23	233917	69000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	11132	7.73	13.92	0.34
			IRRIGATION	5.37 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24 A	109771	28700	COMML/RETL	* 384 GPD / 10k SF	-	1102	0.77	1.38	0.27
			IRRIGATION	2.52 AC of usable property	0.014 GPD / SF	384			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
24 B	101495	30000	COMMERCIAL	* 384 GPD / 10k SF	-	1152	0.80	1.44	0.25
			IRRIGATION	2.33 AC of usable property	0.014 GPD / SF	355			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
25	270072	Unspecified (See Core Test)	CORE-MIXED	* 402 GPD / 10k SF	-	2714	1.88	3.39	1.05
			IRRIGATION	6.20 AC of usable property	0.014 GPD / SF	1512			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
26	111514	* 100 (units)	HOTEL	65 gallons per person per day	** 120 GPD / Unit	12000	8.33	15.00	0.27
			IRRIGATION	2.56 AC of usable property	0.014 GPD / SF	390			
	*Assumed Maximum # of proposed units would be built			* Based on Daily Water Consumption Rates for Motels (Dewberry, 2008, pg 644)					
						TOTALS (GPM)	**111**	**200**	**5.21**
							AVERAGE	**PEAK**	**AVERAGE**

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**180**

Assumptions & References

1. Parcels 21 and 26 B will have the maximum amount of units proposed per the conceptual site plan.
2. Wastewater flowrates for office and coffee shop uses comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
3. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
4. Assumed Parcels 20, 22, would be used for medical offices and Parcel 25 Would be used for retail

ORION West LLC
Development | Land Use | Planning |
Project Management
PO Box 5744, Santa Fe, NM 87502-5744

EARLY NEIGHBORHOOD MEETING NOTES

Project Name:	Las Soleras
Project Location:	4200 Beckner Road
Project Description:	Development Plan Amendment for Development Plan with Summary Plat/Lot Split for proposed 141-unit Apartment Complex
Applicant:	
Agent:	Orion West LLC
ENN Meeting Date:	14 November 2023
ENN Location:	Via Zoom
Application Type:	General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.
Land Use Planner:	Dan Esquibel
Attendance:	**City of Santa Fe:** Dan Esquibel **Developer Team:** Brian Nenninger (Agent), Maureen Mestas (Agent), Scott Herbert, Dave Delgado, Karl Sommer, Esq. **Neighborhood/Public:** 1 attendee. An unidentified neighbor who was on a non-video tile but did not identify him/herself or speak.

Notes/Comments:

14 November 2023/ 5:30 – 6:12pm Meeting

The meeting started at approximately 5:39pm. Roll call and introduction of those attending was held. Dan Esquivel indicated that he would like to wait an additional few minutes to allow others to log in. After a brief wait, the meeting continued without any additional attendees.

Brian Nenninger then introduced the Developer Team.

Brian Nenninger informed the group that this ENN is for the purposes of noticing a General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5 of all parcels in the Las Soleras Master Plan; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.

Highlights Brian shared during the presentation included:

The property is located within the 545 acre Las Soleras Master Plan Subdivision that was first created via an annexation ordinance in 2009. Since 2009 the Master Plan has been amended multiple times – the most recent being October 2019.

- Eight (8) existing legal parcels that together comprise 57.63-acres.
- Existing Zoning:

C-2: Two parcels
C-1: Four parcels
MU: One parcel
BIP: One parcel

- Master Plan Items that need to be "Cleaned Up."

Rail Runner Loop Road realignment to meet Rail Runner Road
Lot Line adjustments and resizing of parcels to better accommodate Commercial Users
Rambla open space design including location of "parklet."

The Applications that are being shared in the ENN are:

- General Plan Amendment Application
- Master Plan Amendment Application

Address Realignment of Rail Runner Loop Road
Propose modification to Rambla width.
Propose flexibility of "parklet" location along the Rambla
Discussion of Master Plat/Parcel Realignment

- Rezoning Application

Propose C-2 Zoning for eight parcels.

- Planned Unit Development (PUD) Application under consideration/discussion.

with City of Santa Fe

Brian wanted to take particular note that this is not an application for Development Plan Per the Santa Fe City Code. Qualified development/building construction will require separate Development Plan Applications, ENNs and Planning Commission Hearings.

He further stated that the proposed rezoning, along with the General Plan and Master Plan amendments lay the groundwork for better development needed to meet local market demands.

Those possible mix of uses for local market demand are:

- Neighborhood Commercial Retail, such as, Restaurants, Bakeries, Pubs, Coffee Shops, Marketplace/Grocery Coop, Copy/Printing, Dry Cleaning, Pharmacy
- Office (including Medical Office)
- Medical Education
- Multifamily Residential
- Hotel

Las Soleras Junction has transit-oriented improvements, specifically:

- Completion of Las Soleras bridge (triggered by 20 acres and 300,000 sf of development of parcels 19-26.)
- Further build out of Las Soleras trails system including the Rambla and "Parklet"
- Additional Bus stop/access on Rail Runner Loop Road
- Place holder for future Rail Runner Stop

Las Soleras Junction is a work in progress. Conceptual test fits to understand options for flow of pedestrians and vehicles within the site. Engineering and Design of Las Soleras Bridge to complete Las Soleras Drive from Cerrillos to Beckner. Utility and Traffic Study activity will be required. Design Guidelines are being developed to provide a cohesive, responsible, and pleasing experience for those who use and access the site. Guidelines will stay within the Santa Fe City Code and address, Architecture Concepts, Landscape Design, Lighting, Trails, Sidewalk and Roadway Connectivity to and within the site.

Brian then summarized the intention of the applications for this ENN, those key points being:

- Clean up issues in the Master Plan created from past developments/amendments. including the realignment of Rail Runner Loop Road with the relocated Rail Runner Road.
- Lay the groundwork for more effective use of parcels 19-26 through consistent zoning to allow for administrative lot line adjustments.
- Provide greater flexibility in providing neighborhood retail services including Food and Beverage. Uses brought to the site will be driven by the local and area market.
- Facilitate the completion of Las Soleras Drive and Bridge connecting Cerrillos to Beckner.

Brian opened the ENN for questions from the City Staff and neighbors. No one in attendance who was believed to be a neighbor asked to speak. No neighbor or other interested party was on the CHAT feature to ask questions.

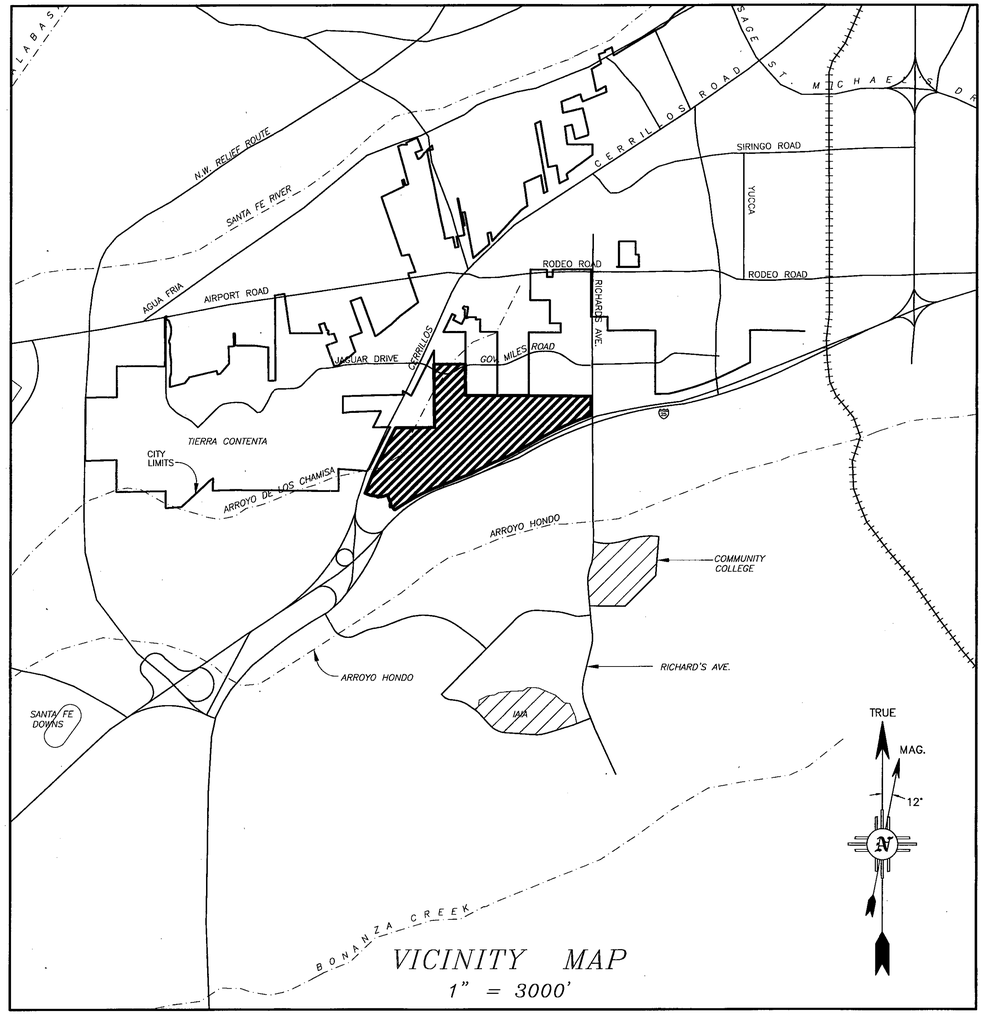
There was a brief discussion between Dan Esquivel and Brian Nenninger about the status of the applications after the meeting. The meeting was then adjourned by Dan Esquivel.

**********END**********

LAS SOLERAS

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS

714014



VICINITY MAP
1" = 3000'

TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.

OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS COMMUNITY DESIGN, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS OESTE LTD. CO.
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113
(505) 262-2323

PRESBYTERIAN HEALTHCARE SERVICES,
A NEW MEXICO NONPROFIT CORPORATION
DIANE FISHER, SECRETARY
P.O. BOX 26666
ALBUQUERQUE, NM 87125
(505) 841-1234

LAS SOLERAS DEL SUR, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

GERONIMO EQUITIES, LLC
FRED GARDNER, MANAGING MEMBER
9400 SAN RAFAEL, NE
ALBUQUERQUE, NM 87109
(505) 271-1944

MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
ALBUQUERQUE, NM 87158
(505) 241-4442

CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
SANTA FE, NM 87501
(505) 995-1200

CONSULTANTS:

JAMES W. SIEBERT & ASSOCIATES, INC.
915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

COMMUNITY DESIGN & ARCHITECTURE
350 FRANK OGAVE PLAZA, FIFTH FLOOR
OAKLAND, CA 94612
(510) 839-4568

TERRY BROWN
P.O. BOX 92051
ALBURQUERQUE, NM 87199
(505) 883-8807

DAWSON SURVEYS INC.
2501 CAMINO ENTRADA
SANTA FE, NM 87501
(505) 471-6660

SOMMER, KARNES & ASSOCIATES, P.A.
2000 W. MARCY ST. #142
SANTA FE, NM 87501
(505) 989-3800

INDEX TO SHEETS

LIST OF SHEETS	SHEET NUMBER
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CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF DECEMBER 18, 2008. AS CASE #'s M2008-27, M-2008-28, SD 2008-15 & ZA 2008-11.

CHAIRPERSON — 2-22-10 DATE

PLANNING COMMISSION SECRETARY — 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009. AS ORDINANCE NO. 2009-6

MAYOR — 2/22/10 DATE

ATTEST BY CITY CLERK — 2-24-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, A.D. 1891 NEW MEXICO

CITY REVIEW

CITY ENGINEER — 02/22/10 DATE

CITY PLANNER — 2.22.10 DATE

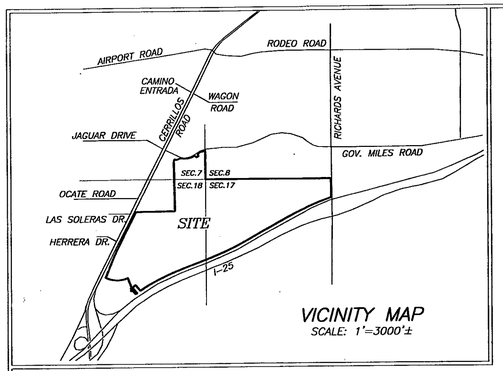
CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC.	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010
915 MERCER STREET • SANTA FE NEW MEXICO 87505		DRAWN BY: PST/HP	CHECKED BY: JWS
(505) 983-5588 FAX (505) 989-7313	COVER SHEET	REVISED: 1/18/10	–
		WORKED ON: 1/18/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXCOV-12

NORTH

SHEET: P-1

X:\2010\20026\10-01\DWG\MSPLN\P-1\026-ANXCOV-12.DWG



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

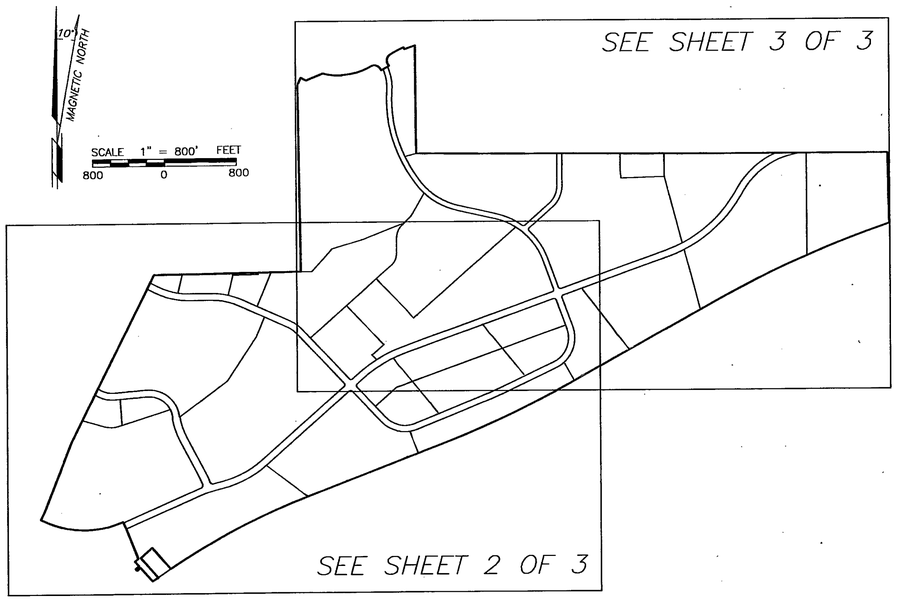
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC.
(AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC Linda J. VanMeter 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANMETER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-17-09 DATE
AS ORDINANCE # 2009–6

2-22-10
MAYOR: DAVID COSS DATE

2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 DATE AS CASE # SD–2008–15
M–2008–27
M–2008–28
ZA–2008–11

2-4-10
CHAIR DATE

2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 159245
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY, NEW MEXICO

UTILITIES

9-23-09
QWEST COMMUNICATIONS, INC. (TELEPHONE) DATE

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

Susie Rogers Sr. ROW Agent 09/04/2009
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) DATE

9-23-2009
NEW MEXICO GAS COMPANY DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S–1

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET (200 0 200)

N/F VOLA VALE HORST FAMILY TRUST 1700/766

N/F CLOVERDALE, LLC 1641/397–400

N/F RUTLEDGE 990/222

TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910

CERRILLOS ROAD – US 85 – N.M.P. I-025-5(3) (WIDTH VARIES)

LAS SOLERAS DRIVE 76' R/W

BECKNER ROAD 76' R/W

BECKNER ROAD 92' R/W

RAIL RUNNER ROAD 70' R/W

CROSSING AT CHAMISO 66' R/W

1 35.68 Ac.± 5407 BECKNER ROAD

2 2.60 Ac.± 5500 CROSSING AT CHAMISO

3 2.60 Ac.± 5508 CROSSING AT CHAMISO

4 34.81 Ac.± 5300 LAS SOLERAS DRIVE

5 1.20 Ac.± 5301 LAS SOLERAS DR.

6 3.00 Ac.± 5251 LAS SOLERAS DRIVE

7 2.63 Ac.± 5221 LAS SOLERAS DRIVE

8 39.03 Ac.± 4981 BECKNER ROAD

9 43.69 Ac.± 4780 RAIL RUNNER ROAD

10 8.08 Ac.± 5011 LAS SOLERAS DRIVE

11 28.32 Ac.± 4850 RAIL RUNNER ROAD

19 9.17 Ac.± 5001 RAIL RUNNER ROAD

20 10.70 Ac.± 5151 RAIL RUNNER ROAD

21 4.70 Ac.± 5190 RAIL RUNNER ROAD

22 10.21 Ac.± 5150 RAIL RUNNER ROAD

23 5.09 Ac.± 5002 RAIL RUNNER ROAD

24 5.97 Ac.± 4354 BECKNER ROAD

25 8.01 Ac.± 4552 BECKNER ROAD

26 3.78 Ac.± 4756 RAIL RUNNER ROAD

27 22.67 Ac.± 4980 BECKNER ROAD

28 21.77 Ac.± 5152 BECKNER ROAD

29 1.18 Ac.± 5400 BECKNER ROAD

LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428

LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824

LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039

LOT 2B N/F THE TANAGER CO. 1754/595

BRYANT PROPERTY

FORMERLY "CHAMISO CROSSING" 659/146 690/29

FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.

WESTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (DERIVED FROM PENDING LOMA)

EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08)

CLOMR FLOOD BOUNDARIES CASE# 08-06-2258R

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.08'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008-15 FILE# 8348 DATE: 8/26/09

S-2

GOVERNOR MILES ROAD

714020

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

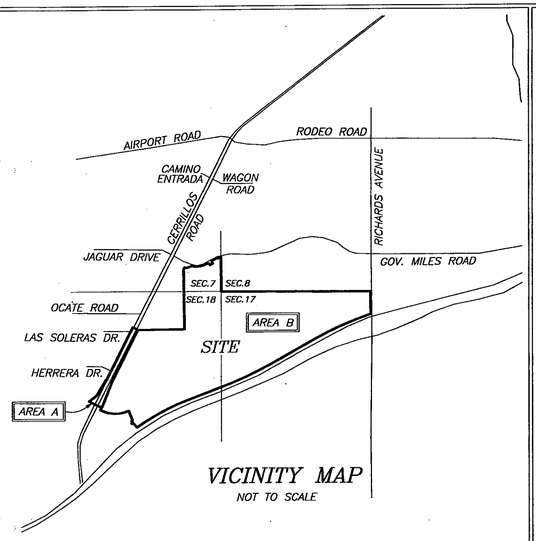
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-3



VICINITY MAP
NOT TO SCALE

SURVEYORS CERTIFICATE
I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS#7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:
BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- ∘ DENOTES CALCULATED POINT, NOT SET
- ——— DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE
THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS
ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES
1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ——, PAGE ——. INST NO. 1892456
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:22 o'clock PM, and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

ANNEXATION DESCRIPTION AREA "A"
ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.88 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 337.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S30°04'14"W, 99.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"
ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"W, 92.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 49.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'49"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°55'29"W, 792.93 FEET;
THENCE N89°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N00°25'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N23°59'52"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'59"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'59"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°05'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S68°01'32"W, 204.06 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA	
TOTAL AREA	561.65 ACRES
ANNEXATION AREA A	16.35 ACRES
**ANNEXATION AREA B	545.30 ACRES
ANNEXATION A PERIMETER	6785 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS	2101 FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS	31%
ANNEXATION B PERIMETER	26726 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS	4517 FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS	17%
TOTAL ANNEXATION PERIMETER	27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS	6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS	24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON. ROADS DEDICATED BY COUNTY RESOLUTION 2007-98 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/16/2013 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24 DAY OF September, 2009

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC-STATE OF NEW MEXICO My Commission Expires: 5/23/2011

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 7th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK. 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12th DAY OF November, 2009

OFFICIAL SEAL LINDA J. VANAUKER Notary Public State of New Mexico My Commission Expires: 2-12-11

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009

NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

714015

BOARD OF COUNTY COMMISSIONERS
MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE

ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE
CITY PLANNER — 02.10.10 DATE

CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE ORGANIZED JULY 13, 1610 SEAL NEW MEXICO

CITY OF SANTA FE APPROVAL
APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — 2-22-10 DATE

ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF: 12/18/2008 DATE
AS CASE # SD-2008-15
M-2008-27
M-2008-28
ZA-2008-11

CHAIR — 2-4-10 DATE

SECRETARY — 3/9/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT
PREPARED FOR
LAS SOLERAS
WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

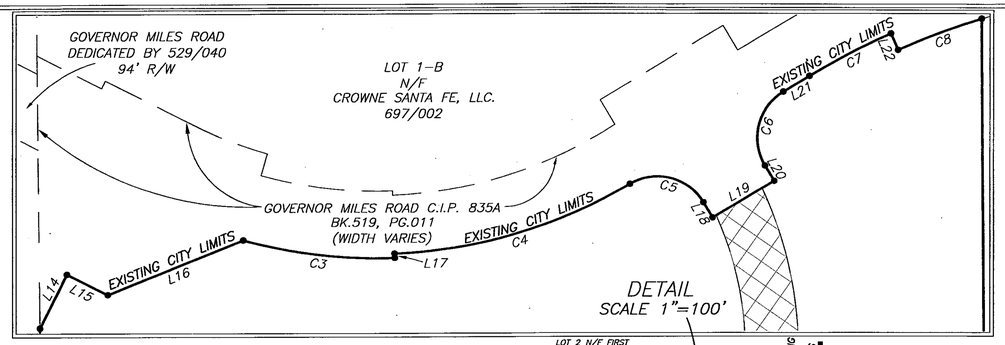
SHEET 1 OF 3

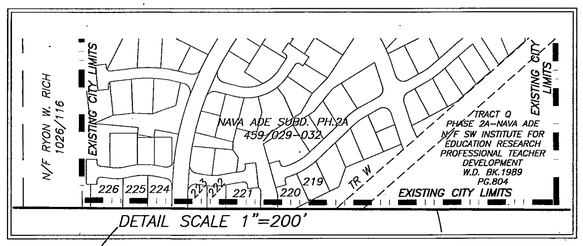
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-4

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'





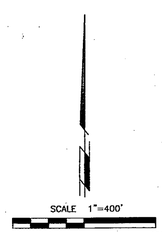
714016

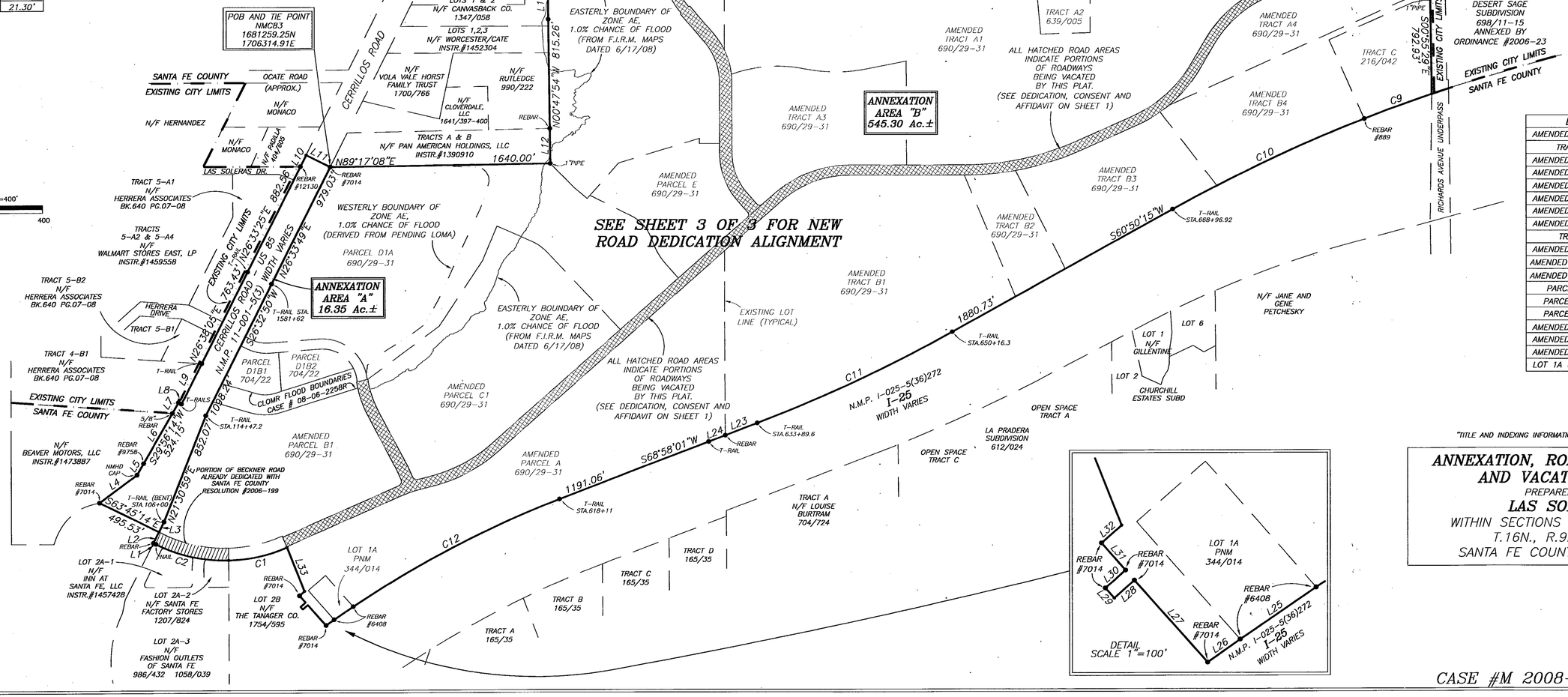
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.





LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-5

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
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L13	S00°42'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'26"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ⊕ DENOTES REBAR, OR AS SHOWN, FOUND
- ● DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • DENOTES CALCULATED POINT, NOT SET
- DENOTES EXISTING LOT LINES
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

714017

SCALE 1"=300'
300 0 300

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002
GOV. MILES RD.
EXISTING CITY LIMITS
C/L TIE N59°03'01"E 100.00'
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F SHANNON 249/976
N/F RYON W. RICH 1026/116
SANTA FE COUNTY
TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
NAVA ADE SUBD PH.2A 459/029–032
LOT 3 N/F BUILDING SERVICES OF SANTA FE 560/040
RICHARDS AVE.
LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1319415
N/F KOBURI 2298/179
LOTS 1 & 2 N/F CANVASBACK CO. 1347/058
LOTS 1,2,3 N/F WORCESTER/CATE INSTR.#1452304
N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397–400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
CERRILLOS ROAD
DANCING GROUND ROAD 56' R/W
RAIL RUNNER ROAD 57' R/W
76' R/W BECKNER ROAD
25'RADIUS (TYPICAL THIS INTERSECTION)
BEARINGS AND DISTANCES ARE FOR ROAD CENTERLINES (TYPICAL)
LAS SOLERAS DRIVE 76' R/W
BECKNER ROAD 76' R/W
RAIL RUNNER ROAD 70' R/W
CROSSING AT CHAMISO R/W VARIES
76'R/W 86'R/W
35' RADIUS (TYPICAL THIS INTERSECTION)
PORTION OF BECKNER ROAD ALREADY DEDICATED WITH SANTA FE COUNTY RESOLUTION #2006–199
92'R/W BECKNER ROAD
TRADITIONAL C/L (NOT FOR CONSTRUCTION)
N.M.P. I-025-5(36)272 I–25 WIDTH VARIES
LOT 2A–1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A–2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 1B PNM
N/F JANE AND GENE PETCHESKY
LOT 1 N/F GILLENTINE
LOT 2 CHURCHILL ESTATES SUBD
LOT 6
OPEN SPACE TRACT A
OPEN SPACE TRACT C
LA PRADERA SUBDIVISION 612/024
TRACT A N/F LOUISE BURTRAM 704/724
TRACT B 165/35
TRACT C 165/35
TRACT D 165/35
TRACT A

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

NOTE:
ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT–OF–WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBDIVISION PLAT APPROVAL.

ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE–ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS EVIDENCED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008–28

S-6

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE

REFER TO "LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC." SHEETS 1, 2, AND 3 OF 3, BY GARY E. DAWSON, DATED 8/26/09, FOR OTHER EASEMENTS WITHIN THIS PROPERTY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON — NEW MEXICO — 7014 — REGISTERED PROFESSIONAL SURVEYOR

ZONING LEGEND

C-2	– GENERAL COMMERCIAL
SC-2	– COMMUNITY COMMERCIAL
C-1	– OFFICE
BIP	– BUSINESS INDUSTRIAL PARK
HZ	– HOSPITAL ZONE–LAS SOLERAS
MU	– MIXED USE
RM-1	– RESIDENTIAL HIGH DENSITY
RM-LD	– RESIDENTIAL MEDIUM DENSITY
R-6	– RESIDENTIAL LOW DENSITY

GOVERNOR MILES ROAD

714021

LOT 1–B
N/F CROWNE SANTA FE, LLC.
697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

GOVERNOR MILES ROAD 519/011

PARCELS A & B
N/F
TRUJILLO
319/972

N/F
PAUL & NANCY
LEWIS
1009/780

N/F
DALLAS
KELLY
SHANNON
791/742

N/F
SHANNON
249/976

N/F RYON W. RICH
1026/116

NAVA ADE
SUBD PH.2A
459/029–032

DANCING GROUND ROAD

LOT 1
N/F FIRST NATIONAL BANK OF SANTA FE
INSTR.#1314415

N/F KOBIR
2288/179

LOTS 1 & 2
N/F CANAVEBACK CO.
1347/059

N/F
WORCESTER/CATE
INSTR.#1432304

N/F RUTLEDGE
990/222

PAN AM ROAD

N/F
DAVIS
1226/138

N/F
HOOD
1226/138

R-6
13
6.80 Ac.±
4601 RAIL RUNNER ROAD

RM–LD
12
50.09 Ac.±
4600 RAIL RUNNER ROAD

RAIL RUNNER ROAD 57' R/W

R-6
14
22.16 Ac.±
4781 RAIL RUNNER ROAD

RM–LD
15
52.57 Ac.±
4251 BECKNER ROAD

DANCING GROUND ROAD 56' R/W

TRACT Q PHASE 2A–NAVA ADE
N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

LOT 3
N/F
BUILDING SERVICES OF SANTA FE
462/621
PLAT BK. 710, PG. 21–22

106' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21–22

16 R-1
3.02 Ac.±
4161 WALKING RAIN

RM–1
9
43.69 Ac.±
4780 RAIL RUNNER ROAD

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

50' P.N.M. EASEMENT

MU
11
28.32 Ac.±
4850 RAIL RUNNER ROAD

C–1
10
8.08 Ac.±
5011 LAS SOLERAS DRIVE

BECKNER ROAD 76' R/W

C–1
24
5.97 Ac.±
4354 BECKNER ROAD

25 C–2
8.01 Ac.±
4552 BECKNER ROAD

C–1
23
5.09 Ac.±
5002 RAIL RUNNER ROAD

MU
19
9.17 Ac.±
5001 RAIL RUNNER ROAD

180' RAMBLA EASEMENT

90' RAMBLA EASEMENT

26 C–1
3.78 Ac.±
4756 RAIL RUNNER ROAD

C–2
22
10.21 Ac.±
5150 RAIL RUNNER ROAD

C–1
21

RAIL RUNNER ROAD 70' R/W

20 BIP
10.70 Ac.±
5151 RAIL RUNNER ROAD

BECKNER ROAD 76' R/W

C–2
18
48.99 Ac.±
4000 BECKNER ROAD

SC–2
17
20.21 Ac.±
3750 BECKNER ROAD

RICHARDS' AVE. 113'R/W

N.M.P. I–025–5(36)272
I–25 INTERSTATE
(WIDTH VARIES)

TIE POINT
NMC83
1681790.32N
1714518.95E

REBAR #889

T–RAIL STA. 668+96.92

T–RAIL STA. 650+16.3

SCALE 1" = 200 FEET
200 0 200

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

SHEET 1 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S-9

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL. REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397-400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
N00°47'54"W 2618.09'
REBAR
1640.00'
1" PIPE
N89°17'08"E 979.03'
REBAR #7014
N65°34'37"W 12.18'
N47°26'49"W 21.63'
333.78'
L46
L48
L64
L69
L54
L55
C54
C53
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RM-1
9 43.69 Ac.± 4780 RAIL RUNNER ROAD

MU
11 28.32 Ac.± 4850 RAIL RUNNER ROAD

C-1
10 8.08 Ac.± 5011 LAS SOLERAS DRIVE

C-2
4 34.81 Ac.± 5300 LAS SOLERAS DRIVE

C-2 (5) 1.20 Ac.± 5301 LAS SOLERAS DR.
C-2 (6) 3.00 Ac.± 5251 LAS SOLERAS DRIVE
C-2 (7) 2.63 Ac.± 5221 LAS SOLERAS DRIVE

LAS SOLERAS DRIVE 76' R/W
273.42' S89°59'59"W
819.76'
281.75' N89°17'08"E
169.85'
410.08'
N11°32'07"E 215.55'
N11°32'06"E 230.19'
N22°30'19"E
N89°59'59"E 273.42'

CERRILLOS ROAD - US 85
N.M.P. I-001-5(3)
(WIDTH VARIES)
804.53'
1098.24'
N26°33'49"E
437.94'
T-RAIL STA. 1581+62
F

C-2
1 35.68 Ac.± 5407 BECKNER ROAD

C-2
2 2.60 Ac.± 5590 CROSSING AT CHAMISO
C-2
3 2.60 Ac.± 5508 CROSSING AT CHAMISO

315.54'
S73°41'34"E 262.83'
268.76'
852.07'
N26°32'50"E
T-RAIL STA. 114+47.2
N03°55'31"W 290.72'

HZ
8 39.03 Ac.± 4981 BECKNER ROAD

FORMERLY "CHAMISO CROSSING" 659/146 690/29
CROSSING AT CHAMISO 66' R/W
S27°57'42"E 466.77'
N27°57'42"W 466.77'
S53°32'30"W 662.81'
S33°30'43"W 583.33'
S22°37'33"W 243.71'
S43°25'33"E 631.27'
768.96'
1226.38'
S48°27'26"W 472.76'
N43°25'33"W 168.55'
N48°27'26"E 322.00'
N48°27'26"E 449.25'
S48°27'26"W 548.79'
S43°25'33"E 605.44'
1520.86'
50' P.N.M. EASEMENT
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
42.61'
N38°49'24"E 13.48'
N48°27'26"E 181.09'
1776.56'
1761.56'
169.17'
395.19'
S38°49'24"E 336.87'
N70°04'36"E 536.42'
187.19'
N70°04'36"E 322.00'
S38°49'24"E 465.37'
284.64'
888.62'
258.94'
S20°57'43"E
N48°27'26"E 233.52'
N52°24'49"W 580.36'
712.99'
S68°58'01"W 1191.06'
478.07'
T-RAIL STA. 618+11
N.M.P. I-025-5(36)272
INTERSTATE 25
(WIDTH VARIES)

C-1
27 22.67 Ac.± 4980 BECKNER ROAD

C-2
28 21.77 Ac.± 5152 BECKNER ROAD

C-2
29 1.18 Ac.± 5400 BECKNER ROAD

BECKNER ROAD 76' R/W
1407.39'
829.95'
536.42'
743.56'
45.97'
S70°04'36"W
N70°04'36"E
1252.12'
222.69'
S19°55'24"E 346.34'
300.37'
346.34'
N37°29'40"W 886.35'
S29°09'45"E 231.46'
608.86'
60.11'
69.31'
1880.73'
T-RAIL STA. 650+16.3

C-1
24 5.97 Ac.± 4354 BECKNER ROAD

C-2
25 8.01 Ac.± 4552 BECKNER ROAD

C-1
23 5.09 Ac.± 5002 RAIL RUNNER ROAD

MU
19 9.17 Ac.± 5001 RAIL RUNNER ROAD

C-1
26 3.78 Ac.± 4756 RAIL RUNNER ROAD

C-2
22 10.21 Ac.± 5150 RAIL RUNNER ROAD

C-1
21 4.70 Ac.± 5190 RAIL RUNNER ROAD

BIP
20 10.70 Ac.± 5151 RAIL RUNNER ROAD

RAIL RUNNER ROAD 70' R/W
S64°35'21"W
N64°35'21"E
S67°41'41"W 664.37'
434.42'
1072.84'
N38°49'24"W 397.20'
S38°49'24"E 343.87'
N70°04'36"E 536.42'
S38°49'24"E 344.87'
90' RAMBLA EASEMENT
S38°49'24"E 284.71'
182' RAMBLA EASEMENT
S38°49'24"E 168.69'
50' P.N.M. EASEMENT

T-RAIL (BENT) STA. 106+00
N21°30'59"E
L2
REBAR
L1
NAIL
BECKNER ROAD 92' R/W
C2
C1
L26
L25
L24
L27 916.67'
N66°13'00"E
S21°37'09"E 354.30'
S66°13'00"W 918.12'
T-RAIL STA. 114+47.2
T-RAIL STA. 633+89.6
REBAR
L12
L13
C13
C12
C80
C67
C82
C66
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LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039
LOT 2B N/F THE TANAGER CO. 1754/595
(LOT 1A P.N.M.) 344/014 1209/701
REBAR #7014
REBAR #12130
REBAR #6408
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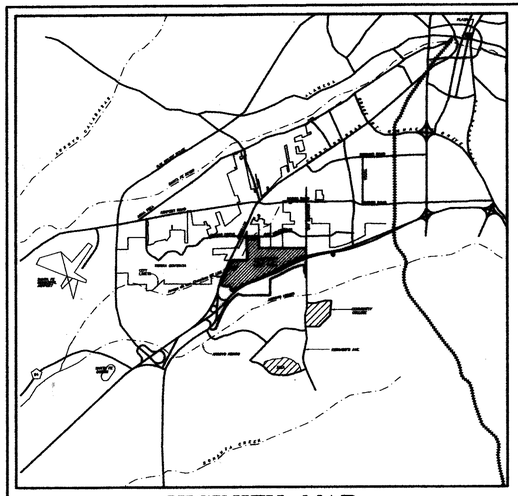

VICINITY MAP
1"=8000'

TRUE
MAG.
12°
N
NORTH
SCALE: 1"=400'
400' 200' 0' 400' 800'

STATE POLICE
AUTO PARK
HIGHWAY DEPARTMENT
APPROVED COMMERCIAL
NOT A PART
JAGUAR DRIVE
CERRILLOS ROAD
GOVERNOR MILES ROAD
DAMONS GROUND RD
NAVA AVE
RICHARDS AVE
714023
OCATE ROAD
WAL-MART
LAS SOLERAS DRIVE
RAIL RUNNER ROAD
BECKNER ROAD
DRAGON ROAD
WARNER CROSSING
CROSSING AT CHAMISO
SLEEP INN HOTEL
VACANT
SANTA FE STORES
AMERICAN FURNITURE CURRENTLY VACANT
DINOSAUR TRAIL
INTERSTATE 25 SOUTHBOUND
INTERSTATE 25 NORTHBOUND
NM RAIL RUNNER EXPRESS STATION APPROVED BY MPO MEETING OF DECEMBER 11, 2008

OPEN SPACE .68 AC±
FLOOD PLAIN PER 2008 FEMA MAPS
RM-LD RESIDENTIAL MEDIUM DENSITY 50.09 AC± (INC. OS & PARK)
4600 RAIL RUNNER RD.
4601 RAIL RUNNER RD.
OPEN SPACE 3.59 AC±
R-6 RESIDENTIAL LOW DENSITY 6.80 AC±
17' PUBLIC UTILITY & ROAD EASEMENT
57' R.O.W.
20' SAN SEWER LINE EASEMENT PLAT 362/006 DOC 2076/782
OPEN SPACE 4.13 AC±
50' EFFLUENT LINE EASEMENT
R-6 RESIDENTIAL LOW DENSITY/ INSTITUTIONAL 22.16 AC± (INCLUDES OS)
4781 RAIL RUNNER RD
56' R.O.W.
OS 0.57 AC±
4161 WALKING RAIN
R-1 MONTE DEL SOL CHARTER SCHOOL 3.02 Ac.±
OPEN SPACE 5.72 AC±
DRAGON ROAD
POTENTIAL ROAD ALIGNMENT
ROAD ALIGNMENT TO BE DETERMINED AT DEVELOPMENT PLAN PER CONDITION #30 ON SHEET P-6
OS 0.95 AC
OPEN SPACE 0.88 AC
OPEN SPACE 0.34 AC
SC-2 COMMUNITY COMMERCIAL 20.21 AC± (INCLUDES O.S.)
3750 BECKNER RD
OPEN SPACE 1.07 AC
75'
100'
RM-LD RESIDENTIAL MEDIUM DENSITY 52.57 AC± (INCLUDES O.S)
4251 BECKNER RD
OS 0.60 AC
C-2 COMMUNITY COMMERCIAL (BUSINESS PARK) 48.99 AC± (INCLUDES O.S.)
4000 BECKNER RD
OS 2.26 AC
OS 0.10 AC
OPEN SPACE 0.34 AC
50'
SETBACK
76' R.O.W.
OS 0.35 AC
70' R.O.W.
4354 BECKNER RD.
C-1 OFFICE 5.97 AC± (INC. OS)
5001 RAIL RUNNER RD.
MU MIXED USE 9.17 AC± (INC. OS)
OS 0.20 AC
C-1 OFFICE 5.09 AC±
5002 RAIL RUNNER RD.
158'
182'
5151 RAIL RUNNER RD.
5150 RAIL RUNNER RD.
5190 RAIL RUNNER RD.
B.I.P. 10.70 AC±
RAIL RUNNER ROAD
4780 RAIL RUNNER RD
RM-1 RESIDENTIAL HIGH DENSITY 43.69 AC± (INC. OS)
10' PED EASE
10' EFFLUENT LINE EASEMENT
ROAD ALIGNMENT TO BE DETERMINED AT DEVELOPMENT PLAN PER CONDITION #30 ON SHEET P-6
OS 0.45 AC
MU MIXED USE 28.32 AC± (INC. OS)
4850 RAIL RUNNER RD
OS 1.12 AC
50' MU MIXED USE
90' ACCESS/ RAMBLA EASE.
OS 0.45 AC
OS 0.30 AC
ACCESS/ RAMBLA EASE 0.71 AC
90' ACCESS/ RAMBLA EASE
RAMBLA & PLAZA EASE 1.25 AC±
C-2 REGIONAL COMMERCIAL 1.20 AC± (INCLUDES O.S.)
5301 LAS SOLERAS DR
5221 LAS SOLERAS DR
10' PEDESTRIAN TRAIL & PARK MAINTENANCE PATH & EMERGENCY ACCESS
OS 0.06 AC
C-2 REGIONAL COMMERCIAL 3.00 AC±
5281 LAS SOLERAS DR
C-2 COMMUNITY COMMERCIAL 2.83 AC± (INCLUDES O.S.)
10' EFFLUENT LINE EASEMENT
20' SEWERLINE EASEMENT
C-1 OFFICE 8.08 AC± (INC. OS)
5001 LAS SOLERAS DR
76' R.O.W.
C-2 REGIONAL COMMERCIAL 34.81 AC± (INCLUDES O.S.)
5300 LAS SOLERAS DR
OS 0.71 AC
1% CHANCE FLOOD PLAIN DERIVED FROM PENDING LOMA
50' ELECTRIC TRANSMISSION LINE
20' SEWERLINE EASEMENT
OS 0.18 AC
C-2 REGIONAL COMMERCIAL 2.00 AC± (INC. OS)
5500 CROSSING AT CHAMISO
C-3 REGIONAL COMMERCIAL 2.00 AC± (INC. OS)
5508 CROSSING AT CHAMISO
OPEN SPACE 1.71 AC±
10' EFFLUENT LINE EASEMENT
20' SEWERLINE EASEMENT
86' R.O.W.
CLOMR FEMA CASE# 08-06-2258R
OS 0.61 AC
C-2 REGIONAL COMMERCIAL 35.68 AC± (INCLUDES O.S.)
5407 BECKNER RD.
HZ HOSPITAL & MEDICAL USES INSTITUTIONAL 39.03 AC± (INCLUDES O.S.)
4981 BECKNER RD.
OS 0.91 AC
OS 1.91 AC
OS 0.80 AC
C-1 OFFICE 22.67 AC± (INCLUDES O.S.)
4980 BECKNER RD.
SETBACK
OPEN SPACE 2.33 AC±
100'
C-2 COMMUNITY COMMERCIAL 21.77 AC± (INCLUDES O.S.)
5152 BECKNER RD.
OS 1.22 AC
OPEN SPACE 0.73 AC
OS 3.99 AC
32' RAIL EASEMENT / R.O.W.
PNM ELECTRIC SUBSTATION C-2 1.16 AC±
5480 BECKNER RD
OPEN SPACE 0.17 AC
POTENTIAL FUTURE ACCESS & POSSIBLE PEDESTRIAN AND/OR VEHICULAR UNDERPASS OR OVERPASS TO BE DETERMINED BY NMDOT PER CONDITION #31 ON SHEET P-6 ONE LOCATION TO BE SELECTED
C-1 OFFICE 4.70 AC±
C-2 COMMUNITY COMMERCIAL 10.21 AC± (INC. OS)
4756 RECKNER RD.
C-1 OFFICE 3.78 AC± (INC. OS)
C-2 COMMUNITY COMMERCIAL 8.01 AC± (INC. OS)
4582 RECKNER RD.
ACCESS/ RAMBLA EASE. 0.71 AC
OS 0.30 AC
OS 0.20 AC
C-1 OFFICE 5.97 AC± (INC. OS)
4354 BECKNER RD.
MU MIXED USE 28.32 AC± (INC. OS)
4850 RAIL RUNNER RD
OS 1.12 AC
50' MU MIXED USE
76' R.O.W.
C-1 OFFICE 8.08 AC± (INC. OS)
5001 LAS SOLERAS DR
RM-1 RESIDENTIAL HIGH DENSITY 43.69 AC± (INC. OS)
4780 RAIL RUNNER RD
10' PED EASE
10' EFFLUENT LINE EASEMENT
5221 LAS SOLERAS DR
10' PEDESTRIAN TRAIL & PARK MAINTENANCE PATH & EMERGENCY ACCESS
OS 0.06 AC
C-2 REGIONAL COMMERCIAL 1.20 AC± (INCLUDES O.S.)
5301 LAS SOLERAS DR
OPEN SPACE .68 AC±
FLOOD PLAIN PER 2008 FEMA MAPS
RM-LD RESIDENTIAL MEDIUM DENSITY 50.09 AC± (INC. OS & PARK)
4600 RAIL RUNNER RD.
4601 RAIL RUNNER RD.
OPEN SPACE 3.59 AC±
R-6 RESIDENTIAL LOW DENSITY 6.80 AC±
17' PUBLIC UTILITY & ROAD EASEMENT
57' R.O.W.
20' SAN SEWER LINE EASEMENT PLAT 362/006 DOC 2076/782

CITY REVIEW
CITY ENGINEER — 02/22/10 DATE
CITY PLANNER — 02.10.10 DATE

STORMWATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

Beckner Road Equities, Inc.
by Gordon L. Skarsgard
(OWNER) Gordon L. SKARSGARD — JAN 18, 2010 DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2010

Victoria M. Reyes — 5/22/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO

NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL

LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1592456 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSMENT# SD 2008-15
REZONING# ZA 2008-11

LAND AREA

REGIONAL COMMERCIAL **C-2**	–	82.52 AC±
COMMUNITY COMMERCIAL **C-2**	–	39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) **C-2**	–	48.99 AC±
COMMUNITY COMMERCIAL **SC-2**	–	20.21 AC±
OFFICE **C-1**	–	50.29 AC±
BUSINESS INDUSTRIAL PARK **BIP**	–	10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES **I**	–	39.03 AC±
MIXED USE **MU**	–	37.49 AC±
RESIDENTIAL HIGH DENSITY **RM-1**	–	43.69 AC±
RESIDENTIAL MEDIUM DENSITY **RM-LD**	–	102.66 AC±
RESIDENTIAL LOW DENSITY **R-6**	–	28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.

JAMES W. SIEBERT AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN

SCALE: 1"=400'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HF	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET: P-5	
WORKED ON: 1/15/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXMSPLN-12		

\\SIBERTSERVER\V2000\20026\12001\01\ANXMSPLN-01\026-ANXMSPLN-01.dwg

SPECIAL WARRANTY DEED

Las Soleras Center, LLC, a New Mexico limited liability company (collectively, "**Grantor**"), for consideration paid, grants and conveys to ***Beckner Road Partners, LLC***, a New Mexico limited liability company ("**Grantee**"), whose address is 150 Washington Avenue, Suite 201, Santa Fe, New Mexico 87501, the real property located in Santa Fe County, New Mexico legally described as follows:

> Tract 19, Tract 24, Tract 25 and Tract 26 of Las Soleras, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-19 and 24-27...lying within Section 17 & 18 T16N, R9E, NMPM City: Santa Fe County: Santa Fe State: New Mexico", recorded October 31, 2016 in Plat Book 809, Pages 003-004, # 1808503, records of Santa Fe County, New Mexico.
>
> Tract 20 of Las Soleras, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts Township 16N, Range 9E, Sections...17 & 18", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.
>
> Lot 21, Lot 22 and Lot 23 of Las Soleras, as shown and delineated on plat of survey entitled "ALTA/ACSM Boundary Survey prepared for Paseo Nuevo, Ltd. Co. of Lots 21, 22, and 23 Las Soleras lying within Sections 17 and 18, T.16N., R.9E., N.M.P.M. Santa Fe County, N.M.", recorded February 14, 2012 in Plat Book 742, Page 018, # 1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Sewer maintenance and garbage disposal assessments not yet due and payable.

SUBJECT TO: Reservations and exceptions contained in Patents from the United States of America to Samuel A. Larson, recorded December 10, 1921 in Patent Book A, Page 180 and Patent recorded November 4, 1943 in Patent Book C, Page 93, records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations and exceptions contained in Patent from the United States of America to Amos W. Beckner, recorded February 17, 1941 in Patent Book C, Page 14, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in Annexation Agreement recorded March 4, 2010 as Instrument #1592456, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593744, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593745, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, easements and rights incident thereto as shown and delineated on plat of survey entitled "ALTA/ ACSM Boundary Survey prepared for Paseo Nuevo, LTD. Co. of Lots 21, 22, and 23 Las Soleras...", recorded February 14, 2012 in Plat Book 742, Page 018, #1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-9...", recorded October 31, 2016 in Plat Book 809, Pages 003-004, #1808503, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, restrictions and conditions, as shown and delineated on plat of survey entitled "Las Soleras Amended Master Plan Township 16N, Range 9E, Sections 7, 8, 17 & 18.", recorded January 4, 2017 in Plat Book 812, Pages 037-046, # 1814047 and recorded July 17, 2018 in Plat Book 836, Pages 047-050D, # 1862707, records of Santa Fe County, New Mexico.

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Village, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802604, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26).

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Center, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802605, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26)

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.

Witness my hand and seal this 23 day of January, 2023.

GRANTOR:

LAS SOLERAS CENTER, LLC,
a New Mexico limited liability company

Gordon L. Skarsgard

Gordon L. Skarsgard, Operations Manager

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 27th day of January, 2023 by **Gordon L. Skarsgard** as Operations Manager of Las Soleras Center, LLC, a New Mexico limited liability company.

STATE OF NEW MEXICO
NOTARY PUBLIC
DIANA SLIWICKI
Commission # 1115266
My Comm. Exp. June 17, 2024

Diane Sliwicki

Title of Office: Notary Public

ORION West LLC
Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024
(Revised July 30, 2024)

Dan Esquibel, Senior
Planner City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: General Plan Amendment Application – Change Land Use Designations from Office, Industrial Park, and Transitional Mixed Use to Community Commercial in Las Soleras Master Plan Parcels 19, 20, 21, 23, 24 and 26.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of applying for an amendment to the City of Santa Fe's General Plan per the SFCC 14-3.2 - AMENDMENTS TO THE GENERAL PLAN. This application is a companion to both a Master Plan Amendment and Rezoning application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



PURPOSE AND INTENT:

The current General Plan classification along with the *proposed* land use classification by parcel can be found in the table below. The combined area of all Parcels 19 – 26 is 57.63 acres.

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
22*	9.12	Community Commercial	Community Commercial	5090 Rail Runner Loop	1050094065275000000
23	7.27	Office	Community Commercial	5040 Rail Runner Loop	1050094143308000000
24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification requested*

The purpose of this application is to provide a uniform Community Commercial land use classification along with a uniform C-2 zoning district (via separate rezoning application) across parcels 19-26 to allow for the adjustment of parcel lot lines to deliver future development that is better aligned with the goals and intent of the General Plan.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses as allowed by a Community Commercial land use classification and a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The reclassification of parcels to Community Commercial will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be reclassified as Community Commercial will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development and inconsistent with the goals and intent of the General Plan.

A future Rail Runner rail stop was envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. Although this demand will be difficult to achieve, it will be next to impossible without the somewhat denser development that can be realized by a reclassification to Community Commercial in parallel with a uniform C2 General Commercial zoning district.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is classified as Community Commercial and zoning is C-2, General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as Office. It is partially developed with the Presbyterian Medical Services Medical Office Building recently opened in the second quarter of 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire North edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as Office/C-1; Residential 12-29 dwelling units/R21; and Residential 3-7 dwelling units/R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this General Plan Land Use reclassification and related Rezoning application on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12" water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10" sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site.

Thanks for your review and consideration of this application. Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,



Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 - Master Plan Amendment Application
Approval Criteria Responses
February 12, 2024
Amended to include revised General Plan Approval Criteria: July 30, 2024

The proposed amendment to reclassify Las Soleras Master Plan parcels from Transitional Mixed Use, Business Park, and Office to Community Commercial is summarized in Table I. by parcel.

Table I. ***Las Soleras Parcels 19-26 proposed General Plan Land Use Classification***

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
22*	9.12	Community Commercial	Community Commercial	5090 Rail Runner Loop	1050094065275000000
23	7.27	Office	Community Commercial	5040 Rail Runner Loop	1050094143308000000
24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification requested*

SFCC 14-3.(E) GENERAL PLAN AMENDMENT APROVAL CRITERIA

(1) Criteria for All Amendments to the General Plan: The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

(a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;

Response: The proposed General Plan Amendment for Las Soleras parcels 19-26 aligns with the growth projections for Santa Fe, fulfilling economic development goals as set forth in the comprehensive economic development plans detailed in both the Angelou Report and the 2008 Economic Development Strategy. This alignment ensures consistency with Santa Fe's economic development goals, specifically, the following goals are achieved:

Growth Projections, Economic Diversification, and Community Development: The proposed amendment is consistent with the goals and policies of community services outlined in the General Plan, which states the guiding policies for economic development are to: 1) Promote diversification of the Santa Fe economy, 2) Promote increased job opportunities with higher wages for Santa Fe residents, 3) Support services that serve the needs of Santa Fe residents and workers, 4) Develop and maintain an attractive climate for conducting business in Santa Fe, and 5) Promote small businesses.

Santa Fe County's population is projected to reach approximately 156,151 in 2024, reflecting a growth rate of 0.13% over the past year according to the most recent United States Census data. This projected growth highlights the need for adaptive planning and development to accommodate increasing residential and commercial demands.

The Angelou Report further emphasizes the importance of diversifying Santa Fe's economic base to ensure sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

The proposed amendment to enables the land to support these economic development policies by allowing for a greater variety of developments, which would better meet the needs of different ages, incomes, and family sizes. Additionally, it is strategically designed to create space for diverse industries to expand and prosper, encouraging the creation of community hubs that attract investment and generate high-quality employment opportunities. This supports Santa Fe's growth projections and the targeted diversification of its economic base, facilitating development that enhances the economic landscape and community well-being.

Infrastructure Utilization and Enhancement: The Angelou Report highlights the critical role of effectively utilizing existing infrastructure in fostering sustainable economic development (p. 33). Complementing this, the 2008 Economic Development Strategy details initiatives aimed at enhancing business infrastructure, which includes improving accessibility to essential services, utilities, and transportation systems. These improvements are vital for the success of business operations and the overall development of the community (Economic Development Division Strategy for Implementation pp. 4, 6). The proposed amendment specifically leverages this existing infrastructure to bolster economic growth and sustainability in the Las Soleras area, ensuring that the development aligns with Santa Fe's strategic goals for economic expansion and community enhancement.

Support for Entrepreneurial and Small Business Activities; Enhancement of Local Services and Job Opportunities: Both the Angelou Report and the Economic Development Division Strategy for Implementation emphasize the importance of bolstering Santa Fe's economic health by supporting small businesses and entrepreneurial ventures (Angelou Report p. 25; Economic Development Division Strategy for Implementation pp. 4, 6). The proposed amendment to transition land use to Community Commercial aligns with these objectives by enhancing spaces conducive to the growth of small businesses, thereby fostering job creation and economic resilience. This transformation into Community Commercial spaces is designed to bolster local services and generate employment opportunities, thereby advancing the economic goals of increasing job availability with better wages for Santa Fe residents, as outlined in the 2008 Economic Development Strategy (pp. 4, 6). This approach not only supports emerging business ventures but also contributes significantly to community development and economic diversification.

(b) consistency with other parts of the general plan;

Response: This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application). Specifically, the following policy goals are achieved:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*

Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*

Policy 4-4-G-4: *Promote a balance between residential development and new employment*

opportunities in detailed plans prepared for future growth areas; and

Policy 4-4-G-6: *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*

Policy 9-2-G-1: *Promote diversification of the Santa Fe economy; and*

Policy 9-2-G-2: *Promote increased job opportunities with higher wages for Santa Fe residents; and.*

Policy 9-2-G-3: *Support retail uses that serve the needs of Santa Fe residents and workers; and*

Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe; and*

Policy 9-2-G-5: *Promote small business.*

The proposed amendment for reclassifying parcels 19-26 within the Las Soleras Master Planned community to Community Commercial aligns closely with the 1999 City of Santa Fe General Plan, ensuring the development is in harmony with broader city planning goals. The transition to Community Commercial addresses the need for a variety of housing types and mixed uses in the community, a principle supported by the plan's emphasis on creating diversified urban areas that balance residential and commercial growth. This change is designed to provide the necessary commercial services to a growing residential population, supporting the local community by offering neighborhood-focused retail, restaurants, and services that enhance the quality of life and economic viability of the area.

This amendment also supports strategic economic development by promoting higher-wage job opportunities, particularly in the healthcare sector, as evidenced by new facilities like the Nexus Health Medical Office and Cancer Center and the Presbyterian Hospital. These developments not only cater to the community's health needs but also contribute to the local economy by creating jobs that offer competitive wages. The emphasis on developing commercial areas that are accessible and encourage pedestrian activity aligns with city policies aiming to concentrate population densities in developing areas with central transit nodes, thereby reducing auto dependence and fostering a more sustainable urban environment.

The reclassification also facilitates a strong foundation for economic growth and community well-being by ensuring that new developments are integrated with the existing and planned infrastructure. This includes water and sewer systems and future improvements like the Las Soleras Bridge and expanded trails, enhancing connectivity and accessibility. By creating a cohesive community commercial hub that aligns with adjacent land uses and supports emerging business opportunities, the amendment reinforces the city's goals to develop an attractive climate for conducting business, promote small businesses, and ultimately achieve a community that balances residential and employment-based development.

(c) the amendment does not:

(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or

Response: With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or

Response: The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;

Response: As noted above, the Community Commercial land use classification is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

(d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification.

Response: The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos.

(e) compliance with extraterritorial zoning ordinances and extraterritorial plans;

Response: Since the adoption of the Subdivision Platting and Planning Zoning Ordinance (SPPaZO), the City has relinquished land use regulatory authority outside the city limits and the transfer of authority from extraterritorial jurisdiction to the City.

(f) contribution to a coordinated, adjusted, and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development; and

Response: A consistent land use designation of Community Commercial for parcels 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.

In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan.

(g) consideration of conformity with other city policies, including land use policies, ordinances, regulations, and plans.

Response: Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed.

Las Soleras Master Plan, Parcels 19 – 26
Rezoning Application

APPLICATION CONTENTS

Application Form

Letter of Application
- Site Description and Location
- Purpose and Intent
- Background
- Adjacent Uses
- Conceptual Test Fit
- Utilities

Approval Criteria Responses

Current and Proposed Zoning Maps

Conceptual Land Use Test Fit
- Conceptual Site Plan and Use Data
- Conceptual Water Plan
- Conceptual Sanitary Sewer Plan

Wet Utilities Analysis – Tierra West LLC

Traffic Analysis – Tierra West LLC

ENN Meeting Notes

Legal Lot(s) of Record
Warrantee Deed

(date stamp)

REZONING APPLICATION 14-3.5

Parcel Information

Project Name: **Las Soleras Parcels 19-26 - Rezone** Property Size: **57.63 acres**

Address: **4354, 4552 Beckner Rd and 5021, 5091, 5140, 5090, 5040, 5210 Rail Runner Loop Road**

Current Zoning: **C1, C2, MU, BIP** Proposed Zoning: **C2**

Does a Development Plan application accompany this application? YES ☐ NO ☒

Preapplication Conference Date: **September 28, 2023** UPC Code Number: **Multiple – see page 3 of application**

Early Neighborhood Notice (ENN) meeting date: **November 14, 2023**

Property Owner Information

Name: **Beckner Road Partners LLC** (*First*) **ATTN: Dr. Scott Herbert** (*Last*)

Address: **150 Washington Ave** (*Street Address*) **Suite 201** (*Suite/Unit #*)

Santa Fe (*City*) **NM** (*State*) **87501** (*ZIP Code*)

Phone: **505-660-2627** E-mail Address: **scott.herbert@nexushealth-nm.com**

Applicant/Agent Information (if different from owner)

Company Name: **Orion West LLC**

Name: **Brian** (*First*) **Nenninger** (*Last*)

Address: **2213 Brothers Road** (*Street Address*) **Suite 800** (*Suite/Unit #*)

Santa Fe (*City*) **NM** (*State*) **87505** (*ZIP Code*)

Phone: **832-338-0364** E-mail Address: **brian.nenninger@orion-west.com**

Correspondence Directed to: ☐ Owner xx Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize Orion West LLC to act as my/our agent to execute this application.

Signed: _____ Date: 17 October 2023

(Dr. Scott Herbert)

Signed: _____ Date: _____

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, we will contact you regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Please contact the Land Use Department staff at (505) 955-6647 with any questions.

Submittal Checklist (Requirements found in Section 14-3.5 SFCC 1987)

One (1) 24"x36" or 11"x17" scalable plan set and 1 CD or Flashdrive with a PDF copy are required. Submittal requirements may vary based on the individual application and the requested zoning district. The City reserves the right to request additional information at any time during the review process. See Section 14-4 and 14-5 SFCC 1987 for rezoning regulations related to specific zones. Please include the following and check box to indicate submittal:

☒	Letter of Application (intent, location, acreage)	☒	Narrative addressing approval criteria below	☒	Legal Lot of Record, Legal Description	☐	Development Plan (see Section 14-3.8 SFCC 1987)	☐ NA	Landscape, Parking and Lighting Plan, Signage Specifications
						☒	No Development Plan		
☐ NA	Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	☒	Traffic Impact Analysis ***(if required)***	☐ NA	Archaeological Clearance ***(if applicable)***	☐ NA	Sewer and Water Plan (including profiles and details), letter of availability ***(if applicable)***	☐ NA	Phasing Plan ***(if applicable)***
☒	ENN Meeting Notes								

Rezoning Approval Criteria, Sections 14-3.5(C) and (D) SFCC 1987

(C) Approval Criteria

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:
  (i) there was a mistake in the original zoning;
  (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or
  (iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

(b) all the rezoning requirements of Chapter 14 have been met;

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

(D) Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

(2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning requirements.

Signature:  Date: **12 February 2024**

Updated 12-20-19

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
22*	9.12	Community Commercial	Community Commercial	5090 Rail Runner Loop	1050094065275000000
23	7.27	Office	Community Commercial	5040 Rail Runner Loop	1050094143308000000
24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

ORION West LLC
Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024

Dan Esquibel, Senior Planner
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Las Soleras <u>Rezoning</u> Application – change Zoning Districts for Master Plan Parcels 19, 20, 21, 23, 24 and 26 to a uniform C-2 District.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of submitting a rezoning application per the SFCC 14-3.5 – REZONINGS. This application is a companion to both a General Plan Amendment and Master Plan Amendment application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



The current Master Plan zoning districts along with the zoning districts proposed with this application are found in the table below. The combined area of Parcels 19 – 26 is 57.63 acres.

Table I. ***Las Soleras Parcels 19-26 proposed Zoning***

Parcel	Acres	Current Zoning District	Proposed Zoning District	Address Santa Fe, 87507	UPC Number
19	9.11	MU	C-2	5021 Rail Runner Loop	1050094200323000000
20	10.70	BIP	C-2	5091 Rail Runner Loop	1050094093244000000
21	4.70	C-1	C-2	5140 Rail Runner Loop	1049094529247000000
22*	9.12	C-2	C-2	5090 Rail Runner Loop	1050094065275000000
23	7.27	C-1	C-2	5040 Rail Runner Loop	1050094143308000000
24	6.18	C-1	C-2	4354 Beckner Road	1050094129338000000
25*	7.37	C-2	C-2	4552 Beckner Road	1050094041306000000
26	3.48	C-1	C-2	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification or Zoning requested*

The purpose of this application is to propose the rezoning of Las Soleras Master Plan Parcels 19, 20, 21, 23, 24, and 26 allowing for a uniform C-2, General Commercial Zoning District across parcels 19-26 collectively. The intent is to allow for the adjustment of existing lot lines needed to accommodate future development in a thoughtful and efficient manner. The consistent C-2 zoning can accommodate three story office along with retail services including full-service restaurants. This flexibility in use will provide an opportunity to pursue business and commercial uses that offer higher salaries and much needed services for the surrounding neighborhood.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses allowed in a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The rezoning of parcels to a C-2 District will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged within the site.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be zoned as C-2 General Commercial will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development. A uniform C-2 zoning across parcels 19-26 will make the relocation of lot lines an

administrative process enabling the site parcels to be easily configured to the needs and sizes of a variety of uses.

A future Rail Runner rail stop was originally envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. A uniform C-2 zoning district could accommodate uses that eventually establish this base level of ridership.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is zoned C-2 General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely and especially within C-2 Zoning districts.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as C-1. It is partially developed with the Presbyterian Medical Services Office Building recently opened in late 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire northern edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as C-1; R21; and R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12" water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10" sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site.
Thanks for your review and consideration of this application.

Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,



Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 – Rezoning Application
Approval Criteria Responses
February 12, 2024

The proposed rezoning of Las Soleras Master Plan parcels 19, 20, 21, 23, 24, and 26 from MU, BIP, and C-1 to a uniform C-2 is summarized in Table I.

Table I. ***Las Soleras Parcels 19-26 proposed Zoning***

Parcel	Acres	Current Zoning District	Proposed Zoning District	Address Santa Fe, 87507	UPC Number
19	9.11	MU	C-2	5021 Rail Runner Loop	1050094200323000000
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26	3.48	C-1	C-2	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification or Zoning requested*

SFCC 14-3.5 (C) REZONING - APPROVAL CRITERIA

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:

(i) there was a mistake in the original zoning;

Response: Not applicable

(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or

Response: As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 - 26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development.

Las Soleras parcels 19-26 have been referenced collectively as triggers for various infrastructure development – most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for parcels 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative

impact on Master Plan parcels 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue.

(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

Response: As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*
Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
Policy 4-4-G-4: *Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
Policy 4-4-G-6: *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
Policy 9-2-G-1: *Promote diversification of the Santa Fe economy; and*
Policy 9-2-G-2: *Promote increased job opportunities with higher wages for Santa Fe residents; and.*
Policy 9-2-G-3: *Support retail uses that serve the needs of Santa Fe residents and workers; and*
Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe; and*
Policy 9-2-G-5: *Promote small business.*

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The

intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

(b) all the rezoning requirements of Chapter 14 have been met;

Response: Yes, all zoning requirements of Chapter 14 have been met.

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

Response: As previously noted and in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2:	*There shall be a mix of uses and housing types in all parts of the city.*
Policy 4-1-G-2:	*Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
Policy 4-4-G-4:	*Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
Policy 4-4-G-6:	*Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
Policy 9-2-G-1:	*Promote diversification of the Santa Fe economy; and*
Policy 9-2-G-2:	*Promote increased job opportunities with higher wages for Santa Fe residents; and.*
Policy 9-2-G-3:	*Support retail uses that serve the needs of Santa Fe residents and workers; and*
Policy 9-2-G-4:	*Develop and maintain an attractive climate for conducting business in Santa Fe; and*
Policy 9-2-G-5:	*Promote small business.*

This rezoning request will be consistent with the General Plan upon approval of the companion General Plan Amendment application.

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

Response: The total acreage under consideration is 57.63, which is in conformance with the criteria set forth in the City Code. Once again, the rezoning application is consistent with the General Plans Goals for Growth Management.

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

Response: The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

Response: With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

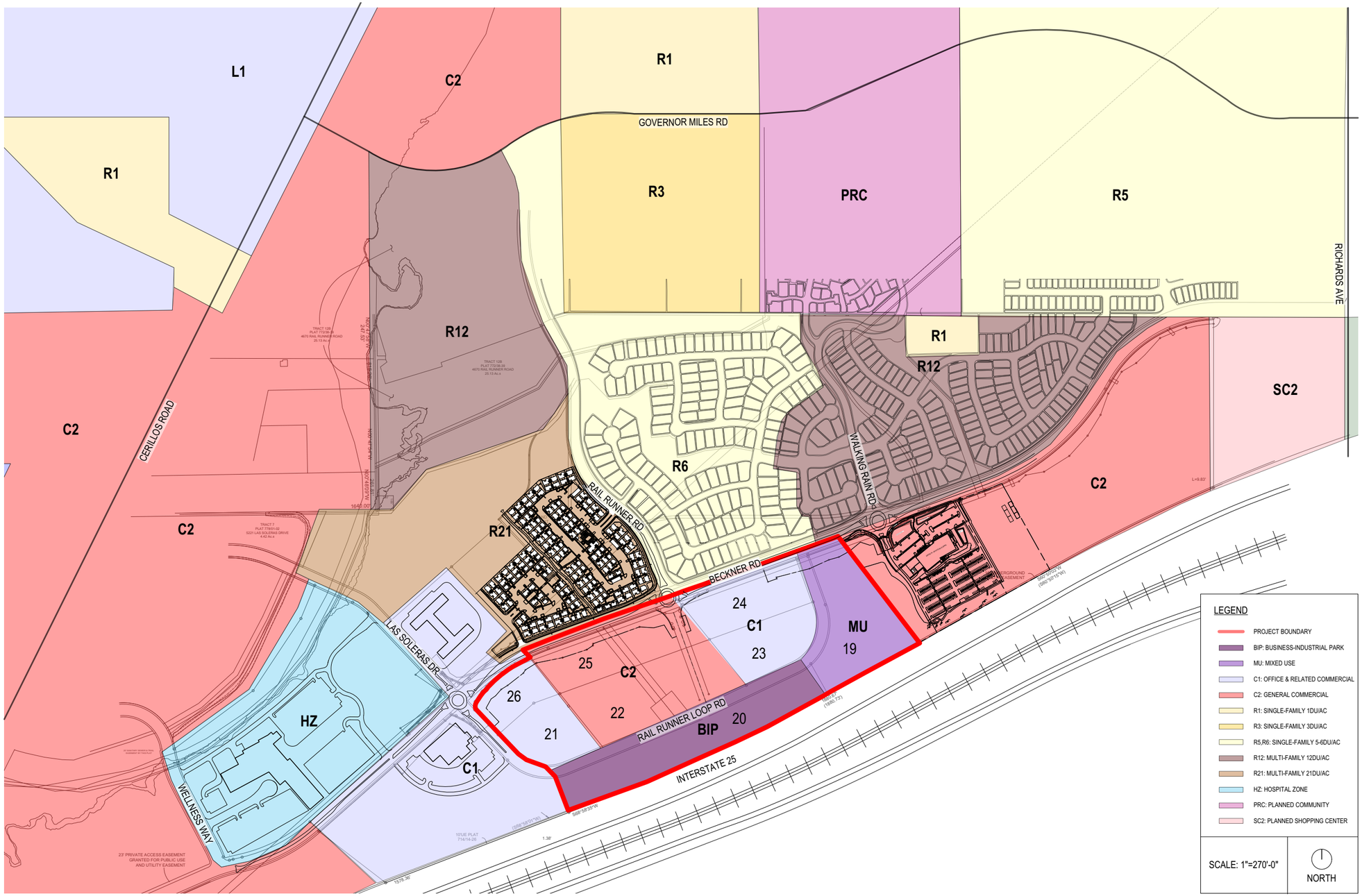
Response: The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

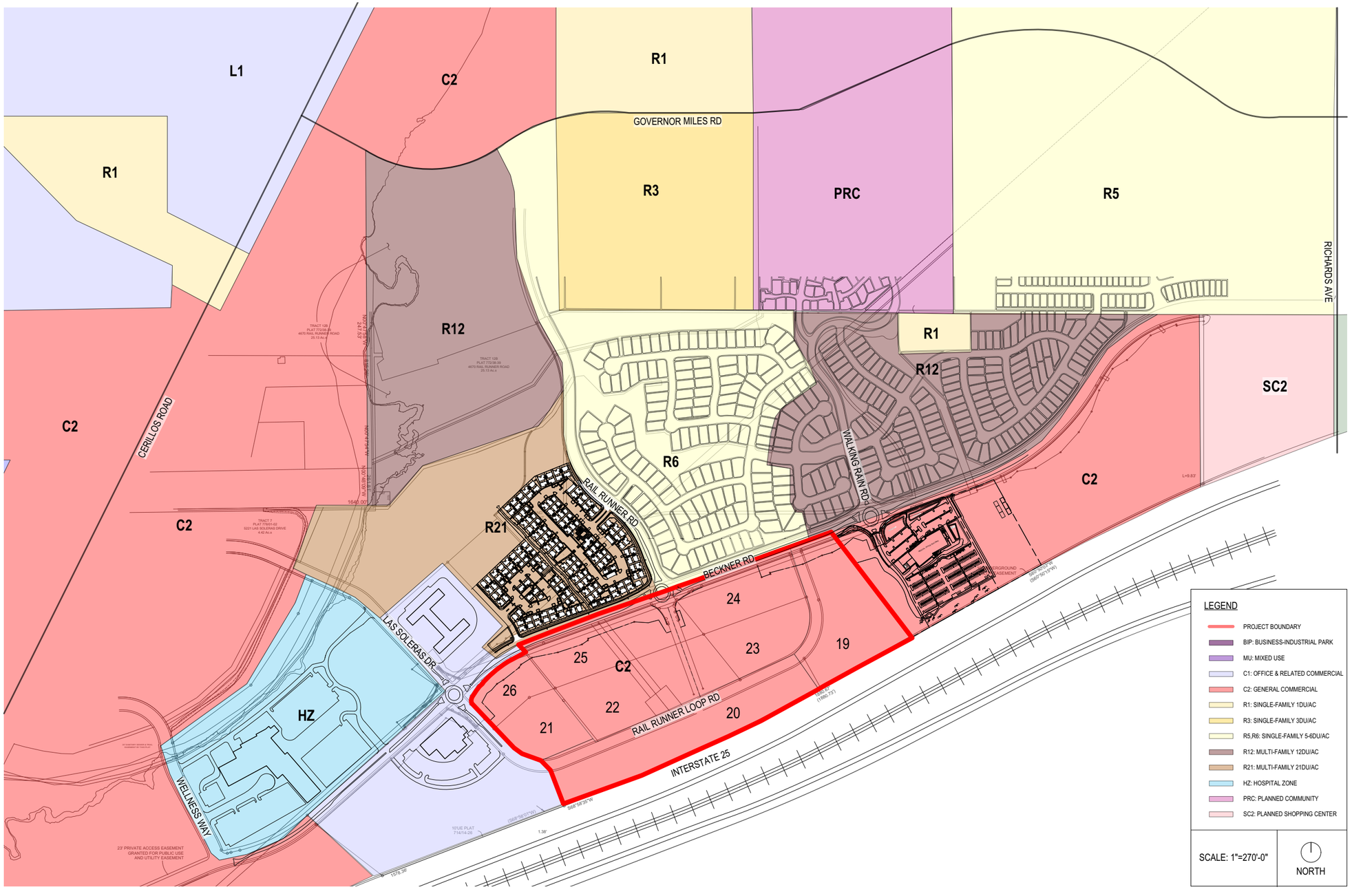
Response: As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

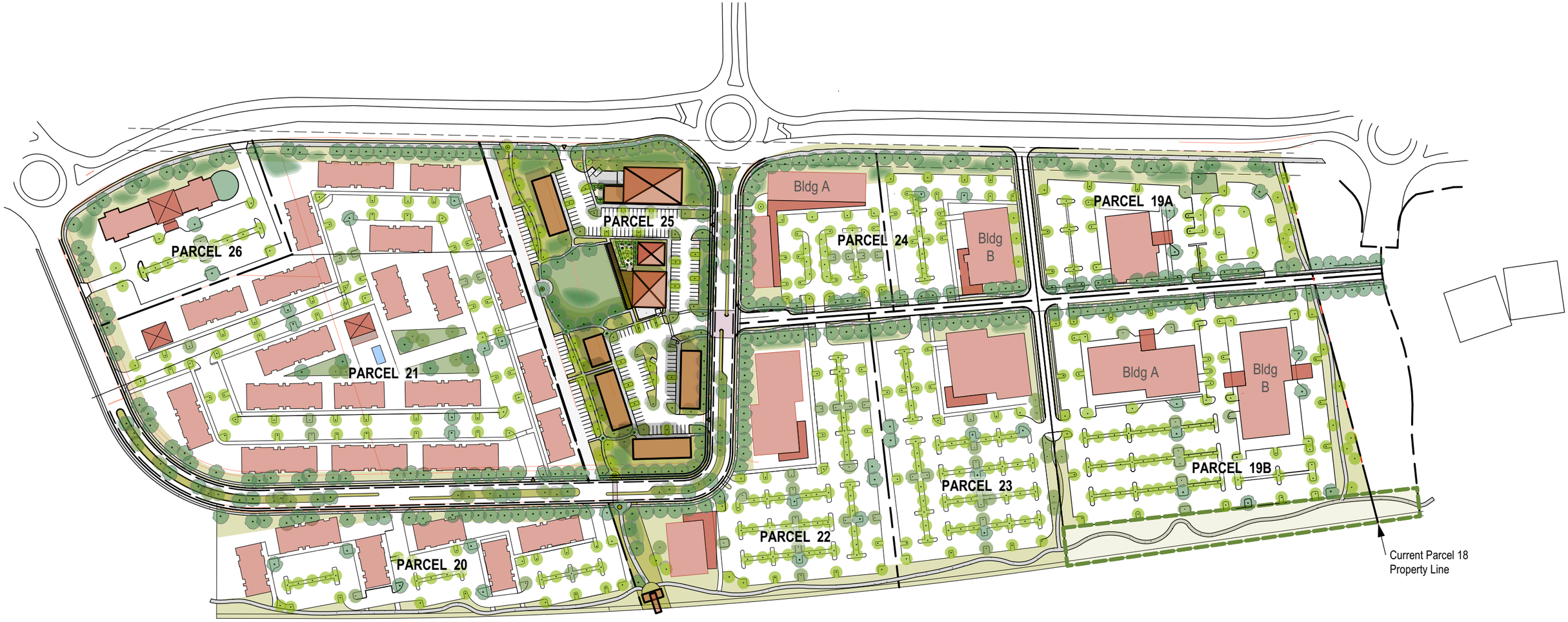
On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

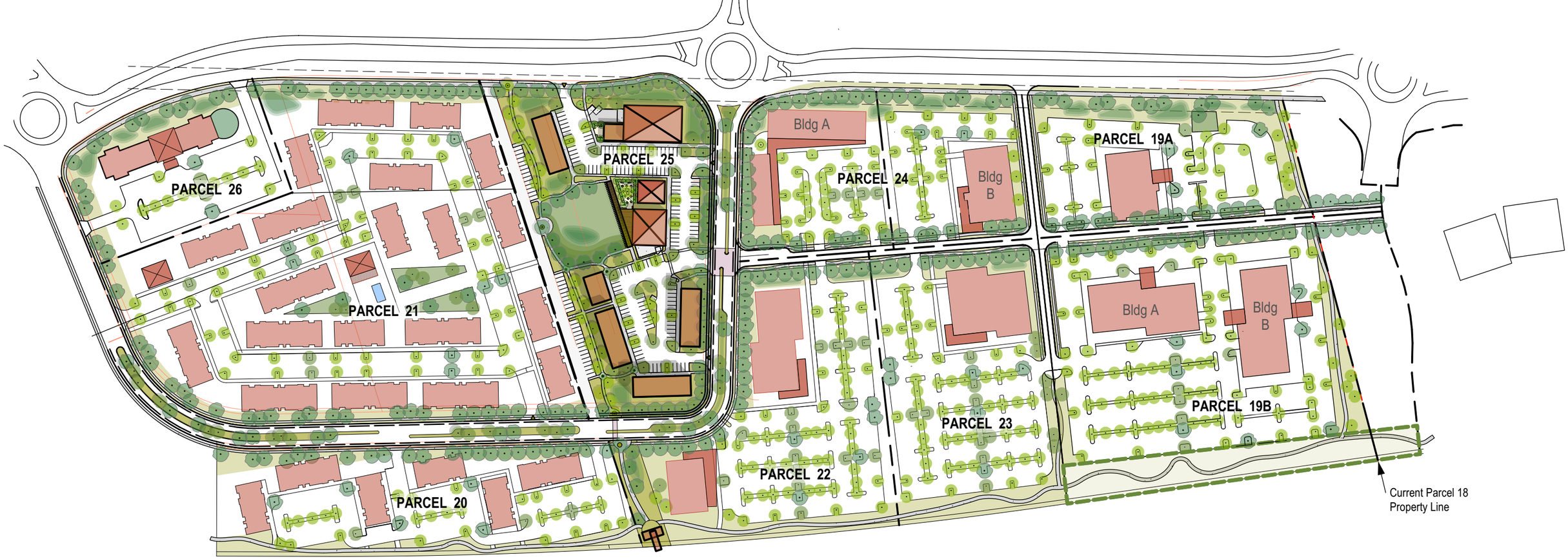
EXISTING ZONING



PROPOSED ZONING




PARCEL 26
PARCEL 25
PARCEL 24
Bldg A
Bldg B
PARCEL 19A
PARCEL 21
PARCEL 23
Bldg A
Bldg B
PARCEL 19B
PARCEL 22
PARCEL 20
Current Parcel 18
Property Line



OVERALL PARCEL DATA
February 12. 2024

NOTES: A. The following is only a test of possible parcels for the Las Soleras Parcels 19 - 26.
B. Building uses are conceptual only, based on ownership best estimates of market interests and do not indicate a required use for any parcel.
C. Building sizes are generic for text fit purposes only and do not reflect actual plans.
D. Parking layout is generic test of parking capacity and does not reflect any actual plans. The parking required minimum noted is best estimate if CoSF Parking Code is applied to building uses being tested. Parking assumes net leasable reduction of 10% for calculations.
E. All components of this test are subject to change and with that any estimates are subject to change.

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 19 A	4.08	Med Offices	15,000	30,000	2	135	171	east road, required city trail at east
PARCEL 19 B	8.97	Bldg A. Med Offices	25,000	75,000	3	676	482	east road, assumes partial structured parking, required O/S and required east and south city trails
		Bldg B. Med Offices	25,000	75,000	3			
PARCEL 20	5.20	Commercial	20,000	76,500	2 & 3	196	194	
PARCEL 21	12.85	Multi-Family	300-330 Units			375	455	

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 22	6.07	Commercial	24,000	79,000	1 & 3	205	316	eaat road, required Rambla
PARCEL 23	5.37	Med Offices	23,000	69,000	3	310	320	east road
PARCEL 24	4.85 Ac	Bldg A Comml/Retail	21500	28700	1 & 2	174	228	east road
		Bldg B Commercial	15,000	30,000	2			
PARCEL 25	6.20	Core-Mixed	See Core Test			See Core Test	See Core Test	required Rambla-Parklet
PARCEL 26	2.56	Hotel	95-100 Units			100	106	



Las Soleras Core

The Las Soleras Core is uniquely able to become the vibrant heart of southern Santa Fe. The Las Soleras Core is in an optimal location and size to host a variety of iconic neighborhood needs--a market, a restaurant, food-beverage outlets, neighborhood retail and commercial. Here is a conceptual look what the Core could be.

- Water harvesting along Becker and along Rail Runner Loop to capture stormwater to support a green edge of trees and native plants.
- Neighborhood Scale Market *(Size example: Kaune Market)*
- Food & Beverage *(Size example: Iconic Coffee)*
- Possible future road connection to east parcels would support an active engagement with lively Core
- Restaurant oriented toward "The Green" *(Size example: Rustica Resturant/SF Brewery)*
- The Long Zaguan would be a shady connector across the Green. An iconic feature with photovoltaic panels--conveying an embrace of art and environment.
- The Green repositions the required Master Plan parklet to be the heart of the Las Soleras Core. Where people can come to meet, eat, relax, and engage in small-scale community events such as music or recreation.
- Two-story buildings at the southern end of the Core would provide retail-commercial services spaces from which to serve the Las Soleras neighborhoods and south Santa Fe.
- The Rambla Trail system connects the Core with the surrounding residential neighborhoods, condominiums, senior living, apartments, office complexes, the regional hospital to the west. possible medical and education facilities, and a potential future rail raod station at I-25.

Las Solares Development Prototypes Data

Sept. 1, 2023

Notes: A. Test based on program and product prototypes

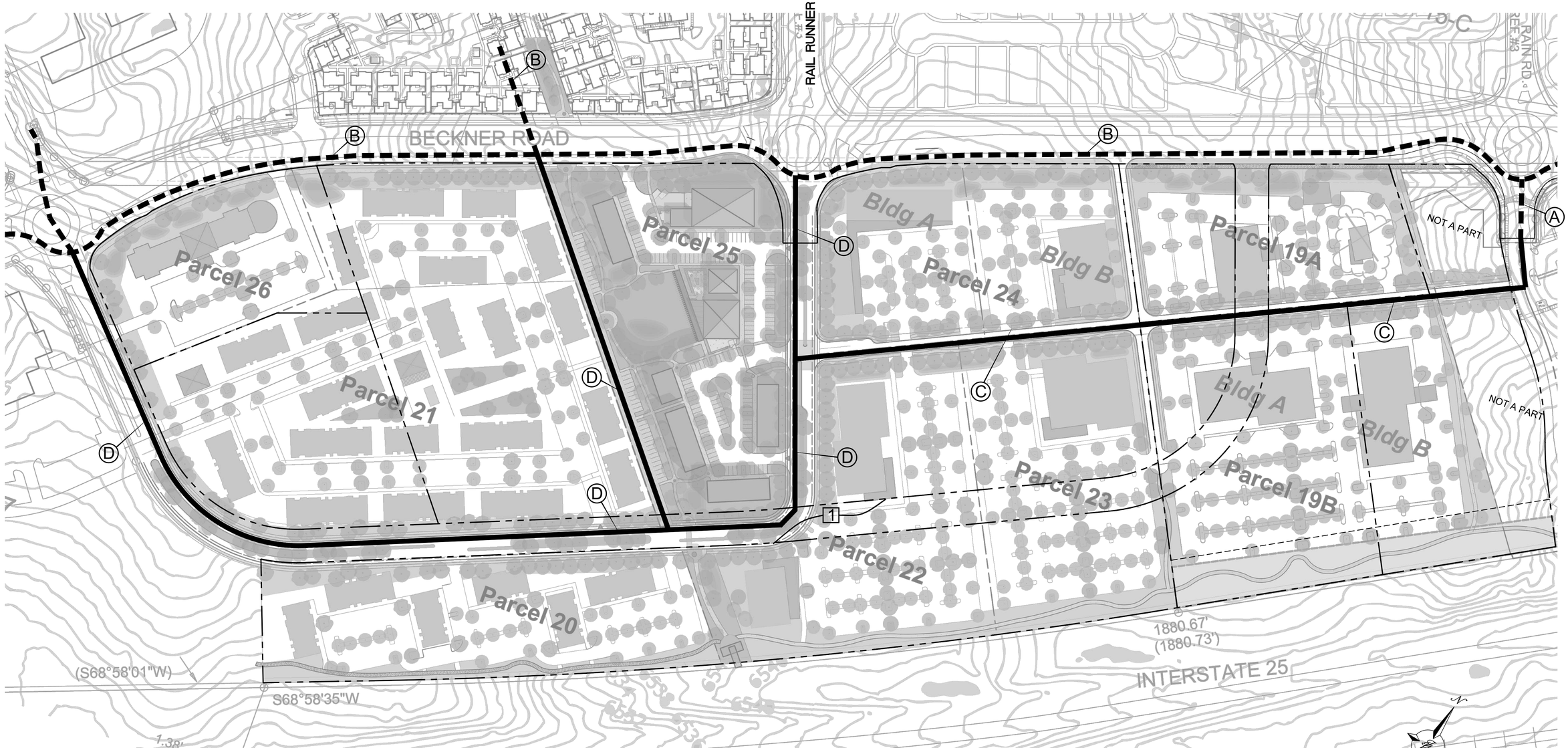
B. Applies CoSF development ordinance requirements

C. Test is for single story development.

D. Parking based on net lease (NL) of 10% reduction of gross square footage (GSF)

Opportunity: Consider asking CoSF to use a shared parking plan to increase density. Target would be for 10% shared of total provided.

Name	Plan Gross Sq. Ft.	Parking Required
Neighborhood Grocery		1 per 400 SF / NL
Market (La Montanita RG)	10400	24
Resturant		1 per 200 SF / NL
Resturant (Rustica/Ranch House)	6000	27
Food & Beverage		1 per 350 SF / NL
Space A	2025	8
Space B	3000	5
Commercial/Non-Medical Office		1 per 350 SF / NL
Commercial (Lena Street Lofts)	21900	62
Miscellaneous		
Kaune's Food Truck Area / Lot Info	6 Trucks	NA
	Total Parking Required	126
	Total Parking Per Test Plan	133
	Current Overage	7
	Remaining Capacity	2500 SF Approx



KEYED NOTES

1. EXISTING 8" WL
2. EXISTING 12" WL
3. PROPOSED 8" WL
4. PROPOSED 12" WL

NOTE

CONCEPTUAL WATER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26 SANTA FE, NM

CONCEPTUAL WATER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET #: TF-3

JOB #: 2023079

RAIL RUNNER RD

RAIL RUNNER ROUNDABOUT

BECKNER ROAD

Parcel 26

Parcel 21

Parcel 25

Parcel 24

Bldg A

Bldg B

Parcel 19A

Parcel 23

Parcel 22

Parcel 20

Parcel 19B

NOT A PART

NOT A PART

1880.67'
(1880.73')

INTERSTATE 25

(S68°58'01"W)

S68°58'35"W

1.38'

KEYED NOTES

(A) EXISTING 10" SAN SEWER LINE

(B) PROPOSED 8" SAN SEWER LINE

(C) PROPOSED 10" SAN SEWER LINE

NOTE

CONCEPTUAL SAN SEWER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26 SANTA FE, NM

CONCEPTUAL SANITARY SEWER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET # TF-4

JOB # 2023079

TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

January 3, 2024

Mr. Dan Esquibel
City of Santa Fe Water Division
200 Lincoln Avenue
Santa Fe, NM. 87501

RE: LAS SOLERAS 57 ACRE DEVELOPMENT
LAS SOLERAS PARCELS 19-26
WATER AND WASTEWATER LETTER

Dear Mr. Esquibel:

To ensure that the proposed General Plan land use classification of Community Commercial and associated proposed rezoning to a uniform C-2 district of the 57.63 acres of Las Soleras Master Plan parcels19-26 (located along the Southern edge of Beckner Rd between Las Soleras Dr and Walking Rain Rd) will not produce excessive demand on the existing water and sanitary sewer infrastructure in Beckner Rd, Tierra West LLC has prepared the following summary of existing water and sewer capacities and water and sewer flowrates for a conceptual design we are referencing as "Conceptual Test Fit A" for your review.

Sanitary sewer capacities were calculated assuming gravity flow along two of its segments – the segment from the roundabout at Las Soleras Dr to the roundabout at Rail Runner (along which the minimum slope is 0.73%), and another segment from Rail Runner to the roundabout at Walking Rain (along which the minimum slope is 1.05%). The capacity of the existing water main was calculated assuming an 11 ft/s flow velocity.

The capacity of both existing pipes was found to be sufficient to serve the property if developed per either the existing or proposed zoning, and the water and sewer flowrates for these conditions are summarized below.

For the first segment mentioned above (from Las Soleras Dr to Rail Runner), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 843 gpm with velocity 3.44 ft/s.

For the second segment mentioned above (from Rail Runner to Walking Rain), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 1,011 gpm with velocity 4.13 ft/s.

The peak sanitary sewer flowrate calculated for the development assuming development per the existing zoning was 150 gpm, For design Test Fit Concept "A" it is 191 gpm,

Water discharge was assessed for the existing 12" ductile iron main in Beckner using an assumed velocity of 11 ft/s and was calculated at 2,693 gpm.

The peak water flowrate calculated for the development assuming development per the existing zoning was 167 gpm with average irrigation flowrate 5.79 gpm, for design Test Fit Concept "A" it is 212 gpm with average irrigation flows at 5.52 gpm,

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannan P.E

JN: 2023079

RRB/eb/dd

Attachments:

Exhibit A: Conceptual Test Fit – A Site Plan
Exhibit B: Existing Zoning Water Budget
Exhibit C: Conceptual Test Fit – A Water Budget

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Existing Zoning Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19	396832	49604	MU - MID SZ RETL	* 384 GPD / 10k SF	-	3810	2.65	4.76	0.29
			IRRIGATION	0.68 AC of usable property	0.014 GPD/SF	415			
		* 118 units	MU - MULTI-FAM	** 100 GPD / person	*** 2.4 people / unit	28320	19.67	35.40	0.48
			IRRIGATION	1.14 AC of usable property	0.014 GPD/SF	695			
* Based on the density of units in Parcel 21 of Concept A				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application ** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
20	466092	116523	BIP - LT INDUSTRIAL	* 450 SF per Employee	* 44 GPD per Employee	11393	7.91	14.24	0.68
			IRRIGATION	1.61 AC of usable property	0.014 GPD/SF	982			
				* Based on a study by Metcalf & Eddy (2003). See note 3 of "Assumptions & References" at the bottom of this sheet					
21	204732	51183	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	16515	11.47	20.64	0.60
			IRRIGATION	1.41 AC of usable property	0.014 GPD / SF	860			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
22	397267	99317	C-2 - LARGE RTL	* 402 GPD / 10k SF	-	7985	5.55	9.98	0.97
			IRRIGATION	2.28 AC of usable property	0.014 GPD / SF	1390			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
23	316681	79170	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	25546	17.74	31.93	0.92
			IRRIGATION	2.18 AC of usable property	0.014 GPD / SF	1329			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24	269201	67300	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	21716	15.08	27.14	0.78
			IRRIGATION	1.85 AC of usable property	0.014 GPD / SF	1128			
*Assumed Maximum # of proposed units would be built				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
25	321037	80259	C-2 - MID SZ RETL	* 384 GPD / 10k SF	-	6164	4.28	7.70	0.62
			IRRIGATION	1.47 AC of usable property	0.014 GPD / SF	896			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
26	151589	37897	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	12228	8.49	15.29	0.44
			IRRIGATION	1.04 AC of usable property	0.014 GPD / SF	634			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
					TOTALS (GPM)		**93**	**167**	**5.79**
							AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**150**

Note:

1. All medical office and commercial buildings were assumed to be two-story buildings for comparison with the Concept A and B uses, which was factored in to the calculation of water flowrates in Gallons / Day
2. A floor area ratio of 0.25 was used to calculate all building sizes based on the existing zoning

Assumptions & References

1. Wastewater flowrates for office spaces comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
2. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
3. Industrial Park water use and number of employees determined through *Residential Water Use Research Project of the Johns Hopkins University and the Office of Technical Studies of the Architectural Standards Division of the Federal Housing Administration, 1963 and Metcalf & Eddy, Inc., 2003*

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Concept "A" Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19 A	118919	30000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	4840	3.36	6.05	0.23
			IRRIGATION	2.73 AC of usable property	0.014 GPD / SF	333			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-A	256568	75000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	12100	8.40	15.13	0.37
			IRRIGATION	5.89 AC of usable property	0.014 GPD / SF	539			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-B	140263	75000	MED OFFICES	75 SF / Employee	*11 GPD / Employee	12100	8.40	15.13	0.34
			IRRIGATION	4.73 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
20	215622	76500	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	11220	7.79	14.03	0.63
			IRRIGATION	4.95 AC of usable property	0.014 GPD / SF	906			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
21	559746	* 330 (units)	MULTI-FAMILY	100 GPD / person **	2.4 people / unit ***	79200	55.00	99.00	0.82
			IRRIGATION	12.85 AC of usable property	0.014 GPD / SF	1175			
	*Assumed Maximum # of proposed units would be built			** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
22	264409	79000	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	12745	8.85	15.93	0.64
			IRRIGATION	6.07 AC of usable property	0.014 GPD / SF	925			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
23	233917	69000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	11132	7.73	13.92	0.34
			IRRIGATION	5.37 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24 A	109771	28700	COMML/RETL	* 384 GPD / 10k SF	-	1102	0.77	1.38	0.27
			IRRIGATION	2.52 AC of usable property	0.014 GPD / SF	384			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
24 B	101495	30000	COMMERCIAL	* 384 GPD / 10k SF	-	1152	0.80	1.44	0.25
			IRRIGATION	2.33 AC of usable property	0.014 GPD / SF	355			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
25	270072	Unspecified (See Core Test)	CORE-MIXED	* 402 GPD / 10k SF	-	2714	1.88	3.39	1.05
			IRRIGATION	6.20 AC of usable property	0.014 GPD / SF	1512			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
26	111514	* 100 (units)	HOTEL	65 gallons per person per day	** 120 GPD / Unit	12000	8.33	15.00	0.27
			IRRIGATION	2.56 AC of usable property	0.014 GPD / SF	390			
	*Assumed Maximum # of proposed units would be built			* Based on Daily Water Consumption Rates for Motels (Dewberry, 2008, pg 644)					
						TOTALS (GPM)	**111**	**200**	**5.21**
							AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**180**

Assumptions & References

1. Parcels 21 and 26 B will have the maximum amount of units proposed per the conceptual site plan.
2. Wastewater flowrates for office and coffee shop uses comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
3. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
4. Assumed Parcels 20, 22, would be used for medical offices and Parcel 25 Would be used for retail

ORION West LLC
Development | Land Use | Planning |
Project Management
PO Box 5744, Santa Fe, NM 87502-5744

EARLY NEIGHBORHOOD MEETING NOTES

Project Name:	Las Soleras
Project Location:	4200 Beckner Road
Project Description:	Development Plan Amendment for Development Plan with Summary Plat/Lot Split for proposed 141-unit Apartment Complex
Applicant:	
Agent:	Orion West LLC
ENN Meeting Date:	14 November 2023
ENN Location:	Via Zoom
Application Type:	General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.
Land Use Planner:	Dan Esquibel
Attendance:	**City of Santa Fe:** Dan Esquibel **Developer Team:** Brian Nenninger (Agent), Maureen Mestas (Agent), Scott Herbert, Dave Delgado, Karl Sommer, Esq. **Neighborhood/Public:** 1 attendee. An unidentified neighbor who was on a non-video tile but did not identify him/herself or speak.

Notes/Comments:

14 November 2023/ 5:30 – 6:12pm Meeting

The meeting started at approximately 5:39pm. Roll call and introduction of those attending was held. Dan Esquivel indicated that he would like to wait an additional few minutes to allow others to log in. After a brief wait, the meeting continued without any additional attendees.

Brian Nenninger then introduced the Developer Team.

Brian Nenninger informed the group that this ENN is for the purposes of noticing a General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5 of all parcels in the Las Soleras Master Plan; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.

Highlights Brian shared during the presentation included:

The property is located within the 545 acre Las Soleras Master Plan Subdivision that was first created via an annexation ordinance in 2009. Since 2009 the Master Plan has been amended multiple times – the most recent being October 2019.

- Eight (8) existing legal parcels that together comprise 57.63-acres.
- Existing Zoning:

C-2: Two parcels
C-1: Four parcels
MU: One parcel
BIP: One parcel

- Master Plan Items that need to be "Cleaned Up."

Rail Runner Loop Road realignment to meet Rail Runner Road
Lot Line adjustments and resizing of parcels to better accommodate Commercial Users
Rambla open space design including location of "parklet."

The Applications that are being shared in the ENN are:

- General Plan Amendment Application
- Master Plan Amendment Application

Address Realignment of Rail Runner Loop Road
Propose modification to Rambla width.
Propose flexibility of "parklet" location along the Rambla
Discussion of Master Plat/Parcel Realignment

- Rezoning Application

Propose C-2 Zoning for eight parcels.

- Planned Unit Development (PUD) Application under consideration/discussion.

with City of Santa Fe

Brian wanted to take particular note that this is not an application for Development Plan Per the Santa Fe City Code. Qualified development/building construction will require separate Development Plan Applications, ENNs and Planning Commission Hearings.

He further stated that the proposed rezoning, along with the General Plan and Master Plan amendments lay the groundwork for better development needed to meet local market demands.

Those possible mix of uses for local market demand are:

- Neighborhood Commercial Retail, such as, Restaurants, Bakeries, Pubs, Coffee Shops, Marketplace/Grocery Coop, Copy/Printing, Dry Cleaning, Pharmacy
- Office (including Medical Office)
- Medical Education
- Multifamily Residential
- Hotel

Las Soleras Junction has transit-oriented improvements, specifically:

- Completion of Las Soleras bridge (triggered by 20 acres and 300,000 sf of development of parcels 19-26.)
- Further build out of Las Soleras trails system including the Rambla and "Parklet"
- Additional Bus stop/access on Rail Runner Loop Road
- Place holder for future Rail Runner Stop

Las Soleras Junction is a work in progress. Conceptual test fits to understand options for flow of pedestrians and vehicles within the site. Engineering and Design of Las Soleras Bridge to complete Las Soleras Drive from Cerrillos to Beckner. Utility and Traffic Study activity will be required. Design Guidelines are being developed to provide a cohesive, responsible, and pleasing experience for those who use and access the site. Guidelines will stay within the Santa Fe City Code and address, Architecture Concepts, Landscape Design, Lighting, Trails, Sidewalk and Roadway Connectivity to and within the site.

Brian then summarized the intention of the applications for this ENN, those key points being:

- Clean up issues in the Master Plan created from past developments/amendments. including the realignment of Rail Runner Loop Road with the relocated Rail Runner Road.
- Lay the groundwork for more effective use of parcels 19-26 through consistent zoning to allow for administrative lot line adjustments.
- Provide greater flexibility in providing neighborhood retail services including Food and Beverage. Uses brought to the site will be driven by the local and area market.
- Facilitate the completion of Las Soleras Drive and Bridge connecting Cerrillos to Beckner.

Brian opened the ENN for questions from the City Staff and neighbors. No one in attendance who was believed to be a neighbor asked to speak. No neighbor or other interested party was on the CHAT feature to ask questions.

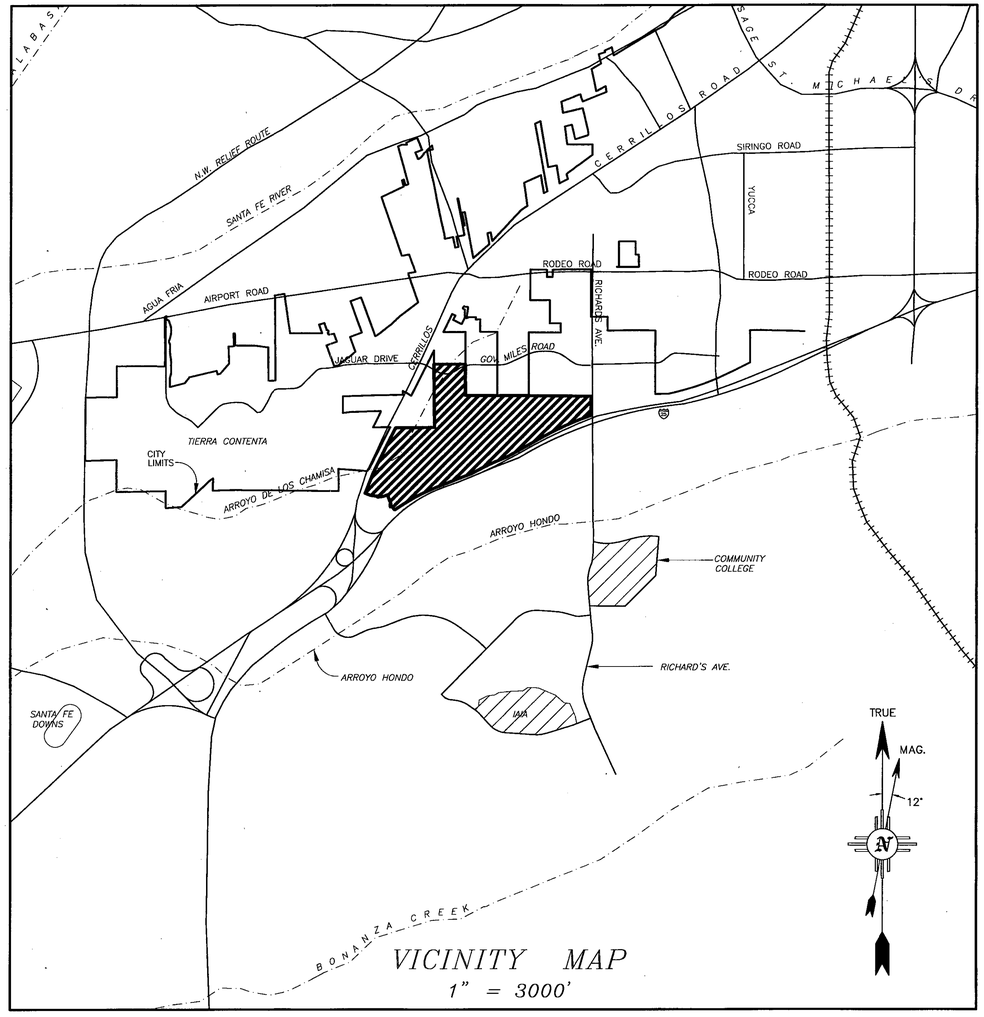
There was a brief discussion between Dan Esquivel and Brian Nenninger about the status of the applications after the meeting. The meeting was then adjourned by Dan Esquivel.

**********END**********

LAS SOLERAS

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS

714014



VICINITY MAP
1" = 3000'

TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.

OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS COMMUNITY DESIGN, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS OESTE LTD. CO.
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113
(505) 262-2323

PRESBYTERIAN HEALTHCARE SERVICES,
A NEW MEXICO NONPROFIT CORPORATION
DIANE FISHER, SECRETARY
P.O. BOX 26666
ALBUQUERQUE, NM 87125
(505) 841-1234

LAS SOLERAS DEL SUR, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

GERONIMO EQUITIES, LLC
FRED GARDNER, MANAGING MEMBER
9400 SAN RAFAEL, NE
ALBUQUERQUE, NM 87109
(505) 271-1944

MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
ALBUQUERQUE, NM 87158
(505) 241-4442

CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
SANTA FE, NM 87501
(505) 995-1200

CONSULTANTS:

JAMES W. SIEBERT & ASSOCIATES, INC.
915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

COMMUNITY DESIGN & ARCHITECTURE
350 FRANK OGAVE PLAZA, FIFTH FLOOR
OAKLAND, CA 94612
(510) 839-4568

TERRY BROWN
P.O. BOX 92051
ALBURQUERQUE, NM 87199
(505) 883-8807

DAWSON SURVEYS INC.
2501 CAMINO ENTRADA
SANTA FE, NM 87501
(505) 471-6660

SOMMER, KARNES & ASSOCIATES, P.A.
2000 W. MARCY ST. #142
SANTA FE, NM 87501
(505) 989-3800

INDEX TO SHEETS

LIST OF SHEETS	SHEET NUMBER
PLANNING	
COVER SHEET	P-1
TOPOGRAPHY & NATURAL DRAINAGE	P-2
EXISTING CONDITIONS MAP	P-3
VICINITY LAND USE MAP	P-4
ANNEXATION MASTER PLAN	P-5
CONDITIONS OF APPROVAL	P-6
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SEWER PLAN - EXISTING & FUTURE	P-10
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CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF DECEMBER 18, 2008. AS CASE #'s M2008-27, M-2008-28, SD 2008-15 & ZA 2008-11.

CHAIRPERSON — 2-22-10 DATE

PLANNING COMMISSION SECRETARY — 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009. AS ORDINANCE NO. 2009-6

MAYOR — 2/22/10 DATE

ATTEST BY CITY CLERK — 2-24-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, A.D. 1891 NEW MEXICO

CITY REVIEW

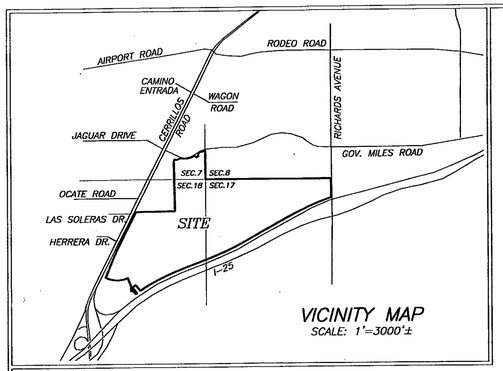
CITY ENGINEER — 02/22/10 DATE

CITY PLANNER — 2.22.10 DATE

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010
		DRAWN BY: PST/HP	CHECKED BY: JWS
	COVER SHEET	REVISED: 1/18/10	–
		WORKED ON: 1/18/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXCOV-12
		NORTH:	SHEET: P-1

X:\2010\20026\10-01\DWG\MSPLN\0-1026 ANXCOV-12.DWG



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

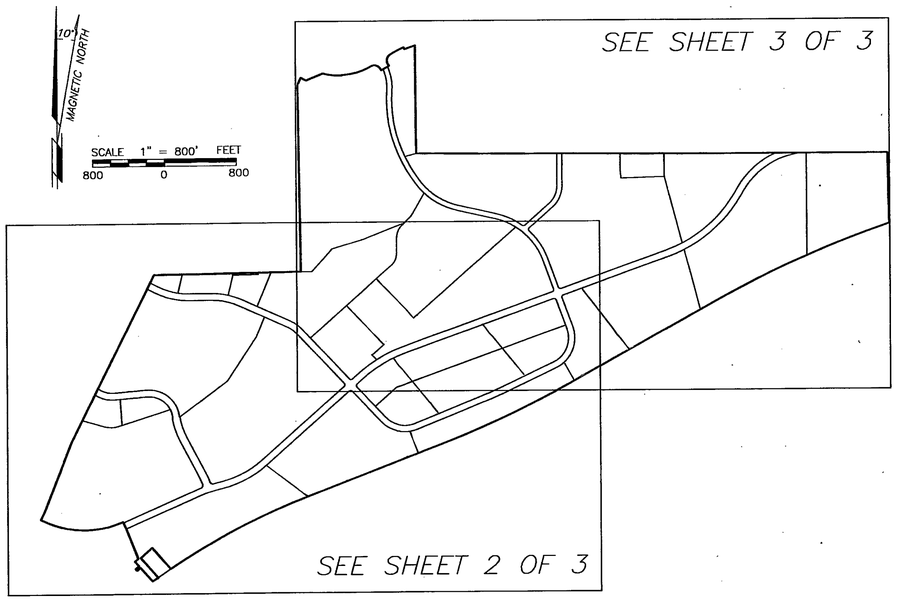
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

10-9-09
ATTEST: COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-17-09 DATE
AS ORDINANCE # 2009–6

2-22-10
MAYOR: DAVID COSS DATE

2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 DATE AS CASE # SD–2008–15, M–2008–27, M–2008–28, ZA–2008–11

2-4-10
CHAIR DATE

2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

STATE OF NEW MEXICO)SS 159245
COUNTY OF SANTA FE)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 8:38 o'clock AM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

UTILITIES

9-23-09
QWEST COMMUNICATIONS, INC. (TELEPHONE) DATE

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

Susie Rogers Sr. ROW Agent 09/04/2009
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) DATE

9-23-2009
NEW MEXICO GAS COMPANY DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S–1

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET (200 0 200)

CERRILLOS ROAD US 85 N.M.P. I-025-5(3) (WIDTH VARIES)

LAS SOLERAS DRIVE 76' R/W

BECKNER ROAD 76' R/W

BECKNER ROAD 92' R/W

RAIL RUNNER ROAD 70' R/W

CROSSING AT CHAMISO 66' R/W

N.M.P. I-025-5(36)272 INTERSTATE 25 (WIDTH VARIES)

(1) 35.68 Ac.± 5407 BECKNER ROAD

(2) 2.60 Ac.± 5500 CROSSING AT CHAMISO

(3) 2.60 Ac.± 5508 CROSSING AT CHAMISO

(4) 34.81 Ac.± 5300 LAS SOLERAS DRIVE

(5) 1.20 Ac.± 5301 LAS SOLERAS DR.

(6) 3.00 Ac.± 5251 LAS SOLERAS DRIVE

(7) 2.63 Ac.± 5221 LAS SOLERAS DRIVE

(8) 39.03 Ac.± 4981 BECKNER ROAD

(9) 43.69 Ac.± 4780 RAIL RUNNER ROAD

(10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE

(11) 28.32 Ac.± 4850 RAIL RUNNER ROAD

(19) 9.17 Ac.± 5001 RAIL RUNNER ROAD

(20) 10.70 Ac.± 5151 RAIL RUNNER ROAD

(21) 4.70 Ac.± 5190 RAIL RUNNER ROAD

(22) 10.21 Ac.± 5150 RAIL RUNNER ROAD

(23) 5.09 Ac.± 5002 RAIL RUNNER ROAD

(24) 5.97 Ac.± 4354 BECKNER ROAD

(25) 8.01 Ac.± 4552 BECKNER ROAD

(26) 3.78 Ac.± 4756 RAIL RUNNER ROAD

(27) 22.67 Ac.± 4980 BECKNER ROAD

(28) 21.77 Ac.± 5152 BECKNER ROAD

(29) 1.18 Ac.± 5400 BECKNER ROAD

N/F VOLA VALE HORST FAMILY TRUST 1700/766

N/F CLOVERDALE, LLC 1641/397–400

N/F RUTLEDGE 990/222

TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910

FORMERLY "CHAMISO CROSSING" 659/146 690/29

10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 7

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 6

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 5

20' WATERLINE EASEMENT 1179/363–368

20' WATERLINE EASEMENT 1177/468–470

20' WATERLINE EASEMENT 1177/471–473

20' WATERLINE EASEMENT 1177/471–473

10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT

100'x100' EFFLUENT TANK EASEMENT GRANTED BY THIS INSTRUMENT

20' SEWERLINE EASEMENT 2177/228–232 (100' ON 560/031)

20' SEWERLINE EASEMENT 2177/228–232 (100' WIDE ON PLAT 560/031)

EASEMENT SHOWN AS 100' WIDE (IN ERROR) ON PLAT 560/031

10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT

DOUBLE HATCH DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

50' P.N.M. EASEMENT 156/049 (WITHIN SEC. 18)

50' P.N.M. EASEMENT 156/049 (WITHIN SEC. 17)

10' P.N.M. & US WEST EASEMENT 1919/907

20' SANITARY SEWER EASEMENT 449/015

QWEST UTILITY EASEMENT INSTR.#1519188

7.5' SIDEWALK EASEMENT 248/028

10' P.N.M. EASEMENT 1209/709

SEPARATE 24' ACCESS EASEMENTS, FOR BENEFIT OF P.N.M., AND C.P. BRYANT 1209/705 934/123–131

10' P.N.M. EASEMENT 1209/709

24' ACCESS & UTILITY EASEMENT FOR BENEFIT OF CHARLES P. BRYANT PROPERTY 934/123–131

BRYANT PROPERTY

WESTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (DERIVED FROM PENDING LOMA)

EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08) FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.

CLOMR FLOOD BOUNDARIES CASE# 08-06-2258R

23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

C/L 90' ACCESS AND UTILITY RAMBLA EASEMENT

182' WIDE ACCESS & UTIL. RAMBLA EASEMENT

OLD LOT LINES (TYPICAL)

NEW LOT LINES (TYPICAL)

LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428

LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824

LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039

LOT 2B N/F THE TANAGER CO. 1754/595

(LOT 1A P.N.M.) 344/014 1209/701 5' P.N.M. EASEMENT 1209/709

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.08'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	S50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

SHEET 2 OF 3
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-2

GOVERNOR MILES ROAD

714020

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F — DENOTES REBAR, OR AS SHOWN, FOUND.
- ● — DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • — DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) — DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

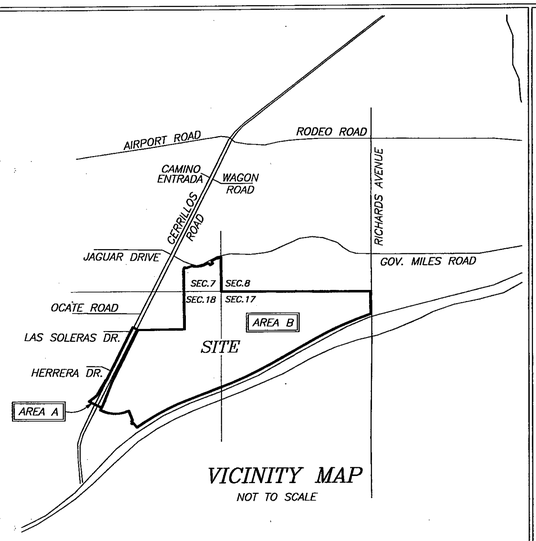
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008-15 FILE# 8348 DATE: 8/26/09

S-3



VICINITY MAP

NOT TO SCALE

SURVEYORS CERTIFICATE

I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS#7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- ∘ DENOTES CALCULATED POINT, NOT SET
- ——— DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ——, PAGE ——. INST NO. 1592456
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:22 o clock PM, and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

ANNEXATION DESCRIPTION AREA "A"

ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.88 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 337.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S30°04'14"W, 99.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"

ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"W, 92.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 49.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'49"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°55'29"W, 792.93 FEET;
THENCE N89°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N00°25'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N23°59'52"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'59"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'59"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°05'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N8°17'25"W, 213.26 FEET;
THENCE S68°01'32"W, 204.06 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA	
TOTAL AREA	561.65 ACRES
ANNEXATION AREA A	16.35 ACRES
**ANNEXATION AREA B	545.30 ACRES
ANNEXATION A PERIMETER	6785 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS	2101 FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS	31%
ANNEXATION B PERIMETER	26726 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS	4517 FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS	17%
TOTAL ANNEXATION PERIMETER	27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS	6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS	24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON. ROADS DEDICATED BY COUNTY RESOLUTION 2007-98 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/16/2013 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24 DAY OF September, 2009

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC-STATE OF NEW MEXICO My Commission Expires: 5/23/2011

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 7th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK. 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12th DAY OF November, 2009

OFFICIAL SEAL LINDA J. VANAUKER Notary Public State of New Mexico My Commission Expires: 2-12-11

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)

BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009

NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

714015

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE

ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE

CITY PLANNER — 02.10.10 DATE

CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — 2-22-10 DATE

ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:
12/18/2008 DATE AS CASE # SD-2008-15
M-2008-27
M-2008-28
ZA-2008-11

CHAIR — 2-4-10 DATE

SECRETARY — 3/9/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

SHEET 1 OF 3

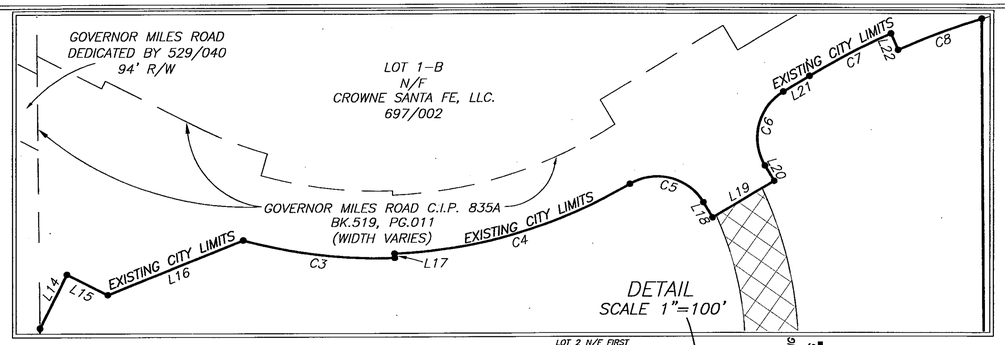
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

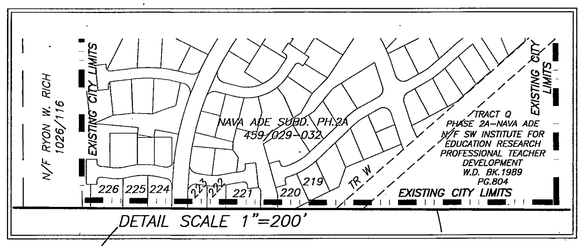
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-4

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'





714016

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1"=400'
400 0 400

POB AND TIE POINT
NMC83
1681259.25N
1706314.91E

ANNEXATION AREA "A" 16.35 Ac.±

ANNEXATION AREA "B" 545.30 Ac.±

SEE SHEET 3 OF 3 FOR NEW ROAD DEDICATION ALIGNMENT

ALL HATCHED ROAD AREAS INDICATE PORTIONS OF ROADWAYS BEING VACATED BY THIS PLAT. (SEE DEDICATION, CONSENT AND AFFIDAVIT ON SHEET 1)

NMC83
168582.82N
1714506.16E

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

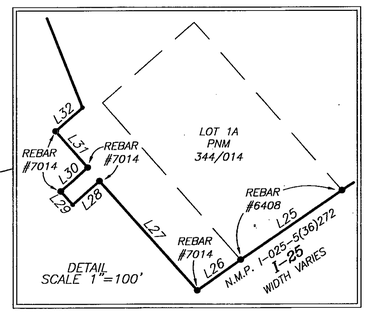
"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.



SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-5

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
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C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°42'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'26"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ⊕ DENOTES REBAR, OR AS SHOWN, FOUND
- ● DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • DENOTES CALCULATED POINT, NOT SET
- DENOTES EXISTING LOT LINES
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

714017

SCALE 1"=300'
300 0 300

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002
GOV. MILES RD.
EXISTING CITY LIMITS
C/L TIE N59°03'01"E 100.00'
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F SHANNON 249/976
N/F RYON W. RICH 1026/116
SANTA FE COUNTY
TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
NAVA ADE SUBD PH.2A 459/029–032
LOT 3 N/F BUILDING SERVICES OF SANTA FE 560/040
RICHARDS AVE.
LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1319415
N/F KOBURI 2298/179
LOTS 1 & 2 N/F CANVASBACK CO. 1347/058
LOTS 1,2,3 N/F WORCESTER/CATE INSTR.#1452304
N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397–400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
CERRILLOS ROAD
DANCING GROUND ROAD 56' R/W
RAIL RUNNER ROAD 57' R/W
S77°19'58"E 426.56'
N48°27'26"E 415.20'
N00°07'07"E 399.51'
S89°53'02"E C/L TIE 1138.03'
269.12' S89°42'01"E C/L TIE
25'RADIUS (TYPICAL THIS INTERSECTION)
76' R/W BECKNER ROAD
S70°04'36"W
1312.12'
S19°55'24"E 409.30'
BEARINGS AND DISTANCES ARE FOR ROAD CENTERLINES (TYPICAL)
LAS SOLERAS DRIVE 76' R/W
S65°42'17"E 802.08'
C/L TIE N26°33'49"E 136.50'
475.83' N26°32'59"E C/L TIE
S85°30'44"W 368.21'
76'R/W 86'R/W CROSSING AT CHAMISO R/W VARIES
S27°52'42"E 466.27'
35' RADIUS (TYPICAL THIS INTERSECTION)
1291.49'
BECKNER ROAD 76' R/W
S66°13'00"W
PORTION OF BECKNER ROAD ALREADY DEDICATED WITH SANTA FE COUNTY RESOLUTION #2006–199
92'R/W BECKNER ROAD
TRADITIONAL C/L (NOT FOR CONSTRUCTION)
917.09'
C/L TIE S22°13'53"E 38.01'
C/L TIE N26°35'03"E 46.00'
C/L TIE S00°05'15"E 46.01'
LOT 2A–1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A–2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 1B PNM
834.06'
S43°25'33"E 533.22'
1821.56'
BECKNER ROAD 76' R/W
25'RADIUS (TYPICAL THIS INTERSECTION)
888.62'
N67°41'41"E
664.37'
N64°35'21"E
RAIL RUNNER ROAD 70' R/W
S48°27'26"W
N.M.P. I–025–5(36)272
I–25
WIDTH VARIES
OPEN SPACE TRACT A
LA PRADERA SUBDIVISION 612/024
OPEN SPACE TRACT C
TRACT A N/F LOUISE BURTRAM 704/724
TRACT D 165/35
TRACT C 165/35
TRACT B 165/35
TRACT A
N/F JANE AND GENE PETCHESKY
LOT 1 N/F GILLENTINE
LOT 6
LOT 2 CHURCHILL ESTATES SUBD

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

NOTE:
ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT–OF–WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBDIVISION PLAT APPROVAL.

ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE–ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS EVIDENCED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008–28

S-6

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE

REFER TO "LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC." SHEETS 1, 2, AND 3 OF 3, BY GARY E. DAWSON, DATED 8/26/09, FOR OTHER EASEMENTS WITHIN THIS PROPERTY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON — NEW MEXICO — 7014 — REGISTERED PROFESSIONAL SURVEYOR

ZONING LEGEND

C-2	– GENERAL COMMERCIAL
SC-2	– COMMUNITY COMMERCIAL
C-1	– OFFICE
BIP	– BUSINESS INDUSTRIAL PARK
HZ	– HOSPITAL ZONE–LAS SOLERAS
MU	– MIXED USE
RM-1	– RESIDENTIAL HIGH DENSITY
RM-LD	– RESIDENTIAL MEDIUM DENSITY
R-6	– RESIDENTIAL LOW DENSITY

GOVERNOR MILES ROAD

714021

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

GOVERNOR MILES ROAD 519/011

PARCELS A & B N/F TRUJILLO 319/972

N/F PAUL & NANCY LEWIS 1009/780

N/F DALLAS KELLY SHANNON 791/742

N/F SHANNON 249/976

N/F RYON W. RICH 1026/116

NAVA ADE SUBD PH.2A 459/029–032

DANCING GROUND ROAD

TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

106' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21–22

N/F FIRST NATIONAL BANK OF SANTA FE LOT 1 INSTR.#1314415

N/F KOBIR 2288/179

N/F CANNEBACK CO. LOTS 1 & 2 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F RUTLEDGE 980/222

PAN AM. HOLD

R-6 (13) 6.80 Ac.± 4601 RAIL RUNNER ROAD

RM–LD (12) 50.09 Ac.± 4600 RAIL RUNNER ROAD

R-6 (14) 22.16 Ac.± 4781 RAIL RUNNER ROAD

RM–LD (15) 52.57 Ac.± 4251 BECKNER ROAD

R-1 (16) 3.02 Ac.± 4161 WALKING RAIN

SC–2 (17) 20.21 Ac.± 3750 BECKNER ROAD

C–2 (18) 48.99 Ac.± 4000 BECKNER ROAD

MU (19) 9.17 Ac.± 5001 RAIL RUNNER ROAD

BIP (20) 10.70 Ac.± 5151 RAIL RUNNER ROAD

C–2 (22) 10.21 Ac.± 5150 RAIL RUNNER ROAD

C–1 (21)

RM–1 (9) 43.69 Ac.± 4780 RAIL RUNNER ROAD

C–1 (10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE

C–2 (25) 8.01 Ac.± 4552 BECKNER ROAD

C–1 (24) 5.97 Ac.± 4354 BECKNER ROAD

C–1 (23) 5.09 Ac.± 5002 RAIL RUNNER ROAD

C–1 (26) 3.78 Ac.± 4756 RAIL RUNNER ROAD

RAIL RUNNER ROAD 57' R/W

DANCING GROUND ROAD 56' R/W

BECKNER ROAD 76' R/W

RAIL RUNNER ROAD 70' R/W

50' P.N.M. EASEMENT

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

180' RAMBLA EASEMENT

90' RAMBLA EASEMENT

185' RAMBLA EASEMENT

N.M.P. I–025–5(36)272 I–25 INTERSTATE (WIDTH VARIES)

TIE POINT NMC83 1681790.32N 1714518.95E

SCALE 1" = 200 FEET (200 0 200)

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

SHEET 1 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S-9

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

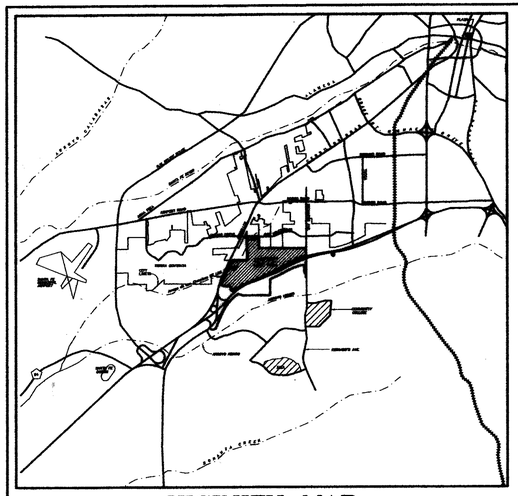
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL. REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397-400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
N00°47'54"W
N00°48'09"W 261.81'
REBAR
1" PIPE
1640.00'
N89°17'08"E
979.03'
REBAR #7014
CERRILLOS ROAD - US 85 N.M.P. I-001-5(3) (WIDTH VARIES)
N26°33'49"E 804.53'
1098.24'
437.94'
T-RAIL STA. 1581+62
C-2 (4) 34.81 Ac.± 5300 LAS SOLERAS DRIVE
C-2 (5) 1.20 Ac.± 5301 LAS SOLERAS DR.
C-2 (6) 3.00 Ac.± 5251 LAS SOLERAS DRIVE
C-2 (7) 2.63 Ac.± 5221 LAS SOLERAS DRIVE
LAS SOLERAS DRIVE 76' R/W
RM-1 (9) 43.69 Ac.± 4780 RAIL RUNNER ROAD
C-1 (10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE
MU (11) 28.32 Ac.± 4850 RAIL RUNNER ROAD
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
50' P.N.M. EASEMENT
BECKNER ROAD 76' R/W
C-1 (24) 5.97 Ac.± 4354 BECKNER ROAD
C-2 (25) 8.01 Ac.± 4552 BECKNER ROAD
C-1 (23) 5.09 Ac.± 5002 RAIL RUNNER ROAD
MU (19) 9.17 Ac.± 5001 RAIL RUNNER ROAD
C-1 (26) 3.78 Ac.± 4756 RAIL RUNNER ROAD
C-2 (22) 10.21 Ac.± 5150 RAIL RUNNER ROAD
C-1 (21) 4.70 Ac.± 5190 RAIL RUNNER ROAD
BIP (20) 10.70 Ac.± 5151 RAIL RUNNER ROAD
RAIL RUNNER ROAD 70' R/W
DANCING
714022
4251 BECKNE
C-2 (1) 35.68 Ac.± 5407 BECKNER ROAD
C-2 (2) 2.60 Ac.± 5500 CROSSING AT CHAMISO
C-2 (3) 2.60 Ac.± 5508 CROSSING AT CHAMISO
HZ (8) 39.03 Ac.± 4981 BECKNER ROAD
FORMERLY "CHAMISO CROSSING" 659/146 690/29
CROSSING AT CHAMISO 66' R/W
C-1 (27) 22.67 Ac.± 4980 BECKNER ROAD
C-2 (28) 21.77 Ac.± 5152 BECKNER ROAD
C-2 (29) 1.18 Ac.± 5400 BECKNER ROAD
N.M.P. I-025-5(36)272 INTERSTATE 25 (WIDTH VARIES)
T-RAIL STA. 618+11
T-RAIL STA. 633+89.6
T-RAIL STA. 650+16.3
T-RAIL (BENT) STA. 106+00
T-RAIL STA. 114+47.2
BECKNER ROAD 92' R/W
LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039
LOT 2B N/F THE TANAGER CO. 1754/595
(LOT 1A P.N.M.) 344/014 1209/701
REBAR #12730
REBAR #7014
REBAR #6408
S21°37'09"E 354.30'
S73°41'34"E 262.83'
N26°32'50"E 852.07'
N21°30'59"E
S66°13'00"W 918.12'
N66°13'00"E
S53°32'30"W 662.81'
S33°30'43"W 583.33'
S22°33'33"W 243.71'
S43°25'33"E 631.27'
S48°27'26"W 548.79'
N48°27'26"E 449.25'
S43°25'33"E 605.44'
N22°50'19"E 410.08'
N89°59'59"E 273.42'
S89°59'59"W 273.42'
N89°17'08"E 1640.00'
N65°34'37"W 12.18'
N47°26'49"W 21.63'
N68°36'16"E 404.77'
S72°59'55"W 372.79'
S41°29'23"W 340.09'
S77°19'58"E 426.56'
S48°27'25"W
S19°55'24"E 346.34'
S70°04'36"W 1407.39'
N70°04'36"E 1252.12'
N37°29'40"W 886.35'
S68°58'01"W 712.99'
N52°24'49"W 580.36'
S48°27'26"W 768.96'
N48°27'26"E 1233.52'
S48°27'26"W 1226.38'
N43°25'33"W 1520.86'
S64°35'21"W 1880.73'
S29°09'45"E 231.46'
S67°41'41"W 664.37'
S67°41'41"W 434.42'
S67°41'41"W 888.62'
S20°57'43"E 258.94'
S38°49'24"E 343.87'
N70°04'36"E 1072.84'
N38°49'24"W 397.20'
S38°49'24"E 336.87'
N70°04'36"E 187.19'
S38°49'24"E 465.37'
N48°27'26"E 322.00'
N43°25'33"W 168.55'
S48°27'26"W 472.76'
N48°27'26"E 299.86'
S38°49'24"E 284.64'
N70°04'36"E 536.42'
S38°49'24"E 343.87'
S38°49'24"E 284.71'
S38°49'24"E 168.89'
S70°04'36"W 829.95'
S19°55'24"E 346.34'
S19°55'24"E 300.37'
S19°55'24"E 346.34'
743.56'
45.97'
608.86'
1191.06'
478.07'
1776.56'
1761.56'
169.17'
395.19'
181.09'
N43°25'33"W 42.61'
N48°27'26"E 605.44'
N43°25'33"W 1520.86'
S43°25'33"E 605.44'
N48°27'26"E 449.25'
S48°27'26"W 548.79'
N43°25'33"W 768.96'
S48°27'26"W 1226.38'
N48°27'26"E 1233.52'
N52°24'49"W 580.36'
S68°58'01"W 712.99



VICINITY MAP
1"=8000'

TRUE
MAG.
12°
N
NORTH
SCALE: 1"=400'
400' 200' 0' 400' 800'

STATE POLICE
AUTO PARK
HIGHWAY DEPARTMENT
APPROVED COMMERCIAL
NOT A PART
JAGUAR DRIVE
CERRILLOS
GOVERNOR MILES ROAD
DAMONS GROUND RD
NAVA AVE
RICHARDS AVE
714023
OCATE ROAD
WAL-MART
CERRILLOS ROAD
LAS SOLERAS DRIVE
RAIL RUNNER ROAD
BECKNER ROAD
DRAGON ROAD
DINOSAUR TRAIL
SLEEP INN HOTEL
VACANT
SANTA FE STORES
AMERICAN FURNITURE CURRENTLY VACANT
NM RAIL RUNNER EXPRESS STATION APPROVED BY MPO MEETING OF DECEMBER 11, 2008

1 C-2 REGIONAL COMMERCIAL 35.68 AC± (INCLUDES O.S.) 5407 BECKNER RD.
2 C-2 REGIONAL COMMERCIAL 2.00 AC± (INCL. OS) 5500 CROSSING AT CHAMISO
3 C-3 REGIONAL COMMERCIAL 2.00 AC± 5508 CROSSING AT CHAMISO
4 C-2 REGIONAL COMMERCIAL 34.81 AC± (INCLUDES O.S.) 5300 LAS SOLERAS DR
5 C-2 REGIONAL COMMERCIAL 1.20 AC± (INCLUDES O.S.) 5301 LAS SOLERAS DR
6 C-2 REGIONAL COMMERCIAL 3.00 AC± 5281 LAS SOLERAS DR
7 C-2 COMMUNITY COMMERCIAL 2.83 AC± (INCLUDES O.S.) 5221 LAS SOLERAS DR
8 HZ HOSPITAL & MEDICAL USES INSTITUTIONAL 39.03 AC± (INCLUDES O.S.) 4981 BECKNER RD.
9 RM-1 RESIDENTIAL HIGH DENSITY 43.69 AC± (INC. OS) 4780 RAIL RUNNER RD.
10 C-1 OFFICE 8.08 AC± (INC. OS) 5051 LAS SOLERAS DR.
11 MU MIXED USE 28.32 AC± (INC. OS) 4850 RAIL RUNNER RD.
12 RM-LD RESIDENTIAL MEDIUM DENSITY 50.09 AC± (INC. OS & PARK) 4600 RAIL RUNNER RD.
13 R-6 RESIDENTIAL LOW DENSITY 6.80 AC± 4601 RAIL RUNNER RD.
14 R-6 RESIDENTIAL LOW DENSITY/ INSTITUTIONAL 22.16 AC± (INCLUDES OS) 4781 RAIL RUNNER RD.
15 RM-LD RESIDENTIAL MEDIUM DENSITY 52.57 AC± (INCLUDES O.S) 4251 BECKNER RD.
16 R-1 MONTE DEL SOL CHARTER SCHOOL 3.02 Ac.±
17 SC-2 COMMUNITY COMMERCIAL 20.21 AC± (INCLUDES O.S.) 3750 BECKNER RD.
18 C-2 COMMUNITY COMMERCIAL (BUSINESS PARK) 48.99 AC± (INCLUDES O.S.) 4000 BECKNER RD.
19 MU MIXED USE 9.17 AC± (INC. OS) 5001 RAIL RUNNER RD.
20 BIP 10.70 AC±
21 C-1 OFFICE 4.70 AC± 5190 RAIL RUNNER RD.
22 C-2 COMMUNITY COMMERCIAL 10.21 AC± (INC. OS) 5150 RAIL RUNNER RD.
23 C-1 OFFICE 5.09 AC± 5002 RAIL RUNNER RD.
24 C-1 OFFICE 5.97 AC± (INC. OS) 4354 BECKNER RD.
25 C-2 COMMUNITY COMMERCIAL 8.01 AC± (INC. OS) 4582 BECKNER RD.
26 C-1 OFFICE 3.78 AC± (INC. OS) 4756 BECKNER RD.
27 C-1 OFFICE 22.67 AC± (INCLUDES O.S.) 4980 BECKNER RD.
28 C-2 COMMUNITY COMMERCIAL 21.77 AC± (INCLUDES O.S.) 5152 BECKNER RD.
29 PNM ELECTRIC SUBSTATION C-2 1.16 Ac.± 5480 BECKNER RD.

OPEN SPACE .68 AC±
FLOOD PLAIN PER 2008 FEMA MAPS
OPEN SPACE 3.59 AC±
17' PUBLIC UTILITY & ROAD EASEMENT
57' R.O.W.
20' SAN SEWER LINE EASEMENT PLAT 362/006 DOC 2076/782
OPEN SPACE 4.13 AC±
50' EFFLUENT LINE EASEMENT
OS 0.57 AC±
OPEN SPACE 5.72 AC±
POTENTIAL ROAD ALIGNMENT
ROAD ALIGNMENT TO BE DETERMINED AT DEVELOPMENT PLAN PER CONDITION #30 ON SHEET P-6
OS 0.95 AC
OPEN SPACE 0.88 AC
OPEN SPACE 0.34 AC
OPEN SPACE 1.07 AC
OS 0.60 AC
OS 0.10 AC
OPEN SPACE 0.34 AC
SETBACK
OS 0.06 AC
OS 0.71 AC
OS 0.18 AC
OS 0.61 AC
OS 1.22 AC
OS 0.91 AC
OS 1.91 AC
OS 0.80 AC
OS 0.20 AC
OS 0.35 AC
OS 0.45 AC
OS 0.30 AC
OS 0.71 AC
OS 3.99 AC
OPEN SPACE 0.73 AC
OPEN SPACE 0.17 AC
10' PEDESTRIAN TRAIL & PARK MAINTENANCE PATH & EMERGENCY ACCESS
10' PED EASE
10' EFFLUENT LINE EASEMENT
20' SEWERLINE EASEMENT
50' ELECTRIC TRANSMISSION LINE
1% CHANCE FLOOD PLAIN DERIVED FROM PENDING LOMA
CLOMR FEMA CASE# 08-06-2258R
50' MRGCD EASEMENT
90' ACCESS/ RAMBLA EASE.
ACCESS/ RAMBLA EASE. 0.71 AC.
RAMBLA & PLAZA EASE 1.25 AC±
76' R.O.W.
70' R.O.W.
86' R.O.W.
158'
182'
100'
75'
50'
POTENTIAL FUTURE ACCESS & POSSIBLE PEDESTRIAN AND/OR VEHICULAR UNDERPASS OR OVERPASS TO BE DETERMINED BY NMDOT PER CONDITION #31 ON SHEET P-6 ONE LOCATION TO BE SELECTED
INTERSTATE 25 SOUTHBOUND
INTERSTATE 25 NORTHBOUND
WORKMAN CHANNEL

CITY REVIEW
CITY ENGINEER — DATE 02/22/10
CITY PLANNER — DATE 02.10.10

STORMWATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

BECKNER Road Equities, Inc.
by Gordon L. Skaarsgard
(OWNER) Gordon L. SKAARSGARD — JAN 18, 2010 DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2010

Victoria M. Reyes — 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO

NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL

LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1592456 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSMENT# SD 2008-15
REZONING# ZA 2008-11

LAND AREA

REGIONAL COMMERCIAL **C-2**	–	82.52 AC±
COMMUNITY COMMERCIAL **C-2**	–	39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) **C-2**	–	48.99 AC±
COMMUNITY COMMERCIAL **SC-2**	–	20.21 AC±
OFFICE **C-1**	–	50.29 AC±
BUSINESS INDUSTRIAL PARK **BIP**	–	10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES **I**	–	39.03 AC±
MIXED USE **MU**	–	37.49 AC±
RESIDENTIAL HIGH DENSITY **RM-1**	–	43.69 AC±
RESIDENTIAL MEDIUM DENSITY **RM-LD**	–	102.66 AC±
RESIDENTIAL LOW DENSITY **R-6**	–	28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN

SCALE: 1"=400'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HF	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET: P-5	
WORKED ON: 1/15/10	FILE NAME: 20026 12-09 ANNEXSPLN 026-ANNEXSPLN-12		

\\SIBERTSERVER\V2000\20026\12001\01\ANNSPLN-01\026-ANNMSPLN-01.dwg

SPECIAL WARRANTY DEED

Las Soleras Center, LLC, a New Mexico limited liability company (collectively, "**Grantor**"), for consideration paid, grants and conveys to ***Beckner Road Partners, LLC***, a New Mexico limited liability company ("**Grantee**"), whose address is 150 Washington Avenue, Suite 201, Santa Fe, New Mexico 87501, the real property located in Santa Fe County, New Mexico legally described as follows:

> Tract 19, Tract 24, Tract 25 and Tract 26 of Las Soleras, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-19 and 24-27...lying within Section 17 & 18 T16N, R9E, NMPM City: Santa Fe County: Santa Fe State: New Mexico", recorded October 31, 2016 in Plat Book 809, Pages 003-004, # 1808503, records of Santa Fe County, New Mexico.
>
> Tract 20 of Las Soleras, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts Township 16N, Range 9E, Sections...17 & 18", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.
>
> Lot 21, Lot 22 and Lot 23 of Las Soleras, as shown and delineated on plat of survey entitled "ALTA/ACSM Boundary Survey prepared for Paseo Nuevo, Ltd. Co. of Lots 21, 22, and 23 Las Soleras lying within Sections 17 and 18, T.16N., R.9E., N.M.P.M. Santa Fe County, N.M.", recorded February 14, 2012 in Plat Book 742, Page 018, # 1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Sewer maintenance and garbage disposal assessments not yet due and payable.

SUBJECT TO: Reservations and exceptions contained in Patents from the United States of America to Samuel A. Larson, recorded December 10, 1921 in Patent Book A, Page 180 and Patent recorded November 4, 1943 in Patent Book C, Page 93, records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations and exceptions contained in Patent from the United States of America to Amos W. Beckner, recorded February 17, 1941 in Patent Book C, Page 14, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in Annexation Agreement recorded March 4, 2010 as Instrument #1592456, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593744, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593745, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, easements and rights incident thereto as shown and delineated on plat of survey entitled "ALTA/ ACSM Boundary Survey prepared for Paseo Nuevo, LTD. Co. of Lots 21, 22, and 23 Las Soleras...", recorded February 14, 2012 in Plat Book 742, Page 018, #1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-9...", recorded October 31, 2016 in Plat Book 809, Pages 003-004, #1808503, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, restrictions and conditions, as shown and delineated on plat of survey entitled "Las Soleras Amended Master Plan Township 16N, Range 9E, Sections 7, 8, 17 & 18.", recorded January 4, 2017 in Plat Book 812, Pages 037-046, # 1814047 and recorded July 17, 2018 in Plat Book 836, Pages 047-050D, # 1862707, records of Santa Fe County, New Mexico.

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Village, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802604, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26).

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Center, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802605, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26)

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.

Witness my hand and seal this 23 day of January, 2023.

GRANTOR:

LAS SOLERAS CENTER, LLC,
a New Mexico limited liability company

Gordon L. Skarsgard

Gordon L. Skarsgard, Operations Manager

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 27th day of January, 2023 by **Gordon L. Skarsgard** as Operations Manager of Las Soleras Center, LLC, a New Mexico limited liability company.

STATE OF NEW MEXICO
NOTARY PUBLIC
DIANA SLIWICKI
Commission # 1115266
My Comm. Exp. June 17, 2024

Diane Sliwicki

Title of Office: Notary Public

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7898
Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment ("General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tracts 21 and 26, comprising approximately 8.18 acres and Tracts 23 and 24, comprising 13.45 acres from Commercial Office to Community Commercial ("Project"). The property is located at the southeast quadrant of the Las Soleras / Beckner Road roundabout ("Property") and is zoned C-1 (General Office).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7898.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. The Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan Amendment.
10. The Planning Commission heard Case #2024-7898 concurrently with Cases #2024-7899, 2024-7900, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tracts 21, 23, 24 and 26.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for General Plan amendments, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing.
16. The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment the proposal is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
18. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
    The General Plan Amendment affects an area greater than two acres. Tracts 21 and 26 encompass 8.18 acres, and Tracts 23 and 24 encompass 13.45 acres (+/-21.63 total acres), both of which exceed the minimum size requirement for land use amendments.
19. General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
20. With the necessary infrastructure improvements as required by the conditions of approval, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
21. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
22. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
23. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the

Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing. All applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the General Plan Amendment is consistent with growth projections for Santa Fe, and that the project The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
7. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
8. The General Plan Amendment complies with SFCC 1987 Section 14-3.2(E)(1)(c), because it:
    a. does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby;
    b. affects an area greater than two acres. Tracts 21 and 26 encompass 8.18 acres, and Tracts 23 and 24 encompass 13.45 acres (+/-21.63 total acres), both of which exceed the minimum size requirement for land use amendments; and
    c. does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
9. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
12. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
13. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.
14. The Commission recommends approval of the requested General Plan amendment because the

applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-7898 to the Governing Body, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report.

Janet Clow
Chair

October 21,2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8852
Las Soleras Master Plan Tract 19 General Plan Amendment
Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment (the "General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tract 19, comprising approximately 9.11 acres from Transitional Mixed Use to Community Commercial ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned MU (Mixed Use).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8852.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023,virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan Amendment.
10. The Planning Commission heard Case #2024-8852 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8853, 2024-8854 and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tract 19.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for general plan approval, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. Based on the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Planning Commission finds that all applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
16. The General Plan Amendment is consistent with growth projections for Santa Fe, and the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.).
    i. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
    ii. The General Plan Amendment affects an area greater than two acres. Tract 19 encompass 9.11 acres, and which exceeds the minimum size requirement for land use amendments.
    iii. The General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
18. With the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
19. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
20. The General Plan Amendment does not conflict with any existing City policies, or ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
21. The additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
5. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(c), the Commission finds that:
   iv. The amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
   v. The amendment affects an area greater than two acres. Tract 19 encompass 9.11 acres, and which exceeds the minimum size requirement for land use amendments.
   vi. The amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
7. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the Commission finds that with the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
8. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
9. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the Commission finds that the proposed amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(g), the Commission finds that the proposed amendment does not conflict with any existing City policies, or ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan
12. The Applicant met the applicable Submittal Requirements.
13. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING

COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-8852 to the Governing Body, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report.



Janet Clow
Chair

October 24, 2024
Date:

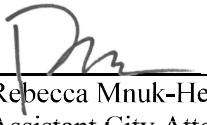
FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:



Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8854
Las Soleras Master Plan Tract 20 General Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment ("General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tract 20, comprising approximately 10.7 acres from Commercial Business Use to Community Commercial ("Project"). The property is located south of the Rail Runner Loop ("Property") and is zoned BIP (Business Industrial Park).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8854.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. The Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.
9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan

Amendment.

10. The Planning Commission heard Case #2024-8854 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8852, 2024-8853, and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tract 20.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for General Plan amendments, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing.
16. The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
18. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
19. The General Plan Amendment affects an area greater than two acres. Tract 20 (+/-10.70 acres), exceeds the minimum size requirement for land use amendments.
20. General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
21. With the necessary infrastructure improvements as required by the conditions of approval, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
22. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
23. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
24. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing. All applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the General Plan Amendment is consistent with growth projections for Santa Fe, and that the project The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
7. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
8. The General Plan Amendment complies with SFCC 1987 Section 14-3.2(E)(1)(c), because it:
    a. does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby;
    b. affects an area greater than two acres. Tract 20 encompass 10.70 which exceed the minimum size requirement for land use amendments; and
    c. does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
9. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
12. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
13. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.
14. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-8854 to the Governing Body.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7899
Las Soleras Master Plan Amendment Master Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a master plan amendment ("Master Plan Amendment") to the Las Soleras Master Plan, changing the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet, on a property located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout on the south side of Beckner Rd, encompassing Tracts 19-26 within the Las Soleras Master Plan. (Project).

After conducting a public hearing and having heard from staff and all interested persons, the Planning Commission hereby FINDS and CONCLUDES as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987, Section 14-3.9(C) sets out procedures for the creation of a Master Plan and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7899.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. "SFCC") 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.9(C) sets out procedures for master plan approval and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body,

together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.

8. Staff recommended that the Commission recommend approval of the Las Soleras Master Plan Amendment, subject to conditions and technical corrections identified in the Staff Report.
9. The Planning Commission heard Case #2024-7899 concurrently with Cases #2024-7898, 2024-7900, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
10. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Master Plan Amendment.
11. Pursuant to SFCC 1987 Sections 14-3.9(C)(4), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
12. SFCC 1987 Section 14-3.9(D)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
13. The Master Plan Amendment consistent with the City of Santa Fe growth projections and economic development goals.
14. . The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
15. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.), maintaining a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan. The amendment to C-2 zoning provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such as full-service dining and more. The Master Plan amendment will facilitate future development that is expected to trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System, further enhancing the area's coordinated development.
16. The amendment aligns with the predominant zoning patterns in the area, which primarily are uses (multifamily and nonresidential) allowed within a C-2 District. The variety of C-2 uses, ranging from residential to light industrial, adheres to the Las Soleras Master Plan's original intent to foster a mix of uses, despite the proposed elimination of both Mixed Use and Business Industrial Park Districts, while also responding to current market demands. The master plan continues to maintain a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan.
17. This Master Plan amendment will significantly enhance the site’s ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of Tracts 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System.
18. The net impact of the Master Plan Amendment on the utility system infrastructure is minimal and the existing infrastructure, water, wastewater, and parks are adequate to accommodate the Master Plan Amendment. Inadequacies in roads and fire service capacity can be adequately addressed as conditions of approval during the development of this project such that health and safety goals are met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the Master plan Amendment.
3. Pursuant to SFCC 1987, 14-3.9(C)(4) the Planning Commission has the authority to review and recommend approve of a Master Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community.
6. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.).
7. Pursuant to 14-3.9(D)(1)(b), the Master Plan Amendment is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts.
8. Pursuant to 14-3.9(D)(1)(c)), the Master Plan Amendment will contribute to the coordinated and efficient development of the community.
9. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(d), the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:
Considering the foregoing findings and conclusions, the Planning Commission approves the Master Plan, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report for Case #2024-7899.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7900
Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tracts 21 and 26, comprising approximately 8.18 acres and Tracts 23 and 24, comprising 13.45 acres from General Office (C-1) to General Commercial (C-2) ("Project"). The property is located at the southeast quadrant of the Las Soleras / Beckner Road roundabout ("Property") and is zoned C-1.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7900.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).

9. Staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.
10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from C-1 to C-2.
11. The Planning Commission heard Case #2024-7900 concurrently with Cases #2024-7899, 2024-7898, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tracts 21, 23, 24, and 26 Rezoning from C-1 to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from C-1 (General Office Use) to C-2 (General Commercial) for Tracts 21, 23, 24, and 26.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe;

and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tracts 21 and 26 (8.18 acres) and Tracts 23 and 24 (13.45 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 21.63 acres across Tracts 21, 23, 24, and 26.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tracts 21, 23, 24, and 26. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from C-1 (General Office Use) to C-2 (General Commercial) for Tracts 21, 23, 24, and 26.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tracts 21 and 26 (8.18 acres) and Tracts 23 and 24 (13.45 acres), which meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or

general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from C-1 to C-2, as requested in the Application for Case #2024-7900.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8853
Las Soleras Master Plan Tract 19 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024, (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tract 19, comprising approximately 9.11 acres from Mixed Use (MU) to General Commercial (C-2) ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned MU.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8853.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).
9. Staff reviewed the Application and related materials submitted by the Applicant for conformity

with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from MU to C-2.
11. The Planning Commission heard Case #2024-8853 concurrently with Cases #2024-7900, 2024-7898 2024-7899, 2024-7900, 2024-8852, 2024-8855, 2024-8854, and 2024-8855.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tract 19 Rezoning from MU to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from MU (Mixed Use) to C-2 (General Commercial) for Tract 19.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tract19 (9.11 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 9.11 acres for Tract 19.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tract 19. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from MU (Mixed Use) to C-2 (General Commercial) for Tract 19.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tract 19 (9.11 acres) meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from MU to C-2, as requested in the Application for Case #2024-8853.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8855
Las Soleras Master Plan Tract 20 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024, (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tract 20, comprising approximately 10.70 acres from Business Industrial Park (BIP) to General Commercial (C-2) ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned BIP.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8855.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).
9. Staff reviewed the Application and related materials submitted by the Applicant for conformity

with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from BIP to C-2.
11. The Planning Commission heard Case #2024-8855 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8852, 2024-8853, and 2024-8854.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tract 20 Rezoning from BIP to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from BIP (Business Industrial Park) to C-2 (General Commercial) for Tract 20.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tract 20 (10.70 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 10.70 acres for Tract 20.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tract 20. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from BIP (Business Industrial Park) to C-2 (General Commercial) for Tract 20.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tract 19 (9.11 acres) meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from BIP to C-2, as requested in the Application for Case #2024-8855.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe

MINUTES

**REGULAR MEETING OF
THE PLANNING COMMISSION
SEPTEMBER 05, 2024 AT
6:00 PM**

A. ROLL CALL

Members Present:
Chair Janet Clow
Vice Chair Jessica Eaton Lawrence
Member Gurushabad Mirando
Member Peter Smith
Member Thomas (TJ) Reiland

Members Excused:
Member Phil Lucero
Member Sasha McGhee

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Vice Chair Eaton Lawrence moved, seconded by Commissioner Reiland, to approved the agenda as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Smith, Member Reiland

Against: None

Abstain: Member Mirando

D. APPROVAL OF MINUTES:

1. August 1, 2024

MOTION: Vice Chair Eaton Lawrence moved, seconded by Commissioner Reiland, to approve as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Smith, Member Reiland

Against: None

Abstain: Member Mirando

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2023-7079. Bungalows on Cerrillos Development Plan. AMENDED

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

2. Case #2023-7662. Bungalows on Cerrillos variance (Setback). AMENDED

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

3. **Case #2023-7663. Bungalows on Cerrillos variance (Slopes). AMENDED**

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

6. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2024-7899. Las Soleras Master Plan Amendment.** Orion-West LLC., Agent for Beckner Road Partnership, LLC, Owner, requests a Master Plan Amendment to the Las Soleras Master Plan to change the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial). Additionally, they seek to reduce the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet. The property is located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout, and on the south side of Beckner Rd, encompassing

Parcels 19-26 within the Las Soleras Master Plan. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

2. **Case # 2024-7898. Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, Owner, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout. Additionally, a General Plan Amendment is requested to change the existing General Plan Future Land Use Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from Commercial Office Use to Community Commercial. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

3. **Case # 2024-7900. Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning.** Orion-West LLC., Agent for Beckner Road Partnership, LLC, Orion-West LLC., agent for Beckner Road Partnership, LLC, Owner, requests approval of a rezoning to change the Official Zoning Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout. Additionally, a rezoning is requested to change the existing Official Zoning Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) Use to C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

4. **Case #2024-8852. Las Soleras Master Plan Tract 19 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use designation for approximately 9.11 acres from Transitional Mixed Use to Community Commercial. The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the informational as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

5. **Case #2024-8853. Las Soleras Master Plan Tract 19 Rezoning.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 9.11 acres from MU (Mixed Use) Use to C-2 (General Commercial). The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

   MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

   VOTE: The motion was approved on the following Roll Call vote:

   For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

   Against: Member Reiland

   Abstain: None

6. **Case #2024-8854. Las Soleras Master Plan Tract 20 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use designation for approximately 10.70 acres from Commercial Business Use to Community Commercial. The property, known as Tract 20 of the Las Soleras Master Plan, and is located south of the Rail Runner Loop. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

7. **Case #2024-8855. Las Soleras Master Plan Tract 20 Rezoning.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 10.70 acres from BIP (Business Industrial Park) Use to C-2 (General Commercial). The property, known as Tract 20 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

8. **Case #2024-8523. 235 West San Francisco Street, Variance.** Sommer Karnes & Associates LLP, Agent for G.E. Senlic, LLC., owners and applicant requests a variance to SFCC 1987, Section 14.8-6(C)(2)b to allow off-site parking more than 600 feet from the property within the Business Commercial District. The property

is zoned Business Commercial District, within the Lensic Subdistrict, with an approved 70 room hotel (Case #2019-1535) on .99-acre property. (Carly Venditti, Case Manager, cavenditti@santafenm.gov)

Postponed to October 3, 2024

9. **Case #2024-8342. 4851 Hart Road Development Plan.** NM Land Solutions LLC, Agent, for ODY- HFS Partners LLP, Owner, requests approval of a development plan to establish development standards for 2 warehouses totaling 63,920 SF on a 9.755 Acre lot located at 4851 Hart Road. The property is zoned I-1 (Light Industrial) and is within the River and Trails Archeological Review District. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

10. **Case #2024-8343. 4851 Hart Road Terrain Management Variance.** NM Land Solutions LLC, Agent, for ODY- HFS Partners LLP, Owner, requests approval of a variance to the Terrain Management standards located in SFCC Ch. 14-8.2(D)(2)(b) to disturb natural slopes of thirty-percent or greater to develop 2 warehouses totaling 63,920 SF on a 9.755 Acre lot located at 4851 Hart Road. The property is zoned I-1 (Light Industrial) and is within the River and Trails Archeological Review District. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to deny the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

H. STAFF COMMUNICATIONS

1. City of Santa Fe Transportation Impact Analysis Guidelines – Erik Aune, AICP, Director Santa Fe MPO

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

.

Geraldine Jurule
Liaison

Chair

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2025-

A RESOLUTION

AMENDING THE GENERAL PLAN'S FUTURE LAND USE MAP DESIGNATION FROM TRANSITIONAL MIXED USE TO COMMUNITY COMMERCIAL FOR LAS SOLERAS TRACT 19, AN APPROXIMATELY 9.11 ACRE PROPERTY OWNED BY BECKNER ROAD PARTNERSHIP, LLC (CASE NO. 2024-8852).

WHEREAS, on February 9, 2009, the Governing Body of the City of Santa Fe ("City") adopted the Las Soleras Master Plan ("Master Plan"), a comprehensive plan for Las Soleras; and

WHEREAS, on March 11, 2009, the Governing Body adopted Ordinance 2009-06, annexing an approximately 546-acre property known as Las Soleras; and

WHEREAS, the General Plan states that its guiding policies for economic development are to accomplish the following:

1) Promote diversification of the Santa Fe economy;

2) Promote increased job opportunities with higher wages for Santa Fe residents;

3) Support retail uses that serve the needs of Santa Fe residents and workers;

4) Develop and maintain an attractive climate for conducting business in Santa Fe; and

5) Promote small businesses; and

WHEREAS, Orion West, LLC, agent for Beckner Road Partnership, LLC ("Applicant"), submitted an application to amend the General Plan's Future Land Use Map for approximately 9.11 acres of land known as Tract 19, identified in Attachment A (the "Property"), from a land use designation of Transitional Mixed Use to Community Commercial ("Proposed Amendment"); and

WHEREAS, amending the General Plan requires an early neighborhood notification ("ENN") and the Applicant held an ENN on November 14, 2023; and

WHEREAS, Santa Fe City Code Section 14-3.2 (E) requires that the Governing Body make the following findings to amend a general plan:

(a) The amendment is consistent with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;

(b) The amendment is consistent with other parts of the General Plan;

(c) The amendment does not:

1) Allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area;

2) Affect an area of less than two acres, except when adjusting boundaries between districts; or

3) Benefit one or a few landowners at the expense of the surrounding landowners or the general public; and

WHEREAS, an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes general welfare or has other adequate public advantage or justification; and

WHEREAS, the amendment complies with extraterritorial zoning ordinances and extraterritorial plans; and

WHEREAS, the amendment contributes to a coordinated, adjusted and

harmonious development of Santa Fe that, in accordance with existing and future needs, best promotes health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the amendment conforms with other City policies, including land use policies, ordinances, regulations, and plans; and

WHEREAS, the Applicant's Proposed Amendment aligns with several City policies from the 1999 General Plan, including but not limited to, commercial and community serving land uses articulated in Policy 3-G-2, Policy 4-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4; and

WHEREAS, pursuant to SFCC 1987, Section 14-3.2 (B)(2)(b), the Governing Body must amend the General Plan before approving a change to a zoning district designation that is inconsistent with the land use classification shown on the General Plan's future land use map; and

WHEREAS, pursuant to NMSA 1978, Section 3-19-9 (A), and SFCC 1987, Section 14-3.2(E)(1)(f), the City may amend its General Plan with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the city which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development; and

WHEREAS, the Planning Commission reviewed evidence related to the Proposed Amendment, held a public hearing on the Proposed Amendment on September 5, 2024, and recommended the Governing Body approve the Proposed Amendment; and

WHEREAS, on January 9, 2025, the Governing Body held a public hearing on the Proposed Amendment; having reviewed the staff report, the recommendation of the Planning Commission, and the evidence obtained at the public hearing; and determined that the proposed amendment to the General Plan, as recommended by the Planning Commission, meets the approval criteria set forth in Section 14-3.2(E) of SFCC 1987, as follows:

- The Proposed Amendment's Community Commercial designation aligns with existing and planned commercial developments nearby;
- Tract 19 encompasses 9.11 acres, which exceeds 2 acres;
- The Proposed Amendment does not benefit one or a few landowners and the expense of surrounding landowners or the general public by providing commercial services that benefit the community and provide economic development, supporting community needs;
- The existing and proposed infrastructure will be able to accommodate the impacts the development; the Proposed Amendment contributed to the coordinated, adjusted and harmonious development of Santa Fe; and
- The amendment does not conflict with any existing City policies, ordinances or regulations and is in line with the General Plan's goals to balance growth with community serving commercial developments.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that the General Plan's Future Land Use Map for Tract 19 of Las Soleras is amended to change the designation of the Property from Transitional Mixed Use to Community Commercial.

PASSED, APPROVED, and ADOPTED this __ day of ____, 2025.

_____

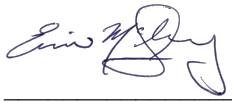
ALAN M. WEBBER, MAYOR

ATTEST:

_____

ANDRÉA SALAZAR, CITY CLERK

APPROVED AS TO FORM:



ERIN K. MCSHERRY, CITY ATTORNEY

ATTACHMENT A

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF TRACT 19, LOS SOLERAS ,AS THE SAME IS SHOWN AND DESIGNATED ON THE BECKNER ROAD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES, SPECTRUM ACQUISITION SANTA FE, LLC, LAS SOLERAS VILLAGE, LLC, LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC, RECORDED IN THE SANTA FE COUNTY CLERK;S OFFICE ON OCTOBER 31, 2016, IN BOOK 809, PAGES 3-4, TOGETHER WITH LOT 20, LAS SOLERAS, AS THE SAME IS SHOWN AND DEDICATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE COUNTY CLERK'S OFFICE OF SANTA FE COUNTY ON MARCH 4, 2010, IN BOOK 714, PAGES 14-26, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 19 BEING A FOUND REBAR WITH YELLOW PLASTIC CAP PLS NO. 13986, LYING ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 25 FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP I-025-5(36)272 BEARS N 60°49'43" E, A DISTANCE OF 215.15 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE, S 60°48'43" W, A DISTANCE OF 608.76 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986”;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 60°57'12" W, A DISTANCE OF 99.29 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 60°58'43" W, A DISTANCE OF 60.13 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND ROW T-RAIL "650+16.30;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1606.05 FEET, A RADIUS OF 11309.16 FEET, A DELTA ANGLE OF 08°08'12", A CHORD BEARING OF S 64°53'40" W, AND A CHORD LENGTH OF 1604.71 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND ROW T-RAIL"

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 68°58'55" W, A DISTANCE OF 254.66 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND 5/8" REBAR;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 20°59'34" W, A DISTANCE OF 258.67 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 90.10 FEET, A RADIUS OF 368.00 FEET, A DELTA ANGLE OF 14°01'41", A CHORD BEARING OF N 74°42'30" E, AND A CHORD LENGTH OF 89.88 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 67°41'37" E, A DISTANCE OF 888.57 FEET TO POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 135.50 FEET, A RADIUS OF 2500.00 FEET, A DELTA ANGLE OF 03°06'20", A CHORD BEARING OF N 66°08'27" E, AND A CHORD LENGTH OF 135.48 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 64°35'17" E, A DISTANCE OF 664.33 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 542.82 FEET, A RADIUS OF 368.00 FEET, A DELTA ANGLE OF 84°30'54", A CHORD BEARING OF N 22°20'43" E, AND A CHORD LENGTH OF 494.93 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986"

THENCE ALONG THE EAST RIGHT OF WAY LINE OF RAIL RUNNER ROAD, N 19°56'08" W, A DISTANCE OF 346.29 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 14.86 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 34°03'02", A CHORD BEARING OF N 02°54'27" W, AND A CHORD LENGTH OF 14.64 FEET, TO AN ANGLE POINT, LYING AT THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE OF BEKCNER ROAD, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 70°03'52" E, A DISTANCE OF 246.88 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 37°29'43" E, A DISTANCE OF 854.55 FEET TO THE POINT OF BEGINNING, CONTAINING 19.7979 ACRES (862,397 SQUARE FEET), MORE OR LESS.

City of Santa Fe, New Mexico

memo

DATE: January 9, 2025

TO: Governing Body

VIA: Randy Randall, Interim Community Development Director
Heather L. Lamboy, AICP, Planning and Land Use Director
Maggie Moore, Interim Assistant Land Use Director

FROM: Daniel A. Esquibel, Interim Planning Manager, Current Planning Division

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1. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2024-7898. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use Map designation for Las Soleras Tracts 21 and 26, +/- 8.18 acres, and for Tracts 23 and 24, +/- 13.45 acres, from Commercial Office Use to Community Commercial.

2. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2024-8852. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use designation for Las Soleras Tract 19, +/- 9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout, from Transitional Mixed Use to Community Commercial.

3. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2024-8854. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use designation for Las Soleras Tract 20, +/-10.70 acres, located south of the Rail Runner Loop from Commercial Business Use to Community Commercial.

4. CONSIDERATION OF A RESOLUTION

Master Plan Amendment. Case #2024-7899. Orion-West LLC, Agent for Applicant Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the Las Soleras Master Plan land use designations on Tracts 19, 20, 21, 23, 24 and 26, from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to a uniform classification of C-2 (General Commercial), and to reduce the width of the Utility and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet on the south side of Beckner Road.

5. CONSIDERATION OF BILL NO. 2025-1
   Rezoning. Case #2024-7900. Orion-West LLC, Agent for Applicant, Beckner Road Partnership, asks the Governing Body to adopt Bill 2025-01 to rezone Las Soleras Tracts 21 and 26, +/- 8.18 acres, and Tracts 23 and 24, +/-13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) to C-2 (General Commercial).

6. CONSIDERATION OF BILL NO. 2025-2
   Rezoning. Case #2024-8853. Orion-West LLC, agent for Applicant Beckner Road Partnership, LLC, ask the Governing Body to adopt Bill 2025-2 to rezone Las Soleras Tract 19, +/-9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout, from MU (Mixed Use) to C-2 (General Commercial).

7. CONSIDERATION OF BILL NO. 2025-3
   Rezoning. Case #2024-8855. Orion-West LLC, agent for Applicant Beckner Road Partnership, LLC, asks the Governing Body to adopt Bill 2025-3 to rezone Las Soleras Tract 20, +/-10.70 acres located southwest of the Walking Rain Road / Beckner Road roundabout, from BIP (Business Industrial Park) to C-2 (General Commercial).

I. Planning Commission Recommendations:

On September 5, 2024, the Planning Commission ("Commission") recommended the Governing Body take the following actions:

1. **APPROVE** Case #2024-7899. Las Soleras Master Plan Amendment, changing land use designations for Las Soleras Master Plan Tracts 19, 20, 21, 23, 24 and 26, from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet, subject to the Master Plan conditions listed in Section III, Table 1 "Master Plan Conditions" and Master Plan Technical Corrections listed in attachment "A".
2. **APPROVE** Case #2024-7898. General Plan Amendment for Las Soleras Tracts 21, 23, 24, and 26 from Commercial Office Use to Community Commercial.
3. **APPROVE** Case #2024-7900. Rezoning for Las Soleras Tracts 21, 23, 24 and 26 from C-1 (General Office) to C-2 (General Commercial).
4. **APPROVE** Case #2024-8852**.** General Plan Amendment for Las Soleras Tract 19, from Transitional Mixed Use to Community Commercial.

5. **APPROVE** Case #2024-8853. Rezoning for Las Soleras Tract 19, from MU (Mixed Use) to C-2 (General Commercial).
6. **APPROVE** Case #2024-8854. General Plan Amendment for Las Soleras Tract 20, from Commercial Business Use to Community Commercial.
7. **APPROVE** Case #2024-8855. Rezoning for Las Soleras Tract 20, from BIP (Business Industrial Park) to C-2 (General Commercial).

II. Sample Motions:

Seven (7) motions will be required. Land Use recommends the motions in the following order:

1. **Move to approve or deny** Case #2024-7898, adopting a resolution amending the General Plan Future Land Use Map designation from Commercial Office Use to Community Commercial, for Las Soleras Tracts 21 and 26, +/- 8.18 acres, and for Tracts 23 and 24, +/- 13.45 acres.

2. **Move to approve or deny** Case #2024-8852**,** adopting a resolution amending the General Plan Future Land Use designation from Transitional Mixed Use to Community Commercial, for Las Soleras Tract 19, +/- 9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout.

3. **Move to approve or deny** Case #2024-8854, adopting a resolution amending the General Plan Future Land Use designation from Commercial Business Use to Community Commercial, for Las Soleras Tract 20, +/-10.70 acres, located south of the Rail Runner Loop.

4. **Move to approve or deny** Case #2024-7899, adopting a resolution amending the Las Soleras Master Plan land use designations for Tracts 19, 20, 21, 23, 24 and 26 from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) to from 90 feet to 45 feet, subject to conditions of approval and technical corrections.

5. **Move to approve or deny** Case #2024-7900, adopting Bill 2025-01, changing the official Zoning Map designation from C-1 (General Office) to C-2 (General Commercial) for Las Soleras Tracts 21 and 26, +/- 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and Tracts 23 and 24, +/-13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout.

6. **Move to approve or deny** Case #2024-8853, adopting Bill 2025-02 changing the official Zoning Map designation from MU (Mixed Use) to C-2 (General Commercial), for Las Soleras Tract 19, +/-9.11 acres, located southwest of the Walking Rain Road/ Beckner Road roundabout.

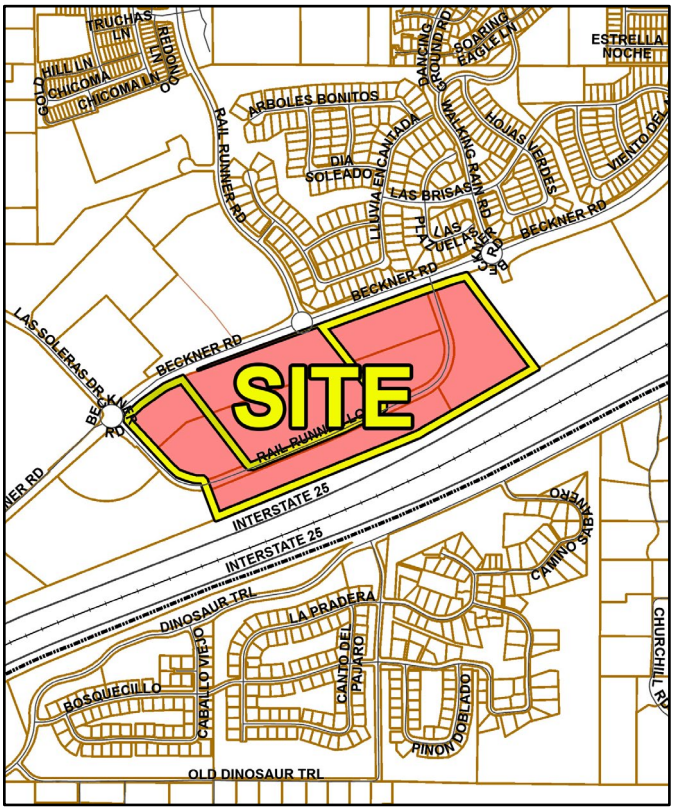
7. **Move to approve or deny** Case #2024-8855. adopting Bill 2025-03 changing the official Zoning Map designation from BIP (Business Industrial Park) to C-2 (General Commercial) Las Soleras Tract 20, +/-10.70 acres, located southwest of the Walking Rain Road / Beckner Road roundabout.

III. Executive Summary

Beckner Road Partnership, LLC, Owner, (the "Applicant"), through its agent, Orion-West LLC, requests a master plan amendment ("Master Plan Amendment"), three (3) general plan amendments ("GP Amendments"), and three (3) Rezonings ("Rezonings") for Tracts 19, 20, 21, 23, 24, and 26 ("Tracts") within the Las Soleras Master Plan area (Master Plan) (see Figure 1) (together, the "Project"). The Applicant's goal is to amend the land use designations and zoning on the six (6) tracts from their current zoning designations of General Office (C-1), Mixed Use (MU) and Business Industrial Park (BIP) to Community Commercial (C-2). The Rezonings must be consistent with the Master Plan and General Plan.

On February 11, 2009, the Governing Body approved the Master Plan when it annexed the area, encompassing +/- 539 acres with a mix of uses including low, medium, and high-density residential; community and regional commercial; business industrial park; mixed-use; institutional uses; office and open space. The Master Plan included a walkable neighborhood supported by an anticipated Rail Runner transit stop, which has since been postponed indefinitely by the state. The mix of uses was intended to encourage a citywide balance of residential and nonresidential uses and to set those uses among extensive open spaces, parks and trail networks.

Since approval in 2009, the Governing Body amended the Master Plan four (4) times:



1. September 9, 2015, which realigned roads, reconfigured open space and trails, reduced park land and reconfigured certain tracts of land.
2. September 24, 2016, which established alternative height and setback standards for the R-6 and R-12 residentially zoned districts for Estancias de Las Soleras and Ross's Peak developments.
3. September 12, 2018, which changed the land use designation from "Transitional Mixed Use" to "High Density Residential" to reflect contemporaneous zoning and General Plan amendments, reduced a 90-foot utility, access, and trail corridor to 45 feet (La Rambla) on the north side of Beckner Road, and amended a condition related to dust control.
4. May 31, 2023, which increased the density from six units per acre to ten units per acre for land located at 4601 Rail Runner Road (pending recordation).

The proposed three (3) GP Amendments, Master Plan Amendment, and three (3) Rezonings, (together, the "Project") will allow the Applicant to develop Las Soleras Tracts 19, 20, 21, 23, 24, and 26 under the Community Commercial (C-2) zoning district. The Tracts

are currently zoned C-1 (General Office), MU (mixed use), and BIP (Business Industrial Park) (see Figure 2). A uniform C-2 designation for the project area will allow amenities such as neighborhood grocery stores to exist side-by side with residences. (Grocery stores and residences could not exist side-by-side in the existing BIP and C-1 districts.) In addition, the rezoning will remove restrictions on ratios for housing versus commercial development (as currently required in the Mixed Use districts). Staff anticipates that these changes will result in more cohesive and pedestrian friendly mixed use development.

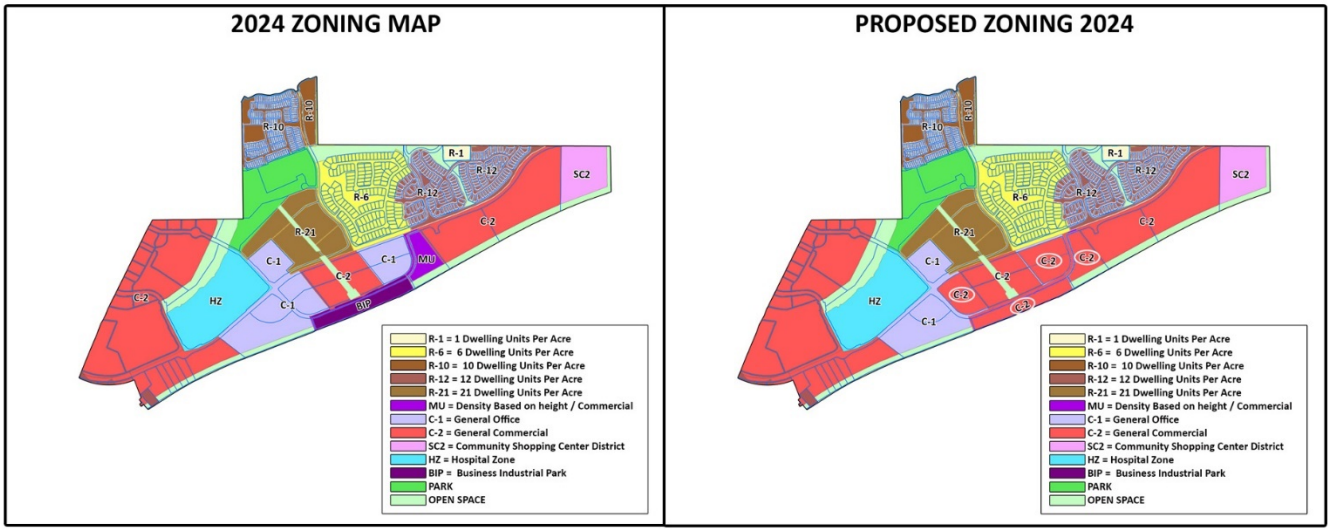


Figure 1 Existing (left) and Proposed Zoning (right)

The Applicant conducted a pre-application conference on September 28, 2023, and an Early Neighborhood Notification (ENN) meeting on November 14, 2023. On September 5, 2024, the Commission held a public hearing to review Case #2024-7899, Case #2024-7898, Case #2024-7900, Case #2024-8852, Case #2024-8853, Case #2024-8854, and Case #2024-8855 during which the Commission heard reports from City Planning and Land Use Department staff ("Staff"), testimony and evidence from the Applicant, and public comments by interested members of the public. The Commission found that the Master Plan Amendment, three (3) GP Amendments and three (3) Rezonings were consistent with the General Plan and that all approval criteria had been met.

The Commission voted to recommend that the Governing Body *approve* the Project on September 5th, 2024, subject to a condition of approval for the Master Plan Amendment. On October 3, 2024, the Commission adopted Findings of Fact and Conclusions of Law, (Attachment B, "Planning Commission Approved Findings of Fact and Conclusions of Law") and Commission Minutes (Attachment C, "Planning Commission Minutes"), reflecting its holdings from the public hearing.

IV. General Plan Amendment Approval Criteria

Table 2 analyzes all three (3) proposed General Plan Amendment according to approval criteria as set forth in the Santa Fe City Code, 14-3.2 "Amendments to the General Plan" for Case #2024-7879, Case #2024-8852, and Case #2024-8854.

Table 1 General Plan Amendment Approval Criteria Analysis

General Plan Amendment Criterion 1 [14-3.2(E)(1)(a)]: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met: (Yes/No) Yes**

Applicant's Response (General Plan Amendment):

"The requested General Plan Amendment to allow a uniform Land Use Classification of Community Commercial across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals[1] are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan, it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

[Staff has removed three (3) paragraphs here. The Applicant's full response may be found in Attachment E, Applicant's materials]

[1] Staff Commentary: the policies referenced in this response are described in the City of Santa Fe 1999 General Plan, *available at* https://santafenm.gov/land-use/current-planning/long-range-planning/general-plan-1999.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

Growth Projections, Economic Diversification, and Community Development are also addressed within this amendment. The proposed amendment is consistent with the goals and policies of community services outlined in the General Plan, which states the guiding policies for economic development are to: 1) Promote diversification of the Santa Fe economy, 2) Promote increased job opportunities with higher wages for Santa Fe residents, 3) Support services that serve the needs of Santa Fe residents and workers, 4) Develop and maintain an attractive climate for conducting business in Santa Fe, and 5) Promote small businesses.

Santa Fe County's population is projected to reach approximately 156,151 in 2024, reflecting a growth rate of 0.13% over the past year according to the most recent United States Census data. This projected growth highlights the need for adaptive planning and development to accommodate increasing residential and commercial demands.

The Angelou Report[2] further emphasizes the importance of diversifying Santa Fe's economic base to ensure sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

The proposed amendment enables the land to support these economic development policies by allowing for a greater variety of developments, which would better meet the needs of different ages, incomes, and family sizes. Additionally, it is strategically designed to create space for diverse industries to expand and prosper, encouraging the creation of community hubs that attract investment and generate high-quality employment opportunities. This supports Santa Fe's growth projections and the targeted diversification of its economic base, facilitating development that enhances the economic landscape and community well-being."

Staff Response (General Plan Amendment): Staff finds that the General Plan Amendments meet Criterion 1.

Staff agrees with the Applicant's response. The General Plan Amendments for the Tracts align with Santa Fe's growth and economic development strategies. The Applicant cites two (2) strategic documents that are reliable sources for understanding Santa Fe's future growth: the Angelou Plan ("Cultivating Santa Fe's Future Economy Economic Development Strategy, April 2004, by Angelou

[2] The "Angelou Plan" (referred to by the Applicant as the "Angelou Report") is a 2004 economic report from Angelou Economics. The Angelou Plan proposes a roadmap for Santa Fe's future economic development efforts based on economic analysis and community input. The Angelou Plan is included as Attachment C, "Economic Strategy".

Economics) and the 2008 Economic Development Strategy (included here as Attachment C, "Economic Strategy"). The General Plan Amendments are likely to allow for the type of neighborhood and community planning that are encouraged in the 1999 General Plan (*see* General Plan Themes, I-5). Specifically, the General Plan Amendments will allow for development designed to serve the immediate community, which helps reduce car-dependence and encourages community-oriented development (*see* General Plan Themes, I-13). Staff agrees that the Applicant's requested General Plan Amendments are consistent with projected growth patterns as described in both the Angelou Plan and the 2008 Economic Development Strategy.

General Plan Amendment Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;	**Criterion Met: (Yes/No)** **Yes**

Applicant's Response: *"This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application).*

Las Soleras Master Plan Tracts 19 – 26 are immediately adjacent to Community Commercial Tracts to the East. In addition, Tracts 22 and 25 are already designated Community Commercial. More Community Commercial along with Regional Commercial Land Use designations can be found a short distance to the West between I-25 and Beckner Road and then again North of Beckner Road just West of the Presbyterian hospital tract.

In fact, it could be observed that the existing land use classifications for Tracts 19 and 20 currently designated as Transitional Mixed Use and Business Park are the designations not consistent with the adjacent General Plan classifications which are a majority Community Commercial and Office.

The infrastructure serving Las Soleras is relatively new and it is also designed to accommodate the build out of the Master Plan including expansion of roads, trails and utilities as vacant Tracts are developed."

Staff Response: Staff agrees that Criterion 2 is met.

Staff agrees with the Applicant's response. The 1999 General Plan Policy Overlay designates the land at issue as an "infill area" (*see* 1999 General Plan, Chapter 3, "Land Use", p. 4). Guiding Policy 3-G-3 provides that "[t]here shall be infill development at densities that support the construction of affordable housing and a designated mix of land uses that provide an adequate balance of service retail and employment opportunities to address residential growth throughout the Urban Area".

1999 General Plan Guiding Policy 3-G-2 encourages mixed commercial/residential development throughout the City "[t]here shall be a mix of uses and housing types in all parts of the city." Additionally, much of the land near the Project site, along Cerrillos Road and I-25, is already

designated Community Commercial by the Future Land Use Map[3]. The General Plan Amendments will uniformly classify Las Soleras Master Plan Tracts 19 – 26 as Community Commercial, which will allow for development throughout the Project site that is consistent with the General Plan goal of encouraging mixed uses in all parts of the City.

General Plan Amendment Criterion 3 [14-3.2(E)(1)(c)]: the amendment does not: **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met: (Yes/No)** **Yes**

Applicant Response (General Plan Amendment):

***"(i) Response**:*

"With the exception of the Transitional Mixed Use and Business Park Classifications of Tracts 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

"(ii) Response:

The site and Tracts in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(iii) Response:

As noted above, the Community Commercial land use classification is consistent with land use designations and patterns already assigned to adjacent Tracts within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Tracts 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services."

Staff Response (General Plan Amendment): Criterion 3 is met.

The Applicant's response does not contain enough detail to fully address all subsections of this criterial. However, based on Staff's own investigation, which included review of the applicant's submittals, and all other material included in the attachments to this Report, Staff is able to conclude that the Amendment does not allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area, does not affect an area of less than two acres, and does not benefit one or a few landowners at the expense of the surrounding landowners or the general public.

[3] See City of Santa Fe Future Land Use Map, *available at* https://santafenm.gov/FutureLandUse.pdf (12/30/2024).

General Plan Amendment Criterion 4 [14-3.2(E)(1)(d)]: an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met: (Yes/No) N/A**
Applicant's Response: *"The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos."* **Staff Response:** Criterion 14-3.2(E)(1)(c) is met, and therefore no further justification is needed at this time.	
General Plan Amendment Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans; **Staff Response:** There are no extraterritorial zoning ordinances or extraterritorial plans that affect the Property.	**Not Applicable**
General Plan Amendment Criterion 6 [14-3.2(E)(1)(f)]: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;	**Criterion Met: (Yes/No) Yes**
Applicant's Response: *"A consistent land use designation of Community Commercial for Tracts 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.* *In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan."* **Staff Response:** Staff finds that Criterion 6[14-3.2(E)(1)(f)] is met. Staff agrees with the applicant's response, in that a Community Commercial designation across the entire Project site would provide an opportunity for growth that is consistent with 1999 General Plan Guiding Policy 3-G-2 ("[t]here shall be a mix of uses and housing types in all parts of the city") and allow development that, aligns well with the adjacent land uses. The Amendment promotes more coordinated and harmonious development of the Las Solares Master Plan within Santa Fe area, consistent with past discussions under Criteria 1, 2, and 4. Furthermore, the potential for increased job opportunities and additional retail and food services directly supports the economic and social prosperity of the neighborhood.	

General Plan Amendment Criterion 7 [14-3.2(E)(1)(g)]: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	Criterion Met: (Yes/No) YES
Applicant's Response: *"Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed."* **Staff Response:** Staff agrees with the Applicant's response. The General Plan Amendments are consistent with multiple City policies that support the proposed change. The General Plan Amendments do not conflict with any existing city ordinances or regulations. Additionally, the Project meets all applicable Code criteria. The General Plan Amendments foster a harmonious development strategy, promote general welfare, and correspond with adjacent land uses and broader city policies, ensuring there are no conflicts with existing regulations. Staff finds that Criterion 7[14-3.2(E)(1)(g)] is met.	
General Plan Amendment Criterion 8 [14-3.2(E)(2)] Additional Criteria for Amendments to Land Use Policies **In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:** **(a) the growth and economic projections contained within the general plan are erroneous or have changed;** **(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or** **(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.**	**Not Applicable**
Staff Response: The Applicant is not required to document compliance with Criterion 8, since the application does not amend land use policies.	

V. APPROVAL CRITERIA – MASTER PLAN AMENDMENT

Table 2 provides the Applicant's responses and staff's analysis of the Master Plan approval criteria, 14-3.9 "Master Plan", for Case #2024-7899 Las Soleras Master Plan Amendment.

According to City Code Section 14-3.9 (B)(3), "[f]inal actions by the governing body… concerning rezonings… shall include a specific finding or determination that the action complies with all applicable provisions of the master plan." Consequently, it is Staff's recommendation that the Governing Body consider the Master Plan Amendment before considering the Applicant's proposed Rezonings.

Staff recommends *conditional approval* of the Master Plan Amendment, effective upon approval of the relevant rezonings and an additional condition. As further discussed in the Planning Commission Staff Report, Staff finds that the Master Plan Amendment meets the criteria for approval, subject to a condition that the Master Plan Amendment include a "Master Sign Plan" that comprehensively addresses the design, placement, and specifications of all signs within the project area that are compatible with the historic and rural character and visual openness of the Historic Route 66 (I-25) corridor and acknowledge the significance of development of the project along the primary entrance into Santa Fe. (*See* Attachment A, p. 4). Staff proposes that the Applicant must complete this condition prior to recording the Master Plan Amendment.

Table 2 Master Plan Amendment Approval Criteria Analysis

Criterion 1 (14-3.9(D)(1)(a)): the master plan is consistent with the general plan;	**Criterion Met: (Yes/No) YES**
Applicant's Response (Master Plan): *The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan Tracts 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals.* *Specifically, the following General Plan policy goals are supported:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.* *Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.* *Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and* *Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.* *Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and* *Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.* *Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and* *Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and* *Policy 9-2-G-5: Promote small business.* *The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the*	

local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial.

Staff Response (Master Plan): Staff finds that the Master Plan meets Criterion 1 is met.

Staff agrees that the Master Plan Amendment is consistent with the proposed General Plan Amendments. The Master Plan Amendment still maintains the potential for a diverse range of uses as allowed within the C-2 District and allows for neighborhood-focused development as described in the policies referenced in the Applicant's response, above.

Criterion 2 (14-3.9(D)(1)(b)): the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (Master Plan):
"This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Tracts 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across Tracts 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Staff Response (Master Plan): Staff finds that Criterion 2 is met.

Staff agrees with the Applicant's response. The Master Plan Amendment is consistent with the Rezonings proposed for the area. . The variety of C-2 uses, ranging from residential to light industrial, are consistent with the Las Soleras Master Plan's original scheme to foster a mix of uses, by allowing for a more cohesive, neighborhood-focused development scheme across the Project site than Mixed Use, BIP, and C1, which restrict certain types of development to certain parts of Project site. . .

Criterion 3 (14-3.9(D)(1)(c)): development of the master plan area will contribute to the coordinated and efficient development of the community;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):
"This Master Plan amendment will significantly enhance the site's ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of Tracts 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System."

Staff Response (Master Plan): Criterion 3 is met.

Staff agrees with the applicant's response. The Master Plan Amendment provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such as full-service dining throughout the entire Project site, and more, which would not be allowed with the current combination of zoning restrictions. This approach addresses the evolving needs of the surrounding neighborhood. The diverse mix of uses is likely to stimulate local economic growth.

Criterion 4 (14-3.9(D)(1)(d)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development:	**Criterion Met: (Yes/No) YES**

Applicant Response (Master Plan):

"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Master Plan): Staff finds that Criterion 4 is met.

Staff generally agrees with the Applicant's response regarding the minimal impact of the Master Plan Amendment on utility systems and the adequacy of existing infrastructure to support the proposed changes. Although the Applicant's "Conceptual Test Fit" land plan, included in the application, evaluates the amendment's impact on area traffic, water, and sewer utilities, the Applicant's test is not an actionable item on the agenda and cannot be used to establish compliance with the criteria.

While the Traffic Division agrees with the Applicant's Traffic Analysis, the Traffic Division has raised certain points for consideration regarding future phases of the project (*See* Attachment B, Development Review Team (DRT) Comments):
1. Per the original approved Master Plan note 46A, Beckner Road must be constructed as a four-lane major arterial in accordance with Chapter 14 of the City Code, unless otherwise approved by the City of Santa Fe Public Works Department, consistent with an approved or amended Traffic Impact Analysis.
2. The updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road, as stipulated in the original Master Plan.

Additionally, Fire Preventions comments have outlined necessary precautions and requirements for future development:
1. A comprehensive assessment of fire service capacity and requirements should be conducted for all substantial new master plan developments.
2. Before construction begins, the water division and fire department must approve all infrastructure, including hydrants and water lines.
3. An all-weather access road capable of supporting a 75,000-pound fire apparatus must be provided before any combustible materials are brought onto the site.

The Water Division did not "have any concerns at this time from a water engineering standpoint", however, it noted that "the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project." *See* Attachment B, DRT Comments.

The Wastewater Division has "determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development." *See* Attachment B, DRT Comments.

The Parks Division raised no concerns for the project. *See* Attachment B, DRT Comments.

VI. Rezoning Approval Criteria

SFCC 1987, Sec. 14-3.5(C) requires the Governing Body to consider approval criteria for all rezoning proposals, and make complete findings of fact with respect to each criterion "sufficient to show that these criteria have been met", before the Governing Body approves a rezoning. Table 3, below, contains analysis of the three (3) Rezoning requests for Case #2024-7900, Case #2024-8853, and Case #2024-8855.

Table 3 Rezoning Las Soleras Master Plan Tracts 19, 20, 21, 23, 24 and 26

Rezoning Criterion 1 (14-3.5(C)(1)(a)) one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met: (Yes/No)** **YES**
Applicant's Response (Rezoning from C-1, MU, and BIP to C-2): *(i) "Not applicable"* *(ii) "As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within Tracts 19 -26. This loop road realignment has left the lot configurations of Tracts 19 – 26 contrary to efficient development.* *Las Soleras Tracts 19-26 have been referenced collectively as triggers for various infrastructure development – most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for Tracts 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative impact on Master Plan Tracts 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue."* *(iii) "As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.*	

Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road. The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response: Criterion 1 is met.

Staff agrees that a different use category (here, Community Commercial/ C2) is more advantageous to the community as articulated in the General Plan policy sections cited in the Applicant's response. The Rezonings support a variety of uses, enhance walkability, and promote economic self-sufficiency within the master planned area by balancing residential and commercial development opportunities, which provides opportunities for shopping and employment in the immediate area. The Rezonings are designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs.

Rezoning Criterion 2 (14-3.5(C)(1)(b)): all the rezoning requirements of Chapter 14 have been met;	**Criterion Met: (Yes/No) YES**

Applicant's Response:
"Yes, all zoning requirements of Chapter 14 have been met."

Staff Response: Staff agrees with the Applicant's response, above. The Rezonings meet all applicable Chapter 14 requirements. The proposed Rezonings therefore meets Criterion 2.

Rezoning Criterion 3 (14-3.5(C)(1)(c)): the rezoning is consistent with the applicable policies of the general plan, including the future land use map;	**Criterion Met: (Yes/No) Yes**

Applicant's Response (Rezoning):
As previously noted and in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

This rezoning request will be consistent with the General Plan upon approval of the companion General Plan Amendment application.

Staff Response (Rezoning): Staff finds that Criterion 3 is met.

Staff agrees with the Applicant's response that rezoning the Tracts to a uniform Community Commercial C-2 district across aligns with the City of Santa Fe's General Plan as proposed to be amended, and economic development goals. The proposal matches City policies on diverse land uses, reduced auto dependence, and balanced growth, supporting the Future Land use Map, which designates the area Community Commercial.

Rezoning Criterion 4 (14-3.5(C)(1)(d)): the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):

"The total acreage under consideration is 57.63, which is in conformance with the criteria set forth in the City Code. Once again, the rezoning application is consistent with the General Plans Goals for Growth Management."

Staff Response (Rezoning from R-3 to C-2): Staff finds that Criterion 4 is met.

For City policy regarding the amount of land sufficient to meet Rezoning Criterion 4, Staff looks to City Code General Plan Amendment Criteria, Section 14-3.2(E)(1)(c), which requires in part that an amendment does not "affect an area of less than two acres, except when adjusting boundaries between districts."

Based on this requirement, Staff concludes that the amount of land proposed for rezoning will not create a pocket of inconsistent development and is sufficient to help meet the City's land use goals of creating neighborhood-focused communities that include opportunities for both residential and commercial development.

Rezoning Criterion 5 (14-3.5(C)(1)(e)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met: (Yes/No) YES**

Applicant's Response:

"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response: Staff finds that Criterion 5 is met.

Staff agrees with the Applicant's response the "subject property can be served by existing roadways and public water and sewer infrastructure."

Staff agrees with the Applicant's response that the existing infrastructure is adequate for the proposed development. However, the "Conceptual Test Fit" that the Applicant referenced is not from the City Code and is not a test that the City uses to evaluate projects. Additionally, DRT evaluations have outlined necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development, which will be reviewed at the permitting or development plan stage.

Rezoning Criterion 6 (14-3.5(C)(2)): Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts; or** **(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met: (Yes/No)** **Yes**

Applicant's Response:

14-3.5(C)(2)(a):

"With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

14-3.5(C)(2)(b):

"The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement."

14-3.5(C)(2)(c):

"As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las

Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services."

Staff Response: Staff finds that Criterion 6 [14- (14-3.5(C)(2)] is met.

The Rezonings are consistent with applicable 1999 General Plan policies referenced in detail in the analysis of the previous criteria. The Rezonings are anticipated to bring broader economic benefits, such as increased employment, higher property and sales tax revenues, and expanded services, all of which would serve the general public interest.

VII. CONCLUSION

The Applicant has complied with all application process requirements of Santa Fe City Code 1987, Chapter 14 as follows:

a) The Applicant complied with the following steps required by the Santa Fe City Code:
   1) Pursuant to 14-3.1(E) "Pre-application", the Applicant conducted a pre-application on September 28, 2023.
   2) Pursuant to 14-3.1(F) "Early Neighborhood Notification" (ENN) the Applicant conducted one ENN on November 14, 2023.
   3) The Applicant has addressed the Master Plan Approval Criteria per Section 14-3.9(D)(1) *"Necessary Findings."*
   4) The Applicant has addressed the General Plan Amendment Approval Criteria per Section 14.3-9(E)(1) *"Criteria for All Amendments to the General Plan."*
   5) The Applicant has addressed the Rezoning Approval Criteria per Section 14-3.5(C) *"Approval Criteria."*

Staff and the DRT have analyzed the Project and found that it meets all applicable Code criteria. The Land Use Department recommends APPROVAL of the Project, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A."

VIII. ATTACHMENTS

A. Planning Commission Staff Report
B. DRT Comments
C. Economic Strategy
D. Maps and Images
E. Applicant's Materials
F. Planning Commission Approved Findings of Fact and Conclusions of Law (all case numbers)

G. Planning Commission Minutes

A Resolution Amending the Las Soleras Master Plan land use designations for Tracts 19, 20, 21, 23, 24 and 26 from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) to from 90 feet to 45 feet.

A Resolution Amending the General Plan Future Land Use Map designation from Commercial Office Use to Community Commercial, with Legal Description.

Bill 2025-01, Changing the Official Zoning Map from C-1 (General Office) to C-2 (General Commercial), with Legal Description.

A Resolution Amending the General Plan Future Land Use Map from Transitional Mixed Use to Community Commercial, with Legal Description.

Bill 2025-02 Changing the Official Zoning Map from MU (Mixed Use) to C-2 (General Commercial), with Legal Description.

A Resolution Amending the General Plan Future Land Use designation from Commercial Business Use to Community Commercial, with Legal Description.

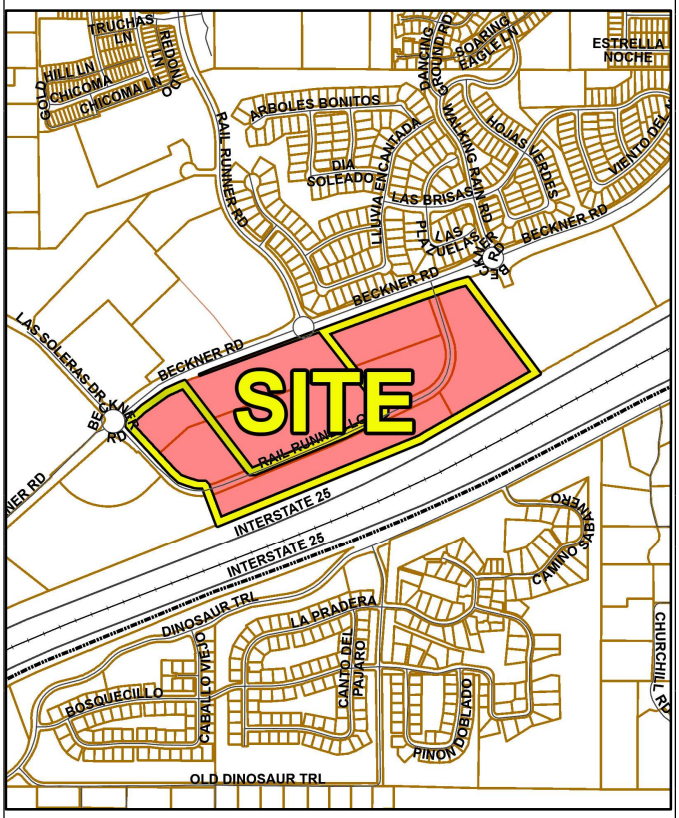
Bill 2025-03 Changing the Official Zoning Map from BIP (Business Industrial Park) to C-2 (General Commercial), with Legal Description

ATTACHMENT A

CITY OF SANTA FE

Planning and Land Use Department
Planning Commission Staff Report

Case Nos:	2024-(7899)(898)(7900)(8852)(8853)(8854)(8855)
Hearing Date:	September 5, 2024
Applicant:	Beckner Road Partnership, LLC
Request:	Master Plan Amendment, General Plan Amendments & Rezonings
Location:	The property is located SE of the Las Soleras/Beckner Rd roundabout & South of the Rail Runner Rd/Beckner Rd roundabout, & on the South side of Beckner Rd, being Tracts 19-26, within the Las Solares Master Plan.
Case Mgr.:	Daniel A. Esquibel
Existing Zoning:	C-1 (General Office), MU (Mixed Use), and BIP (Business Industrial Park)
Overlay:	Suburban Archaeological Review District
Pre-app. Mtg.:	September 28, 2023
ENN Mtg.:	November 14, 2023



Proposal: The Applicant's project includes 7 applications: an amendment to the Las Soleras Master Plan, 3 General Plan Amendments, (GPA) 3 rezonings (RZ), and a request to reduce the La Rambla Trail easement width from 90 feet to 45 feet. The GPAs change the Future Land Use Map designations from "Transitional Mixed Use, Business Commercial, and Commercial Office" to "Community Commercial". The RZs change the Official City Zoning Map designations from MU, BIP, and C-1, to C-2.

Case #2024-7899. Las Soleras Master Plan Amendment. Orion-West LLC, Agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a Master Plan Amendment to the Las Soleras Master Plan, changing the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet, on a property located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout on the south side of Beckner Rd, encompassing Tracts 19-26 within the Las Soleras Master Plan. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-7898. Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and also that the Planning Commission recommend that the Governing Body approve an additional General Plan Amendment changing the existing General Plan Future Land Use Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from Commercial Office Use to Community Commercial. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case # 2024-7900. Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning. Orion-West LLC, Agent for Beckner Road Partnership, Owner, asks the Planning Commission to recommend that the Governing Body approve a rezoning, changing the Official Zoning Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and that the Planning Commission also recommend the Governing Body to change the existing Official Zoning Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) Use to C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8852. Las Soleras Master Plan Tract 19 General Plan Amendment. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use designation for approximately 9.11 acres from Transitional Mixed Use to Community Commercial, for a property, described as Tract 19 on the Las Soleras Master Plan located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8853. Las Soleras Master Plan Tract 19 Rezoning. Orion-West LLC, agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 9.11 acres from MU (Mixed Use) Use to C-2 (General Commercial). The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8854. Las Soleras Master Plan Tract 20 General Plan Amendment. Orion-West LLC., agent for

Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use designation for approximately 10.70 acres from Commercial Business Use to Community Commercial, on a property described as Tract 20 on the Las Soleras Master Plan, and located south of the Rail Runner Loop. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8855. Las Soleras Master Plan Tract 20 Rezoning. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, ask the Planning Commission to recommend the Governing Body approve a rezoning changing the existing Official Zoning Land Use Map designation for approximately 10.70 acres from BIP (Business Industrial Park) to C-2 (General Commercial) on a property described as Tract 20 on the Las Soleras Master Plan, and located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** of the following cases, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A":

1. Case #2024-7899: Las Soleras Master Plan Amendment allowing General Plan Amendments and Rezonings for Las Soleras Tracts 21, 23, 24, and 26,
2. Case #2024-7898: Las Soleras Tracts 21, 23, 24, and 26 General Plan Amendment,
3. Case #2024-7900: Las Soleras Tracts 21, 23, 24, and 26 Rezoning,
4. Case #2024-8852: Tract 19 General Plan Amendment,
5. Case #2024-8853: Las Soleras Tract 19 Rezoning,
6. Case #2024-8854: Las Soleras Tract 20 General Plan Amendment, and
7. Case #2024-8855: Las Soleras Tract 20 Rezoning

Seven motions are required for these Cases:

1. Recommend the Governing Body approve or deny Case #2024-7899: Las Soleras Master Plan Amendment allowing General Plan Amendments and Rezonings for Las Soleras Tracts 21, 23, 24, and 26,
2. Recommend the Governing Body approve or deny Case #2024-7898: Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment, subject to the Master Plan conditions listed in Section II, Table 1 *"Master Plan Conditions"*, and Master Plan Technical Corrections listed in attachment "*A*",
3. Recommend the Governing Body approve or deny Case #2024-7900: Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning,
4. Recommend the Governing Body approve or deny Case #2024-8852: Tract 19 General Plan Amendment
5. Recommend the Governing Body approve or deny Case #2024-8853: Las Soleras Master Plan Tract 19 Rezoning,
6. Recommend the Governing Body approve or deny Case #2024-8854: Las Soleras Master Plan Tract 20 General Plan Amendment, and
7. Recommend the Governing Body approve or deny Case #2024-8855: Las Soleras Master Plan Tract 20 Rezoning

II. Master Plan Conditions

Table 1 Master Plan Conditions

#	Condition of approval	Dept/Division	Completed By:
1	The Applicant shall submit a Master Sign Plan to be included with the Master Plan amendment as a permanent component of future development of the Project. This Master Sign Plan must comprehensively address the design, placement, and specifications of all signs within the project area to ensure compatibility with the historic and rural character and visual openness of the Historic Route 66 (I-25) corridor and acknowledge the significance of development of the project along the primary entrance into Santa Fe. This requirement shall apply to the entire project area, irrespective of any future subdivision or ownership change, and must be adhered to by all current and subsequent owners or developers.	Land Use/ Current Planning Division	Prior to recording the Master Plan

III. EXECUTIVE SUMMARY

The Governing Body approved the Las Soleras Master Plan (Master Plan) on February 11, 2009, encompassing approximately 539 acres with a mix of uses including low, medium and high-density residential; community and regional commercial; business industrial park; mixed-use; institutional uses; office and open space. The original master plan concept proposed a walkable mixed-use neighborhood focused on an anticipated Rail Runner transit stop. The mix of uses was intended to approximate the citywide balance of residential and nonresidential uses, set among extensive open spaces.

Since adoption in 2009, there have been 4 amendments to the Las Solares Master Plan:

A. September 9, 2015
   i. Realignment of roads, reconfiguration of open space and trail, reconfiguration and reduction of park land and the reconfiguration of land tracts.
B. September 24, 2016
   i. Establish alternative height and setback standards for the R-6 and R-12 residentially zoned districts of Las Soleras for Estancias de Las Soleras and Ross's Peak.
C. September 12, 2018

i. Rezoning from MU (Mixed Use) to R-21 (Residential-twenty-one dwelling units per acre) and a reduction in the 90-foot utility, access, and trail corridor to 45 feet (La Rambla).

ii. Amending Las Soleras Master Plan condition related to dust control

D. October 31, 2019

i. Rezoning from R-6 to R-10 for Las Solares Tract 13

IV. COMPARISON MAPS OF ZONING AND THE FUTURE LAND USE MAP

Figure 1 depicts a comparison between the 2010 Future Land Use Map (left), illustrating the land uses at the time of adoption of the Master Plan and Annexation into the City, and the current 2024 Future Land Use Map designations (right). The primary differences being within the project area where 4 lots (lots 21,23,24 and 26) were annexed in as Community Commercial (red) and are now designated as commercial office (light purple). There has also been an expansion of residential low density (yellow) and residential high density (goldenrod) and a reduction in Transitional Mixed Use (mauve) north of Beckner Road.

Figure 1 2010 / 2024 Future Land Use Map Comparison

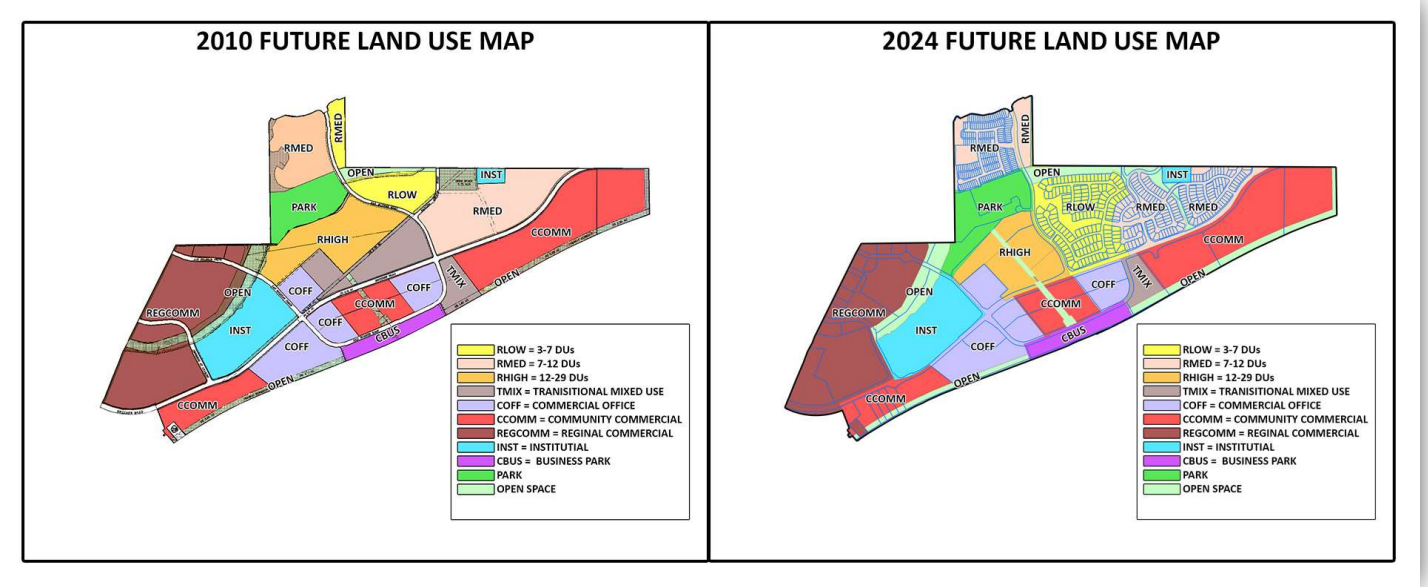
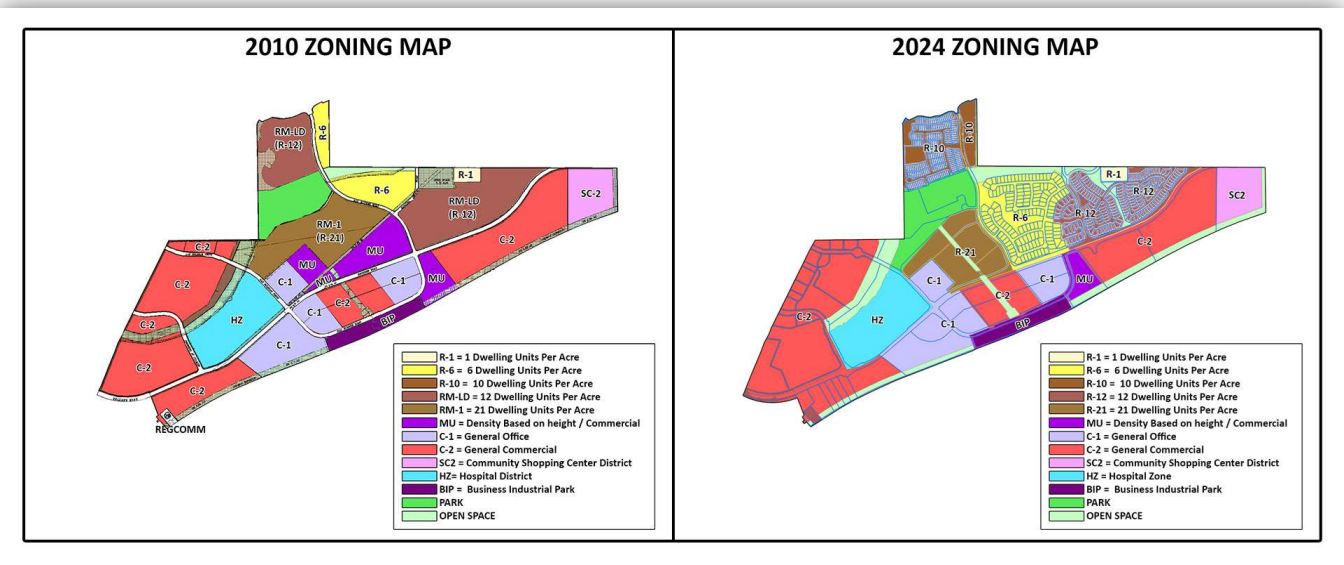


Figure 2 depicts a comparison between the 2010 Zoning Map established at annexation and the 2024 Zoning Map. The primary difference being a reduction in Mixed Use zoning (purple) in favor of more residential uses north of Beckner Road.

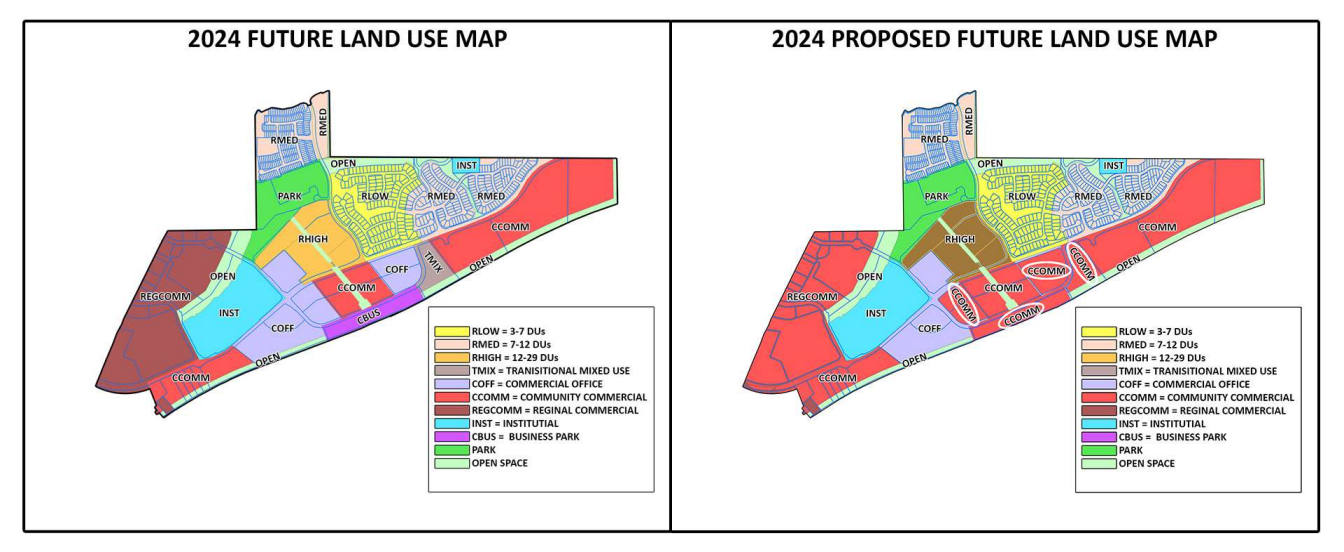
Figure 2 2010 Master Plan Zoning and 2024 Zoning Map Comparison



The Applicant's Proposed Changes

Figure 3 compares the existing 2024 Future Land Use Map and the applicant's proposed changes, from Commercial office (light purple), Business Park (dark purple), and Transitional Mixed Use (mauve) to Community Commercial (red).

Figure 3 2024 Future Land Use Map Comparison



The General Plan describes Community Commercial Office as providing:

> *Sites for retail shopping areas, focus on a plaza, containing a wide variety of businesses, including retail stores; eating and drinking establishments; commercial recreation; service stations; automobile sales and repair services; financial, business, and personal services; and educational and social services.*

The General Plan describes Business Park as:

> *Business Parks shall provide areas appropriate for moderate- to low-intensity industrial and business park uses capable of being located next to commercial and residential areas with minimum buffering. Allowable uses include research and development related uses, light manufacturing, wholesaling, distribution and storage, retailing and small-scale restaurants as a related use only, and offices in a master planned landscaped setting. No raw materials processing or bulk handling would be allowed.*
>
> *The Business Park designation on the Future Land Use Map of the General Plan is intended to encompass the 11, Light Industrial District, and the IP, Industrial Park District, existing zoning categories. It is recommended that both districts be re-examined for allowable uses and appropriate standards. It is further recommended that the IP zoning district be restructured with a stronger emphasis on research and development, offices, and related uses, to be developed in a master planned landscaped setting, and that the district name be modified to Business and Industrial Park in order to reflect these changes.*
>
> *For new development and for rezonings within the Business Park designation, the appropriateness of 1 versus BIP (IP) is determined by the nature of adjacent land uses. Where an area designated Business Park on the Future Land Use map is adjacent to non-residential zoning, an existing non-residential use, or non-residential Future Land Use, then that area may be considered for 11 zoning. Where an area designated Business Park on the Future Land Use map is adjacent to residential zoning, an existing residential use, or residential Future Land Use, then that area may be considered for IP (BIP) zoning.*

The General Plan describes Transition Mixed Use as:

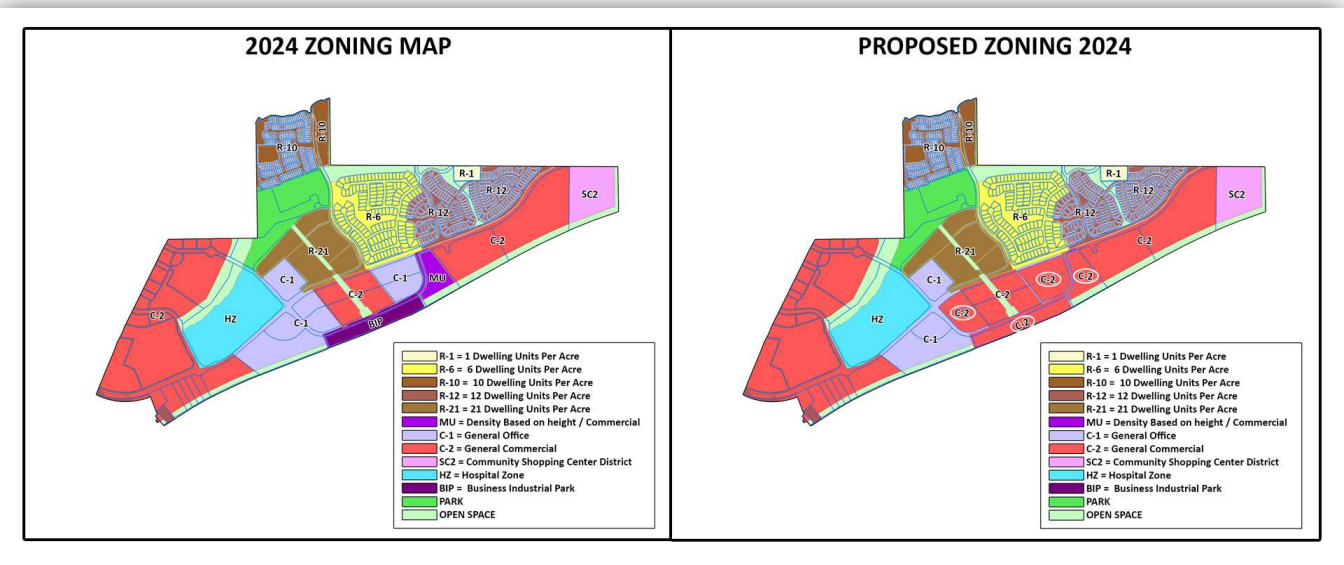
> *…mixed-use development, providing a variety of commercial (specific locations for big box retail), residential, and institutional opportunities.*

The General Plan describes Office as:

> *This classification provides sites for administrative, financial, business, professional, medical, and public offices, and small-scale restaurants (as a related use only) in areas where retail and other community commercial uses are not appropriate*.

Figure 4 compares the Applicant's proposed changes to the City Zoning Map, namely replacing C-1 (General Office), BIP (Business Industrial Park) and MU (Mixed Use) with C2 (General Commercial).

Figure 4 Existing and Proposed Zoning Map Comparison



Zoning Modifications

Table 2 *"Zoning Acreage Change"* depicts acreage changes affected by Master Plan Amendments for Las Solares Master.

Table 2 Zoning Acreage Change

Zoning	2010 Annexation (Acreages+/-)	2024 Current Zoning (Acreages +/-)	Proposed Changes (Acreages+/-)
R-1	3.02	3.02	3.02
R-6	28.96	46.9	46.9
RM-LD (R-10 & R-12)	102.66	81.19	81.19
RM-1 (R-21)	43.69	28.59	28.59
MU	37.49	9.11	0
C-1	50.29	50.45	30.75
C-2	171.5	171.5	~~239.47~~ 211.01
SC-2	20.21	20.21	20.21
HZ	39.03	39.03	39.03
BIP	10.7	10.7	0

Park	21.4	31.1	31.1

Figure 5 Line Graph

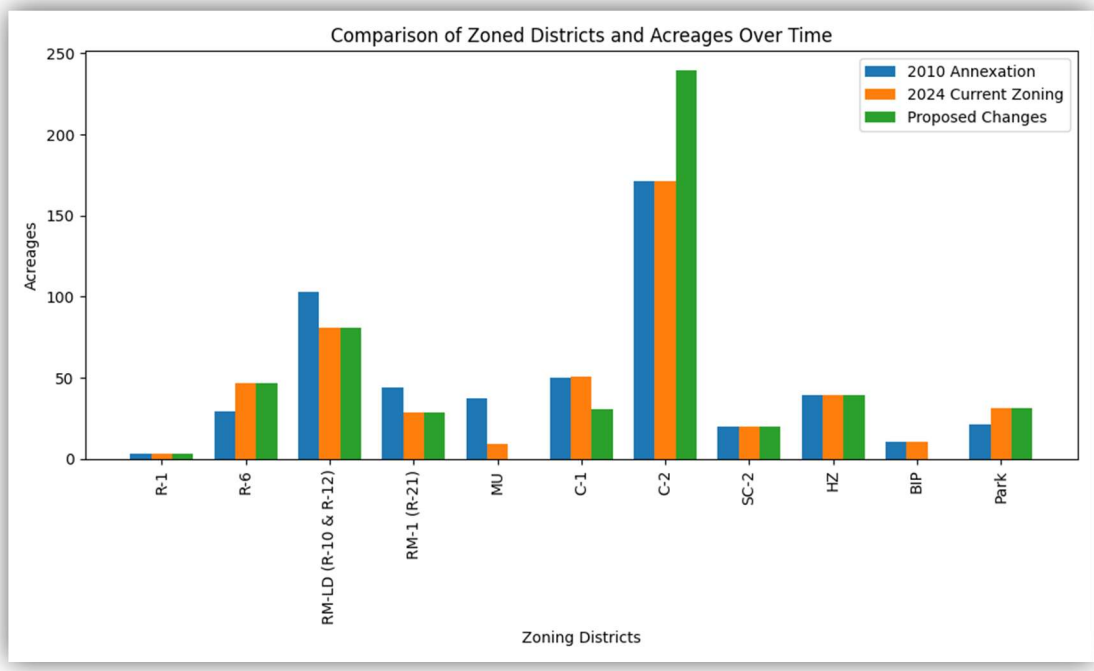


Figure 5, together with Figures 1-4 and Table 2 present an overview of modifications across various zoning categories, from the annexation agreement established in 2010 to the present year, and the applicants requested amendments. Figures 1-5 offer a general view of how acreages within the Master Plan area have changed across different zoning categories over time. The Master Plan amendment proposes modifications to the Master Plan zoning designations for Tracts 19, 21, 23, 24, and 26. The Master Plan amendment eliminates two zoning categories—MU (Mixed Use) from 9.11 acres to 0; and BIP (Business Industrial Park) from 10.7 acres to 0 acres—while reducing the area zoned as C-1 (General Office) from 50.45 acres to 30.75; and increasing those areas zoned as C-2 (General Commercial) from 171.5 acres to 239.47. In addition to the zoning changes, the applicant seeks to reduce the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet.

Relevant Chapter 14 Zoning District purpose statements:

14-4.3(A) C-1 Office and Related Commercial District

The purpose of the C-1 office and related commercial district is to provide areas for government offices; professional and business offices; medical and dental offices or clinics; personal care facilities for the elderly ; and hospitals , laboratories, pharmacies and related complementary businesses that provide sales or service of office equipment, medical and dental supplies and office supplies. This

district serves as a transitional buffer between more intense commercial use districts and residential districts.

14-4.3(B) C-2 General Commercial District

The C-2 general commercial district includes areas along streets carrying large volumes of traffic where commercial uses are appropriate. Regulations are designed to guide future additions or changes so as to discourage extension of existing and formation of future strip commercial development , to preserve the carrying capacity of the streets and to provide for off-street parking and loading.

14-4.3(H) BIP Business and Industrial Park District

1) Purpose

(a) The purpose of the BIP district is to provide locations for the development of jobs in research and development activities and in offices, institutions and limited light industrial settings. The BIP district regulations intend to ensure that district locations may be adjacent to residential and commercial areas with minimum buffering.

(b) It is also the purpose of the BIP district to allow related uses that complement or support the primary employment-based uses to create a functional and pedestrian-friendly development.

2) Rezoning Requirements

(a) Property is eligible for rezoning to BIP if the property is a minimum of four acres in size and all other applicable requirements of Chapter 14 are satisfied.

(b) Rezoning to BIP requires consideration and approval by the planning commission and governing body of a master plan or development plan for the property as provided in Sections 14-3.8 and 14-3.9."

14-4.3(L) MU Mixed-Use District

1) Purpose

It is the purpose of the MU mixed-use district to provide for the creative infill and development of underused and vacant land and buildings in Santa Fe. This zoning category allows office, commercial and residential uses in the same building or on the same property . MU zoning should accomplish the following goals:

(a) control sprawl by creating a more efficient use of land and more opportunities for infill ;

(b) promote affordable housing and economic development by emphasizing a variety of land uses

(c) promote creative and flexible land uses within Santa Fe;

(d) foster alternative means of transportation, including transit, bicycles and walking;

(e) promote infill development and pedestrian-oriented streetscapes in currently underused parking areas and along existing roadway corridors; and

(f) promote shared parking areas in the design and development of mixed-use projects.

(2) Rezoning Requirements

(a) Application for rezoning to MU is not allowed for residentially zoned properties located in historic districts, as shown on the official zoning map.

(b) *Rezoning to MU requires consideration and approval by the planning commission and governing-body of preliminary or final development plans for the property as provided in Section 14-3.8.*

As districts expand, contract, or are eliminated, the urban fabric of the Los Soleras Master Plan area shifts. Expansion of C-2 zones might encourage more robust commercial development but could risk higher traffic and reduced pedestrian safety and less open space. Shrinking or eliminating MU districts could undermine efforts to increase urban density and mixed-use developments, potentially leading to greater vehicle dependence and loss of vibrant, multi-functional urban areas. Changes in BIP zoning could affect the availability of land for high-tech and industrial jobs, impacting local employment landscapes. Conversely, growth in C-1 areas could promote quieter, service-based environments but might limit opportunities for larger commercial ventures. Each adjustment to these zoning districts needs to be considered carefully to balance growth, community needs, and infrastructure capabilities.

The Applicant complied with Subsections 14-3.1(E) *"Pre-Application Conferences,"* 14-3.1(F) "Early Neighborhood Notification Procedures," and 14-3.1(H) *"Notice Requirements."*

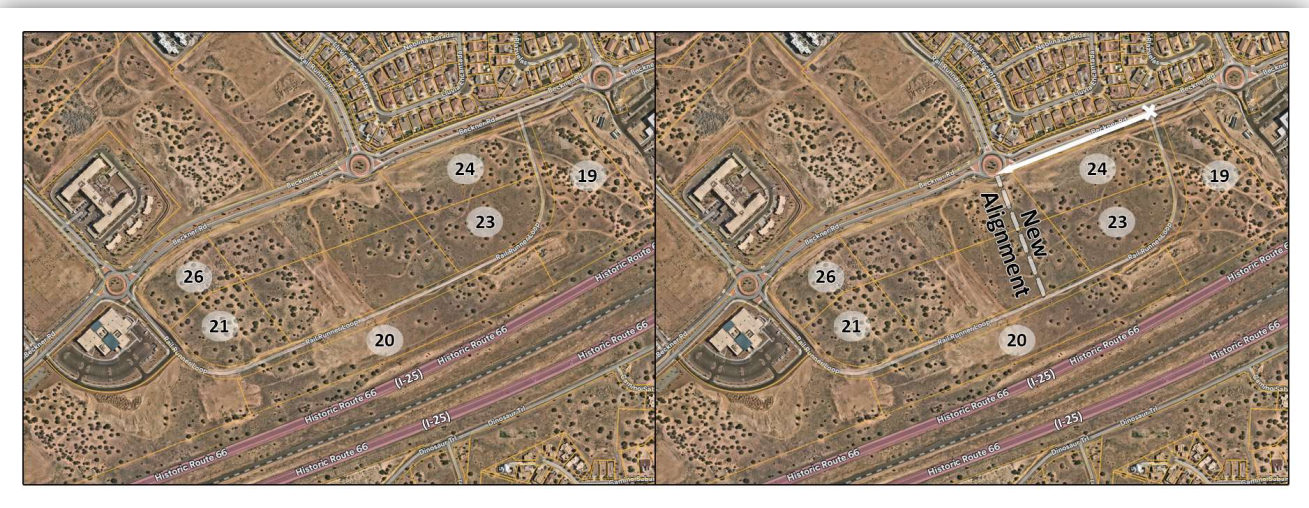
Staff's analysis finds that the Applicant met the approval criteria as outlined in Subsection 14-3.9(D) for Master Plans, Subsection 14-3.2(E) for amendments to the General Plan, and Subsection 14-3.5(C) for the rezoning request across all 7 case requests.

V. PROJECT ANALYSIS

A. Property Information:

Tracts 19, 20, 21, 23, 24, and 26 are vacant tracts of land measuring 9.11, 10.70, 4.70, 7.27, 6.18, and 3.48 acres, respectively, totaling approximately 41.44 acres. Tracts 19-23 are located off Rail Runner Loop. Per the approved Las Soleras Master Plan the Applicant will align Railrunner Loop to with the Railrunner Road Roundabout. Currently, Rail Runner Loop aligns with the Solares Drive/Beckner Road intersection at a roundabout on the west end and lies between the intersections of Rail Runner Road and Walking Rain Road/Beckner Road, each featuring roundabouts, at the east juncture. The eastern intersection will be realigned with the Rail Runner Road and Beckner Road intersection roundabout. Tracts 24 and 26 are located off Beckner Road (Reference Figure 6 *"Tract Location"*).

Figure 6 Tract Location

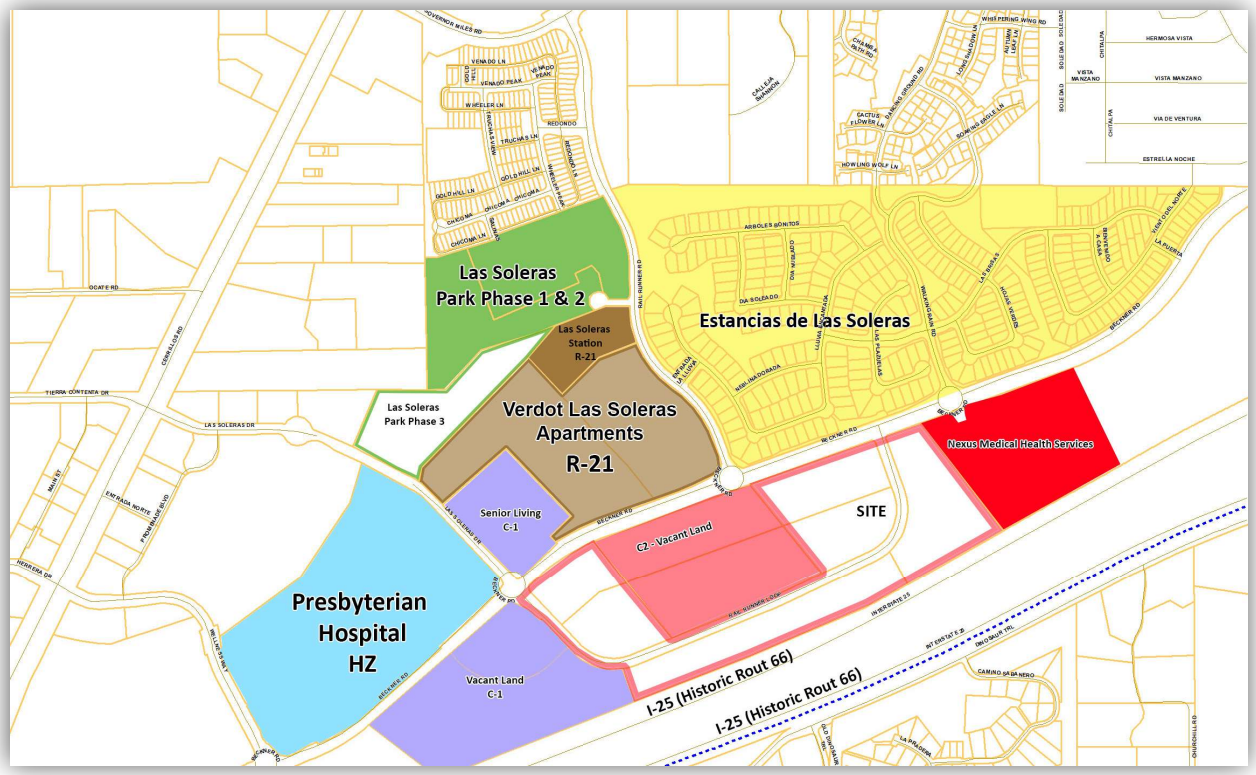


B. Adjacent Uses

Table 3 Nearby Development (Reference Figure 7 "Adjoining Uses")

Direction	Zoning
North	C-1 (General Office) 5011 Las Soleras Dr, R-21 (Residential - 21 dwelling units per acre) Verdot apartments, R-6 (Residential – dwelling units per acre) Estancias De Las Soleras
West	C-1 (General Office) vacant land
East	C-2 (General Commercial) - Nexus Medical Health Services
South	I-25 (Historic Rout 66)

Figure 7 Adjoining Uses



C. La Rambla Trail Easement

In addition to general plan amendments and rezoning requests, the application includes the realignment of Rail Runner Loop. The realignment is required as a condition of the Las Solares Master Plan, and the Applicant is adhearing to the required realignment condition. The applicant also seeks approval to reduce the La Rambla that traverses across Los Solares Tracts 22 and 25,. Tracts 22 and 25 are also currently owned by the applicant and will be integrated into future development, but they are not part of the current application as they are already zoned C2. The Master Plan amendment proposes reducing the La Rambla, originally established in 2010 as 90 feet wide, to 45 feet to align with the Rambla Trail width set by a previous Las Soleras Master Plan Amendment approved in 2019. Additionally, the applicant proposes the flexibility to adjust the location of the larger Plaza open space area anywhere along the Rambla between Beckner Road and Rail Runner Loop Road (Reference Figure 7 *"La Rambla Trail Easement.").*

Figure 8 La Rambla Trail Easement



VI. PROPOSED INFRASTRUCTURE

The City Code requires that proposed infrastructure can accommodate the impacts of the proposed development. "[T]he existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development." SFCC 1987, § 14-3.5(C)(1)(e). The Development Review Team ("DRT") concluded that City resources and infrastructure can accommodate the proposed request. *See* Attachment a, "DRT Comments".

VII. EARLY NEIGHBORHOOD NOTIFICATION MEETING

The Applicant conducted a virtual Early Neighborhood Notification Meeting (ENN) via Zoom on November 14, 2023. No members of the public attended the ENN. The Applicant complied with all notice and other procedural requirements as per City Code Section 14-3.1(F).

VIII. APPROVAL CRITERIA – MASTER PLAN

Section 14-3.9 Necessary Findings: (A) and (D):

Table 4 Master Plan

Criteria 1 (14-3.9(D)(1)(a)): the master plan is consistent with the general plan;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):

"The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan Tracts 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals are supported:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the

Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response (Master Plan):

Staff agrees with the Applicant's response. The proposed Master Plan is consistent with several policy goals of the City of Santa Fe General Plan. Despite the elimination two zoned districts (Mixed Use and Business Industrial Park) originally envisioned in the Las Soleras Master Plan, the Master Plan still maintains the potential for a diverse range of uses as allowed within the C-2 District.

Staff finds that the Master Plan meets Criterion 1 (14-3.9(D)(1)(a).

Criteria 2 (14-3.9(D)(1)(b)): the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):

"This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Tracts 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across Tracts 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Staff Response (Master Plan):

Staff agrees with the applicant's response. The amendment aligns with the predominant zoning patterns in the area, which primarily are uses (multifamily and nonresidential) allowed within a C-2 District. The variety of C-2 uses, ranging from residential to light industrial, adheres to the Las Soleras Master Plan's original intent to foster a mix of uses, despite the proposed elimination of both Mixed Use and Business Industrial Park Districts, while also responding to current market demands. The master plan continues to maintain a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan.

Staff finds that the Master Plan meets Criterion 2 (14-3.9(D)(1)(b).

Criteria 3 (14-3.9(D)(1)(c)): development of the master plan area will contribute to the coordinated and efficient development of the community;	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (Master Plan):

"This Master Plan amendment will significantly enhance the site's ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of Tracts 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System."

Staff Response (Master Plan):

Staff agrees with the applicant's response. The amendment to C-2 zoning provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such

as full-service dining and more. This approach addresses the evolving needs of the surrounding neighborhood. The diverse mix of uses is likely to stimulate local economic growth. Moreover, the rezoning of the property will facilitate future development that is expected to trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System, further enhancing the area's coordinated development. The Las Soleras Master Plan originally contained a Rail Runner Stop. However, the Rail Runner stop was canceled during Governor Martinez's Term in office. It is unclear if the Rail Runner Stop will occur at Las Soleras in the Future.

Staff finds that the Master Plan meets Criterion 3 (14-3.9(D)(1)(c)].

Criteria 4 (14-3.9(D)(1)(d)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development:	**Criterion Met: (Yes/No)** **YES**

Applicant Response (Master Plan):
"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Master Plan):
Staff generally agrees with the applicant's response regarding the minimal impact of the proposed amendment on utility systems and the adequacy of existing infrastructure to support the proposed changes. Although the applicant's "Conceptual Test Fit" land plan, included in the application, evaluates the amendment's impact on area traffic, water, and sewer utilities, is not an actionable item on the agenda and cannot be used to establish compliance with the criteria.

While the Traffic Division agrees with the Traffic Analysis provided by the applicant, it has raised certain points for consideration regarding future phases of the project:
1. Per the original approved Master Plan note 46A, Beckner Road must be constructed as a four-lane major arterial in accordance with Chapter 14 of the City Code, unless otherwise approved by the City of Santa Fe Public Works Department, consistent with an approved or amended TIA.
2. The updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road, as stipulated in the original Master Plan.

Additionally, Fire Preventions comments have outlined necessary precautions and requirements for

future development:

1. A comprehensive assessment of fire service capacity and requirements should be conducted for all substantial new master plan developments.
2. Before construction begins, the water division and fire department must approve all infrastructure, including hydrants and water lines.
3. An all-weather access road capable of supporting a 75,000-pound fire apparatus must be provided before any combustible materials are brought onto the site.

The Water Division did not *"have any concerns at this time from a water engineering standpoint. The existing 12" main in Beckner should be able to accommodate the changes being proposed with no issues. For the future developments that come in under the general plan and master plan, the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project."*

The Wastewater Division has *"determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development."*

The Parks Division raised no concerns for the project.

Staff finds that the Master Plan meets Criterion 4 (14-3.9(D)(1)(d).

IX. General Plan

14-3.2 *"Amendments to the General Plan"* establishes approval criteria for amendments to the General Plan.

Table 5 General Plan Amendment Criteria

Criterion 1 [14-3.2(E)(1)(a)]: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met: (Yes/No) YES**
Applicant's Response (General Plan Amendment): *"The requested General Plan Amendment to allow a uniform Land Use Classification of Community Commercial across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.* *Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.* *Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and* *Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*	

Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

Growth Projections, Economic Diversification, and Community Development are also addressed within this amendment. The proposed amendment is consistent with the goals and policies of community services outlined in the General Plan, which states the guiding policies for economic development are to: 1) Promote diversification of the Santa Fe economy, 2) Promote increased job opportunities with higher wages for Santa Fe residents, 3) Support services that serve the needs of Santa Fe residents and workers, 4) Develop and maintain an attractive climate for conducting business in Santa Fe, and 5) Promote small businesses.

Santa Fe County's population is projected to reach approximately 156,151 in 2024, reflecting a growth rate of 0.13% over the past year according to the most recent United States Census data. This projected growth highlights the need for adaptive planning and development to accommodate increasing residential and commercial demands.

The Angelou Report further emphasizes the importance of diversifying Santa Fe's economic base to ensure

sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

The proposed amendment enables the land to support these economic development policies by allowing for a greater variety of developments, which would better meet the needs of different ages, incomes, and family sizes. Additionally, it is strategically designed to create space for diverse industries to expand and prosper, encouraging the creation of community hubs that attract investment and generate high-quality employment opportunities. This supports Santa Fe's growth projections and the targeted diversification of its economic base, facilitating development that enhances the economic landscape and community well-being."

Staff Response (General Plan Amendment):
Staff agrees with the Applicant's response. The proposed amendment for Las Soleras Tracts 19-26 aligns with Santa Fe's growth and economic development strategies. By citing strategic documents like the Angelou Report and the 2008 Economic Development Strategy, the response demonstrates that the amendment supports city policies on economic diversification and infrastructure development. The Applicant's use of demographic data underscores the amendment's relevance to current and future community needs, ensuring it contributes to Santa Fe's long-term prosperity and resilience.

Staff finds that the proposed amendment meets Criterion 1 [14-3.2(E)(1)(a)].

Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;	**Criterion Met: (Yes/No) YES**

Applicant's Response (General Plan Amendment):
"This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application).

Las Soleras Master Plan Tracts 19 – 26 are immediately adjacent to Community Commercial Tracts to the East. In addition, Tracts 22 and 25 are already designated Community Commercial. More Community Commercial along with Regional Commercial Land Use designations can be found a short distance to the West between I-25 and Beckner Road and then again North of Beckner Road just West of the Presbyterian hospital tract.

In fact, it could be observed that the existing land use classifications for Tracts 19 and 20 currently designated as Transitional Mixed Use and Business Park are the designations not consistent with the adjacent General Plan classifications which are a majority Community Commercial and Office.

The infrastructure serving Las Soleras is relatively new and it is also designed to accommodate the build out of the Master Plan including expansion of roads, trails and utilities as vacant Tracts are developed."

Staff Response (General Plan Amendment):
Staff agrees with the applicant's response. The applicant's request is to uniformly classify Las Soleras Master Plan Tracts 19 – 26 as Community Commercial. A Community Commercial classification aligns with the existing land use patterns nearby, where adjacent and nearby Tracts are already designated as Community Commercial. Eliminating the Transitional Mixed Use and Business Park designations for Tracts 19 and 20 resolves inconsistencies with the surrounding areas, streamlining the land use classifications and enhancing urban coherence.

As illustrated in this report (Figures 3 and 4) the Future Land Use Map, Tracts immediately adjacent to the east of Tracts 19 – 26 are already designated as Community Commercial. Additionally, Tracts 22 and 25 within the targeted area are currently classified as Community Commercial. Furthermore, there are areas designated Community and Regional Commercial only a short distance from the subject property to the west between I-25 and Beckner Road and to the north near the Presbyterian hospital.

The fact that Tracts 19 and 20 are currently designated as Transitional Mixed Use and Business Park, respectively, seems inconsistent with the predominantly Community Commercial and Office designations in the vicinity. This suggests that the proposed amendment to Community Commercial could harmonize the land use classifications in this part of the Las Soleras Master Plan area.

Moreover, the infrastructure in place serving Las Soleras—including roads, trails, and utilities has been designed to support the Master Plan as vacant Tracts are developed.

Staff finds that the proposed amendment meets Criterion 2 [14-3.2(E)(1)(b)].

Criterion 3 [14-3.2(E)(1)(c)]: the amendment does not: **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met: (Yes/No)** **YES**

Applicant Response (General Plan Amendment):

***"(i) Response**:*

With the exception of the Transitional Mixed Use and Business Park Classifications of Tracts 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

"(ii) Response:

The site and Tracts in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(iii) Response:

As noted above, the Community Commercial land use classification is consistent with land use designations and patterns already assigned to adjacent Tracts within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Tracts 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

Staff Response (General Plan Amendment):

Response to (i):

The applicant's response to item "(i)" of Criterion 3 focuses on reclassifying Tracts 19 and 20 from Transitional Mixed Use and Business Park to Community Commercial, matching the existing nearby uses of Community Commercial and Office. This standardizes land use according to the area's predominant commercial orientation. However, the response lacks specific details on how the changes for additional tracts (21, 23, 24, and 26) fit with their existing land use or if they conflict with the prevailing use and character of their surroundings.

The lack of detailed information on tracts 21, 23, 24, and 26 leaves a gap in determining full compliance with this criterion.

Response to (ii):
Staff agrees with the applicant response to item "(ii)." The Tracts involved in the amendment collectively exceed 2 acres.

Response to (iii):
Staff agrees with the applicant response to item "(iii)." The proposal to classify these Tracts as Community Commercial reflects the existing land use designations of adjacent areas and does not disproportionately benefit a single or small group of landowners at the expense of others. Instead, it is likely to provide broader economic benefits through job creation, enhanced tax revenues, and expanded service offerings, thus serving the general public interest.

Staff did not find sufficient detail within in the Applicant's response to address Criterion 3 [14-3.2(E)(1)(c)]. However, based on Staff's own investigation, which included review of the applicant's submittals, and all other material included in the attachments to this Report, Staff is able to conclude that the proposed amendment does not allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area, does not affect an area of less than two acres, and does not benefit one or a few landowners at the expense of the surrounding landowners or the general public. Therefore, it is Staff's conclusion that the proposed amendment is consistent with Criterion 3.

Criterion 4 [14-3.2(E)(1)(d)]: an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (General Plan Amendment):
"The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos."

Staff Response (General Plan Amendment):
Staff agrees with the Applicant's response. The proposed amendment promotes general welfare by accelerating development in the Las Soleras area, which includes completing the Las Soleras Bridge over Arroyo de Los Chamisos. This infrastructure enhancement directly benefits the public.

Staff agrees with the Applicant's response. The proposed a General Plan Amendment that offers significant public advantages. Specifically, the Applicant highlights that the effective and accelerated development resulting from the amendment will facilitate the completion of critical infrastructure, notably the Las Soleras Bridge crossing Arroyo de Los Chamisos. This critical infrastructure is as a benefit to the general welfare, indicating that the amendment provides substantial public advantages beyond mere compliance, thereby satisfying the conditions set forth in Criterion 4.

Staff finds that the proposed amendment meets Criterion 4 [14-3.2(E)(1)(d)].

Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans;	**Not Applicable**
Criterion 6 [14-3.2(E)(1)(f)]: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;	**Criterion Met: (Yes/No) YES**

Applicant's Response (General Plan Amendment):
"A consistent land use designation of Community Commercial for Tracts 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.

In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan."

Staff Response (General Plan Amendment): Staff agrees with the applicant's response. The applicant's proposal for a uniform Community Commercial land use designation across Tracts 19-26, combined with the uses allowed under C-2 Zoning, aligns well with the adjacent land uses. This alignment promotes a more coordinated and harmonious development of the Las Solares Master Plan within Santa Fe area, consistent with past discussions under Criteria 1, 2, and 4.

The application outlines several key benefits that contribute to the overall welfare of the community. These include the expansion of the Las Soleras trails system and the construction of the Las Soleras Bridge, which are anticipated to improve local infrastructure and connectivity significantly. Furthermore, the potential for increased job opportunities and additional retail and food services directly supports the economic and social prosperity of the neighborhood.

Staff finds that the Criterion 6[14-3.2(E)(1)(f)] is met.

Criterion 7 [14-3.2(E)(1)(g)]: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	**Criterion Met: (Yes/No) YES**

Applicant's Response (General Plan Amendment):
"Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed."

Staff Response (General Plan Amendment):
Staff agrees with the applicant's response. The applicant has referenced multiple policies that support the proposed change, which is in line with the criteria for a General Plan amendment. This proposed change does not conflict with any existing city ordinances or regulations. The applicant asserts that the development from this amendment will conform to the City of Santa Fe's land use policies and adhere to the conditions outlined in the Las Soleras Master Plan.

The applicant's response aligns with the discussions under Criteria 1, 2, 4, and 6. These criteria collectively highlight that the amendment fosters a harmonious development strategy, promotes general welfare, and corresponds with adjacent land uses and broader city policies, ensuring there are no conflicts with existing

regulations. Staff finds that Criterion 7[14-3.2(E)(1)(g)] is met.	
Criterion 8 [14-3.2(E)(2) Additional Criteria for Amendments to Land Use Policies **In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:** **(a)the growth and economic projections contained within the general plan are erroneous or have changed;(b)no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or(c)conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.**	**Criterion Met: (Yes/No)** **Not Applicable**
The Applicant is not required to document compliance with Criterion 2, since the application does not amend land use policies.	

X. ZONING APPROVAL CRITERIA

Section 14-3.5(A) and (C) SFCC 2001 sets forth approval criteria for rezoning as follows:

(1) The Planning Commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

Table 6 Rezoning from R-3 to C-2

Criteria 1 (14-3.5(C)(1)(a)) one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met: (Yes/No)** **YES**
Applicant's Response (Rezoning): ***Response to Criterion (1)(a)(i):*** *"Not applicable"* ***Response to Criterion (1)(a)(ii):*** *"As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within Tracts 19 -* *26. This loop road realignment has left the lot configurations of Tracts 19 – 26 contrary to efficient development.* *Las Soleras Tracts 19-26 have been referenced collectively as triggers for various infrastructure development –*	

most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for Tracts 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative impact on Master Plan Tracts 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue."

Response to criterion (1)(a)(iii):

"As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.

Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.

Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and

Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.

Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and

Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.

Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and

Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road. The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response (Rezoning):

(i) The applicant addressed the first criteria "(i)" as "Not Applicable." Staff analysis found that there was no mistake in the original zoning.

(ii) Staff partially agrees with the Applicant's response. The Applicant, along with the information provided in this report, effectively demonstrates a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. However, the response does not provide a detailed justification for the zoning changes across all the mentioned tracts (19-26). This lack of comprehensive detail results in an incomplete response to the criteria.

(iii) Staff agrees with the Applicant's response regarding the rezoning of Tracts 19-26 to a uniform Community Commercial C-2 district, which is in line with Santa Fe's growth and economic development plans. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.

Staff finds that the Criterion 1 [14-3.5(C)(1)(a)] is met.

Criteria 2 (14-3.5(C)(1)(b)): all the rezoning requirements of Chapter 14 have been met;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
"Yes, all zoning requirements of Chapter 14 have been met."

Staff Response (Rezoning): Staff Agrees with the applicant. The application provides all components to address the criteria for a rezoning request. Criterion 2 [14-3.5(C)(1)(b)] is met.

Criteria 3 (14-3.5(C)(1)(c)): the rezoning is consistent with the applicable policies of the general plan, including the future land use map;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
As previously noted and in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

This rezoning request will be consistent with the General Plan upon approval of the companion General Plan Amendment application.

Staff Response (Rezoning):
Staff agrees with the Applicant's response that the rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 aligns with the City of Santa Fe's General Plan and economic development goals. The proposal matches city policies on diverse land uses, reduced auto dependence, and balanced growth, supporting the future land use map.

Staff finds that Criterion 3 [14-3.5(C)(1)(c)] is met.

Criteria 4 (14-3.5(C)(1)(d)): the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
"The total acreage under consideration is 57.63, which is in conformance with the criteria set forth in the City Code. Once again, the rezoning application is consistent with the General Plans Goals for Growth Management."

Staff Response (Rezoning from R-3 to C-2): Staff agrees with the Applicant's response, the land proposed for rezoning is greater than 2 acres.

Staff finds that Criterion 4 [14-3.5(C)(1)(d)] is met.

Criteria 5 (14-3.5(C)(1)(e)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Rezoning):
Staff agrees with the Applicant's response that the existing infrastructure is claimed to be adequate for the proposed development. However, this assertion is primarily based on comments from the Traffic Division, Fire Prevention, Water and Sewer Divisions and Parks Division. It is important to note that the "Conceptual Test Fit" land plan, while included, cannot be used to establish compliance with the criteria since it is not an actionable item on the agenda. Additionally, Development Review Team (DRT) evaluations have outlined necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development.

Staff finds that Criterion 5 [14-3.5(C)(1)(e)] is met.

Criteria 6 (14-3.5(C)(2)): Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts; or** **(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (Rezoning):
Response to 14-3.5(C)(2)(a):
"With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Response to 14-3.5(C)(2)(b):
"The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement."

Response to 14-3.5(C)(2)(c):
"As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services."

Staff Response (Rezoning):

Response to 14-3.5(C)(2)(a):

The Applicant's response mainly focuses on Tracts 19 and 20, discussing their current zoning and the proposal to change them to Community Commercial. Although the response mentions that the broader area predominantly features Community Commercial and Office zones, it does not provide detailed information on the land use classifications for each of the other tracts from 19 to 26. Thus, the response does not comprehensively address all the tracts involved in the rezoning proposal.

Response to 14-3.5(C)(2)(b):

Staff agrees with the applicant response to item "(b)." The Tracts involved in the amendment collectively exceed 2 acres.

Response to 14-3.5(C)(2)(c):

Staff agrees with the Applicant's response. The C-2 Zoning for Tracts 19-26 is consistent with the existing land use patterns in adjacent areas within the Las Soleras Master Plan. This alignment indicates that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Furthermore, it is anticipated to bring broader economic benefits, such as increased employment, higher property and sales tax revenues, and expanded services, all of which would serve the general public interest.

Staff finds that Criterion 6 [14- (14-3.5(C)(2)] is met.

XI. CONCLUSION:

The Applicant has complied with all application process requirements of Santa Fe City Code 1987, Chapter 14 as follows:

a) The Applicant complied with the following steps required by the Santa Fe City Code:
   1) Pursuant to 14-3.1(E) "Pre-application", the Applicant conducted a pre-application on March 9, 2023.
   2) Pursuant to 14-3.1(F) "Early Neighborhood Notification" (ENN) the Applicant conducted one ENN on November 14, 2023.
   3) The Applicant has addressed the Master Plan Approval Criteria per Section 14-3.9(D)(1) *"Necessary Findings."*
   4) The Applicant has addressed the General Plan Amendment Approval Criteria per Section 14.3-9(E)(1) *"Criteria for All Amendments to the General Plan."*
   5) The Applicant has addressed the Rezoning Approval Criteria per Section 14-3.5(C) *"Approval Criteria."*

The Land Use Department together with the DRT have analyzed the project. The Applicant has addressed all criteria necessary to submit an amendment for review to the Las Soleras Master Plan, Amendment to the General Plan Future Land Use Map and a rezoning for Las Soleras Tracts 19, 21, 23, 24, and 26. The Land Use Department recommends APPROVAL of the Project, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A."

1. **Attachments:**

Attachment a - Development Review Team (DRT) Comments
Attachment b - Angelou Plan and Economic Development Strategy for May 21, 2008
Attachment c - Maps or Images
Attachment d - Applicant Submittals

APPROVED AS TO FORM:

Title	**Name**	**Initials**
Interim Land Use Director	Heather Lamboy	*MRM for HLL*
Interim Assistant Land Use Director	Maggie Moore	*MRM*
Interim Land Use Current Planning, Planning Manager	Dan Esquibel	DAE

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT A

Development Review Team (DRT)

1. Traffic Division
2. Fire Prevention
3. Water Division
4. Wastewater Division
5. Parks Division

Development Review Team (DRT)
Comment Form

Date: August 26, 2024

DRT Member: Leroy N. Pacheco, PE

Phil Gallegos, PE (Wilson & Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Las Soleras GP, Rezoning & Master Plan, Parcels 19 – 26

Case Planner: Dan Esquibel, Planner and Case Manager

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**
1. N/A	N/A	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. As described and listed in the attached email from Wilson & Co. dated 3/7/24	Prior to Filing Master Plan	
2.		
3.		
4.		

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. The original approved Master Plan note 46A states: "… Beckner Road shall be constructed as a four lane major arterial consistent with Chapter 14 of the City Code unless otherwise approved by the City of Santa Fe Public Works Department (consistent with approved or amended TIA).
2. Note that the updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road as described as a condition of approval in the original Master Plan.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Las Soleras Tracts 19 through 26 Traffic Study for Zone Change REVISED

From Gallegos, Phil <Philip.Gallegos@wilsonco.com>

To engineer@leroypacheco.com<Engineer@leroypacheco.com>

CC Audra Gallegos (audra.gallegos@wilsonco.com)<Audra.Gallegos@wilsonco.com>

Date Thursday, March 7th, 2024 at 11:52 AM

Leroy, I have reviewed the Las Soleras Tracts 19 through 26 Traffic Study for Zone Change and have the following comments.

It should be noted and updated in the Executive Summary and Report that the proposed zone change indicates that a four lane facility on Beckner is required between Las Soleras to east of Rail Runner Road with a dual lane roundabout at Beckner and Rail Runner. Beckner should be expanded to a 4-lane facility from Cerrillos Road to East of Rail Runner Road with a dual lane roundabout at Beckner and Wellness Way as well for system continuity. As development in the area progresses Beckner may in the future be required to expand to a 4-lane facility from Cerrillos Road to Richards Ave. with dual lane roundabouts.

In general, I concur with the findings and recommendations in the report with the following comments. The markups can be viewed on the link below. Please let me know if you have any questions or need more information. Thanks, Phil

On page 12, 16 and 19 indicate page number for the 9 other proposed development projects

On page 28 the intersection of Beckner and Las Soleras should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 30 the intersection of Beckner and Rail Runner should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 32 the intersection Number 9 Walking Rain Road should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 35 intersection number 10 Beckner and Calle de Alegria is referenced as roundabout but on page 34 is referenced as an unsignalized intersection right in/right out.

On page 36 Beckner road/Calle de Alegria is reference instead of Governor Miles/Rail Runner

LS_Tr_19_26_TIS_Review_Markups.pdf

Phil Gallegos

Civil Engineer

Wilson & Company, Inc., Engineers & Architects

4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109

505-348-4126 (direct)

wilsonco.com

We bring people together to practice their craft, to create value, and to accomplish great things.

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Development Review Team (DRT)
Comment Form

Date: August 26, 2024

DRT Member: Geronimo Griego, Fire Marshal

Dept/Div: Fire Prevention Divisions

Case No.: 2024-7898, 7900, 7899 Las Soleras GP, Rezoning & Master Plan, Parcels 19 – 26

Case Planner: Daniel Esquibel

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



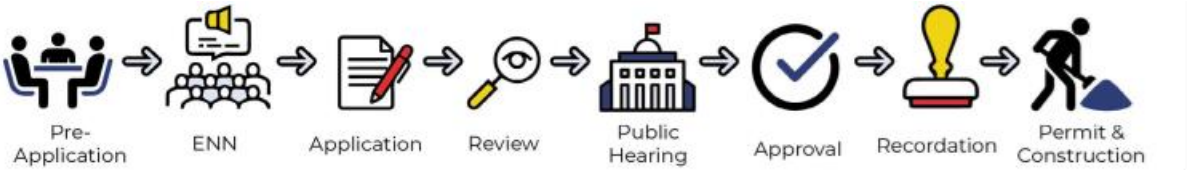
Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

Form Updated: March 2024

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. code provisions or other requirements below.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1.		
2.		
3.		
4.		

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. A comprehensive assessment of the fire service's capacity and requirements should be conducted for all substantial new masterplan developments.

2. Prior to the commencement of any construction, the water division and fire department must provide the approval of all infrastructure hydrants and waterlines.

3. Prior to the arrival of any combustible materials, a suitable all-weather access road capable of accommodating a 75,000-pound fire apparatus shall be provided

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: March 2024

ESQUIBEL, DANIEL A.

From: JURGENS, TAYLOR R.
Sent: Thursday, March 7, 2024 5:14 PM
To: ESQUIBEL, DANIEL A.
Cc: DELMAR, JOHN P.
Subject: Case 2024-7898, 7899, 7900 - Las Soleras General Plan Amendment, Master Plan Amendment, and Rezoning

Dan,

For the subject cases, we don't have any concerns at this time from a water engineering standpoint. The existing 12" main in Beckner should be able to accommodate the changes being proposed with no issues. For the future developments that come in under the general plan and master plan, the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project.

Let me know if you have any questions.

Thanks,
Taylor

Taylor Jurgens, P.E.
Engineer
City of Santa Fe Water
Office 505-955-4265
Web www.santafenm.gov/water_division
Email trjurgens@santafenm.gov

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

April 8, 2024

Daniel,

This letter is to confirm that the Wastewater Division has reviewed the proposed changes to the Las Soleras project as shown in the following documents;

- 2024- 7898 Las Soleras General Plan Amendment
- 2024- 7899 Las Soleras Parcels 19-26 Rezoning
- 2024- 7900 Las Soleras Master Plan Amendment

The Wastewater Division has determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development.

T. Stanley Holland, P. E.
Wastewater Division
73 Paseo Real
Santa Fe, New Mexico 87507
505-955-4637

M:\Engineering_2-Collection System\Development Review Team (DRT)\2024 DRT\2024-7898-7899-7900 Las Soleras Amendment and Rezoning.docx

ESQUIBEL, DANIEL A.

From: MCDONALD, MELISSA A.
Sent: Monday, August 26, 2024 3:34 PM
To: ESQUIBEL, DANIEL A.
Cc: OVERLIE, SCOTT A.
Subject: Las Soleras 2024-7899,7898.7900.8852.8853,8854,8855--Master Plan Amended Rezone for Las Soleras tracts 19,20,21,23, 24, 26

Parks & Open Space Division can accommodate the rezone request to C-2 zoning.

Melissa McDonald, PLA
Parks and Open Space Division Director
mamcdonald@santafenm.gov
505-303-9502

CITY OF SANTA FE
PARKS & OPEN SPACE

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT B

Economic Strategy information

1. Angelou Plan
2. Economic Development Strategy for May 21, 2008

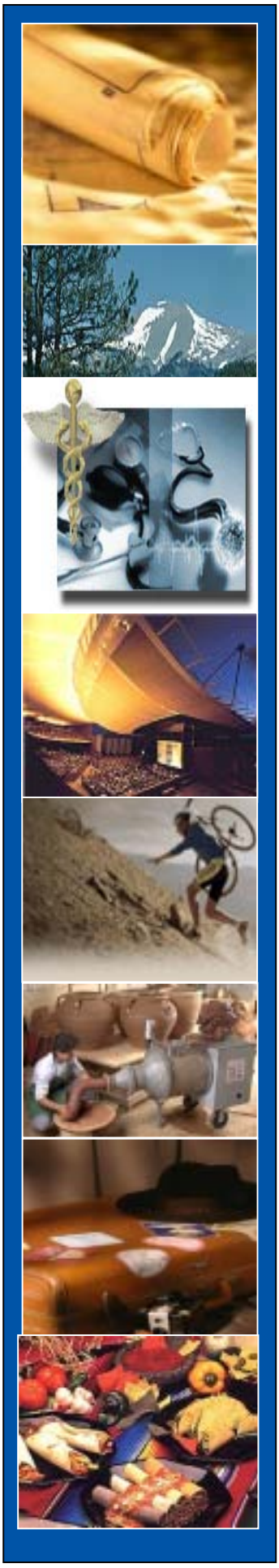


Cultivating Santa Fe's Future Economy

Economic Development Strategy

April 2004

AngelouEconomics
technology-based economic development



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Introduction

This report contains a roadmap for Santa Fe's future economic development efforts. It reflects a planning process that has spanned the past seven months, involved hundreds of hours of research, and collected input from approximately 1,500 people in Santa Fe.

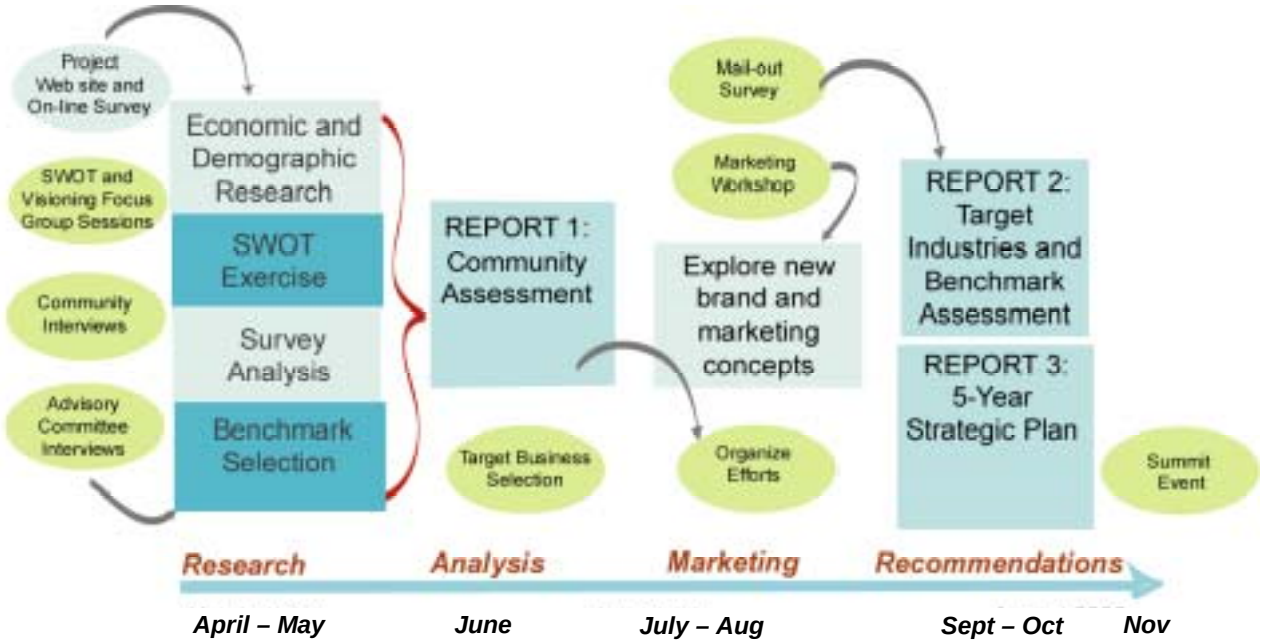
The strategic planning process began with an analysis of Santa Fe's current economic situation. This analysis, contained in *Report One: Community Assessment*, examines the strengths and challenges that Santa Fe faces in five areas that impact the city's effectiveness in economic development: business climate, infrastructure, workforce and education, quality of life, and economic development efforts. For each topic, several issues were examined and Santa Fe's performance was ranked. This report was the first step toward identifying the city's future opportunities and major areas for improvement.

Based on the results of the *Community Assessment* and input received from the community, AngelouEconomics (AE) identified seven major business sectors on which Santa Fe should focus its economic development efforts. These industries are: **Arts and Culture; Design; Hospitality; Water Conservation and Clean Energy Technologies; Software Development; Publishing and New Media; and Outdoor Gear and Apparel**. These industries should become the primary audience for future marketing efforts, and their needs should be considered in all community development activities. A description of the methodology used to identify these targets, a profile of each targeted business sector, and descriptions of the economic development efforts of several benchmark communities are provided in the second report of this project*, the Target Industry Report*. Secondary Target Industries were also identified, and included Health Services (both traditional and non-traditional), Retiree Services and Food and Beverage products.

This is the final report of the strategic planning process. It contains specific recommendations to (1) improve the city's economic health; (2) improve conditions for cultivating new target sector businesses, small entrepreneurial businesses; and (3) provide new opportunities for all Santa Fe families.

An illustration of the strategic planning process is provided on the following page.

Strategic Planning Process



Acknowledgements

The project team conducted interviews and focus groups with more than 200 individuals and organizations from the Santa Fe region, including those listed below. Their input shaped this strategy, and their future support will be critical to the implementation of the City's economic development initiative and achievement of long-term economic health.

Focus Group and Interview Participants
Santa Fe Economic Development Strategy

Name	Organization
Larry A. Delgado	Mayor, City of Santa Fe
Councilors:	
Carol Robertson-Lopez	Mayor Pro Tem, Dist 4
Patti J. Bushee	Dist. 1
David Pfeffer	Dist. 1
Karen Heldmeyer	Dist. 2
Rebecca Wurzburger	Dist. 2
Miguel M. Chavez	Dist. 3
David Coss	Dist. 3
Matthew E. Ortiz	Dist. 4
Jim Romero	City Manager
All other participants:	
Al Lucero	Maria's Resturant
Al Padilla	Boys and Girls Club
Alan Teitelbaum	Morgan Stanley
Alex Martinez	SER - Jobs for Progress
Alexandra Ladd	City of Santa Fe
Ana Gallegos y Reinhardt	Warehouse 21
Annie O'Carroll	O'Carroll Assoc.
Anita Pisa	TRADE
April Woods	Santa Fe Circle Magazine
Barbara Deaux	NCNMEDD
Barbara Hagood	Museum of NM
Barbara Harrelson	Four Winds Antiques
Barton Bond	Santa Fe Community College
Belinda Wong-Swanson	Innov8, LLC
Bergit Salazar	NM Dept of Cultural Affairs
Bernadette Salazar	Santa Fe County Government
Bill Field	Spanish Colonial Museum
Billie Blair	Santa Fe Community Foundation
Bob Martin	Lensic Performing Arts Center
Bob Samuel	Living Wage Committee

Brian Berwald	NM Dept. of Education
Bruce Poster	Southwest Planning & Marketing
Candy Cook	Airport Advisory Board
Carl Benanty	First National Bank of Santa Fe
Carl Boaz	Recorder
Carl Condit	Santa Fe Economic Development, Inc
Carol Radosevich	Public New Mexico (PNM)
Carol Romero-Wirth	Resident
Carole Ely	Santa Fe Opera
Cathie Zacher	Santa Fe Economic Development Inc.
Cece Derringer	SF Chamber Music Festival
Chip Chippeaux	Century Bank
Chris Lopez	Siete Del Norte
Christie Mazuera Davis	Lannan Foundation
Christina McCandless	Regional Development Corporation
Christopher Wright	Kokopele Productions
Chuck Pacheco	Los Alamos National Laboratories
Clair Fenton	Santa Fe Community College
Clarissa Lovato	Elevate Media
Craig Fiels	City of Santa Fe
Craig Strong	Santa Fe Stages
Dan Kunkle	Redfish Group
Dani Frye	League of Women Voters
Daniel Peirpont	Resident
Daniel Primozic	Santa Fe Community College
Daniel Razatos	Santa Fe County
Darlene Griego	Santa Fe Convention & Visitors Bureau
David Bacon	Local Energy
David Franklin	Strategic Analytics
David Kaseman	SF Independent Business/Community Alliance
David Pierpont	Resident
DeAnn Paul	Santa Fe Opera
Debbie O' Callahan	PNM
Deborah D. Johnson	Whirling Rainbow
Deborah Gaynor	Santa Fe Opera
Deborah Massey	Collected Works
Dena Aquilina	WESSTCorp
Diane R. Karp	Santa Fe Art Institute
Dianne Quarles	Regional Planning Authority
Dierdre Densmore	Complexity Workshop
Dick Mincheff	SCORE
Don Wiviott	Economic Development Review Committee
Dorothy Massey	Collected Works Bookstore
Dr. Lucas	St. Vincent Hospital
Edward Borins	Garcia St. Books
Elaine Bergman	Historic Santa Fe Foundation
Elaine Sullivan	SFIBCA
Ellen Bradbury	Recursos
Ellen Marshall	Prudential Financial
Emily Smith	Santa Fe Community College
Francisco J. Rivera	City of Santa Fe

Frank Romero	City of Santa Fe
Gayle Rust	Sun Microsystems
Gary Elhert	Santa Fe Area Home Builders
Gary Schiltz	Consultant
Gemtria St. Clair	NDI - NM
George King	O'Keeffe Museum
Gerald T.E. Gonzales	SF County
Gerald Rivera	Resident
Gilbert R. Martinez	New Mexico Workforce Connection
Dr. Gloria Rendon	Santa Fe Public Schools (SFPS)
Greg Eichman	Serious Grippage & Light
Greg Manz	Consultant
Dr. Hal Schultz	Santa Fe Indian School
Herb Burling	Resident
Howard Meehan	Firefly Studio
Hoyt Mutz	SFPS
Hugo Hinojosa	Regional Development Corp.
Ike Pino	Rancho Viejo
Iona Regala	League of Women Voters of SF County
Jack Jekowski	Regional Development Corp.
Jack Kolkmeyer	Santa Fe County
James Bradbury	La Fonda Hotel
Jane Gunter	Santa Fe Economic Development, Inc.
Janey Potts	Santa Fe Shakespeare Company
Jean Eva Thumm	Beyond the Horizon Consulting
Jennifer Marshall	Museum of New Mexico
Jennifer Tripplet	United Way of Santa Fe County
Jenny Kim	O'Keeffe Museum
Jerry Easley	Santa Fe Chamber of Commerce
Jerry Nelson	Santa Fe Opera
Jill Markstein	The Market Place
Jim Glover	Glover/Associates
Jim Langley	SCORE
Jim "Swede" Malmstrom	TRADE
Jim Mueller	TRADE
Jim Weyrauch	Nambe Mills
Jodi Medell	The Running Hub LLC
Joe Hoback	EDRC
Joe Horace	Horace Automotive/Chamber of Commerce
Joe Schepps	Schepps Development Corp/Lensic board
Joel Serra	EDRC
Dr. John Lucas	St. Vincent Hospital
John Stadvold	Bank of America
John McCarthy	Museum of NM
Joseph Abeyta	Santa Fe Indian School
Joseph R. Montoya	Regional Development Corp.
Joseph M. Montoya	Santa Fe Economic Development
Karen Walker	Karen Walker Real Estate
Kathleen Meehan	Firefly Studio
Kathryn Harris Tijerina	University of Phoenix, SF Campus
Kathy Medina	Coca-cola

Kathy Reyes	League of Women Voters of SF County
Katie Peters	Muse Media
Kelley Barnes	NDI-NM
Ken Hughes	NM DFA Local Government Division
Kim Ford	Regional Development Corrp.
Kim Perry	Kim Perry & Assoc.
Kirk Watson	former Mayor, Austin Texas
Dr. Lana Paolillo	SFPS
Larry Icerman	Icerman & Assoc.
Larry Miller	NM General Services Department
Leslie Neal	First National Bank of SF
Leo Baca	Qwest
Lielle Arad	Resident
Lillian Montoya-Rael	Regional Development Corp
Linda Hanson	College of Santa Fe
Lisa Cochrun	TRADE
Lisa Van Allen	City of Santa Fe
Lois Snyderman	Neighborhood Networks
Lorna Alesi	SFPS
Lou Bachrach	SCORE
Lou Schreiber	Santa Fe Community College
Louise Williams	NM Workforce Connection
Lorenna Shalev	Resident
Lynn Wasilewski	SFPS
Lynne Canning	Santa Fe Land Use Resource Center
Lynnwood Brown	Regional Development Corp.
Margo Covington	Sustainable SF Commission
Mark Sardella	Local Energy Assistance Project
Margaret O'Dell	St. John's College
Marie Longserre	SF Business Incubator
Marsha Bol	Museum of Fine Arts
Mary Ellen Degnan	Santa Fe Stages
Mary James	Branding Consultant
Mary Louise Romero	Intensive Community Monitoring
Mary Massey	SFPS
Matthew Noe	Pronto! Signs and Graphics
Maureen Nelson	SFPS
Michael Carroll	Santa Fe Gallery Association
Michael Mender	Strategy First
Michael Roach	CleanAir Systems
Michele Lowrance	YMCA
Mike Ginn	Retired
Mike McGonagle	Century Financial Services Corp.
Mike Mender	SCORE
Mike Warren	Century Bank
Mike Mykris	SFCC - Small Business Development Center
Missy Gurule	NM Dept of Labor/1 Stop Youth Career Center
Monica Montoya	SFEDI
Nancy Zeckendorf	Lensic Performing Arts Center
Neil Rosenshein	Resident
Neva Van Peski	League of Women Voters of SF County

Noel Keith	NoelDev, Inc.
Noreen Scott	NM Economic Development Department
Owen Densmore	Complexity Workshop
Owen Lopez	McCune Foundation
Pam Roy	Farm to Table
Paul Campos	SF County Commission
Paul Goblet	NMSBIC
Randy Randall	Eldorado Hotel
Richard J. Martinez	SER Jobs for Progress, Inc.
Robbie Williams	Four Winds Trading Co.
Robert Glick	SF Chamber Music Festival
Robert Griego	Santa Fe County
Robert Haspel	SCI/ ZERI-NM
Robert Holmes	Consultant
Robin Konz	Santa Fe Film Festival
Roger Critchlow	Consultant
Roger Frye	Roger Frye Company
Romiro Pompa	Bank of America
Ron Pokrasso	SF Arts Commission
Sabrina Pratt	City of Santa Fe
Sage Davis	Sage's Coffee Café
Sandra Aguilar	City of Santa Fe
Sarah Grant	NM Farmers' Market Assoc.
Sara Welton	Realtor
Sharron Walsh	SF Community Housing Trust
Sheila Ortego	Santa Fe Community College
Sigmund Silbuer	Industrial Consultant
Simon Brackley	Santa Fe Chamber of Commerce
Sophia Collaros	Santa Fe County
Stan Bochenski	Beyond the Horizon Consulting
Stan Rosen	Living Wage Network
Stephen Guerin	Redfish Group
Steve Burke	Eldorado Hotel
Steve Gonzales	NM Economic Development Department
Steve Whitman	City of Santa Fe
Stuart Ashman	NM Dept of Cultural Affairs
Susan Benjamin	Santa Fe Family Center
Susan Bolaty	Santa Fe Institute
Susan Gorges	Technology Ventures Corp.
Susan Martin	Some Serious Business
Susan Meece	SFPS
Susan Strom	Strom SW
Susanne Zilke	Susanne Zilke Consulting
Suzanne Goetz	Alliance for Affordable Housing
Teresa Trujillo	LANL
Thomas L. Atkins	Thomas Atkins & Assoc. LLP
Tiffany Harrington	National Center for Genome Resources
Tom Aageson	Museum of New Mexico Foundation
Tom Maguire	City of Santa Fe
Tom Morris	Santa Fe Opera
Tom Udall	Member of Congress

Trevor Loy	Venture Capitalist
Veronica Rodriguez	Sen. Domenici's office
Walter Dashnol	Santa Fe Indian School
William Wolstern	Thermogenics
Zia Cross	Whirling Rainbow Productions

In addition to the individuals listed above, the consulting team received **survey responses from 1,352 individuals and businesses located in the city**. The survey was a valuable tool used to measure impressions of the city's strengths and challenges and learn more about what residents believe makes Santa Fe special. We offer our gratitude to each individual who took the time to fill out the survey. Your comments helped mold the recommendations we offer in this report.

AngelouEconomics' core team for this project included Angelos Angelou, Amy Holloway, Chris Engle, Nicole Urbis, and Daniel Kah.

Executive Summary

What does Economic Development mean for Santa Fe?

How economic development is defined differs among communities. For many years, cities' economic development activities were focused on recruiting new employers. Recently, the focus of economic development in many cities has shifted, placing a stronger emphasis on community development activities that improve local workforce, infrastructure, and business climate to help local companies grow and new ones to emerge. This latter definition is more appropriate for Santa Fe.

The term "economic cultivation" has been chosen to describe Santa Fe's economic development practices. **The city's focus should be more on creating a climate that is ripe for entrepreneurship and small business success than on recruiting large companies.** The ultimate goal of economic cultivation in Santa Fe is to achieve long-term economic health. A healthy economy benefits all residents and businesses in the region, from the business community to not-for-profit organizations to the arts and to the native populations.

Overview of the Economic Development Plan

During the past seven months, AE has worked closely with Santa Fe leaders to compose an economic development strategy for the region. The driving objective of this strategy is to generate sustainable economic health and prosperity for the citizens of Santa Fe and the surrounding region.

Based on extensive research, the consulting team has developed a series of recommendations to accomplish this objective. All recommendations offered in this report are both (1) sustainable (creating consistent long-term economic growth in a non-damaging way) and (2) strategic (tailored and coordinated for meeting the city's long-term objectives).

The *Economic Development Plan* should be viewed as a living document. The New Mexico Media Strategies Report and the University of New Mexico's Bureau of Business & Economic Research's report on the cultural industries, for example, will be used to develop specific work plans for those clusters when they become available. The *Economic Development Plan* offers guidelines and techniques designed to improve the city's economic health. It provides Santa Fe with a structure to incorporate other activities, particularly specific initiatives within each targeted business sector. Other recommendations might be added or current ones eliminated as economic conditions change.

Recommendations fall into five categories:

- **Workforce development and education**
- **Entrepreneurship**
- **Sites and infrastructure**
- **Community development**

- **Marketing**

Santa Fe suffers from an increasing gap between local wages and cost of living. The gap can be narrowed through a variety of techniques – from increasing the minimum wage to assisting residents to find and finance affordable housing. These activities have already begun in Santa Fe. The Living Wage Ordinance (Ordinances 2002-12 and 2003-8) demonstrates the City's commitment to improving the incomes and wage rates of Santa Fe's citizens.

Economic development provides another approach to making it easier for Santa Feans to afford to live and work in the region. A strong economic development initiative has been laid out in this strategy. It focuses on diversifying Santa Fe's employment base through new business recruitment, expanding local companies, and supporting entrepreneurship. It contains tools that the City, the Community Development Division, and a wide range of regional organizations can use to increase the range of job opportunities available to Santa Feans. With a greater diversity of employment options comes a greater opportunity for residents to improve and employ their unique talents, generating new wealth for every Santa Fe family.

Themes of Santa Fe's Economic Development Plan

During the course of this project, several important themes have emerged in our discussions with the community. First, Santa Fe is a unique city and any new development should reflect its creative character. Second, Santa Fe wants to attract a targeted audience of visitors and businesses to the community. Tourists, for example, must come to Santa Fe with the intention (and financial wherewithal) to shop in local galleries, eat in locally-owned restaurants, and stay overnight in downtown and locally-owned accommodations. Third, Santa Feans feel a strong connection to the region's heritage. Many people who participated in focus groups and interviews, for example, have a deep desire to preserve the downtown space so that it does not become overly congested and lose its historical presence.

These themes appear throughout the Economic Development Plan. Based on these themes, we offer four overarching recommendations:

1. To be successful in economic development, Santa Fe's leaders should strive to foster a culture that creates jobs that complement the community's unique character.
2. Santa Fe cannot avoid change. The City should aggressively direct how those changes occur.
3. The key to economic development in Santa Fe is to ensure that new developments – whether it is a new civic center, new infrastructure project, or new educational program – retain the essence of the community. The essence of Santa Fe lies in its creative people, its strong history, and its core of arts and culture.
4. For the City to support a project, the project must provide new opportunities to Santa Fe's workforce.

Summary of Recommendations

To be successful, Santa Fe must develop highly integrated networks of businesses, training programs, capital providers, educational institutions, non-profit organizations, labor organizations, and government agencies. Economic development cannot be successful unless these groups work in a coordinated, collaborative fashion.

It is important that City officials adopt a more focused approach to economic development. It starts with City leaders identifying and agreeing to long-term goals. All future City decisions should be checked against these aforementioned overarching goals. Only initiatives that work toward accomplishing the City's long-term goals should be adopted. To jump-start the City's goal-setting activities, we have proposed specific goals for workforce development and education, entrepreneurship, sites and infrastructure, community development, and marketing.

A summary of recommendations is provided below. We have provided detailed action items for each recommendation within the body of the strategy.

I. Workforce Development and Education

Goal One: The community will place an increased value on education, realizing that education performance increases the quality of life for all Santa Fe residents and makes the community better able to retain a talented workforce. Pre-K - 12 education will be as strong as possible because the community invests in it. (p.15)

Strategies:

1. Help parents place a greater value on education.
2. Promote the value of quality education within the community. Turn Pre-K - 12 education into a "cause" around which the community can rally.

Goal Two: Educational and workforce development programs will be well-coordinated and in tune with the needs of the city's targeted business sectors. (p.19)

Strategies:

1. Develop an inventory of all workforce training programs in Santa Fe that prepare individuals for skills demanded by the city's targeted business sectors.
2. Closely link local Workforce Development One-Stop Centers with economic development efforts.
3. Enhance Santa Fe Community College's existing programs and start new programs aimed at the needs of Santa Fe's targeted business sectors.
4. Ensure the College of Santa Fe, the Institute of American Indian Arts, St. John's College, the University of Phoenix and branches of

Highlands University and UNM are kept up-to-date and involved in economic development.

II. Entrepreneurship

GOAL: Infrastructure, capital, and educational resources for entrepreneurs will be well networked both at the local and state level. (p.24)

Strategies:

1. Financially support the Santa Fe Business Incubator. Help the Incubator expand by offering more customized business resources. Help start-up companies by linking them to local and state financial capital.
2. Make information and training about starting businesses widely available. Celebrate entrepreneurial success stories as inspiration to potential entrepreneurs.
3. Motivate Santa Feans to start new companies.
4. Keep Santa Fe's existing small businesses strong.

III. Sites and Infrastructure

GOAL: Improvements to sites and infrastructure will consider the long-term needs of Santa Fe's targeted business sectors and small, entrepreneurial businesses. (p.32)

Strategies:

1. Take steps to make Santa Fe the water conservation and clean energy capital of the U.S.
2. Provide better infrastructure and processes to support creative activities.
3. Partner with Santa Fe County to solve infrastructure and site issues.
4. Approve and construct a new convention center that showcases the unique character of Santa Fe.

IV. Community Development

GOAL: Santa Fe's community and economic development activities support an environment that is favorable to (1) talented residents, (2) small, locally-owned businesses, and (3) targeted business sectors. (p.39)

Strategies:

1. Adopt a more business friendly attitude within City government.
2. Santa Fe's City Council should set goals for future development and allow those goals to drive decisions.
3. Provide greater support to the Community Development Division, and, particularly the Economic Development section.

4. Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.
5. Ensure that Santa Fe contains an atmosphere that is fun and attractive to young, creative people.

V. Marketing and Public Relations

GOAL: Santa Fe will engage in a targeted marketing campaign that builds local and national awareness of the city as a place to do business. (p.46)

Strategies:

1. Establish specific marketing roles for each organization currently involved in economic development.
2. Create and adopt a single economic development brand.
3. Better understand the target audiences.
4. Gain local media support.
5. Launch internal marketing.
6. Implement external campaigns.

Within these strategies, many individual action items are offered. Among these, we would like to point out five activities that are of particular significance:

1. **Construct a new civic center to replace the Sweeney Center.** The new civic center will support all of Santa Fe's target industries. The civic center should be designed to host executive level events, attracting those events that will bring the greatest benefit to Santa Fe's economy. In addition, the City should consider integrating high-end workforce training capacity within the civic center. The workforce training resources, from classrooms to high-tech audio/visual equipment, should be made available to local workforce service activities as well as to executive training events.
2. **Create a National Center for Art and Design Center and an arts incubator.** The National Center for Arts and Design will provide a single location in which multiple arts and design organizations could collaborate on projects of national significance. The one-of-a-kind concept would be modeled after national research consortia or laboratories, only with arts, rather than science, as its focus. As its first major project, the Center should consider developing a first-rate on-line Santa Fe Arts Market for selling locally produced artistic and handmade objects.

   This Center should be home to a variety of related activities, with educational programs at the core. Other activities that should be co-located within the facility include: office space for professional arts organizations and guilds; studios; exhibit space; retail shop for selling art. In the future, the campus could also contain loft apartments, a café, and an entrepreneurial resources center.

3. **Lobby the State to pass proposed legislation to create a certification program and network of small-business incubators.** The currently

proposed incubator certification program will possibly increase State funding to the Santa Fe Business Incubator. Lobby State legislators to pass this legislation. Long-term, Santa Fe leaders should work with the State to create a network of entrepreneurship one-stop shops, similar to the system utilized by the New Mexico Department of Labor. This would probably be more of a network of collaborating agencies and programs rather than an additional set of facilities. Santa Fe's leaders should work with the State to create a statewide network of small business incubators. The network of certified incubators could serve as a funnel of investment opportunities for the New Mexico Venture Capital Fund and as a built-in system of due diligence for State investment.

4. **Santa Fe should become the water conservation and clean energy capital of the U.S.** Water conservation technology companies locating in Santa Fe will be in a market with high internal demand for their products and will, therefore, be in close proximity to their customers. Santa Fe should create programs that promote the adoption of energy conservation while promoting a "buy local" campaign that would attract new clean energy providers to Santa Fe. Credits and incentives for consumers can be tied to their purchase from local suppliers. Santa Fe is an ideal pilot market for several technologies and should do what it can to bring those suppliers to the region.

5. **Santa Fe's leaders should agree to goals that will promote the long-term health of the local economy**. The community is widely known as a place that is unfriendly and difficult for business. This distinction makes it difficult for Santa Fe to remedy its suffering economic conditions. The City must take several initial steps before any economic recovery can occur. First, City leaders must agree that all decisions will be driven by one simple goal: To attain healthy economic conditions that will preserve Santa Fe's unique character and open opportunities for all Santa Fe families.

   Within City government, several actions will help the city create an easier environment in which to expand and start businesses. First, the City should strengthen and expand the Small Business Ombudsman position. Second, the City should provide strong support to the Community Development Division and Economic Development section. Economic development cannot occur unless this division is stable and well funded. Finally, the City should support a strong internal and external marketing effort. Marketing activities will require financial and human power resources from the City as well as other Santa Fe organizations.

The activities outlined in this strategy will require five years to complete, and the results of these activities may not be immediately apparent. Santa Fe's leaders must stay committed to the overarching goal of creating a healthy economy.

1. Workforce Development and Education

This project marks the beginning of a long-term economic development effort to improve the atmosphere in Santa Fe for growth of small to medium-sized businesses. Workforce development and education recommendations have been developed to help Santa Fe achieve the following three goals:

1. **The community will place an increased value on education, realizing that education performance increases the quality of life for Santa Fe residents and makes the community better able to retain a talented workforce.**

2. **Educational and workforce development programs will be well-coordinated, providing services that are in tune with the needs of the city's targeted business sectors.**

3. **Santa Fe's workforce development programs will offer advancement opportunities for individuals from all socioeconomic backgrounds.**

Santa Fe's workforce development programs should offer advancement opportunities for individuals from all socioeconomic backgrounds. Santa Fe's recommended targeted business sectors (see p. one)were selected, in part, because they contain a wide variety of occupations and ample opportunity for workers to advance their careers. (See the Target Industries Report for more detail on the target industries and how they were identified.)

Workforce development and economic development are closely linked. A strong workforce leads to business recruitment. A strong industry base generates a workforce that leads to entrepreneurship and long-term economic growth. Considering Santa Fe's current economic conditions, community leaders should make workforce development a top priority. A strong pool of workers is critical to business expansion and recruitment to the region, industrial diversification, and growing the population of young professionals.

For Santa Fe to experience the greatest possible benefit, education and workforce development activities must be viewed as an integrated continuum that spans from infant care to adult education. We encourage Santa Fe to communicate the workforce skill needs of the targeted business sectors to all educators. Show them how entrepreneurial skills, for example, will help students succeed once they graduate. Provide them with examples of other communities that have integrated entrepreneurship education into the early education curriculum.

Businesses in the targeted business sectors that have been recommended by AE demand that the best possible Pre-K - 12 education system, workforce training, and college programs are in place to prepare the workforce to succeed in targeted industry businesses. This ensures that they will be able to retain and recruit skilled workers, managers and executives who demand that their children

receive an excellent education. It also shows them that the community is willing to invest in itself, its future, and therefore will support them into the future. Goal One: The community will place an increased value on education, realizing that education performance increases the quality of life for all Santa Fe residents and makes the community better able to retain a talented workforce. Pre-K - 12 education will be as strong as possible because the community invests in it.

Basic education should be considered the foundation of successful economic development. Those regions across the U.S. that have invested in basic education are also the most successful in growing high tech, high wage employers. The two go hand-in-hand.

Before an aggressive economic development campaign is launched, it is essential that Santa Fe invest in the core of the community: local Pre-K - 12 education, the downtown, and infrastructure developed to support new economy businesses. This investment will have much greater pay off in the long term by helping the city retain its current employers and high skilled workers, as well as renew a positive spirit across the community.

Strategy One: Help parents place greater value on public education.

Actions

1. Get parents involved in the schools

- Adopt a take-home computer program. In this program, schools lend computers to parents for 4-6 weeks at a time. To be eligible for the program, parents are required to take an orientation workshop that teaches them the basics of operating a computer, common software packages, and how to use the Internet.
- Use local school facilities for evening community college or university classes. Courses could be for-credit or continuing education, ranging from computer literacy, self esteem, English as a second language, or literacy. Teachers or other parents can teach classes. Invite a local non-profit to fund a babysitter to be on-site for the duration of the class period.
- Start a cultural orientation program to help parents, teachers, and students understand and appreciate the culture of their peers.
- Use art exhibits and performances by students to attract parents to the schools and enhance cultural understanding.

2. Provide parents the tools to support learning at home

- Offer workshops, hands-on training, and home visits that train parents how to teach kids at home. Parents can make educational materials such as flash cards and board games at the workshops that they take home and use with their children. Alamo Navajo Community School provides excellent examples of effective programs:
    - Parents and Teachers as Partners Program – regularly scheduled meal shared by teachers and parents including a workshop on language/math skills development, reading, cooking with children, etc.

- Parent-Teacher meetings and open houses are scheduled at the same time as other community events (e.g. sports events) to attract more parents
- Bilingual home school liaisons make about 25 home visits per month to personalize school communications

Strategy Two: Promote the value of quality education within the community. Turn Pre-K - 12 education into a "cause" around which the community can rally.

Action:

1. ***Launch an internal marketing campaign to inform parents (and students) about the value of Pre-K - 12 education.***
   - Each school should adopt a program aimed at keeping parents informed about school events. Consider the following examples that have worked for other communities:
     - Weekly take-home folders that include a parent participation sheet, information on upcoming events, recent curriculum activities, and graded tests. Parents sign and students return to school. One single format could be developed for the Santa Fe School District- with easy ways for each school to customize it. Ideally, take home information would be available in both English and Spanish.
     - Ask for parent volunteers to serve on a phone chain to call other parents with updates about school events, get feedback, and answer questions.
   - Create a series of public service announcements aimed at instilling the value of public education in Santa Fe residents.
     - Work with school district to assign an internal marketing task force that meets for six months to one year. The task force will be responsible for organizing and overseeing the communication campaign. Task force members should include: representatives from the local school district, the parent-teacher organizations, education-related non-profit organizations, Santa Fe Community College, and other workforce service providers.
     - The internal marketing task force should seek a local advertising or public relations agency that will provide services pro bono or for a reduced rate.
     - Funding for the communications campaign could come from grants from local, state, or national education-related non-profit organizations and foundations.
     - Announcements should be based around a central theme, but available in various media forms, including radio spots, newspaper advertisements, posters and fliers, or television spots. Both English and Spanish language announcements are necessary.
     - Possible themes include: (1) the importance of staying in school; (2) opportunities for high school graduates other than attending a four-year university; (3) how students can help their families even more in the long term by continuing education or training after high school; (4) post-high school work, training, and education opportunities located in Santa Fe to retain young people; (5) the

benefits of investing in Santa Fe's schools to residents who do not have children in the school system.

- Start a school-by-school campaign to show middle school and high school students the range of alternatives to attending a four-year university.
    - Ask representatives from Santa Fe Community College, apprenticeship programs, SER Jobs for Progress and non-profit organizations to present their programs / non-university alternatives during classes or at after-school events
    - Ask representatives from Santa Fe Community College, apprenticeship programs, SER Jobs for Progress, and non-profit organizations to compile a short, easily understandable brochure on the programs they offer to high schoolers and recent graduates. Provide this brochure to all high school and junior high school guidance councilors. Place in locations where students congregate: libraries, after-school hangouts, shopping malls.
    - Over time, develop a Web site containing resources for non-university bound youth. The Web site should contain information about non-college options, links with training organizations, apprenticeship programs, and the community college. It could also contain job postings.
- Launch an Annual Education Day, a one-day outreach and educational event at which parents, teachers, non-profits, and community leaders share information about local schools, programs, services, and successes. The event could provide training to parents about how to continue the educational process at home.

Possible Funding Sources for Pre-K - 12 Education Improvements

- G&T Dropout Demonstration, Indian Health Services, Title IX
- Parent-Teacher Organization fundraising http://www.ptotoday.com/fundraising.html
- US Department of Health and Human Services GrantNet http://www.hhs.gov/grantsnet/
- State of New Mexico Department of Education http://164.64.166.11/fedpro/programs/index.html
- Edna McConnell Clark Foundation (http://www.emcf.org/)
- This site contains links to several good drop-out prevention programs: http://www.dropoutprevention.org/resource/grant/funding.htm
- The Foundation Center is a good overall Web site for researching grant funding available in the U.S. for a wide variety of causes. Their education page is at http://fdncenter.org/research/grants_class/taxb.html

Other resources:

- This site contains a listing of and links to a variety of non-college options for high school students: http://www.nohum.k12.ca.us/ahs/career/non_col.html

Goal Two: Educational and workforce development programs will be well coordinated and in tune with the needs of the city's targeted business sectors.

The recommended targeted business sectors will determine more than Santa Fe's audience for its marketing efforts. Rather, the needs of targeted business sectors should drive the infrastructure that Santa Fe develops, the business climate that it fosters, and the workforce development and educational programs that it supports. Economic development efforts will be most successful if all aspects of community development are in tune with targeted business sectors' needs and are well coordinated.

To target workforce development programs and educational programs, it is important to first understand the skill sets that are required by Santa Fe's targeted business sectors. The *Target Industry Report* provided a list of each targeted business sector's predominant occupations. The end of the workforce development recommendations section of this report (page 24) contains a table summarizes the workforce needs of Santa Fe's target industries and illustrates how they overlap with one another.

In the following section, we offer recommendations for programs at Santa Fe Community College that would help the College, and the community, better train people for targeted business-appropriate occupations. These programs also provide opportunities for Santa Fe residents of all skill levels to improve their education and become better qualified for the city's targeted business sectors.

Strategy One: Develop an inventory of all workforce training and college programs in Santa Fe that prepare individuals for skills demanded by the city's targeted business sectors.

During public input sessions, one predominant issue that emerged was the difficulty in finding information on workforce development and educational options. Individually, while the community college, College of Santa Fe, the Institute of American Indian Arts, St. John's College, University of Phoenix, one-stop center, and not-for-profits offer good information about their own programs: no single source of information is currently available.

To involve all Santa Feans in workforce development and education, this single source of information should be available in both print and on-line formats, and available in both English and Spanish.

Actions:

1. ***Develop the inventory and make available in print and on-line formats.***
    - The inventory should contain a listing of programs. Within each program, include information on eligibility requirements, cost, time required to complete the program, and possible career tracks for individuals completing the program.
    - The on-line inventory should allow users to sort based on all criteria: by eligibility requirements, by time to complete and cost, and by potential career tracks.

- Ensure that the inventory's Web site address is simple and memorable. (The inventory could also be made available on SFEDI's Web site. http://www.sfedi.org/workforce, for example.)
- Distribute the inventory and Web site address to a wide range of organizations in Santa Fe, including: One-Stop Centers; local high schools; Santa Fe Community College; the City of Santa Fe; local libraries; faith-based organizations, and; non-profit organizations.

2. ***Begin a series of informational sessions on workforce training options in Santa Fe neighborhoods and community organizations.***
   - Community outreach may be a more effective way to provide workforce service information to Santa Fe residents. Plan a series of informational sessions at local schools, faith-based organizations, and recreation centers.
   - Ask attendees to fill out a brief survey to determine their educational and employment background.
   - Bring one-stop shop employees to the event to provide one-to-one counseling on career opportunities.
   - Follow up with attendees after the session to provide them with additional information. Review survey responses to estimate what services may be more appropriate for each individual, and use this profile to determine the most appropriate course of action.

Strategy Two: Closely connect local Workforce Development One-Stop Centers with economic development efforts.

Actions:

1. ***Train One-Stop Center employees on the occupational and skill needs of Santa Fe's targeted business sectors.***

2. ***One-Stop Center career councilors should direct clients to programs at Santa Fe Community College and other workforce service providers that train workers for targeted business sectors' skills.***
   - Core skill requirements for all targeted business sectors fall into several broad categories, including computer training, design skills, creative skills, small business management, and hospitality.
   - One-Stop Centers should utilize the inventory of targeted skills programs as a tool to assist their clients.

3. ***Widely promote One-Stop Center services across Santa Fe. Local residents may not be aware that those services are available.***
   - Links to the One-Stop Center and future inventory of targeted businesses' training program Web sites should be widely available on all major community Web sites; including, for example, the City, County, Chamber of Commerce, SFEDI, Santa Fe Community College, public schools, and non-profit organizations.
   - Include the One-Stop Center (http://www.dol.state.nm.us/wdc15.htm) and/or targeted businesses' training programs Web site in the (earlier recommended) public service announcements. Consider simplifying the

Web site address to Santa Fe's One-Stop Centers. (www.santafejobs.com, www.worksantafe.com, or www.traintowork.com)

Strategy Three: Enhance Santa Fe Community College (SFCC)'s existing programs and start new programs aimed at the needs of Santa Fe's targeted business sectors.

Actions

1. Target SFCC programs around the design industry.

- The SFCC's campus plan calls for building a performing arts facility on campus. The facility should include a multi-purpose auditorium for theater and musical productions, exhibit, and studio space. Invite the community to utilize the center for Santa Fe film and music festivals, and offer free shuttles to auditorium from downtown during those events.
- Develop a core "design curriculum" that serves all design-related majors.
  - Currently, programs in interior design, introductory architecture, studio arts, and fine woodworking, for example, share similar skill sets.
  - The core design curriculum starts all design-related majors with the same coursework. Electives are used to refine the individual's skills into specific design fields as they progress through the program.
  - The core curriculum helps students engage with other creative individuals and provides them with a set of design skills that are transferable between industries.
  - Illustrate the new economic development marketing theme at the new performing facility by incorporating the theme "Creative Spirit of Santa Fe" into its design.
- Adopt a new curriculum / professional development courses to train film crews and pre- and post- production workers.
  - Identify what infrastructure is needed to support Santa Fe's burgeoning film industry.
  - Meet with Garson Studios and other local film support businesses and ask them what services / training they would like to see emerge at SFCC.
  - The curriculum should be coordinated with advanced film support courses offered at the College of Santa Fe.
  - Explore the potential for SFCC to host a pre- and post-production house. The center would provide on-the-job training for students and would be a valuable resource to professional film crews coming to the Santa Fe area. Between the SFCC, the College of Santa Fe and private business, a full range of pre- and post-production facilities should be available in Santa Fe.

2. Create innovative programs for the hospitality industry.

- Connect SFCC's hotel and restaurant management and culinary arts programs to growing needs in the film industry. Set catering and limousine services, for example, could be provided to film crews through the community college, providing students with good on-the-job training experience and would meet a demand.
- SFCC could develop a small hotel and restaurant next to the campus.

- Room rates and meal prices would be offered at a discount.
- The hotel and restaurant would employ students, providing training ground for hotel and restaurant management and culinary arts students. It could also offer guests alternative health care and spa services, which could be provided by individuals just entering the field.
- The design of the hotel should integrate water and energy conservation technologies and allow students to contribute to its design.
- Clients of other workforce training providers, such as SER Jobs for Progress, could also work at the SFCC hotel "incubator."
- If a SFCC hotel "incubator" is not feasible, develop an intensive internship program with local hotels, restaurants and caterers.

4. ***Develop curricula that help Santa Fe become a water and energy conservation role model for other cities.***
   - Create a water conservation curriculum.
     - The curriculum would combine water policy studies, a knowledge of water conservation techniques, and tools for students to design their own water conservation methods / technologies.
     - SFCC could reserve space on or off campus for a light manufacturing center or laboratory in which students could develop their own water conservation products.
     - Connect the program to the SBDC so that students with good business ideas can receive entrepreneurial support.
   - Adopt an alternative fuels curriculum.
   - Professors and students of the program should offer free community workshops that instruct homeowners, business owners, and Pre-K - 12 students about simple methods of conserving water and energy. This EPA Web site provides a good starting point for established curricula: http://www.epa.gov/teachers/curriculumconservation.htm
   - Encourage local real estate developers and businesses to engage students of the program in design of future developments. As part of the curriculum, require one class in which students form teams and are assigned to local businesses and developers to develop an innovative water or energy conservation technique for their facility.
   - Examine top conservation curricula at other US community colleges as models for the SFCC program. This link contains a ranking of the top 50 conservation and natural resource programs at communities and universities across the U.S. http://www.ccweek.com/top100/pdf/2001/topassoc-9900-cons&rnr.pdf
     - Tailor Santa Fe's program to the needs of water conservation and alternative fuels.

5. ***Enhance software and information technology classes to meet the needs of Santa Fe's targeted business sectors.***
   - Survey or organize a forum of Santa Fe bioinformatics and other information technology companies. Ask these businesses to describe the types of workers that they need. Ask them to participate in designing an ideal curriculum for an Associate's Degree and continuing education programs.

- Entice individuals with high tech skills to serve as part-time instructors. The Community College has a difficult time offering the high salaries demanded by individuals with high-tech skills and computer science knowledge, yet Santa Fe has a large population of these individuals. Rather than seeking full-time professors, ask young professionals and new retirees to teach one class per semester.
- Build computer training programs that teach desktop publishing, commercial design, film and sound editing, graphic design, and animation. These courses can be offered as part of a formal Associate's Degree curriculum and continuing education. These skills will be in demand by Santa Fe's targets, particularly in the arts and culture, design / film, and publishing and new media fields.

Strategy Four: Ensure that the four-year and graduate colleges and universities in the region, e.g. the College of Santa Fe, the Institute of American Indian Arts, St. John's College, the University of Phoenix and branches of Highlands University and UNM, are kept up-to-date and involved in economic development.

Actions

1. Inform the four-year and graduate colleges of the workforce needs of each targeted business sector.

- Identify degree programs within each College that fit with target business requirements.
- Include a description of these degree programs within future economic development marketing efforts

2. ***Work with the four-year and graduate colleges to retain graduates in Santa Fe.***

- Each semester, meet with students within those degree programs to inform them of the opportunities within Santa Fe for graduates of their programs. Ask local target sector business executives to speak to the students.
- Ensure the College's career placement centers are fully aware of job opportunities within Santa Fe.
- One to two times each year, speak at a faculty meeting at all three colleges. Inform professors of economic development activities. Give them information about Santa Fe that increases the attractiveness of the community to 18-25 year olds.

3. ***Invite representatives from the four-year and graduate colleges to participate in prospect visits.***

- When economic development prospects come to Santa Fe, invite College representatives to meet with the prospect or organize a brief tour of the Colleges' campuses.

4. ***Invite representatives from the four-year and graduate colleges to participate on economic development-related committees and task forces.***

Occupational Comparison of Santa Fe's Target Industries

Major Occupations	General Work Skills	Technical	Industry: Art and Culture	Design	Hospitality	Conservation Technologies	Software Development	Publishing and New Media	Outdoor Gear and Equipment
Actors			■						
Administrative support	■		■	■	■	■	■	■	■
Architects				■					
Art directors			■	■				■	
Art, drama, and music teachers			■	■					
Assemblers			■			■			■
Bartenders and waiters			■		■				
Bookeeping and accounting	■		■	■	■	■	■	■	■
Bus, taxi, and other transportation drivers					■				
Cashiers			■		■				
Chemists		■				■			
Chemical technicians		■				■			
Choreographers			■						
Civil engineering technicians		■		■					
Computer programmers		■					■	■	
Computer software engineers		■					■	■	
Computer support and technicians		■					■		
Customer service representatives			■	■	■	■	■	■	■
Desktop publishers				■				■	
Editors				■				■	
Electrical engineers		■							■
Environmental scientists		■				■			
Film and video editors				■				■	
First line production managers									■
Food preparation, chefs			■		■				
Freight movers and handlers				■					■
General operations managers	■		■	■	■	■	■	■	■
Graphic designers			■	■				■	
Hotel desk clerks					■				
Inspectors, testers, sorters						■			■
Jewelers, precious stone, and metal workers			■	■					
Job printers				■				■	
Machine operators		■		■		■			■
Management analysts							■		
Maids and Housekeeping					■				
Maintenance and repair workers					■				
Mechanical engineers		■							■
Musicians and singers			■						
News analysts, reporters, writers				■				■	
Office clerks	■		■	■	■	■	■	■	■
Packers and packagers, hand									■
Prepress technicians and workers		■		■				■	
Printing machine operators		■		■				■	
Protective services / security					■				
Recreation workers			■		■				■
Reservation ticket agents and travel clerks									
Sales managers and representatives	■		■	■	■	■	■	■	■
Self enrichment education teachers			■						
Sewing machine operators		■							■
Shipping and receiving clerks									■
Teacher assistants			■						
Telemarketers					■			■	■
Tour guides and escorts					■				

Represents 2% or more of an industry niche's total occupational composition.

Source: Occupational Employment Statistics, Bureau of Labor Statistics

2. Entrepreneurship

GOAL: Infrastructure, capital, and educational resources for entrepreneurs will be well networked both at the local and state level.

A critical aspect of building sustainable economic competitiveness is linking economic performance to social cohesion. The stimulation of entrepreneurship through the formation and development of new commercial businesses and social enterprises can play a key role in creating a diversity of new jobs and bridging the gap between income levels and cost of living. The entrepreneur in the community is a primary contributor and mobilizer of resources to develop the economy, a provider of employment for others, and a stabilizing factor in the society.

Improvements to the entrepreneurial climate, both in Santa Fe and the state of New Mexico, will benefit not only potential business owners, but also the small businesses that are already in operation. An entrepreneurial climate is well suited for Santa Fe's creative, independent-minded population.

AE recommends that entrepreneurship drive all future economic development activities for the following reasons:

- Entrepreneurial activities are a productive outlet for energies of enterprising and enthusiastic people.
- Small businesses create jobs at relatively low capital cost and low environmental impact, especially in the fast-growing service sector.
- Small businesses develop a pool of skilled and semi-skilled workers who are the base for industrial expansion.
- Small businesses are a source of innovation in products, services and techniques.
- Entrepreneurs can contribute new ideas to economic development initiatives.
- Small businesses serve a social function by creating career opportunities and upward social mobility, and by preserving, in many instances, a set of values.
- Provide information at One-Stop Centers related to entrepreneurship as a career option – linking One-Stop Centers to local SBDC, providing "guide to starting a business in Santa Fe" at one-stop center.
- An entrepreneurial approach to economic development also benefits larger businesses that will be attracted to Santa Fe's unique character.

Small businesses are currently the crux of the Santa Fe economy, and local leaders should support them. The following section offers recommendations for boosting entrepreneurship and small business growth in Santa Fe.

Strategy One: Financially support Santa Fe's business incubator. Help the incubator expand by offering more customized business resources. Help start-up companies by linking them into local and state financial capital.

Actions:

1. ***Expand the Santa Fe Business Incubator to provide business resources appropriate to the targeted business sectors.***

   The most successful business incubators are those that provide more than just reduced rent office space and furniture for tenants. Like the current Santa Fe Business Incubator, they combine office space with knowledge – such as an SBDC office or other mentoring organizations - and are closely connected with local community colleges and universities. They provide first-rate telecommunications infrastructure, conference facilities, business services, and shared laboratory or manufacturing space. A good incubator will become a gathering place for the community for after hours networking events.

   The Santa Fe Business Incubator should also expand its connection to professional business services firms. For example, the incubator could assign volunteer task forces of service providers (e.g. comprised of one accountant, one attorney, and one marketing/advertising firm) to mentor companies during their time at the incubator. This benefits the companies as well as the volunteers, who can view their work with the incubator as business development. Marketing assistance, in particular, should be offered to incubator companies. Assistance should come from local advertising or marketing agencies that offer their services at a pro-bono or reduced rate, or by teams of students from SFCC or the College of Santa Fe.

2. ***Lobby State legislators to pass the current proposed legislation (embedded within the SBDC bill) to certify incubators and to match funding from the State to local incubators.***
   - The successful Santa Fe Business Incubator could serve as a model around which other incubators in New Mexico could be developed.
   - Incubators should be used as a place that sets standards for small business development.
   - The network of certified incubators could serve as a funnel of investment opportunities for the New Mexico Venture Capital Fund as well as serving as a built-in system of due diligence for State investment.

3. ***Work with the State, UNM, the Santa Fe Business Incubator, SFCC-SBDC and SCORE to set up an entrepreneurship one-stop shop center similar to workforce development centers.***
   - A one-stop shop entrepreneurship center would offer the same coaching and information services such as an SBDC combined with the business incubator services of the Santa Fe Business Incubator.
   - The one-stop shop should be established in a central location to provide the greatest access to all Santa Fe residents.

4. ***Establish a Small Business Enterprise Director within the Community Development Division.***
   - This individual should be responsible for: overseeing the entrepreneurship center; working with the SBDC and Incubator in keeping the community informed about how to start a company in Santa Fe; promoting Santa Fe as a good location for entrepreneurship; working with SFIBCA on creating a strong "buy local" campaign; developing and maintaining a searchable on-line inventory of all entrepreneurship resources in the region; and helping entrepreneurs and local small businesses navigate City processes and regulations.

5. ***Establish an arts incubator at a central location in Santa Fe.***
   - The campus should be home to a variety of related activities, with educational programs at the core. Other activities that should be co-located within the facility include: office space for professional arts organizations and guilds; studios; exhibit space; retail shop for selling art. In the future, the campus could also contain loft apartments, a café, and an entrepreneurial resources center.

Strategy Two: Make information and training about starting businesses widely available. Celebrate entrepreneurial success stories as inspiration to potential entrepreneurs.

Actions:

1. ***Involve The Santa Fe New Mexican in covering success stories of local business startups.***
   - Potential entrepreneurs will find inspiration from other individuals who have successfully started businesses.
   - Celebrate the success of local small businesses by featuring them in local news publications. Propose a schedule of small businesses to feature each month to make it easier for The Santa Fe New Mexican.

2. ***Santa Fe's numerous non-profit organizations are entrepreneurial businesses. Provide these organizations with good information to help them increase their financial capacity.***
   - Numbering almost 500 in Santa Fe, non-profits make up an important part of employment and activity in the community.
   - Non-profit organizations should be viewed as entrepreneurial small businesses.
   - Provide information to non-profits to help them learn how to increase their financial capacity.
   - Fund a series of 501c3 training seminars that train managers of non-profits how to be better business people. There are numerous consulting companies that provide non-profit training, as well as on-line guides that provide non-profits with helpful business tools. Check out sites such as: www.onPhilanthropy.com; www.npguides.org; or www.charitiesusa.com which links non-profit to service providers across the U.S.

- Encourage participation in *NGO New Mexico*, New Mexico's central non-profit business association.
- Collaborate with NGO New Mexico to sponsor monthly networking and training events. The training events should be the main vehicle for distributing information about how to make a non-profit profitable.
- NGO New Mexico could create a Web site listing all non-profit organizations, sortable by their service, and containing links to and contact information for each organization's Web site. Examine sites such as www.GuideStar.org and www.envirolink.org as examples of structuring a database of non-profit organizations.

3. ***Develop a single Web site containing an inventory of Santa Fe's entrepreneurship resources. Make the Web site name simple and memorable. Market the Web site address across the community.***
   - The Web site could be developed and maintained by several organizations, such as the Santa Fe Incubator, SCORE, the SBDC, or the (possible future) entrepreneurship one-stop shop.
   - Possible Web site names: www.etools.com or www.santafestartup.com

Strategy Three: Motivate Santa Feans to start new companies.

Actions:

2. ***Streamline the City's permitting process for events, new construction, and new business expansions in Santa Fe.***
   - Focus groups, interviews, and surveys have revealed that many businesses and individuals have experienced difficulty from the City in getting permits for new ventures – from construction or expansion of new facilities to permits for small weekend festivals.
   - Santa Fe's permitting process needs to be thoroughly reviewed and compared against the requirements of targeted business sectors.
   - Santa Fe's City government should commit to easing and shortening the permitting process within one year.
   - The City of Santa Fe's Web site should contain a page dedicated to simply outlining the permitting process and providing downloadable versions of permitting applications.
   - The City of Santa Fe's web site should be reliable and offer current and accurate information.

3. ***Consider waiving permitting fees for small businesses locating in targeted areas of Santa Fe (fees are already waived for certain affordable housing projects).***
   - Small businesses are interested in saving money at every possible point.
   - Waiving permitting fees is not a cost, but foregone revenue for the City.
   - Waiving permitting fees for small businesses moving into key areas of the city, downtown for example, will help small businesses and make a statement that the City supports them.

4. Expand the City of Santa Fe's Small Business Loan program.

- The Small Business Loan program is an important tool for encouraging the growth of local businesses and companies targeted in this economic development plan.
- Leverage the program with additional state and federal funding.
- Restore the program to its original funding levels.
- Take steps to ensure that the entire community is aware of the program and has easy access to it.
- Provide information about the program in the (proposed) entrepreneur resource center.

4. Utilize the results of the New Mexico Media Strategy Report to develop a work plan for the digital and new media industry cluster.

- Look at cities that have fostered the film industry. Identify targeted infrastructure improvements, permitting processes, training programs and other incentives that are geared to the needs of the industry. Draft necessary ordinances to implement those inducements in Santa Fe.
- Austin Film Commission and North Carolina (Advantage West) are models.
- Model a one-stop shop permitting process for the film industry after other good examples, such as Rio Rancho, New Mexico (http://www.rioranchonm.org/film_industry/#One); Film in Florida (http://www.filminflorida.com/prl/perm.asp);

Strategy Four: Keep Santa Fe's existing small businesses strong.

Santa Fe's future economic health will largely be determined by the amount of local spending at local businesses. Every transaction involving a business outside of the area causes money to leak out of the local economy. While seemingly insignificant when considering a single purchase, the sum of these effects is huge across an economy the size of Santa Fe's. *For more information, see AE's Small Business Report, completed for the Santa Fe Independent and Community Alliance.*

A strong tourism economy and large base of unique cultural assets require that city leaders pay particular attention to the role that small businesses play. Eighty-five percent of all businesses in Santa Fe employ fewer than 20 workers. Of these small businesses, over 90 percent are locally-owned. According to the U.S. Small Business Association, 3,900 Santa Fe companies employ fewer than 20 people. This is almost five times the number of all other companies combined.

The last five years, however, have seen a downward shift in the percentage of independently-owned companies in Santa Fe. Almost all industries experienced a decline in independents' share of both employment and number of establishments. The largest percentage drop was in retail, where current levels of independence (approximately 50 percent of all retail firms) are well below that

of the nation (almost 90 percent) and has dropped 40 percent in the past five years. This industry, more than any other, directly affects households and quality-of-life indicators. The change threatens the local diversity found in Santa Fe shopping and endangers the unique character of the area.

Actions:

1. Initiate a "buy local" campaign.

- Support the Santa Fe Independent Business and Community Alliance (SFIBCA).
- Provide funding or other resources to the SFIBCA for launching a "buy local" campaign.
- The campaign should educate local residents and businesses on the importance of buying from other local businesses.
- Each campaign piece should contain a different factoid pointing out the economic and cultural benefit of purchasing products and services from independently-owned small businesses.
- AE's *Santa Fe Small Business Report* provides data and survey results that support the notion of buying local (prepared for the SFIBCA in November 2003).
- To kick off the campaign, prepare a press release highlighting the results of AE's Small Business Report. Distribute the press release to local newspapers, alternative magazines, radio stations, and television stations. Print a series of flyers and direct mail postcards highlighting the main points of the study. Ask local business owners and community organizations to post the flyers in their establishments and to mail out the postcards to their clients.

2. Make downtown and other Santa Fe business districts more accessible to patrons of small businesses.

- The City should make supporting the needs of small, locally owned business a goal against which future decisions are measured.
- The best way to encourage residents to buy locally is to make access to independently-owned businesses convenient. Allow for mixed use developments where retail and small service businesses are intermingled among residences.
- Make downtown more pedestrian- and cyclist-friendly. Repair sidewalks so that shoppers and business people have a safe place to walk. Create a network of bike paths and lanes. This will encourage more pedestrian traffic and reduce automobile traffic in downtown Santa Fe. It will improve access to small downtown businesses and encourage residents who may have been frustrated by limited downtown parking to start shopping in downtown again.
- Improve parking in downtown. Struggles with parking often drive shoppers from downtown and towards big-box retail and malls. Offer free parking, enhance existing parking, and provide free shuttles around town. Encourage business practices that make parking less important, like home delivery of groceries and large bulky items.
- During the weekdays, most household shopping occurs after work, between 7 and 10 p.m. Encourage downtown businesses to stay open until 9 p.m. If it is difficult for small businesses to stay open that late

every night of the week, ask shop owners to agree to the same one or two evenings a week in which they stay open later.

- Start a monthly downtown celebration. In Austin, for example, every first Thursday of the month, stores in one shopping district stay open until 10 p.m. The sidewalks are filled with local artists and merchant booths selling wares. Local bands provide live music in the street. First Thursday now attracts more than 10,000 people every month.
- Provide adequate security downtown to help nighttime shoppers feel comfortable.

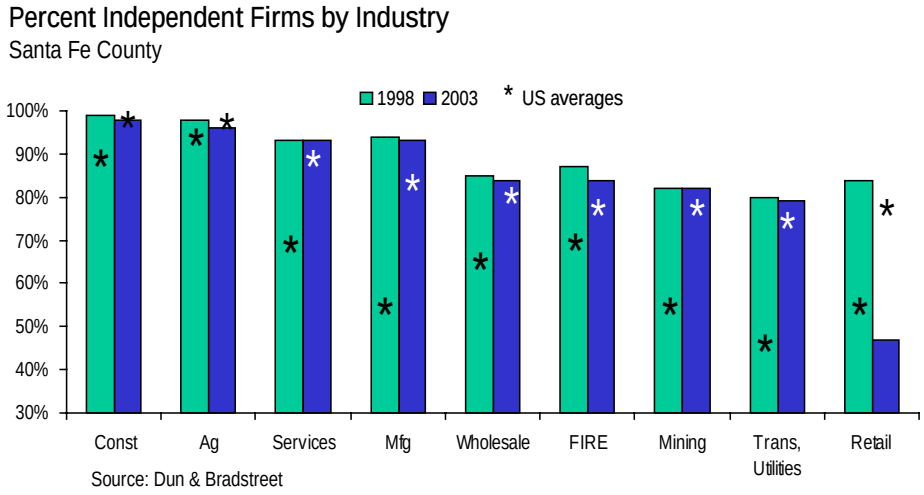
3. Identify business, historical and cultural districts that are suitable for economic development initiatives.

- Recommendations for downtown can be applied to any business or cultural districts.
- Support neighborhood/business events such as the Second Street Experience and explore developing similar events in other districts.
- Initiate planning with two districts per year.
- Link "buy local" initiative to district planning.
- Develop programs that highlight the economic benefits of historic preservation and historic districts.

4. Establish metrics for tracking the success of the "buy local" initiative.

By determining a set of tangible goals, communities establish clear priorities and are able to assess the performance of their programs, allowing more efficient use of resources. Metrics could include the following:

- *Sales receipts of downtown merchants.* Sales of downtown shops and service providers should increase a minimum of 10 percent each year if the buy local initiative is successful.
- *Percentage of independent businesses in Santa Fe.* For most industries, Santa Fe exceeds the national average in the percent of independently-owned businesses (see below chart). Increasing the percentage of locally-owned retail establishments could become a goal for the city.



- *Percentage of major employers headquartered in Santa Fe.* This figure points to the importance of home-grown successes. These companies tend to be more philanthropic and provide greater

economic independence for the region. The information for this metric could be measured from annual reports of local business activity.

- *Duration of local businesses*. This factor could be measured by counting the number of businesses that were established three years ago and are still in business. This method explicitly measures the ability of local businesses to survive in Santa Fe's economy. Santa Fe will know that it is supporting local, small businesses when the number of businesses surviving longer than three years increases. The City's data on business licenses provides this information.
- *Percentage of companies adding employees in the past year*. Expanding companies are as important to the economic health of a region as new companies. This metric can be easily obtained through government employment statistics and surveys.

Strategy Three: Sites and Infrastructure

GOAL: Improvements to sites and infrastructure will consider the long-term needs of Santa Fe's targeted business sectors and small, entrepreneurial businesses.

When companies are asked to rank the factors that most affect which state or region they select to locate in, workforce and education considerations are the most important, followed by access to customers and suppliers and business climate. The only infrastructure that is often mentioned in a regional context is transportation.

When choosing a specific development location within a state or region, however, the availability of infrastructure grows in importance. As infrastructure is available in almost every city, business prospects will compare a region or city's infrastructure (availability and pricing.)

The reason for the apparent contradiction in the importance of regional infrastructure versus specific sites is that larger areas such as regions or states possess sufficient infrastructure somewhere, so it is not a major corporate consideration until after the general location is picked. Therefore, although not the top priority to get a company to choose a region, once they have chosen the Santa Fe region, it is imperative that adequate infrastructure - water, sewers, streets and mass transit – be available to support business growth and development and that this infrastructure fare competitively with that of another region.

Santa Fe's most significant infrastructure issue (and economic development issue) is the region's water shortage. All economic development activities must consider the area's severe water constraints. The Mayor has stated that "water" is his number one goal and the City is in the process of trying to secure funding for the Diversion Plan, which will address this concern. The purpose of the Diversion Plan is to redirect surface water from the Rio Grande river into Santa Fe. Though the Diversion Plan will provide some relief to the city, preserving water and the area's unique environmental characteristics will be a goal of the city for many years to come. In turn, the target businesses recommended for Santa Fe in the *Target Industry Report*, will be environmentally sound and will require minimal water.

Strategy One: Take steps to make Santa Fe the water conservation and clean energy capital of the U.S.

Actions:

1. Incorporate water conservation and clean energy technologies into the design of all current and future public buildings.

2. Begin an annual student competition for design of water conservation innovations.

- The winner could receive funding for further development of the innovation, an internship with a local building contractor, or an opportunity to implement it on a test site.

3. Promote Santa Fe to expanding and relocating water conservation technology companies.

- The long process of developing the Diversion Plan and tackling the water issue has created a network of local water conservation expertise.
- The desperate water situation provides a good environment in which companies can test new water conservation technologies and techniques.
- Water conservation technology companies locating in Santa Fe will be locating in a market with high internal demand for their products and will, therefore, be in close proximity to their customers.
- Develop a marketing package highlighting Santa Fe's dedication to water conservation, its assets, and incentives.
- Organize a delegation of Santa Fe and State representatives to visit 1-2 communities that have successfully supported water conservation and clean energy usage. Use these trips to learn and to promote Santa Fe to businesses.

4. ***Offer incentives for water conservation and clean energy use.***

- Communities around the U.S. are offering incentives to businesses and consumers to adopt clean energy practices. Many utilities already offer their customers rebates or credits for installing energy-efficient equipment for HVAC, lighting, insulation, and windows. In addition, utilities are starting to offer consumers the option to purchase electricity from Green Energy sources such as wind power, solar, and biomass.
- Santa Fe should create programs that promote the adoption of energy conservation while promoting a "buy local" campaign that would attract new clean energy providers to Santa Fe. Credits and incentives for consumers can be tied to their purchase from local suppliers. Santa Fe is an ideal pilot market for several technologies and should do what it can to bring those suppliers to the region.
- Work with State officials to create a package of statewide incentives for clean energy and water conservation companies.
- Good examples include:
    - Austin, Texas has openly announced its intention to grow the consumption of renewable power and also to promote the development and attraction of clean energy companies and providers. Already, the city-owned utility, Austin Energy, sells 500 million KW-hours to local businesses and consumers and has a goal of fulfilling 5 percent of its energy needs with clean power. In addition, Austin is discussing ways of tying conservation incentives to the use of locally-developed services or products. This connection is the real key to promoting the city's Environmental Technologies cluster.
    - The state of New York currently offers incentives to both the producers of clean energy and its consumers. By leveraging state funding for energy conservation projects, the state's agency NYSERDA has promoted local job creation. Funding for this program reaches about $16.5 million per year and funds

approximately 150 projects annually for businesses, municipalities, institutions, and universities. Since 1991, NYSERDA's R&D program has stimulated new product sales of $200 million for New York companies, created 1,174 permanent jobs, developed 141 new products, processes, or services for commercial use, and leveraged nearly $2 of funding from outside sources for every dollar invested by NYSERDA.

- In August 2001, NYSERDA announced the creation of the Saratoga Energy Technology Park, specifically devoted to promoting the development of new, clean energy technologies. NYSERDA, working jointly with the University at Albany and the Saratoga Economic Development Corporation (SEDC), hopes to attract between 1,000 and 1,500 jobs to the Capital Region when emerging, environmentally-friendly energy companies take advantage of the park's resources.

Strategy Two: Provide better infrastructure and processes to support creative activities.

Actions:

1. Create a National Center for Arts and Design in Santa Fe.

- The National Center for Arts and Design will provide a single location in which multiple arts and design organizations could collaborate on projects of national significance. The one-of-a-kind concept would be modeled after national research consortia or laboratories, only with arts, rather than science, as its focus.
- The center would include educational resources, high quality studio space, design-oriented companies and non-profit organizations, exhibit space, and retail.
- The (possible future) arts incubator should become a core component of the Center.
- Consider locating the Center at the Railyards or other central site.
- The Center would invite national and international experts to teach seminars or guide teams of designers and artists on projects.
  - The Center would provide an environment in which teams of designers or artists could form to, for example:
  - Bid on architectural design for major projects within the U.S.
  - Provide creative support to the film industry
  - Create new artistic works
  - Provide design services for New Mexico public sector projects
  - Design unique water and energy conservation techniques
  - Create a one-of-a-kind program to promote Santa Fe's arts, culture, and design products

2. Find ways to centralize internet-based information aimed at promoting arts and culture in Santa Fe.

- Currently, many Web sites – from the Chamber of Commerce to individual galleries – contain information about arts and cultural events in Santa Fe. This is confusing to residents and obscures Santa Fe's image to outsiders.

- Promote links to existing central sites such as santafe.org and nmculturenet.org that are running the statewide calendar of events powered by NM CultureNet.
- Develop one Web site portal for all Santa Fe arts and cultural amenities. Host a contest where local artists and Web design companies submit Web URLs. Promote this contest to the community. Make the Web site name simple and memorable.
- The Web site could contain the following: events calendar; map of galleries and museums; and a searchable database of Santa Fe galleries and arts retail shops by "product" and genre (links to the Web sites of all galleries and shops in the database would be provided).
- Eventually, the Web site could also include a virtual market in which local artists could sell their wares.

Strategy Three: Partner with Santa Fe County to solve infrastructure and site issues.

Actions:

1. ***Develop a joint City / County strategy focused on the Redevelopment District of the Metro Area Highway Corridor Plan.***
   - The Metro Area Highway Corridor Plan was adopted by both the City and County and designates an area to be redeveloped to accommodate economic development around the NM 599 / Airport Road intersection.

2. ***Develop a joint City / County economic development strategy focused on the Community College District to implement programs outlined in this report.***
   - The Santa Fe Community College District includes the Santa Fe Community College, housing, and non-residential development.
   - The District represents an important outlet for providing more affordable housing to Santa Feans.
   - The future development of the District will impact both the City and County.

3. ***Develop a shared City / County business park.***
   - Long-term, the City of Santa Fe will run out of developable land for larger business expansions. Most larger businesses will be locating in the County.
   - Jointly develop a business park with the County. The City and County will share the cost of infrastructure improvements and land acquisition. In turn, the City and County will share tax revenue that is generated from the site.

4. ***Jointly improve the Santa Fe Airport.***
   - The expansion of the Santa Fe Airport will make Santa Fe more accessible to tourists, allow residents easier transportation into and out of the region, and give local companies better travel options.
   - A 1-hour or less drive time from an airport is a common site selection requirement for small and large businesses alike. The Airport can

become a major marketing tool for attracting and retaining companies in both the City and the County.

- Upgrade the Airport to Part 139 standards as soon as possible. The Santa Fe City Council should approve the application for Park 139 certification.
- Both the City and County should provide funding for expanding the Airport fire station (shared with the national guard) and upgrading security along the perimeter of the property.

5. Develop wireless Internet infrastructure in core population centers in the City and in the County.

- Encourage local entrepreneurs to develop wireless infrastructure for downtown Santa Fe and countywide in core neighborhoods and future developments such as the community college district.
- The process of wiring Santa Fe with the latest telecommunications infrastructure is already underway. The Santa Fe Light Trail fiber optic network is expected to be completed in 2004. The Plaza renovation (planned to begin in the spring of 2004) will include the installation of a wireless network for the central downtown area of Santa Fe.

Strategy Four: Approve and construct a new civic center that represents the unique character of Santa Fe.

The Sweeney Center does not serve the needs of the community and does not convey the high-end image of the city. While the existing facility could be renovated, it is more appropriate that the current building is torn down and a new civic center is built in its place.

The Santa Fe City Council is considering a one percent increase to occupancy taxes and a bond to fund a new civic center. This decision will have an important, positive impact on the City for many years to come. A new civic center will support each Santa Fe targeted business sector while providing a valuable asset to local residents.

Consider the civic center a tool for economic development. It draws visitors into the community. If marketed to the appropriate events, it can attract executives from Santa Fe's targeted business sectors, allowing the City to market on its doorstep. Those individuals visiting the civic center will also spend money in Santa Fe – dining out, staying in hotels, and shopping. Indirectly, these activities inject more money into the local economy and gives a boost to job creation.

As a tool for economic development, and an entry to the city, the design of the new civic center can be used to convey a message. It should embody the city's artistic and cultural heritage, history, and connection to the natural environment. It should reflect the community's strong desire to target the type of higher-end tourist that visits the city. The facility should incorporate modern architectural elements and high-tech equipment into traditional Santa Fe style to help counteract a perception that Santa Fe is unwilling to progress. Finally, the facility should incorporate cutting-edge water and renewable energy technologies to show Santa Fe's dedication to conserving natural resources.

The civic center will benefit Santa Fe's workforce in several ways. First, it creates both direct and indirect jobs. In the beginning, designing, building, and completing the civic center will generate employment. Once construction is complete, entry-level positions will be established in event catering, room set-up, and facility maintenance. Middle- and upper-level positions will be created in audio-visual support, facility management, marketing, and event planning.

In addition to the job impact, the civic center can play another very important role for workforce development. It can provide much-needed, centrally-located space for local workforce training activities. Imagine: A civic center that is fully equipped with the latest in audio visual technology from the central, large auditorium space to smaller classrooms and conference rooms. Not only are these amenities highly attractive to executive level conferences and industry events, but they are also a much-needed resource for local workforce training providers and companies. The community college, the workforce development center, and non-profit workforce organizations could share the civic center for their programs, ensuring that Santa Fe's workforce is being trained in world-class facilities.

Action:
Revisit the proposed civic center design. Ensure that the design adheres to the following guidelines:

- The new civic center should be designed to appeal to smaller, executive-level conferences. A larger capacity facility will not necessarily lead to a larger indirect job benefit for Santa Fe. As the size of the event gets larger, a higher portion of attendees will either not be able to find hotel rooms in downtown Santa Fe or will not be able to afford them. These individuals will stay in hotels outside of the central district; eat at restaurants outside of the central district (often large chains); and, with so much commuting, have little time to shop at local stores while congesting Santa Fe's roads.
- The true benefit of the civic center is generated when visitors (both from outside events and Santa Fe functions) spend time and money in locally-owned shops, restaurants, and hotels. This injection of money drives business for local proprietors, who then spend their own revenue hiring additional staff, buying locally-made goods, or shopping for themselves. These funds continue to trickle throughout the economy, driving business, and creating new jobs. Smaller, more targeted events attended by executive-level individuals are much more likely to attract attendees who stay in downtown Santa Fe, bring their families, extend their stay, and spend their money with local merchants.
- A new civic center locating in downtown Santa Fe, targeting executive level conferences, and providing attendees technologically-sophisticated audio / visual equipment will allow the City to charge higher rates for use of the facility.
- Santa Fe prides itself on being the "city different;" therefore, the new civic center should radiate what is distinct about Santa Fe. To do so, consider incorporating the following elements into the design of the facility:
    - Arts and culture are the cornerstones of the building design.

- The center includes gallery and / or exhibit space for local artists.
- The center incorporates the latest water and energy conservation technologies.
- The center contains modern elements in combination with traditional Santa Fe style to communicate the City's deep roots yet willingness to progress to the future.
- The center contains high-tech workforce training spaces of various sizes to make the facility truly community-oriented. Consider a facility that, in addition to a large event room (500 person capacity), also contains one large auditorium-style classroom (e.g. 100-200 seats), two-three classrooms (e.g. 30-50 seats), two conference rooms (25-30 seats), and several small breakout rooms (5-10 people).

Strategy Four: Community Development

GOAL: Santa Fe's community and economic development activities support an environment that is favorable to (1) talented residents, (2) small, locally-owned businesses, and (3) targeted business sectors.

The Community Development recommendations offered in this section center on two major topics: improving Santa Fe's business climate and improving the city's quality-of-life amenities, particularly for young and creative individuals.

The most successful economic development regions in the U.S. also contain very high quality-of-life amenities. Quality of life encompasses many attributes, including healthcare, safety, parks and recreation, arts and culture, and environmental cleanliness. A quality environment plays a large part in the choice of young, skilled professionals in deciding where to locate. It also plays a significant role in retaining good citizens.

A high quality of life is also directly connected to the region's ability to attract tourists. Through the choice of investments in quality-of-life amenities, the region will be able to target the specific type of tourist that visits. Tourists should be considered an economic development audience, and they are actual prospects coming directly to you. Ensure that they overlap with the audience you have for your economic development efforts.

One of the easiest ways for Santa Fe to become top of mind for businesses and entrepreneurs in its targeted business sectors is for those individuals to visit the region and enjoy the time they spend there. Therefore, tourist activities should portray a certain image of the city, one that is appealing to those executives and other decision makers. Make sure all tourist attractions showcase the "Creative Spirit of Santa Fe."

Strategy One: Adopt a more business-friendly attitude within City departments.

Santa Fe's unique character has sometimes been a hindrance to business activity. The city is well known externally for its tough ordinances and unfriendly business leadership, characteristics that will damage Santa Fe as it pursues economic development. Even small businesses and entrepreneurs (the city's primary target audience) will not move to a city where it is not welcoming or affordable to conduct business.

Actions:

1. ***Ensure the permitting process is consistent and efficient.***
    - During this planning process, numerous businesses criticized the city's permitting process for being too complicated, inconsistent, and time-consuming.
    - Consider expediting permits for standard requests. Applying for and receiving permits for, for example, small, after hours or weekend

downtown events should be made as easy as possible with standard application forms and a quick turn around process.

- Be specific and open about permitting requirements. Make this information readily available on City Web sites and in handouts available at City offices.
- Look at other cities' permitting processes for good examples of ways to make Santa Fe's more efficient and consistent.
- Burlington, Vermont's award winning "Doing Business in Burlington" publication offers new and expanding businesses a comprehensive and easy-to-use guide to permitting and city regulations. Sections from this guide are available on the following Web site: http://www.cedoburlington.org/business/doing_business_in_burlington/dbb.htm
- Look at the City of Surrey, located outside of Vancouver, Canada, for a good example of creating a step-by-step guide for local residents on starting their own businesses. http://www.city.surrey.bc.ca/Doing+Business/Business+Development/Starting+Your+Own+Business/default.htm
- Specifically look at other cities that are fostering the film industry – Los Angeles, New York, Toronto, Austin, for example. How have these cities structured their permitting processes to make it easy for and attractive to film production? Apply these best practices in Santa Fe.

5. ***Strengthen the Small Business Ombudsman Position within the City of Santa Fe offices.***
   - The focus of the current Small Business Ombudsman position should be expanded to serve all sizes of businesses.
   - The services of the Ombudsman should be expanded to visiting local businesses on a regular basis, listening to their concerns, and reporting back to City officials.
   - The Ombudsman should also be the single point of contact for a business having trouble navigating city regulations. He/she should walk businesses through the permitting process and help resolve conflicts between City departments and local businesses.
   - The benefits of expanding the role of the Ombudsman are numerous. First, strengthening this position makes a statement that the City is truly interested in supporting local businesses. Second, by regularly visiting with local businesses, the Ombudsman can communicate back to City leaders the current needs of local businesses, giving the City good information on which to base decisions. Finally, it provides a valuable resource to local businesses and helps navigate the permitting processes and acts as a voice for them to City leaders.

6. ***Provide periodic customer service training to City employees who regularly interact with local businesses and residents.***
   - Ask the Small Business Ombudsman to lead the customer service training sessions or hire a professional firm to conduct the training.
   - Training should include not only customer service training, but also an explanation of Santa Fe's new economic development brand and the role City employees play in economic development.

- A customer service guide containing quick tips on customer service should be developed and distributed among City staff.

7. Establish incentives that encourage local businesses to expand in Santa Fe.

- Consider waiving permit and impact fees for local companies that want to expand.
- Incentives should come from both the State and the City, particularly in helping with infrastructure improvements. When Dell was expanding in Tennessee, for example, the State paid 80 percent of the roadway improvement costs while the City of Nashville paid 20 percent.
- Promote incentives to local businesses. Ask the local utility company to help "spread the word" by referring local companies to a Web site with updates on incentives.

Strategy Two: Santa Fe's City Council should set broad goals for future development and allow those goals to drive decisions.

Actions:

1. Invite a moderator to lead a City Council retreat. The retreat should accomplish the following:

- Identify the positive assets of Santa Fe that cause each individual to feel passionate.
- Identify common threads among all council members. List Santa Fe's top assets.
- Agree that these common threads represent the essence of the community. Preserving the community's essence should be the principle that guides all future decisions.
- Set several overarching goals for the city.
- Agree to rules of etiquette among council members that are adhered to in and outside of council meetings.
- Conduct a city council study session prior to each meeting to allow councilors to state their positions on topics that are up for discussion during the upcoming meeting. City Council meetings should not be the first time that councilors hear each other's positions on topics being addressed.

2. The first retreat should occur after the spring 2004 election and occur at least every two years, following the election of new city councilors.

Strategy Three: Provide greater support to the Community Development Division and Economic Development Section.

Although only a few organizations in Santa Fe are directly charged with economic development, the community contains many more groups that impact the effectiveness of economic development programs. More than many other communities, Santa Fe is home to a rich diversity of not-for-profit, government, and business organizations, each perceived to have its own unique vision for the

future of the community. The city, and surrounding region, have become polarized into different "camps" of opinions. Each group seems to view itself as being fiercely independent from the others. This often results in a breakdown of internal communication, the very foundation of strong economic development campaigns.

Communication and cooperation in Santa Fe will improve if these various, and seemingly contradictory, opinion groups realize that they have a common bond: their success depends on Santa Fe's sustained economic health.

Santa Fe's ability to remain economically healthy is important to every organization and individual in the city and region. For example, while local businesses depend on a healthy economy to create a market for their products, non-profit organizations depend on a strong economy so that they can raise funds from local businesses and residents to keep their programs going. Second homeowners rely on a healthy economy so that their property values are retained and that the City can afford to maintain the quality-of-life attributes that originally attracted them to the region. Ethnic and Native American populations rely on a healthy economy that provides them with job opportunities, a market for their products, and ultimately provides them with income to continue living in Santa Fe. (A complete table of Santa Fe opinion groups and their reasons for supporting a healthy economy is provided in the appendix to this report.)

Improved economic health should be important to every Santa Fe resident and business. Santa Fe's elected officials should, therefore, ensure that their decisions lead to stronger economic conditions within the city and surrounding region.

A critical component of a healthy economy is ensuring that a strong economic development team serves the City. This team should be supported with financial and staffing resources that provide it the freedom to implement smart, aggressive community development and economic development activities. A strong economic development team will be required to implement many of the recommendations in this strategy. City leaders should view the economic development team as its task force for managing the day-to-day improvement of Santa Fe's economic conditions.

Actions:

1. ***Increase funding to Santa Fe's Community Development Division.***
    - Funding should be increased incrementally each year for the next five years. Draw additional funding from the Economic Development Fund.
    - Additional funding will be used to do the following:
        - Expand the Small Business Ombudsman position and responsibilities (described in the Entrepreneurship strategies).
        - Establish a Small Business Enterprise Director position that will be responsible for setting up and managing an entrepreneurship one-stop shop in coordination with the Santa Fe Business Incubator, the SBDC, and other small business support organizations.
        - Fund an entrepreneurship resource center. The purpose of the facility is to provide a centrally located office where all Santa

Feans can access a library of helpful information and talk with knowledgeable individuals about starting a business.
    - Increase the City's funding to the Santa Fe Business Incubator (for operations or facility expansions).
    - Provide funding for future incubators, such as an arts incubator.
- Commit funding for a minimum of five years. Longer-term budgets allow the department to conduct better planning and act progressively.

2. Set specific performance objectives for marketing subcontractors.

- Continue to set and monitor annual performance benchmarks for marketing contractors.
- Use the marketing recommendations in this report as a guide for establishing performance benchmarks.
- Agree to a three-year or longer contract with the marketing subcontractor. Include terms that allow the city to cancel the contract if the subcontractor repeatedly misses performance benchmarks. Otherwise, do not make the subcontractor re-apply for funding every year.

3. Clearly define and better coordinate the economic development roles of SFEDI, the Chamber, and the City's economic development team.

- The Chamber's primary role is that of an advocate organization for existing Santa Fe businesses.
- The Chamber should work closely with the (possible future) business liaison within the City's Community Development Division. The Chamber should introduce the liaison to its members and facilitate meetings between the liaison and local companies.
- SFEDI's role should be external and internal marketing. SFEDI should be responsible for polishing the brand identity and core marketing themes recommended in this strategy and incorporating the brand and themes into its Web site, collateral, and public relations activities.
- SFEDI and the Chamber are both responsible for handling visits by site selectors and potential business recruits. SFEDI should be responsible for managing the prospect's itinerary, while the Chamber should assist in setting up meetings between leading Santa Fe businesses and the prospect.
- Santa Fe's economic development team should be responsible for managing the marketing subcontractor contract, initiating community development activities that will support an overall economic development plan, and facilitating the information flow between City government and local businesses, prospects, and business organizations.

Strategy Four: Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.

Santa Fe's essence revolves around the core of arts and cultural activities occurring within the city. Arts and culture define the city's image and quality of life. Its unique character is founded in its tradition of arts and culture. It is what distinguishes Santa Fe around the world, and it is why creative, intelligent individuals are drawn to the city.

Arts and culture have long been the engine for much of Santa Fe's economic development. Although the "industry" of arts and culture is difficult to define, and even more difficult to quantify, it is undeniable that artistic and cultural activities have a tremendous impact on every aspect of Santa Fe, from its international image to its local products to its workforce skills. Arts and culture are the common threads that run throughout the entire region.

Because arts and culture have such a large impact on the local economy, it is critical that artists and artistic organizations are invited to participate in economic development activities. The City must consider the needs of the cultural sector when implementing this Plan. In addition, the City and cultural sector must work together to ensure that the results of the BBER study and the New Mexico New Media Industries Strategy project are incorporated into future activities to grow and promote arts and culture.

Actions:

1. ***Make arts and culture the cornerstone of the new civic center.***
   - Involve local artists in designing the facility.
   - Throughout the facility, integrate space for exhibiting work by local artists.
   - (Additional recommendations have been provided in the Infrastructure section of this strategy.)

2. ***Take steps to ensure Santa Fe's arts and culture will be sustained for generations to come. Ensure that the arts sector is accessible to young people.***
   - Endorse young professionals' arts organizations such as Avant Guard and Intermezzo. Make information on these organizations widely available. Promote these organizations to companies considering Santa Fe as a future business location.
   - Make Santa Fe open and accessible to all New Mexico students. Work with State leaders to initiate a new program in which all New Mexico high school seniors take a senior trip to Santa Fe. The trip would involve a visit to the capital and an introduction to Santa Fe's heritage, artistic and cultural amenities.

3. ***Make Santa Fe's artistic amenities accessible to all Santa Fe residents.***
   - Continue taking steps to make the traditional performing arts more open to the general population, for example, rock operas or free concerts.
   - Ask local businesses to invite local performing and visual artists to perform or display their work at business functions and other community events.

4. ***Increase occupancy tax revenue to support the arts.***
   - Santa Fe provides approximately $950,000 to arts programs annually.
   - Private foundations fund the bulk of arts and cultural activities in Santa Fe.
   - The city's support for the arts could be increased to support one of many activities, such as funding a future arts incubator or National Center for Art and Design or contributing to the cost of a unified national marketing

campaign to promote Santa Fe's arts and culture to collectors, artists, and cultural tourists.

Strategy Five: Ensure that Santa Fe maintains an atmosphere that is entertaining and attractive to young, creative people.

Actions:

1. ***Affordable housing is necessary for retaining young and creative individuals. Make it easy for people to purchase and upgrade their homes.***
   - Continue to offer inducements such as down payment assistance or tax abatements / decreases for individuals within a certain age or income bracket.
   - Consider establishing a fund similar to Austin, Texas' Mayor's Challenge Fund to help young people and people in need of affordable housing to get loans for home improvements and expansions.

2. ***Establish new festivals, expand existing festivals, and widely promote these events.***
   - Santa Fe is an ideal location for festivals, and numerous festivals already take place each year.
   - Festivals help create an entertaining atmosphere in Santa Fe. They provide entertainment for residents from all socioeconomic backgrounds. They also attract people from outside of the region and are, therefore, a good marketing tool for the city.
   - Standardize permitting process for event organizers. Be expedient in responding to their requests.
   - Waive the permit requirement to play music on the plaza.
   - Bolster the annual jazz festival and film festivals. These two events have potential to draw an international audience.
   - Support the new International Folk Art Market. Make it an annual event that compliments Indian Market and Spanish Market. This has the potential to grow to be another important event that extends the tourism season.

3. ***Start an annual winter sports competition for college students in Santa Fe and the surrounding region.***
   - Seven colleges are located in the Santa Fe area. Initially start the competition for students at these colleges.
   - Within five years, begin inviting college students from all New Mexico colleges.
   - Within ten years, begin promoting the competition nationwide.

5. Marketing and Public Relations

GOAL: Santa Fe will engage in a targeted marketing campaign to create local and national awareness of the city as a place to do business.

Santa Fe faces two marketing challenges. First, the City faces internal communications issues. Throughout this report, we have recommended ways to consolidate information sources about educational, workforce development, entrepreneurship, and economic development activities to make it easier for Santa Fe residents to access. In this section, we recommend techniques for spreading the word about why improved economic conditions benefit all Santa Feans.

Outside of the region, Santa Fe is faced with another issue. While Santa Fe is well-known throughout the world for its southwestern style and arts, little is known about Santa Fe as a business location. The external marketing recommendations in this section are designed to provide the city with a more business-friendly appearance to outside businesses and entrepreneurs. We have suggested a new brand theme under which Santa Fe can promote itself to business investors. The brand theme we recommend ties closely to the city's arts and cultural strengths and existing tourism promotions.

Santa Fe has many opinion groups that serve as a good starting point for addressing internal communication problems. As discussed throughout this report, before the city can launch an effective economic development campaign - whether its focus is local entrepreneurship, expanding current businesses, or recruiting new ones - all organizations related to economic development must commit to a single strategy for the community. Communities benefit from a well-orchestrated marketing strategy that is managed by one organization.

Once Santa Fe opinion groups improve communication and collaboration, the city will be ready to market within the community. Internal marketing informs citizens and business leaders of the economic development vision and trains individuals to promote the community with a single message, rather than numerous ones that may dilute or confuse the core message. Internal marketing builds local awareness and buy-in so that when Santa Fe markets outside of its region, it has a strong team in place to augment its message. The most effective communities not only have a well-integrated economic development organization leading the marketing efforts, but they also have hundreds of community ambassadors as part of the team.

The use of local media and personal meetings are good avenues for "building local awareness." **With strong internal support, the chances of successful external marketing increase considerably.**

Once Santa Fe succeeds in its internal marketing efforts, it should incorporate external marketing activities aimed at growing targeted businesses and entrepreneurial activity. External marketing, for most communities, should begin one to two years after internal efforts have begun. The trick is then to balance

both internal and external activities to get the most return – awareness and business.

External marketing is vital to diversifying an economy.

It can significantly improve a community's economic health by creating new, higher paying jobs and increasing the tax base. For communities today, it is important to have a Web site as primary collateral and to also have material to distribute at conferences and meetings. An integrated approach to external marketing that includes the right combination and frequency of word-of-mouth, publicity, and personal meetings is the key to successful marketing.

For the city and surrounding region to retain local businesses and cultivate prospects for economic growth, a more proactive targeted campaign is required.

Strong marketing activities will help accomplish the following economic development goals:

- Improve internal knowledge of the resources that are currently available in the city for residents seeking education and training, for expanding businesses, and for potential entrepreneurs.
- Improve external knowledge of Santa Fe as a top location for young, creative individuals and innovative businesses.
- Increase the number of businesses approaching SFEDI, the Chamber, or the City for information about expanding their business in Santa Fe.
- Cultivate target businesses, helping them create new jobs at all skill levels.
- Increase the amount of positive, national and international publicity that Santa Fe receives.

AE is providing a Marketing Guide (MG) that contains information to assist Santa Fe in implementing the economic development strategies over the next five years. It is meant to be used in conjunction with this report and specifically to support leaders who will execute the marketing campaigns.

Strategy One: Establish specific marketing roles for each organization currently involved in economic development.

The strong opinions, energy, and culture of activism in Santa Fe should become the foundation for unified change and new direction. All Santa Feans have a common goal for their city: **to retain the qualities that make it unique by creating a vibrant and healthy economy.**

Santa Fe is fortunate to have several organizations marketing the city. Santa Fe Economic Development Inc. (SFEDI), Santa Fe Chamber of Commerce, and Santa Fe Convention & Visitors Bureau have made tremendous strides in building a highly recognized tourism brand and in cultivating businesses. External marketing activities, however, should continue to be overseen by one

single organization. All other economic development entities should support this entity's marketing efforts and avoid launching other external efforts that could dilute the city's primary marketing message.

For Santa Fe to reach its desired goals, the city must adopt a marketing strategy and provide specific marketing tasks to the single economic development marketing organization (currently SFEDI). Additional funding of approximately $50,000 will be required to fully implement this marketing plan.

Actions

1. ***The City and SFEDI should adopt the marketing strategy.***
2. ***The City should commit to a minimum of a three-year contract for its marketing subcontractor (currently SFEDI). Provide SFEDI (or other future marketing contractors) with a set budget for as many years as possible under city law. This provides the organization with the ability to focus on marketing rather than continually concerning themselves with contract renewal.***
3. ***Provide the marketing contractor with specific marketing expectations and goals.***
4. ***Tie the marketing contract to the accomplishment of specific marketing objectives. (Recruiting X number of companies per year, for example, is not a realistic marketing objective. Organizing two to three annual marketing missions to other communities, on the other hand, is a realistic marketing objective. Tie objectives to action rather than quantitative results. Action will yield results.)***

Strategy Two: Create and adopt a single economic development brand

Communities that establish an economic development marketing theme that differentiates them have a greater chance of being recognized and trusted. Santa Fe is marketing to build awareness and clarify that it welcomes creative, entrepreneurial people and is a good place for starting new businesses.

Santa Fe should promote a single economic development brand that complements the recognized tourism brand, creates community-wide buy-in and ambassadors, and reaches targeted businesses through a mix of publicity, direct marketing, and collateral. Direct marketing includes one-to-one meetings, targeted electronic campaign messages, missions, and conferences.



To create an economic development theme, AE reviewed Santa Fe's current brands, unique strengths and characteristics, and analyzed target audience requirements. A marketing focus group was also conducted to gain public input. The proposed theme is meant for all organizations involved in economic development-including the City, SFEDI, Chamber and arts and cultural organizations- to use. A logo that communicates Santa Fe's marketing identity and tag line should be developed and incorporated into all print and on-line collateral materials. The marketing contractor should hire an advertising firm to develop professional logos and marketing collateral.

As the *Community Assessment Report,* the first report of this project, states, one of Santa Fe's biggest strengths is its internationally-recognized tourism brand. Several marketing themes and tag lines have been developed and utilized in marketing promotions in the past, including: "Away. To Santa Fe," "The City Different," and "Untamed." These themes, in conjunction with the State's brand, "Land of Enchantment," have very strong and positive connotations. Santa Fe is already known worldwide as being a "different" destination to visit, as well as a place for distinctive culture and arts.

Because awareness of Santa Fe is so high, and its perception is so deeply rooted, the city's business-oriented theme should complement the existing tourism-related themes.

A brand theme conveys "who," "where," and "what" the city offers. Local leaders describe Santa Fe as being "creative" and "spiritual," having a "rich culture," strong "history," and "distinct" personality. These core themes should be communicated through the economic development brand.



Arts and Culture are the cornerstones of Santa Fe's economy, and they also contribute to its exceptional environment. Santa Fe is an economic engine and attractor of creative people. With Arts and Culture, Design, Hospitality, and Software Development being recommended targeted business sectors, and "creativity" being a key descriptor of the city, we recommend that the new brand theme be the "**Creative Spirit of Santa Fe**."

When tourists think of Santa Fe, they think of a center of culture and world-class art within a beautiful and spiritual setting. It is truly a "different" place. When business leaders think of Santa Fe, they think of a city with outstanding quality of life amenities, a rich heritage, and a diverse workforce. Most business professionals live in Santa Fe because of the rare and special quality of life they enjoy.

Using the "Creative Spirit" theme in every marketing activity that promotes economic development for the City of Santa Fe, will promote the city's most differentiating characteristic and will appeal to the targeted audiences.

A positioning pyramid is a technique used to determine a community's brand theme. It answers three questions: What is the community's product? What are its unique benefits? What does the community represent? This simple tool lays the foundation for a community's marketing communication program. This diagram illustrates Santa Fe's positioning pyramid.



Secondary messaging tailors a statement for a specific audience and dictates audience-related benefits. For information about the site selection needs of Santa Fe's marketing audiences, refer to the *Target Industry Report,* the second report of this project.

Actions:

1. ***The City and SFEDI (or future marketing contractor) should discuss and approve the branding theme.***
2. ***The City should ask the future marketing contractor to hire an advertising or graphic design firm to develop a logo and style guide.***
3. ***The future marketing contractor) should distribute the style guide to the City and the Chamber. The style guide should also be made widely available to other community organizations, including schools, not-for-profit organizations, local media, businesses, workforce service providers, and arts and cultural organizations. Encourage as many organizations in Santa Fe as possible to adopt the style guidelines in their own external promotions. The more consistent that Santa Fe's look appears from the outside, the more effective the new business brand will be.***

Strategy Three: Gain a thorough understanding of the target audience

Understanding the internal and external target audiences' needs will help Santa Fe's economic development team in crafting effective secondary messaging. A secondary message occurs after initial inquiry (audience has received primary message), touts quality, and provides detailed information that the target audience desires.

It is important for Santa Fe to first understand the needs of internal audiences and inform them of the city's economic development vision. **Local employers, the current workforce, influencers, and entrepreneurs** are key assets for economic development, and recognizing these sectors as a target audience and understanding their needs is sometimes overlooked. The City, SFEDI, and the Chamber should continue to improve relationships with local businesses and provide additional services that can help them to become more successful. Local media and personal meetings are effective mediums for building awareness and demand for economic development services.

Once the City successfully addresses internal audiences' needs, it should become familiar with targeted business sectors. **The target business sectors include: arts and culture, hospitality and tourism, design, conservation technologies, software development, publishing and new media, and outdoor gear and apparel companies.** Identify target business champions, business leaders with expert knowledge of a particular industry. These individuals understand industry players, trends, challenges and opportunities, and they have powerful connections within an industry. They may also be willing

to meet with site selectors, volunteer to speak at events promoting the county, and share industry knowledge with economic development leaders.

SFEDI has already begun organizing regular meetings of executives from its target clusters. These meetings should continue and expand to include industries that are recommended in this study but are not currently target clusters for SFEDI. Santa Fe should have at least three industry champions for each target business. The *Marketing Guide* (a supplemental report included as part of this project) lists industry associations that can be a resource for target business trends and prospects.

Santa Fe can use the targeted messaging and main "proof points" contained in the MG when crafting secondary messaging for marketing communication.

Each target business will be interested in the following:

- Extremely high quality of life
- Ample supply of artistic, technical, and scientific workers
- Proximity to customers and manufactures
- Workforce development programs and incubators
- Close proximity (1 hour) to the Albuquerque International Airport

Art and Culture, **Design,** and **Hospitality** firms will be interested in the following:

- Embedded artistic community and strong local support for the arts
- World-famous art galleries, museums, Indian Market, Spanish Market and flea markets
- World famous performing arts organizations such as the Santa Fe Opera, the Santa Fe Chamber Music Festival and many other music, dance and theater companies
- Educational offerings in performing and visual artistic disciplines through the College of Santa Fe, the Santa Fe Art Institute, and Santa Fe Community College

Design, Software Development and Publishing companies will be interested in the following:

- Santa Fe's image as an artistic and cultural capital of the Southwest
- Santa Fe's large cluster of software development, film businesses, and publishing companies
- Renowned southwestern culture, architecture, and cuisine
- The successful Santa Fe Business Incubator
- Federal research facilities at Los Alamos, Sandia, and Kirtland AFB are pioneers in many of the world's most advanced software development fields
- The College of Santa Fe's Moving Image Arts Department provides students with access to full range of film production experience
- Santa Fe Institute is a pioneer in the burgeoning complexity systems field
- The National Center for Genome Resources is a leader in bioinformatics research

Conservation Technology companies will be interested in the following:

- Santa Fe makes conservation a top priority
- Santa Fe's strong local market for water conservation and clean energy products
- Santa Fe's high quality workforce and area research facilities

Hospitality businesses will be interested in the following:

- Santa Fe is known as one the top 10 cities in the world to visit, *Travel + Leisure*
- Santa Fe is investing in a new civic center
- Santa Fe has a dedicated bilingual workforce

Outdoor Gear and Apparel companies will be interested in the following:

- Santa Fe offers a creative, active, and artistic workforce
- Santa Fe's mild climate and countless outdoor recreational opportunities make it a strong market for product testing
- Proximity to manufactures and suppliers

Actions:

1. ***Based on the results of the Target Industry Report, the marketing contractor and its advertising partner should develop an audience profile for each target business. The audience profile will detail the specific marketing technique that will most effectively reach each audience.***
2. ***The marketing conatractor and its advertising partner should consider the audience profiles when developing a new logo and collateral and revamping the Web site. The images, messages, and copy contained in collateral must address the industry needs contained in the Target Industry Report and audience profiles.***
3. ***The marketing contractor, SFEDI should work with the City and the Chamber to identify target business "champions."***
4. ***Invite champions to share their industry knowledge and prospects and assist with economic development improvements.***
5. ***Champions may already exist. SFEDI's board members already serve as leaders for each SFEDI cluster industry. These individuals should be involved in the additional target businesses recommended in this strategy.***

Strategy Four: Gain local media support.

As mentioned throughout this project, the need to improve communication throughout the city is an immediate priority. Members of the Advisory Committee of the Cultivate Santa Fe initiative have committed to being media champions.

As the Cultivate Santa Fe project is finalized, Advisory Committee members should **kick off an internal press relations campaign**. Media champions should write and "tell stories" related to economic development to local newspapers, radio stations, company newsletters, and Web sites to inform citizens about Santa Fe's vision. It is imperative that local newspapers, radio,

and television stations provide coverage and speak positively about the city's efforts. This will first create excitement within Santa Fe and will then spread throughout New Mexico. Local media is the first avenue for creating local "buzz**."**

Santa Fe's internal press relations (PR) campaign should focus on stories that discuss what economic cultivation means to Santa Feans. Advisory Committee members are encouraged to contribute articles and editorials (and speaking engagements / interviews) on the following topics: "Growing from Within," "Stay in Santa Fe," "Value of Education," and "The Creative Spirit." Communicate the message that, "for Santa Fe, economic cultivation is focusing on activities that improve workforce services, economic health, and overall community cooperation to help local companies succeed and new job opportunities to emerge for all Santa Fe families."

Additional PR campaigns should discuss Santa Fe's vision, characteristics of target businesses, start-up successes, economic development marketing achievements, and community ambassadors. Over time, the City, SFEDI, and the Chamber should host appreciation and celebration events for small businesses that have made big impacts on the economy.

Economic development leaders should focus additional internal marketing efforts on communicating information about actions the City is taking to improve those issues survey respondents rated as "least satisfactory." Among these issues, the cost of living, housing, growth management, and business growth topics should be continuously discussed so that citizens are informed of progress that is being made in these areas. Supplementary campaign topics should include what Santa Fe is doing to preserve the city "different." Local college professors should be asked to write articles and editorials on new college programs that will provide training for target businesses, and leaders from arts and cultural organizations should be asked to write articles on the importance of culture to Santa Fe's economy. The MG provides more detail on PR campaign topics and contains a media list.

Actions:

1. ***Following the completion of this report, the City and SFEDI should reconvene the project Advisory Committee. Ask Committee members to volunteer to serve as "media champions." Assign each volunteer with a topic on which they should write an editorial or conduct a radio interview.***
2. ***Ideally, two volunteers will partner on writing the editorial or conducting the radio interview, with each volunteer coming from an "opposite" field. A local real estate developer could partner, for example, with a representative from an environmental conservation organization. By partnering with an opposite, the community will understand that regaining Santa Fe's economic health is an issue that transcends traditional rivalries.***
3. ***Local media champions should help garner local publicity by personally meeting with editorial boards of local news companies. Present the editorial boards with background information on the Cultivate Santa Fe plan and the subjects on which the volunteer teams will be writing.***

4. ***Encourage local media companies to dedicate a section of their paper or broadcast to one or more of the following topics: (1) news updates on Santa Fe economic development; (2) how to start a company in Santa Fe or what resources are available to entrepreneurs; (3) profile of each target business and current Santa Fe businesses in those industries.***

Strategy Five: Launch an internal marketing campaign.

With strong internal community support, the likelihood of successful external marketing increases considerably. **For Santa Fe, approximately 70 percent of efforts should be invested in internal activities**. The main goal of internal marketing is to inform citizens of economic development efforts and successes, to garner the community's support for the plan, and to act as promoters. It may take up to two years to see substantial impacts from internal marketing, and Santa Fe should continue this effort indefinitely. City leaders cannot expect overnight results.

Internal marketing began when AE started this project and has occurred each time AE has presented the Cultivate Santa Fe reports to Santa Fe audiences. The next major activity will be the project Roll Out Event in April 2004. During the event, AE and the Advisory Committee will unveil the new economic development vision, theme, and goals to the community. The roll out event should be used to communicate both the purpose and benefits of the new goals as well as the next steps in the process, and to request support.

Publicity, promotion, and collateral are the three vehicles recommended to reach Santa Fe's internal audiences. The goal is to build awareness within each target audience in a quick, cost-effective manner.

Publicity is one of the best vehicles to cost-effectively reach internal audiences and generate interest. To reach its target businesses, Santa Fe should strive to appear in publications and newspapers read by these industries. To reach local businesses, Santa Fe should focus on local and regional newspapers, newsletters, and business publications. To reach businesses outside of Santa Fe, concentrate on industry trade, general business, and lifestyle publications. **Within the next year, a professional public relations firm or new public relations position created within SFEDI should be hired to manage this initiative.**

Other ways to communicate to the public include: delivering newsletters, similar to what is currently done by the Santa Fe Chamber of Commerce; posting news in church bulletins, high school and college papers, regional business journals, on community Web sites and at local business establishments. For instance, SFEDI could create banners with the new logo and Web site address that local establishments can post so that their clientele is informed of the new message and is directed to a Web site to get more information.

A "media outreach" is another PR service SFEDI should consider. It provides economic development leaders with a target media list, press pitch content, and

a distribution list. An excellent PR activity that gains awareness is a bylined article**,** which incorporates both press stories and advertising into one activity. Lastly, since economic development leaders are in the public eye, it is wise to consider press communication skills training, which teaches individuals how to work with reporters to get the most from your marketing investment.

Being rated by *Travel + Leisure* in August 2003, as the Top 10th World's Best City, is an outstanding accomplishment. This is a strong start to generating awareness with many of Santa Fe's targeted audiences – both internal and external.



Promotion includes spreading information by word-of-mouth and through one-to-one meetings, attending regional industry events with local businesses, speaking at business networking events with key influencers, forming relationships with regional economic development teams to sell Santa Fe as a place to do business. It also includes calling prospects to provide information on Santa Fe's unique business climate, available business park space, and the benefits of operating or expanding a business in the city.

The primary **collateral** piece used to promote Santa Fe should be SFEDI's Web site. By revamping the Web site to contain the new marketing message, this can be a strong piece to reach both internal and external audiences. The current Web site offers relevant content for most of the defined target audiences. Santa Fe should ask local businesses to mention the Web site to employees via local business Intranets and in their corporate marketing material when appropriate. These efforts will help build awareness.

SFEDI should consider adding or updating the following components on its Web site:

- Economic and Industry Information
- How to Start a Business in Santa Fe
- Local Company Database
- Sites and Business Parks
- Economic Development Projects
- Job Postings
- News Wire
- Local Company Testimonials
- Quality of Life
- Incentives and Permitting
- Annual Report

The MG provides an explanation of each of these components and also includes examples.

Actions:

1. ***The City and the marketing contractor should review and approve the internal marketing recommendations offered in this report.***
2. ***Identify local volunteers to assist with implementation.***
3. ***Ask individuals from the community with a passion for economic development and Santa Fe's future to volunteer and join the marketing team.***

Please refer to the MG for more detailed recommendations on internal activities.

In 2004 and 2005, SFEDI should implement activities that increase local awareness and improve internal communication. Local campaign ideas are provided below:

1. **Publicity**
   a. Education – "Stay in Santa Fe," "Value of Education," "Take Home Computer Program," and "Make & Take High School Learning Tools Program." SFEDI should involve local Pre-K - 12 schools and SFCC in this internal communications campaign.
   b. Workforce Development – One-Stop Shop for workforce training and new workforce development program Web site
   c. Entrepreneurship – New Web site database of Santa Fe's entrepreneurial resources, business incubator expansion, and creation of a Santa Fe arts incubator
   d. Local business success stories – Feature a new company in each issue
   e. Local Businesses – "Buy Local" campaign
   f. Tourism – Address the issue of the importance of tourism to a healthy Santa Fe economy
   g. New Marketing Strategy and Message – Showcase the new brand theme, logo, and new collateral
   h. Press Relations - Conduct training on working with the media, negotiate for reduced rates and budget $30,000 a year to hire a PR firm.

2. **Collateral - Web sites**
   a. Revamp the marketing contractor's Web site to incorporate new marketing theme (logo) and targeted messaging (*cost of approximately $10,000*).
   b. Assist other economic development-related organizations in incorporating the new logo (and marketing style) into their own Web sites.
   c. Encourage other economic development-related organizations, hospitality businesses, and on-line arts and cultural resources to include a link to SFEDI on their Web sites.
   d. The City and marketing contractor, together with local economic development-related organizations, should develop new Web sites that are mentioned throughout this strategy. New Web sites would include:
      i. An Arts & Culture portal to link all local artists' Web sites and act as a central resource and listing of festivals and events
      ii. A Santa Fe specific workforce development resource portal
      iii. A Web site resource for entrepreneurs, containing all information necessary for starting a business in Santa Fe
      iv. A Santa Fe specific film promotion Web site, e.g. http://www.wncfilm.net/

v. A Santa Fe non-profit organization Web site, containing a searchable database of all non-profit organizations in Santa Fe

3. **Collateral – brochures**
    a. A user-friendly guide to workforce training and educational resources in the Santa Fe region to be made available at schools and public gathering places such as libraries, churches, or social organizations
    b. A simple guide containing entrepreneurial resources. Similar to the Web site, the guide would provide step-by-step instructions on starting a business in Santa Fe. (Examples were provided earlier in this Strategy.)
    c. A SFEDI annual report

    Estimated cost: $10,000

4. **Promotion - Speak at regional business association events**
    a. Project Advisory Committee and / or newly created Implementation Committee.
    b. Support such as the Santa Fe film festival, Russian Summer 2004 Exhibit, International Folk Arts Festival, and Annual Jazz Festival and other events throughout the year.

5. **Promotion – Host an annual Economic Development Forum.** During the event, regional leaders can provide an overview of the year's successful economic development activities and an update of economic data for the Santa Fe and the larger region surrounding the city. The project roll-out event (April 2004) can be the first annual Santa Fe Economic Development Forum.

6. **Promotion – Create a welcome package** for newcomers. Send to new residents when they sign up for utilities.

7. **Promotion - Speak at local business associations** and provide update on Santa Fe's economic development and marketing efforts.

8. **Promotion - Establish a high school group** to gain a better understanding of what factors are important to teens when considering working in Santa Fe in five years. Consider calling the group "Teens Talk."

Strategy Six: Implement external campaigns

External marketing promotes Santa Fe to identified targeted businesses that reside outside of Santa Fe, complement the current economy and help the city meet its economic development vision. External marketing should begin in year 2006.

Web sites, publicity, and targeted direct marketing and selling are the most cost-effective methods for communities to convey their messages. Santa Fe should balance these activities, be consistent in the message it conveys, and

focus on campaigns that will directly reach prospects. The primary vehicle, and one that should be used throughout external efforts, is publicity. Santa Fe should then begin to incorporate collateral (Web site and brochure), marketing missions, and industry associations and conferences.

Publicity

Publicity may be the most effective form of economic development promotion. Santa Fe could significantly increase the amount of publicity it receives in publications, and ultimately reach the city's target business companies by having a PR firm on retainer to develop and distribute releases and bylined articles.

Collateral (Web site and Brochures)

Resources should be invested to redevelop the primary Web site that promotes economic development in Santa Fe to more effectively link it with regional economic development Web sites. The main economic development organization's URL and phone number should be incorporated into every activity that promotes the city. See the MG for more Web site recommendations.

Marketing Missions

Santa Fe leaders need to engage in marketing missions to recruit target business companies from other regions and to see first hand benchmark communities' efforts. Santa Fe can learn from benchmark communities by visiting these cities. Schedule marketing missions each year to a region with a high concentration of its target businesses and visit benchmark cities to observe what is effective and what is not within these business communities. *For example, visit regional neighbor benchmark cities such as Boulder, CO and Albuquerque, NM. In the second year, consider visiting national benchmark communities such as Asheville, NC and Santa Cruz, CA. In the third year, visit a large benchmark site such as Savannah, GA.* Volunteer representatives from business, government, and academia should attend marketing missions, which can involve a series of meetings with local companies to sell Santa Fe as an ideal business location.

Industry Associations and Conferences

Industry associations, a trusted source of information for member companies, offer an opportunity to track trends and prospects. SFEDI should consider joining the leading associations of its target businesses, place articles in industry association newsletters and sponsor two industry conferences per year. Industry conferences provide a unique opportunity for Santa Fe representatives to promote business development, and face-to-face marketing is recommended to supplement other marketing efforts. Santa Fe can attend, sponsor, and exhibit at conferences.

Actions:

1. ***The City and the marketing contractor approve the external marketing component of this strategy.***
2. ***Identify Industry Champions, board members, and other volunteers to assist with implementation. Individuals from the community with a***

passion for economic development and Santa Fe's future can volunteer and become part of the marketing team

3. Volunteers can assist by attending marketing missions or industry events on behalf of Santa Fe, to respond to calls from media, to distribute collateral, and to promote the marketing contractor's Web site.

Santa Fe should consider implementing activities that increase awareness among external audiences.

1. **Publicity campaign** to targeted national publications
    a. *Lifestyle publications*
    b. *Industry trade publications*
    c. *General business publications (e.g. Business Week, Forbes)*
    d. *Travel publications*
    e. CNBC's Odyssey Media feature**.** One 5-7 minute story costs $20,000 and is aired 50 times on national and regional news channels.

    Launch an advertising campaign to support publicity. $4,000 to develop an ad, ad placement costs between $5,000 - $15,000
2. **Direct marketing** – Obtain target business databases and send electronic campaign mail.
3. **Direct marketing** – Sponsor and/or attend 2-3 industry events per year.
4. **Direct marketing** – Once the civic center is complete, promote the facility to executive-level target industry events and training courses.
5. **Direct marketing** – Film a documentary about a well-known Santa Fe artist and submit it to film festivals and public television networks.

6. Direct marketing – Partner Economic Development teams with Albuquerque and other New Mexico economic development groups and take a mission to a market with a high concentration of target businesses.

Appendix: Performance Metrics

An important component of the implementation of Santa Fe's Economic Cultivation Plan is a monitoring system to track the success of the plan in the years to come. AngelouEconomics has identified several data sets that have been used during the strategic planning process that we believe will be good measures of economic performance. These data are easily found at state and national sources, are available at the city and county level, and should be considered good indicators of the overall economic health of Santa Fe and its citizens.

Many state and local economic development organizations already use performance metrics. These data are also called "benchmarks," as local data is usually placed side-by-side state or national data for comparison. By committing to measuring its achievements, Santa Fe will be joining the ranks of communities in Oregon, North Carolina, Minnesota, and Indiana who have developed successful benchmarking systems to monitor their economic performance. The performance metrics proposed in this plan provides Santa Fe's leaders with an excellent opportunity to demonstrate positive results of their efforts and policies and build confidence among the general public that the economy is heading in the right direction.

AngelouEconomics recommends several performance metrics for each major topic of the Cultivation Plan that could be used by Santa Fe's leaders to track progress:

Workforce Development and Education

- Increased job growth in target industry sectors
- Increased household income
- Increased percentage of population with 2- year degree or higher
- Increased average SAT scores for Santa Fe high school students
- Decreased high school drop out rate

Entrepreneurship

- Increased net annual new firm creation
- Increased percentage of companies at Santa Fe incubator classified within a target business sector
- Increased total venture capital funding in Santa Fe
- Decreased retail spending leakage

Infrastructure & Sites

- Successful annual progress and on-time completion of the Water Diversion Plan
- Construction progress and completion of the new Santa Fe convention center
- Increased percentage of new homes and buildings built in Santa Fe that classify as affordable living and/or "green"

Quality of Life

- Increased percentage of total population aged 25-44
- Increased percentage of total graduates from Santa Fe higher education institutions living in Santa Fe 1 year after graduation
- Decreased poverty rate
- Stable cost of living ratio (ratio between Santa Fe's average cost of living and average wage remains stable or decreases)

Marketing

- Increased state or national media mentions related to Santa Fe business activity
- Increased number of qualified target industry leads contacting SFEDI or other economic development-related organization about business expansion, relocation, or start up in Santa Fe (e.g. the City of Santa Fe, Santa Fe County, the Chamber of Commerce, or local real estate agency)
- Increased hotel occupancy, increased hotel occupancy in hotels located in downtown Santa Fe
- Increased visitor spending

AngelouEconomics recommends that performance be measured on a city basis. Benchmark data should be collected for the City of Santa Fe, Santa Fe County, the State of New Mexico, and the U.S. Santa Fe may also choose to include one or more of the comparison communities included in the *Community Assessment* report (Flagstaff, Boulder, Asheville, and Raleigh). Metrics are best used when they are calculated as a share of the U.S. average. For example, Santa Fe's average wage is currently $27,644 or 76.6% of the U.S. average. Santa Fe will know that it is successfully meeting the objectives of this *Economic Cultivation Plan* as this percentage increases over the next 5-10 years.

Performance metrics should be updated by the city's lead economic development organization on a bi-annual or yearly basis. The following page provides a sample format for tracking performance. This table can be expanded to include other performance metrics within each topic, additional historical data, and information on competitor communities.

Sample Performance Benchmarks
Santa Fe, New Mexico

		Workforce & Education	Entrepreneurship	Infrastructure & Sites	Quality of Life	Quality of Life	Marketing & ED
		Household income County	Venture Capital Funding to SF area companies County	Successful annual progress and completion of Water Diversion Plan City/County/State	Percentage of population 25-44 years old County	Cost of Housing Ratio City	Number of qualified target industry leads contacting SF ED orgs about biz expansion, relocation, or startup County
Santa Fe		$ 41,519.00	$37 million	N/A	28.1%	137.8	Collect data
New Mexico		$ 37,623.00	$52 million	N/A	27.8%	N/A	N/A
United States		$ 45,006.00	$25 billion	N/A	29.8%	100	N/A
Santa Fe as % of the U.S.		92.3%	NM = 0.2% of US Total	N/A	N/A	N/A	N/A
Santa Fe Target Benchmarks							
Historical	1997						
Performance:	2000		$21.1 million				
	2002		$37 million	5% complete		137.8	
Set	2005	93.0%	$39 million (5%)	20% complete	28.0%	135	Begin tracking in '05
Goals:	2006	94.0%	$43 million (10%)	60% complete	29.0%	133	
(sample)	2007	95.0%	$47 million (10%)	80% complete	29.5%	130	
	2008	96.0%	$52 million (10%)	100% complete	29.5%	128	
	2009	98.0%	$57 million (10%)		30.0%	126	
	2010	100.0%	$63 million (10%)		30.0%	125	
	2012	102.0%	$76 million (20%)		32.0%	120	
	2015	105.0%	$100 million (30%+)		33.0%	115	▼

Master List of Recommendations

Cultivate Santa Fe
Summary of Workforce Development and Education Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Supporting*
1. Help Parents place greater value on public education					
a. Get parents involved in schools					
Adopt a take home computer program	Mid term	2005	ongoing	SFPS	SF Bus., Dona
Use local school facilities for evening adult ed classes	Mid term	2005	ongoing	SFPS, SFCC	Other training p
Start a cultural education program	Mid term	2006	ongoing	SFPS	
b. Provide parents tools to support learning at home					
Hands-on teaching training for parents	Mid term	2005	ongoing	SFPS	Parent/Teache
Create "make and take" educational materials	Mid term	2005	ongoing	SFPS	Volunteer
Adopt a Parents and Teachers as Partners program	Long term	2007	ongoing	SFPS	Parent/Teache
Bilingual school liaisons to make home visits	Long term	2007	ongoing	SFPS	Volunteer
2. Promote the value of quality education within the community. Turn K-12 education into a "cause."					
a. Launch an internal marketing campaign to promote the value of public education	Short term	2004	2005	SFEDI, City, SFPS	
Schools create weekly take-home folders to inform parents	Mid term	2005	weekly	SFPS	
Start a volunteer phone chain to provide parents with school info	Mid term	2005	ongoing	SFPS	Parent/Teache
b. Create PSAs aimed at promoting the value of public education	Short term	2004	2005	SFEDI, SFPS	Volunteers, Loca
Organize an internal marketing task force	Short term	2004	2004	SFEDI, SFPS	
Seek local ad agencies who will provide service pro bono	Short term	2004	2004	SFEDI, SFPS	Local Agenc
Seek funding from non-profits and foundations to support program	Short term	2004	2004	SFPS, Chamber, SFEDI	Non profits, Fou
Identify a single message for the campaign and use multiple media sources	Short term	2004	2005	SFPS, SFEDI, Local Media	
c. Start a campaign to show students non-college career options	Mid term	2005	2008	SFPS	One Stop Ce
Invite local workforce development programs to present at school functions	Mid term	2005	ongoing	SFPS	One Stop Ce
Create a Web site containing resources for non-university bound youth	Mid term	2006	2006	One Stop Center	SFPS
d. Start an annual Education Day - outreach and educational event	Mid term	2006	annually	SFPS, City, Chamber	Workforce deve

Cultivate Santa Fe
Summary of Entrepreneurship Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Su*
1. Financially support the Santa Fe Incubator					
a. Expand the Incubator to provide resources for SF's target business sectors	Mid term	2005	2008	Incubator	
b. Lobby legislators to pass incubator certification and funding match program	*** Top 5 ***	2004	2004	Chamber, Incubator	Ci
The SF Incubator could be used as a model for incubators in other parts of NM					
The network for certified incubators could be a funnel of investment opps for the NM VC Fund					
c. Work with the State, UNM, the Santa Fe Incubator, and the SFCC-SBDC and SCORE to set up an entrepreneurship one-stop shop center similar to workforce development centers.	Long term	2007	2007	City Sm.Bus.Enterprise Director	SBD
The centrally located center would be a library of info about setting up a business in the region					
d. Set up an entrepreneurship center similar to workforce development centers	Long term	2007	2007	City	SBD
The centrally located center would offer coaching and a library of information					
Use funding from the pending Kaufman grant to help fund the center	Long term	2006	2007	City Sm.Bus.Enterprise Director	SBD
e. Establish a Small Enterprise Director position within the Community Dev. Division	Mid term	2005	ongoing	City	SBD
f. Establish an Arts Incubator at a central location in Santa Fe	***Top 5***	2006	2008	City	SFCC,
2. Make information and training about starting a business widely available - encourage local success.					
a. Involve the New Mexican in covering stories about local business startups	Short term	ongoing		New Mexican	
Potential entrepreneurs will find inspiration from the success of others					
Propose a schedule of small businesses to regularly feature	Short term	2004	ongoing	New Mexican	
Invite successful local entrepreneurs to speak at community events	Long term	ongoing		All SF organizations	
b. Provide Santa Fe non-profits with information to help themincrease their financial capacity					
Non-profits should be viewed as entrepreneurial small businesses					
Encourage participation in NGO New Mexico, New Mexico's central non-profit business organization.	Short term	2004	2005	Chamber	
Provide information and training to non-profits to help them learn how to increase their financial capacity	Mid term	2005	ongoing	Non Profit Business Assoc	Fo
The association should create a searchable Web site listing all non-profits in the region	Mid term	2005	2006	Non Profit Business Assoc	
c. Develop a single Web site containing an inventory resources for entrepreneurs	Mid term	2005	2005	City Sm.Bus.Enterprise Director	
3. Motivate Santa Feans to start new companies.					
a. Streamline the City's permitting process	Short term	2004	2005	City	
Review the current permitting process and compare to the needs of startups and target industries	Short term	2004	2004	City	
City government should commit to easing and shortening the process within one year	Short term	2004	2005	City	
The City Web site should contain easy to use permitting info and applications	Mid term	2005	2005	City	
b. Consider waiving permitting fees for small businesses locating in targeted areas	Mid term	2006	ongoing	City	
c. Expand the City's Small Business Loan Program					
Restore the program to its original funding level	Short term	2005		City	
Take steps to ensure that there is broad awareness of the program across the community	Short term	ongoing		City	

Cultivate Santa Fe
Summary of Sites and Infrastructure Recommendations

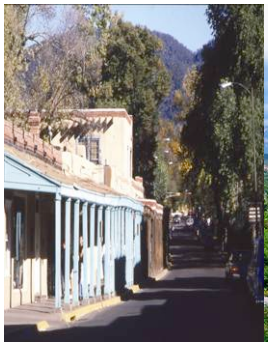
Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Sup*
1. Make Santa Fe the water conservation and clean energy capital of the U.S.	*** Top 5 ***	2004	ongoing	City	Enti
a. Incorporate clean energy and water conservation into the design of all public buildings	Mid term	2005	ongoing	City, County	
b. Begin an annual student competition for design of water conservation innovations	Long term	2007	annually	SFCC, City	Dev
c. Promote Santa Fe to expanding and relocating water conservation companies	Mid term	2005	ongoing	SFEDI, City	Cl
Promote the city's water shortage as an ideal test market for conservation tech and service firms					
Develop a marketing package highlighting SF's dedication to water conservation	Short term	2005	2006	SFEDI	
Organize a delegation to visit other cities that have successfully tackled the water issue	Short term	2004	2005	City, County	
d. Incentivize water conservation and clean energy use					
Expand programs in which utility companies offer rebates or credits to customers of clean energy	Mid term	2005	ongoing	Utilities, City	
Offer incentives to consumers that purchase energy/water or conservation technologies from local businesses	Long term	2007	ongoing	City, Utilities	
Work with State officials to create statewide incentives for energy and water conservation companies	Long term	2006	2008	City, County	
2. Provide better infrastructure and processes to support creative activities.					
a. Create a National Center for Art and Design in Santa Fe	*** Top 5 ***	2005	2008+	City	Ar
The Center is a single location where arts and design organizations can collaborate					
The Center should provide education, studios, small offices, exhibit space, and retail					
Consider placing the Center at the Rail Yards development or other central site, integrate proposed arts incubator					
The Center should invite international experts to teach seminars or lead local collaborative efforts					
b. Create a single Web site aimed at promoting arts and culture in Santa Fe	Short term	2004	2005	Arts Organizations	
One portal for all SF arts and cultural amenities, sets a single distinct image for SF					
Host a contest in which locals submit Web URLs or site design ideas	Short term	2004	2004	Arts Organizations	
Include an events calendar, map, and searchable database of SF arts / culture organizations					
Eventually, include a virtual market on the site in which local artists can sell their wares	Long term	2007	2008	Arts Organizations	
3. Partner with Santa Fe County to solve infrastructure and site issues.					
a. Develop a shared city / county business park	Long term	2006	2008+	City, County	
Share the cost of infrastructure, land, and tax revenue					
b. Jointly improve the Santa Fe Airport	Mid term	2004	2007	City, County	
SF City Council should approve the application for Park 139 certification	Short term	2004	2004	City Council	
Share funding for expanding the airport fire station and upgrading security along the perimeter	Mid term	2005	2006	City, County	
c. Develop wireless Internet infrastructure in core population centers in the city and county	Short term	2004	ongoing	City	L
4. Approve and construct a new convention center that represents the unique character of Santa Fe	*** Top 5 ***	2004	2008	City	Civic
a. Revisit the proposed design	Short term	2004	2005	City	Civic

Cultivate Santa Fe
Summary of Community Development Recommendations

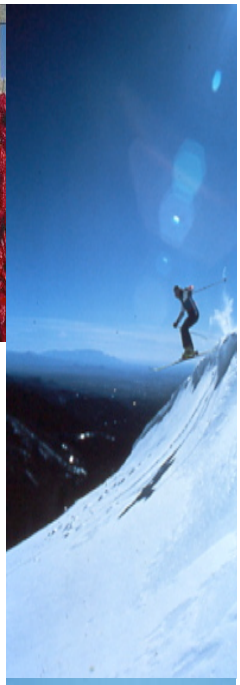
Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Supporting*
1. Adopt a more business friendly attitude within City departments.					
a. Ensure the permitting process is consistent and efficient	Short term	2004	2004	City	
b. Strengthen the Small Business Ombudsman Position within the City of Santa Fe offices.	Short term	2005	2005	City	
c. Provide periodic customer service training to City employees	Mid term	2005	ongoing	City Bus.Ombudsman	City
Ask the Business Ombudsman to organize regular training seminars	Mid term	2005	ongoing	City Bus.Ombudsman	City
Train City employees not only in customer service, but about SF's marketing effort and new brand	Mid term	2005	ongoing	City Bus.Ombudsman	City, SFED
Develop a customer service guide and distribute it among City staff	Mid term	2005	2005	City Bus.Ombudsman	City
2. Santa Fe's City Council should set broad goals for future development and allow those goals to drive decisions.					
a. Invite a moderator to lead a City Council retreat	Short term	Summer 2004	annually	City Council	
Identify common thread among all councilors, identify SF's top assets and essence					
Set several overarching goals for the city	*** Top 5 ***				
Agree to rules of etiquette that are adhered to inside and outside of council meetings					
Conduct a city council study session prior to each formal meeting to discuss topics up for discussion	Short term	Spring 2004	weekly	City Council	
b. Conduct the first retreat after the Spring 2004 election and repeat every year	Short term	Summer 2004	annually	City Council	
3. Provide greater support to Santa Fe's Community Development Division					
a. Increase funding to the Community Development Division	Mid term	2005	2008	City	
Commit to incrementally increase funding each year for the next five years					
b. Set specific performance metrics for marketing subcontractors	Short term	2004	ongoing	City CD Division	SFEDI
Agree to a minimum 3-year contract with marketing subcontractors if they meet performance metrics					
c. Clearly define the ED roles of the Chamber, SFEDI, and the City	Short term	2004	2004	City, Chamber, SFEDI	
4. Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.					
a. Make arts and culture the cornerstone of the new convention center	Short term	2004	2008	City	Arts organizat
b. Ensure that the arts sector is accessible to young people					
Endorse young professionals' arts organizations and make info about them widely available	Short term	ongoing		Arts organizations	Chamber
Work with the State to start a program in which all NM high school seniors take an educational trip to SF	Long term	2008	annually	City, State gov't	NM school dis
c. Make Santa Fe arts amenities accessible to all residents					
Continue taking steps to make traditional arts events to be made open to the public, e.g. free public concerts	Mid term	ongoing		Arts organizations	
Invite local artists or performers to exhibit at business functions and community events	Mid term	ongoing		Entire SF community	
d. Increase occupancy tax revenue to support the arts.	Long term	2006	2008	City	Arts organizat
5. Ensure that Santa Fe maintains an atmosphere that is entertaining and attractive to young, creative people.					

Cultivate Santa Fe
Summary of Marketing Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibi*
1. Establish specific marketing roles for each organization involved in economic development.	Short term	2004	2004	City, SFEDI, Cha
a. The City and the marketing contractor should adopt this marketing strategy	Short term	2004	2004	City, SFED
b. The City should commit to a minimum 3-year contract with its marketing contractor	Short term	2004	ongoing	City
c. The City should tie the contract with the marketing contractor to specific performance metrics	Short term	2004	annually	City
2. Create and adopt a single economic development brand.	Short term	2004	2004	City, SFED
a. The City should strongly consider the brand identity "Creative Spirit of Santa Fe"	Short term	2004	2004	City, SFED
b. The City should ask its marketing contractor to hire a design firm to develop a logo and style guide	Short term	2004	2005	City, SFED
c. Distribute the style guide to all city departments, schools, media, non-profits, and arts organizations	Short term	2004	2005	City, SFED
Encourage as many organizations as possible to adopt the style guidelines in their own marketing				
The more organizations adopting the same marketing, the more powerful Santa Fe's brand will become				
3. Gain a thorough understanding of the target audiences.	Short term	2004	ongoing	City, SFED
a. Based on the Target Industry Report, develop an audience profile for each target	Short term	2004	ongoing	SFEDI
b. The City, its marketing contractor, and design firm should consider th audience profiles when developing the logo, style	Short term	2004	2005	SFEDI, City
c. The marketing contractor, SFEDI and the Chamber should identify target industry "champions"	Short term	2004	ongoing	SFEDI, City, Cha
d. Invite target industry champions to share their industry knowledge with the economic development team	Short term	2004	ongoing	SFEDI, Cham
4. Gain local media support for economic development.	Short - Mid	2004	2006	City, SFEDI, Cha
a. Reconvene the project advisory committee	Short term	2004	2004	City
b. Ask committee members to volunteer to become media champions, to write an article, or interview	Short term	2004	2004	Advisory Comm
c. Meet with local newspaper editorial boards and schedule a series of op/ed pieces on ED	Short term	2004	2005	Advisory Comm
5. Launch an internal economic development marketing campaign.	Short - Mid	2004	2006	SFEDI, City
a. The City and its marketing conatractor should review the internal marketing recommendations and Marketing Guide	Short term	2004	2004	SFEDI, City
b. Identify local volunteers to comprise an internal marketing team	Short term	2004	2004	SFEDI, City
c. Design marketing contractor's Web site to incorporate new brand identity, logo, style, and target industries	Short term	2005	2005	SFEDI
d. Launch other Web sites recommended throughout this strategic plan	Short - Long	2004	2008	Various organiza
e. Develop collateral (recommended throughout this strategic plan) and annual SFEDI report	Short - Mid	2004	2006	Various organiza
f. Host an annual economic development forum for the region; the roll out event can be the first	Short	2004	ongoing	City, SFEDI, Cha
g. Create a Welcome to Santa Fe package for newcomers	Mid term	2005	2005	City, Chamb
h. Establish an advisory group consisting of local students to provide info about what teens like/dislike about SF	Mid term	2005	ongoing	SFEDI, City
6. Launch an external marketing campaign.	Mid - Long	2006	2008+	SFEDI, City, Cha












City of Santa Fe

Economic Development Strategy for

May 21, 2008

Economic Development Division
Strategy for Implementation

ECONOMIC DEVELOPMENT DIVISION
Strategy for Implementation

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ECONOMIC DEVELOPMENT DIVISION
Strategy for Implementation

Mission:

The mission of the Economic Development (ED) Division of the City of Santa Fe is to achieve long-term sustainable and focused economic growth by building a diverse, innovative economy with high-wage, high-impact jobs that provide opportunity and prosperity for the City's residents, businesses and entrepreneurs.

Objectives:

-Diversify the Santa Fe Economy with an emphasis on high wage jobs[1] and career paths.
-Pursue overall affordability where local wages can support living in Santa Fe (reduce leakage[2]).
-Bolster Santa Fe's leadership position and/or potential in innovation.

Background:

More than four years ago Angelou Economics produced a report for "Cultivating Santa Fe's Future Economy." The implementation strategies in this plan are principally derived from that report. In order to effectively institute the recommendations contained in the Angelou Plan the Economic Development Division has worked to outline a process for vetting potential projects. The process is designed to be fair, easily understood and transparent to members of the community.

Angelou Economics calls for the plan to be a 'living document,' and updated as conditions change. To that end, the Economic Development Division has held a series of key informant interviews and a series of professionally facilitated seminar meetings with input from members of the local business and economic community. The values and priorities outlined in this implementation plan were discussed and approved by attendees at these meetings. The implementation plan is designed to be driven by measurable, achievable outcomes in several of the target industries identified in the Angelou Plan.

Desired Outcomes:

The Economic Development Division will work to foster a creative and innovative cultural economy. Specific economic goals that have been identified are as follows:

- Create and attract a greater number of high-wage jobs. This will not be to the exclusion of supporting emerging business opportunities in focused sectors that would lead to high wage jobs, but may not start out with high paying jobs. This will give more of Santa Fe's population the ability to live and work in the community.
- Ensure that Santa Fe has a skilled and competitive workforce to support innovation and key economic base jobs[3] and primary industries[4]. This includes creating and expanding accessible career paths for local youth. Economic base jobs and primary industries are jobs and industries that derive fifty percent or more of their sales from outside of New Mexico and thus expand the local economy.
- Recruit and retain local talent by making professional opportunities in the area available and better understood in the community.
- Improve the climate for doing business in Santa Fe. This includes streamlining the processes of permitting, licensing and other regulatory requirements. The ED division also intends to celebrate innovation and success in leading local businesses.
- Improve the business infrastructure[5] in Santa Fe. This means working regionally to ensure easy, low-cost access to services, utilities, transportation and other key means of support for success in business and community development.
- Develop stronger working partnerships in the region. This means actively engaging key partners in projects and initiatives on a regular basis in order to maximize community input, expertise, support and communication.
- Promote a green and sustainable Santa Fe.
    - Actively promote and stimulate businesses and services consistent with the Sustainable Santa Fe Plan. This will include clean renewable energy, water conservation and waste reduction technologies.
    - Promote and support projects, developments, and initiatives with sustainable infrastructure[6] and that are consistent with the Sustainable Santa Fe Plan.
    - Cultivate and work to develop a green collar workforce[7] to support the clean renewable energy industry as well as both the new and retrofitting of buildings, sites and infrastructure to be more sustainable.

Division Work:

Staff will work consistently with partners on a regional and collaborative approach to economic development. The Chamber of Commerce, Santa Fe Business Alliance, Santa Fe County, the Museum Foundation of New Mexico, Creative Santa Fe, the Santa Fe Community College, SCORE, the Santa Fe incubator and local venture capital firms will all be key partnerships to maintain and strengthen. A responsive, cooperative, customer service oriented approach will be the guiding principle behind all work done by staff.

Staff work will include:

- Project Management (Site development, workforce training program development, business support program development and management, etc.)
- Business Retention, Expansion[8] and Passive Recruitment[9] (Incentive analysis, site location, funding facilitation consultation, strategic assistance, program referral, etc.)
- Marketing (Outreach, production of collateral materials, workshops, etc.)
- Actively Soliciting Proposals to meet community needs. (Proposals can come via our partners including the SF Chamber, the SF Alliance, the State Economic Development Department, staff, Councilors or from other sources.)
- Streamlining Business Processes (Licensing, permitting, etc.)
- Contract Management (Business support services, advocacy, etc.)
- Community and Business Relations (Staff will make regular visits to businesses to gain a firsthand understanding of the industries operating in the region and the challenges they face. During these visits staff will promote awareness of City and State economic development opportunities, policies and capabilities.)

Staff will visit approximately 50 businesses per year or approximately two businesses per week to discuss potential business development resources with each company. The resources that will be discussed will be but not limited to alternative financing programs (i.e. City's Small Business Loan Fund), technical assistance programs (i.e. SF Incubator, SCORE and SBDC programs) and State incentives. Staff will provide a quarterly report containing the following information:

- Number of Companies Visited
- Size of Portfolio (Number of Potential Company Expansions, Start-ups and Recruitments)
- Number of Companies Expanded, Started or Recruited
- Overview of Companies Expanded in Target Sectors, Number of Jobs, Average Wage and Capital Investment
- Progress on the Infrastructure Project implementation.

The Economic Development Division will take a proactive role in engaging a wide range of regional partners in collaborative efforts to benefit the economy. Emphasis will be placed on getting the right partners to cooperate on each project so that work can be focused on achieving measurable outcomes. For example, the Santa Fe Community College will be a key partner in workforce development and the Santa Fe Chamber of Commerce will be a key partner in business development.

Methodology:

The implementation strategy outlines a process for evaluating projects and proposals that meet agreed upon Economic Development Goals. Staff work will be focused along these guidelines:

- The Economic Development Division will focus efforts in a few strategic areas in order to effectively use limited resources. Projects will be outcome driven[10] with an emphasis on getting the greatest return for the investment of City resources.

- Work will be focused along three tracks – business development, workforce development and site & infrastructure development.

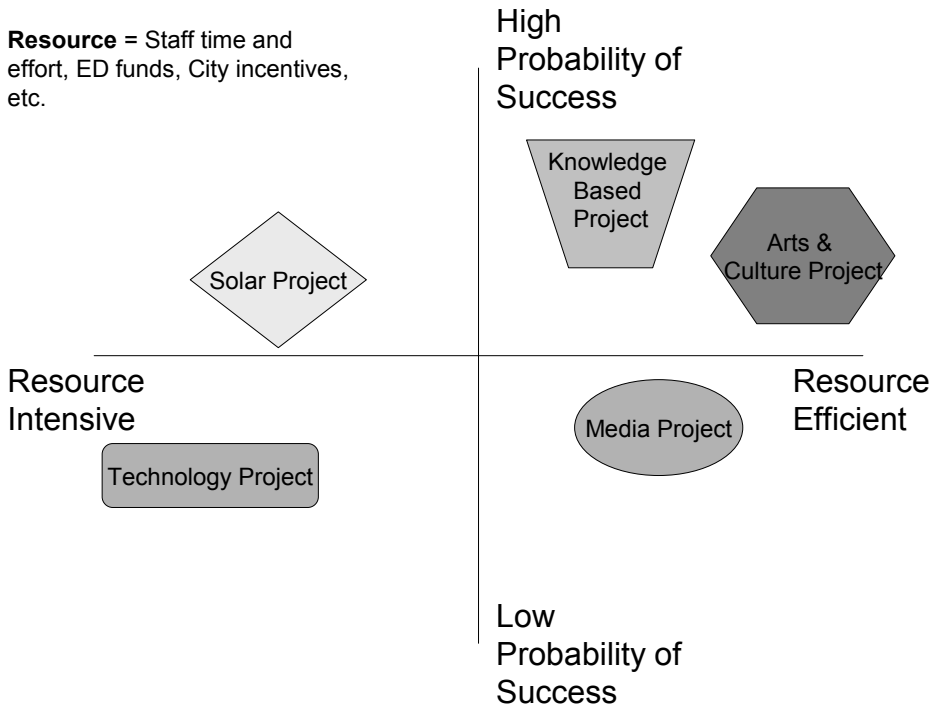
- Staff will work to streamline the process of providing services. Duties and provision of services will be aligned to best utilize resources, time and knowledge of staff.

- Significant effort will be made to provide good customer service and communication. The Division will be accessible to the community and work to ensure clear communication.

- Economic development activities will be regionally oriented with an emphasis on working in partnerships. Anticipated partners will include organizations such as the State of NM, the New Mexico Economic Development Partnership, the Santa Fe Community College, Santa Fe County, the Santa Fe Chamber of Commerce, the Santa Fe Alliance and the Santa Fe Incubator.

- The portfolio of projects will be organized with an investment/venture capital approach[11]. The portfolio will endeavor to balance safe bets and risky bets with an understanding that risky projects have a greater chance of failure but may yield the greatest returns. It is expected that applications for economic development projects, which may or may not solicit funding from the Economic Development fund, will be made throughout the year. All projects will be evaluated within the context of the current portfolio, as well as by taking into consideration pending applications. As staff will be working consistently with potential applications, there will be some preliminary assessment of where new applications will fall within the portfolio management spectrum. It is expected that the investment by the City will fall largely into projects with a high probability of success and efficient use of resources. To manage this portfolio, staff will work closely with projects and continually assess their progress toward meeting agreed upon objectives.

Venture Capital Portfolio



- Projects will be outcome driven and aligned with SMART Goals whenever possible. That is, goals that are - Specific, Measurable (data), Aggressive but Achievable, Relevant to Mission, and Timebound (not just open ended).

- During the working period and upon completion, each project will be assessed in order to make adjustments and improve outcomes. There will be a continuous feedback loop where project impact, strengths and weaknesses will be analyzed and any necessary corrections will be made.

Goals & Measures:

The goals and measures will be cumulative and cover a three year period.

1) Facilitate and assist in the creation of 900 high wage, economic base jobs (see definitions).

2) Facilitate the creation of 36 business expansions, startups, retention or recruitments to the Santa Fe region.
3) Increase the average wage in the Santa Fe region from $14.90 per hour to $15.90. This approach acknowledges and emerging trend in employment where employees contract to work on specific projects and may not be in salaried positions.
4) Complete or develop at least one infrastructure project per year. For example, an Arts & Cultural District[12], Mainstreet Program[13], telecommunications network plan, implementation of an Airport Master Plan, and expansion of solar industry capacity.
5) Facilitate and assist with the increase and/or creation of workforce career pathways and skill levels in targeted industry sectors by developing up to two workforce development programs. This will largely be accomplished by working with our local partners, including the SFCC, Santa Fe Public School District and the Northern Area Workforce Development Board.

Targeted Sectors for Growth and Development:

Economic development activities will focus on targeted industries identified in the Angelou Plan and refined through the recent economic development seminar meetings. Targeted sectors are identified as follows:

- Media (Film, Publishing, Journalism, Video Game Production, etc.)
- Green – Consistent with Sustainable Santa Fe Plan and including: Clean renewable energy (with a focus on the solar industry), water conservation, waste reduction technologies and outdoor and recreational activities and equipment.
- Technology (Biotech, Nanotech, Software design, etc.)
- Knowledge Based Enterprise (Research and Development, Think Tanks, Financial Services, Consulting, Public Policy, etc.)
- Arts & Culture (Artisans, Fine Artists, and Cultural Heritage as described in the City's Cultural, Arts and Tourism Plan.)

Request for Proposal Versus Unsolicited Proposals:

The Economic Development Division anticipates two processes to generate projects and programs that will meet the Economic Development Implementation Strategy. These two processes reflect the nature of economic development work. The first will rely on generating proposals in response to an annual request for proposal and the second will allow for unsolicited proposals for economic development projects that may emerge during the course of a year.

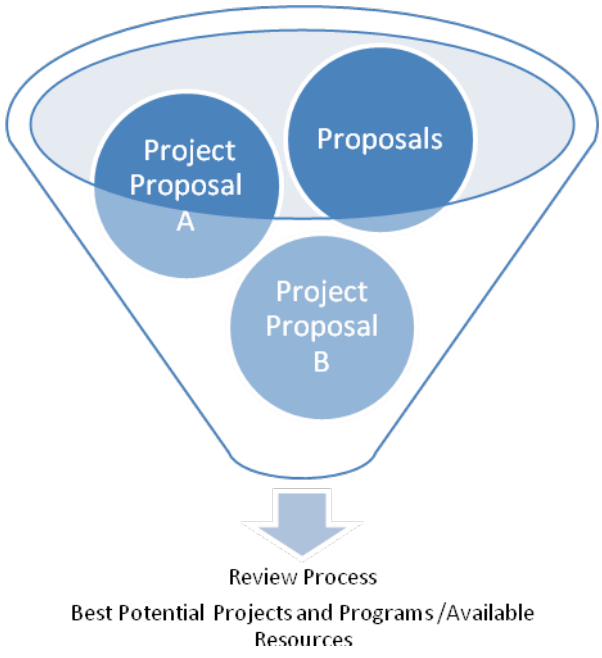
1. *Request for Proposals* – Each year the staff will prepare a Request for Proposal (RFP) for services and/or programs that support local economic development efforts. Typically, these RFP's will allow for three years worth of contracting, subject to funding availability and successfully meeting the agreed upon outcomes

for a particular Scope of Work. These types of RFP's will focus on support services, such as those provided through the Santa Fe Incubator and SCORE and the management of the Santa Fe Loan Fund. These are services paid through the Economic Development Fund, which uses the 1% of the State's share of the GRT as its funding source.

2. *Unsolicited Proposals* – At any time, proposals may be submitted for projects that must meet the Local Economic Development Act. Such proposals may request funding through the EDF, below market rate rent for buildings and/or other types of incentives. These incentives may include fast tracking through the City's various review processes and/or favorable financing or other incentives such as Industrial Revenue Bonds (IRB's). Staff will work closely with organizations and/or entities seeking such support well in advance of an actual application for assistance. The process for evaluating these applications is the same as for those submitting proposals in response to a Request for Proposal.

Process for Evaluating Projects, Proposals and Incentives:

The process is designed to make project, proposal and incentive evaluation fast, easily understandable, transparent and accessible to the community. It is a way for staff to fully vet projects or incentive proposals and thereby determine the allocation of money, staff time and effort. The following illustrates how the evaluation process will consider multiple projects and focus efforts to those with the best potential outcome.



Stage 1 – Economic Development Target and Values Assessment

Staff will assess the project/proposal by applying the following values filters:

A. Environmental Footprint[14] (water, power, emissions etc)
B. Wages and Benefits[15] (Is it possible to live and work in Santa Fe?)
C. Innovative Position/Potential[16]
D. Local[17] (Does it fit with the City Different? Does it enhance the cultural fabric? Is it homegrown? Doest it provide positive impacts to local Santa Fe residents)

The project targets will be assessed qualitatively using a check mark system. When reviewing the project, each target met will be assessed and checked in the project evaluation chart below.

•

Stage 2 – Initial Business Plan/Proposal Review

- Staff will meet with representatives of a project/proposal and work to understand the proposed business plan and/or proposal, identify potential problems, discuss potential resources, and answer any questions.

- Staff will perform an initial evaluation to ascertain the plan strengths and weaknesses. Financial solvency, community need, growth potential and environmental footprint will also be evaluated.

- Staff will work with representatives to match them with appropriate economic development resources. Staff will also ensure that all proposals are in compliance with the State's enabling legislation the Local Economic Development Act[18] which in Santa Fe is the Economic Development Plan Ordinance.

Cost-Benefit Analysis: Economic Development projects will also include a cost-benefit analysis as required by the city's (11-11.1) Economic Development Plan Ordinance. In accordance with the Economic Development Plan ordinance, the projects and/or incentive proposal must provide a return on investment over a 10-year period that recoups the value of the assistance provided by the city to the project. The return on investment shall be of value and may be paid in money, in-kind services, jobs, expanded tax base, property or other thing or service of value for the expansion or improvement of the economy.

The cost-benefit analysis or impact analysis will measure both direct and indirect impacts in accordance with 11-11.9 of the Economic Development Plan ordinance which will include but is not limited to the following:

- Jobs
- Pay scale of jobs
- Anticipated impact of project on local tax base
- Anticipated impact of project on local school system

- Assistance in providing affordable housing to employees or to the community at large may qualify

If a proposal requires funds of less than $30,000 staff will make a recommendation to the City Manager and move forward. Quarterly reports will be made to the BQL on these projects. If the proposal requires funds of more than $30,000 staff will refer the project/proposal to the Economic Development Review Sub-Committee (EDRC) with a recommendation.

Staff will utilize the following target industry evaluation chart to map the benefits and impacts of a project/proposal, The system of checkmarks is designed to provide a quick overview of the project's applicability to the target industry areas and the types of program and/or assistance needed for a particular business plan:

Target Industry Evaluation Chart:

	Business Development	Workforce Development	Sites & Infrastructure
Targets			
Media			
Green			
Tech			
Knowledge Based Enterprise			
Arts & Culture			

The project will also be assessed whether it meets the city's values as defined in the city values filters chart below. The values will be assessed using the following quantitative measures on a scale of 1-3 where three is exceeds values and 1 does not meet values. Use of this scale will provide a quantitative comparison between projects and provide an initial assessment of a proposed project's ability to address agreed upon local values:

3- Exceeds Values Criteria
2 – Meets Values Criteria
1 – Does Not Meet Values Criteria

City's Values Filters Chart:

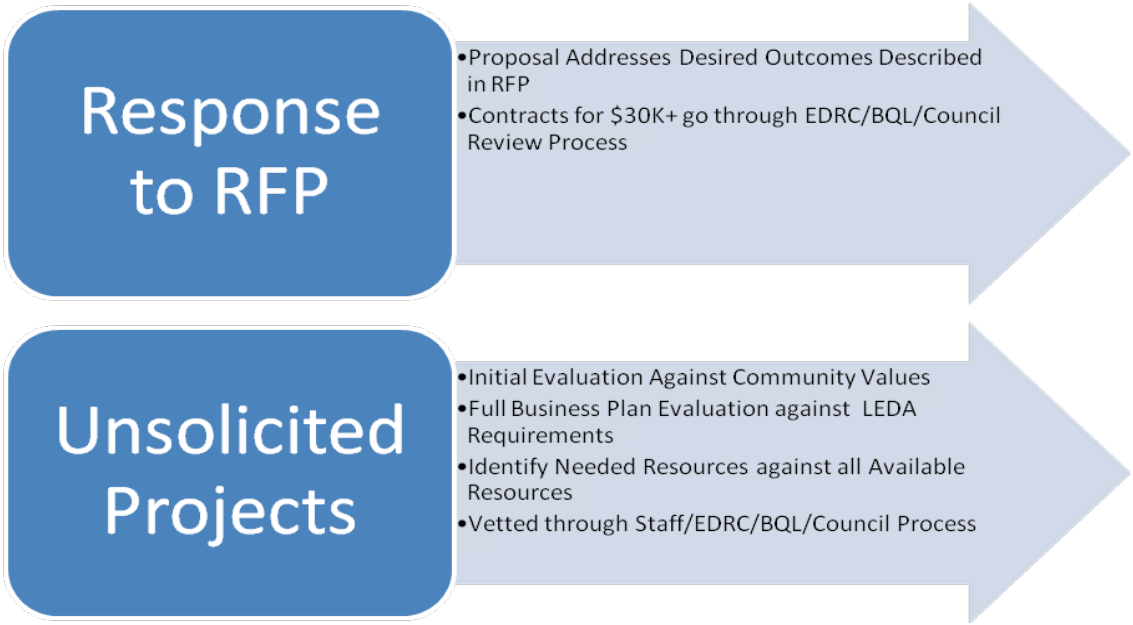
	Business Development	Workforce Development	Sites & Infrastructure
Values			
Low Environmental Footprint			
High Wages & Benefits			
Innovative Position/Potential			
Local			

Stage 3 – EDRC Review
The EDRC will review the staff recommendation and assess the project/proposal against the values filters, desired outcomes and financial feasibility. The EDRC will then make its recommendation to the Business and Quality of Life Committee (BQL).

Stage 4 – BQL Review
BQL will review the EDRC recommendation and assess the project/proposal against the values filters[19], desired outcomes and financial feasibility. BQL will then make its recommendation to the City Council OR reject the project/proposal.

Stage 5 – Council Review
The City Council will assess the project/proposal against the values filters, desired outcomes and financial feasibility. The City Council will approve or reject the project/proposal.

Project/Proposal Evaluation Flow Diagram



Requests for Proposals:

RFPs will be focused on getting results rather than outlining step by step procedures. This will allow for maximum input and creativity from RFP responders. Staff will evaluate RFP responses according to how well each proposal will meet the desired economic development outcomes.

The timeline for RFPs to be issued will be no more than 30 days after approval of the implementation plan by City Council. The RFPs will be reviewed and evaluated by a committee as required under the City's procurement code. The RFPs will be evaluated on how the respondents will meet the desired outcomes. RFP awardees will receive a contract for one year and two one year extensions.

Staff will work with RFP respondents to get more information, clarify how the work will be done and what outcomes need to be reached. For RFPs greater than $30,000 respondents will present their proposal to the EDRC. Staff will provide the EDRC with a funding recommendation.

Staff will administer contracts according to the scope of work and timeframe agreed upon in each contract. If necessary, at the discretion of the Division Director and Department Director, timeframe extensions and contract revisions may be made.

DEFINITIONS

[1] **High Wage Jobs** – In the State of New Mexico these are defined as jobs that pay a salary of $40,000 and above.

[2] **Leakage** – The loss of revenue in taxes and spending and the loss of talent that occurs when people cannot afford to work and live in the community.

[3] **Economic Base Jobs -** Economic base jobs are jobs in primary industries. An economic base job is any job that produces a product or service that is sold outside the community and thus brings in outside money. Most economists believe that the economic base job is the most important factor to a healthy economy.

[4] **Primary Industries** – Primary industries are defined on the same principle as economic base jobs. They are industries that derive fifty percent or more of their sales from outside of New Mexico and thus bring in new money expand the local economy. Businesses that bring in outside money are called primary industries, and they produce the coveted "economic base" jobs.

[5] **Business Infrastructure** – The basic facilities, services, and installations needed for the effective functioning of businesses in the area. This can include transportation and communications systems, water and power lines, as well as public institutions including schools and post offices.

[6] **Sustainable Infrastructure** – Basic facilities, services and installations which take care of the needs of the present generation without compromising the needs of future generations.

[7] **Green Collar Workforce** – A workforce employed in the environmental segment of the economy. Green collar workers include professionals such as conservation movement workers, environmental consultants, environmental or biological systems engineers, LEED's certified building architects, holistic passive solar building designers, solar energy and wind energy engineers, alternative energy vehicle engineers, organic farmers, environmental lawyers, ecology educators, and eco-technology workers. They also include vocational or trade-level employment: electricians who install solar panels, plumbers who install solar water heaters, and construction workers who build energy-efficient LEED certifed buildings, wind power farms, or other clean, renewable, sustainable future energy developments.

[8] **Business Retention and Expansion** – The retention of local businesses located in the Santa Fe region that may leave the community. Expansion is assisting local businesses in the Santa Fe region in growing their operations, employment or sales which results in more jobs and capital investment in Santa Fe.

[9] **Passive Recruitment** – Responding to inquiries and opportunities from businesses considering locating in the Santa Fe area but not actively marketing businesses to locate in Santa Fe from outside of Santa Fe.

[10] **Outcome Driven** – Guided by what results are or can be achieved rather than the method or process of working towards results.

[11]**Investment/Venture Capital Approach** - An approach similar to that taken by investment and venture capital managers wherein resources are balanced between calculated risky and safe ventures where safe ventures produces lower returns on investment and higher risk ventures produces higher returns on investment. Investments are also spread across different areas to achieve stability through diversity.

[12] **Arts & Cultural District** – A State program administered by the Mainstreet program which is designed to enhance local economic development opportunities, in designated districts, by placing an emphasis on indigenous arts and culture. Applying communities develop a plan to support, develop and enhance the selected district's arts and cultural opportunities as a niche for economic development.

[13] **Mainstreet Program** - New Mexico's MainStreet Program is a grassroots economic development program that assists communities in revitalizing their traditional commercial neighborhoods. Mainstreet works to create an economically viable business environment while preserving local cultural and historic resources.

[14] **Environmental Footprint** – A project/proposal's potential impact on the local environment and ecology including water and power use, emissions, amount of solid waste generated, impact on local vegetation and wildlife and traffic impact.

[15] **Wages and Benefits** – A project/proposal's potential impact on or offering of employee pay and benefits including but not limited to retirement, healthcare, educational benefits, flexible scheduling, community service, support and involvement.

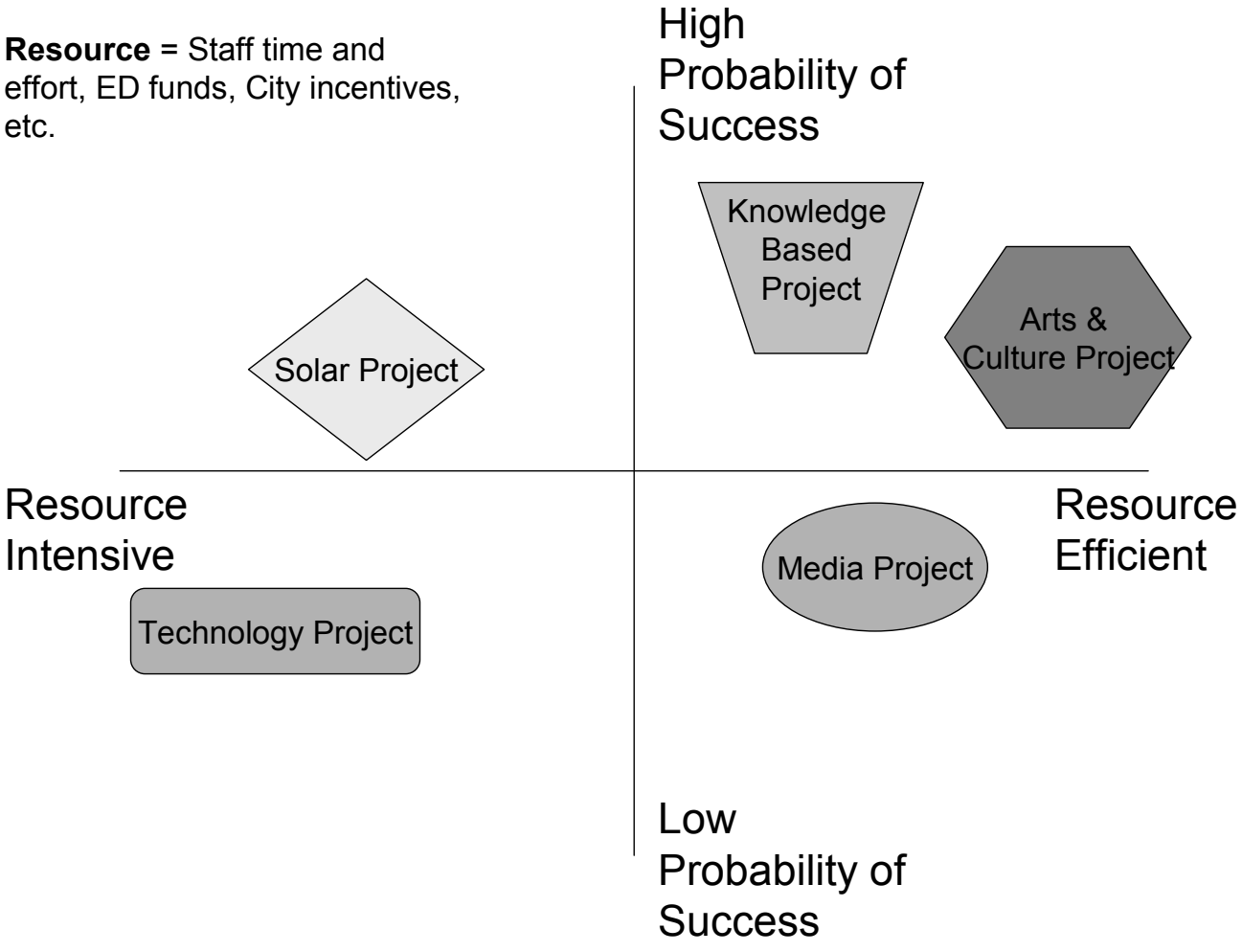
[16] **Innovation Position/Potential** – A project/proposal's potential impact on Santa Fe's innovation in an industry or the possibility of increasing the creative and/or innovative impact on the industry.

[17] **Local** – A project/proposal's homegrown origin or its impact on the cultural fabric, identity i.e. how it fits with the 'City Different,' and/or provides positive economic impacts to residents of Santa Fe,

[18] **Local Economic Development Act** – The State of New Mexico's enabling legislation which allows local governments the ability to use public money for private enterprises (including non-profits) in the form of land, building and infrastructure in order to foster economic development. This legislation allows public investment in private enterprises without violating the anti-donation clause of the New Mexico State Constitution

[19] **Values Filters** – The method for evaluating projects according to what is important to the local community's priorities.

Venture Capital Portfolio



September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

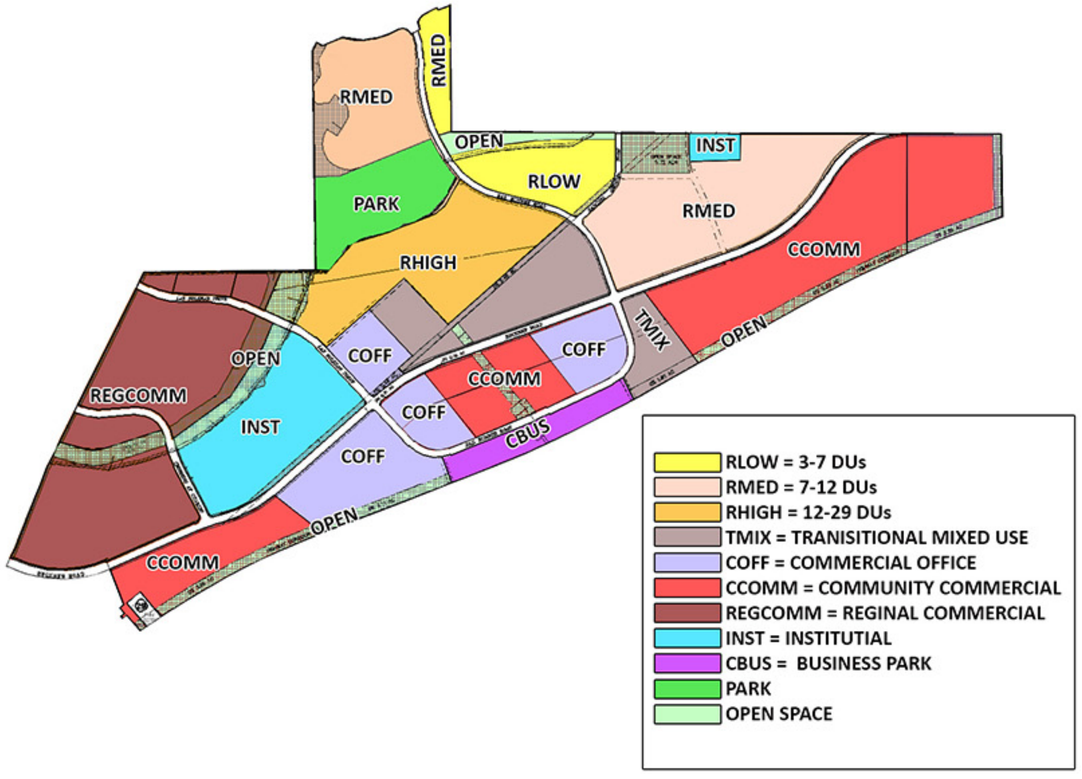
ATTACHMENT C

Maps or Images

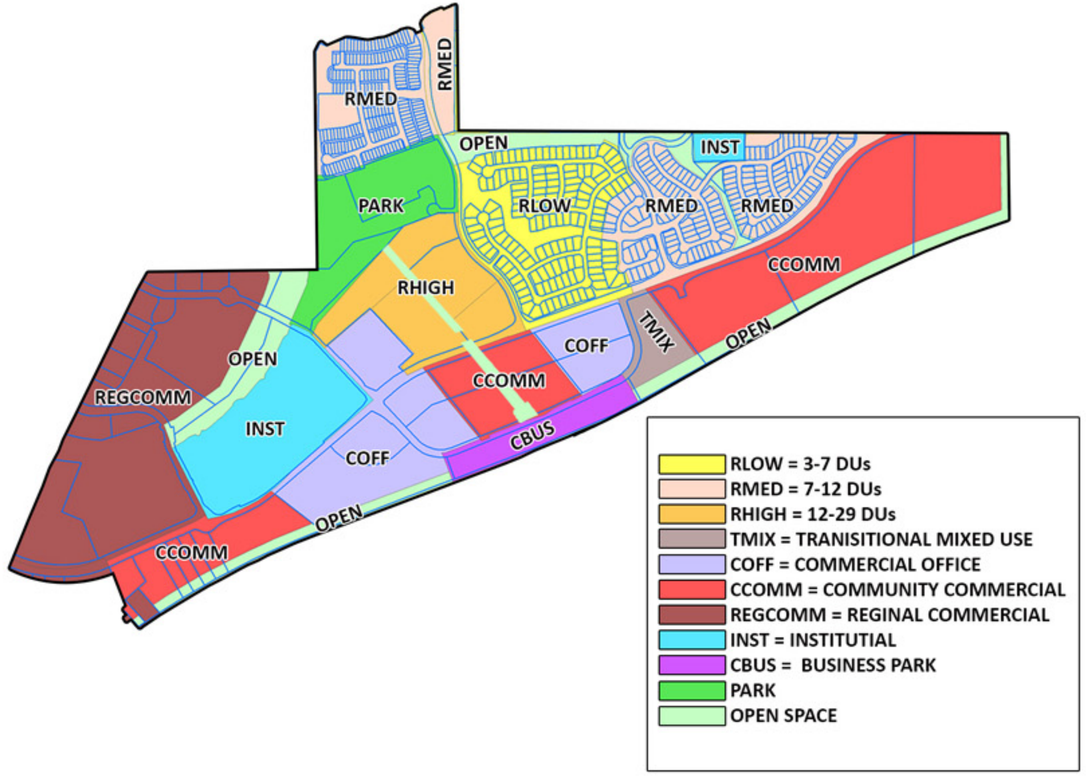
1. Vicinity Map
2. 2010/2024 Future Comparison Map
3. 2010/2024 Zoning Comparison Map
4. 2024/Proposed Zoning Comparison Map
5. Bar Graph
6. Tract Location
7. Adjoining Properties
8. La Rambla Map

TRUCHAS LN
REDONDO LN
GOLD HILL LN
CHICOMA
CHICOMA LN
RAIL RUNNER RD
ARBOLES BONITOS
DIA SOLEADO
LLUVIA ENCANTADA
DANCING GROUND RD
SOARING EAGLE LN
ESTRELLA NOCHE
WALKING RAIN RD
HOJAS VERDES
VIENTO DEL
LAS BRISAS
PLAZUELAS
BECKNER RD
BECKNER RD
BECKNER RD
LAS SOLERAS DR
BECKNER RD
SITE
RAIL RUNNER LOOP
INTERSTATE 25
CAMINO SABANERO
CHURCHILL RD
DINOSAUR TRL
CABALLO VIEJO
BOSQUECILLO
LA PRADERA
CANTO DEL PAJARO
PINON DOBLADO
OLD DINOSAUR TRL

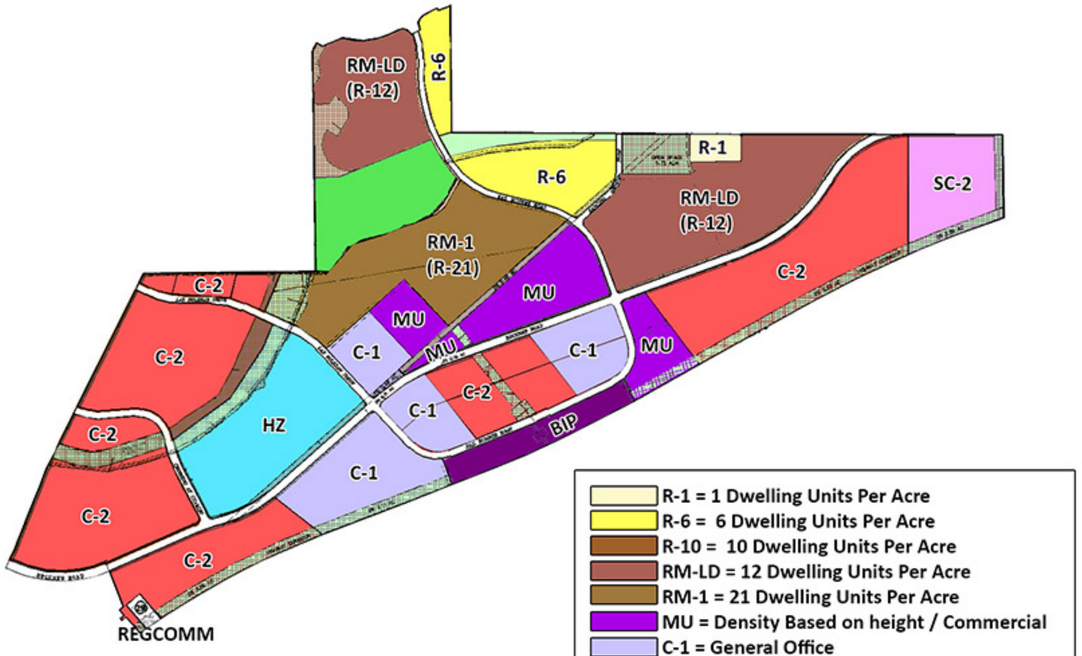
2010 FUTURE LAND USE MAP



2024 FUTURE LAND USE MAP



2010 ZONING MAP



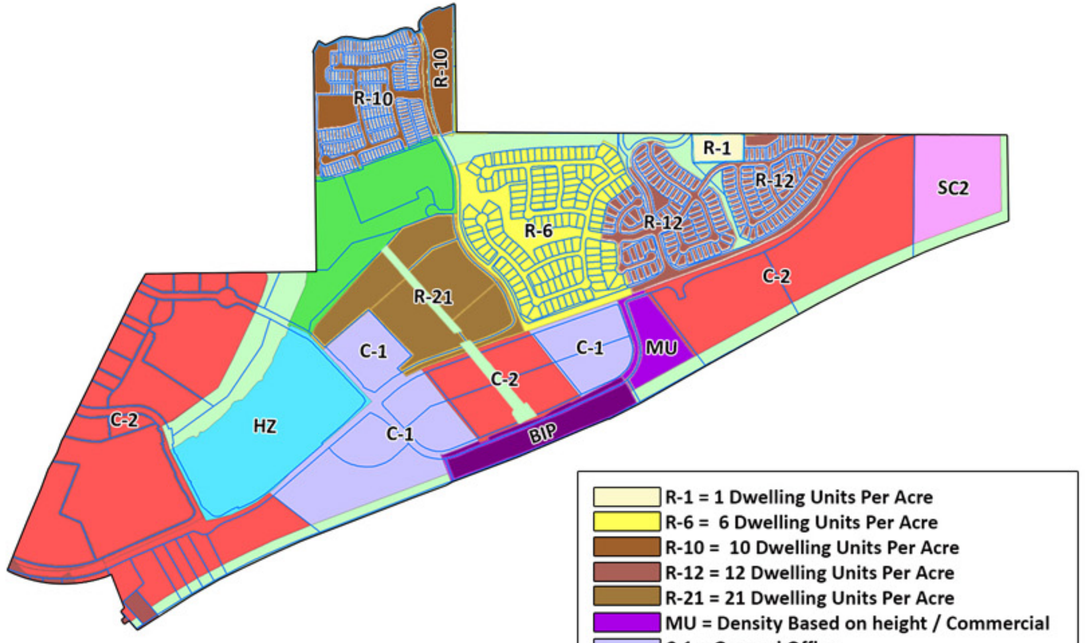
- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- RM-LD = 12 Dwelling Units Per Acre
- RM-1 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ= Hospital District
- BIP = Business Industrial Park
- PARK
- OPEN SPACE

2024 ZONING MAP



- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- R-12 = 12 Dwelling Units Per Acre
- R-21 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ = Hospital Zone
- BIP = Business Industrial Park
- PARK
- OPEN SPACE

2024 ZONING MAP

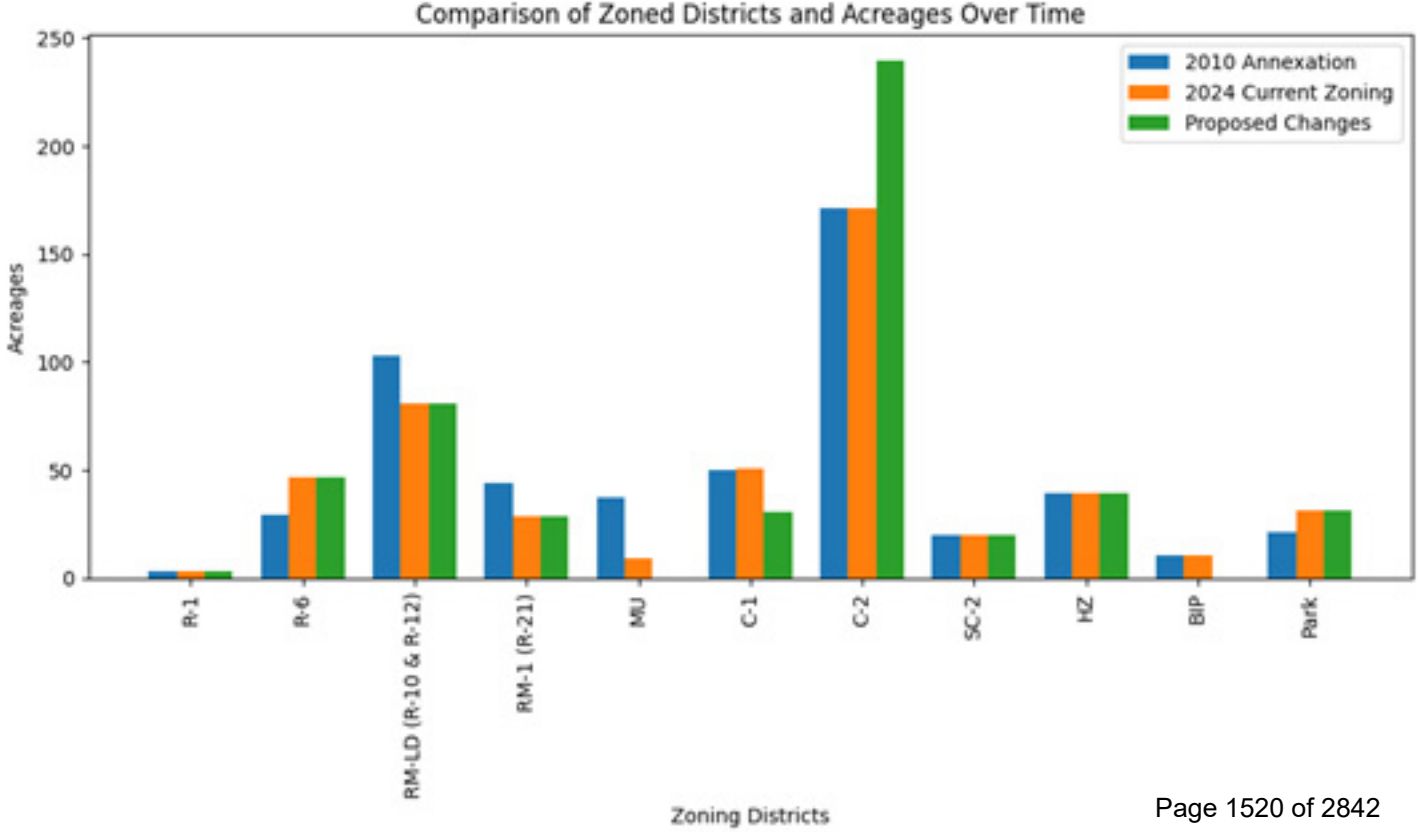


- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- R-12 = 12 Dwelling Units Per Acre
- R-21 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ = Hospital Zone
- BIP = Business Industrial Park
- PARK
- OPEN SPACE

PROPOSED ZONING 2024

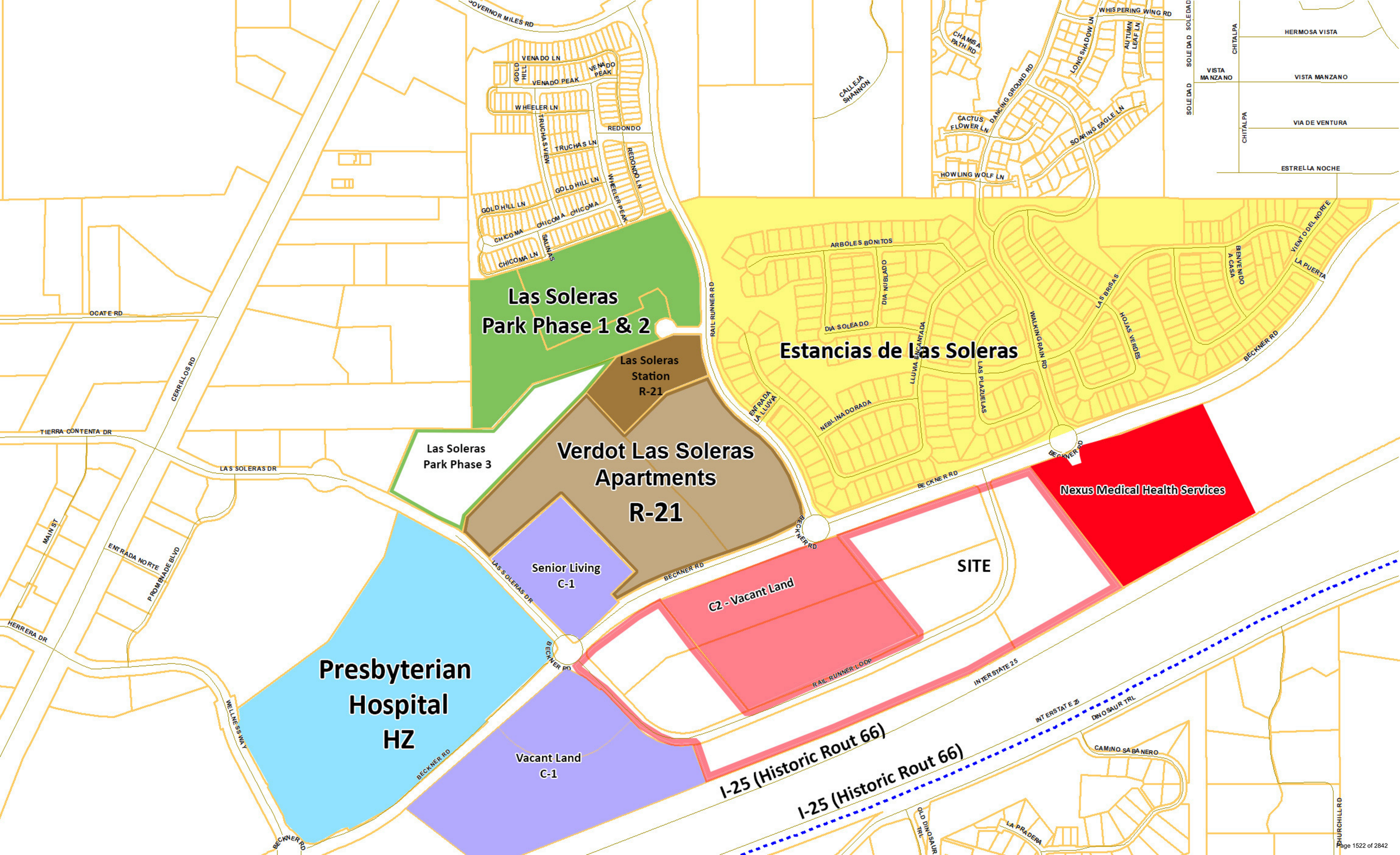


- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- R-12 = 12 Dwelling Units Per Acre
- R-21 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ = Hospital Zone
- BIP = Business Industrial Park
- PARK
- OPEN SPACE


Comparison of Zoned Districts and Acreages Over Time
2010 Annexation
2024 Current Zoning
Proposed Changes
Acreages
250
200
150
100
50
0
R-1
R-6
RM-LD (R-10 & R-12)
RM-1 (R-21)
MU
C-1
C-2
SC-2
HZ
BIP
Park
Zoning Districts


Beckner Rd
Rail Runner Rd
Neblina Dorada
Lluvia Encantada
Rail Runner Loop
Historic Route 66
(I-25)
Dinosaur Trl
Camino Sabal
24
19
23
26
21
20


Beckner Rd
Rail Runner Rd
Neblina Dorada
Lluvia Encantada
Rail Runner Loop
Historic Route 66
(I-25)
Dinosaur Trl
Camino Sabal
New Alignment
24
19
23
26
21
20


GOVERNOR MILES RD
VENADO LN
GOLD HILL
VENADO PEAK
VENADO PEAK
WHEELER LN
TRUCHAS VIEW
TRUCHAS LN
REDONDO
REDONDO LN
WHEELER PEAK
GOLD HILL LN
GOLD HILL LN
CHICOMA
CHICOMA
CHICOMA
CHICOMA LN
SALINAS
Las Soleras
Park Phase 1 & 2
CALLEJA SHANNON
CHAMISA PATH RD
WHISPERING WING RD
LONG SHADOW LN
AUTUMN LEAF LN
SOLEDAD
SOLEDAD
SOLEDAD
CHITALPA
CHITALPA
HERMOSA VISTA
VISTA MANZANO
VISTA MANZANO
VIA DE VENTURA
ESTRELLA NOCHE
CACTUS FLOWER LN
DANCING GROUND RD
SOARING EAGLE LN
HOWLING WOLF LN
ARBOLES BONITOS
DIA NUBLADO
DIA SOLEADO
LLUVIA ENCANTADA
LAS PLAZUELAS
WALKING RAIN RD
LAS BRISAS
HOJAS VERDES
BENVENIDO A CASA
VIENTO DEL NORTE
LA PUERTA
BECKNER RD
ENTRADA LA LLUVIA
NEBLINA DORADA
RAIL RUNNER RD
Estancias de Las Soleras
OCATE RD
CERRILLOS RD
TIERRA CONTENTA DR
LAS SOLERAS DR
Las Soleras
Station
R-21
Las Soleras
Park Phase 3
Verdot Las Soleras
Apartments
R-21
Nexus Medical Health Services
MAIN ST
ENTRADA NORTE
PROMENADE BLVD
HERRERA DR
Senior Living
C-1
LAS SOLERAS DR
BECKNER RD
SITE
C2 - Vacant Land
RAIL RUNNER LOOP
INTERSTATE 25
Presbyterian
Hospital
HZ
WELLNESS WAY
BECKNER RD
Vacant Land
C-1
I-25 (Historic Rout 66)
I-25 (Historic Rout 66)
INTERSTATE 25
DINOSAUR TRL
CAMINO SABANERO
OLD DINOSAUR TRL
LA PRADERA
CHURCHILL RD

Las Solares Park

Las Solares Park Phase 3

Proposed 45’ wide La Rambla Trail Easement Reduction

Plaza area

New Alignment

24

19

23

25

26

22

21

20

Wheeler Peak

Rail Runner Rd

Arboles Bonitos

Encantada

Walking Rain Rd

Hojas Verdes

Las Brisas

Viento del Norte

Beckner Rd

Rail Runner Loop

Historic Route 66

(I-25)

Dinosaur Trl

Old Dinosaur Trl

Churchill Rd

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT E

Applicant Material

1. Applicant's Reports
    a. Master Plan
    b. General Plan
    c. Rezoning

Las Soleras Master Plan, Parcels 19 – 26
Master Plan Amendment Application

APPLICATION CONTENTS

Application Form

Letter of Application
- Site Description and Location
- Purpose and Intent
- Background
- Adjacent Uses
- Conceptual Test Fit
- Utilities

Approval Criteria Responses

Master Plan Amended Drawings
- P-1 Cover Sheet
- P-2 Amended Master Plan

Conceptual Land Use Test Fit
- Conceptual Site Plan
- Conceptual Site Plan w and Use Data
- Conceptual Water Plan
- Conceptual Sanitary Sewer Plan

Wet Utilities Analysis – Tierra West LLC

Traffic Analysis – Tierra West LLC

ENN Meeting Notes

Legal Lot(s) of Record
Warrantee Deed

MASTER PLAN ~~OR PLAT~~ AMENDMENT APPLICATION

Parcel Information

Project Name: Las Soleras Parcels 19-26 Rezone

Address: 4354, 4552 Beckner Rd; 5021,5091,5140,5090,5040 & 5210 Rail Runner Loop Rd Zoning: Multiple - C1, C2, MU and BIP

Previous Approvals: Last Las Soleras Master Plan Amendment in 2019 Purpose of Amendment: Rezone

Property Owner Information

Company Name: Beckner Road Partners, LLC

Name: Herbert (Last) Scot (First) (M.I.)

Address: 150 Washington Ave (Street Address) Suite 201 (Suite/Unit #)

Santa Fe (City) NM (State) 87501 (ZIP Code)

Phone: ( ) 505.660.2627 E-mail Address: scott.herbert@nexushealth-nm.com

Applicant/Agent Information (if different from owner)

Company Name: Orion West, LLC

Name: Nenninger (Last) Brian (First) (M.I.)

Address: 2213 Brothers Rd (Street Address) Suite 800 (Suite/Unit #)

Santa Fe (City) NM (State) 87505 (ZIP Code)

Phone: **832.338.0364** E-mail Address: brian.nenninger@orion-west.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: see addresses above

I/We authorize Orion West LLC to act as my/our agent to execute this application.

Signed: _____ Date: 12 February 2024

Signed: _____ Date: _____

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 2001. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and annexation requirements.

Signature: Brian J Nenninger Date: 12 February 2024

ORION West LLC
Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024

Dan Esquibel, Senior Planner
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Las Soleras <u>Master Plan Amendment</u> Application – change Zoning Districts for Master Plan Parcels 19, 20, 21, 23, 24 and 26 to a uniform C-2 District and make adjustments to Rambla width in keeping with the North side of Beckner Road.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of applying for an amendment to the Las Soleras Master Plan per the SFCC 14-3.9 – MASTER PLANS. This application is a companion to both a General Plan Amendment and Rezoning application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



PURPOSE AND INTENT:

The current Master Plan zoning districts along with the zoning districts proposed with this application are found in the table below. The combined area of Parcels 19 – 26 is 57.63 acres.

Table I. ***Las Soleras Parcels 19-26 proposed Land Use Classification/Zoning District***

Parcel	Acres	Current Land Use Classification/Zoning District	Proposed Land Use Classification/Zoning District	Address Santa Fe, 87507
19	9.11	Transitional Mixed Use/MU	Community Commercial/C-2	5021 Rail Runner Loop
20	10.70	Business Park/BIP	Community Commercial/C-2	5091 Rail Runner Loop
21	4.70	Office/C-1	Community Commercial/C-2	5140 Rail Runner Loop
22*	9.12	Community Commercial/C-2	Community Commercial/C-2	5090 Rail Runner Loop
23	7.27	Office/C-1	Community Commercial/C-2	5040 Rail Runner Loop
24	6.18	Office/C-1	Community Commercial/C-2	4354 Beckner Road
25*	7.37	Community Commercial/C-2	Community Commercial/C-2	4552 Beckner Road
26	3.48	Office/C-1	Community Commercial/C-2	5210 Rail Runner Loop

**No change in Land Use Classification or Zoning requested*

The purpose of this application is to amend the Las Soleras Master Plan Zoning designations for Parcels 19, 20, 21, 23, 24, and 26 allowing for a uniform C-2, General Commercial Zoning District across parcels 19-26. The intent is to allow for the adjustment of existing lot lines as to accommodate future development in a thoughtful and organized manner as opportunities present themselves. The consistent C-2 zoning will also accommodate three story office and retail services including restaurants. This flexibility in use will provide an opportunity to attract business and commercial uses offering higher salaries and services to the surrounding neighborhood.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses as allowed in a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The rezoning of parcels to a C-2 District will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged.

Finally, this amendment also proposes a house keeping item in reducing the Rambla width from 90’ to 45’ to match the Rambla width as granted in the most recent Las Soleras Master Plan Amendment approved in 2019. The larger Plaza open space area will remain as is but this amendment request flexibility to locate the plaza anywhere along the Rambla between Beckner Road and Rail Runner Loop Road. See the Conceptual Test Fit for more perspective on this request.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be zoned as C-2 General Commercial

will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development. A uniform C-2 zoning across parcels 19-26 will make the relocation of lot lines an administrative process enabling the site parcels to be easily configured to the needs and sizes of a variety of uses.

A future Rail Runner rail stop was envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. A uniform C-2 zoning district could accommodate uses that eventually establish this base level of ridership.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is zoned C-2 General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely and especially within a C-2 Zoning district.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as C-1. It is partially developed with the Presbyterian Medical Services Office Building recently opened in late 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire northern edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as C-1; R21; and R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12" water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10" sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site. Thanks for your review and consideration of this application.

Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,



Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 - Master Plan Amendment Application
Approval Criteria Responses
February 12, 2024

The proposed amendment to reclassify Las Soleras Master Plan parcels from Transitional Mixed Use/MU, Business Park/BIP, and Office/C1 to Community Commercial/C-2 is summarized in Table I. by parcel.

Table I. ***Las Soleras Parcels 19-26 proposed Land Use Classification/Zoning District***

Parcel	Acres	Current Land Use Classification/Zoning District	Proposed Land Use Classification/Zoning District	Address Santa Fe, 87507
19	9.11	Transitional Mixed Use/MU	Community Commercial/C-2	5021 Rail Runner Loop
20	10.70	Business Park/BIP	Community Commercial/C-2	5091 Rail Runner Loop
21	4.70	Office/C-1	Community Commercial/C-2	5140 Rail Runner Loop
22*	9.12	Community Commercial/C-2	Community Commercial/C-2	5090 Rail Runner Loop
23	7.27	Office/C-1	Community Commercial/C-2	5040 Rail Runner Loop
24	6.18	Office/C-1	Community Commercial/C-2	4354 Beckner Road
25*	7.37	Community Commercial/C-2	Community Commercial/C-2	4552 Beckner Road
26	3.48	Office/C-1	Community Commercial/C-2	5210 Rail Runner Loop

**No change in Land Use Classification or Zoning requested*

SFCC 14-3.9 (D) MASTER PLAN AMENDMENT APROVAL CRITERIA; CONDITIONS

(1) Necessary Findings
(Ord. No. 2014-31 § 5)
Approval or amendment of a master plan requires the following findings:

(a) the master plan is consistent with the general plan;

Response: The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals are supported:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*
Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
Policy 4-4-G-4: *Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
Policy 4-4-G-6: *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
Policy 9-2-G-1: *Promote diversification of the Santa Fe economy; and*
Policy 9-2-G-2: *Promote increased job opportunities with higher wages for Santa Fe residents; and.*
Policy 9-2-G-3: *Support retail uses that serve the needs of Santa Fe residents and workers; and*
Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe; and*

Policy 9-2-G-5: *Promote small business.*

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

(b) the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;

Response: This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Parcels 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across parcels 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to

develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(c) development of the master plan area will contribute to the coordinated and efficient development of the community; and

Response: This Master Plan amendment will significantly enhance the site's ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of parcels 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System.

(d) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

Response: The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

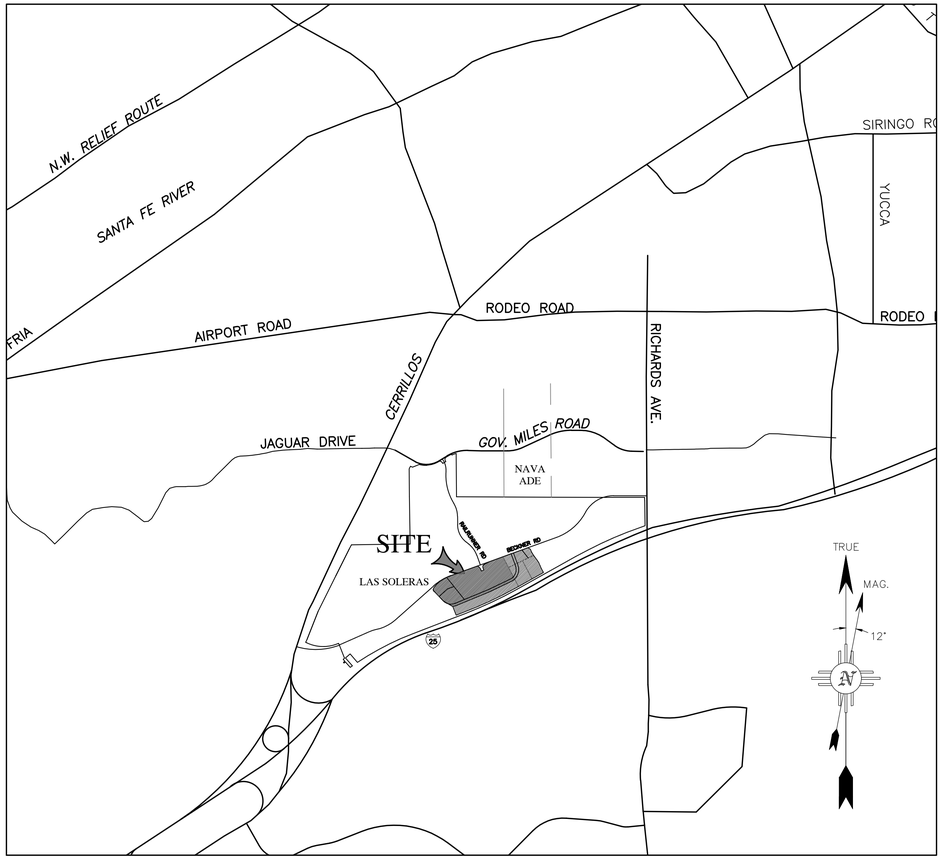
The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request.

LAS SOLERAS LOT 19 THRU 26

GENERAL PLAN AMENDMENT REZONING C1, MU, BIP TO C2

LAS SOLERAS MASTER PLAN AMENDMENT

SANTA FE, NEW MEXICO
TOWNSHIP 16N, RANGE 8E , SEC 17 & 18



VICINITY MAP
1" = 2000'

OWNERS: NEXUS BRP JV, LLC.
150 WASHINGTON AVE, SUITE 201
ALBUQUERQUE, NM 87110

CONSULTANTS: ORION WEST, LLC
DEVELOPMENT/LAND USE/PLANNING/PROJECT MANAGEMENT
2213 BROTHERS RD, SUITE 800
SANTA FE, NM 87505

NEXUS BRP JV, LLC.

SCOTT HERBERT, MANAGING MEMBER

CITY REVIEW

CITY ENGINEER _____ DATE _____

CITY PLANNER _____ DATE _____

CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF _____ AS CASE # _____

CHAIRPERSON _____ DATE _____

PLANNING COMMISSION SECRETARY _____ DATE _____

CASE# 2018-50 APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF SEPTEMBER 12, 2018.

CONDITION #1 RESTATED BY CITY COUNCIL AT THEIR MEETING OF OCTOBER 31, 2018.

MAYOR _____ DATE _____

ATTEST BY CITY CLERK _____ DATE _____

INDEX TO SHEETS

LIST OF SHEETS	SHEET NUMBER
PLANNING	
COVER SHEET	P-1
AMENDED MASTER PLAN	P-2

CASE# ____, LAS SOLERAS LOTS 19 THRU 26 GENERAL PLAN AMENDMENT.
CASE# ____, LAS SOLERAS LOTS 19 THRU 26 REZONING.
CASE# ____, LAS SOLERAS LOTS 19 THRU 26 MASTER PLAN AMENDMENT.

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
2-12-24
RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

COVER SHEET

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm
DATE: 2-12-24
DRAWING:
SHEET #: P-1
JOB #: 2023079

NOTES:

FIRE:
FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION. (IFC 2009 SECTION 503.1.1)

FIRE APPARATUS ACCESS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET EXCLUSIVE OF SHOULDERS AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (IFC 2009 SECTION 503.2.1)

SHALL COMPLY WITH SECTION 507.5. FIRE HYDRANT SYSTEM. COMPLYING WITH SECTIONS 507.501–507.5.6

SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC (APPENDIX B)

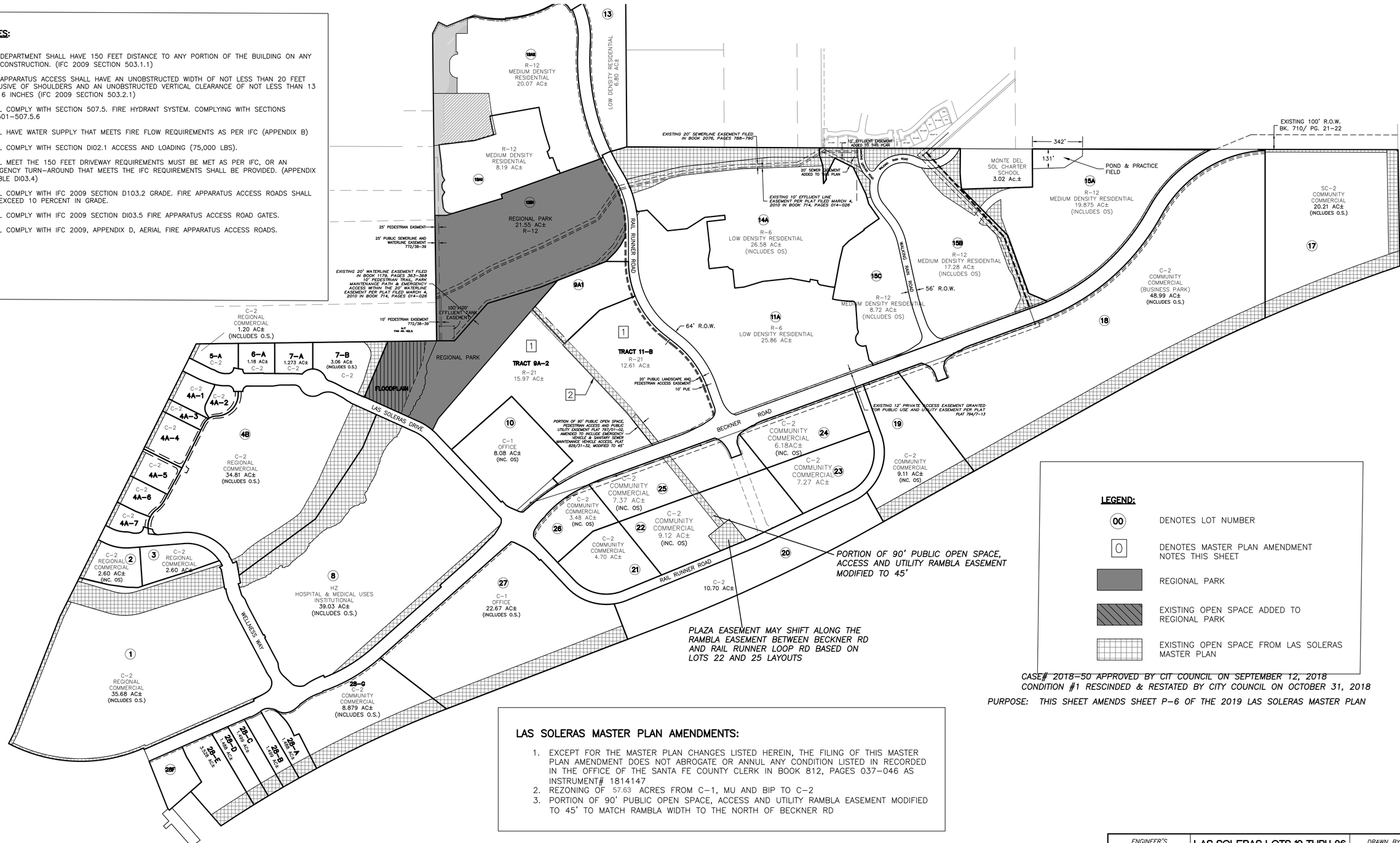
SHALL COMPLY WITH SECTION DI02.1 ACCESS AND LOADING (75,000 LBS).

SHALL MEET THE 150 FEET DRIVEWAY REQUIREMENTS MUST BE MET AS PER IFC, OR AN EMERGENCY TURN–AROUND THAT MEETS THE IFC REQUIREMENTS SHALL BE PROVIDED. (APPENDIX D TABLE DI03.4)

SHALL COMPLY WITH IFC 2009 SECTION D103.2 GRADE. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

SHALL COMPLY WITH IFC 2009 SECTION DI03.5 FIRE APPARATUS ACCESS ROAD GATES.

SHALL COMPLY WITH IFC 2009, APPENDIX D, AERIAL FIRE APPARATUS ACCESS ROADS.



LEGEND:

00	DENOTES LOT NUMBER
0	DENOTES MASTER PLAN AMENDMENT NOTES THIS SHEET
	REGIONAL PARK
	EXISTING OPEN SPACE ADDED TO REGIONAL PARK
	EXISTING OPEN SPACE FROM LAS SOLERAS MASTER PLAN

CASE# 2018–50 APPROVED BY CIT COUNCIL ON SEPTEMBER 12, 2018
CONDITION #1 RESCINDED & RESTATED BY CITY COUNCIL ON OCTOBER 31, 2018

PURPOSE: THIS SHEET AMENDS SHEET P–6 OF THE 2019 LAS SOLERAS MASTER PLAN

LAS SOLERAS MASTER PLAN AMENDMENTS:

1. EXCEPT FOR THE MASTER PLAN CHANGES LISTED HEREIN, THE FILING OF THIS MASTER PLAN AMENDMENT DOES NOT ABROGATE OR ANNUL ANY CONDITION LISTED IN RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 812, PAGES 037–046 AS INSTRUMENT# 1814147
2. REZONING OF 57.63 ACRES FROM C–1, MU AND BIP TO C–2
3. PORTION OF 90' PUBLIC OPEN SPACE, ACCESS AND UTILITY RAMBLA EASEMENT MODIFIED TO 45' TO MATCH RAMBLA WIDTH TO THE NORTH OF BECKNER RD

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
2–12–24
RONALD R. BOHANNAN P.E. #7868

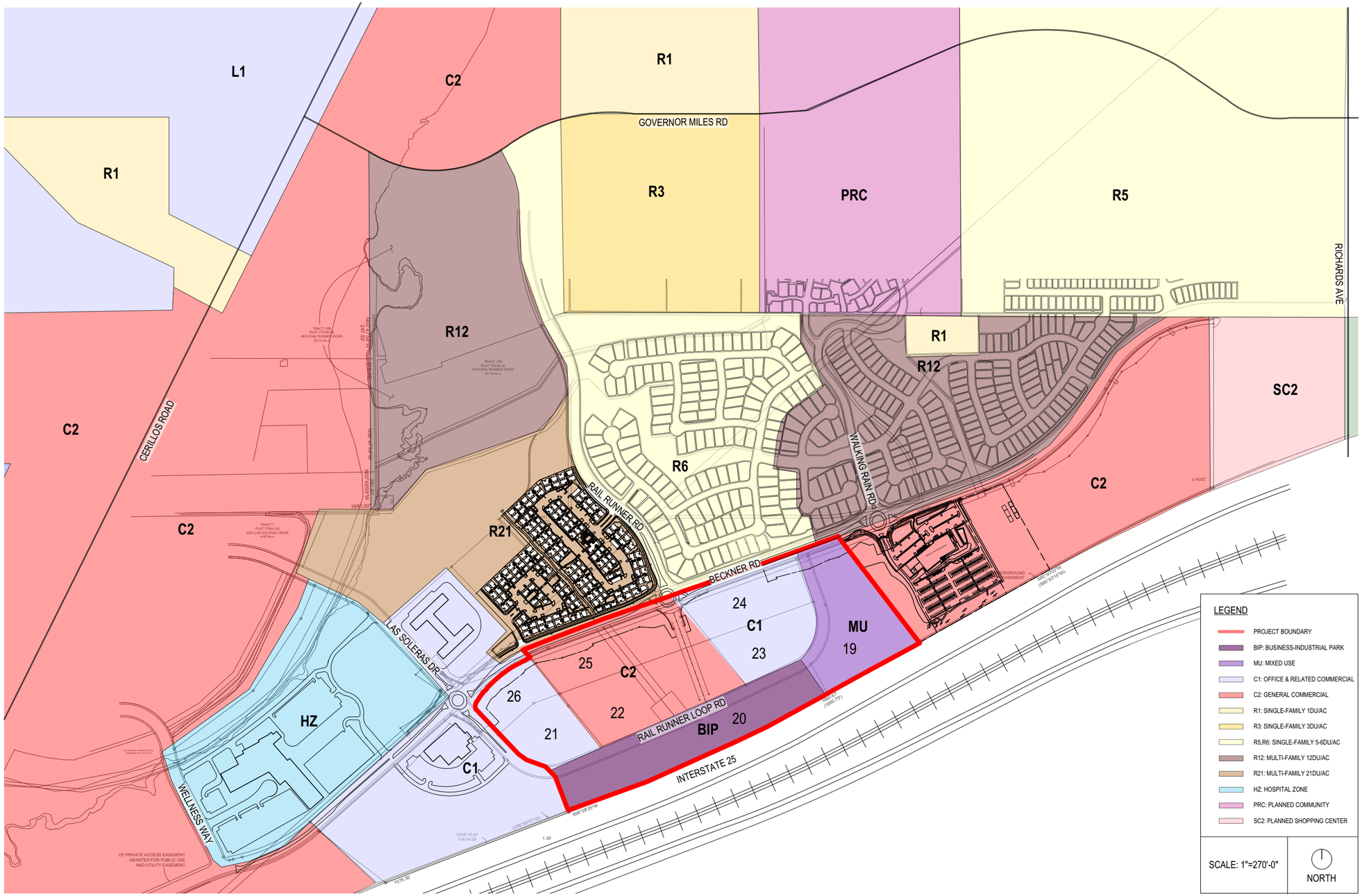
LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

MASTER PLAN

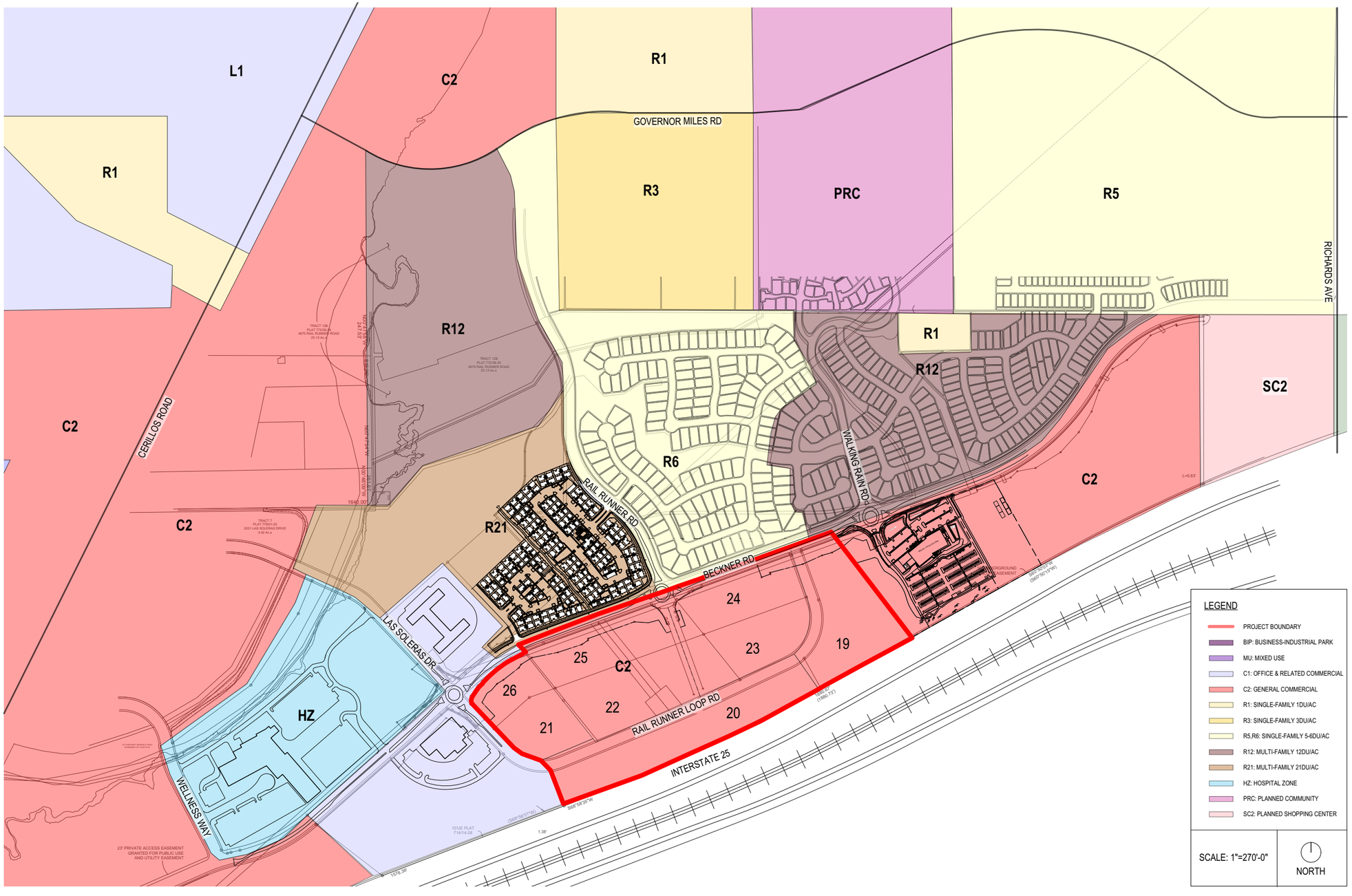
TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858–3100
www.tierrawestllc.com

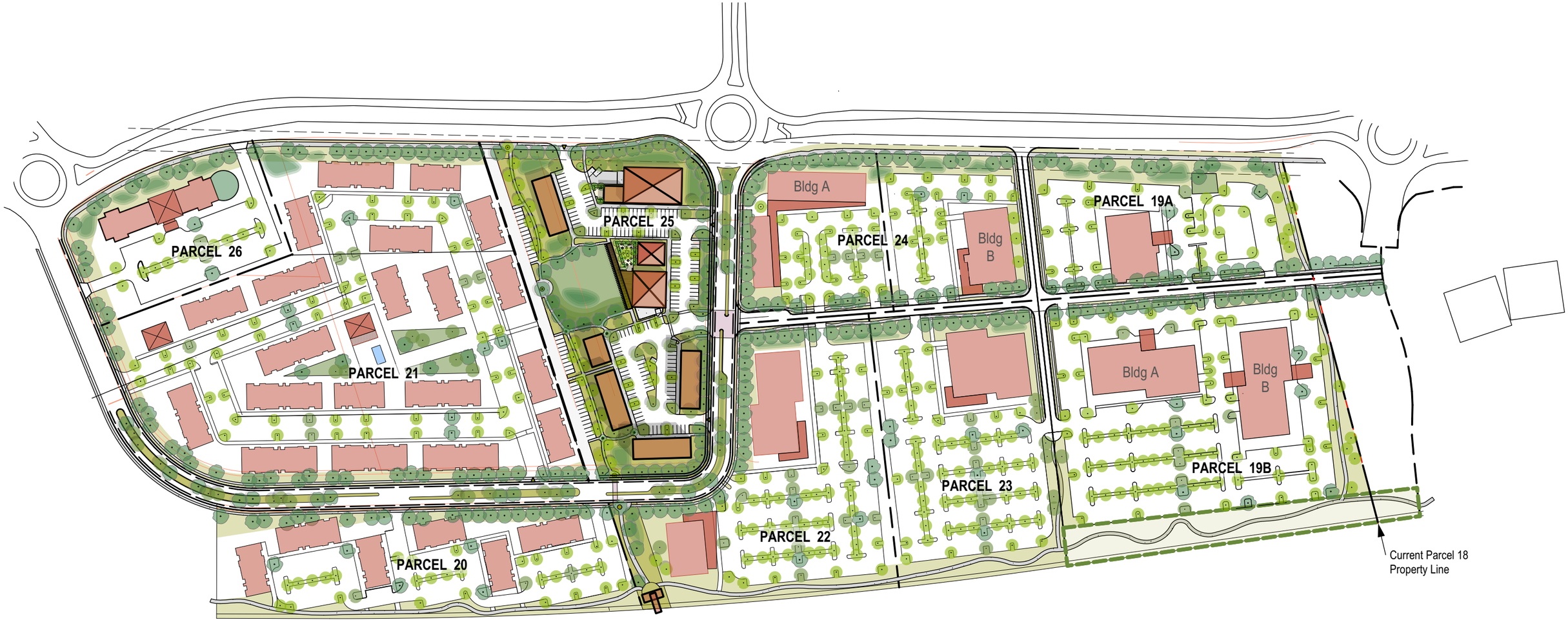
DRAWN BY: pm
DATE: 2–12–24
DRAWING
SHEET #: P–2
JOB #: 2023079

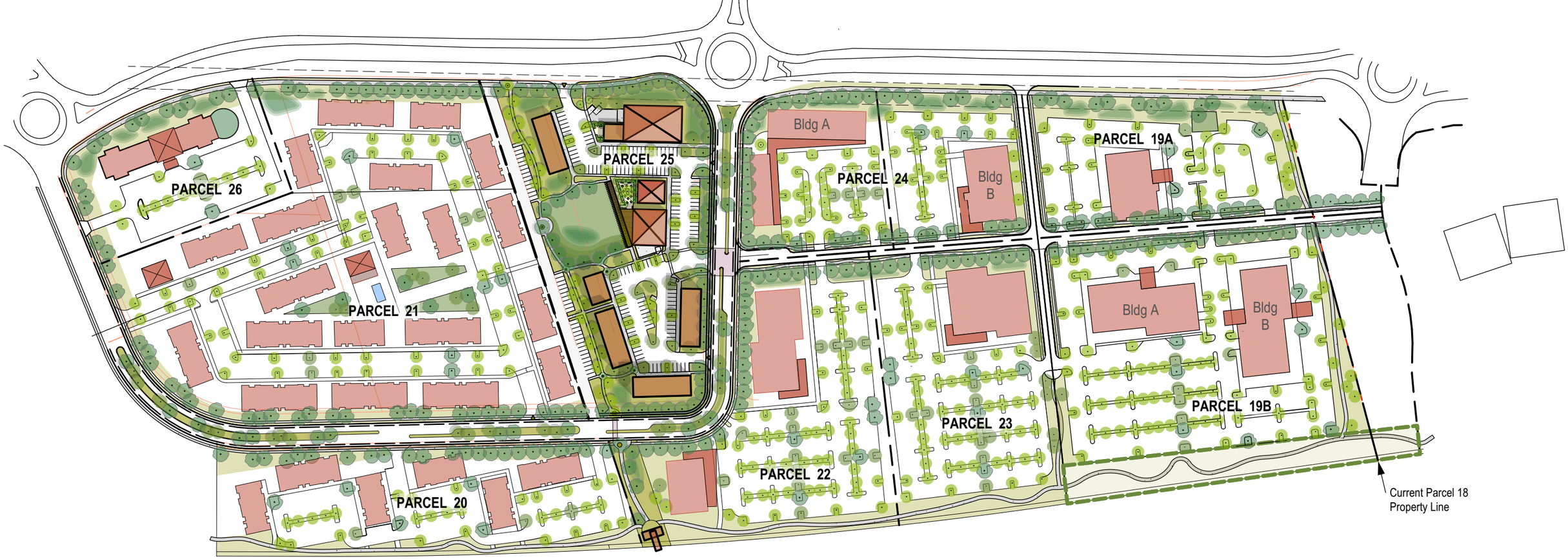
EXISTING ZONING



PROPOSED ZONING




PARCEL 26
PARCEL 25
PARCEL 24
Bldg A
Bldg B
PARCEL 19A
PARCEL 21
PARCEL 23
Bldg A
Bldg B
PARCEL 19B
PARCEL 22
PARCEL 20
Current Parcel 18
Property Line



OVERALL PARCEL DATA
February 12. 2024

NOTES: A. The following is only a test of possible parcels for the Las Soleras Parcels 19 - 26.
B. Building uses are conceptual only, based on ownership best estimates of market interests and do not indicate a required use for any parcel.
C. Building sizes are generic for text fit purposes only and do not reflect actual plans.
D. Parking layout is generic test of parking capacity and does not reflect any actual plans. The parking required minimum noted is best estimate if CoSF Parking Code is applied to building uses being tested. Parking assumes net leasable reduction of 10% for calculations.
E. All components of this test are subject to change and with that any estimates are subject to change.

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 19 A	4.08	Med Offices	15,000	30,000	2	135	171	east road, required city trail at east
PARCEL 19 B	8.97	Bldg A. Med Offices	25,000	75,000	3	676	482	east road, assumes partial structured parking, required O/S and required east and south city trails
		Bldg B. Med Offices	25,000	75,000	3			
PARCEL 20	5.20	Commercial	20,000	76,500	2 & 3	196	194	
PARCEL 21	12.85	Multi-Family	300-330 Units			375	455	

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 22	6.07	Commercial	24,000	79,000	1 & 3	205	316	eaat road, required Rambla
PARCEL 23	5.37	Med Offices	23,000	69,000	3	310	320	east road
PARCEL 24	4.85 Ac	Bldg A Comml/Retail	21500	28700	1 & 2	174	228	east road
		Bldg B Commercial	15,000	30,000	2			
PARCEL 25	6.20	Core-Mixed	See Core Test			See Core Test	See Core Test	required Rambla-Parklet
PARCEL 26	2.56	Hotel	95-100 Units			100	106	



Las Soleras Core

The Las Soleras Core is uniquely able to become the vibrant heart of southern Santa Fe. The Las Soleras Core is in an optimal location and size to host a variety of iconic neighborhood needs--a market, a restaurant, food-beverage outlets, neighborhood retail and commercial. Here is a conceptual look what the Core could be.

- Water harvesting along Becker and along Rail Runner Loop to capture stormwater to support a green edge of trees and native plants.
- Neighborhood Scale Market *(Size example: Kaune Market)*
- Food & Beverage *(Size example: Iconic Coffee)*
- Possible future road connection to east parcels would support an active engagement with lively Core
- Restaurant oriented toward "The Green" *(Size example: Rustica Resturant/SF Brewery)*
- The Long Zaguan would be a shady connector across the Green. An iconic feature with photovoltaic panels--conveying an embrace of art and environment.
- The Green repositions the required Master Plan parklet to be the heart of the Las Soleras Core. Where people can come to meet, eat, relax, and engage in small-scale community events such as music or recreation.
- Two-story buildings at the southern end of the Core would provide retail-commercial services spaces from which to serve the Las Soleras neighborhoods and south Santa Fe.
- The Rambla Trail system connects the Core with the surrounding residential neighborhoods, condominiums, senior living, apartments, office complexes, the regional hospital to the west. possible medical and education facilities, and a potential future rail raod station at I-25.

Las Solares Development Prototypes Data

Sept. 1, 2023

Notes: A. Test based on program and product prototypes

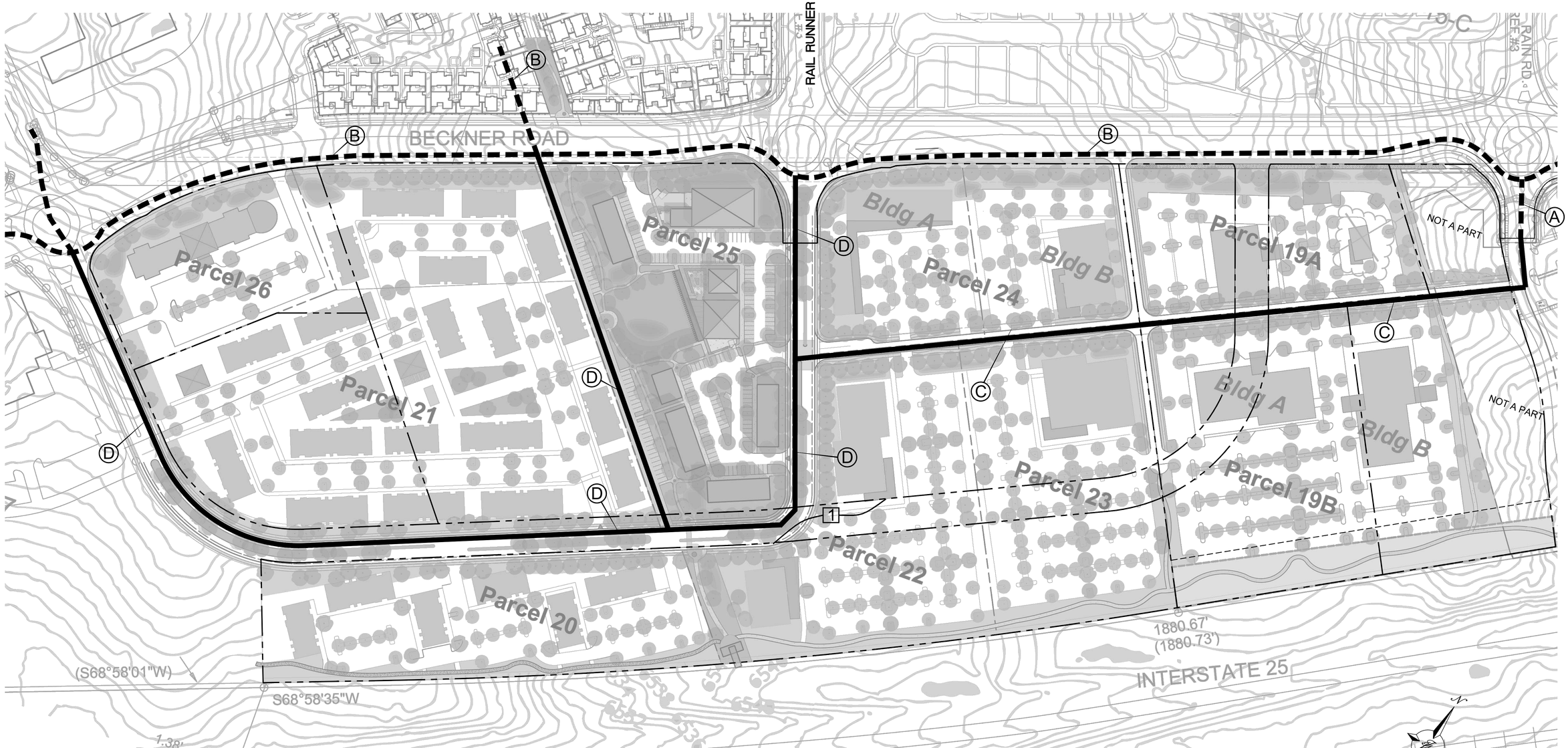
B. Applies CoSF development ordinance requirements

C. Test is for single story development.

D. Parking based on net lease (NL) of 10% reduction of gross square footage (GSF)

Opportunity: Consider asking CoSF to use a shared parking plan to increase density. Target would be for 10% shared of total provided.

Name	Plan Gross Sq. Ft.	Parking Required
Neighborhood Grocery		1 per 400 SF / NL
Market (La Montanita RG)	10400	24
Resturant		1 per 200 SF / NL
Resturant (Rustica/Ranch House)	6000	27
Food & Beverage		1 per 350 SF / NL
Space A	2025	8
Space B	3000	5
Commercial/Non-Medical Office		1 per 350 SF / NL
Commercial (Lena Street Lofts)	21900	62
Miscellaneous		
Kaune's Food Truck Area / Lot Info	6 Trucks	NA
	Total Parking Required	126
	Total Parking Per Test Plan	133
	Current Overage	7
	Remaining Capacity	2500 SF Approx



KEYED NOTES

1. EXISTING 8" WL
2. EXISTING 12" WL
3. PROPOSED 8" WL
4. PROPOSED 12" WL

NOTE

CONCEPTUAL WATER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26 SANTA FE, NM

CONCEPTUAL WATER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
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ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
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DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET #: TF-3

JOB #: 2023079

RAIL RUNNER RD

RAIL RUNNER ROUNDABOUT

RAIN RD. - REF. #3

BECKNER ROAD

Parcel 26

Parcel 25

Parcel 24

Bldg A

Bldg B

Parcel 19A

NOT A PART

Parcel 21

Parcel 23

Parcel 19B

Parcel 22

Parcel 20

1880.67'
(1880.73')

INTERSTATE 25

(S68°58'01"W)

S68°58'35"W

1.38'

KEYED NOTES

(A) EXISTING 10" SAN SEWER LINE

(B) PROPOSED 8" SAN SEWER LINE

(C) PROPOSED 10" SAN SEWER LINE

NOTE

CONCEPTUAL SAN SEWER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL SANITARY SEWER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET # TF-4

JOB # 2023079

TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

January 3, 2024

Mr. Dan Esquibel
City of Santa Fe Water Division
200 Lincoln Avenue
Santa Fe, NM. 87501

RE: LAS SOLERAS 57 ACRE DEVELOPMENT
LAS SOLERAS PARCELS 19-26
WATER AND WASTEWATER LETTER

Dear Mr. Esquibel:

To ensure that the proposed General Plan land use classification of Community Commercial and associated proposed rezoning to a uniform C-2 district of the 57.63 acres of Las Soleras Master Plan parcels19-26 (located along the Southern edge of Beckner Rd between Las Soleras Dr and Walking Rain Rd) will not produce excessive demand on the existing water and sanitary sewer infrastructure in Beckner Rd, Tierra West LLC has prepared the following summary of existing water and sewer capacities and water and sewer flowrates for a conceptual design we are referencing as "Conceptual Test Fit A" for your review.

Sanitary sewer capacities were calculated assuming gravity flow along two of its segments – the segment from the roundabout at Las Soleras Dr to the roundabout at Rail Runner (along which the minimum slope is 0.73%), and another segment from Rail Runner to the roundabout at Walking Rain (along which the minimum slope is 1.05%). The capacity of the existing water main was calculated assuming an 11 ft/s flow velocity.

The capacity of both existing pipes was found to be sufficient to serve the property if developed per either the existing or proposed zoning, and the water and sewer flowrates for these conditions are summarized below.

For the first segment mentioned above (from Las Soleras Dr to Rail Runner), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 843 gpm with velocity 3.44 ft/s.

For the second segment mentioned above (from Rail Runner to Walking Rain), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 1,011 gpm with velocity 4.13 ft/s.

The peak sanitary sewer flowrate calculated for the development assuming development per the existing zoning was 150 gpm, For design Test Fit Concept "A" it is 191 gpm,

Water discharge was assessed for the existing 12" ductile iron main in Beckner using an assumed velocity of 11 ft/s and was calculated at 2,693 gpm.

The peak water flowrate calculated for the development assuming development per the existing zoning was 167 gpm with average irrigation flowrate 5.79 gpm, for design Test Fit Concept "A" it is 212 gpm with average irrigation flows at 5.52 gpm,

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannan, P.E

JN: 2023079
RRB/eb/dd

Attachments:

Exhibit A: Conceptual Test Fit – A Site Plan
Exhibit B: Existing Zoning Water Budget
Exhibit C: Conceptual Test Fit – A Water Budget

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Existing Zoning Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19	396832	49604	MU - MID SZ RETL	* 384 GPD / 10k SF	-	3810	2.65	4.76	0.29
			IRRIGATION	0.68 AC of usable property	0.014 GPD/SF	415			
		* 118 units	MU - MULTI-FAM	** 100 GPD / person	*** 2.4 people / unit	28320	19.67	35.40	0.48
			IRRIGATION	1.14 AC of usable property	0.014 GPD/SF	695			
* Based on the density of units in Parcel 21 of Concept A				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application ** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
20	466092	116523	BIP - LT INDUSTRIAL	* 450 SF per Employee	* 44 GPD per Employee	11393	7.91	14.24	0.68
			IRRIGATION	1.61 AC of usable property	0.014 GPD/SF	982			
				* Based on a study by Metcalf & Eddy (2003). See note 3 of "Assumptions & References" at the bottom of this sheet					
21	204732	51183	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	16515	11.47	20.64	0.60
			IRRIGATION	1.41 AC of usable property	0.014 GPD / SF	860			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
22	397267	99317	C-2 - LARGE RTL	* 402 GPD / 10k SF	-	7985	5.55	9.98	0.97
			IRRIGATION	2.28 AC of usable property	0.014 GPD / SF	1390			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
23	316681	79170	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	25546	17.74	31.93	0.92
			IRRIGATION	2.18 AC of usable property	0.014 GPD / SF	1329			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24	269201	67300	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	21716	15.08	27.14	0.78
			IRRIGATION	1.85 AC of usable property	0.014 GPD / SF	1128			
*Assumed Maximum # of proposed units would be built				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
25	321037	80259	C-2 - MID SZ RETL	* 384 GPD / 10k SF	-	6164	4.28	7.70	0.62
			IRRIGATION	1.47 AC of usable property	0.014 GPD / SF	896			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
26	151589	37897	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	12228	8.49	15.29	0.44
			IRRIGATION	1.04 AC of usable property	0.014 GPD / SF	634			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
					TOTALS (GPM)		**93**	**167**	**5.79**
							AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**150**

Note:

1. All medical office and commercial buildings were assumed to be two-story buildings for comparison with the Concept A and B uses, which was factored in to the calculation of water flowrates in Gallons / Day
2. A floor area ratio of 0.25 was used to calculate all building sizes based on the existing zoning

Assumptions & References

1. Wastewater flowrates for office spaces comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
2. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
3. Industrial Park water use and number of employees determined through *Residential Water Use Research Project of the Johns Hopkins University and the Office of Technical Studies of the Architectural Standards Division of the Federal Housing Administration, 1963 and Metcalf & Eddy, Inc., 2003*

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Concept "A" Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19 A	118919	30000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	4840	3.36	6.05	0.23
			IRRIGATION	2.73 AC of usable property	0.014 GPD / SF	333			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-A	256568	75000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	12100	8.40	15.13	0.37
			IRRIGATION	5.89 AC of usable property	0.014 GPD / SF	539			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-B	140263	75000	MED OFFICES	75 SF / Employee	*11 GPD / Employee	12100	8.40	15.13	0.34
			IRRIGATION	4.73 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
20	215622	76500	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	11220	7.79	14.03	0.63
			IRRIGATION	4.95 AC of usable property	0.014 GPD / SF	906			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
21	559746	* 330 (units)	MULTI-FAMILY	100 GPD / person **	2.4 people / unit ***	79200	55.00	99.00	0.82
			IRRIGATION	12.85 AC of usable property	0.014 GPD / SF	1175			
	*Assumed Maximum # of proposed units would be built			** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
22	264409	79000	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	12745	8.85	15.93	0.64
			IRRIGATION	6.07 AC of usable property	0.014 GPD / SF	925			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
23	233917	69000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	11132	7.73	13.92	0.34
			IRRIGATION	5.37 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24 A	109771	28700	COMML/RETL	* 384 GPD / 10k SF	-	1102	0.77	1.38	0.27
			IRRIGATION	2.52 AC of usable property	0.014 GPD / SF	384			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
24 B	101495	30000	COMMERCIAL	* 384 GPD / 10k SF	-	1152	0.80	1.44	0.25
			IRRIGATION	2.33 AC of usable property	0.014 GPD / SF	355			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
25	270072	Unspecified (See Core Test)	CORE-MIXED	* 402 GPD / 10k SF	-	2714	1.88	3.39	1.05
			IRRIGATION	6.20 AC of usable property	0.014 GPD / SF	1512			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
26	111514	* 100 (units)	HOTEL	65 gallons per person per day	** 120 GPD / Unit	12000	8.33	15.00	0.27
			IRRIGATION	2.56 AC of usable property	0.014 GPD / SF	390			
	*Assumed Maximum # of proposed units would be built			* Based on Daily Water Consumption Rates for Motels (Dewberry, 2008, pg 644)					
						TOTALS (GPM)	**111**	**200**	**5.21**
							AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**180**

Assumptions & References

1. Parcels 21 and 26 B will have the maximum amount of units proposed per the conceptual site plan.
2. Wastewater flowrates for office and coffee shop uses comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
3. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
4. Assumed Parcels 20, 22, would be used for medical offices and Parcel 25 Would be used for retail

ORION West LLC
Development | Land Use | Planning |
Project Management
PO Box 5744, Santa Fe, NM 87502-5744

EARLY NEIGHBORHOOD MEETING NOTES

Project Name:	Las Soleras
Project Location:	4200 Beckner Road
Project Description:	Development Plan Amendment for Development Plan with Summary Plat/Lot Split for proposed 141-unit Apartment Complex
Applicant:	
Agent:	Orion West LLC
ENN Meeting Date:	14 November 2023
ENN Location:	Via Zoom
Application Type:	General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.
Land Use Planner:	Dan Esquibel
Attendance:	**City of Santa Fe:** Dan Esquibel **Developer Team:** Brian Nenninger (Agent), Maureen Mestas (Agent), Scott Herbert, Dave Delgado, Karl Sommer, Esq. **Neighborhood/Public:** 1 attendee. An unidentified neighbor who was on a non-video tile but did not identify him/herself or speak.

Notes/Comments:

14 November 2023/ 5:30 – 6:12pm Meeting

The meeting started at approximately 5:39pm. Roll call and introduction of those attending was held. Dan Esquivel indicated that he would like to wait an additional few minutes to allow others to log in. After a brief wait, the meeting continued without any additional attendees.

Brian Nenninger then introduced the Developer Team.

Brian Nenninger informed the group that this ENN is for the purposes of noticing a General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5 of all parcels in the Las Soleras Master Plan; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.

Highlights Brian shared during the presentation included:

The property is located within the 545 acre Las Soleras Master Plan Subdivision that was first created via an annexation ordinance in 2009. Since 2009 the Master Plan has been amended multiple times – the most recent being October 2019.

- Eight (8) existing legal parcels that together comprise 57.63-acres.
- Existing Zoning:

C-2: Two parcels
C-1: Four parcels
MU: One parcel
BIP: One parcel

- Master Plan Items that need to be "Cleaned Up."

Rail Runner Loop Road realignment to meet Rail Runner Road
Lot Line adjustments and resizing of parcels to better accommodate Commercial Users
Rambla open space design including location of "parklet."

The Applications that are being shared in the ENN are:

- General Plan Amendment Application
- Master Plan Amendment Application

Address Realignment of Rail Runner Loop Road
Propose modification to Rambla width.
Propose flexibility of "parklet" location along the Rambla
Discussion of Master Plat/Parcel Realignment

- Rezoning Application

Propose C-2 Zoning for eight parcels.

- Planned Unit Development (PUD) Application under consideration/discussion.

with City of Santa Fe

Brian wanted to take particular note that this is not an application for Development Plan Per the Santa Fe City Code. Qualified development/building construction will require separate Development Plan Applications, ENNs and Planning Commission Hearings.

He further stated that the proposed rezoning, along with the General Plan and Master Plan amendments lay the groundwork for better development needed to meet local market demands.

Those possible mix of uses for local market demand are:

- Neighborhood Commercial Retail, such as, Restaurants, Bakeries, Pubs, Coffee Shops, Marketplace/Grocery Coop, Copy/Printing, Dry Cleaning, Pharmacy
- Office (including Medical Office)
- Medical Education
- Multifamily Residential
- Hotel

Las Soleras Junction has transit-oriented improvements, specifically:

- Completion of Las Soleras bridge (triggered by 20 acres and 300,000 sf of development of parcels 19-26.)
- Further build out of Las Soleras trails system including the Rambla and "Parklet"
- Additional Bus stop/access on Rail Runner Loop Road
- Place holder for future Rail Runner Stop

Las Soleras Junction is a work in progress. Conceptual test fits to understand options for flow of pedestrians and vehicles within the site. Engineering and Design of Las Soleras Bridge to complete Las Soleras Drive from Cerrillos to Beckner. Utility and Traffic Study activity will be required. Design Guidelines are being developed to provide a cohesive, responsible, and pleasing experience for those who use and access the site. Guidelines will stay within the Santa Fe City Code and address, Architecture Concepts, Landscape Design, Lighting, Trails, Sidewalk and Roadway Connectivity to and within the site.

Brian then summarized the intention of the applications for this ENN, those key points being:

- Clean up issues in the Master Plan created from past developments/amendments. including the realignment of Rail Runner Loop Road with the relocated Rail Runner Road.
- Lay the groundwork for more effective use of parcels 19-26 through consistent zoning to allow for administrative lot line adjustments.
- Provide greater flexibility in providing neighborhood retail services including Food and Beverage. Uses brought to the site will be driven by the local and area market.
- Facilitate the completion of Las Soleras Drive and Bridge connecting Cerrillos to Beckner.

Brian opened the ENN for questions from the City Staff and neighbors. No one in attendance who was believed to be a neighbor asked to speak. No neighbor or other interested party was on the CHAT feature to ask questions.

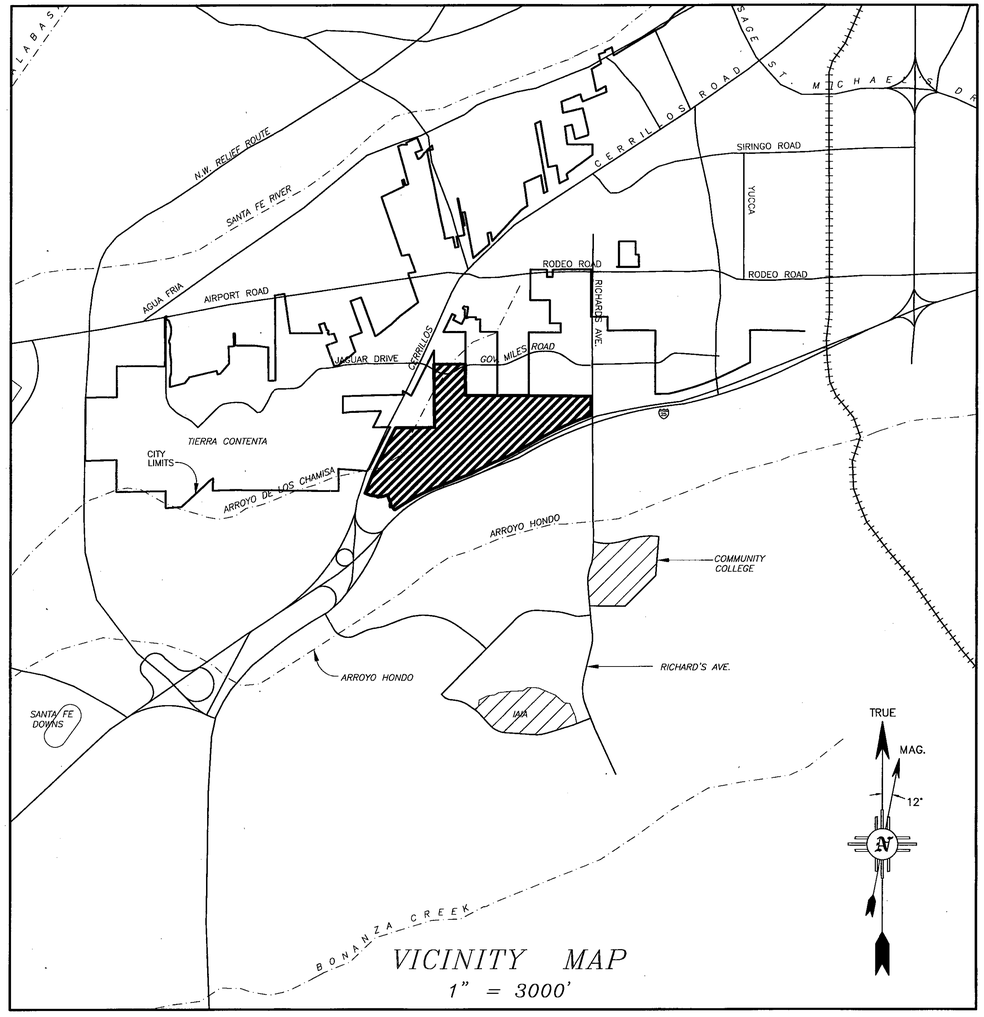
There was a brief discussion between Dan Esquivel and Brian Nenninger about the status of the applications after the meeting. The meeting was then adjourned by Dan Esquivel.

**********END**********

LAS SOLERAS

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS

714014



VICINITY MAP
1" = 3000'

TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.

OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS COMMUNITY DESIGN, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS OESTE LTD. CO.
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113
(505) 262-2323

PRESBYTERIAN HEALTHCARE SERVICES,
A NEW MEXICO NONPROFIT CORPORATION
DIANE FISHER, SECRETARY
P.O. BOX 26666
ALBUQUERQUE, NM 87125
(505) 841-1234

LAS SOLERAS DEL SUR, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

GERONIMO EQUITIES, LLC
FRED GARDNER, MANAGING MEMBER
9400 SAN RAFAEL, NE
ALBUQUERQUE, NM 87109
(505) 271-1944

MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
ALBUQUERQUE, NM 87158
(505) 241-4442

CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
SANTA FE, NM 87501
(505) 995-1200

CONSULTANTS:

JAMES W. SIEBERT & ASSOCIATES, INC.
915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

COMMUNITY DESIGN & ARCHITECTURE
350 FRANK OGAVE PLAZA, FIFTH FLOOR
OAKLAND, CA 94612
(510) 839-4568

TERRY BROWN
P.O. BOX 92051
ALBURQUERQUE, NM 87199
(505) 883-8807

DAWSON SURVEYS INC.
2501 CAMINO ENTRADA
SANTA FE, NM 87501
(505) 471-6660

SOMMER, KARNES & ASSOCIATES, P.A.
2000 W. MARCY ST. #142
SANTA FE, NM 87501
(505) 989-3800

INDEX TO SHEETS

LIST OF SHEETS	SHEET NUMBER
PLANNING	
COVER SHEET	P-1
TOPOGRAPHY & NATURAL DRAINAGE	P-2
EXISTING CONDITIONS MAP	P-3
VICINITY LAND USE MAP	P-4
ANNEXATION MASTER PLAN	P-5
CONDITIONS OF APPROVAL	P-6
2008 GENERAL PLAN AMENDMENT MAP	P-7
DEDICATED ROADS	P-8
WATER PLAN - EXISTING & FUTURE	P-9
SEWER PLAN - EXISTING & FUTURE	P-10
OPEN SPACE PLAN & PARK	P-11
TRAILS PLAN	P-12
TRAFFIC CIRCULATION PLAN	P-13
INFRASTRUCTURE PHASING PLAN	P-14
TYPICAL ROAD SECTION PLAN	P-15
SURVEY	
LOT LINE ADJUSTMENT PLAT	S-1~S-3
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ZONING PLAT	S-9~S-10

CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF DECEMBER 18, 2008. AS CASE #'s M2008-27, M-2008-28, SD 2008-15 & ZA 2008-11.

CHAIRPERSON — 2-22-10 DATE

PLANNING COMMISSION SECRETARY — 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009. AS ORDINANCE NO. 2009-6

MAYOR — 2/22/10 DATE

ATTEST BY CITY CLERK — 2-24-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, A.D. 1891 NEW MEXICO

CITY REVIEW

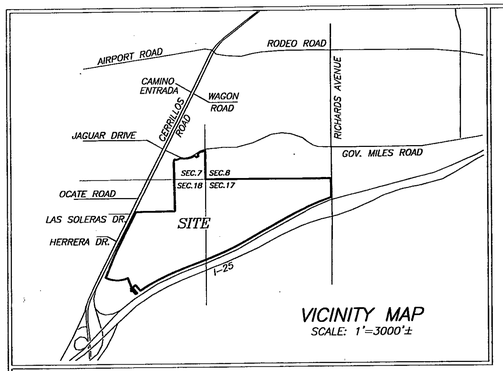
CITY ENGINEER — 02/22/10 DATE

CITY PLANNER — 2.22.10 DATE

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC.	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010
915 MERCER STREET * SANTA FE NEW MEXICO 87505		DRAWN BY: PST/HP	CHECKED BY: JWS
(505) 983-5588 FAX (505) 989-7313	COVER SHEET	REVISED: 1/18/10	–
		WORKED ON: 1/18/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXCOV-12
		NORTH:	SHEET: P-1

X:\2010\20026\10-01\DWG\MSPLN\N-1026-ANXCOV-12.DWG



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

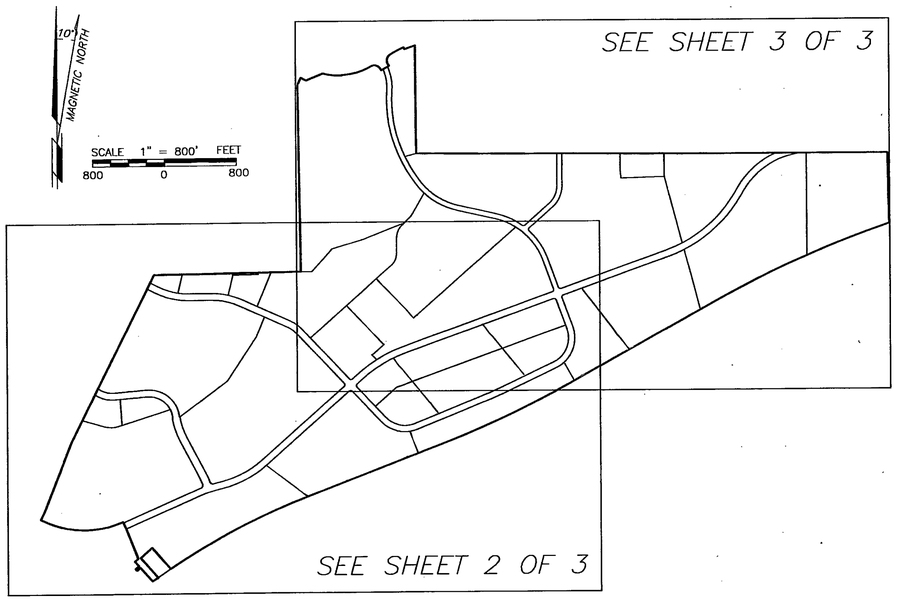
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC.
(AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12TH DAY OF November, 2009

NOTARY PUBLIC Linda J. VanMeter 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANMETER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24th DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

Michael Anaya 10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

Valerie Espinoza 10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-17-09 DATE
AS ORDINANCE # 2009–6

David Coss 2-22-10
MAYOR: DAVID COSS DATE

Yolanda Y. Vigil 2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 DATE AS CASE # SD–2008–15
M–2008–27
M–2008–28
ZA–2008–11

2-4-10
CHAIR DATE

Angela S. Rodriguez 2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 159245
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

UTILITIES

QWEST COMMUNICATIONS, INC. (TELEPHONE) 9-23-09 DATE

COMCAST (CABLE TV) 9-23-09 DATE

CITY OF SANTA FE WASTEWATER 10-8-09 DATE

SANGRE DE CRISTO WATER DIVISION 10-2-09 DATE

PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) Susie Rogers Sr. ROW Agent 09/04/2009 DATE

NEW MEXICO GAS COMPANY 9-23-2009 DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008–15

S–1

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

CERRILLOS ROAD US 85
N.M.P. I-025-5(3)
(WIDTH VARIES)

LAS SOLERAS DRIVE 76' R/W

BECKNER ROAD 76' R/W

BECKNER ROAD 92' R/W

RAIL RUNNER ROAD 70' R/W

CROSSING AT CHAMISO 66' R/W

INTERSTATE 25
N.M.P. I-025-5(36)272
(WIDTH VARIES)

N.F VOLA VALE HORST FAMILY TRUST 1700/766

N.F CLOVERDALE, LLC 1641/397-400

N.F RUTLEDGE 990/222

TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910

1 35.68 Ac.± 5407 BECKNER ROAD

2 2.60 Ac.± 5500 CROSSING AT CHAMISO

3 2.60 Ac.± 5508 CROSSING AT CHAMISO

4 34.81 Ac.± 5300 LAS SOLERAS DRIVE

5 1.20 Ac.± 5301 LAS SOLERAS DR.

6 3.00 Ac.± 5251 LAS SOLERAS DRIVE

7 2.63 Ac.± 5221 LAS SOLERAS DRIVE

8 39.03 Ac.± 4981 BECKNER ROAD

9 43.69 Ac.± 4780 RAIL RUNNER ROAD

10 8.08 Ac.± 5011 LAS SOLERAS DRIVE

11 28.32 Ac.± 4850 RAIL RUNNER ROAD

19 9.17 Ac.± 5001 RAIL RUNNER ROAD

20 10.70 Ac.± 5151 RAIL RUNNER ROAD

21 4.70 Ac.± 5190 RAIL RUNNER ROAD

22 10.21 Ac.± 5150 RAIL RUNNER ROAD

23 5.09 Ac.± 5002 RAIL RUNNER ROAD

24 5.97 Ac.± 4354 BECKNER ROAD

25 8.01 Ac.± 4552 BECKNER ROAD

26 3.78 Ac.± 4756 RAIL RUNNER ROAD

27 22.67 Ac.± 4980 BECKNER ROAD

28 21.77 Ac.± 5152 BECKNER ROAD

29 1.18 Ac.± 5400 BECKNER ROAD

LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428

LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824

LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039

LOT 2B N/F THE TANAGER CO. 1754/595

24' ACCESS & UTILITY EASEMENT FOR BENEFIT OF CHARLES P. BRYANT PROPERTY 934/123-131

BRYANT PROPERTY

FORMERLY "CHAMISO CROSSING" 659/146 690/29

10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED

10' P.N.M. & US WEST EASEMENT 1919/907

20' SANITARY SEWER EASEMENT 449/015

7.5' SIDEWALK EASEMENT 248/028

10' P.N.M. EASEMENT 1209/709

50' P.N.M. EASEMENT 592/034

20' SEWERLINE EASEMENT 2177/228-232 (100' WIDE ON PLAT 560/031)

10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 5

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 6

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 7

10' UNDERGROUND UTILITY EASEMENT ACROSS LOT 14

20' WATERLINE EASEMENT 1179/363-368

20' WATERLINE EASEMENT 1177/468-470

20' WATERLINE EASEMENT 1177/471-473

100'x100' EFFLUENT TANK EASEMENT GRANTED BY THIS INSTRUMENT

DOUBLE HATCH DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

OLD LOT LINES (TYPICAL)

NEW LOT LINES (TYPICAL)

23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

182' WIDE ACCESS & UTIL. RAMBLA EASEMENT

C/L 90' ACCESS AND UTILITY RAMBLA EASEMENT

50' P.N.M. EASEMENT 156/049 (WITHIN SEC. 18)

50' P.N.M. EASEMENT 156/049 (WITHIN SEC. 17)

WESTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (DERIVED FROM PENDING LOMA)

EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08) FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.

CLOMR FLOOD BOUNDARIES CASE# 08-06-2258R

10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT (TYP.)

T-RAIL STA. 1581+62

T-RAIL STA. 114+47.2

T-RAIL STA. 650+16.3

T-RAIL STA. 633+89.6

T-RAIL STA. 618+11

T-RAIL (BENT) STA. 106+00

QWEST UTILITY EASEMENT INSTR.#1519188

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.08'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	S50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

SHEET 2 OF 3
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-2

GOVERNOR MILES ROAD

714020

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

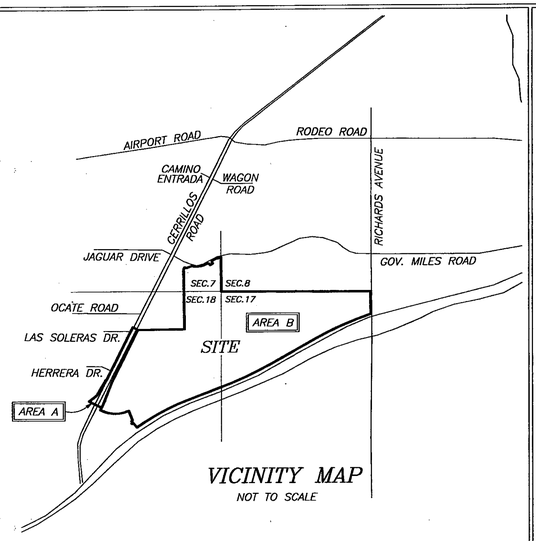
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-3



VICINITY MAP

NOT TO SCALE

SURVEYORS CERTIFICATE

I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS#7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- ∘ DENOTES CALCULATED POINT, NOT SET
- ——— DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ____, PAGE ____. INST NO. 1892456
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:22 o clock PM, and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

SANTA FE COUNTY CLERK

ANNEXATION DESCRIPTION AREA "A"

ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.88 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 337.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S30°04'14"W, 99.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"

ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"W, 92.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 49.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'49"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°55'29"W, 792.93 FEET;
THENCE N89°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N00°25'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N23°59'52"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'59"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'59"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°05'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S68°01'32"W, 204.06 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA	
TOTAL AREA	561.65 ACRES
ANNEXATION AREA A	16.35 ACRES
**ANNEXATION AREA B	545.30 ACRES
ANNEXATION A PERIMETER	6785 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS	2101 FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS	31%
ANNEXATION B PERIMETER	26726 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS	4517 FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS	17%
TOTAL ANNEXATION PERIMETER	27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS	6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS	24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON. ROADS DEDICATED BY COUNTY RESOLUTION 2007-98 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24 DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC-STATE OF NEW MEXICO My Commission Expires: 5/23/2011

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 7th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK. 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12th DAY OF November, 2009

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANAUKER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009

NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

714015

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE

ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE

CITY PLANNER — 02.10.10 DATE

CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — 2-22-10 DATE

ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF: 12/18/2008 DATE
AS CASE # SD-2008-15
M-2008-27
M-2008-28
ZA-2008-11

CHAIR — 2-4-10 DATE

SECRETARY — 3/9/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

SHEET 1 OF 3

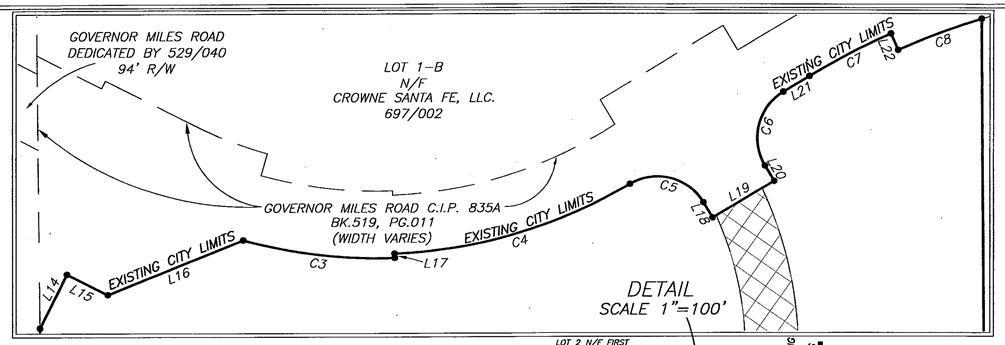
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

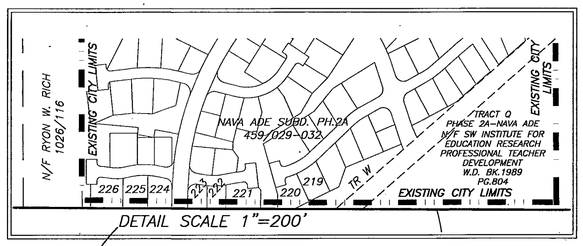
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-4

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'





714016

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

POB AND TIE POINT
NMC83
1681259.25N
1706314.91E

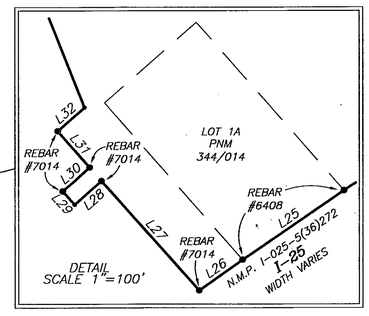
ANNEXATION AREA "A" 16.35 Ac.±

ANNEXATION AREA "B" 545.30 Ac.±

SCALE 1"=400'
400 0 400

SEE SHEET 3 OF 3 FOR NEW ROAD DEDICATION ALIGNMENT

ALL HATCHED ROAD AREAS INDICATE PORTIONS OF ROADWAYS BEING VACATED BY THIS PLAT. (SEE DEDICATION, CONSENT AND AFFIDAVIT ON SHEET 1)



LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

SHEET 2 OF 3
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-5

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
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C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°42'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
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L17	N02°05'26"W	6.00'
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L19	N59°03'01"E	100.00'
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L22	S23°59'52"E	25.00'
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L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ⊕F DENOTES REBAR, OR AS SHOWN, FOUND
- ● DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • DENOTES CALCULATED POINT, NOT SET
- — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

714017

SCALE 1"=300'
300 0 300

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002
GOV. MILES RD.
EXISTING CITY LIMITS
C/L TIE N59°03'01"E 100.00'
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F SHANNON 249/976
N/F RYON W. RICH 1026/116
SANTA FE COUNTY
TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
NAVA ADE SUBD PH.2A 459/029–032
LOT 3 N/F BUILDING SERVICES OF SANTA FE 560/040
RICHARDS AVE.
LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1319415
N/F KOBURI 2298/179
LOTS 1 & 2 N/F CANVASBACK CO. 1347/058
LOTS 1,2,3 N/F WORCESTER/CATE INSTR.#1452304
N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397–400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
CERRILLOS ROAD
DANCING GROUND ROAD 56' R/W
RAIL RUNNER ROAD 57' R/W
76' R/W BECKNER ROAD
LAS SOLERAS DRIVE 76' R/W
BECKNER ROAD 76' R/W
RAIL RUNNER ROAD 70' R/W
CROSSING AT CHAMISO R/W VARIES
76'R/W 86'R/W
92'R/W BECKNER ROAD
PORTION OF BECKNER ROAD ALREADY DEDICATED WITH SANTA FE COUNTY RESOLUTION #2006–199
TRADITIONAL C/L (NOT FOR CONSTRUCTION)
25'RADIUS (TYPICAL THIS INTERSECTION)
35' RADIUS (TYPICAL THIS INTERSECTION)
BEARINGS AND DISTANCES ARE FOR ROAD CENTERLINES (TYPICAL)
N.M.P. I-025-5(36)272 I–25 WIDTH VARIES
OPEN SPACE TRACT A
OPEN SPACE TRACT C
LA PRADERA SUBDIVISION 612/024
TRACT A N/F LOUISE BURTRAM 704/724
TRACT B 165/35
TRACT C 165/35
TRACT D 165/35
LOT 1 N/F GILLENTINE
LOT 2 CHURCHILL ESTATES SUBD
LOT 6
N/F JANE AND GENE PETCHESKY
LOT 2A–1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A–2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 1B PNM

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

NOTE:
ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT–OF–WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBDIVISION PLAT APPROVAL.

ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE–ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS EVIDENCED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008–28

S-6

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE

REFER TO "LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC." SHEETS 1, 2, AND 3 OF 3, BY GARY E. DAWSON, DATED 8/26/09, FOR OTHER EASEMENTS WITHIN THIS PROPERTY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON — NEW MEXICO — 7014 — REGISTERED PROFESSIONAL SURVEYOR

ZONING LEGEND

C-2	– GENERAL COMMERCIAL
SC-2	– COMMUNITY COMMERCIAL
C-1	– OFFICE
BIP	– BUSINESS INDUSTRIAL PARK
HZ	– HOSPITAL ZONE–LAS SOLERAS
MU	– MIXED USE
RM-1	– RESIDENTIAL HIGH DENSITY
RM-LD	– RESIDENTIAL MEDIUM DENSITY
R-6	– RESIDENTIAL LOW DENSITY

GOVERNOR MILES ROAD

714021

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

GOVERNOR MILES ROAD 519/011

PARCELS A & B N/F TRUJILLO 319/972

N/F PAUL & NANCY LEWIS 1009/780

N/F DALLAS KELLY SHANNON 791/742

N/F SHANNON 249/976

N/F RYON W. RICH 1026/116

NAVA ADE SUBD PH.2A 459/029–032

DANCING GROUND ROAD

TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

106' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21–22

N/F FIRST NATIONAL BANK OF SANTA FE LOT 1 INSTR.#1314415

N/F KOBIR 2288/179

N/F CANNEBACK CO. LOTS 1 & 2 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F RUTLEDGE 980/222

PAN AM ROAD N/F

R-6 (13) 6.80 Ac.± 4601 RAIL RUNNER ROAD

RM–LD (12) 50.09 Ac.± 4600 RAIL RUNNER ROAD

R-6 (14) 22.16 Ac.± 4781 RAIL RUNNER ROAD

RM–LD (15) 52.57 Ac.± 4251 BECKNER ROAD

R-1 (16) 3.02 Ac.± 4161 WALKING RAIN

SC–2 (17) 20.21 Ac.± 3750 BECKNER ROAD

C–2 (18) 48.99 Ac.± 4000 BECKNER ROAD

MU (19) 9.17 Ac.± 5001 RAIL RUNNER ROAD

BIP (20) 10.70 Ac.± 5151 RAIL RUNNER ROAD

C–2 (22) 10.21 Ac.± 5150 RAIL RUNNER ROAD

C–1 (21)

RM–1 (9) 43.69 Ac.± 4780 RAIL RUNNER ROAD

MU (11) 28.32 Ac.± 4850 RAIL RUNNER ROAD

C–1 (10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE

C–2 (25) 8.01 Ac.± 4552 BECKNER ROAD

C–1 (24) 5.97 Ac.± 4354 BECKNER ROAD

C–1 (23) 5.09 Ac.± 5002 RAIL RUNNER ROAD

C–1 (26) 3.78 Ac.± 4756 RAIL RUNNER ROAD

RAIL RUNNER ROAD 57' R/W

DANCING GROUND ROAD 56' R/W

BECKNER ROAD 76' R/W

RAIL RUNNER ROAD 70' R/W

50' P.N.M. EASEMENT

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

180' RAMBLA EASEMENT

90' RAMBLA EASEMENT

182' RAMBLA EASEMENT

N/F RYON W. RICH 1026/116

N/F SHANNON 249/976

N/F DALLAS KELLY SHANNON 791/742

N/F PAUL & NANCY LEWIS 1009/780

N/F TRUJILLO 319/972

N/F RUTLEDGE 980/222

N/F AM ROAD

N/F FIRST NATIONAL BANK OF SANTA FE LOT 1 INSTR.#1314415

N/F KOBIR 2288/179

N/F CANNEBACK CO. LOTS 1 & 2 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F CROWNE SANTA FE, LLC. 697/002

N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

N.M.P. I–025–5(36)272 I–25 INTERSTATE (WIDTH VARIES)

RICHARDS' AVE. 113'R/W

TIE POINT NMC83 1681790.32N 1714518.95E

REBAR #889

T–RAIL STA. 668+96.92

T–RAIL STA. 650+16.3

SCALE 1" = 200 FEET

200 0 200

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

SHEET 1 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S-9

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL. REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397-400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
N00°47'54"W 2618.09'
REBAR
1" PIPE
1640.00'
N89°17'08"E 979.03'
REBAR #7014
CERRILLOS ROAD - US 85 N.M.P. I-025-5(36) (WIDTH VARIES)
T-RAIL STA. 1581+62
N26°33'49"E 1098.24'
804.53'
437.94'
N26°32'50"E 852.07'
268.76'
T-RAIL STA. 114+47.2
N21°30'59"E 1191.06'
T-RAIL (BENT) STA. 106+00
REBAR
NAIL
T-RAIL STA. 618+11
N52°24'49"W 580.36'
712.99'
S68°58'01"W
478.07'
T-RAIL STA. 633+89.6
REBAR
N.M.P. I-025-5(36)272 INTERSTATE 25 (WIDTH VARIES)
C12
C13
LAS SOLERAS DRIVE 76' R/W
BECKNER ROAD 76' R/W
BECKNER ROAD 92' R/W
BECKNER ROAD 70' R/W
RAIL RUNNER ROAD 70' R/W
CROSSING AT CHAMISO 86' R/W
DANCING
50' P.N.M. EASEMENT
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
50' RAMBLA EASEMENT
714022
4251 BECKNE

C-2 (1) 35.68 Ac.± 5407 BECKNER ROAD
C-2 (2) 2.60 Ac.± 5590 CROSSING AT CHAMISO
C-2 (3) 2.60 Ac.± 5508 CROSSING AT CHAMISO
C-2 (4) 34.81 Ac.± 5300 LAS SOLERAS DRIVE
C-2 (5) 1.20 Ac.± 5301 LAS SOLERAS DR.
C-2 (6) 3.00 Ac.± 5251 LAS SOLERAS DRIVE
C-2 (7) 2.63 Ac.± 5221 LAS SOLERAS DRIVE
HZ (8) 39.03 Ac.± 4981 BECKNER ROAD
RM-1 (9) 43.69 Ac.± 4780 RAIL RUNNER ROAD
C-1 (10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE
MU (11) 28.32 Ac.± 4850 RAIL RUNNER ROAD
C-2 (22) 10.21 Ac.± 5150 RAIL RUNNER ROAD
C-1 (21) 4.70 Ac.± 5190 RAIL RUNNER ROAD
C-1 (27) 22.67 Ac.± 4980 BECKNER ROAD
C-2 (28) 21.77 Ac.± 5152 BECKNER ROAD
C-2 (29) 1.18 Ac.± 5400 BECKNER ROAD
C-2 (25) 8.01 Ac.± 4552 BECKNER ROAD
C-1 (24) 5.97 Ac.± 4354 BECKNER ROAD
C-1 (23) 5.09 Ac.± 5002 RAIL RUNNER ROAD
C-2 (26) 3.78 Ac.± 4756 RAIL RUNNER ROAD
BIP (20) 10.70 Ac.± 5151 RAIL RUNNER ROAD
MU (19) 9.17 Ac.± 5001 RAIL RUNNER ROAD

FORMERLY "CHAMISO CROSSING" 659/146 690/29

LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039
LOT 2B N/F THE TANAGER CO. 1754/595
(LOT 1A P.N.M.) 344/014 1209/701
REBAR #12730
REBAR #7014
REBARS #7014
REBAR #6408

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

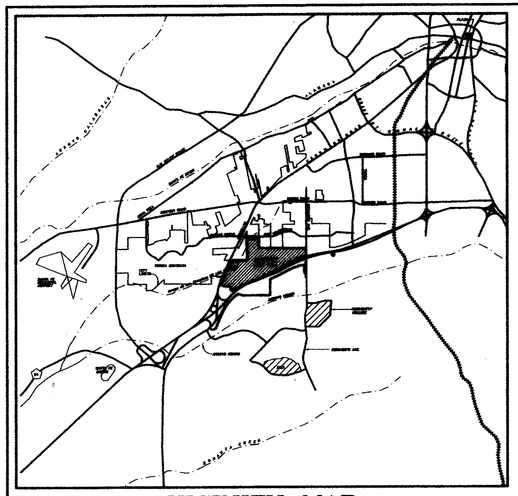
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°12'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E

SHEET 2 OF 2
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-10



VICINITY MAP
1"=8000'

TRUE
MAG.
12°
N
NORTH
SCALE: 1"=400'
400' 200' 0' 400' 800'

STATE POLICE
AUTO PARK
JAGUAR DRIVE
GOVERNOR MILES ROAD
NOT A PART
714023
HIGHWAY DEPARTMENT
APPROVED COMMERCIAL
CERRILLOS
OCATE ROAD
WAL-MART
LAS SOLERAS DRIVE
RAIL RUNNER ROAD
BECKNER ROAD
DRAGON ROAD
DAMONS GROUND RD.
NAVA AVE
RICHARDS AVE
DINOSAUR TRAIL
CROSSING AT CHAMISO
WARNY CHARGER
SLEEP INN HOTEL
VACANT
SANTA FE STORES
AMERICAN FURNITURE CURRENTLY VACANT

OPEN SPACE .68 AC±
FLOOD PLAIN PER 2008 FEMA MAPS
OPEN SPACE 3.59 AC±
RM-LD RESIDENTIAL MEDIUM DENSITY 50.09 AC± (INC. OS & PARK)
4600 RAIL RUNNER RD.
4601 RAIL RUNNER RD.
R-6 RESIDENTIAL LOW DENSITY 6.80 AC±
17' PUBLIC UTILITY & ROAD EASEMENT
57' R.O.W.
20' SAN SEWER LINE EASEMENT PLAT 362/006 DOC 2076/782
OPEN SPACE .13 AC±
50' EFFLUENT LINE EASEMENT
R-6 RESIDENTIAL LOW DENSITY/ INSTITUTIONAL 22.16 AC± (INCLUDES OS)
4781 RAIL RUNNER RD
OS 0.57 AC±
56' R.O.W.
4161 WALKING RAIN
R-1 MONTE DEL SOL CHARTER SCHOOL 3.02 Ac.±
OPEN SPACE 5.72 AC±
POTENTIAL ROAD ALIGNMENT
ROAD ALIGNMENT TO BE DETERMINED AT DEVELOPMENT PLAN PER CONDITION #30 ON SHEET P-6
OS 0.95 AC
OPEN SPACE 0.88 AC
OPEN SPACE 0.34 AC
SC-2 COMMUNITY COMMERCIAL 20.21 AC± (INCLUDES O.S.)
3750 BECKNER RD
OPEN SPACE 1.07 AC
75'
100'
RM-LD RESIDENTIAL MEDIUM DENSITY 52.57 AC± (INCLUDES O.S)
4251 BECKNER RD
OS 0.60 AC
C-2 COMMUNITY COMMERCIAL (BUSINESS PARK) 48.99 AC± (INCLUDES O.S.)
4000 BECKNER RD
OS 2.26 AC
OS 0.10 AC
50'
SETBACK
OPEN SPACE 0.34 AC
76' R.O.W.
OS 0.35 AC
70' R.O.W.
4354 BECKNER RD.
C-1 OFFICE 5.97 AC± (INC. OS)
5061 RAIL RUNNER RD.
MU MIXED USE 9.17 AC± (INC. OS)
C-1 OFFICE 5.09 AC±
5002 RAIL RUNNER RD.
158'
5151 RAIL RUNNER RD.
5150 RAIL RUNNER RD.
5190 RAIL RUNNER RD.
B.I.P. 10.70 AC±
NM RAIL RUNNER EXPRESS STATION APPROVED BY MPO MEETING OF DECEMBER 11, 2008
MU MIXED USE 28.32 AC± (INC. OS)
4850 RAIL RUNNER RD
OS 1.12 AC
50' MU MIXED USE
90' ACCESS/ RAMBLA EASE.
OS 0.45 AC
OS 0.30 AC
ACCESS/ RAMBLA EASE. 0.71 AC
90' ACCESS/ RAMBLA EASE
RAMBLA & PLAZA EASE 1.25 AC±
C-2 COMMUNITY COMMERCIAL 10.21 AC± (INC. OS)
C-1 OFFICE 4.70 AC±
70' R.O.W.
C-2 COMMUNITY COMMERCIAL 8.01 AC± (INC. OS)
4582 BECKNER RD.
4756 BECKNER RD.
C-1 OFFICE 3.78 AC± (INC. OS)
C-1 OFFICE 8.08 AC± (INC. OS)
5001 LAS SOLERAS DR
C-2 REGIONAL COMMERCIAL 1.20 AC± (INCLUDES O.S.)
5301 LAS SOLERAS DR
10' PEDESTRIAN TRAIL & PARK MAINTENANCE PATH & EMERGENCY ACCESS
5221 LAS SOLERAS DR
OS 0.06 AC
C-2 REGIONAL COMMERCIAL 3.00 AC±
5281 LAS SOLERAS DR
C-2 COMMUNITY COMMERCIAL 2.83 AC± (INCLUDES O.S.)
10' EFFLUENT LINE EASEMENT
10' PED EASE
RM-1 RESIDENTIAL HIGH DENSITY 43.69 AC± (INC. OS)
4780 RAIL RUNNER RD
ROAD ALIGNMENT TO BE DETERMINED AT DEVELOPMENT PLAN PER CONDITION #30 ON SHEET P-6
OS 0.43 AC
20' SEWERLINE EASEMENT
OS 0.71 AC
C-2 REGIONAL COMMERCIAL 34.81 AC± (INCLUDES O.S.)
5300 LAS SOLERAS DR
1% CHANCE FLOOD PLAIN DERIVED FROM PENDING LOMA
76' R.O.W.
50' ELECTRIC TRANSMISSION LINE
OS 0.30 AC
OS 0.18 AC
5508 CROSSING AT CHAMISO
C-3 REGIONAL COMMERCIAL 2.00 AC±
5500 CROSSING AT CHAMISO
OPEN SPACE 1.71 AC
10' EFFLUENT LINE EASEMENT
20' SEWERLINE EASEMENT
86' R.O.W.
CLOMR FEMA CASE# 08-06-2258R
OS 0.61 AC
C-2 REGIONAL COMMERCIAL 35.68 AC± (INCLUDES O.S.)
5407 BECKNER RD.
OS 0.31 AC
OS 1.91 AC
HZ HOSPITAL & MEDICAL USES INSTITUTIONAL 39.03 AC± (INCLUDES O.S.)
4981 BECKNER RD.
OS 0.80 AC
C-1 OFFICE 22.67 AC± (INCLUDES O.S.)
4980 BECKNER RD.
SETBACK
100'
INTERSTATE 25 SOUTHBOUND
INTERSTATE 25 NORTHBOUND
POTENTIAL FUTURE ACCESS & POSSIBLE PEDESTRIAN AND/OR VEHICULAR UNDERPASS OR OVERPASS TO BE DETERMINED BY NMDOT PER CONDITION #31 ON SHEET P-6 ONE LOCATION TO BE SELECTED
C-2 COMMUNITY COMMERCIAL 21.77 AC± (INCLUDES O.S.)
5152 BECKNER RD.
OS 1.22 AC
OPEN SPACE 0.73 AC
OS 3.99 AC
OPEN SPACE 0.17 AC
PRM ELECTRIC SUBSTATION C-2 1.16 Ac.±
5480 BECKNER RD

CITY REVIEW
CITY ENGINEER — DATE 02/22/10
CITY PLANNER — DATE 02.10.10

STORMWATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

Beckner Road Equities, Inc.
by Gordon L. Skarsgard
(OWNER) Gordon L. SKARSGARD — JAN 18, 2010 DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2010

Cynthia M Reyes — 5/23/2011 MY COMMISSION EXPIRES

CYNTHIA M. REYES
Notary Public - State of New Mexico

NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL

LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1592456 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSMENT# SD 2008-15
REZONING# ZA 2008-11

LAND AREA

REGIONAL COMMERCIAL **C-2**	–	82.52 AC±
COMMUNITY COMMERCIAL **C-2**	–	39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) **C-2**	–	48.99 AC±
COMMUNITY COMMERCIAL **SC-2**	–	20.21 AC±
OFFICE **C-1**	–	50.29 AC±
BUSINESS INDUSTRIAL PARK **BIP**	–	10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES **I**	–	39.03 AC±
MIXED USE **MU**	–	37.49 AC±
RESIDENTIAL HIGH DENSITY **RM-1**	–	43.69 AC±
RESIDENTIAL MEDIUM DENSITY **RM-LD**	–	102.66 AC±
RESIDENTIAL LOW DENSITY **R-6**	–	28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN

SCALE: 1"=400'	DATE: JAN 2010	NORTH:
DRAWN BY: PST/HF	CHECKED BY: JWS	
REVISED: 1/15/10	–	SHEET: P-5
WORKED ON: 1/15/10	FILE NAME: 30026 12-09 ANXMSPLN 026-ANXMSPLN-12	

\\SIBERTSERVER\V2000\30026\12001\01\ANXMSPLN-01\026-ANXMSPLN-01.dwg

SPECIAL WARRANTY DEED

Las Soleras Center, LLC, a New Mexico limited liability company (collectively, "**Grantor**"), for consideration paid, grants and conveys to ***Beckner Road Partners, LLC***, a New Mexico limited liability company ("**Grantee**"), whose address is 150 Washington Avenue, Suite 201, Santa Fe, New Mexico 87501, the real property located in Santa Fe County, New Mexico legally described as follows:

> Tract 19, Tract 24, Tract 25 and Tract 26 of Las Soleras, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-19 and 24-27...lying within Section 17 & 18 T16N, R9E, NMPM City: Santa Fe County: Santa Fe State: New Mexico", recorded October 31, 2016 in Plat Book 809, Pages 003-004, # 1808503, records of Santa Fe County, New Mexico.
>
> Tract 20 of Las Soleras, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts Township 16N, Range 9E, Sections...17 & 18", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.
>
> Lot 21, Lot 22 and Lot 23 of Las Soleras, as shown and delineated on plat of survey entitled "ALTA/ACSM Boundary Survey prepared for Paseo Nuevo, Ltd. Co. of Lots 21, 22, and 23 Las Soleras lying within Sections 17 and 18, T.16N., R.9E., N.M.P.M. Santa Fe County, N.M.", recorded February 14, 2012 in Plat Book 742, Page 018, # 1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Sewer maintenance and garbage disposal assessments not yet due and payable.

SUBJECT TO: Reservations and exceptions contained in Patents from the United States of America to Samuel A. Larson, recorded December 10, 1921 in Patent Book A, Page 180 and Patent recorded November 4, 1943 in Patent Book C, Page 93, records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations and exceptions contained in Patent from the United States of America to Amos W. Beckner, recorded February 17, 1941 in Patent Book C, Page 14, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in Annexation Agreement recorded March 4, 2010 as Instrument #1592456, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593744, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593745, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, easements and rights incident thereto as shown and delineated on plat of survey entitled "ALTA/ ACSM Boundary Survey prepared for Paseo Nuevo, LTD. Co. of Lots 21, 22, and 23 Las Soleras...", recorded February 14, 2012 in Plat Book 742, Page 018, #1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-9...", recorded October 31, 2016 in Plat Book 809, Pages 003-004, #1808503, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, restrictions and conditions, as shown and delineated on plat of survey entitled "Las Soleras Amended Master Plan Township 16N, Range 9E, Sections 7, 8, 17 & 18.", recorded January 4, 2017 in Plat Book 812, Pages 037-046, # 1814047 and recorded July 17, 2018 in Plat Book 836, Pages 047-050D, # 1862707, records of Santa Fe County, New Mexico.

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Village, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802604, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26).

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Center, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802605, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26)

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.

Witness my hand and seal this 23 day of January, 2023.

GRANTOR:

LAS SOLERAS CENTER, LLC,
a New Mexico limited liability company

Gordon L. Skarsgard

Gordon L. Skarsgard, Operations Manager

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 27th day of January, 2023 by **Gordon L. Skarsgard** as Operations Manager of Las Soleras Center, LLC, a New Mexico limited liability company.

STATE OF NEW MEXICO
NOTARY PUBLIC
DIANA SLIWICKI
Commission # 1115266
My Comm. Exp. June 17, 2024

Diane Sliwicki

Title of Office: Notary Public

ORION West LLC
Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024
(Revised July 30, 2024)

Dan Esquibel, Senior
Planner City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: General Plan Amendment Application – Change Land Use Designations from Office, Industrial Park, and Transitional Mixed Use to Community Commercial in Las Soleras Master Plan Parcels 19, 20, 21, 23, 24 and 26.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of applying for an amendment to the City of Santa Fe's General Plan per the SFCC 14-3.2 - AMENDMENTS TO THE GENERAL PLAN. This application is a companion to both a Master Plan Amendment and Rezoning application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



PURPOSE AND INTENT:

The current General Plan classification along with the *proposed* land use classification by parcel can be found in the table below. The combined area of all Parcels 19 – 26 is 57.63 acres.

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
22*	9.12	Community Commercial	Community Commercial	5090 Rail Runner Loop	1050094065275000000
23	7.27	Office	Community Commercial	5040 Rail Runner Loop	1050094143308000000
24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification requested*

The purpose of this application is to provide a uniform Community Commercial land use classification along with a uniform C-2 zoning district (via separate rezoning application) across parcels 19-26 to allow for the adjustment of parcel lot lines to deliver future development that is better aligned with the goals and intent of the General Plan.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses as allowed by a Community Commercial land use classification and a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The reclassification of parcels to Community Commercial will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be reclassified as Community Commercial will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development and inconsistent with the goals and intent of the General Plan.

A future Rail Runner rail stop was envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. Although this demand will be difficult to achieve, it will be next to impossible without the somewhat denser development that can be realized by a reclassification to Community Commercial in parallel with a uniform C2 General Commercial zoning district.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is classified as Community Commercial and zoning is C-2, General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as Office. It is partially developed with the Presbyterian Medical Services Medical Office Building recently opened in the second quarter of 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire North edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as Office/C-1; Residential 12-29 dwelling units/R21; and Residential 3-7 dwelling units/R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this General Plan Land Use reclassification and related Rezoning application on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12" water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10" sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site.

Thanks for your review and consideration of this application. Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,



Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 - Master Plan Amendment Application
Approval Criteria Responses
February 12, 2024
Amended to include revised General Plan Approval Criteria: July 30, 2024

The proposed amendment to reclassify Las Soleras Master Plan parcels from Transitional Mixed Use, Business Park, and Office to Community Commercial is summarized in Table I. by parcel.

Table I. ***Las Soleras Parcels 19-26 proposed General Plan Land Use Classification***

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
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23	7.27	Office	Community Commercial	5040 Rail Runner Loop	1050094143308000000
24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification requested*

SFCC 14-3.(E) GENERAL PLAN AMENDMENT APROVAL CRITERIA

(1) Criteria for All Amendments to the General Plan: The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

(a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;

Response: The proposed General Plan Amendment for Las Soleras parcels 19-26 aligns with the growth projections for Santa Fe, fulfilling economic development goals as set forth in the comprehensive economic development plans detailed in both the Angelou Report and the 2008 Economic Development Strategy. This alignment ensures consistency with Santa Fe's economic development goals, specifically, the following goals are achieved:

Growth Projections, Economic Diversification, and Community Development: The proposed amendment is consistent with the goals and policies of community services outlined in the General Plan, which states the guiding policies for economic development are to: 1) Promote diversification of the Santa Fe economy, 2) Promote increased job opportunities with higher wages for Santa Fe residents, 3) Support services that serve the needs of Santa Fe residents and workers, 4) Develop and maintain an attractive climate for conducting business in Santa Fe, and 5) Promote small businesses.

Santa Fe County's population is projected to reach approximately 156,151 in 2024, reflecting a growth rate of 0.13% over the past year according to the most recent United States Census data. This projected growth highlights the need for adaptive planning and development to accommodate increasing residential and commercial demands.

The Angelou Report further emphasizes the importance of diversifying Santa Fe's economic base to ensure sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

The proposed amendment to enables the land to support these economic development policies by allowing for a greater variety of developments, which would better meet the needs of different ages, incomes, and family sizes. Additionally, it is strategically designed to create space for diverse industries to expand and prosper, encouraging the creation of community hubs that attract investment and generate high-quality employment opportunities. This supports Santa Fe's growth projections and the targeted diversification of its economic base, facilitating development that enhances the economic landscape and community well-being.

Infrastructure Utilization and Enhancement: The Angelou Report highlights the critical role of effectively utilizing existing infrastructure in fostering sustainable economic development (p. 33). Complementing this, the 2008 Economic Development Strategy details initiatives aimed at enhancing business infrastructure, which includes improving accessibility to essential services, utilities, and transportation systems. These improvements are vital for the success of business operations and the overall development of the community (Economic Development Division Strategy for Implementation pp. 4, 6). The proposed amendment specifically leverages this existing infrastructure to bolster economic growth and sustainability in the Las Soleras area, ensuring that the development aligns with Santa Fe's strategic goals for economic expansion and community enhancement.

Support for Entrepreneurial and Small Business Activities; Enhancement of Local Services and Job Opportunities: Both the Angelou Report and the Economic Development Division Strategy for Implementation emphasize the importance of bolstering Santa Fe's economic health by supporting small businesses and entrepreneurial ventures (Angelou Report p. 25; Economic Development Division Strategy for Implementation pp. 4, 6). The proposed amendment to transition land use to Community Commercial aligns with these objectives by enhancing spaces conducive to the growth of small businesses, thereby fostering job creation and economic resilience. This transformation into Community Commercial spaces is designed to bolster local services and generate employment opportunities, thereby advancing the economic goals of increasing job availability with better wages for Santa Fe residents, as outlined in the 2008 Economic Development Strategy (pp. 4, 6). This approach not only supports emerging business ventures but also contributes significantly to community development and economic diversification.

(b) consistency with other parts of the general plan;

Response: This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application). Specifically, the following policy goals are achieved:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*

Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*

Policy 4-4-G-4: *Promote a balance between residential development and new employment*

opportunities in detailed plans prepared for future growth areas; and

Policy 4-4-G-6: *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*

Policy 9-2-G-1: *Promote diversification of the Santa Fe economy; and*

Policy 9-2-G-2: *Promote increased job opportunities with higher wages for Santa Fe residents; and.*

Policy 9-2-G-3: *Support retail uses that serve the needs of Santa Fe residents and workers; and*

Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe; and*

Policy 9-2-G-5: *Promote small business.*

The proposed amendment for reclassifying parcels 19-26 within the Las Soleras Master Planned community to Community Commercial aligns closely with the 1999 City of Santa Fe General Plan, ensuring the development is in harmony with broader city planning goals. The transition to Community Commercial addresses the need for a variety of housing types and mixed uses in the community, a principle supported by the plan's emphasis on creating diversified urban areas that balance residential and commercial growth. This change is designed to provide the necessary commercial services to a growing residential population, supporting the local community by offering neighborhood-focused retail, restaurants, and services that enhance the quality of life and economic viability of the area.

This amendment also supports strategic economic development by promoting higher-wage job opportunities, particularly in the healthcare sector, as evidenced by new facilities like the Nexus Health Medical Office and Cancer Center and the Presbyterian Hospital. These developments not only cater to the community's health needs but also contribute to the local economy by creating jobs that offer competitive wages. The emphasis on developing commercial areas that are accessible and encourage pedestrian activity aligns with city policies aiming to concentrate population densities in developing areas with central transit nodes, thereby reducing auto dependence and fostering a more sustainable urban environment.

The reclassification also facilitates a strong foundation for economic growth and community well-being by ensuring that new developments are integrated with the existing and planned infrastructure. This includes water and sewer systems and future improvements like the Las Soleras Bridge and expanded trails, enhancing connectivity and accessibility. By creating a cohesive community commercial hub that aligns with adjacent land uses and supports emerging business opportunities, the amendment reinforces the city's goals to develop an attractive climate for conducting business, promote small businesses, and ultimately achieve a community that balances residential and employment-based development.

(c) the amendment does not:

(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or

Response: With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or

Response: The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;

Response: As noted above, the Community Commercial land use classification is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

(d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification.

Response: The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos.

(e) compliance with extraterritorial zoning ordinances and extraterritorial plans;

Response: Since the adoption of the Subdivision Platting and Planning Zoning Ordinance (SPPaZO), the City has relinquished land use regulatory authority outside the city limits and the transfer of authority from extraterritorial jurisdiction to the City.

(f) contribution to a coordinated, adjusted, and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development; and

Response: A consistent land use designation of Community Commercial for parcels 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.

In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan.

(g) consideration of conformity with other city policies, including land use policies, ordinances, regulations, and plans.

Response: Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed.

Las Soleras Master Plan, Parcels 19 – 26
Rezoning Application

APPLICATION CONTENTS

Application Form

Letter of Application
- Site Description and Location
- Purpose and Intent
- Background
- Adjacent Uses
- Conceptual Test Fit
- Utilities

Approval Criteria Responses

Current and Proposed Zoning Maps

Conceptual Land Use Test Fit
- Conceptual Site Plan and Use Data
- Conceptual Water Plan
- Conceptual Sanitary Sewer Plan

Wet Utilities Analysis – Tierra West LLC

Traffic Analysis – Tierra West LLC

ENN Meeting Notes

Legal Lot(s) of Record
Warrantee Deed

(date stamp)

REZONING APPLICATION 14-3.5

Parcel Information

Project Name: **Las Soleras Parcels 19-26 - Rezone** Property Size: **57.63 acres**

Address: **4354, 4552 Beckner Rd and 5021, 5091, 5140, 5090, 5040, 5210 Rail Runner Loop Road**

Current Zoning: **C1, C2, MU, BIP** Proposed Zoning: **C2**

Does a Development Plan application accompany this application? YES ☐ NO ☒

Preapplication Conference Date: **September 28, 2023** UPC Code Number: **Multiple – see page 3 of application**

Early Neighborhood Notice (ENN) meeting date: **November 14, 2023**

Property Owner Information

Name: **Beckner Road Partners LLC** (*First*) **ATTN: Dr. Scott Herbert** (*Last*)

Address: **150 Washington Ave** (*Street Address*) **Suite 201** (*Suite/Unit #*)

Santa Fe (*City*) **NM** (*State*) **87501** (*ZIP Code*)

Phone: **505-660-2627** E-mail Address: **scott.herbert@nexushealth-nm.com**

Applicant/Agent Information (if different from owner)

Company Name: **Orion West LLC**

Name: **Brian** (*First*) **Nenninger** (*Last*)

Address: **2213 Brothers Road** (*Street Address*) **Suite 800** (*Suite/Unit #*)

Santa Fe (*City*) **NM** (*State*) **87505** (*ZIP Code*)

Phone: **832-338-0364** E-mail Address: **brian.nenninger@orion-west.com**

Correspondence Directed to: ☐ Owner xx Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize Orion West LLC to act as my/our agent to execute this application.

Signed: _____ Date: 17 October 2023

(Dr. Scott Herbert)

Signed: _____ Date: _____

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, we will contact you regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Please contact the Land Use Department staff at (505) 955-6647 with any questions.

Submittal Checklist (Requirements found in Section 14-3.5 SFCC 1987)

One (1) 24"x36" or 11"x17" scalable plan set and 1 CD or Flashdrive with a PDF copy are required. Submittal requirements may vary based on the individual application and the requested zoning district. The City reserves the right to request additional information at any time during the review process. See Section 14-4 and 14-5 SFCC 1987 for rezoning regulations related to specific zones. Please include the following and check box to indicate submittal:

☒	Letter of Application (intent, location, acreage)	☒	Narrative addressing approval criteria below	☒	Legal Lot of Record, Legal Description	☐	Development Plan (see Section 14-3.8 SFCC 1987)	☐ NA	Landscape, Parking and Lighting Plan, Signage Specifications
						☒	No Development Plan		
☐ NA	Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	☒	Traffic Impact Analysis ***(if required)***	☐ NA	Archaeological Clearance ***(if applicable)***	☐ NA	Sewer and Water Plan (including profiles and details), letter of availability ***(if applicable)***	☐ NA	Phasing Plan ***(if applicable)***
☒	ENN Meeting Notes								

Rezoning Approval Criteria, Sections 14-3.5(C) and (D) SFCC 1987

(C) Approval Criteria

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:
  (i) there was a mistake in the original zoning;
  (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or
  (iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

(b) all the rezoning requirements of Chapter 14 have been met;

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

(D) Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

(2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning requirements.

Signature:  Date: **12 February 2024**

Updated 12-20-19

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
22*	9.12	Community Commercial	Community Commercial	5090 Rail Runner Loop	1050094065275000000
23	7.27	Office	Community Commercial	5040 Rail Runner Loop	1050094143308000000
24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

ORION West LLC
Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024

Dan Esquibel, Senior Planner
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Las Soleras <u>Rezoning</u> Application – change Zoning Districts for Master Plan Parcels 19, 20, 21, 23, 24 and 26 to a uniform C-2 District.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of submitting a rezoning application per the SFCC 14-3.5 – REZONINGS. This application is a companion to both a General Plan Amendment and Master Plan Amendment application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



The current Master Plan zoning districts along with the zoning districts proposed with this application are found in the table below. The combined area of Parcels 19 – 26 is 57.63 acres.

Table I. ***Las Soleras Parcels 19-26 proposed Zoning***

Parcel	Acres	Current Zoning District	Proposed Zoning District	Address Santa Fe, 87507	UPC Number
19	9.11	MU	C-2	5021 Rail Runner Loop	1050094200323000000
20	10.70	BIP	C-2	5091 Rail Runner Loop	1050094093244000000
21	4.70	C-1	C-2	5140 Rail Runner Loop	1049094529247000000
22*	9.12	C-2	C-2	5090 Rail Runner Loop	1050094065275000000
23	7.27	C-1	C-2	5040 Rail Runner Loop	1050094143308000000
24	6.18	C-1	C-2	4354 Beckner Road	1050094129338000000
25*	7.37	C-2	C-2	4552 Beckner Road	1050094041306000000
26	3.48	C-1	C-2	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification or Zoning requested*

The purpose of this application is to propose the rezoning of Las Soleras Master Plan Parcels 19, 20, 21, 23, 24, and 26 allowing for a uniform C-2, General Commercial Zoning District across parcels 19-26 collectively. The intent is to allow for the adjustment of existing lot lines needed to accommodate future development in a thoughtful and efficient manner. The consistent C-2 zoning can accommodate three story office along with retail services including full-service restaurants. This flexibility in use will provide an opportunity to pursue business and commercial uses that offer higher salaries and much needed services for the surrounding neighborhood.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses allowed in a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The rezoning of parcels to a C-2 District will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged within the site.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be zoned as C-2 General Commercial will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development. A uniform C-2 zoning across parcels 19-26 will make the relocation of lot lines an

administrative process enabling the site parcels to be easily configured to the needs and sizes of a variety of uses.

A future Rail Runner rail stop was originally envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. A uniform C-2 zoning district could accommodate uses that eventually establish this base level of ridership.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is zoned C-2 General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely and especially within C-2 Zoning districts.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as C-1. It is partially developed with the Presbyterian Medical Services Office Building recently opened in late 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire northern edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as C-1; R21; and R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12" water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10" sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site.
Thanks for your review and consideration of this application.

Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,



Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 – Rezoning Application
Approval Criteria Responses
February 12, 2024

The proposed rezoning of Las Soleras Master Plan parcels 19, 20, 21, 23, 24, and 26 from MU, BIP, and C-1 to a uniform C-2 is summarized in Table I.

Table I. ***Las Soleras Parcels 19-26 proposed Zoning***

Parcel	Acres	Current Zoning District	Proposed Zoning District	Address Santa Fe, 87507	UPC Number
19	9.11	MU	C-2	5021 Rail Runner Loop	1050094200323000000
20	10.70	BIP	C-2	5091 Rail Runner Loop	1050094093244000000
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26	3.48	C-1	C-2	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification or Zoning requested*

SFCC 14-3.5 (C) REZONING - APPROVAL CRITERIA

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:

(i) there was a mistake in the original zoning;

Response: Not applicable

(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or

Response: As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 - 26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development.

Las Soleras parcels 19-26 have been referenced collectively as triggers for various infrastructure development – most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for parcels 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative

impact on Master Plan parcels 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue.

(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

Response: As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*
Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
Policy 4-4-G-4: *Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
Policy 4-4-G-6: *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
Policy 9-2-G-1: *Promote diversification of the Santa Fe economy; and*
Policy 9-2-G-2: *Promote increased job opportunities with higher wages for Santa Fe residents; and.*
Policy 9-2-G-3: *Support retail uses that serve the needs of Santa Fe residents and workers; and*
Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe; and*
Policy 9-2-G-5: *Promote small business.*

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The

intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

(b) all the rezoning requirements of Chapter 14 have been met;

Response: Yes, all zoning requirements of Chapter 14 have been met.

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

Response: As previously noted and in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2:	*There shall be a mix of uses and housing types in all parts of the city.*
Policy 4-1-G-2:	*Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
Policy 4-4-G-4:	*Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
Policy 4-4-G-6:	*Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
Policy 9-2-G-1:	*Promote diversification of the Santa Fe economy; and*
Policy 9-2-G-2:	*Promote increased job opportunities with higher wages for Santa Fe residents; and.*
Policy 9-2-G-3:	*Support retail uses that serve the needs of Santa Fe residents and workers; and*
Policy 9-2-G-4:	*Develop and maintain an attractive climate for conducting business in Santa Fe; and*
Policy 9-2-G-5:	*Promote small business.*

This rezoning request will be consistent with the General Plan upon approval of the companion General Plan Amendment application.

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

Response: The total acreage under consideration is 57.63, which is in conformance with the criteria set forth in the City Code. Once again, the rezoning application is consistent with the General Plans Goals for Growth Management.

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

Response: The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

Response: With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

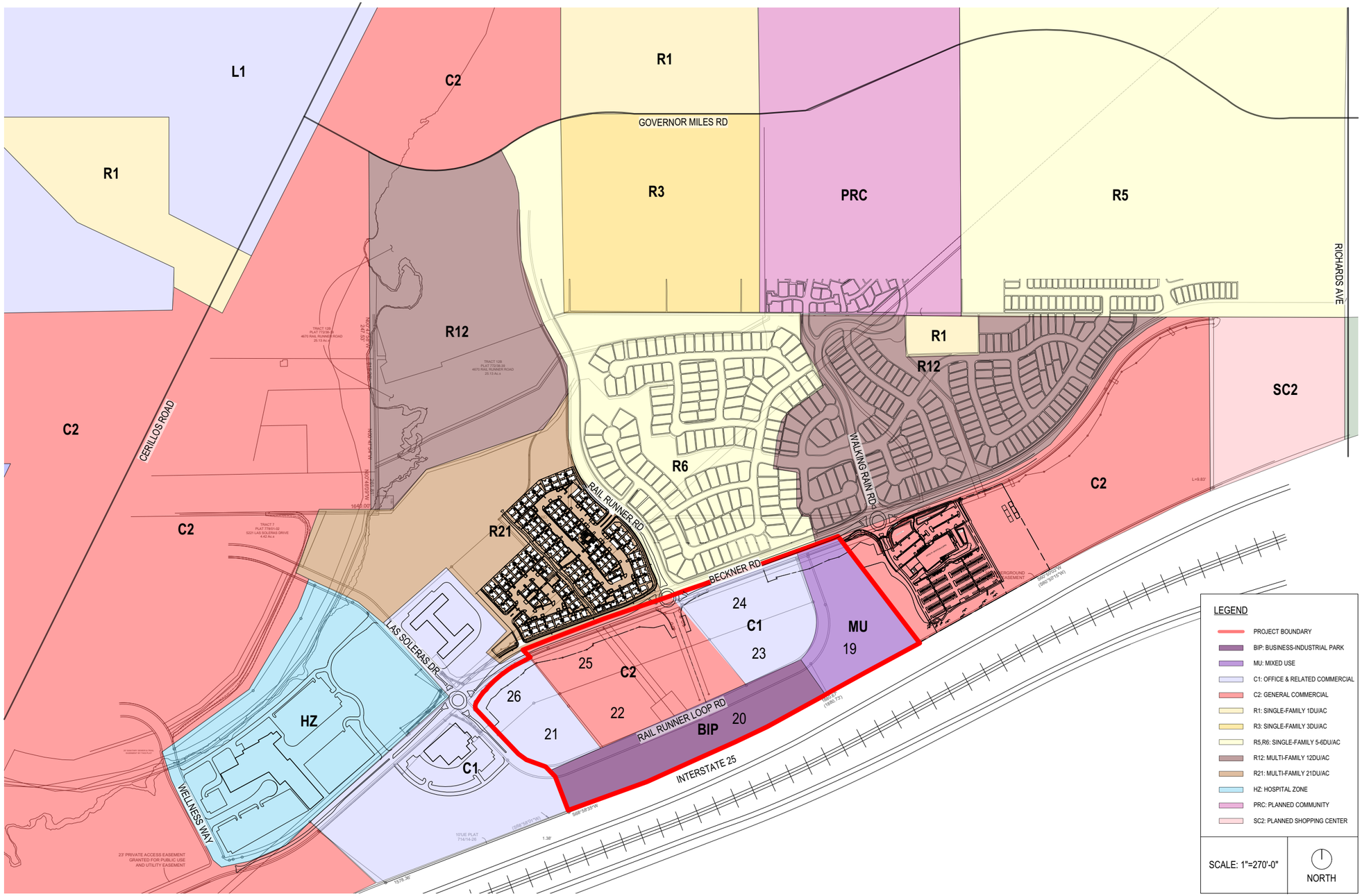
Response: The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

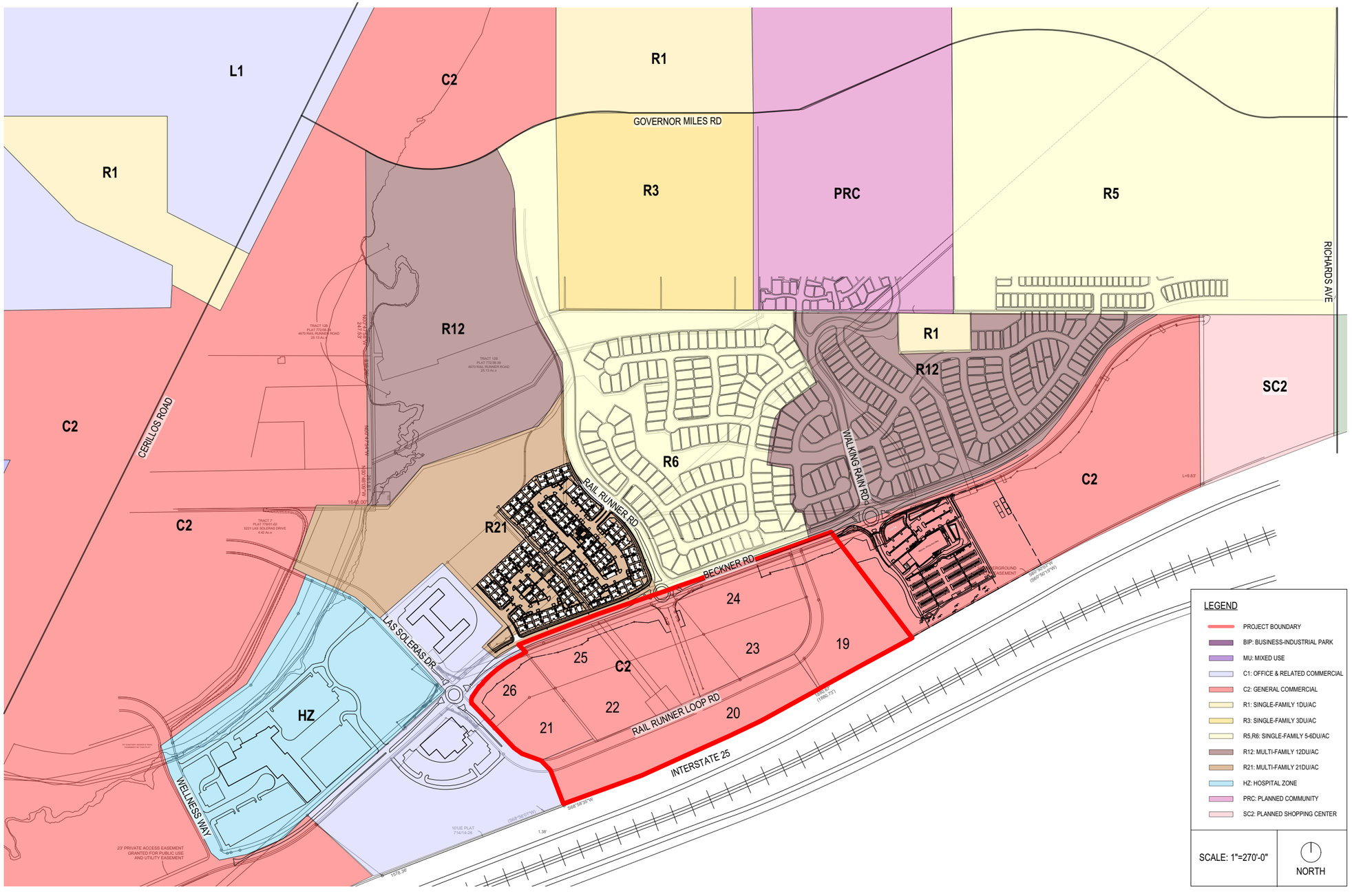
Response: As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

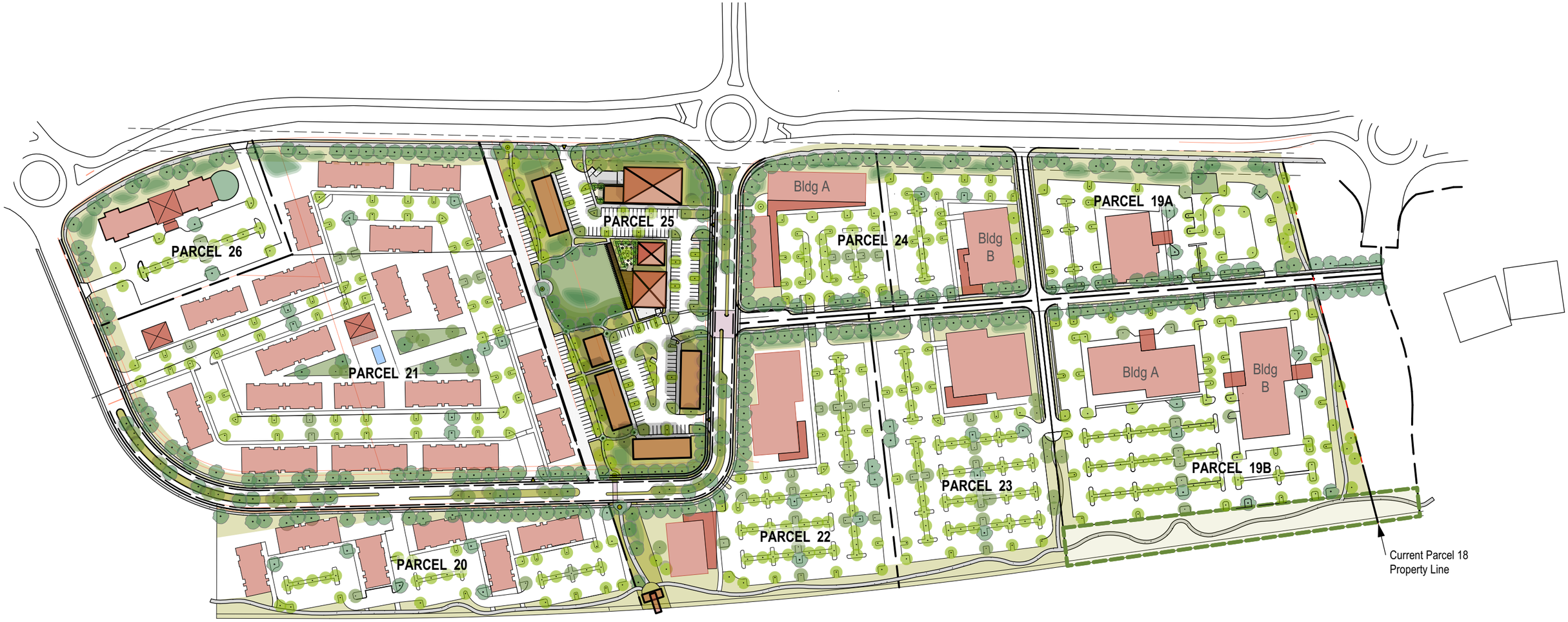
On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

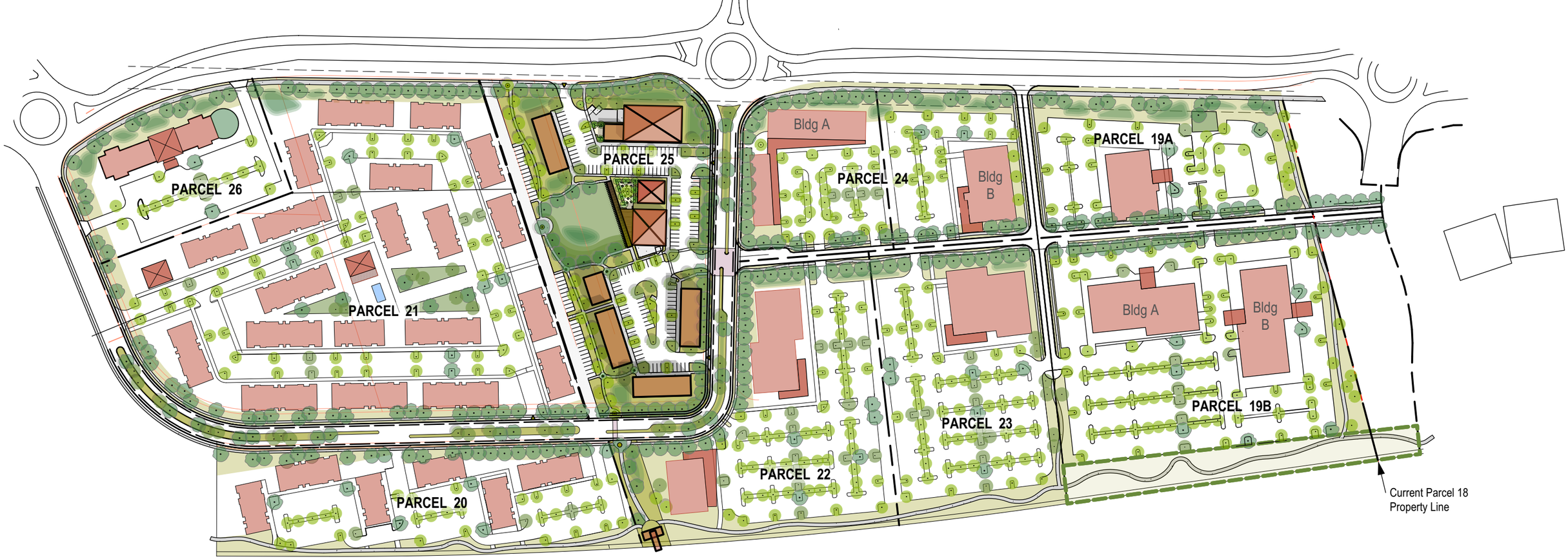
EXISTING ZONING



PROPOSED ZONING




PARCEL 26
PARCEL 25
PARCEL 24
Bldg A
Bldg B
PARCEL 19A
PARCEL 21
PARCEL 23
Bldg A
Bldg B
PARCEL 19B
PARCEL 22
PARCEL 20
Current Parcel 18
Property Line



OVERALL PARCEL DATA
February 12. 2024

NOTES: A. The following is only a test of possible parcels for the Las Soleras Parcels 19 - 26.
B. Building uses are conceptual only, based on ownership best estimates of market interests and do not indicate a required use for any parcel.
C. Building sizes are generic for text fit purposes only and do not reflect actual plans.
D. Parking layout is generic test of parking capacity and does not reflect any actual plans. The parking required minimum noted is best estimate if CoSF Parking Code is applied to building uses being tested. Parking assumes net leasable reduction of 10% for calculations.
E. All components of this test are subject to change and with that any estimates are subject to change.

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 19 A	4.08	Med Offices	15,000	30,000	2	135	171	east road, required city trail at east
PARCEL 19 B	8.97	Bldg A. Med Offices	25,000	75,000	3	676	482	east road, assumes partial structured parking, required O/S and required east and south city trails
		Bldg B. Med Offices	25,000	75,000	3			
PARCEL 20	5.20	Commercial	20,000	76,500	2 & 3	196	194	
PARCEL 21	12.85	Multi-Family	300-330 Units			375	455	

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 22	6.07	Commercial	24,000	79,000	1 & 3	205	316	eaat road, required Rambla
PARCEL 23	5.37	Med Offices	23,000	69,000	3	310	320	east road
PARCEL 24	4.85 Ac	Bldg A Comml/Retail	21500	28700	1 & 2	174	228	east road
		Bldg B Commercial	15,000	30,000	2			
PARCEL 25	6.20	Core-Mixed	See Core Test			See Core Test	See Core Test	required Rambla-Parklet
PARCEL 26	2.56	Hotel	95-100 Units			100	106	

Las Soleras Core

The Las Soleras Core is uniquely able to become the vibrant heart of southern Santa Fe. The Las Soleras Core is in an optimal location and size to host a variety of iconic neighborhood needs--a market, a restaurant, food-beverage outlets, neighborhood retail and commercial. Here is a conceptual look what the Core could be.



- Water harvesting along Becker and along Rail Runner Loop to capture stormwater to support a green edge of trees and native plants.
- Neighborhood Scale Market *(Size example: Kaune Market)*
- Food & Beverage *(Size example: Iconic Coffee)*
- Possible future road connection to east parcels would support an active engagement with lively Core
- Restaurant oriented toward "The Green" *(Size example: Rustica Resturant/SF Brewery)*
- The Long Zaguan would be a shady connector across the Green. An iconic feature with photovoltaic panels--conveying an embrace of art and environment.
- The Green repositions the required Master Plan parklet to be the heart of the Las Soleras Core. Where people can come to meet, eat, relax, and engage in small-scale community events such as music or recreation.
- Two-story buildings at the southern end of the Core would provide retail-commercial services spaces from which to serve the Las Soleras neighborhoods and south Santa Fe.
- The Rambla Trail system connects the Core with the surrounding residential neighborhoods, condominiums, senior living, apartments, office complexes, the regional hospital to the west. possible medical and education facilities, and a potential future rail raod station at I-25.

Las Solares Development Prototypes Data

Sept. 1, 2023

Notes: A. Test based on program and product prototypes

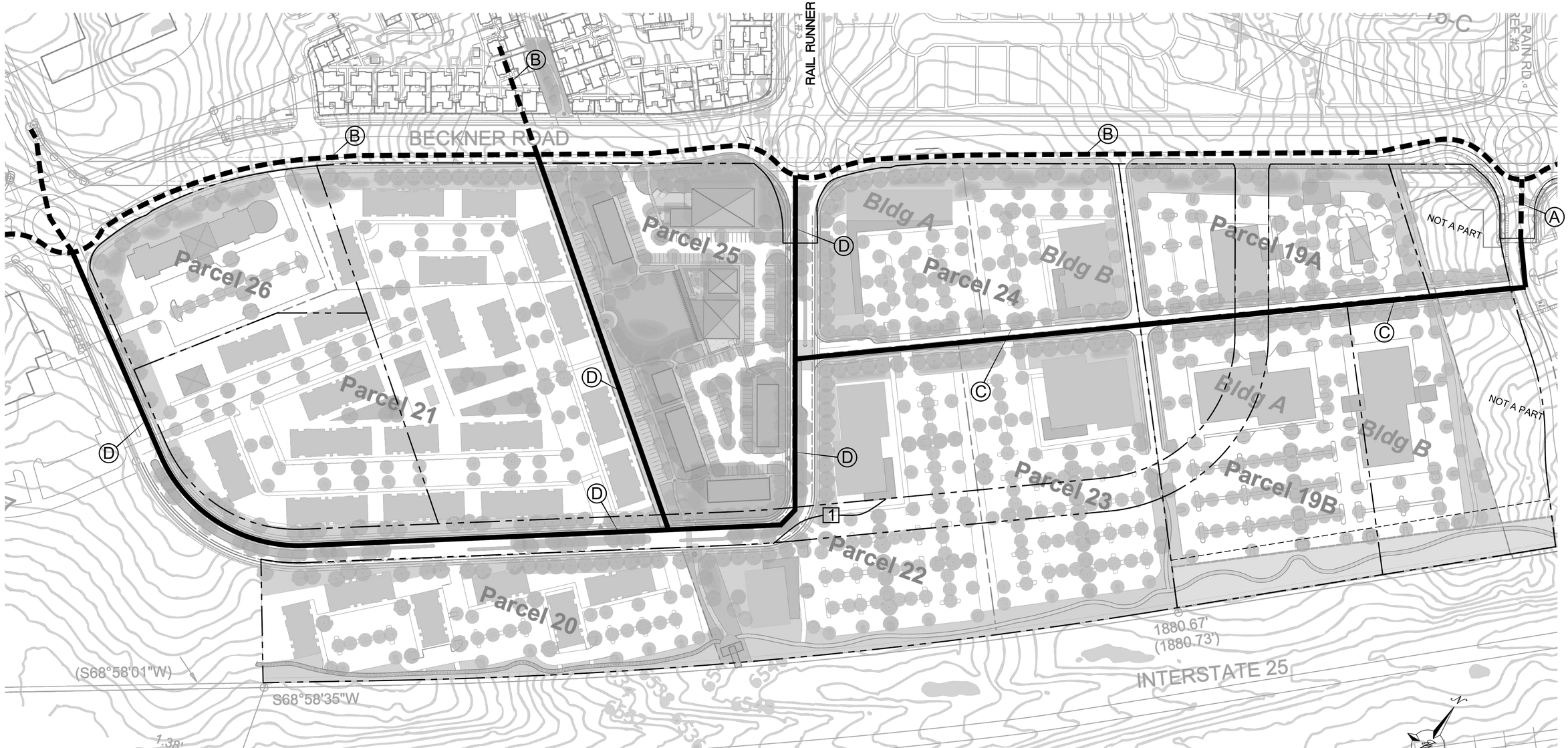
B. Applies CoSF development ordinance requirements

C. Test is for single story development.

D. Parking based on net lease (NL) of 10% reduction of gross square footage (GSF)

Opportunity: Consider asking CoSF to use a shared parking plan to increase density. Target would be for 10% shared of total provided.

Name	Plan Gross Sq. Ft.	Parking Required
Neighborhood Grocery		1 per 400 SF / NL
Market (La Montanita RG)	10400	24
Resturant		1 per 200 SF / NL
Resturant (Rustica/Ranch House)	6000	27
Food & Beverage		1 per 350 SF / NL
Space A	2025	8
Space B	3000	5
Commercial/Non-Medical Office		1 per 350 SF / NL
Commercial (Lena Street Lofts)	21900	62
Miscellaneous		
Kaune's Food Truck Area / Lot Info	6 Trucks	NA
	Total Parking Required	126
	Total Parking Per Test Plan	133
	Current Overage	7
	Remaining Capacity	2500 SF Approx



KEYED NOTES

1. EXISTING 8" WL
2. EXISTING 12" WL
3. PROPOSED 8" WL
4. PROPOSED 12" WL

NOTE

CONCEPTUAL WATER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

1 PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL WATER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET #: TF-3

JOB #: 2023079

RAIL RUNNER RD

RAIL RUNNER ROUNDABOUT

BECKNER ROAD

Parcel 26

Parcel 21

Parcel 25

Parcel 24

Bldg A

Bldg B

Parcel 19A

Parcel 23

Parcel 19B

Parcel 22

Parcel 20

NOT A PART

NOT A PART

(S68°58'01"W)

S68°58'35"W

1.38'

1880.67'
(1880.73')

INTERSTATE 25

KEYED NOTES

(A) EXISTING 10" SAN SEWER LINE

(B) PROPOSED 8" SAN SEWER LINE

(C) PROPOSED 10" SAN SEWER LINE

NOTE

CONCEPTUAL SAN SEWER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL SANITARY SEWER PLAN (EXISTING AND FUTURE)

DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET #: TF-4

JOB #: 2023079

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
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TIERRA WEST, LLC

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(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

January 3, 2024

Mr. Dan Esquibel
City of Santa Fe Water Division
200 Lincoln Avenue
Santa Fe, NM. 87501

RE: LAS SOLERAS 57 ACRE DEVELOPMENT
LAS SOLERAS PARCELS 19-26
WATER AND WASTEWATER LETTER

Dear Mr. Esquibel:

To ensure that the proposed General Plan land use classification of Community Commercial and associated proposed rezoning to a uniform C-2 district of the 57.63 acres of Las Soleras Master Plan parcels19-26 (located along the Southern edge of Beckner Rd between Las Soleras Dr and Walking Rain Rd) will not produce excessive demand on the existing water and sanitary sewer infrastructure in Beckner Rd, Tierra West LLC has prepared the following summary of existing water and sewer capacities and water and sewer flowrates for a conceptual design we are referencing as "Conceptual Test Fit A" for your review.

Sanitary sewer capacities were calculated assuming gravity flow along two of its segments – the segment from the roundabout at Las Soleras Dr to the roundabout at Rail Runner (along which the minimum slope is 0.73%), and another segment from Rail Runner to the roundabout at Walking Rain (along which the minimum slope is 1.05%). The capacity of the existing water main was calculated assuming an 11 ft/s flow velocity.

The capacity of both existing pipes was found to be sufficient to serve the property if developed per either the existing or proposed zoning, and the water and sewer flowrates for these conditions are summarized below.

For the first segment mentioned above (from Las Soleras Dr to Rail Runner), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 843 gpm with velocity 3.44 ft/s.

For the second segment mentioned above (from Rail Runner to Walking Rain), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 1,011 gpm with velocity 4.13 ft/s.

The peak sanitary sewer flowrate calculated for the development assuming development per the existing zoning was 150 gpm, For design Test Fit Concept "A" it is 191 gpm,

Water discharge was assessed for the existing 12" ductile iron main in Beckner using an assumed velocity of 11 ft/s and was calculated at 2,693 gpm.

The peak water flowrate calculated for the development assuming development per the existing zoning was 167 gpm with average irrigation flowrate 5.79 gpm, for design Test Fit Concept "A" it is 212 gpm with average irrigation flows at 5.52 gpm,

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannan P.E

JN: 2023079

RRB/eb/dd

Attachments:

Exhibit A: Conceptual Test Fit – A Site Plan
Exhibit B: Existing Zoning Water Budget
Exhibit C: Conceptual Test Fit – A Water Budget

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Existing Zoning Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19	396832	49604	MU - MID SZ RETL	* 384 GPD / 10k SF	-	3810	2.65	4.76	0.29
			IRRIGATION	0.68 AC of usable property	0.014 GPD/SF	415			
		* 118 units	MU - MULTI-FAM	** 100 GPD / person	*** 2.4 people / unit	28320	19.67	35.40	0.48
			IRRIGATION	1.14 AC of usable property	0.014 GPD/SF	695			
* Based on the density of units in Parcel 21 of Concept A				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application ** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
20	466092	116523	BIP - LT INDUSTRIAL	* 450 SF per Employee	* 44 GPD per Employee	11393	7.91	14.24	0.68
			IRRIGATION	1.61 AC of usable property	0.014 GPD/SF	982			
				* Based on a study by Metcalf & Eddy (2003). See note 3 of "Assumptions & References" at the bottom of this sheet					
21	204732	51183	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	16515	11.47	20.64	0.60
			IRRIGATION	1.41 AC of usable property	0.014 GPD / SF	860			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
22	397267	99317	C-2 - LARGE RTL	* 402 GPD / 10k SF	-	7985	5.55	9.98	0.97
			IRRIGATION	2.28 AC of usable property	0.014 GPD / SF	1390			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
23	316681	79170	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	25546	17.74	31.93	0.92
			IRRIGATION	2.18 AC of usable property	0.014 GPD / SF	1329			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24	269201	67300	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	21716	15.08	27.14	0.78
			IRRIGATION	1.85 AC of usable property	0.014 GPD / SF	1128			
*Assumed Maximum # of proposed units would be built				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
25	321037	80259	C-2 - MID SZ RETL	* 384 GPD / 10k SF	-	6164	4.28	7.70	0.62
			IRRIGATION	1.47 AC of usable property	0.014 GPD / SF	896			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
26	151589	37897	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	12228	8.49	15.29	0.44
			IRRIGATION	1.04 AC of usable property	0.014 GPD / SF	634			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
					TOTALS (GPM)		**93**	**167**	**5.79**
							AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**150**

Note:
1. All medical office and commercial buildings were assumed to be two-story buildings for comparison with the Concept A and B uses, which was factored in to the calculation of water flowrates in Gallons / Day
2. A floor area ratio of 0.25 was used to calculate all building sizes based on the existing zoning

Assumptions & References
1. Wastewater flowrates for office spaces comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
2. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
3. Industrial Park water use and number of employees determined through *Residential Water Use Research Project of the Johns Hopkins University and the Office of Technical Studies of the Architectural Standards Division of the Federal Housing Administration, 1963 and Metcalf & Eddy, Inc., 2003*

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Concept "A" Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19 A	118919	30000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	4840	3.36	6.05	0.23
			IRRIGATION	2.73 AC of usable property	0.014 GPD / SF	333			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-A	256568	75000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	12100	8.40	15.13	0.37
			IRRIGATION	5.89 AC of usable property	0.014 GPD / SF	539			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-B	140263	75000	MED OFFICES	75 SF / Employee	*11 GPD / Employee	12100	8.40	15.13	0.34
			IRRIGATION	4.73 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
20	215622	76500	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	11220	7.79	14.03	0.63
			IRRIGATION	4.95 AC of usable property	0.014 GPD / SF	906			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
21	559746	* 330 (units)	MULTI-FAMILY	100 GPD / person **	2.4 people / unit ***	79200	55.00	99.00	0.82
			IRRIGATION	12.85 AC of usable property	0.014 GPD / SF	1175			
	*Assumed Maximum # of proposed units would be built			** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
22	264409	79000	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	12745	8.85	15.93	0.64
			IRRIGATION	6.07 AC of usable property	0.014 GPD / SF	925			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
23	233917	69000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	11132	7.73	13.92	0.34
			IRRIGATION	5.37 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24 A	109771	28700	COMML/RETL	* 384 GPD / 10k SF	-	1102	0.77	1.38	0.27
			IRRIGATION	2.52 AC of usable property	0.014 GPD / SF	384			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
24 B	101495	30000	COMMERCIAL	* 384 GPD / 10k SF	-	1152	0.80	1.44	0.25
			IRRIGATION	2.33 AC of usable property	0.014 GPD / SF	355			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
25	270072	Unspecified (See Core Test)	CORE-MIXED	* 402 GPD / 10k SF	-	2714	1.88	3.39	1.05
			IRRIGATION	6.20 AC of usable property	0.014 GPD / SF	1512			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
26	111514	* 100 (units)	HOTEL	65 gallons per person per day	** 120 GPD / Unit	12000	8.33	15.00	0.27
			IRRIGATION	2.56 AC of usable property	0.014 GPD / SF	390			
	*Assumed Maximum # of proposed units would be built			* Based on Daily Water Consumption Rates for Motels (Dewberry, 2008, pg 644)					
						TOTALS (GPM)	**111**	**200**	**5.21**
							AVERAGE	**PEAK**	**AVERAGE**

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**180**

Assumptions & References

1. Parcels 21 and 26 B will have the maximum amount of units proposed per the conceptual site plan.
2. Wastewater flowrates for office and coffee shop uses comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
3. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
4. Assumed Parcels 20, 22, would be used for medical offices and Parcel 25 Would be used for retail

ORION West LLC
Development | Land Use | Planning |
Project Management
PO Box 5744, Santa Fe, NM 87502-5744

EARLY NEIGHBORHOOD MEETING NOTES

Project Name:	Las Soleras
Project Location:	4200 Beckner Road
Project Description:	Development Plan Amendment for Development Plan with Summary Plat/Lot Split for proposed 141-unit Apartment Complex
Applicant:	
Agent:	Orion West LLC
ENN Meeting Date:	14 November 2023
ENN Location:	Via Zoom
Application Type:	General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.
Land Use Planner:	Dan Esquibel
Attendance:	**City of Santa Fe:** Dan Esquibel **Developer Team:** Brian Nenninger (Agent), Maureen Mestas (Agent), Scott Herbert, Dave Delgado, Karl Sommer, Esq. **Neighborhood/Public:** 1 attendee. An unidentified neighbor who was on a non-video tile but did not identify him/herself or speak.

Notes/Comments:

14 November 2023/ 5:30 – 6:12pm Meeting

The meeting started at approximately 5:39pm. Roll call and introduction of those attending was held. Dan Esquivel indicated that he would like to wait an additional few minutes to allow others to log in. After a brief wait, the meeting continued without any additional attendees.

Brian Nenninger then introduced the Developer Team.

Brian Nenninger informed the group that this ENN is for the purposes of noticing a General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5 of all parcels in the Las Soleras Master Plan; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.

Highlights Brian shared during the presentation included:

The property is located within the 545 acre Las Soleras Master Plan Subdivision that was first created via an annexation ordinance in 2009. Since 2009 the Master Plan has been amended multiple times – the most recent being October 2019.

- Eight (8) existing legal parcels that together comprise 57.63-acres.
- Existing Zoning:

C-2: Two parcels
C-1: Four parcels
MU: One parcel
BIP: One parcel

- Master Plan Items that need to be "Cleaned Up."

Rail Runner Loop Road realignment to meet Rail Runner Road
Lot Line adjustments and resizing of parcels to better accommodate Commercial Users
Rambla open space design including location of "parklet."

The Applications that are being shared in the ENN are:

- General Plan Amendment Application
- Master Plan Amendment Application

Address Realignment of Rail Runner Loop Road
Propose modification to Rambla width.
Propose flexibility of "parklet" location along the Rambla
Discussion of Master Plat/Parcel Realignment

- Rezoning Application

Propose C-2 Zoning for eight parcels.

- Planned Unit Development (PUD) Application under consideration/discussion.

with City of Santa Fe

Brian wanted to take particular note that this is not an application for Development Plan Per the Santa Fe City Code. Qualified development/building construction will require separate Development Plan Applications, ENNs and Planning Commission Hearings.

He further stated that the proposed rezoning, along with the General Plan and Master Plan amendments lay the groundwork for better development needed to meet local market demands.

Those possible mix of uses for local market demand are:

- Neighborhood Commercial Retail, such as, Restaurants, Bakeries, Pubs, Coffee Shops, Marketplace/Grocery Coop, Copy/Printing, Dry Cleaning, Pharmacy
- Office (including Medical Office)
- Medical Education
- Multifamily Residential
- Hotel

Las Soleras Junction has transit-oriented improvements, specifically:

- Completion of Las Soleras bridge (triggered by 20 acres and 300,000 sf of development of parcels 19-26.)
- Further build out of Las Soleras trails system including the Rambla and "Parklet"
- Additional Bus stop/access on Rail Runner Loop Road
- Place holder for future Rail Runner Stop

Las Soleras Junction is a work in progress. Conceptual test fits to understand options for flow of pedestrians and vehicles within the site. Engineering and Design of Las Soleras Bridge to complete Las Soleras Drive from Cerrillos to Beckner. Utility and Traffic Study activity will be required. Design Guidelines are being developed to provide a cohesive, responsible, and pleasing experience for those who use and access the site. Guidelines will stay within the Santa Fe City Code and address, Architecture Concepts, Landscape Design, Lighting, Trails, Sidewalk and Roadway Connectivity to and within the site.

Brian then summarized the intention of the applications for this ENN, those key points being:

- Clean up issues in the Master Plan created from past developments/amendments. including the realignment of Rail Runner Loop Road with the relocated Rail Runner Road.
- Lay the groundwork for more effective use of parcels 19-26 through consistent zoning to allow for administrative lot line adjustments.
- Provide greater flexibility in providing neighborhood retail services including Food and Beverage. Uses brought to the site will be driven by the local and area market.
- Facilitate the completion of Las Soleras Drive and Bridge connecting Cerrillos to Beckner.

Brian opened the ENN for questions from the City Staff and neighbors. No one in attendance who was believed to be a neighbor asked to speak. No neighbor or other interested party was on the CHAT feature to ask questions.

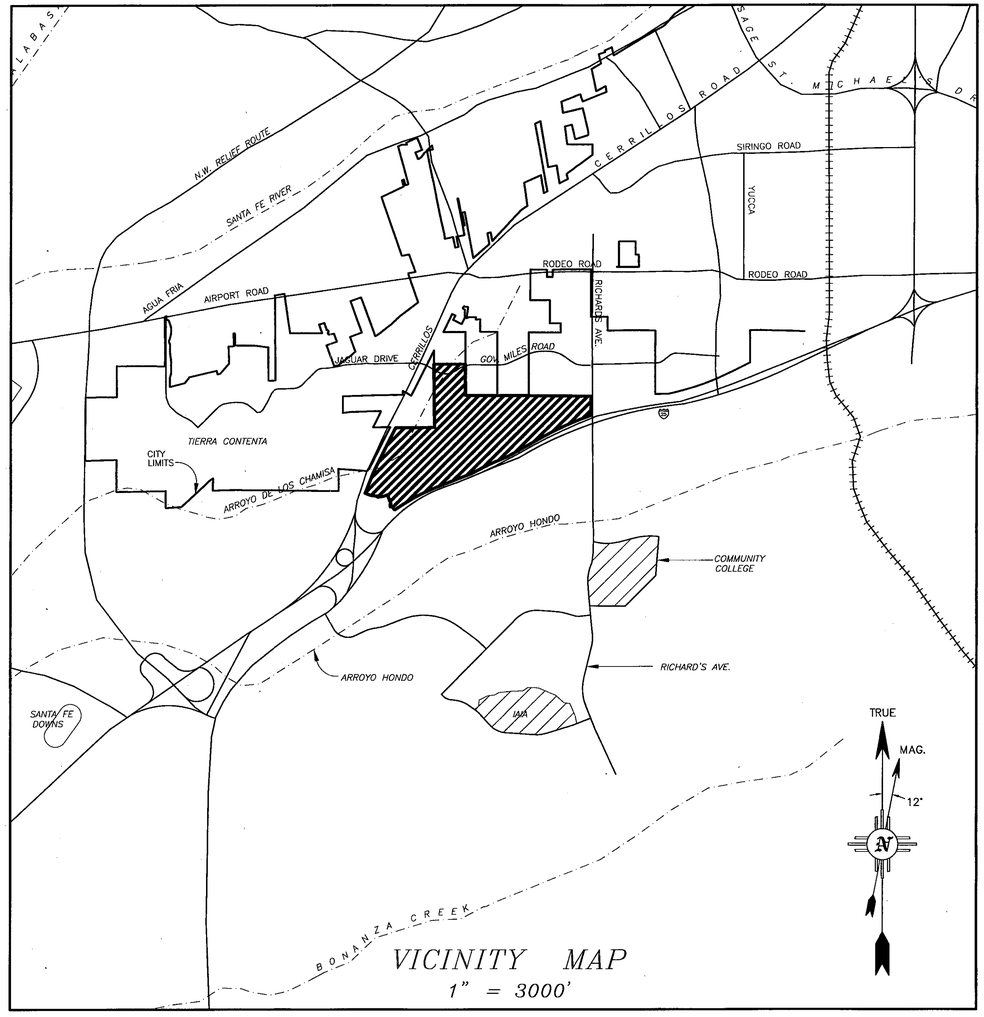
There was a brief discussion between Dan Esquivel and Brian Nenninger about the status of the applications after the meeting. The meeting was then adjourned by Dan Esquivel.

**********END**********

LAS SOLERAS

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS

714014



VICINITY MAP
1" = 3000'

TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.

OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS COMMUNITY DESIGN, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS OESTE LTD. CO.
GORDON L. SKARSGARD, MANAGING MEMBER
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ALBUQUERQUE, NM 87113
(505) 262-2323

PRESBYTERIAN HEALTHCARE SERVICES,
A NEW MEXICO NONPROFIT CORPORATION
DIANE FISHER, SECRETARY
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(505) 841-1234

LAS SOLERAS DEL SUR, LLC
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8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

GERONIMO EQUITIES, LLC
FRED GARDNER, MANAGING MEMBER
9400 SAN RAFAEL, NE
ALBUQUERQUE, NM 87109
(505) 271-1944

MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
ALBUQUERQUE, NM 87158
(505) 241-4442

CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
SANTA FE, NM 87501
(505) 995-1200

CONSULTANTS:

JAMES W. SIEBERT & ASSOCIATES, INC.
915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

COMMUNITY DESIGN & ARCHITECTURE
350 FRANK OGAVE PLAZA, FIFTH FLOOR
OAKLAND, CA 94612
(510) 839-4568

TERRY BROWN
P.O. BOX 92051
ALBURQUERQUE, NM 87199
(505) 883-8807

DAWSON SURVEYS INC.
2501 CAMINO ENTRADA
SANTA FE, NM 87501
(505) 471-6660

SOMMER, KARNES & ASSOCIATES, P.A.
2000 W. MARCY ST. #142
SANTA FE, NM 87501
(505) 989-3800

INDEX TO SHEETS

LIST OF SHEETS	SHEET NUMBER
PLANNING	
COVER SHEET	P-1
TOPOGRAPHY & NATURAL DRAINAGE	P-2
EXISTING CONDITIONS MAP	P-3
VICINITY LAND USE MAP	P-4
ANNEXATION MASTER PLAN	P-5
CONDITIONS OF APPROVAL	P-6
2008 GENERAL PLAN AMENDMENT MAP	P-7
DEDICATED ROADS	P-8
WATER PLAN - EXISTING & FUTURE	P-9
SEWER PLAN - EXISTING & FUTURE	P-10
OPEN SPACE PLAN & PARK	P-11
TRAILS PLAN	P-12
TRAFFIC CIRCULATION PLAN	P-13
INFRASTRUCTURE PHASING PLAN	P-14
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LOT LINE ADJUSTMENT PLAT	S-1~S-3
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CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF DECEMBER 18, 2008. AS CASE #'s M2008-27, M-2008-28, SD 2008-15 & ZA 2008-11.

CHAIRPERSON — 2-22-10 DATE

PLANNING COMMISSION SECRETARY — 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009. AS ORDINANCE NO. 2009-6

MAYOR — 2/22/10 DATE

ATTEST BY CITY CLERK — 2-24-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, A.D. 1891 NEW MEXICO

CITY REVIEW

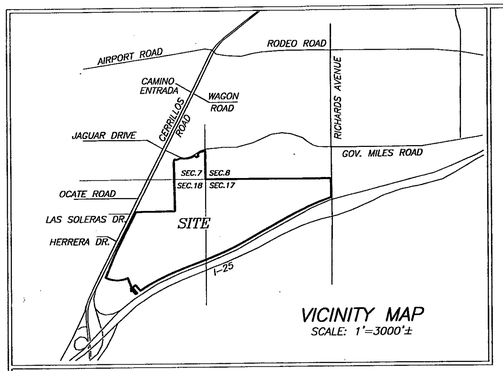
CITY ENGINEER — 02/22/10 DATE

CITY PLANNER — 2.22.10 DATE

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010
		DRAWN BY: PST/HP	CHECKED BY: JWS
	COVER SHEET	REVISED: 1/18/10	–
		WORKED ON: 1/18/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXCOV-12
		NORTH:	SHEET: P-1

X:\2010\20026\10\01-10\ANXMSPLN-N-0.1026-ANXCOV-12.DWG



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

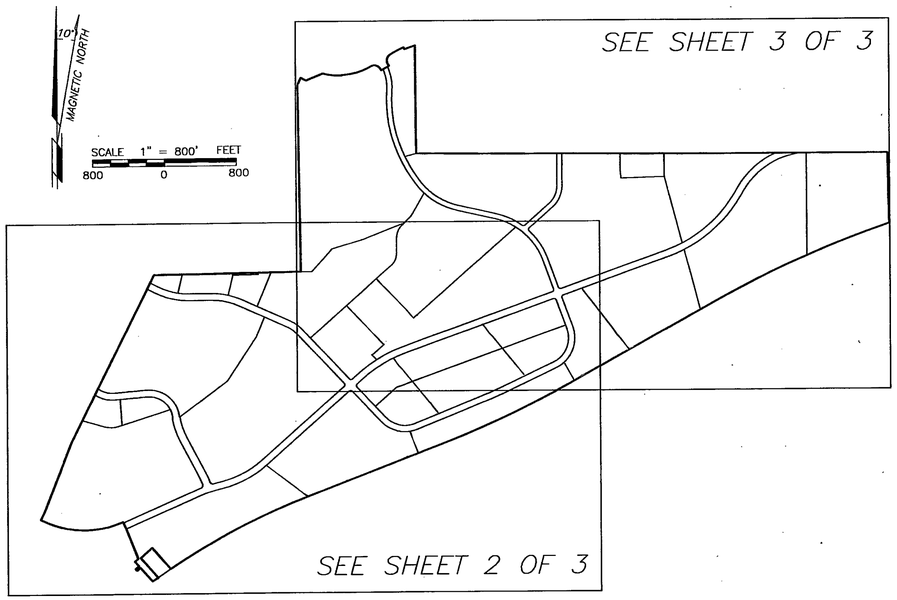
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC.
(AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

Michael Anaya 10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

Valerie Espinoza 10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-11-09 DATE
AS ORDINANCE # 2009–6

David Coss 2-22-10
MAYOR: DAVID COSS DATE

Yolanda Y. Vigil 2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 DATE AS CASE # SD–2008–15
M–2008–27
M–2008–28
ZA–2008–11

2-4-10
CHAIR DATE

Angela S. Rodriguez 2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 159245
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

UTILITIES

9-23-09
QWEST COMMUNICATIONS, INC. (TELEPHONE) DATE

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

Susie Rogers Sr. ROW Agent 09/04/2009
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) DATE

9-23-2009
NEW MEXICO GAS COMPANY DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S–1

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET (200 0 200)

N/F VOLA VALE HORST FAMILY TRUST 1700/766

N/F CLOVERDALE, LLC 1641/397–400

N/F RUTLEDGE 990/222

TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910

CERRILLOS ROAD – US 85 – N.M.P. I-025-5(3) (WIDTH VARIES)

LAS SOLERAS DRIVE 76' R/W

BECKNER ROAD 76' R/W

BECKNER ROAD 92' R/W

RAIL RUNNER ROAD 70' R/W

CROSSING AT CHAMISO 66' R/W

1 35.68 Ac.± 5407 BECKNER ROAD

2 2.60 Ac.± 5500 CROSSING AT CHAMISO

3 2.60 Ac.± 5508 CROSSING AT CHAMISO

4 34.81 Ac.± 5300 LAS SOLERAS DRIVE

5 1.20 Ac.± 5301 LAS SOLERAS DR.

6 3.00 Ac.± 5251 LAS SOLERAS DRIVE

7 2.63 Ac.± 5221 LAS SOLERAS DRIVE

8 39.03 Ac.± 4981 BECKNER ROAD

9 43.69 Ac.± 4780 RAIL RUNNER ROAD

10 8.08 Ac.± 5011 LAS SOLERAS DRIVE

11 28.32 Ac.± 4850 RAIL RUNNER ROAD

19 9.17 Ac.± 5001 RAIL RUNNER ROAD

20 10.70 Ac.± 5151 RAIL RUNNER ROAD

21 4.70 Ac.± 5190 RAIL RUNNER ROAD

22 10.21 Ac.± 5150 RAIL RUNNER ROAD

23 5.09 Ac.± 5002 RAIL RUNNER ROAD

24 5.97 Ac.± 4354 BECKNER ROAD

25 8.01 Ac.± 4552 BECKNER ROAD

26 3.78 Ac.± 4756 RAIL RUNNER ROAD

27 22.67 Ac.± 4980 BECKNER ROAD

28 21.77 Ac.± 5152 BECKNER ROAD

29 1.18 Ac.± 5400 BECKNER ROAD

LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428

LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824

LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039

LOT 2B N/F THE TANAGER CO. 1754/595

BRYANT PROPERTY

FORMERLY "CHAMISO CROSSING" 659/146 690/29

FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.

WESTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (DERIVED FROM PENDING LOMA)

EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08)

CLOMR FLOOD BOUNDARIES CASE# 08-06-2258R

10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED

10' UNDERGROUND UTILITY EASEMENT

20' WATERLINE EASEMENT 1179/363-368

10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT

100'x100' EFFLUENT TANK EASEMENT GRANTED BY THIS INSTRUMENT

20' SEWERLINE EASEMENT 2177/228-232 (100' ON 560/031)

DOUBLE HATCH DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

OLD LOT LINES (TYPICAL)

NEW LOT LINES (TYPICAL)

20' WATERLINE EASEMENT 1177/471-473

20' WATERLINE EASEMENT 1177/468-470

50' P.N.M. EASEMENT 156/049 (WITHIN SEC. 17)

17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT

C/L 90' ACCESS AND UTILITY RAMBLA EASEMENT

182' WIDE ACCESS & UTIL. RAMBLA EASEMENT

10' UNDERGROUND UTILITY EASEMENT

20' SANITARY SEWER EASEMENT 449/015

10' P.N.M. & US WEST EASEMENT 1919/907

QWEST UTILITY EASEMENT INSTR.#1519188

7.5' SIDEWALK EASEMENT 248/028

10' P.N.M. EASEMENT 1209/709

SEPARATE 24' ACCESS EASEMENTS, FOR BENEFIT OF P.N.M., AND C.P. BRYANT 1209/705 934/123-131

24' ACCESS & UTILITY EASEMENT FOR BENEFIT OF CHARLES P. BRYANT PROPERTY 934/123-131

N.M.P. I-025-5(36)272 I-25 INTERSTATE (WIDTH VARIES)

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.08'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008-15 FILE# 8348 DATE: 8/26/09

S-2

GOVERNOR MILES ROAD

714020

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

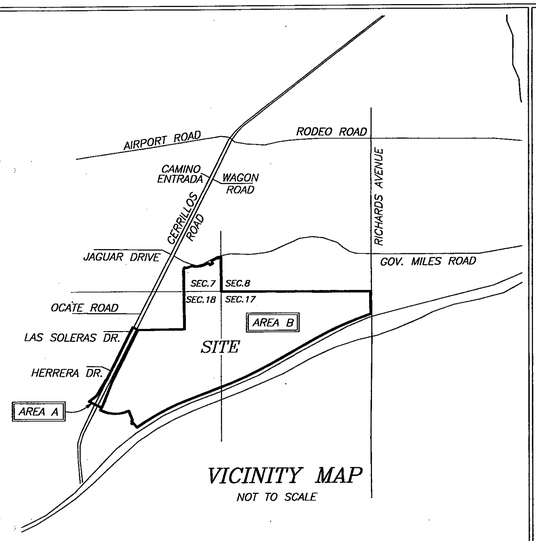
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-3



VICINITY MAP
NOT TO SCALE

SURVEYORS CERTIFICATE
I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS#7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:
BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- ∘ DENOTES CALCULATED POINT, NOT SET
- ——— DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE
THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS
ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES
1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ——, PAGE ——. INST NO. 1892456
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:22 o'clock PM, and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

SANTA FE COUNTY CLERK

ANNEXATION DESCRIPTION AREA "A"
ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.88 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 337.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S30°04'14"W, 99.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"
ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"W, 92.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 49.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'49"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°55'29"W, 792.93 FEET;
THENCE N89°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N00°25'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N23°59'52"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'59"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'59"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°05'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S68°01'32"W, 204.06 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA		
TOTAL AREA	561.65	ACRES
ANNEXATION AREA A	16.35	ACRES
**ANNEXATION AREA B	545.30	ACRES
ANNEXATION A PERIMETER	6785	FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS	2101	FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS	31%	
ANNEXATION B PERIMETER	26726	FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS	4517	FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS	17%	
TOTAL ANNEXATION PERIMETER	27482	FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS	6618	FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS	24%	

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON. ROADS DEDICATED BY COUNTY RESOLUTION 2007-98 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/16/2013 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24 DAY OF September, 2009

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC-STATE OF NEW MEXICO My Commission Expires: 5/23/2011

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK. 23 DAY OF September, 2009

Shirley Rodnig April 25, 2011
NOTARY PUBLIC MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12th DAY OF November, 2009

OFFICIAL SEAL LINDA J. VANAUKER Notary Public State of New Mexico My Commission Expires: 2-12-11

Linda J. VanAuker 2/12/2011
NOTARY PUBLIC MY COMMISSION EXPIRES

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009

Michelle Vonne Bellegy 2-25-2012
NOTARY PUBLIC MY COMMISSION EXPIRES

714015

BOARD OF COUNTY COMMISSIONERS
MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE

ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE
CITY PLANNER — 02.10.10 DATE

CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE ORGANIZED JULY 13, 1610 SEAL NEW MEXICO

CITY OF SANTA FE APPROVAL
APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — 2-22-10 DATE

ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF: 12/18/2008 DATE
AS CASE # SD-2008-15
M-2008-27
M-2008-28
ZA-2008-11

CHAIR — 2-4-10 DATE

SECRETARY — 3/9/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT
PREPARED FOR
LAS SOLERAS
WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

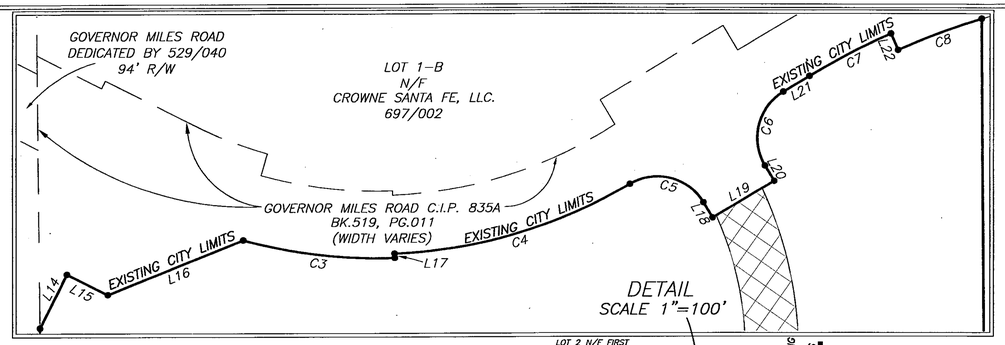
SHEET 1 OF 3

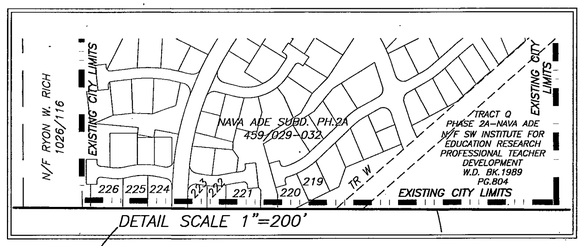
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

CASE #M 2008-28 FILE# 8343 DATE: 8/26/09

S-4

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'





714016

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

POB AND TIE POINT
NMC83
1681259.25N
1706314.91E

ANNEXATION AREA "A" 16.35 Ac.±

ANNEXATION AREA "B" 545.30 Ac.±

SEE SHEET 3 OF 3 FOR NEW ROAD DEDICATION ALIGNMENT

ALL HATCHED ROAD AREAS INDICATE PORTIONS OF ROADWAYS BEING VACATED BY THIS PLAT. (SEE DEDICATION, CONSENT AND AFFIDAVIT ON SHEET 1)

NMC83
168582.82N
1714506.16E

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

SHEET 2 OF 3
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-5

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°42'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'26"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ⊕ DENOTES REBAR, OR AS SHOWN, FOUND
- ● DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • DENOTES CALCULATED POINT, NOT SET
- DENOTES EXISTING LOT LINES
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

714017

SCALE 1"=300'
300 0 300

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002 EXISTING CITY LIMITS
GOV. MILES RD.
C/L TIE N59°03'01"E 100.00'
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F SHANNON 249/976
N/F RYON W. RICH 1026/116
SANTA FE COUNTY EXISTING CITY LIMITS
TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
NAVA ADE SUBD PH.2A 459/029–032
EXISTING CITY LIMITS
LOT 3 N/F BUILDING SERVICES OF SANTA FE 560/040
RICHARDS AVE.
S89°53'02"E C/L TIE 1138.03'
269.12' S89°42'01"E C/L TIE
N00°07'07"E 398.51'
LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1319415
EXISTING CITY LIMITS SANTA FE COUNTY
N/F KOBURI 2298/179
LOTS 1 & 2 N/F CANVASBACK CO. 1347/058
LOTS 1,2,3 N/F WORCESTER/CATE INSTR.#1452304
CERRILLOS ROAD
N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397–400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
DANCING GROUND ROAD 56' R/W
S77°19'58"E 426.56'
N48°27'26"E 416.20'
RAIL RUNNER ROAD 57' R/W
25'RADIUS (TYPICAL THIS INTERSECTION)
S19°55'24"E 409.30'
76' R/W BECKNER ROAD
S70°04'36"W
1312.12'
BEARINGS AND DISTANCES ARE FOR ROAD CENTERLINES (TYPICAL)
C/L TIE N26°33'49"E 136.50'
LAS SOLERAS DRIVE 76' R/W
S65°42'17"E 802.08'
S43°25'33"E
25'RADIUS (TYPICAL THIS INTERSECTION)
834.06'
BECKNER ROAD 76' R/W
1821.56'
S48°27'26"W
S43°25'33"E 333.22'
888.62'
N67°41'41"E
664.37'
N64°35'21"E
RAIL RUNNER ROAD 70' R/W
475.83' N26°32'59"E C/L TIE
L40 S85°30'44"W 368.21'
76'R/W 86'R/W CROSSING AT CHAMISO R/W VARIES
S27°52'42"E 466.27'
35' RADIUS (TYPICAL THIS INTERSECTION)
1291.49'
BECKNER ROAD 76' R/W
S66°13'00"W
PORTION OF BECKNER ROAD ALREADY DEDICATED WITH SANTA FE COUNTY RESOLUTION #2006–199
92'R/W BECKNER ROAD
76' R/W BECKNER ROAD
TRADITIONAL C/L (NOT FOR CONSTRUCTION)
917.09
C/L TIE N26°35'03"E 46.00'
C/L TIE S22°13'53"E 38.01'
C/L TIE S00°05'15"E 46.01'
LOT 2A–1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A–2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 1B PNM
EXISTING CITY LIMITS
N.M.P. I–025–5(36)272 I–25 WIDTH VARIES
OPEN SPACE TRACT A
LA PRADERA SUBDIVISION 612/024
OPEN SPACE TRACT C
TRACT A N/F LOUISE BURTRAM 704/724
TRACT D 165/35
TRACT C 165/35
TRACT B 165/35
TRACT A
N/F JANE AND GENE PETCHESKY
LOT 1 N/F GILLENTINE
LOT 6
LOT 2 CHURCHILL ESTATES SUBD

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

NOTE:
ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT–OF–WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBDIVISION PLAT APPROVAL.

ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE–ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS EVIDENCED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008–28

S-6

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE

REFER TO "LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC." SHEETS 1, 2, AND 3 OF 3, BY GARY E. DAWSON, DATED 8/26/09, FOR OTHER EASEMENTS WITHIN THIS PROPERTY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON — NEW MEXICO — 7014 — REGISTERED PROFESSIONAL SURVEYOR

ZONING LEGEND

C-2	– GENERAL COMMERCIAL
SC-2	– COMMUNITY COMMERCIAL
C-1	– OFFICE
BIP	– BUSINESS INDUSTRIAL PARK
HZ	– HOSPITAL ZONE–LAS SOLERAS
MU	– MIXED USE
RM-1	– RESIDENTIAL HIGH DENSITY
RM-LD	– RESIDENTIAL MEDIUM DENSITY
R-6	– RESIDENTIAL LOW DENSITY

GOVERNOR MILES ROAD

714021

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

GOVERNOR MILES ROAD 519/011

PARCELS A & B N/F TRUJILLO 319/972

N/F PAUL & NANCY LEWIS 1009/780

N/F DALLAS KELLY SHANNON 791/742

N/F SHANNON 249/976

N/F RYON W. RICH 1026/116

NAVA ADE SUBD PH.2A 459/029–032

DANCING GROUND ROAD

TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

N/F FIRST NATIONAL BANK OF SANTA FE LOT 1 INSTR.#1314415

N/F KOBIR 2288/179

N/F CANNEBACK CO. LOTS 1 & 2 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F RUTLEDGE 980/222

PAN AM ROAD N/F

R-6 (13) 6.80 Ac.± 4601 RAIL RUNNER ROAD

RM–LD (12) 50.09 Ac.± 4600 RAIL RUNNER ROAD

R-6 (14) 22.16 Ac.± 4781 RAIL RUNNER ROAD

RM–LD (15) 52.57 Ac.± 4251 BECKNER ROAD

R-1 (16) 3.02 Ac.± 4161 WALKING RAIN

RM-1 (9) 43.69 Ac.± 4780 RAIL RUNNER ROAD

MU (11) 28.32 Ac.± 4850 RAIL RUNNER ROAD

C-1 (10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE

C-2 (25) 8.01 Ac.± 4552 BECKNER ROAD

C-1 (24) 5.97 Ac.± 4354 BECKNER ROAD

C-1 (23) 5.09 Ac.± 5002 RAIL RUNNER ROAD

MU (19) 9.17 Ac.± 5001 RAIL RUNNER ROAD

C-1 (26) 3.78 Ac.± 4756 RAIL RUNNER ROAD

C-2 (22) 10.21 Ac.± 5150 RAIL RUNNER ROAD

BIP (20) 10.70 Ac.± 5151 RAIL RUNNER ROAD

C-1 (21)

C-2 (17) 20.21 Ac.± 3750 BECKNER ROAD

C-2 (18) 48.99 Ac.± 4000 BECKNER ROAD

RAIL RUNNER ROAD 57' R/W

BECKNER ROAD 76' R/W

DANCING GROUND ROAD 56' R/W

RAIL RUNNER ROAD 70' R/W

BECKNER ROAD 76' R/W

RICHARDS AVE. 113'R/W

106' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21–22

50' P.N.M. EASEMENT

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

180' RAMBLA EASEMENT

90' RAMBLA EASEMENT

185' RAMBLA EASEMENT

N.M.P. I–025–5(36)272 I–25 INTERSTATE (WIDTH VARIES)

TIE POINT NMC83 1681790.32N 1714518.95E

SCALE 1" = 200 FEET (200 0 200)

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC. WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

SHEET 1 OF 2

DAWSON SURVEYS INC. PROFESSIONAL LAND SURVEYORS 2502 B CAMINO ENTRADA SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S-9

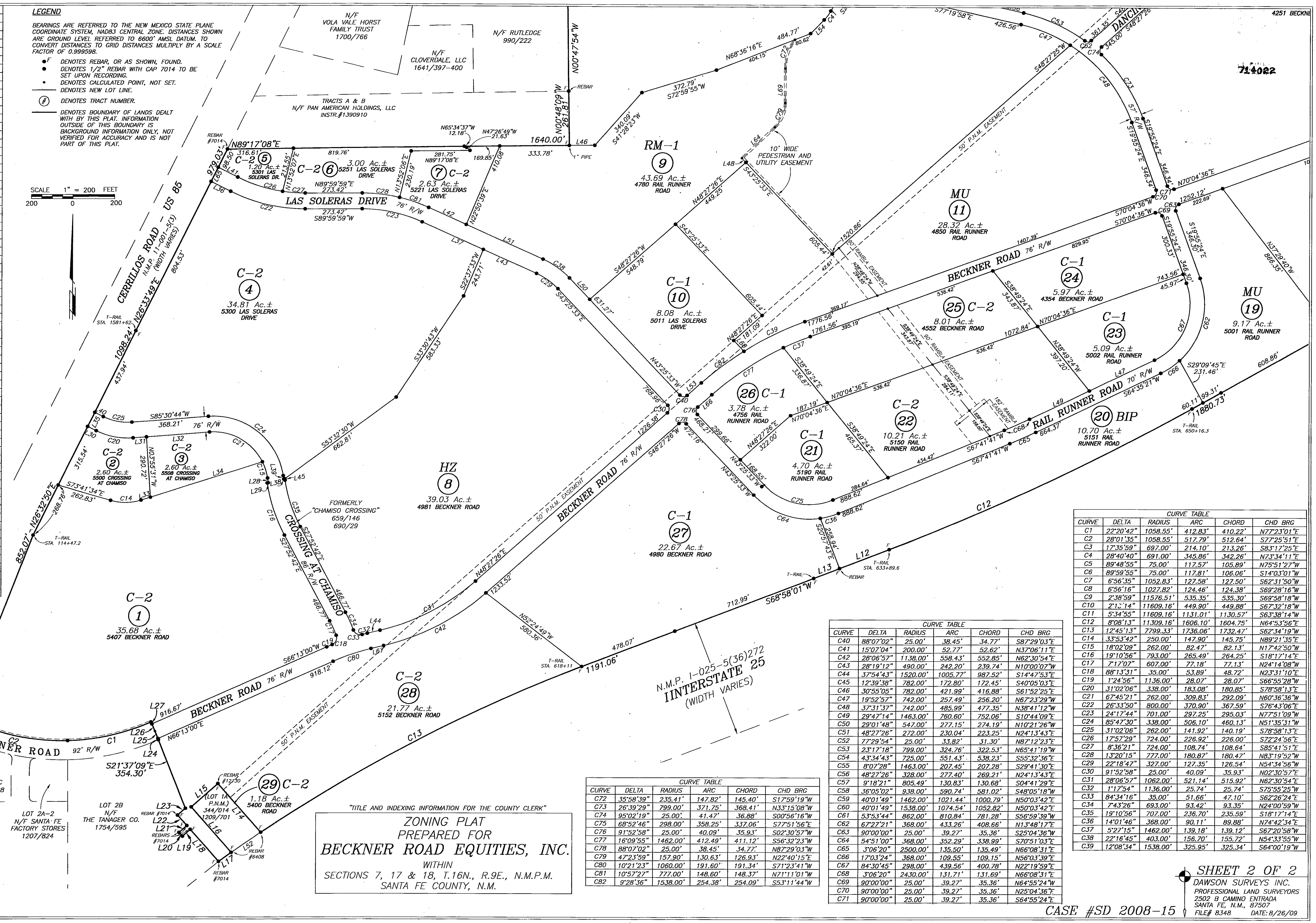
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- —— DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- —— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

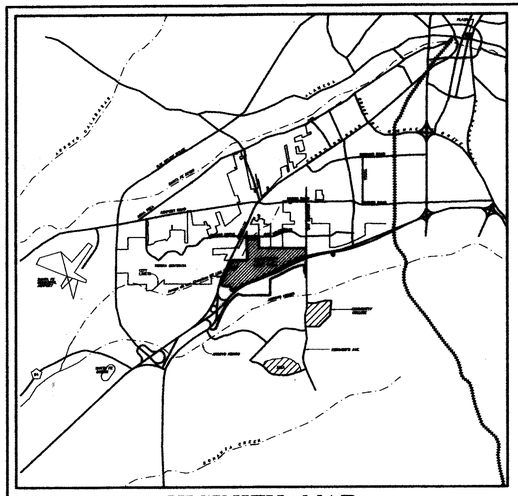
SHEET 2 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-10



VICINITY MAP
1"=8000'

TRUE
MAG.
12°
N
NORTH
SCALE: 1"=400'
400' 200' 0' 400' 800'

STATE POLICE
AUTO PARK
HIGHWAY DEPARTMENT
APPROVED COMMERCIAL
NOT A PART
JAGUAR DRIVE
CERRILLOS ROAD
GOVERNOR MILES ROAD
DAWSON GROUND RD.
NAVA AVE
RICHARDS AVE
714023
OCATE ROAD
WAL-MART
LAS SOLERAS DRIVE
RAIL RUNNER ROAD
BECKNER ROAD
DRAGON ROAD
WARNER CROSSING
CROSSING AT CHAMISO
SLEEP INN HOTEL
VACANT
SANTA FE STORES
AMERICAN FURNITURE CURRENTLY VACANT
DINOSAUR TRAIL
INTERSTATE 25 SOUTHBOUND
INTERSTATE 25 NORTHBOUND
NM RAIL RUNNER EXPRESS STATION APPROVED BY MPO MEETING OF DECEMBER 11, 2008
POTENTIAL FUTURE ACCESS & POSSIBLE PEDESTRIAN AND/OR VEHICULAR UNDERPASS OR OVERPASS TO BE DETERMINED BY NMDOT PER CONDITION #31 ON SHEET P-6 ONE LOCATION TO BE SELECTED

1 C-2 REGIONAL COMMERCIAL 35.68 AC± (INCLUDES O.S.) 5407 BECKNER RD.
2 C-2 REGIONAL COMMERCIAL 2.00 AC± (INCL. OS) 5500 CROSSING AT CHAMISO
3 C-3 REGIONAL COMMERCIAL 2.00 AC± 5508 CROSSING AT CHAMISO
4 C-2 REGIONAL COMMERCIAL 34.81 AC± (INCLUDES O.S.) 5300 LAS SOLERAS DR
5 C-2 REGIONAL COMMERCIAL 1.20 AC± (INCLUDES O.S.) 5301 LAS SOLERAS DR
6 C-2 REGIONAL COMMERCIAL 3.00 AC± 5281 LAS SOLERAS DR
7 C-2 COMMERCIAL 2.83 AC± (INCLUDES O.S.) 5221 LAS SOLERAS DR
8 HZ HOSPITAL & MEDICAL USES INSTITUTIONAL 39.03 AC± (INCLUDES O.S.) 4981 BECKNER RD.
9 RM-1 RESIDENTIAL HIGH DENSITY 43.69 AC± (INC. OS) 4780 RAIL RUNNER RD.
10 C-1 OFFICE 8.08 AC± (INC. OS) 5051 LAS SOLERAS DR.
11 MU MIXED USE 28.32 AC± (INC. OS) 4850 RAIL RUNNER RD.
12 RM-LD RESIDENTIAL MEDIUM DENSITY 50.09 AC± (INC. OS & PARK) 4600 RAIL RUNNER RD.
13 R-6 RESIDENTIAL LOW DENSITY 6.80 AC± 4601 RAIL RUNNER RD.
14 R-6 RESIDENTIAL LOW DENSITY/ INSTITUTIONAL 22.16 AC± (INCLUDES OS) 4781 RAIL RUNNER RD.
15 RM-LD RESIDENTIAL MEDIUM DENSITY 52.57 AC± (INCLUDES O.S) 4251 BECKNER RD.
16 R-1 MONTE DEL SOL CHARTER SCHOOL 3.02 Ac.± 4161 WALKING RAIN
17 SC-2 COMMUNITY COMMERCIAL 20.21 AC± (INCLUDES O.S.) 3750 BECKNER RD.
18 C-2 COMMUNITY COMMERCIAL (BUSINESS PARK) 48.99 AC± (INCLUDES O.S.) 4000 BECKNER RD.
19 MU MIXED USE 9.17 AC± (INC. OS) 5061 RAIL RUNNER RD.
20 BIP 10.70 AC±
21 C-1 OFFICE 4.70 AC± 5190 RAIL RUNNER RD.
22 C-2 COMMUNITY COMMERCIAL 10.21 AC± (INC. OS) 5150 RAIL RUNNER RD.
23 C-1 OFFICE 5.09 AC± 5002 RAIL RUNNER RD.
24 C-1 OFFICE 5.97 AC± (INC. OS) 4354 BECKNER RD.
25 ACCESS/ RAMBLA EASE. 0.71 AC±
26 C-1 OFFICE 3.78 AC± (INC. OS) 4756 BECKNER RD.
27 C-1 OFFICE 22.67 AC± (INCLUDES O.S.) 4980 BECKNER RD.
28 C-2 COMMUNITY COMMERCIAL 21.77 AC± (INCLUDES O.S.) 5152 BECKNER RD.
29 PNM ELECTRIC SUBSTATION C-2 1.16 Ac.± 5480 BECKNER RD.

OPEN SPACE .68 AC±
FLOOD PLAIN PER 2008 FEMA MAPS
OPEN SPACE 3.59 AC±
17' PUBLIC UTILITY & ROAD EASEMENT
57' R.O.W.
20' SAN SEWER LINE EASEMENT PLAT 362/006 DOC 2076/782
OPEN SPACE 4.13 AC±
50' EFFLUENT LINE EASEMENT
OPEN SPACE 5.72 AC±
POTENTIAL ROAD ALIGNMENT
ROAD ALIGNMENT TO BE DETERMINED AT DEVELOPMENT PLAN PER CONDITION #30 ON SHEET P-6
OPEN SPACE 0.34 AC
OPEN SPACE 1.07 AC
OPEN SPACE 0.88 AC
10' PEDESTRIAN TRAIL & PARK MAINTENANCE PATH & EMERGENCY ACCESS
10' PED EASE
10' EFFLUENT LINE EASEMENT
20' SEWERLINE EASEMENT
50' ELECTRIC TRANSMISSION LINE
1% CHANCE FLOOD PLAIN DERIVED FROM PENDING LOMA
CLOMR FEMA CASE# 08-06-2258R
50' MRGCD EASEMENT / DRAIN
90' ACCESS/ RAMBLA EASE.
RAMBLA & PLAZA EASE 1.25 AC±
OPEN SPACE 0.73 AC
OPEN SPACE 0.17 AC
SETBACK
OS 0.06 AC
OS 0.71 AC
OS 0.18 AC
OS 0.61 AC
OS 0.91 AC
OS 1.22 AC
OS 3.99 AC
OS 0.60 AC
OS 0.95 AC
OS 0.57 AC±
OS 1.12 AC
OS 0.10 AC
OS 0.20 AC
OS 0.35 AC
OS 0.45 AC
OS 0.80 AC
OS 0.10 AC
OS 0.34 AC
OS 0.26 AC
OS 0.10 AC
OS 0.10 AC
OS 0.10

SPECIAL WARRANTY DEED

Las Soleras Center, LLC, a New Mexico limited liability company (collectively, "**Grantor**"), for consideration paid, grants and conveys to ***Beckner Road Partners, LLC***, a New Mexico limited liability company ("**Grantee**"), whose address is 150 Washington Avenue, Suite 201, Santa Fe, New Mexico 87501, the real property located in Santa Fe County, New Mexico legally described as follows:

> Tract 19, Tract 24, Tract 25 and Tract 26 of Las Soleras, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-19 and 24-27...lying within Section 17 & 18 T16N, R9E, NMPM City: Santa Fe County: Santa Fe State: New Mexico", recorded October 31, 2016 in Plat Book 809, Pages 003-004, # 1808503, records of Santa Fe County, New Mexico.
>
> Tract 20 of Las Soleras, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts Township 16N, Range 9E, Sections...17 & 18", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.
>
> Lot 21, Lot 22 and Lot 23 of Las Soleras, as shown and delineated on plat of survey entitled "ALTA/ACSM Boundary Survey prepared for Paseo Nuevo, Ltd. Co. of Lots 21, 22, and 23 Las Soleras lying within Sections 17 and 18, T.16N., R.9E., N.M.P.M. Santa Fe County, N.M.", recorded February 14, 2012 in Plat Book 742, Page 018, # 1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Sewer maintenance and garbage disposal assessments not yet due and payable.

SUBJECT TO: Reservations and exceptions contained in Patents from the United States of America to Samuel A. Larson, recorded December 10, 1921 in Patent Book A, Page 180 and Patent recorded November 4, 1943 in Patent Book C, Page 93, records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations and exceptions contained in Patent from the United States of America to Amos W. Beckner, recorded February 17, 1941 in Patent Book C, Page 14, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in Annexation Agreement recorded March 4, 2010 as Instrument #1592456, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593744, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593745, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, easements and rights incident thereto as shown and delineated on plat of survey entitled "ALTA/ ACSM Boundary Survey prepared for Paseo Nuevo, LTD. Co. of Lots 21, 22, and 23 Las Soleras...", recorded February 14, 2012 in Plat Book 742, Page 018, #1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-9...", recorded October 31, 2016 in Plat Book 809, Pages 003-004, #1808503, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, restrictions and conditions, as shown and delineated on plat of survey entitled "Las Soleras Amended Master Plan Township 16N, Range 9E, Sections 7, 8, 17 & 18.", recorded January 4, 2017 in Plat Book 812, Pages 037-046, # 1814047 and recorded July 17, 2018 in Plat Book 836, Pages 047-050D, # 1862707, records of Santa Fe County, New Mexico.

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Village, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802604, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26).

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Center, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802605, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26)

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.

Witness my hand and seal this 23 day of January, 2023.

GRANTOR:

LAS SOLERAS CENTER, LLC,
a New Mexico limited liability company

Gordon L. Skarsgard

Gordon L. Skarsgard, Operations Manager

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this ~~27th~~ day of January, 2023 by **Gordon L. Skarsgard** as Operations Manager of Las Soleras Center, LLC, a New Mexico limited liability company.

STATE OF NEW MEXICO
NOTARY PUBLIC
DIANA SLIWICKI
Commission # 1115266
My Comm. Exp. June 17, 2024

Diane Sliwicki

Title of Office: ~~NOTARY~~ Public

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7898
Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment ("General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tracts 21 and 26, comprising approximately 8.18 acres and Tracts 23 and 24, comprising 13.45 acres from Commercial Office to Community Commercial ("Project"). The property is located at the southeast quadrant of the Las Soleras / Beckner Road roundabout ("Property") and is zoned C-1 (General Office).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7898.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. The Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan Amendment.
10. The Planning Commission heard Case #2024-7898 concurrently with Cases #2024-7899, 2024-7900, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tracts 21, 23, 24 and 26.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for General Plan amendments, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing.
16. The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment the proposal is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
18. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
    The General Plan Amendment affects an area greater than two acres. Tracts 21 and 26 encompass 8.18 acres, and Tracts 23 and 24 encompass 13.45 acres (+/-21.63 total acres), both of which exceed the minimum size requirement for land use amendments.
19. General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
20. With the necessary infrastructure improvements as required by the conditions of approval, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
21. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
22. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
23. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the

Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing. All applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the General Plan Amendment is consistent with growth projections for Santa Fe, and that the project The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
7. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
8. The General Plan Amendment complies with SFCC 1987 Section 14-3.2(E)(1)(c), because it:
    a. does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby;
    b. affects an area greater than two acres. Tracts 21 and 26 encompass 8.18 acres, and Tracts 23 and 24 encompass 13.45 acres (+/-21.63 total acres), both of which exceed the minimum size requirement for land use amendments; and
    c. does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
9. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
12. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
13. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.
14. The Commission recommends approval of the requested General Plan amendment because the

applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-7898 to the Governing Body, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report.

Janet Clow
Chair

October 21,2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8852
Las Soleras Master Plan Tract 19 General Plan Amendment
Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment (the "General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tract 19, comprising approximately 9.11 acres from Transitional Mixed Use to Community Commercial ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned MU (Mixed Use).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8852.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023,virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan Amendment.
10. The Planning Commission heard Case #2024-8852 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8853, 2024-8854 and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tract 19.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for general plan approval, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. Based on the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Planning Commission finds that all applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
16. The General Plan Amendment is consistent with growth projections for Santa Fe, and the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.).
    i. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
    ii. The General Plan Amendment affects an area greater than two acres. Tract 19 encompass 9.11 acres, and which exceeds the minimum size requirement for land use amendments.
    iii. The General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
18. With the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
19. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
20. The General Plan Amendment does not conflict with any existing City policies, or ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
21. The additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
5. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(c), the Commission finds that:
    iv. The amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
    v. The amendment affects an area greater than two acres. Tract 19 encompass 9.11 acres, and which exceeds the minimum size requirement for land use amendments.
    vi. The amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
7. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the Commission finds that with the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
8. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
9. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the Commission finds that the proposed amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(g), the Commission finds that the proposed amendment does not conflict with any existing City policies, or ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan
12. The Applicant met the applicable Submittal Requirements.
13. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING

COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-8852 to the Governing Body, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report.

Janet Clow
Chair

October 24, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8854
Las Soleras Master Plan Tract 20 General Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment ("General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tract 20, comprising approximately 10.7 acres from Commercial Business Use to Community Commercial ("Project"). The property is located south of the Rail Runner Loop ("Property") and is zoned BIP (Business Industrial Park).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8854.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. The Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.
9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan

Amendment.

10. The Planning Commission heard Case #2024-8854 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8852, 2024-8853, and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tract 20.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for General Plan amendments, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing.
16. The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
18. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
19. The General Plan Amendment affects an area greater than two acres. Tract 20 (+/-10.70 acres), exceeds the minimum size requirement for land use amendments.
20. General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
21. With the necessary infrastructure improvements as required by the conditions of approval, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
22. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
23. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
24. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing. All applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the General Plan Amendment is consistent with growth projections for Santa Fe, and that the project The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
7. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
8. The General Plan Amendment complies with SFCC 1987 Section 14-3.2(E)(1)(c), because it:
    a. does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby;
    b. affects an area greater than two acres. Tract 20 encompass 10.70 which exceed the minimum size requirement for land use amendments; and
    c. does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
9. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
12. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
13. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.
14. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-8854 to the Governing Body.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7899
Las Soleras Master Plan Amendment Master Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a master plan amendment ("Master Plan Amendment") to the Las Soleras Master Plan, changing the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet, on a property located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout on the south side of Beckner Rd, encompassing Tracts 19-26 within the Las Soleras Master Plan. (Project).

After conducting a public hearing and having heard from staff and all interested persons, the Planning Commission hereby FINDS and CONCLUDES as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987, Section 14-3.9(C) sets out procedures for the creation of a Master Plan and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7899.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. "SFCC") 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.9(C) sets out procedures for master plan approval and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body,

together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.

8. Staff recommended that the Commission recommend approval of the Las Soleras Master Plan Amendment, subject to conditions and technical corrections identified in the Staff Report.
9. The Planning Commission heard Case #2024-7899 concurrently with Cases #2024-7898, 2024-7900, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
10. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Master Plan Amendment.
11. Pursuant to SFCC 1987 Sections 14-3.9(C)(4), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
12. SFCC 1987 Section 14-3.9(D)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
13. The Master Plan Amendment consistent with the City of Santa Fe growth projections and economic development goals.
14. . The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
15. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.), maintaining a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan. The amendment to C-2 zoning provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such as full-service dining and more. The Master Plan amendment will facilitate future development that is expected to trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System, further enhancing the area's coordinated development.
16. The amendment aligns with the predominant zoning patterns in the area, which primarily are uses (multifamily and nonresidential) allowed within a C-2 District. The variety of C-2 uses, ranging from residential to light industrial, adheres to the Las Soleras Master Plan's original intent to foster a mix of uses, despite the proposed elimination of both Mixed Use and Business Industrial Park Districts, while also responding to current market demands. The master plan continues to maintain a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan.
17. This Master Plan amendment will significantly enhance the site’s ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of Tracts 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System.
18. The net impact of the Master Plan Amendment on the utility system infrastructure is minimal and the existing infrastructure, water, wastewater, and parks are adequate to accommodate the Master Plan Amendment. Inadequacies in roads and fire service capacity can be adequately addressed as conditions of approval during the development of this project such that health and safety goals are met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the Master plan Amendment.
3. Pursuant to SFCC 1987, 14-3.9(C)(4) the Planning Commission has the authority to review and recommend approve of a Master Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community.
6. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.).
7. Pursuant to 14-3.9(D)(1)(b), the Master Plan Amendment is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts.
8. Pursuant to 14-3.9(D)(1)(c)), the Master Plan Amendment will contribute to the coordinated and efficient development of the community.
9. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(d), the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:
Considering the foregoing findings and conclusions, the Planning Commission approves the Master Plan, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report for Case #2024-7899.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7900
Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tracts 21 and 26, comprising approximately 8.18 acres and Tracts 23 and 24, comprising 13.45 acres from General Office (C-1) to General Commercial (C-2) ("Project"). The property is located at the southeast quadrant of the Las Soleras / Beckner Road roundabout ("Property") and is zoned C-1.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7900.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).

9. Staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.
10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from C-1 to C-2.
11. The Planning Commission heard Case #2024-7900 concurrently with Cases #2024-7899, 2024-7898, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tracts 21, 23, 24, and 26 Rezoning from C-1 to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from C-1 (General Office Use) to C-2 (General Commercial) for Tracts 21, 23, 24, and 26.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe;

and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tracts 21 and 26 (8.18 acres) and Tracts 23 and 24 (13.45 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 21.63 acres across Tracts 21, 23, 24, and 26.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tracts 21, 23, 24, and 26. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from C-1 (General Office Use) to C-2 (General Commercial) for Tracts 21, 23, 24, and 26.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tracts 21 and 26 (8.18 acres) and Tracts 23 and 24 (13.45 acres), which meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or

general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from C-1 to C-2, as requested in the Application for Case #2024-7900.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8853
Las Soleras Master Plan Tract 19 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024, (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tract 19, comprising approximately 9.11 acres from Mixed Use (MU) to General Commercial (C-2) ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned MU.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8853.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).
9. Staff reviewed the Application and related materials submitted by the Applicant for conformity

with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from MU to C-2.
11. The Planning Commission heard Case #2024-8853 concurrently with Cases #2024-7900, 2024-7898 2024-7899, 2024-7900, 2024-8852, 2024-8855, 2024-8854, and 2024-8855.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tract 19 Rezoning from MU to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from MU (Mixed Use) to C-2 (General Commercial) for Tract 19.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tract19 (9.11 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 9.11 acres for Tract 19.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tract 19. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from MU (Mixed Use) to C-2 (General Commercial) for Tract 19.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tract 19 (9.11 acres) meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from MU to C-2, as requested in the Application for Case #2024-8853.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8855
Las Soleras Master Plan Tract 20 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024, (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tract 20, comprising approximately 10.70 acres from Business Industrial Park (BIP) to General Commercial (C-2) ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned BIP.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8855.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).
9. Staff reviewed the Application and related materials submitted by the Applicant for conformity

with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from BIP to C-2.
11. The Planning Commission heard Case #2024-8855 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8852, 2024-8853, and 2024-8854.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tract 20 Rezoning from BIP to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from BIP (Business Industrial Park) to C-2 (General Commercial) for Tract 20.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tract 20 (10.70 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 10.70 acres for Tract 20.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tract 20. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from BIP (Business Industrial Park) to C-2 (General Commercial) for Tract 20.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tract 19 (9.11 acres) meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from BIP to C-2, as requested in the Application for Case #2024-8855.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe

MINUTES

**REGULAR MEETING OF
THE PLANNING COMMISSION
SEPTEMBER 05, 2024 AT
6:00 PM**

A. ROLL CALL

Members Present:
Chair Janet Clow
Vice Chair Jessica Eaton Lawrence
Member Gurushabad Mirando
Member Peter Smith
Member Thomas (TJ) Reiland

Members Excused:
Member Phil Lucero
Member Sasha McGhee

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Vice Chair Eaton Lawrence moved, seconded by Commissioner Reiland, to approved the agenda as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Smith, Member Reiland

Against: None

Abstain: Member Mirando

D. APPROVAL OF MINUTES:

1. August 1, 2024

MOTION: Vice Chair Eaton Lawrence moved, seconded by Commissioner Reiland, to approve as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Smith, Member Reiland

Against: None

Abstain: Member Mirando

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2023-7079. Bungalows on Cerrillos Development Plan. AMENDED

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

2. Case #2023-7662. Bungalows on Cerrillos variance (Setback). AMENDED

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

3. **Case #2023-7663. Bungalows on Cerrillos variance (Slopes). AMENDED**

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

6. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2024-7899. Las Soleras Master Plan Amendment.** Orion-West LLC., Agent for Beckner Road Partnership, LLC, Owner, requests a Master Plan Amendment to the Las Soleras Master Plan to change the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial). Additionally, they seek to reduce the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet. The property is located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout, and on the south side of Beckner Rd, encompassing

Parcels 19-26 within the Las Soleras Master Plan. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

2. **Case # 2024-7898. Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, Owner, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout. Additionally, a General Plan Amendment is requested to change the existing General Plan Future Land Use Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from Commercial Office Use to Community Commercial. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

3. **Case # 2024-7900. Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning.** Orion-West LLC., Agent for Beckner Road Partnership, LLC, Orion-West LLC., agent for Beckner Road Partnership, LLC, Owner, requests approval of a rezoning to change the Official Zoning Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout. Additionally, a rezoning is requested to change the existing Official Zoning Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) Use to C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

4. **Case #2024-8852. Las Soleras Master Plan Tract 19 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use designation for approximately 9.11 acres from Transitional Mixed Use to Community Commercial. The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the informational as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

5. **Case #2024-8853. Las Soleras Master Plan Tract 19 Rezoning.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 9.11 acres from MU (Mixed Use) Use to C-2 (General Commercial). The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

   MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

   VOTE: The motion was approved on the following Roll Call vote:

   For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

   Against: Member Reiland

   Abstain: None

6. **Case #2024-8854. Las Soleras Master Plan Tract 20 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use designation for approximately 10.70 acres from Commercial Business Use to Community Commercial. The property, known as Tract 20 of the Las Soleras Master Plan, and is located south of the Rail Runner Loop. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

7. **Case #2024-8855. Las Soleras Master Plan Tract 20 Rezoning.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 10.70 acres from BIP (Business Industrial Park) Use to C-2 (General Commercial). The property, known as Tract 20 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

8. **Case #2024-8523. 235 West San Francisco Street, Variance.** Sommer Karnes & Associates LLP, Agent for G.E. Senlic, LLC., owners and applicant requests a variance to SFCC 1987, Section 14.8-6(C)(2)b to allow off-site parking more than 600 feet from the property within the Business Commercial District. The property

is zoned Business Commercial District, within the Lensic Subdistrict, with an approved 70 room hotel (Case #2019-1535) on .99-acre property. (Carly Venditti, Case Manager, cavenditti@santafenm.gov)

Postponed to October 3, 2024

9. **Case #2024-8342. 4851 Hart Road Development Plan.** NM Land Solutions LLC, Agent, for ODY- HFS Partners LLP, Owner, requests approval of a development plan to establish development standards for 2 warehouses totaling 63,920 SF on a 9.755 Acre lot located at 4851 Hart Road. The property is zoned I-1 (Light Industrial) and is within the River and Trails Archeological Review District. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

10. **Case #2024-8343. 4851 Hart Road Terrain Management Variance.** NM Land Solutions LLC, Agent, for ODY- HFS Partners LLP, Owner, requests approval of a variance to the Terrain Management standards located in SFCC Ch. 14-8.2(D)(2)(b) to disturb natural slopes of thirty-percent or greater to develop 2 warehouses totaling 63,920 SF on a 9.755 Acre lot located at 4851 Hart Road. The property is zoned I-1 (Light Industrial) and is within the River and Trails Archeological Review District. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to deny the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

H. STAFF COMMUNICATIONS

1. City of Santa Fe Transportation Impact Analysis Guidelines – Erik Aune, AICP, Director Santa Fe MPO

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

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Geraldine Jurule
Liaison

Chair

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2025-

A RESOLUTION

AMENDING THE GENERAL PLAN'S FUTURE LAND USE MAP DESIGNATION FROM COMMERCIAL BUSINESS USE TO COMMUNITY COMMERCIAL FOR LAS SOLERAS TRACT 20, FOR AN APPROXIMATELY 10.70 ACRE PROPERTY, OWNED BY BECKNER ROAD PARTNERSHIP, LLC (CASE NO. 2024-8854).

WHEREAS, on February 9, 2009, the Governing Body of the City of Santa Fe ("City") adopted the Las Soleras Master Plan ("Master Plan"), a comprehensive plan for Las Soleras; and

WHEREAS, on March 11, 2009, the Governing Body adopted the Ordinance 2009-06, annexing an approximately 546-acre property known as the Las Soleras; and

WHEREAS, the City's General Plan states that its guiding policies for economic development are to accomplish the following:

1) Promote diversification of the Santa Fe economy;

2) Promote increased job opportunities with higher wages for Santa Fe residents;

3) Support retail uses that serve the needs of Santa Fe residents and workers;

4) Develop and maintain an attractive climate for conducting business in Santa Fe; and

5) Promote small businesses; and

WHEREAS, Orion West, LLC, agent for Beckner Road Partnership, LLC ("Applicant"), applied to amend the General Plan Future Land Use Map for approximately 10.70 acres of land known as Tract 20, identified in Attachment A (the "Property"), from Commercial Business Use to Community Commercial ("Proposed Amendment"); and

WHEREAS, amending the General Plan requires an early neighborhood notification ("ENN") and the Applicant held an ENN on November 14, 2023; and

WHEREAS, Santa Fe City Code Section 14-3.2 (E) requires that the Governing Body make the following finding for an amendment to the general plan:

a) The amendment is consistent with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;

b) The amendment is consistent with other parts of the general plan;

c) The amendment does not:

(i) Allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area;

(ii) Affect an area of less than two acres, except when adjusting boundaries between districts; or

(iii) Benefit one or a few landowners at the expense of the surrounding landowners or the general public; and

WHEREAS, an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes general welfare or has other adequate public advantage or justification; and

WHEREAS, the amendment complies with extraterritorial zoning ordinances and extraterritorial plans; and

WHEREAS, the amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe that, in accordance with existing and future needs best promotes

health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, additionally, the amendment conforms with other City policies, including land use policies, ordinances, regulations and plans; and

WHEREAS, the Applicant's Proposed Amendment aligns with several City policies as articulated in the 1999 General Plan, including, but not limited to, commercial and community serving land uses articulated in Policy 3-G-2, Policy 4-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4; and

WHEREAS, pursuant to SFCC 1987, Section 14-3.2 (B)(2)(b), the Governing Body must amend the General Plan before approving a change to a zoning district designation that is inconsistent with the land use classification shown on the General Plan's future land use map; and

WHEREAS, pursuant to NMSA 1978, Section 3-19-9 (A), and SFCC 1987, Section 14-3.2(E)(1)(f), the City may amend its General Plan with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the City which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development; and

WHEREAS, the Planning Commission reviewed evidence related to the Proposed Amendment, held a public hearing on the Proposed Amendment on September 5, 2024, and recommended the Governing Body approve the Proposed Amendment; and

WHEREAS, on January 9, 2025, the Governing Body held a public hearing on the Proposed Amendment, having reviewed the staff report, the recommendation of the Planning Commission, and the evidence obtained at the public hearing, and having determined that the proposed amendment to the General Plan, as recommended by the Planning Commission, meets the approval criteria set forth in Section 14-3.2(E) of SFCC 1987 as follows:

- the Proposed Amendment's Community Commercial designation aligns with existing and

planned commercial developments nearby;

- Tract 20 encompasses approximately 10.70 acres, which exceeds two acres;
- the Proposed Amendment does not benefit one or a few landowners and the expense of surrounding landowners or the general public by providing commercial services that benefit the community and provide economic development, supporting community needs;
- the existing and proposed infrastructure will be able to accommodate the impacts the development;
- the Proposed Amendment contributes to the coordinated, adjusted and harmonious development of Santa Fe; and
- the Proposed Amendment does not conflict with any existing City policies, ordinances, or regulations and is in line with the General Plan's goals to balance growth with community serving commercial developments.

NOW, FURTHER, BE IT RESOLVED THAT the General Plan's Future Land Use Map is amended to change the designation of the Property from Commercial Business Use to Community Commercial.

PASSED, APPROVED, and ADOPTED this ___ day of ____ 2025.

_____

ALAN M. WEBBER, MAYOR

ATTEST:

_____

ANDRÉA SALAZAR, CITY CLERK

APPROVED AS TO FORM:



ERIN K. MCSHERRY, CITY ATTORNEY

ATTACHMENT A

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF TRACT 19, LOS SOLERAS ,AS THE SAME IS SHOWN AND DESIGNATED ON THE BECKNER ROAD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES, SPECTRUM ACQUISITION SANTA FE, LLC, LAS SOLERAS VILLAGE, LLC, LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC, RECORDED IN THE SANTA FE COUNTY CLERK;S OFFICE ON OCTOBER 31, 2016, IN BOOK 809, PAGES 3-4, TOGETHER WITH LOT 20, LAS SOLERAS, AS THE SAME IS SHOWN AND DEDICATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE COUNTY CLERK'S OFFICE OF SANTA FE COUNTY ON MARCH 4, 2010, IN BOOK 714, PAGES 14-26, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 19 BEING A FOUND REBAR WITH YELLOW PLASTIC CAP PLS NO. 13986, LYING ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 25 FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP I-025-5(36)272 BEARS N 60°49'43" E, A DISTANCE OF 215.15 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE, S 60°48'43" W, A DISTANCE OF 608.76 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986”;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 60°57'12" W, A DISTANCE OF 99.29 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 60°58'43" W, A DISTANCE OF 60.13 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND ROW T-RAIL "650+16.30;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1606.05 FEET, A RADIUS OF 11309.16 FEET, A DELTA ANGLE OF 08°08'12", A CHORD BEARING OF S 64°53'40" W, AND A CHORD LENGTH OF 1604.71 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND ROW T-RAIL"

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 68°58'55" W, A DISTANCE OF 254.66 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND 5/8" REBAR;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 20°59'34" W, A DISTANCE OF 258.67 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 90.10 FEET, A RADIUS OF 368.00 FEET, A DELTA ANGLE OF 14°01'41", A CHORD BEARING OF N 74°42'30" E, AND A CHORD LENGTH OF 89.88 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 67°41'37" E, A DISTANCE OF 888.57 FEET TO POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 135.50 FEET, A RADIUS OF 2500.00 FEET, A DELTA ANGLE OF 03°06'20", A CHORD BEARING OF N 66°08'27" E, AND A CHORD LENGTH OF 135.48 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 64°35'17" E, A DISTANCE OF 664.33 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 542.82 FEET, A RADIUS OF 368.00 FEET, A DELTA ANGLE OF 84°30'54", A CHORD BEARING OF N 22°20'43" E, AND A CHORD LENGTH OF 494.93 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986"

THENCE ALONG THE EAST RIGHT OF WAY LINE OF RAIL RUNNER ROAD, N 19°56'08" W, A DISTANCE OF 346.29 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 14.86 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 34°03'02", A CHORD BEARING OF N 02°54'27" W, AND A CHORD LENGTH OF 14.64 FEET, TO AN ANGLE POINT, LYING AT THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE OF BEKCNER ROAD, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 70°03'52" E, A DISTANCE OF 246.88 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 37°29'43" E, A DISTANCE OF 854.55 FEET TO THE POINT OF BEGINNING, CONTAINING 19.7979 ACRES (862,397 SQUARE FEET), MORE OR LESS.

Las Soleras Case No. 2024-8854 (Resoolution)

Final Audit Report 2025-01-03

Created:	2025-01-03
By:	CHRISTINE SPIERS (cmspiers@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAA-dS71UxmJZTb6b7uQ7p0QgK0OJJGI9o

"Las Soleras Case No. 2024-8854 (Resoolution)" History

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City of Santa Fe, New Mexico

memo

DATE: January 9, 2025

TO: Governing Body

VIA: Randy Randall, Interim Community Development Director
Heather L. Lamboy, AICP, Planning and Land Use Director
Maggie Moore, Interim Assistant Land Use Director

FROM: Daniel A. Esquibel, Interim Planning Manager, Current Planning Division

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1. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2024-7898. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use Map designation for Las Soleras Tracts 21 and 26, +/- 8.18 acres, and for Tracts 23 and 24, +/- 13.45 acres, from Commercial Office Use to Community Commercial.

2. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2024-8852. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use designation for Las Soleras Tract 19, +/- 9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout, from Transitional Mixed Use to Community Commercial.

3. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2024-8854. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use designation for Las Soleras Tract 20, +/-10.70 acres, located south of the Rail Runner Loop from Commercial Business Use to Community Commercial.

4. CONSIDERATION OF A RESOLUTION

Master Plan Amendment. Case #2024-7899. Orion-West LLC, Agent for Applicant Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the Las Soleras Master Plan land use designations on Tracts 19, 20, 21, 23, 24 and 26, from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to a uniform classification of C-2 (General Commercial), and to reduce the width of the Utility and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet on the south side of Beckner Road.

5. CONSIDERATION OF BILL NO. 2025-1
   Rezoning. Case #2024-7900. Orion-West LLC, Agent for Applicant, Beckner Road Partnership, asks the Governing Body to adopt Bill 2025-01 to rezone Las Soleras Tracts 21 and 26, +/- 8.18 acres, and Tracts 23 and 24, +/-13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) to C-2 (General Commercial).

6. CONSIDERATION OF BILL NO. 2025-2
   Rezoning. Case #2024-8853. Orion-West LLC, agent for Applicant Beckner Road Partnership, LLC, ask the Governing Body to adopt Bill 2025-2 to rezone Las Soleras Tract 19, +/-9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout, from MU (Mixed Use) to C-2 (General Commercial).

7. CONSIDERATION OF BILL NO. 2025-3
   Rezoning. Case #2024-8855. Orion-West LLC, agent for Applicant Beckner Road Partnership, LLC, asks the Governing Body to adopt Bill 2025-3 to rezone Las Soleras Tract 20, +/-10.70 acres located southwest of the Walking Rain Road / Beckner Road roundabout, from BIP (Business Industrial Park) to C-2 (General Commercial).

I. Planning Commission Recommendations:

On September 5, 2024, the Planning Commission ("Commission") recommended the Governing Body take the following actions:

1. **APPROVE** Case #2024-7899. Las Soleras Master Plan Amendment, changing land use designations for Las Soleras Master Plan Tracts 19, 20, 21, 23, 24 and 26, from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet, subject to the Master Plan conditions listed in Section III, Table 1 "Master Plan Conditions" and Master Plan Technical Corrections listed in attachment "A".
2. **APPROVE** Case #2024-7898. General Plan Amendment for Las Soleras Tracts 21, 23, 24, and 26 from Commercial Office Use to Community Commercial.
3. **APPROVE** Case #2024-7900. Rezoning for Las Soleras Tracts 21, 23, 24 and 26 from C-1 (General Office) to C-2 (General Commercial).
4. **APPROVE** Case #2024-8852**.** General Plan Amendment for Las Soleras Tract 19, from Transitional Mixed Use to Community Commercial.

5. **APPROVE** Case #2024-8853. Rezoning for Las Soleras Tract 19, from MU (Mixed Use) to C-2 (General Commercial).
6. **APPROVE** Case #2024-8854. General Plan Amendment for Las Soleras Tract 20, from Commercial Business Use to Community Commercial.
7. **APPROVE** Case #2024-8855. Rezoning for Las Soleras Tract 20, from BIP (Business Industrial Park) to C-2 (General Commercial).

II. Sample Motions:

Seven (7) motions will be required. Land Use recommends the motions in the following order:

1. **Move to approve or deny** Case #2024-7898, adopting a resolution amending the General Plan Future Land Use Map designation from Commercial Office Use to Community Commercial, for Las Soleras Tracts 21 and 26, +/- 8.18 acres, and for Tracts 23 and 24, +/- 13.45 acres.

2. **Move to approve or deny** Case #2024-8852**,** adopting a resolution amending the General Plan Future Land Use designation from Transitional Mixed Use to Community Commercial, for Las Soleras Tract 19, +/- 9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout.

3. **Move to approve or deny** Case #2024-8854, adopting a resolution amending the General Plan Future Land Use designation from Commercial Business Use to Community Commercial, for Las Soleras Tract 20, +/-10.70 acres, located south of the Rail Runner Loop.

4. **Move to approve or deny** Case #2024-7899, adopting a resolution amending the Las Soleras Master Plan land use designations for Tracts 19, 20, 21, 23, 24 and 26 from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) to from 90 feet to 45 feet, subject to conditions of approval and technical corrections.

5. **Move to approve or deny** Case #2024-7900, adopting Bill 2025-01, changing the official Zoning Map designation from C-1 (General Office) to C-2 (General Commercial) for Las Soleras Tracts 21 and 26, +/- 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and Tracts 23 and 24, +/-13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout.

6. **Move to approve or deny** Case #2024-8853, adopting Bill 2025-02 changing the official Zoning Map designation from MU (Mixed Use) to C-2 (General Commercial), for Las Soleras Tract 19, +/-9.11 acres, located southwest of the Walking Rain Road/ Beckner Road roundabout.

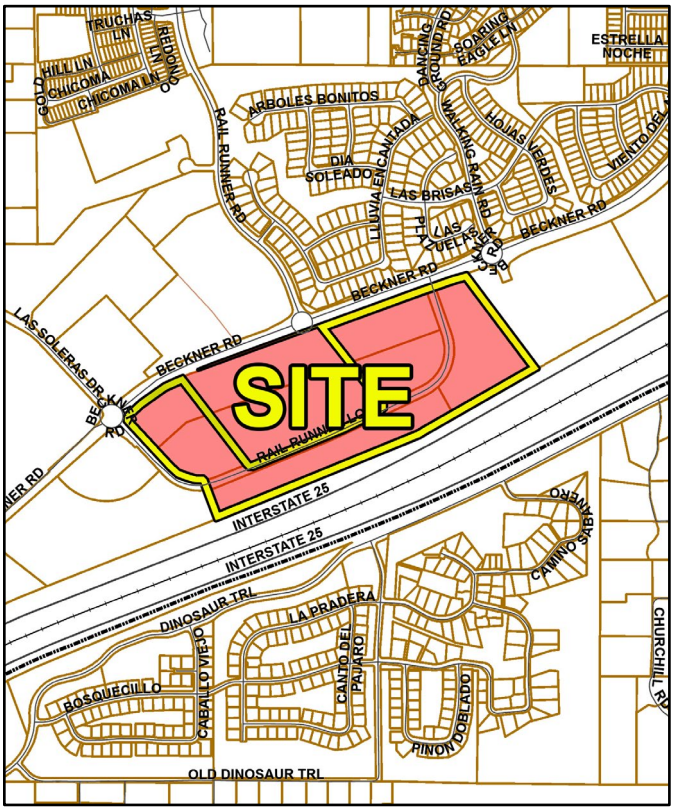
7. **Move to approve or deny** Case #2024-8855. adopting Bill 2025-03 changing the official Zoning Map designation from BIP (Business Industrial Park) to C-2 (General Commercial) Las Soleras Tract 20, +/-10.70 acres, located southwest of the Walking Rain Road / Beckner Road roundabout.

III. Executive Summary

Beckner Road Partnership, LLC, Owner, (the "Applicant"), through its agent, Orion-West LLC, requests a master plan amendment ("Master Plan Amendment"), three (3) general plan amendments ("GP Amendments"), and three (3) Rezonings ("Rezonings") for Tracts 19, 20, 21, 23, 24, and 26 ("Tracts") within the Las Soleras Master Plan area (Master Plan) (see Figure 1) (together, the "Project"). The Applicant's goal is to amend the land use designations and zoning on the six (6) tracts from their current zoning designations of General Office (C-1), Mixed Use (MU) and Business Industrial Park (BIP) to Community Commercial (C-2). The Rezonings must be consistent with the Master Plan and General Plan.

On February 11, 2009, the Governing Body approved the Master Plan when it annexed the area, encompassing +/- 539 acres with a mix of uses including low, medium, and high-density residential; community and regional commercial; business industrial park; mixed-use; institutional uses; office and open space. The Master Plan included a walkable neighborhood supported by an anticipated Rail Runner transit stop, which has since been postponed indefinitely by the state. The mix of uses was intended to encourage a citywide balance of residential and nonresidential uses and to set those uses among extensive open spaces, parks and trail networks.

Since approval in 2009, the Governing Body amended the Master Plan four (4) times:



1. September 9, 2015, which realigned roads, reconfigured open space and trails, reduced park land and reconfigured certain tracts of land.
2. September 24, 2016, which established alternative height and setback standards for the R-6 and R-12 residentially zoned districts for Estancias de Las Soleras and Ross's Peak developments.
3. September 12, 2018, which changed the land use designation from "Transitional Mixed Use" to "High Density Residential" to reflect contemporaneous zoning and General Plan amendments, reduced a 90-foot utility, access, and trail corridor to 45 feet (La Rambla) on the north side of Beckner Road, and amended a condition related to dust control.
4. May 31, 2023, which increased the density from six units per acre to ten units per acre for land located at 4601 Rail Runner Road (pending recordation).

The proposed three (3) GP Amendments, Master Plan Amendment, and three (3) Rezonings, (together, the "Project") will allow the Applicant to develop Las Soleras Tracts 19, 20, 21, 23, 24, and 26 under the Community Commercial (C-2) zoning district. The Tracts

are currently zoned C-1 (General Office), MU (mixed use), and BIP (Business Industrial Park) (see Figure 2). A uniform C-2 designation for the project area will allow amenities such as neighborhood grocery stores to exist side-by side with residences. (Grocery stores and residences could not exist side-by-side in the existing BIP and C-1 districts.) In addition, the rezoning will remove restrictions on ratios for housing versus commercial development (as currently required in the Mixed Use districts). Staff anticipates that these changes will result in more cohesive and pedestrian friendly mixed use development.

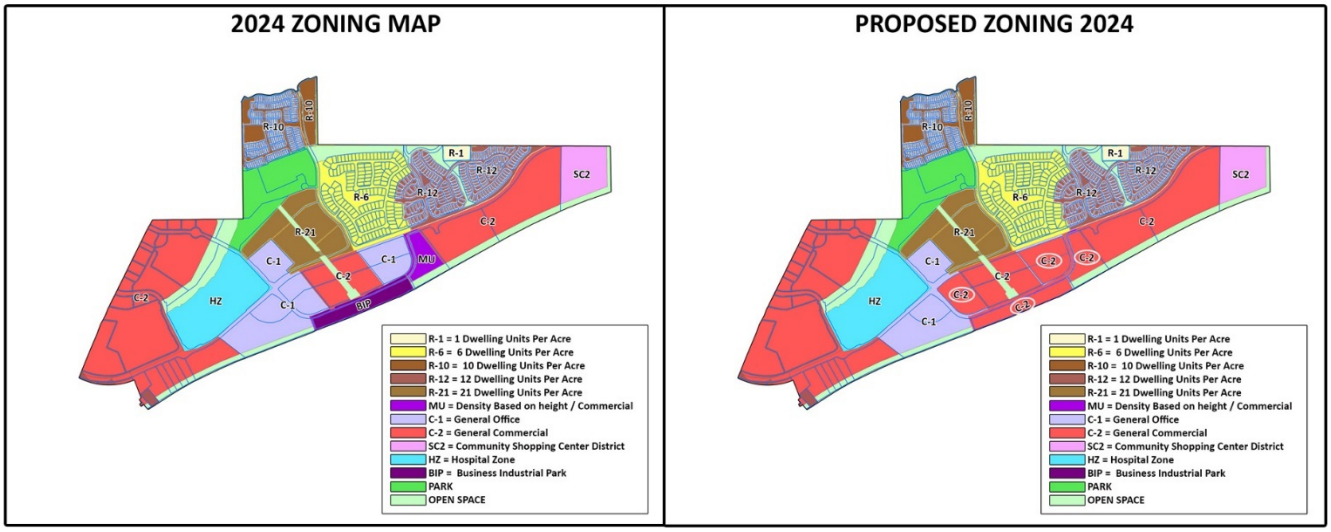


Figure 1 Existing (left) and Proposed Zoning (right)

The Applicant conducted a pre-application conference on September 28, 2023, and an Early Neighborhood Notification (ENN) meeting on November 14, 2023. On September 5, 2024, the Commission held a public hearing to review Case #2024-7899, Case #2024-7898, Case #2024-7900, Case #2024-8852, Case #2024-8853, Case #2024-8854, and Case #2024-8855 during which the Commission heard reports from City Planning and Land Use Department staff ("Staff"), testimony and evidence from the Applicant, and public comments by interested members of the public. The Commission found that the Master Plan Amendment, three (3) GP Amendments and three (3) Rezonings were consistent with the General Plan and that all approval criteria had been met.

The Commission voted to recommend that the Governing Body *approve* the Project on September 5th, 2024, subject to a condition of approval for the Master Plan Amendment. On October 3, 2024, the Commission adopted Findings of Fact and Conclusions of Law, (Attachment B, "Planning Commission Approved Findings of Fact and Conclusions of Law") and Commission Minutes (Attachment C, "Planning Commission Minutes"), reflecting its holdings from the public hearing.

IV. General Plan Amendment Approval Criteria

Table 2 analyzes all three (3) proposed General Plan Amendment according to approval criteria as set forth in the Santa Fe City Code, 14-3.2 "Amendments to the General Plan" for Case #2024-7879, Case #2024-8852, and Case #2024-8854.

Table 1 General Plan Amendment Approval Criteria Analysis

General Plan Amendment Criterion 1 [14-3.2(E)(1)(a)]: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met: (Yes/No) Yes**

Applicant's Response (General Plan Amendment):

"The requested General Plan Amendment to allow a uniform Land Use Classification of Community Commercial across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals[1] are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan, it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

[Staff has removed three (3) paragraphs here. The Applicant's full response may be found in Attachment E, Applicant's materials]

[1] Staff Commentary: the policies referenced in this response are described in the City of Santa Fe 1999 General Plan, *available at* https://santafenm.gov/land-use/current-planning/long-range-planning/general-plan-1999.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

Growth Projections, Economic Diversification, and Community Development are also addressed within this amendment. The proposed amendment is consistent with the goals and policies of community services outlined in the General Plan, which states the guiding policies for economic development are to: 1) Promote diversification of the Santa Fe economy, 2) Promote increased job opportunities with higher wages for Santa Fe residents, 3) Support services that serve the needs of Santa Fe residents and workers, 4) Develop and maintain an attractive climate for conducting business in Santa Fe, and 5) Promote small businesses.

Santa Fe County's population is projected to reach approximately 156,151 in 2024, reflecting a growth rate of 0.13% over the past year according to the most recent United States Census data. This projected growth highlights the need for adaptive planning and development to accommodate increasing residential and commercial demands.

The Angelou Report[2] further emphasizes the importance of diversifying Santa Fe's economic base to ensure sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

The proposed amendment enables the land to support these economic development policies by allowing for a greater variety of developments, which would better meet the needs of different ages, incomes, and family sizes. Additionally, it is strategically designed to create space for diverse industries to expand and prosper, encouraging the creation of community hubs that attract investment and generate high-quality employment opportunities. This supports Santa Fe's growth projections and the targeted diversification of its economic base, facilitating development that enhances the economic landscape and community well-being."

Staff Response (General Plan Amendment): Staff finds that the General Plan Amendments meet Criterion 1.

Staff agrees with the Applicant's response. The General Plan Amendments for the Tracts align with Santa Fe's growth and economic development strategies. The Applicant cites two (2) strategic documents that are reliable sources for understanding Santa Fe's future growth: the Angelou Plan ("Cultivating Santa Fe's Future Economy Economic Development Strategy, April 2004, by Angelou

[2] The "Angelou Plan" (referred to by the Applicant as the "Angelou Report") is a 2004 economic report from Angelou Economics. The Angelou Plan proposes a roadmap for Santa Fe's future economic development efforts based on economic analysis and community input. The Angelou Plan is included as Attachment C, "Economic Strategy".

Economics) and the 2008 Economic Development Strategy (included here as Attachment C, "Economic Strategy"). The General Plan Amendments are likely to allow for the type of neighborhood and community planning that are encouraged in the 1999 General Plan (*see* General Plan Themes, I-5). Specifically, the General Plan Amendments will allow for development designed to serve the immediate community, which helps reduce car-dependence and encourages community-oriented development (*see* General Plan Themes, I-13). Staff agrees that the Applicant's requested General Plan Amendments are consistent with projected growth patterns as described in both the Angelou Plan and the 2008 Economic Development Strategy.

General Plan Amendment Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;	**Criterion Met: (Yes/No)** **Yes**

Applicant's Response: *"This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application).*

Las Soleras Master Plan Tracts 19 – 26 are immediately adjacent to Community Commercial Tracts to the East. In addition, Tracts 22 and 25 are already designated Community Commercial. More Community Commercial along with Regional Commercial Land Use designations can be found a short distance to the West between I-25 and Beckner Road and then again North of Beckner Road just West of the Presbyterian hospital tract.

In fact, it could be observed that the existing land use classifications for Tracts 19 and 20 currently designated as Transitional Mixed Use and Business Park are the designations not consistent with the adjacent General Plan classifications which are a majority Community Commercial and Office.

The infrastructure serving Las Soleras is relatively new and it is also designed to accommodate the build out of the Master Plan including expansion of roads, trails and utilities as vacant Tracts are developed."

Staff Response: Staff agrees that Criterion 2 is met.

Staff agrees with the Applicant's response. The 1999 General Plan Policy Overlay designates the land at issue as an "infill area" (*see* 1999 General Plan, Chapter 3, "Land Use", p. 4). Guiding Policy 3-G-3 provides that "[t]here shall be infill development at densities that support the construction of affordable housing and a designated mix of land uses that provide an adequate balance of service retail and employment opportunities to address residential growth throughout the Urban Area".

1999 General Plan Guiding Policy 3-G-2 encourages mixed commercial/residential development throughout the City "[t]here shall be a mix of uses and housing types in all parts of the city." Additionally, much of the land near the Project site, along Cerrillos Road and I-25, is already

designated Community Commercial by the Future Land Use Map[3]. The General Plan Amendments will uniformly classify Las Soleras Master Plan Tracts 19 – 26 as Community Commercial, which will allow for development throughout the Project site that is consistent with the General Plan goal of encouraging mixed uses in all parts of the City.

General Plan Amendment Criterion 3 [14-3.2(E)(1)(c)]: the amendment does not: **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met: (Yes/No)** **Yes**

Applicant Response (General Plan Amendment):

***"(i) Response**:*

"With the exception of the Transitional Mixed Use and Business Park Classifications of Tracts 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

"(ii) Response:

The site and Tracts in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(iii) Response:

As noted above, the Community Commercial land use classification is consistent with land use designations and patterns already assigned to adjacent Tracts within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Tracts 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services."

Staff Response (General Plan Amendment): Criterion 3 is met.

The Applicant's response does not contain enough detail to fully address all subsections of this criterial. However, based on Staff's own investigation, which included review of the applicant's submittals, and all other material included in the attachments to this Report, Staff is able to conclude that the Amendment does not allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area, does not affect an area of less than two acres, and does not benefit one or a few landowners at the expense of the surrounding landowners or the general public.

[3] See City of Santa Fe Future Land Use Map, *available at* https://santafenm.gov/FutureLandUse.pdf (12/30/2024).

General Plan Amendment Criterion 4 [14-3.2(E)(1)(d)]: an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met: (Yes/No) N/A**
Applicant's Response: *"The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos."* **Staff Response:** Criterion 14-3.2(E)(1)(c) is met, and therefore no further justification is needed at this time.	
General Plan Amendment Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans; **Staff Response:** There are no extraterritorial zoning ordinances or extraterritorial plans that affect the Property.	**Not Applicable**
General Plan Amendment Criterion 6 [14-3.2(E)(1)(f)]: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;	**Criterion Met: (Yes/No) Yes**
Applicant's Response: *"A consistent land use designation of Community Commercial for Tracts 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.* *In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan."* **Staff Response:** Staff finds that Criterion 6[14-3.2(E)(1)(f)] is met. Staff agrees with the applicant's response, in that a Community Commercial designation across the entire Project site would provide an opportunity for growth that is consistent with 1999 General Plan Guiding Policy 3-G-2 ("[t]here shall be a mix of uses and housing types in all parts of the city") and allow development that, aligns well with the adjacent land uses. The Amendment promotes more coordinated and harmonious development of the Las Solares Master Plan within Santa Fe area, consistent with past discussions under Criteria 1, 2, and 4. Furthermore, the potential for increased job opportunities and additional retail and food services directly supports the economic and social prosperity of the neighborhood.	

General Plan Amendment Criterion 7 [14-3.2(E)(1)(g)]: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	Criterion Met: (Yes/No) YES
Applicant's Response: *"Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed."* **Staff Response:** Staff agrees with the Applicant's response. The General Plan Amendments are consistent with multiple City policies that support the proposed change. The General Plan Amendments do not conflict with any existing city ordinances or regulations. Additionally, the Project meets all applicable Code criteria. The General Plan Amendments foster a harmonious development strategy, promote general welfare, and correspond with adjacent land uses and broader city policies, ensuring there are no conflicts with existing regulations. Staff finds that Criterion 7[14-3.2(E)(1)(g)] is met.	
General Plan Amendment Criterion 8 [14-3.2(E)(2)] Additional Criteria for Amendments to Land Use Policies **In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:** **(a) the growth and economic projections contained within the general plan are erroneous or have changed;** **(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or** **(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.**	**Not Applicable**
Staff Response: The Applicant is not required to document compliance with Criterion 8, since the application does not amend land use policies.	

V. APPROVAL CRITERIA – MASTER PLAN AMENDMENT

Table 2 provides the Applicant's responses and staff's analysis of the Master Plan approval criteria, 14-3.9 "Master Plan", for Case #2024-7899 Las Soleras Master Plan Amendment.

According to City Code Section 14-3.9 (B)(3), "[f]inal actions by the governing body… concerning rezonings… shall include a specific finding or determination that the action complies with all applicable provisions of the master plan." Consequently, it is Staff's recommendation that the Governing Body consider the Master Plan Amendment before considering the Applicant's proposed Rezonings.

Staff recommends *conditional approval* of the Master Plan Amendment, effective upon approval of the relevant rezonings and an additional condition. As further discussed in the Planning Commission Staff Report, Staff finds that the Master Plan Amendment meets the criteria for approval, subject to a condition that the Master Plan Amendment include a "Master Sign Plan" that comprehensively addresses the design, placement, and specifications of all signs within the project area that are compatible with the historic and rural character and visual openness of the Historic Route 66 (I-25) corridor and acknowledge the significance of development of the project along the primary entrance into Santa Fe. (*See* Attachment A, p. 4). Staff proposes that the Applicant must complete this condition prior to recording the Master Plan Amendment.

Table 2 Master Plan Amendment Approval Criteria Analysis

Criterion 1 (14-3.9(D)(1)(a)): the master plan is consistent with the general plan;	**Criterion Met: (Yes/No) YES**
Applicant's Response (Master Plan): *The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan Tracts 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals.* *Specifically, the following General Plan policy goals are supported:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.* *Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.* *Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and* *Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.* *Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and* *Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.* *Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and* *Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and* *Policy 9-2-G-5: Promote small business.* *The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the*	

local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial.

Staff Response (Master Plan): Staff finds that the Master Plan meets Criterion 1 is met.

Staff agrees that the Master Plan Amendment is consistent with the proposed General Plan Amendments. The Master Plan Amendment still maintains the potential for a diverse range of uses as allowed within the C-2 District and allows for neighborhood-focused development as described in the policies referenced in the Applicant's response, above.

Criterion 2 (14-3.9(D)(1)(b)): the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (Master Plan):
"This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Tracts 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across Tracts 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Staff Response (Master Plan): Staff finds that Criterion 2 is met.

Staff agrees with the Applicant's response. The Master Plan Amendment is consistent with the Rezonings proposed for the area. . The variety of C-2 uses, ranging from residential to light industrial, are consistent with the Las Soleras Master Plan's original scheme to foster a mix of uses, by allowing for a more cohesive, neighborhood-focused development scheme across the Project site than Mixed Use, BIP, and C1, which restrict certain types of development to certain parts of Project site. . .

Criterion 3 (14-3.9(D)(1)(c)): development of the master plan area will contribute to the coordinated and efficient development of the community;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):
"This Master Plan amendment will significantly enhance the site's ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of Tracts 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System."

Staff Response (Master Plan): Criterion 3 is met.

Staff agrees with the applicant's response. The Master Plan Amendment provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such as full-service dining throughout the entire Project site, and more, which would not be allowed with the current combination of zoning restrictions. This approach addresses the evolving needs of the surrounding neighborhood. The diverse mix of uses is likely to stimulate local economic growth.

Criterion 4 (14-3.9(D)(1)(d)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development:	**Criterion Met: (Yes/No) YES**

Applicant Response (Master Plan):

"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Master Plan): Staff finds that Criterion 4 is met.

Staff generally agrees with the Applicant's response regarding the minimal impact of the Master Plan Amendment on utility systems and the adequacy of existing infrastructure to support the proposed changes. Although the Applicant's "Conceptual Test Fit" land plan, included in the application, evaluates the amendment's impact on area traffic, water, and sewer utilities, the Applicant's test is not an actionable item on the agenda and cannot be used to establish compliance with the criteria.

While the Traffic Division agrees with the Applicant's Traffic Analysis, the Traffic Division has raised certain points for consideration regarding future phases of the project (*See* Attachment B, Development Review Team (DRT) Comments):
1. Per the original approved Master Plan note 46A, Beckner Road must be constructed as a four-lane major arterial in accordance with Chapter 14 of the City Code, unless otherwise approved by the City of Santa Fe Public Works Department, consistent with an approved or amended Traffic Impact Analysis.
2. The updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road, as stipulated in the original Master Plan.

Additionally, Fire Preventions comments have outlined necessary precautions and requirements for future development:
1. A comprehensive assessment of fire service capacity and requirements should be conducted for all substantial new master plan developments.
2. Before construction begins, the water division and fire department must approve all infrastructure, including hydrants and water lines.
3. An all-weather access road capable of supporting a 75,000-pound fire apparatus must be provided before any combustible materials are brought onto the site.

The Water Division did not "have any concerns at this time from a water engineering standpoint", however, it noted that "the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project." *See* Attachment B, DRT Comments.

The Wastewater Division has "determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development." *See* Attachment B, DRT Comments.

The Parks Division raised no concerns for the project. *See* Attachment B, DRT Comments.

VI. Rezoning Approval Criteria

SFCC 1987, Sec. 14-3.5(C) requires the Governing Body to consider approval criteria for all rezoning proposals, and make complete findings of fact with respect to each criterion "sufficient to show that these criteria have been met", before the Governing Body approves a rezoning. Table 3, below, contains analysis of the three (3) Rezoning requests for Case #2024-7900, Case #2024-8853, and Case #2024-8855.

Table 3 Rezoning Las Soleras Master Plan Tracts 19, 20, 21, 23, 24 and 26

Rezoning Criterion 1 (14-3.5(C)(1)(a)) one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met: (Yes/No)** **YES**
Applicant's Response (Rezoning from C-1, MU, and BIP to C-2): *(i) "Not applicable"* *(ii) "As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within Tracts 19 -26. This loop road realignment has left the lot configurations of Tracts 19 – 26 contrary to efficient development.* *Las Soleras Tracts 19-26 have been referenced collectively as triggers for various infrastructure development – most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for Tracts 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative impact on Master Plan Tracts 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue."* *(iii) "As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.*	

Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road. The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response: Criterion 1 is met.

Staff agrees that a different use category (here, Community Commercial/ C2) is more advantageous to the community as articulated in the General Plan policy sections cited in the Applicant's response. The Rezonings support a variety of uses, enhance walkability, and promote economic self-sufficiency within the master planned area by balancing residential and commercial development opportunities, which provides opportunities for shopping and employment in the immediate area. The Rezonings are designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs.

Rezoning Criterion 2 (14-3.5(C)(1)(b)): all the rezoning requirements of Chapter 14 have been met;	**Criterion Met: (Yes/No) YES**

Applicant's Response:
"Yes, all zoning requirements of Chapter 14 have been met."

Staff Response: Staff agrees with the Applicant's response, above. The Rezonings meet all applicable Chapter 14 requirements. The proposed Rezonings therefore meets Criterion 2.

Rezoning Criterion 3 (14-3.5(C)(1)(c)): the rezoning is consistent with the applicable policies of the general plan, including the future land use map;	**Criterion Met: (Yes/No) Yes**

Applicant's Response (Rezoning):
As previously noted and in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

This rezoning request will be consistent with the General Plan upon approval of the companion General Plan Amendment application.

Staff Response (Rezoning): Staff finds that Criterion 3 is met.

Staff agrees with the Applicant's response that rezoning the Tracts to a uniform Community Commercial C-2 district across aligns with the City of Santa Fe's General Plan as proposed to be amended, and economic development goals. The proposal matches City policies on diverse land uses, reduced auto dependence, and balanced growth, supporting the Future Land use Map, which designates the area Community Commercial.

Rezoning Criterion 4 (14-3.5(C)(1)(d)): the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):

"The total acreage under consideration is 57.63, which is in conformance with the criteria set forth in the City Code. Once again, the rezoning application is consistent with the General Plans Goals for Growth Management."

Staff Response (Rezoning from R-3 to C-2): Staff finds that Criterion 4 is met.

For City policy regarding the amount of land sufficient to meet Rezoning Criterion 4, Staff looks to City Code General Plan Amendment Criteria, Section 14-3.2(E)(1)(c), which requires in part that an amendment does not "affect an area of less than two acres, except when adjusting boundaries between districts."

Based on this requirement, Staff concludes that the amount of land proposed for rezoning will not create a pocket of inconsistent development and is sufficient to help meet the City's land use goals of creating neighborhood-focused communities that include opportunities for both residential and commercial development.

Rezoning Criterion 5 (14-3.5(C)(1)(e)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met: (Yes/No) YES**

Applicant's Response:

"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response: Staff finds that Criterion 5 is met.

Staff agrees with the Applicant's response the "subject property can be served by existing roadways and public water and sewer infrastructure."

Staff agrees with the Applicant's response that the existing infrastructure is adequate for the proposed development. However, the "Conceptual Test Fit" that the Applicant referenced is not from the City Code and is not a test that the City uses to evaluate projects. Additionally, DRT evaluations have outlined necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development, which will be reviewed at the permitting or development plan stage.

Rezoning Criterion 6 (14-3.5(C)(2)): Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts; or** **(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met: (Yes/No)** **Yes**

Applicant's Response:

14-3.5(C)(2)(a):

"With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

14-3.5(C)(2)(b):

"The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement."

14-3.5(C)(2)(c):

"As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las

Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services."

Staff Response: Staff finds that Criterion 6 [14- (14-3.5(C)(2)] is met.

The Rezonings are consistent with applicable 1999 General Plan policies referenced in detail in the analysis of the previous criteria. The Rezonings are anticipated to bring broader economic benefits, such as increased employment, higher property and sales tax revenues, and expanded services, all of which would serve the general public interest.

VII. CONCLUSION

The Applicant has complied with all application process requirements of Santa Fe City Code 1987, Chapter 14 as follows:

a) The Applicant complied with the following steps required by the Santa Fe City Code:
   1) Pursuant to 14-3.1(E) "Pre-application", the Applicant conducted a pre-application on September 28, 2023.
   2) Pursuant to 14-3.1(F) "Early Neighborhood Notification" (ENN) the Applicant conducted one ENN on November 14, 2023.
   3) The Applicant has addressed the Master Plan Approval Criteria per Section 14-3.9(D)(1) *"Necessary Findings."*
   4) The Applicant has addressed the General Plan Amendment Approval Criteria per Section 14.3-9(E)(1) *"Criteria for All Amendments to the General Plan."*
   5) The Applicant has addressed the Rezoning Approval Criteria per Section 14-3.5(C) *"Approval Criteria."*

Staff and the DRT have analyzed the Project and found that it meets all applicable Code criteria. The Land Use Department recommends APPROVAL of the Project, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A."

VIII. ATTACHMENTS

A. Planning Commission Staff Report
B. DRT Comments
C. Economic Strategy
D. Maps and Images
E. Applicant's Materials
F. Planning Commission Approved Findings of Fact and Conclusions of Law (all case numbers)

G. Planning Commission Minutes

A Resolution Amending the Las Soleras Master Plan land use designations for Tracts 19, 20, 21, 23, 24 and 26 from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) to from 90 feet to 45 feet.

A Resolution Amending the General Plan Future Land Use Map designation from Commercial Office Use to Community Commercial, with Legal Description.

Bill 2025-01, Changing the Official Zoning Map from C-1 (General Office) to C-2 (General Commercial), with Legal Description.

A Resolution Amending the General Plan Future Land Use Map from Transitional Mixed Use to Community Commercial, with Legal Description.

Bill 2025-02 Changing the Official Zoning Map from MU (Mixed Use) to C-2 (General Commercial), with Legal Description.

A Resolution Amending the General Plan Future Land Use designation from Commercial Business Use to Community Commercial, with Legal Description.

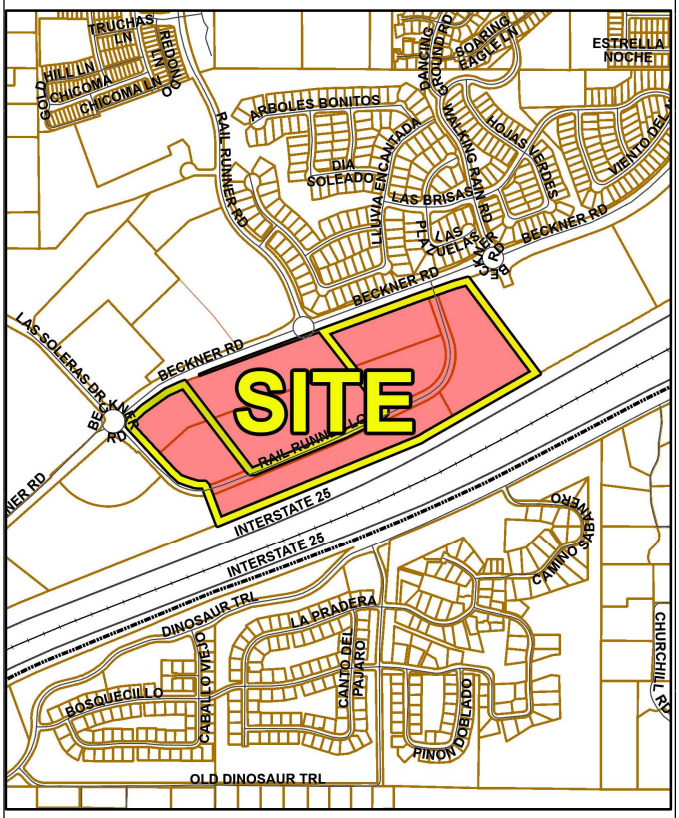
Bill 2025-03 Changing the Official Zoning Map from BIP (Business Industrial Park) to C-2 (General Commercial), with Legal Description

ATTACHMENT A

CITY OF SANTA FE

Planning and Land Use Department
Planning Commission Staff Report

Case Nos:	2024-(7899)(898)(7900)(8852)(8853)(8854)(8855)
Hearing Date:	September 5, 2024
Applicant:	Beckner Road Partnership, LLC
Request:	Master Plan Amendment, General Plan Amendments & Rezonings
Location:	The property is located SE of the Las Soleras/Beckner Rd roundabout & South of the Rail Runner Rd/Beckner Rd roundabout, & on the South side of Beckner Rd, being Tracts 19-26, within the Las Solares Master Plan.
Case Mgr.:	Daniel A. Esquibel
Existing Zoning:	C-1 (General Office), MU (Mixed Use), and BIP (Business Industrial Park)
Overlay:	Suburban Archaeological Review District
Pre-app. Mtg.:	September 28, 2023
ENN Mtg.:	November 14, 2023



Proposal: The Applicant's project includes 7 applications: an amendment to the Las Soleras Master Plan, 3 General Plan Amendments, (GPA) 3 rezonings (RZ), and a request to reduce the La Rambla Trail easement width from 90 feet to 45 feet. The GPAs change the Future Land Use Map designations from "Transitional Mixed Use, Business Commercial, and Commercial Office" to "Community Commercial". The RZs change the Official City Zoning Map designations from MU, BIP, and C-1, to C-2.

Case #2024-7899. Las Soleras Master Plan Amendment. Orion-West LLC, Agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a Master Plan Amendment to the Las Soleras Master Plan, changing the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet, on a property located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout on the south side of Beckner Rd, encompassing Tracts 19-26 within the Las Soleras Master Plan. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-7898. Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and also that the Planning Commission recommend that the Governing Body approve an additional General Plan Amendment changing the existing General Plan Future Land Use Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from Commercial Office Use to Community Commercial. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case # 2024-7900. Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning. Orion-West LLC, Agent for Beckner Road Partnership, Owner, asks the Planning Commission to recommend that the Governing Body approve a rezoning, changing the Official Zoning Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and that the Planning Commission also recommend the Governing Body to change the existing Official Zoning Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) Use to C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8852. Las Soleras Master Plan Tract 19 General Plan Amendment. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use designation for approximately 9.11 acres from Transitional Mixed Use to Community Commercial, for a property, described as Tract 19 on the Las Soleras Master Plan located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8853. Las Soleras Master Plan Tract 19 Rezoning. Orion-West LLC, agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 9.11 acres from MU (Mixed Use) Use to C-2 (General Commercial). The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8854. Las Soleras Master Plan Tract 20 General Plan Amendment. Orion-West LLC., agent for

Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use designation for approximately 10.70 acres from Commercial Business Use to Community Commercial, on a property described as Tract 20 on the Las Soleras Master Plan, and located south of the Rail Runner Loop. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8855. Las Soleras Master Plan Tract 20 Rezoning. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, ask the Planning Commission to recommend the Governing Body approve a rezoning changing the existing Official Zoning Land Use Map designation for approximately 10.70 acres from BIP (Business Industrial Park) to C-2 (General Commercial) on a property described as Tract 20 on the Las Soleras Master Plan, and located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** of the following cases, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A":

1. Case #2024-7899: Las Soleras Master Plan Amendment allowing General Plan Amendments and Rezonings for Las Soleras Tracts 21, 23, 24, and 26,
2. Case #2024-7898: Las Soleras Tracts 21, 23, 24, and 26 General Plan Amendment,
3. Case #2024-7900: Las Soleras Tracts 21, 23, 24, and 26 Rezoning,
4. Case #2024-8852: Tract 19 General Plan Amendment,
5. Case #2024-8853: Las Soleras Tract 19 Rezoning,
6. Case #2024-8854: Las Soleras Tract 20 General Plan Amendment, and
7. Case #2024-8855: Las Soleras Tract 20 Rezoning

Seven motions are required for these Cases:

1. Recommend the Governing Body approve or deny Case #2024-7899: Las Soleras Master Plan Amendment allowing General Plan Amendments and Rezonings for Las Soleras Tracts 21, 23, 24, and 26,
2. Recommend the Governing Body approve or deny Case #2024-7898: Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment, subject to the Master Plan conditions listed in Section II, Table 1 *"Master Plan Conditions"*, and Master Plan Technical Corrections listed in attachment "*A*",
3. Recommend the Governing Body approve or deny Case #2024-7900: Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning,
4. Recommend the Governing Body approve or deny Case #2024-8852: Tract 19 General Plan Amendment
5. Recommend the Governing Body approve or deny Case #2024-8853: Las Soleras Master Plan Tract 19 Rezoning,
6. Recommend the Governing Body approve or deny Case #2024-8854: Las Soleras Master Plan Tract 20 General Plan Amendment, and
7. Recommend the Governing Body approve or deny Case #2024-8855: Las Soleras Master Plan Tract 20 Rezoning

II. Master Plan Conditions

Table 1 Master Plan Conditions

#	Condition of approval	Dept/Division	Completed By:
1	The Applicant shall submit a Master Sign Plan to be included with the Master Plan amendment as a permanent component of future development of the Project. This Master Sign Plan must comprehensively address the design, placement, and specifications of all signs within the project area to ensure compatibility with the historic and rural character and visual openness of the Historic Route 66 (I-25) corridor and acknowledge the significance of development of the project along the primary entrance into Santa Fe. This requirement shall apply to the entire project area, irrespective of any future subdivision or ownership change, and must be adhered to by all current and subsequent owners or developers.	Land Use/ Current Planning Division	Prior to recording the Master Plan

III. EXECUTIVE SUMMARY

The Governing Body approved the Las Soleras Master Plan (Master Plan) on February 11, 2009, encompassing approximately 539 acres with a mix of uses including low, medium and high-density residential; community and regional commercial; business industrial park; mixed-use; institutional uses; office and open space. The original master plan concept proposed a walkable mixed-use neighborhood focused on an anticipated Rail Runner transit stop. The mix of uses was intended to approximate the citywide balance of residential and nonresidential uses, set among extensive open spaces.

Since adoption in 2009, there have been 4 amendments to the Las Solares Master Plan:

A. September 9, 2015
   i. Realignment of roads, reconfiguration of open space and trail, reconfiguration and reduction of park land and the reconfiguration of land tracts.
B. September 24, 2016
   i. Establish alternative height and setback standards for the R-6 and R-12 residentially zoned districts of Las Soleras for Estancias de Las Soleras and Ross's Peak.
C. September 12, 2018

i. Rezoning from MU (Mixed Use) to R-21 (Residential-twenty-one dwelling units per acre) and a reduction in the 90-foot utility, access, and trail corridor to 45 feet (La Rambla).

ii. Amending Las Soleras Master Plan condition related to dust control

D. October 31, 2019

i. Rezoning from R-6 to R-10 for Las Solares Tract 13

IV. COMPARISON MAPS OF ZONING AND THE FUTURE LAND USE MAP

Figure 1 depicts a comparison between the 2010 Future Land Use Map (left), illustrating the land uses at the time of adoption of the Master Plan and Annexation into the City, and the current 2024 Future Land Use Map designations (right). The primary differences being within the project area where 4 lots (lots 21,23,24 and 26) were annexed in as Community Commercial (red) and are now designated as commercial office (light purple). There has also been an expansion of residential low density (yellow) and residential high density (goldenrod) and a reduction in Transitional Mixed Use (mauve) north of Beckner Road.

Figure 1 2010 / 2024 Future Land Use Map Comparison

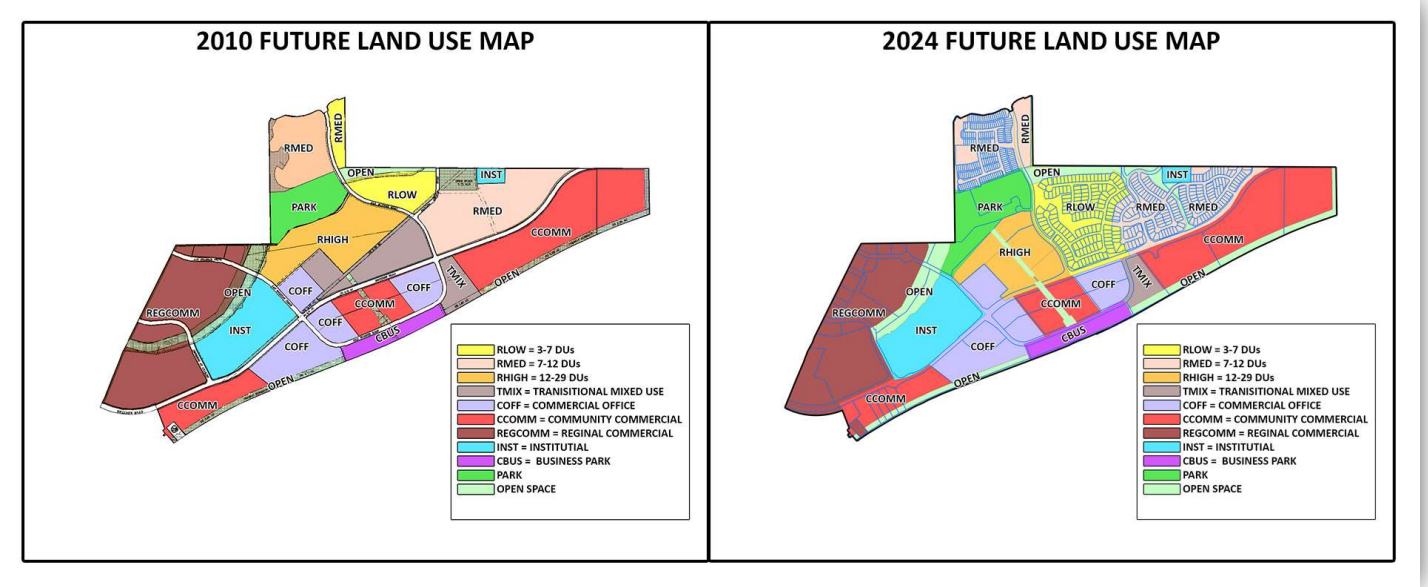
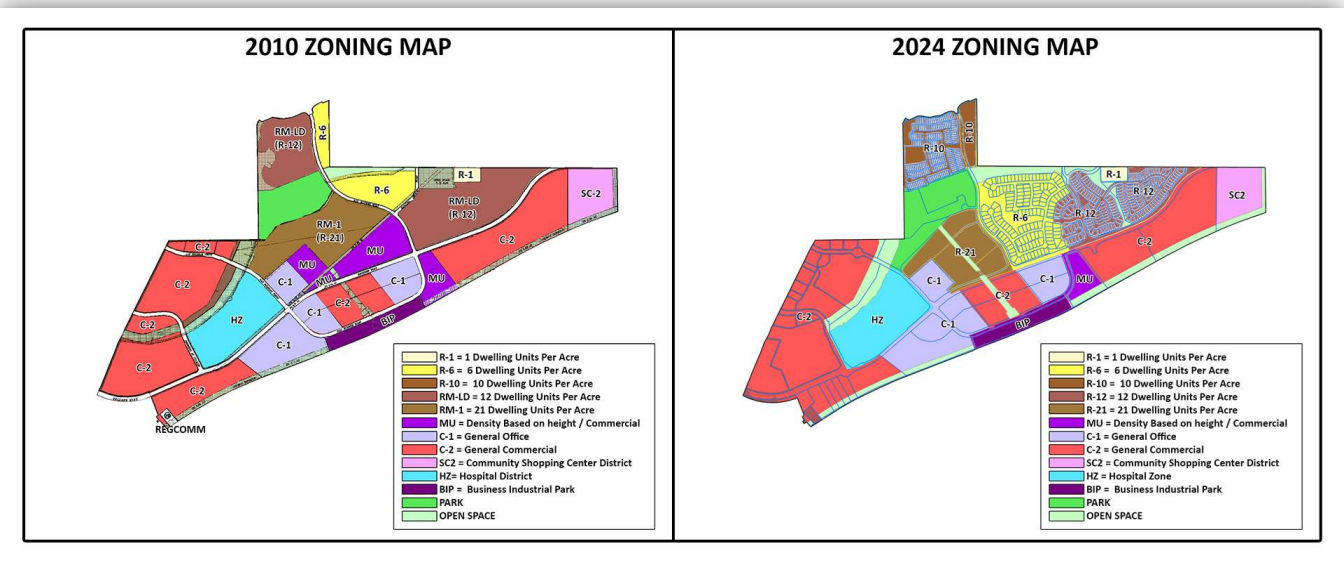


Figure 2 depicts a comparison between the 2010 Zoning Map established at annexation and the 2024 Zoning Map. The primary difference being a reduction in Mixed Use zoning (purple) in favor of more residential uses north of Beckner Road.

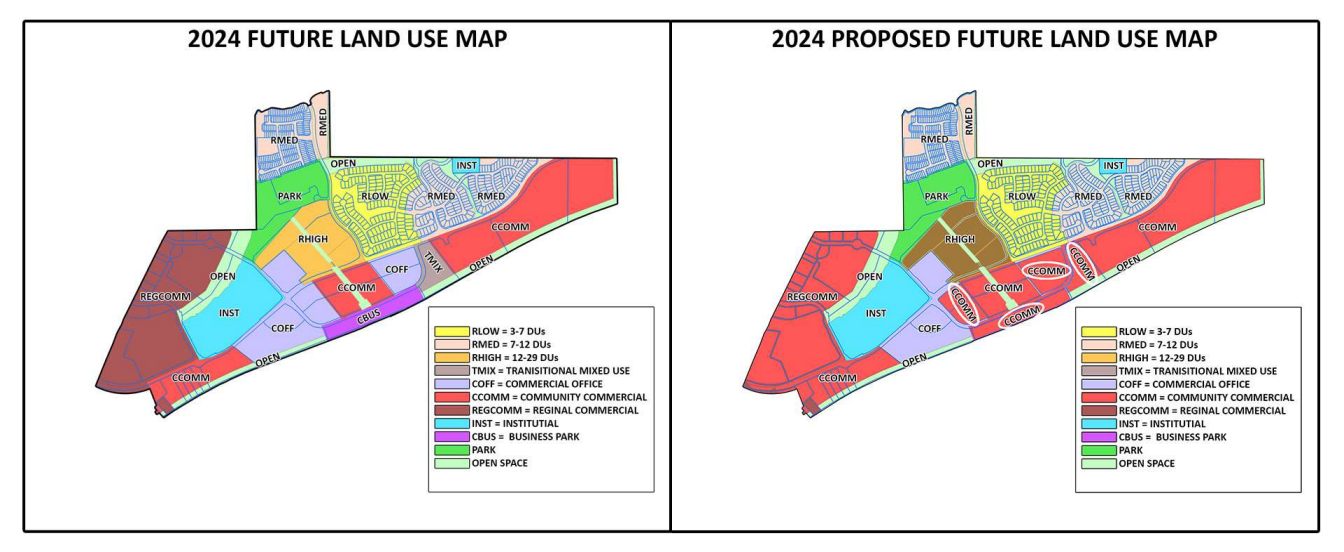
Figure 2 2010 Master Plan Zoning and 2024 Zoning Map Comparison



The Applicant's Proposed Changes

Figure 3 compares the existing 2024 Future Land Use Map and the applicant's proposed changes, from Commercial office (light purple), Business Park (dark purple), and Transitional Mixed Use (mauve) to Community Commercial (red).

Figure 3 2024 Future Land Use Map Comparison



The General Plan describes Community Commercial Office as providing:

> *Sites for retail shopping areas, focus on a plaza, containing a wide variety of businesses, including retail stores; eating and drinking establishments; commercial recreation; service stations; automobile sales and repair services; financial, business, and personal services; and educational and social services.*

The General Plan describes Business Park as:

> *Business Parks shall provide areas appropriate for moderate- to low-intensity industrial and business park uses capable of being located next to commercial and residential areas with minimum buffering. Allowable uses include research and development related uses, light manufacturing, wholesaling, distribution and storage, retailing and small-scale restaurants as a related use only, and offices in a master planned landscaped setting. No raw materials processing or bulk handling would be allowed.*
>
> *The Business Park designation on the Future Land Use Map of the General Plan is intended to encompass the 11, Light Industrial District, and the IP, Industrial Park District, existing zoning categories. It is recommended that both districts be re-examined for allowable uses and appropriate standards. It is further recommended that the IP zoning district be restructured with a stronger emphasis on research and development, offices, and related uses, to be developed in a master planned landscaped setting, and that the district name be modified to Business and Industrial Park in order to reflect these changes.*
>
> *For new development and for rezonings within the Business Park designation, the appropriateness of 1 versus BIP (IP) is determined by the nature of adjacent land uses. Where an area designated Business Park on the Future Land Use map is adjacent to non-residential zoning, an existing non-residential use, or non-residential Future Land Use, then that area may be considered for 11 zoning. Where an area designated Business Park on the Future Land Use map is adjacent to residential zoning, an existing residential use, or residential Future Land Use, then that area may be considered for IP (BIP) zoning.*

The General Plan describes Transition Mixed Use as:

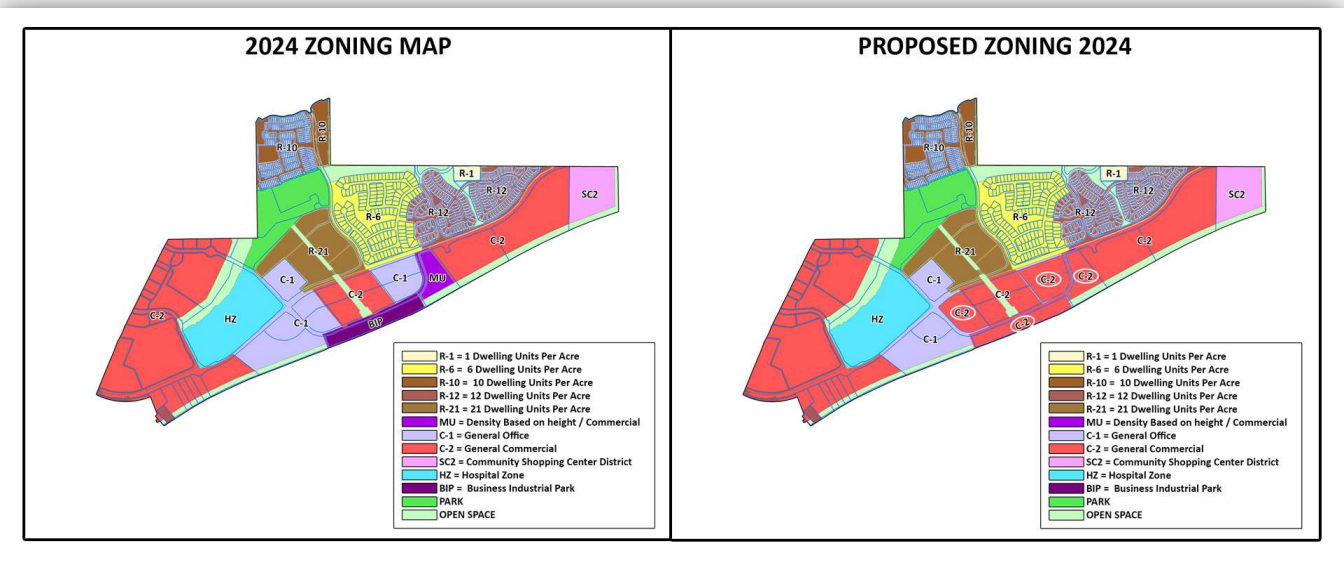
> *…mixed-use development, providing a variety of commercial (specific locations for big box retail), residential, and institutional opportunities.*

The General Plan describes Office as:

> *This classification provides sites for administrative, financial, business, professional, medical, and public offices, and small-scale restaurants (as a related use only) in areas where retail and other community commercial uses are not appropriate*.

Figure 4 compares the Applicant's proposed changes to the City Zoning Map, namely replacing C-1 (General Office), BIP (Business Industrial Park) and MU (Mixed Use) with C2 (General Commercial).

Figure 4 Existing and Proposed Zoning Map Comparison



Zoning Modifications

Table 2 *"Zoning Acreage Change"* depicts acreage changes affected by Master Plan Amendments for Las Solares Master.

Table 2 Zoning Acreage Change

Zoning	2010 Annexation (Acreages+/-)	2024 Current Zoning (Acreages +/-)	Proposed Changes (Acreages+/-)
R-1	3.02	3.02	3.02
R-6	28.96	46.9	46.9
RM-LD (R-10 & R-12)	102.66	81.19	81.19
RM-1 (R-21)	43.69	28.59	28.59
MU	37.49	9.11	0
C-1	50.29	50.45	30.75
C-2	171.5	171.5	~~239.47~~ 211.01
SC-2	20.21	20.21	20.21
HZ	39.03	39.03	39.03
BIP	10.7	10.7	0

Park	21.4	31.1	31.1

Figure 5 Line Graph

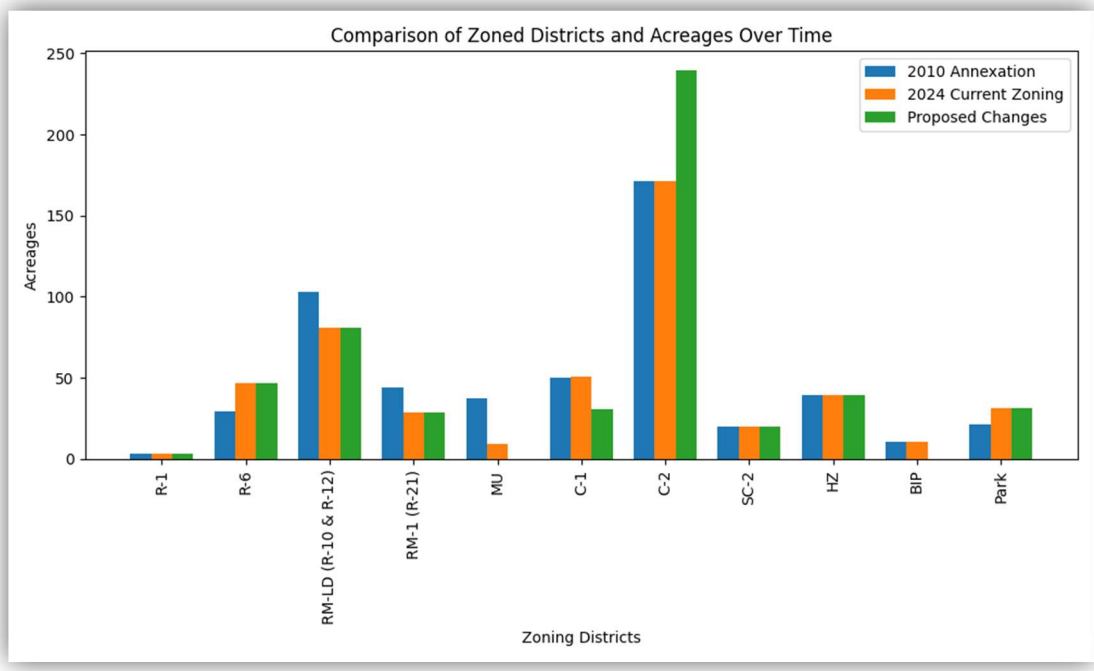


Figure 5, together with Figures 1-4 and Table 2 present an overview of modifications across various zoning categories, from the annexation agreement established in 2010 to the present year, and the applicants requested amendments. Figures 1-5 offer a general view of how acreages within the Master Plan area have changed across different zoning categories over time. The Master Plan amendment proposes modifications to the Master Plan zoning designations for Tracts 19, 21, 23, 24, and 26. The Master Plan amendment eliminates two zoning categories—MU (Mixed Use) from 9.11 acres to 0; and BIP (Business Industrial Park) from 10.7 acres to 0 acres—while reducing the area zoned as C-1 (General Office) from 50.45 acres to 30.75; and increasing those areas zoned as C-2 (General Commercial) from 171.5 acres to 239.47. In addition to the zoning changes, the applicant seeks to reduce the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet.

Relevant Chapter 14 Zoning District purpose statements:

14-4.3(A) C-1 Office and Related Commercial District

The purpose of the C-1 office and related commercial district is to provide areas for government offices; professional and business offices; medical and dental offices or clinics; personal care facilities for the elderly ; and hospitals , laboratories, pharmacies and related complementary businesses that provide sales or service of office equipment, medical and dental supplies and office supplies. This

district serves as a transitional buffer between more intense commercial use districts and residential districts.

14-4.3(B) C-2 General Commercial District

The C-2 general commercial district includes areas along streets carrying large volumes of traffic where commercial uses are appropriate. Regulations are designed to guide future additions or changes so as to discourage extension of existing and formation of future strip commercial development , to preserve the carrying capacity of the streets and to provide for off-street parking and loading.

14-4.3(H) BIP Business and Industrial Park District

1) Purpose

(a) The purpose of the BIP district is to provide locations for the development of jobs in research and development activities and in offices, institutions and limited light industrial settings. The BIP district regulations intend to ensure that district locations may be adjacent to residential and commercial areas with minimum buffering.

(b) It is also the purpose of the BIP district to allow related uses that complement or support the primary employment-based uses to create a functional and pedestrian-friendly development.

2) Rezoning Requirements

(a) Property is eligible for rezoning to BIP if the property is a minimum of four acres in size and all other applicable requirements of Chapter 14 are satisfied.

(b) Rezoning to BIP requires consideration and approval by the planning commission and governing body of a master plan or development plan for the property as provided in Sections 14-3.8 and 14-3.9."

14-4.3(L) MU Mixed-Use District

1) Purpose

It is the purpose of the MU mixed-use district to provide for the creative infill and development of underused and vacant land and buildings in Santa Fe. This zoning category allows office, commercial and residential uses in the same building or on the same property . MU zoning should accomplish the following goals:

(a) control sprawl by creating a more efficient use of land and more opportunities for infill ;

(b) promote affordable housing and economic development by emphasizing a variety of land uses

(c) promote creative and flexible land uses within Santa Fe;

(d) foster alternative means of transportation, including transit, bicycles and walking;

(e) promote infill development and pedestrian-oriented streetscapes in currently underused parking areas and along existing roadway corridors; and

(f) promote shared parking areas in the design and development of mixed-use projects.

(2) Rezoning Requirements

(a) Application for rezoning to MU is not allowed for residentially zoned properties located in historic districts, as shown on the official zoning map.

(b) *Rezoning to MU requires consideration and approval by the planning commission and governing-body of preliminary or final development plans for the property as provided in Section 14-3.8.*

As districts expand, contract, or are eliminated, the urban fabric of the Los Soleras Master Plan area shifts. Expansion of C-2 zones might encourage more robust commercial development but could risk higher traffic and reduced pedestrian safety and less open space. Shrinking or eliminating MU districts could undermine efforts to increase urban density and mixed-use developments, potentially leading to greater vehicle dependence and loss of vibrant, multi-functional urban areas. Changes in BIP zoning could affect the availability of land for high-tech and industrial jobs, impacting local employment landscapes. Conversely, growth in C-1 areas could promote quieter, service-based environments but might limit opportunities for larger commercial ventures. Each adjustment to these zoning districts needs to be considered carefully to balance growth, community needs, and infrastructure capabilities.

The Applicant complied with Subsections 14-3.1(E) *"Pre-Application Conferences,"* 14-3.1(F) "Early Neighborhood Notification Procedures," and 14-3.1(H) *"Notice Requirements."*

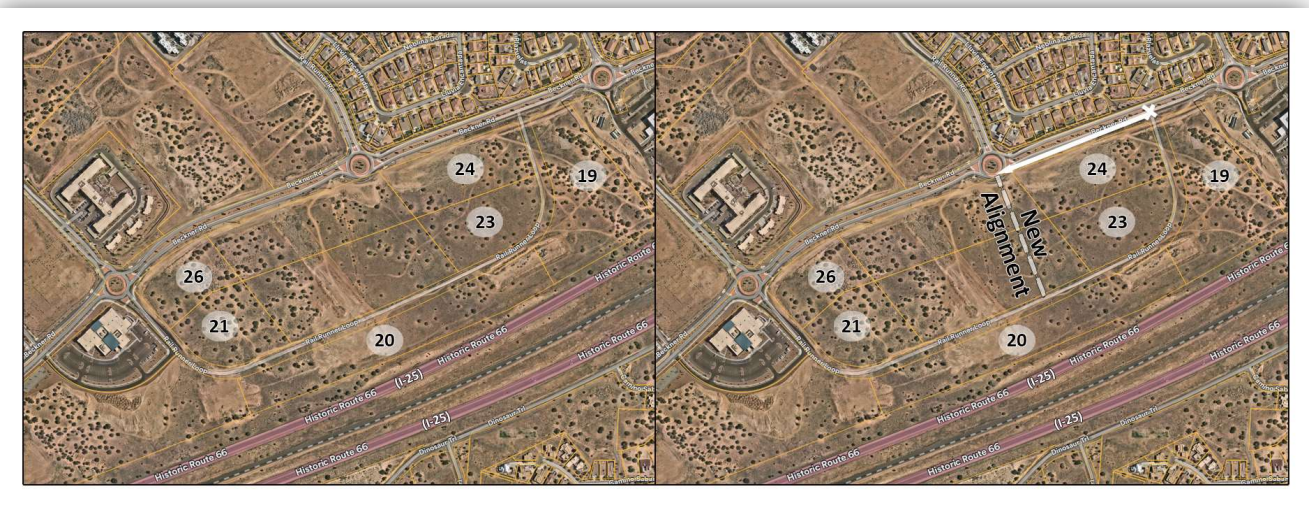
Staff's analysis finds that the Applicant met the approval criteria as outlined in Subsection 14-3.9(D) for Master Plans, Subsection 14-3.2(E) for amendments to the General Plan, and Subsection 14-3.5(C) for the rezoning request across all 7 case requests.

V. PROJECT ANALYSIS

A. Property Information:

Tracts 19, 20, 21, 23, 24, and 26 are vacant tracts of land measuring 9.11, 10.70, 4.70, 7.27, 6.18, and 3.48 acres, respectively, totaling approximately 41.44 acres. Tracts 19-23 are located off Rail Runner Loop. Per the approved Las Soleras Master Plan the Applicant will align Railrunner Loop to with the Railrunner Road Roundabout. Currently, Rail Runner Loop aligns with the Solares Drive/Beckner Road intersection at a roundabout on the west end and lies between the intersections of Rail Runner Road and Walking Rain Road/Beckner Road, each featuring roundabouts, at the east juncture. The eastern intersection will be realigned with the Rail Runner Road and Beckner Road intersection roundabout. Tracts 24 and 26 are located off Beckner Road (Reference Figure 6 *"Tract Location"*).

Figure 6 Tract Location

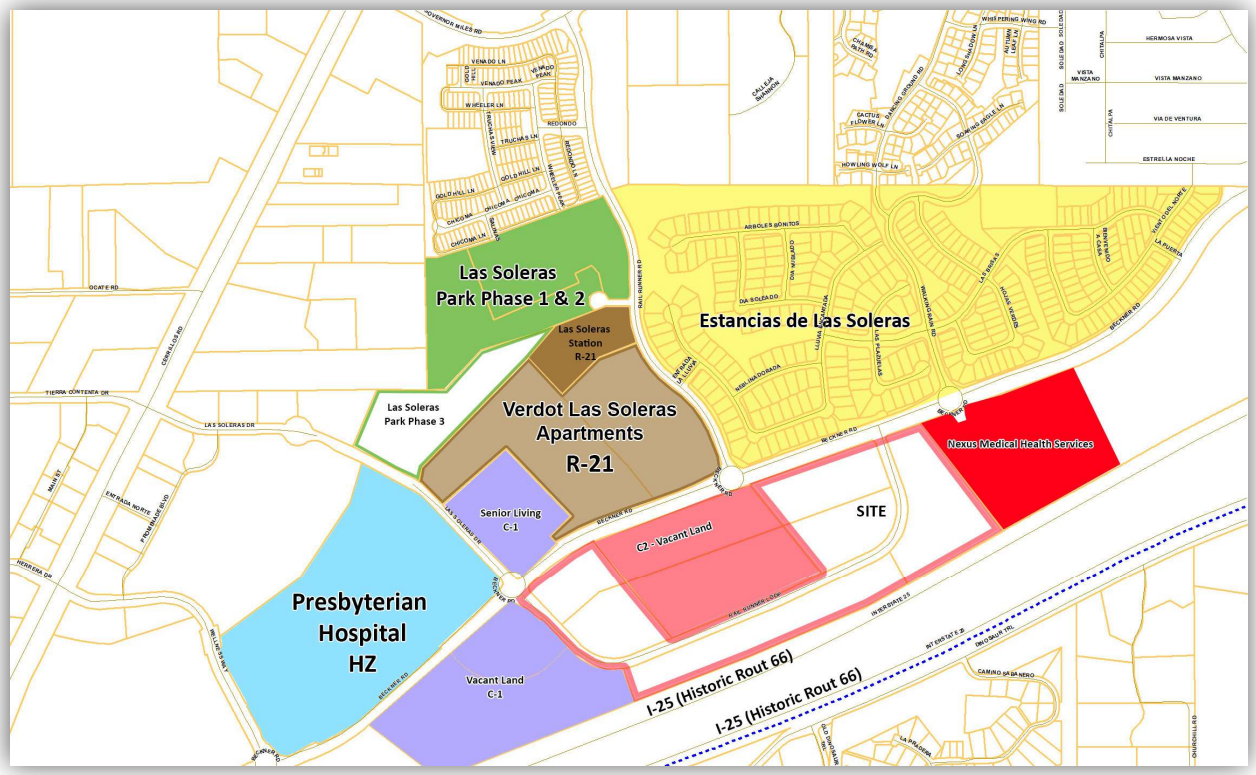


B. Adjacent Uses

Table 3 Nearby Development (Reference Figure 7 "Adjoining Uses")

Direction	Zoning
North	C-1 (General Office) 5011 Las Soleras Dr, R-21 (Residential - 21 dwelling units per acre) Verdot apartments, R-6 (Residential – dwelling units per acre) Estancias De Las Soleras
West	C-1 (General Office) vacant land
East	C-2 (General Commercial) - Nexus Medical Health Services
South	I-25 (Historic Rout 66)

Figure 7 Adjoining Uses



C. La Rambla Trail Easement

In addition to general plan amendments and rezoning requests, the application includes the realignment of Rail Runner Loop. The realignment is required as a condition of the Las Solares Master Plan, and the Applicant is adhearing to the required realignment condition. The applicant also seeks approval to reduce the La Rambla that traverses across Los Solares Tracts 22 and 25,. Tracts 22 and 25 are also currently owned by the applicant and will be integrated into future development, but they are not part of the current application as they are already zoned C2. The Master Plan amendment proposes reducing the La Rambla, originally established in 2010 as 90 feet wide, to 45 feet to align with the Rambla Trail width set by a previous Las Soleras Master Plan Amendment approved in 2019. Additionally, the applicant proposes the flexibility to adjust the location of the larger Plaza open space area anywhere along the Rambla between Beckner Road and Rail Runner Loop Road (Reference Figure 7 *"La Rambla Trail Easement.").*

Figure 8 La Rambla Trail Easement



VI. PROPOSED INFRASTRUCTURE

The City Code requires that proposed infrastructure can accommodate the impacts of the proposed development. "[T]he existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development." SFCC 1987, § 14-3.5(C)(1)(e). The Development Review Team ("DRT") concluded that City resources and infrastructure can accommodate the proposed request. *See* Attachment a, "DRT Comments".

VII. EARLY NEIGHBORHOOD NOTIFICATION MEETING

The Applicant conducted a virtual Early Neighborhood Notification Meeting (ENN) via Zoom on November 14, 2023. No members of the public attended the ENN. The Applicant complied with all notice and other procedural requirements as per City Code Section 14-3.1(F).

VIII. APPROVAL CRITERIA – MASTER PLAN

Section 14-3.9 Necessary Findings: (A) and (D):

Table 4 Master Plan

Criteria 1 (14-3.9(D)(1)(a)): the master plan is consistent with the general plan;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):

"The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan Tracts 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals are supported:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the

Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response (Master Plan):

Staff agrees with the Applicant's response. The proposed Master Plan is consistent with several policy goals of the City of Santa Fe General Plan. Despite the elimination two zoned districts (Mixed Use and Business Industrial Park) originally envisioned in the Las Soleras Master Plan, the Master Plan still maintains the potential for a diverse range of uses as allowed within the C-2 District.

Staff finds that the Master Plan meets Criterion 1 (14-3.9(D)(1)(a).

Criteria 2 (14-3.9(D)(1)(b)): the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):

"This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Tracts 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across Tracts 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Staff Response (Master Plan):

Staff agrees with the applicant's response. The amendment aligns with the predominant zoning patterns in the area, which primarily are uses (multifamily and nonresidential) allowed within a C-2 District. The variety of C-2 uses, ranging from residential to light industrial, adheres to the Las Soleras Master Plan's original intent to foster a mix of uses, despite the proposed elimination of both Mixed Use and Business Industrial Park Districts, while also responding to current market demands. The master plan continues to maintain a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan.

Staff finds that the Master Plan meets Criterion 2 (14-3.9(D)(1)(b).

Criteria 3 (14-3.9(D)(1)(c)): development of the master plan area will contribute to the coordinated and efficient development of the community;	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (Master Plan):

"This Master Plan amendment will significantly enhance the site's ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of Tracts 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System."

Staff Response (Master Plan):

Staff agrees with the applicant's response. The amendment to C-2 zoning provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such

as full-service dining and more. This approach addresses the evolving needs of the surrounding neighborhood. The diverse mix of uses is likely to stimulate local economic growth. Moreover, the rezoning of the property will facilitate future development that is expected to trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System, further enhancing the area's coordinated development. The Las Soleras Master Plan originally contained a Rail Runner Stop. However, the Rail Runner stop was canceled during Governor Martinez's Term in office. It is unclear if the Rail Runner Stop will occur at Las Soleras in the Future.

Staff finds that the Master Plan meets Criterion 3 (14-3.9(D)(1)(c)].

Criteria 4 (14-3.9(D)(1)(d)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development:	**Criterion Met: (Yes/No)** **YES**

Applicant Response (Master Plan):
"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Master Plan):
Staff generally agrees with the applicant's response regarding the minimal impact of the proposed amendment on utility systems and the adequacy of existing infrastructure to support the proposed changes. Although the applicant's "Conceptual Test Fit" land plan, included in the application, evaluates the amendment's impact on area traffic, water, and sewer utilities, is not an actionable item on the agenda and cannot be used to establish compliance with the criteria.

While the Traffic Division agrees with the Traffic Analysis provided by the applicant, it has raised certain points for consideration regarding future phases of the project:
1. Per the original approved Master Plan note 46A, Beckner Road must be constructed as a four-lane major arterial in accordance with Chapter 14 of the City Code, unless otherwise approved by the City of Santa Fe Public Works Department, consistent with an approved or amended TIA.
2. The updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road, as stipulated in the original Master Plan.

Additionally, Fire Preventions comments have outlined necessary precautions and requirements for

future development:

1. A comprehensive assessment of fire service capacity and requirements should be conducted for all substantial new master plan developments.
2. Before construction begins, the water division and fire department must approve all infrastructure, including hydrants and water lines.
3. An all-weather access road capable of supporting a 75,000-pound fire apparatus must be provided before any combustible materials are brought onto the site.

The Water Division did not *"have any concerns at this time from a water engineering standpoint. The existing 12" main in Beckner should be able to accommodate the changes being proposed with no issues. For the future developments that come in under the general plan and master plan, the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project."*

The Wastewater Division has *"determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development."*

The Parks Division raised no concerns for the project.

Staff finds that the Master Plan meets Criterion 4 (14-3.9(D)(1)(d).

IX. General Plan

14-3.2 *"Amendments to the General Plan"* establishes approval criteria for amendments to the General Plan.

Table 5 General Plan Amendment Criteria

Criterion 1 [14-3.2(E)(1)(a)]: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met: (Yes/No) YES**
Applicant's Response (General Plan Amendment): *"The requested General Plan Amendment to allow a uniform Land Use Classification of Community Commercial across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.* *Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.* *Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and* *Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*	

Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

Growth Projections, Economic Diversification, and Community Development are also addressed within this amendment. The proposed amendment is consistent with the goals and policies of community services outlined in the General Plan, which states the guiding policies for economic development are to: 1) Promote diversification of the Santa Fe economy, 2) Promote increased job opportunities with higher wages for Santa Fe residents, 3) Support services that serve the needs of Santa Fe residents and workers, 4) Develop and maintain an attractive climate for conducting business in Santa Fe, and 5) Promote small businesses.

Santa Fe County's population is projected to reach approximately 156,151 in 2024, reflecting a growth rate of 0.13% over the past year according to the most recent United States Census data. This projected growth highlights the need for adaptive planning and development to accommodate increasing residential and commercial demands.

The Angelou Report further emphasizes the importance of diversifying Santa Fe's economic base to ensure

sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

The proposed amendment enables the land to support these economic development policies by allowing for a greater variety of developments, which would better meet the needs of different ages, incomes, and family sizes. Additionally, it is strategically designed to create space for diverse industries to expand and prosper, encouraging the creation of community hubs that attract investment and generate high-quality employment opportunities. This supports Santa Fe's growth projections and the targeted diversification of its economic base, facilitating development that enhances the economic landscape and community well-being."

Staff Response (General Plan Amendment):
Staff agrees with the Applicant's response. The proposed amendment for Las Soleras Tracts 19-26 aligns with Santa Fe's growth and economic development strategies. By citing strategic documents like the Angelou Report and the 2008 Economic Development Strategy, the response demonstrates that the amendment supports city policies on economic diversification and infrastructure development. The Applicant's use of demographic data underscores the amendment's relevance to current and future community needs, ensuring it contributes to Santa Fe's long-term prosperity and resilience.

Staff finds that the proposed amendment meets Criterion 1 [14-3.2(E)(1)(a)].

Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;	**Criterion Met: (Yes/No) YES**

Applicant's Response (General Plan Amendment):
"This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application).

Las Soleras Master Plan Tracts 19 – 26 are immediately adjacent to Community Commercial Tracts to the East. In addition, Tracts 22 and 25 are already designated Community Commercial. More Community Commercial along with Regional Commercial Land Use designations can be found a short distance to the West between I-25 and Beckner Road and then again North of Beckner Road just West of the Presbyterian hospital tract.

In fact, it could be observed that the existing land use classifications for Tracts 19 and 20 currently designated as Transitional Mixed Use and Business Park are the designations not consistent with the adjacent General Plan classifications which are a majority Community Commercial and Office.

The infrastructure serving Las Soleras is relatively new and it is also designed to accommodate the build out of the Master Plan including expansion of roads, trails and utilities as vacant Tracts are developed."

Staff Response (General Plan Amendment):
Staff agrees with the applicant's response. The applicant's request is to uniformly classify Las Soleras Master Plan Tracts 19 – 26 as Community Commercial. A Community Commercial classification aligns with the existing land use patterns nearby, where adjacent and nearby Tracts are already designated as Community Commercial. Eliminating the Transitional Mixed Use and Business Park designations for Tracts 19 and 20 resolves inconsistencies with the surrounding areas, streamlining the land use classifications and enhancing urban coherence.

As illustrated in this report (Figures 3 and 4) the Future Land Use Map, Tracts immediately adjacent to the east of Tracts 19 – 26 are already designated as Community Commercial. Additionally, Tracts 22 and 25 within the targeted area are currently classified as Community Commercial. Furthermore, there are areas designated Community and Regional Commercial only a short distance from the subject property to the west between I-25 and Beckner Road and to the north near the Presbyterian hospital.

The fact that Tracts 19 and 20 are currently designated as Transitional Mixed Use and Business Park, respectively, seems inconsistent with the predominantly Community Commercial and Office designations in the vicinity. This suggests that the proposed amendment to Community Commercial could harmonize the land use classifications in this part of the Las Soleras Master Plan area.

Moreover, the infrastructure in place serving Las Soleras—including roads, trails, and utilities has been designed to support the Master Plan as vacant Tracts are developed.

Staff finds that the proposed amendment meets Criterion 2 [14-3.2(E)(1)(b)].

Criterion 3 [14-3.2(E)(1)(c)]: the amendment does not: **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met: (Yes/No)** **YES**

Applicant Response (General Plan Amendment):

***"(i) Response**:*

With the exception of the Transitional Mixed Use and Business Park Classifications of Tracts 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

"(ii) Response:

The site and Tracts in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(iii) Response:

As noted above, the Community Commercial land use classification is consistent with land use designations and patterns already assigned to adjacent Tracts within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Tracts 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

Staff Response (General Plan Amendment):

Response to (i):

The applicant's response to item "(i)" of Criterion 3 focuses on reclassifying Tracts 19 and 20 from Transitional Mixed Use and Business Park to Community Commercial, matching the existing nearby uses of Community Commercial and Office. This standardizes land use according to the area's predominant commercial orientation. However, the response lacks specific details on how the changes for additional tracts (21, 23, 24, and 26) fit with their existing land use or if they conflict with the prevailing use and character of their surroundings.

The lack of detailed information on tracts 21, 23, 24, and 26 leaves a gap in determining full compliance with this criterion.

Response to (ii):
Staff agrees with the applicant response to item "(ii)." The Tracts involved in the amendment collectively exceed 2 acres.

Response to (iii):
Staff agrees with the applicant response to item "(iii)." The proposal to classify these Tracts as Community Commercial reflects the existing land use designations of adjacent areas and does not disproportionately benefit a single or small group of landowners at the expense of others. Instead, it is likely to provide broader economic benefits through job creation, enhanced tax revenues, and expanded service offerings, thus serving the general public interest.

Staff did not find sufficient detail within in the Applicant's response to address Criterion 3 [14-3.2(E)(1)(c)]. However, based on Staff's own investigation, which included review of the applicant's submittals, and all other material included in the attachments to this Report, Staff is able to conclude that the proposed amendment does not allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area, does not affect an area of less than two acres, and does not benefit one or a few landowners at the expense of the surrounding landowners or the general public. Therefore, it is Staff's conclusion that the proposed amendment is consistent with Criterion 3.

Criterion 4 [14-3.2(E)(1)(d)]: an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (General Plan Amendment):
"The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos."

Staff Response (General Plan Amendment):
Staff agrees with the Applicant's response. The proposed amendment promotes general welfare by accelerating development in the Las Soleras area, which includes completing the Las Soleras Bridge over Arroyo de Los Chamisos. This infrastructure enhancement directly benefits the public.

Staff agrees with the Applicant's response. The proposed a General Plan Amendment that offers significant public advantages. Specifically, the Applicant highlights that the effective and accelerated development resulting from the amendment will facilitate the completion of critical infrastructure, notably the Las Soleras Bridge crossing Arroyo de Los Chamisos. This critical infrastructure is as a benefit to the general welfare, indicating that the amendment provides substantial public advantages beyond mere compliance, thereby satisfying the conditions set forth in Criterion 4.

Staff finds that the proposed amendment meets Criterion 4 [14-3.2(E)(1)(d)].

Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans;	**Not Applicable**
Criterion 6 [14-3.2(E)(1)(f)]: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;	**Criterion Met: (Yes/No) YES**

Applicant's Response (General Plan Amendment):
"A consistent land use designation of Community Commercial for Tracts 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.

In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan."

Staff Response (General Plan Amendment): Staff agrees with the applicant's response. The applicant's proposal for a uniform Community Commercial land use designation across Tracts 19-26, combined with the uses allowed under C-2 Zoning, aligns well with the adjacent land uses. This alignment promotes a more coordinated and harmonious development of the Las Solares Master Plan within Santa Fe area, consistent with past discussions under Criteria 1, 2, and 4.

The application outlines several key benefits that contribute to the overall welfare of the community. These include the expansion of the Las Soleras trails system and the construction of the Las Soleras Bridge, which are anticipated to improve local infrastructure and connectivity significantly. Furthermore, the potential for increased job opportunities and additional retail and food services directly supports the economic and social prosperity of the neighborhood.

Staff finds that the Criterion 6[14-3.2(E)(1)(f)] is met.

Criterion 7 [14-3.2(E)(1)(g)]: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	**Criterion Met: (Yes/No) YES**

Applicant's Response (General Plan Amendment):
"Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed."

Staff Response (General Plan Amendment):
Staff agrees with the applicant's response. The applicant has referenced multiple policies that support the proposed change, which is in line with the criteria for a General Plan amendment. This proposed change does not conflict with any existing city ordinances or regulations. The applicant asserts that the development from this amendment will conform to the City of Santa Fe's land use policies and adhere to the conditions outlined in the Las Soleras Master Plan.

The applicant's response aligns with the discussions under Criteria 1, 2, 4, and 6. These criteria collectively highlight that the amendment fosters a harmonious development strategy, promotes general welfare, and corresponds with adjacent land uses and broader city policies, ensuring there are no conflicts with existing

regulations. Staff finds that Criterion 7[14-3.2(E)(1)(g)] is met.	
Criterion 8 [14-3.2(E)(2) Additional Criteria for Amendments to Land Use Policies **In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:** **(a)the growth and economic projections contained within the general plan are erroneous or have changed;(b)no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or(c)conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.**	**Criterion Met: (Yes/No)** **Not Applicable**
The Applicant is not required to document compliance with Criterion 2, since the application does not amend land use policies.	

X. ZONING APPROVAL CRITERIA

Section 14-3.5(A) and (C) SFCC 2001 sets forth approval criteria for rezoning as follows:

(1) The Planning Commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

Table 6 Rezoning from R-3 to C-2

Criteria 1 (14-3.5(C)(1)(a)) one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met: (Yes/No)** **YES**
Applicant's Response (Rezoning): ***Response to Criterion (1)(a)(i):*** *"Not applicable"* ***Response to Criterion (1)(a)(ii):*** *"As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within Tracts 19 -* *26. This loop road realignment has left the lot configurations of Tracts 19 – 26 contrary to efficient development.* *Las Soleras Tracts 19-26 have been referenced collectively as triggers for various infrastructure development –*	

most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for Tracts 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative impact on Master Plan Tracts 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue."

Response to criterion (1)(a)(iii):

"As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.

Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.

Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and

Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.

Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and

Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.

Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and

Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road. The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response (Rezoning):

(i) The applicant addressed the first criteria "(i)" as "Not Applicable." Staff analysis found that there was no mistake in the original zoning.

(ii) Staff partially agrees with the Applicant's response. The Applicant, along with the information provided in this report, effectively demonstrates a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. However, the response does not provide a detailed justification for the zoning changes across all the mentioned tracts (19-26). This lack of comprehensive detail results in an incomplete response to the criteria.

(iii) Staff agrees with the Applicant's response regarding the rezoning of Tracts 19-26 to a uniform Community Commercial C-2 district, which is in line with Santa Fe's growth and economic development plans. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.

Staff finds that the Criterion 1 [14-3.5(C)(1)(a)] is met.

Criteria 2 (14-3.5(C)(1)(b)): all the rezoning requirements of Chapter 14 have been met;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
"Yes, all zoning requirements of Chapter 14 have been met."

Staff Response (Rezoning): Staff Agrees with the applicant. The application provides all components to address the criteria for a rezoning request. Criterion 2 [14-3.5(C)(1)(b)] is met.

Criteria 3 (14-3.5(C)(1)(c)): the rezoning is consistent with the applicable policies of the general plan, including the future land use map;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
As previously noted and in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

This rezoning request will be consistent with the General Plan upon approval of the companion General Plan Amendment application.

Staff Response (Rezoning):
Staff agrees with the Applicant's response that the rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 aligns with the City of Santa Fe's General Plan and economic development goals. The proposal matches city policies on diverse land uses, reduced auto dependence, and balanced growth, supporting the future land use map.

Staff finds that Criterion 3 [14-3.5(C)(1)(c)] is met.

Criteria 4 (14-3.5(C)(1)(d)): the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
"The total acreage under consideration is 57.63, which is in conformance with the criteria set forth in the City Code. Once again, the rezoning application is consistent with the General Plans Goals for Growth Management."

Staff Response (Rezoning from R-3 to C-2): Staff agrees with the Applicant's response, the land proposed for rezoning is greater than 2 acres.

Staff finds that Criterion 4 [14-3.5(C)(1)(d)] is met.

Criteria 5 (14-3.5(C)(1)(e)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Rezoning):
Staff agrees with the Applicant's response that the existing infrastructure is claimed to be adequate for the proposed development. However, this assertion is primarily based on comments from the Traffic Division, Fire Prevention, Water and Sewer Divisions and Parks Division. It is important to note that the "Conceptual Test Fit" land plan, while included, cannot be used to establish compliance with the criteria since it is not an actionable item on the agenda. Additionally, Development Review Team (DRT) evaluations have outlined necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development.

Staff finds that Criterion 5 [14-3.5(C)(1)(e)] is met.

Criteria 6 (14-3.5(C)(2)): Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts; or** **(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (Rezoning):
Response to 14-3.5(C)(2)(a):
"With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Response to 14-3.5(C)(2)(b):
"The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement."

Response to 14-3.5(C)(2)(c):
"As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services."

Staff Response (Rezoning):

Response to 14-3.5(C)(2)(a):

The Applicant's response mainly focuses on Tracts 19 and 20, discussing their current zoning and the proposal to change them to Community Commercial. Although the response mentions that the broader area predominantly features Community Commercial and Office zones, it does not provide detailed information on the land use classifications for each of the other tracts from 19 to 26. Thus, the response does not comprehensively address all the tracts involved in the rezoning proposal.

Response to 14-3.5(C)(2)(b):

Staff agrees with the applicant response to item "(b)." The Tracts involved in the amendment collectively exceed 2 acres.

Response to 14-3.5(C)(2)(c):

Staff agrees with the Applicant's response. The C-2 Zoning for Tracts 19-26 is consistent with the existing land use patterns in adjacent areas within the Las Soleras Master Plan. This alignment indicates that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Furthermore, it is anticipated to bring broader economic benefits, such as increased employment, higher property and sales tax revenues, and expanded services, all of which would serve the general public interest.

Staff finds that Criterion 6 [14- (14-3.5(C)(2)] is met.

XI. CONCLUSION:

The Applicant has complied with all application process requirements of Santa Fe City Code 1987, Chapter 14 as follows:

a) The Applicant complied with the following steps required by the Santa Fe City Code:
   1) Pursuant to 14-3.1(E) "Pre-application", the Applicant conducted a pre-application on March 9, 2023.
   2) Pursuant to 14-3.1(F) "Early Neighborhood Notification" (ENN) the Applicant conducted one ENN on November 14, 2023.
   3) The Applicant has addressed the Master Plan Approval Criteria per Section 14-3.9(D)(1) *"Necessary Findings."*
   4) The Applicant has addressed the General Plan Amendment Approval Criteria per Section 14.3-9(E)(1) *"Criteria for All Amendments to the General Plan."*
   5) The Applicant has addressed the Rezoning Approval Criteria per Section 14-3.5(C) *"Approval Criteria."*

The Land Use Department together with the DRT have analyzed the project. The Applicant has addressed all criteria necessary to submit an amendment for review to the Las Soleras Master Plan, Amendment to the General Plan Future Land Use Map and a rezoning for Las Soleras Tracts 19, 21, 23, 24, and 26. The Land Use Department recommends APPROVAL of the Project, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A."

1. **Attachments:**

Attachment a - Development Review Team (DRT) Comments
Attachment b - Angelou Plan and Economic Development Strategy for May 21, 2008
Attachment c - Maps or Images
Attachment d - Applicant Submittals

APPROVED AS TO FORM:

Title	**Name**	**Initials**
Interim Land Use Director	Heather Lamboy	*MRM for HLL*
Interim Assistant Land Use Director	Maggie Moore	*MRM*
Interim Land Use Current Planning, Planning Manager	Dan Esquibel	DAE

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT A

Development Review Team (DRT)

1. Traffic Division
2. Fire Prevention
3. Water Division
4. Wastewater Division
5. Parks Division

Development Review Team (DRT)
Comment Form

Date: August 26, 2024

DRT Member: Leroy N. Pacheco, PE

Phil Gallegos, PE (Wilson & Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Las Soleras GP, Rezoning & Master Plan, Parcels 19 – 26

Case Planner: Dan Esquibel, Planner and Case Manager

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**
1. N/A	N/A	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. As described and listed in the attached email from Wilson & Co. dated 3/7/24	Prior to Filing Master Plan	
2.		
3.		
4.		

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. The original approved Master Plan note 46A states: "… Beckner Road shall be constructed as a four lane major arterial consistent with Chapter 14 of the City Code unless otherwise approved by the City of Santa Fe Public Works Department (consistent with approved or amended TIA).
2. Note that the updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road as described as a condition of approval in the original Master Plan.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Las Soleras Tracts 19 through 26 Traffic Study for Zone Change REVISED

From Gallegos, Phil <Philip.Gallegos@wilsonco.com>

To engineer@leroypacheco.com<Engineer@leroypacheco.com>

CC Audra Gallegos (audra.gallegos@wilsonco.com)<Audra.Gallegos@wilsonco.com>

Date Thursday, March 7th, 2024 at 11:52 AM

Leroy, I have reviewed the Las Soleras Tracts 19 through 26 Traffic Study for Zone Change and have the following comments.

It should be noted and updated in the Executive Summary and Report that the proposed zone change indicates that a four lane facility on Beckner is required between Las Soleras to east of Rail Runner Road with a dual lane roundabout at Beckner and Rail Runner. Beckner should be expanded to a 4-lane facility from Cerrillos Road to East of Rail Runner Road with a dual lane roundabout at Beckner and Wellness Way as well for system continuity. As development in the area progresses Beckner may in the future be required to expand to a 4-lane facility from Cerrillos Road to Richards Ave. with dual lane roundabouts.

In general, I concur with the findings and recommendations in the report with the following comments. The markups can be viewed on the link below. Please let me know if you have any questions or need more information. Thanks, Phil

On page 12, 16 and 19 indicate page number for the 9 other proposed development projects

On page 28 the intersection of Beckner and Las Soleras should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 30 the intersection of Beckner and Rail Runner should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 32 the intersection Number 9 Walking Rain Road should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 35 intersection number 10 Beckner and Calle de Alegria is referenced as roundabout but on page 34 is referenced as an unsignalized intersection right in/right out.

On page 36 Beckner road/Calle de Alegria is reference instead of Governor Miles/Rail Runner

LS_Tr_19_26_TIS_Review_Markups.pdf

Phil Gallegos

Civil Engineer

Wilson & Company, Inc., Engineers & Architects

4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109

505-348-4126 (direct)

wilsonco.com

We bring people together to practice their craft, to create value, and to accomplish great things.

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Development Review Team (DRT)
Comment Form

Date: August 26, 2024

DRT Member: Geronimo Griego, Fire Marshal

Dept/Div: Fire Prevention Divisions

Case No.: 2024-7898, 7900, 7899 Las Soleras GP, Rezoning & Master Plan, Parcels 19 – 26

Case Planner: Daniel Esquibel

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



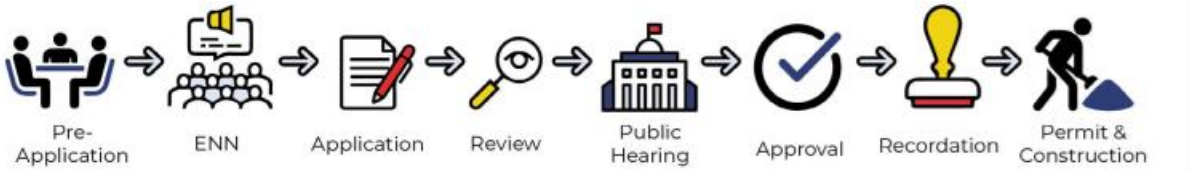
Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

Form Updated: March 2024

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. code provisions or other requirements below.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1.		
2.		
3.		
4.		

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. A comprehensive assessment of the fire service's capacity and requirements should be conducted for all substantial new masterplan developments.

2. Prior to the commencement of any construction, the water division and fire department must provide the approval of all infrastructure hydrants and waterlines.

3. Prior to the arrival of any combustible materials, a suitable all-weather access road capable of accommodating a 75,000-pound fire apparatus shall be provided

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: March 2024

ESQUIBEL, DANIEL A.

From: JURGENS, TAYLOR R.
Sent: Thursday, March 7, 2024 5:14 PM
To: ESQUIBEL, DANIEL A.
Cc: DELMAR, JOHN P.
Subject: Case 2024-7898, 7899, 7900 - Las Soleras General Plan Amendment, Master Plan Amendment, and Rezoning

Dan,

For the subject cases, we don't have any concerns at this time from a water engineering standpoint. The existing 12" main in Beckner should be able to accommodate the changes being proposed with no issues. For the future developments that come in under the general plan and master plan, the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project.

Let me know if you have any questions.

Thanks,
Taylor

Taylor Jurgens, P.E.
Engineer
City of Santa Fe Water
Office 505-955-4265
Web www.santafenm.gov/water_division
Email trjurgens@santafenm.gov

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

April 8, 2024

Daniel,

This letter is to confirm that the Wastewater Division has reviewed the proposed changes to the Las Soleras project as shown in the following documents;

- 2024- 7898 Las Soleras General Plan Amendment
- 2024- 7899 Las Soleras Parcels 19-26 Rezoning
- 2024- 7900 Las Soleras Master Plan Amendment

The Wastewater Division has determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development.

T. Stanley Holland, P. E.
Wastewater Division
73 Paseo Real
Santa Fe, New Mexico 87507
505-955-4637

M:\Engineering_2-Collection System\Development Review Team (DRT)\2024 DRT\2024-7898-7899-7900 Las Soleras Amendment and Rezoning.docx

ESQUIBEL, DANIEL A.

From: MCDONALD, MELISSA A.
Sent: Monday, August 26, 2024 3:34 PM
To: ESQUIBEL, DANIEL A.
Cc: OVERLIE, SCOTT A.
Subject: Las Soleras 2024-7899,7898.7900.8852.8853,8854,8855--Master Plan Amended Rezone for Las Soleras tracts 19,20,21,23, 24, 26

Parks & Open Space Division can accommodate the rezone request to C-2 zoning.

Melissa McDonald, PLA
Parks and Open Space Division Director
mamcdonald@santafenm.gov
505-303-9502

CITY OF SANTA FE
PARKS & OPEN SPACE

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT B

Economic Strategy information

1. Angelou Plan
2. Economic Development Strategy for May 21, 2008

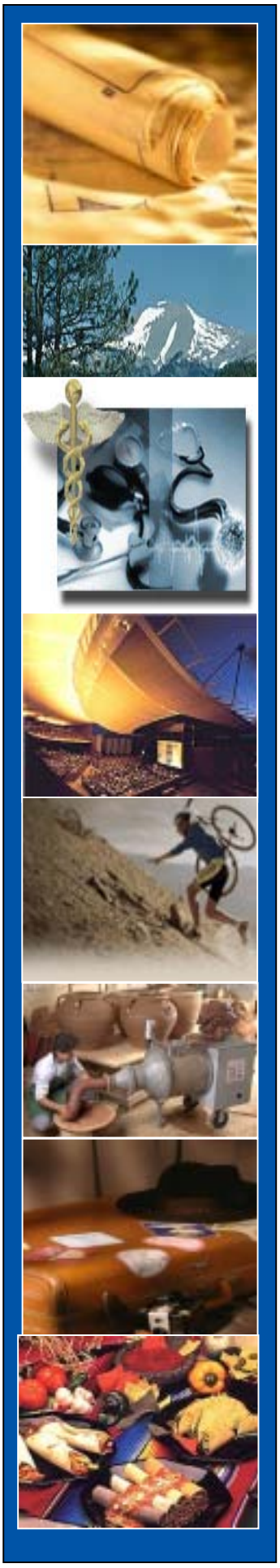


Cultivating Santa Fe's Future Economy

Economic Development Strategy

April 2004

AngelouEconomics
technology-based economic development



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Introduction

This report contains a roadmap for Santa Fe's future economic development efforts. It reflects a planning process that has spanned the past seven months, involved hundreds of hours of research, and collected input from approximately 1,500 people in Santa Fe.

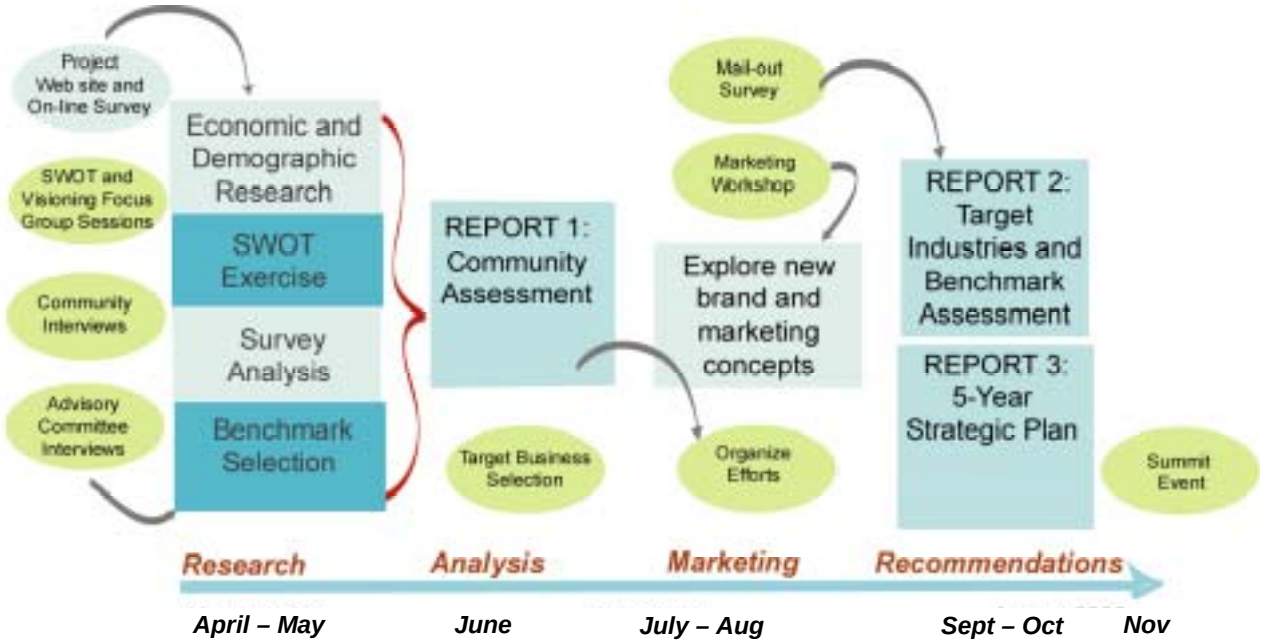
The strategic planning process began with an analysis of Santa Fe's current economic situation. This analysis, contained in *Report One: Community Assessment*, examines the strengths and challenges that Santa Fe faces in five areas that impact the city's effectiveness in economic development: business climate, infrastructure, workforce and education, quality of life, and economic development efforts. For each topic, several issues were examined and Santa Fe's performance was ranked. This report was the first step toward identifying the city's future opportunities and major areas for improvement.

Based on the results of the *Community Assessment* and input received from the community, AngelouEconomics (AE) identified seven major business sectors on which Santa Fe should focus its economic development efforts. These industries are: **Arts and Culture; Design; Hospitality; Water Conservation and Clean Energy Technologies; Software Development; Publishing and New Media; and Outdoor Gear and Apparel**. These industries should become the primary audience for future marketing efforts, and their needs should be considered in all community development activities. A description of the methodology used to identify these targets, a profile of each targeted business sector, and descriptions of the economic development efforts of several benchmark communities are provided in the second report of this project*, the Target Industry Report*. Secondary Target Industries were also identified, and included Health Services (both traditional and non-traditional), Retiree Services and Food and Beverage products.

This is the final report of the strategic planning process. It contains specific recommendations to (1) improve the city's economic health; (2) improve conditions for cultivating new target sector businesses, small entrepreneurial businesses; and (3) provide new opportunities for all Santa Fe families.

An illustration of the strategic planning process is provided on the following page.

Strategic Planning Process



Acknowledgements

The project team conducted interviews and focus groups with more than 200 individuals and organizations from the Santa Fe region, including those listed below. Their input shaped this strategy, and their future support will be critical to the implementation of the City's economic development initiative and achievement of long-term economic health.

Focus Group and Interview Participants
Santa Fe Economic Development Strategy

Name	Organization
Larry A. Delgado	Mayor, City of Santa Fe
Councilors:	
Carol Robertson-Lopez	Mayor Pro Tem, Dist 4
Patti J. Bushee	Dist. 1
David Pfeffer	Dist. 1
Karen Heldmeyer	Dist. 2
Rebecca Wurzburger	Dist. 2
Miguel M. Chavez	Dist. 3
David Coss	Dist. 3
Matthew E. Ortiz	Dist. 4
Jim Romero	City Manager
All other participants:	
Al Lucero	Maria's Resturant
Al Padilla	Boys and Girls Club
Alan Teitelbaum	Morgan Stanley
Alex Martinez	SER - Jobs for Progress
Alexandra Ladd	City of Santa Fe
Ana Gallegos y Reinhardt	Warehouse 21
Annie O'Carroll	O'Carroll Assoc.
Anita Pisa	TRADE
April Woods	Santa Fe Circle Magazine
Barbara Deaux	NCNMEDD
Barbara Hagood	Museum of NM
Barbara Harrelson	Four Winds Antiques
Barton Bond	Santa Fe Community College
Belinda Wong-Swanson	Innov8, LLC
Bergit Salazar	NM Dept of Cultural Affairs
Bernadette Salazar	Santa Fe County Government
Bill Field	Spanish Colonial Museum
Billie Blair	Santa Fe Community Foundation
Bob Martin	Lensic Performing Arts Center
Bob Samuel	Living Wage Committee

Brian Berwald	NM Dept. of Education
Bruce Poster	Southwest Planning & Marketing
Candy Cook	Airport Advisory Board
Carl Benanty	First National Bank of Santa Fe
Carl Boaz	Recorder
Carl Condit	Santa Fe Economic Development, Inc
Carol Radosevich	Public New Mexico (PNM)
Carol Romero-Wirth	Resident
Carole Ely	Santa Fe Opera
Cathie Zacher	Santa Fe Economic Development Inc.
Cece Derringer	SF Chamber Music Festival
Chip Chippeaux	Century Bank
Chris Lopez	Siete Del Norte
Christie Mazuera Davis	Lannan Foundation
Christina McCandless	Regional Development Corporation
Christopher Wright	Kokopele Productions
Chuck Pacheco	Los Alamos National Laboratories
Clair Fenton	Santa Fe Community College
Clarissa Lovato	Elevate Media
Craig Fiels	City of Santa Fe
Craig Strong	Santa Fe Stages
Dan Kunkle	Redfish Group
Dani Frye	League of Women Voters
Daniel Peirpont	Resident
Daniel Primozic	Santa Fe Community College
Daniel Razatos	Santa Fe County
Darlene Griego	Santa Fe Convention & Visitors Bureau
David Bacon	Local Energy
David Franklin	Strategic Analytics
David Kaseman	SF Independent Business/Community Alliance
David Pierpont	Resident
DeAnn Paul	Santa Fe Opera
Debbie O' Callahan	PNM
Deborah D. Johnson	Whirling Rainbow
Deborah Gaynor	Santa Fe Opera
Deborah Massey	Collected Works
Dena Aquilina	WESSTCorp
Diane R. Karp	Santa Fe Art Institute
Dianne Quarles	Regional Planning Authority
Dierdre Densmore	Complexity Workshop
Dick Mincheff	SCORE
Don Wiviott	Economic Development Review Committee
Dorothy Massey	Collected Works Bookstore
Dr. Lucas	St. Vincent Hospital
Edward Borins	Garcia St. Books
Elaine Bergman	Historic Santa Fe Foundation
Elaine Sullivan	SFIBCA
Ellen Bradbury	Recursos
Ellen Marshall	Prudential Financial
Emily Smith	Santa Fe Community College
Francisco J. Rivera	City of Santa Fe

Frank Romero	City of Santa Fe
Gayle Rust	Sun Microsystems
Gary Elhert	Santa Fe Area Home Builders
Gary Schiltz	Consultant
Gemtria St. Clair	NDI - NM
George King	O'Keeffe Museum
Gerald T.E. Gonzales	SF County
Gerald Rivera	Resident
Gilbert R. Martinez	New Mexico Workforce Connection
Dr. Gloria Rendon	Santa Fe Public Schools (SFPS)
Greg Eichman	Serious Grippage & Light
Greg Manz	Consultant
Dr. Hal Schultz	Santa Fe Indian School
Herb Burling	Resident
Howard Meehan	Firefly Studio
Hoyt Mutz	SFPS
Hugo Hinojosa	Regional Development Corp.
Ike Pino	Rancho Viejo
Iona Regala	League of Women Voters of SF County
Jack Jekowski	Regional Development Corp.
Jack Kolkmeyer	Santa Fe County
James Bradbury	La Fonda Hotel
Jane Gunter	Santa Fe Economic Development, Inc.
Janey Potts	Santa Fe Shakespeare Company
Jean Eva Thumm	Beyond the Horizon Consulting
Jennifer Marshall	Museum of New Mexico
Jennifer Tripplet	United Way of Santa Fe County
Jenny Kim	O'Keeffe Museum
Jerry Easley	Santa Fe Chamber of Commerce
Jerry Nelson	Santa Fe Opera
Jill Markstein	The Market Place
Jim Glover	Glover/Associates
Jim Langley	SCORE
Jim "Swede" Malmstrom	TRADE
Jim Mueller	TRADE
Jim Weyrauch	Nambe Mills
Jodi Medell	The Running Hub LLC
Joe Hoback	EDRC
Joe Horace	Horace Automotive/Chamber of Commerce
Joe Schepps	Schepps Development Corp/Lensic board
Joel Serra	EDRC
Dr. John Lucas	St. Vincent Hospital
John Stadvold	Bank of America
John McCarthy	Museum of NM
Joseph Abeyta	Santa Fe Indian School
Joseph R. Montoya	Regional Development Corp.
Joseph M. Montoya	Santa Fe Economic Development
Karen Walker	Karen Walker Real Estate
Kathleen Meehan	Firefly Studio
Kathryn Harris Tijerina	University of Phoenix, SF Campus
Kathy Medina	Coca-cola

Kathy Reyes	League of Women Voters of SF County
Katie Peters	Muse Media
Kelley Barnes	NDI-NM
Ken Hughes	NM DFA Local Government Division
Kim Ford	Regional Development Corrp.
Kim Perry	Kim Perry & Assoc.
Kirk Watson	former Mayor, Austin Texas
Dr. Lana Paolillo	SFPS
Larry Icerman	Icerman & Assoc.
Larry Miller	NM General Services Department
Leslie Neal	First National Bank of SF
Leo Baca	Qwest
Lielle Arad	Resident
Lillian Montoya-Rael	Regional Development Corp
Linda Hanson	College of Santa Fe
Lisa Cochrun	TRADE
Lisa Van Allen	City of Santa Fe
Lois Snyderman	Neighborhood Networks
Lorna Alesi	SFPS
Lou Bachrach	SCORE
Lou Schreiber	Santa Fe Community College
Louise Williams	NM Workforce Connection
Lorenna Shalev	Resident
Lynn Wasilewski	SFPS
Lynne Canning	Santa Fe Land Use Resource Center
Lynnwood Brown	Regional Development Corp.
Margo Covington	Sustainable SF Commission
Mark Sardella	Local Energy Assistance Project
Margaret O'Dell	St. John's College
Marie Longserre	SF Business Incubator
Marsha Bol	Museum of Fine Arts
Mary Ellen Degnan	Santa Fe Stages
Mary James	Branding Consultant
Mary Louise Romero	Intensive Community Monitoring
Mary Massey	SFPS
Matthew Noe	Pronto! Signs and Graphics
Maureen Nelson	SFPS
Michael Carroll	Santa Fe Gallery Association
Michael Mender	Strategy First
Michael Roach	CleanAir Systems
Michele Lowrance	YMCA
Mike Ginn	Retired
Mike McGonagle	Century Financial Services Corp.
Mike Mender	SCORE
Mike Warren	Century Bank
Mike Mykris	SFCC - Small Business Development Center
Missy Gurule	NM Dept of Labor/1 Stop Youth Career Center
Monica Montoya	SFEDI
Nancy Zeckendorf	Lensic Performing Arts Center
Neil Rosenshein	Resident
Neva Van Peski	League of Women Voters of SF County

Noel Keith	NoelDev, Inc.
Noreen Scott	NM Economic Development Department
Owen Densmore	Complexity Workshop
Owen Lopez	McCune Foundation
Pam Roy	Farm to Table
Paul Campos	SF County Commission
Paul Goblet	NMSBIC
Randy Randall	Eldorado Hotel
Richard J. Martinez	SER Jobs for Progress, Inc.
Robbie Williams	Four Winds Trading Co.
Robert Glick	SF Chamber Music Festival
Robert Griego	Santa Fe County
Robert Haspel	SCI/ ZERI-NM
Robert Holmes	Consultant
Robin Konz	Santa Fe Film Festival
Roger Critchlow	Consultant
Roger Frye	Roger Frye Company
Romiro Pompa	Bank of America
Ron Pokrasso	SF Arts Commission
Sabrina Pratt	City of Santa Fe
Sage Davis	Sage's Coffee Café
Sandra Aguilar	City of Santa Fe
Sarah Grant	NM Farmers' Market Assoc.
Sara Welton	Realtor
Sharron Walsh	SF Community Housing Trust
Sheila Ortego	Santa Fe Community College
Sigmund Silbuer	Industrial Consultant
Simon Brackley	Santa Fe Chamber of Commerce
Sophia Collaros	Santa Fe County
Stan Bochenski	Beyond the Horizon Consulting
Stan Rosen	Living Wage Network
Stephen Guerin	Redfish Group
Steve Burke	Eldorado Hotel
Steve Gonzales	NM Economic Development Department
Steve Whitman	City of Santa Fe
Stuart Ashman	NM Dept of Cultural Affairs
Susan Benjamin	Santa Fe Family Center
Susan Bolaty	Santa Fe Institute
Susan Gorges	Technology Ventures Corp.
Susan Martin	Some Serious Business
Susan Meece	SFPS
Susan Strom	Strom SW
Susanne Zilke	Susanne Zilke Consulting
Suzanne Goetz	Alliance for Affordable Housing
Teresa Trujillo	LANL
Thomas L. Atkins	Thomas Atkins & Assoc. LLP
Tiffany Harrington	National Center for Genome Resources
Tom Aageson	Museum of New Mexico Foundation
Tom Maguire	City of Santa Fe
Tom Morris	Santa Fe Opera
Tom Udall	Member of Congress

Trevor Loy	Venture Capitalist
Veronica Rodriguez	Sen. Domenici's office
Walter Dashnol	Santa Fe Indian School
William Wolstern	Thermogenics
Zia Cross	Whirling Rainbow Productions

In addition to the individuals listed above, the consulting team received **survey responses from 1,352 individuals and businesses located in the city**. The survey was a valuable tool used to measure impressions of the city's strengths and challenges and learn more about what residents believe makes Santa Fe special. We offer our gratitude to each individual who took the time to fill out the survey. Your comments helped mold the recommendations we offer in this report.

AngelouEconomics' core team for this project included Angelos Angelou, Amy Holloway, Chris Engle, Nicole Urbis, and Daniel Kah.

Executive Summary

What does Economic Development mean for Santa Fe?

How economic development is defined differs among communities. For many years, cities' economic development activities were focused on recruiting new employers. Recently, the focus of economic development in many cities has shifted, placing a stronger emphasis on community development activities that improve local workforce, infrastructure, and business climate to help local companies grow and new ones to emerge. This latter definition is more appropriate for Santa Fe.

The term "economic cultivation" has been chosen to describe Santa Fe's economic development practices. **The city's focus should be more on creating a climate that is ripe for entrepreneurship and small business success than on recruiting large companies.** The ultimate goal of economic cultivation in Santa Fe is to achieve long-term economic health. A healthy economy benefits all residents and businesses in the region, from the business community to not-for-profit organizations to the arts and to the native populations.

Overview of the Economic Development Plan

During the past seven months, AE has worked closely with Santa Fe leaders to compose an economic development strategy for the region. The driving objective of this strategy is to generate sustainable economic health and prosperity for the citizens of Santa Fe and the surrounding region.

Based on extensive research, the consulting team has developed a series of recommendations to accomplish this objective. All recommendations offered in this report are both (1) sustainable (creating consistent long-term economic growth in a non-damaging way) and (2) strategic (tailored and coordinated for meeting the city's long-term objectives).

The *Economic Development Plan* should be viewed as a living document. The New Mexico Media Strategies Report and the University of New Mexico's Bureau of Business & Economic Research's report on the cultural industries, for example, will be used to develop specific work plans for those clusters when they become available. The *Economic Development Plan* offers guidelines and techniques designed to improve the city's economic health. It provides Santa Fe with a structure to incorporate other activities, particularly specific initiatives within each targeted business sector. Other recommendations might be added or current ones eliminated as economic conditions change.

Recommendations fall into five categories:

- **Workforce development and education**
- **Entrepreneurship**
- **Sites and infrastructure**
- **Community development**

- **Marketing**

Santa Fe suffers from an increasing gap between local wages and cost of living. The gap can be narrowed through a variety of techniques – from increasing the minimum wage to assisting residents to find and finance affordable housing. These activities have already begun in Santa Fe. The Living Wage Ordinance (Ordinances 2002-12 and 2003-8) demonstrates the City's commitment to improving the incomes and wage rates of Santa Fe's citizens.

Economic development provides another approach to making it easier for Santa Feans to afford to live and work in the region. A strong economic development initiative has been laid out in this strategy. It focuses on diversifying Santa Fe's employment base through new business recruitment, expanding local companies, and supporting entrepreneurship. It contains tools that the City, the Community Development Division, and a wide range of regional organizations can use to increase the range of job opportunities available to Santa Feans. With a greater diversity of employment options comes a greater opportunity for residents to improve and employ their unique talents, generating new wealth for every Santa Fe family.

Themes of Santa Fe's Economic Development Plan

During the course of this project, several important themes have emerged in our discussions with the community. First, Santa Fe is a unique city and any new development should reflect its creative character. Second, Santa Fe wants to attract a targeted audience of visitors and businesses to the community. Tourists, for example, must come to Santa Fe with the intention (and financial wherewithal) to shop in local galleries, eat in locally-owned restaurants, and stay overnight in downtown and locally-owned accommodations. Third, Santa Feans feel a strong connection to the region's heritage. Many people who participated in focus groups and interviews, for example, have a deep desire to preserve the downtown space so that it does not become overly congested and lose its historical presence.

These themes appear throughout the Economic Development Plan. Based on these themes, we offer four overarching recommendations:

1. To be successful in economic development, Santa Fe's leaders should strive to foster a culture that creates jobs that complement the community's unique character.
2. Santa Fe cannot avoid change. The City should aggressively direct how those changes occur.
3. The key to economic development in Santa Fe is to ensure that new developments – whether it is a new civic center, new infrastructure project, or new educational program – retain the essence of the community. The essence of Santa Fe lies in its creative people, its strong history, and its core of arts and culture.
4. For the City to support a project, the project must provide new opportunities to Santa Fe's workforce.

Summary of Recommendations

To be successful, Santa Fe must develop highly integrated networks of businesses, training programs, capital providers, educational institutions, non-profit organizations, labor organizations, and government agencies. Economic development cannot be successful unless these groups work in a coordinated, collaborative fashion.

It is important that City officials adopt a more focused approach to economic development. It starts with City leaders identifying and agreeing to long-term goals. All future City decisions should be checked against these aforementioned overarching goals. Only initiatives that work toward accomplishing the City's long-term goals should be adopted. To jump-start the City's goal-setting activities, we have proposed specific goals for workforce development and education, entrepreneurship, sites and infrastructure, community development, and marketing.

A summary of recommendations is provided below. We have provided detailed action items for each recommendation within the body of the strategy.

I. Workforce Development and Education

Goal One: The community will place an increased value on education, realizing that education performance increases the quality of life for all Santa Fe residents and makes the community better able to retain a talented workforce. Pre-K - 12 education will be as strong as possible because the community invests in it. (p.15)

Strategies:

1. Help parents place a greater value on education.
2. Promote the value of quality education within the community. Turn Pre-K - 12 education into a "cause" around which the community can rally.

Goal Two: Educational and workforce development programs will be well-coordinated and in tune with the needs of the city's targeted business sectors. (p.19)

Strategies:

1. Develop an inventory of all workforce training programs in Santa Fe that prepare individuals for skills demanded by the city's targeted business sectors.
2. Closely link local Workforce Development One-Stop Centers with economic development efforts.
3. Enhance Santa Fe Community College's existing programs and start new programs aimed at the needs of Santa Fe's targeted business sectors.
4. Ensure the College of Santa Fe, the Institute of American Indian Arts, St. John's College, the University of Phoenix and branches of

Highlands University and UNM are kept up-to-date and involved in economic development.

II. Entrepreneurship

GOAL: Infrastructure, capital, and educational resources for entrepreneurs will be well networked both at the local and state level. (p.24)

Strategies:

1. Financially support the Santa Fe Business Incubator. Help the Incubator expand by offering more customized business resources. Help start-up companies by linking them to local and state financial capital.
2. Make information and training about starting businesses widely available. Celebrate entrepreneurial success stories as inspiration to potential entrepreneurs.
3. Motivate Santa Feans to start new companies.
4. Keep Santa Fe's existing small businesses strong.

III. Sites and Infrastructure

GOAL: Improvements to sites and infrastructure will consider the long-term needs of Santa Fe's targeted business sectors and small, entrepreneurial businesses. (p.32)

Strategies:

1. Take steps to make Santa Fe the water conservation and clean energy capital of the U.S.
2. Provide better infrastructure and processes to support creative activities.
3. Partner with Santa Fe County to solve infrastructure and site issues.
4. Approve and construct a new convention center that showcases the unique character of Santa Fe.

IV. Community Development

GOAL: Santa Fe's community and economic development activities support an environment that is favorable to (1) talented residents, (2) small, locally-owned businesses, and (3) targeted business sectors. (p.39)

Strategies:

1. Adopt a more business friendly attitude within City government.
2. Santa Fe's City Council should set goals for future development and allow those goals to drive decisions.
3. Provide greater support to the Community Development Division, and, particularly the Economic Development section.

4. Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.
5. Ensure that Santa Fe contains an atmosphere that is fun and attractive to young, creative people.

V. Marketing and Public Relations

GOAL: Santa Fe will engage in a targeted marketing campaign that builds local and national awareness of the city as a place to do business. (p.46)

Strategies:

1. Establish specific marketing roles for each organization currently involved in economic development.
2. Create and adopt a single economic development brand.
3. Better understand the target audiences.
4. Gain local media support.
5. Launch internal marketing.
6. Implement external campaigns.

Within these strategies, many individual action items are offered. Among these, we would like to point out five activities that are of particular significance:

1. **Construct a new civic center to replace the Sweeney Center.** The new civic center will support all of Santa Fe's target industries. The civic center should be designed to host executive level events, attracting those events that will bring the greatest benefit to Santa Fe's economy. In addition, the City should consider integrating high-end workforce training capacity within the civic center. The workforce training resources, from classrooms to high-tech audio/visual equipment, should be made available to local workforce service activities as well as to executive training events.
2. **Create a National Center for Art and Design Center and an arts incubator.** The National Center for Arts and Design will provide a single location in which multiple arts and design organizations could collaborate on projects of national significance. The one-of-a-kind concept would be modeled after national research consortia or laboratories, only with arts, rather than science, as its focus. As its first major project, the Center should consider developing a first-rate on-line Santa Fe Arts Market for selling locally produced artistic and handmade objects.

   This Center should be home to a variety of related activities, with educational programs at the core. Other activities that should be co-located within the facility include: office space for professional arts organizations and guilds; studios; exhibit space; retail shop for selling art. In the future, the campus could also contain loft apartments, a café, and an entrepreneurial resources center.

3. **Lobby the State to pass proposed legislation to create a certification program and network of small-business incubators.** The currently

proposed incubator certification program will possibly increase State funding to the Santa Fe Business Incubator. Lobby State legislators to pass this legislation. Long-term, Santa Fe leaders should work with the State to create a network of entrepreneurship one-stop shops, similar to the system utilized by the New Mexico Department of Labor. This would probably be more of a network of collaborating agencies and programs rather than an additional set of facilities. Santa Fe's leaders should work with the State to create a statewide network of small business incubators. The network of certified incubators could serve as a funnel of investment opportunities for the New Mexico Venture Capital Fund and as a built-in system of due diligence for State investment.

4. **Santa Fe should become the water conservation and clean energy capital of the U.S.** Water conservation technology companies locating in Santa Fe will be in a market with high internal demand for their products and will, therefore, be in close proximity to their customers. Santa Fe should create programs that promote the adoption of energy conservation while promoting a "buy local" campaign that would attract new clean energy providers to Santa Fe. Credits and incentives for consumers can be tied to their purchase from local suppliers. Santa Fe is an ideal pilot market for several technologies and should do what it can to bring those suppliers to the region.

5. **Santa Fe's leaders should agree to goals that will promote the long-term health of the local economy**. The community is widely known as a place that is unfriendly and difficult for business. This distinction makes it difficult for Santa Fe to remedy its suffering economic conditions. The City must take several initial steps before any economic recovery can occur. First, City leaders must agree that all decisions will be driven by one simple goal: To attain healthy economic conditions that will preserve Santa Fe's unique character and open opportunities for all Santa Fe families.

   Within City government, several actions will help the city create an easier environment in which to expand and start businesses. First, the City should strengthen and expand the Small Business Ombudsman position. Second, the City should provide strong support to the Community Development Division and Economic Development section. Economic development cannot occur unless this division is stable and well funded. Finally, the City should support a strong internal and external marketing effort. Marketing activities will require financial and human power resources from the City as well as other Santa Fe organizations.

The activities outlined in this strategy will require five years to complete, and the results of these activities may not be immediately apparent. Santa Fe's leaders must stay committed to the overarching goal of creating a healthy economy.

1. Workforce Development and Education

This project marks the beginning of a long-term economic development effort to improve the atmosphere in Santa Fe for growth of small to medium-sized businesses. Workforce development and education recommendations have been developed to help Santa Fe achieve the following three goals:

1. **The community will place an increased value on education, realizing that education performance increases the quality of life for Santa Fe residents and makes the community better able to retain a talented workforce.**

2. **Educational and workforce development programs will be well-coordinated, providing services that are in tune with the needs of the city's targeted business sectors.**

3. **Santa Fe's workforce development programs will offer advancement opportunities for individuals from all socioeconomic backgrounds.**

Santa Fe's workforce development programs should offer advancement opportunities for individuals from all socioeconomic backgrounds. Santa Fe's recommended targeted business sectors (see p. one)were selected, in part, because they contain a wide variety of occupations and ample opportunity for workers to advance their careers. (See the Target Industries Report for more detail on the target industries and how they were identified.)

Workforce development and economic development are closely linked. A strong workforce leads to business recruitment. A strong industry base generates a workforce that leads to entrepreneurship and long-term economic growth. Considering Santa Fe's current economic conditions, community leaders should make workforce development a top priority. A strong pool of workers is critical to business expansion and recruitment to the region, industrial diversification, and growing the population of young professionals.

For Santa Fe to experience the greatest possible benefit, education and workforce development activities must be viewed as an integrated continuum that spans from infant care to adult education. We encourage Santa Fe to communicate the workforce skill needs of the targeted business sectors to all educators. Show them how entrepreneurial skills, for example, will help students succeed once they graduate. Provide them with examples of other communities that have integrated entrepreneurship education into the early education curriculum.

Businesses in the targeted business sectors that have been recommended by AE demand that the best possible Pre-K - 12 education system, workforce training, and college programs are in place to prepare the workforce to succeed in targeted industry businesses. This ensures that they will be able to retain and recruit skilled workers, managers and executives who demand that their children

receive an excellent education. It also shows them that the community is willing to invest in itself, its future, and therefore will support them into the future. Goal One: The community will place an increased value on education, realizing that education performance increases the quality of life for all Santa Fe residents and makes the community better able to retain a talented workforce. Pre-K - 12 education will be as strong as possible because the community invests in it.

Basic education should be considered the foundation of successful economic development. Those regions across the U.S. that have invested in basic education are also the most successful in growing high tech, high wage employers. The two go hand-in-hand.

Before an aggressive economic development campaign is launched, it is essential that Santa Fe invest in the core of the community: local Pre-K - 12 education, the downtown, and infrastructure developed to support new economy businesses. This investment will have much greater pay off in the long term by helping the city retain its current employers and high skilled workers, as well as renew a positive spirit across the community.

Strategy One: Help parents place greater value on public education.

Actions

1. Get parents involved in the schools

- Adopt a take-home computer program. In this program, schools lend computers to parents for 4-6 weeks at a time. To be eligible for the program, parents are required to take an orientation workshop that teaches them the basics of operating a computer, common software packages, and how to use the Internet.
- Use local school facilities for evening community college or university classes. Courses could be for-credit or continuing education, ranging from computer literacy, self esteem, English as a second language, or literacy. Teachers or other parents can teach classes. Invite a local non-profit to fund a babysitter to be on-site for the duration of the class period.
- Start a cultural orientation program to help parents, teachers, and students understand and appreciate the culture of their peers.
- Use art exhibits and performances by students to attract parents to the schools and enhance cultural understanding.

2. Provide parents the tools to support learning at home

- Offer workshops, hands-on training, and home visits that train parents how to teach kids at home. Parents can make educational materials such as flash cards and board games at the workshops that they take home and use with their children. Alamo Navajo Community School provides excellent examples of effective programs:
    - Parents and Teachers as Partners Program – regularly scheduled meal shared by teachers and parents including a workshop on language/math skills development, reading, cooking with children, etc.

- Parent-Teacher meetings and open houses are scheduled at the same time as other community events (e.g. sports events) to attract more parents
- Bilingual home school liaisons make about 25 home visits per month to personalize school communications

Strategy Two: Promote the value of quality education within the community. Turn Pre-K - 12 education into a "cause" around which the community can rally.

Action:

1. ***Launch an internal marketing campaign to inform parents (and students) about the value of Pre-K - 12 education.***
   - Each school should adopt a program aimed at keeping parents informed about school events. Consider the following examples that have worked for other communities:
     - Weekly take-home folders that include a parent participation sheet, information on upcoming events, recent curriculum activities, and graded tests. Parents sign and students return to school. One single format could be developed for the Santa Fe School District- with easy ways for each school to customize it. Ideally, take home information would be available in both English and Spanish.
     - Ask for parent volunteers to serve on a phone chain to call other parents with updates about school events, get feedback, and answer questions.
   - Create a series of public service announcements aimed at instilling the value of public education in Santa Fe residents.
     - Work with school district to assign an internal marketing task force that meets for six months to one year. The task force will be responsible for organizing and overseeing the communication campaign. Task force members should include: representatives from the local school district, the parent-teacher organizations, education-related non-profit organizations, Santa Fe Community College, and other workforce service providers.
     - The internal marketing task force should seek a local advertising or public relations agency that will provide services pro bono or for a reduced rate.
     - Funding for the communications campaign could come from grants from local, state, or national education-related non-profit organizations and foundations.
     - Announcements should be based around a central theme, but available in various media forms, including radio spots, newspaper advertisements, posters and fliers, or television spots. Both English and Spanish language announcements are necessary.
     - Possible themes include: (1) the importance of staying in school; (2) opportunities for high school graduates other than attending a four-year university; (3) how students can help their families even more in the long term by continuing education or training after high school; (4) post-high school work, training, and education opportunities located in Santa Fe to retain young people; (5) the

benefits of investing in Santa Fe's schools to residents who do not have children in the school system.

- Start a school-by-school campaign to show middle school and high school students the range of alternatives to attending a four-year university.
    - Ask representatives from Santa Fe Community College, apprenticeship programs, SER Jobs for Progress and non-profit organizations to present their programs / non-university alternatives during classes or at after-school events
    - Ask representatives from Santa Fe Community College, apprenticeship programs, SER Jobs for Progress, and non-profit organizations to compile a short, easily understandable brochure on the programs they offer to high schoolers and recent graduates. Provide this brochure to all high school and junior high school guidance councilors. Place in locations where students congregate: libraries, after-school hangouts, shopping malls.
    - Over time, develop a Web site containing resources for non-university bound youth. The Web site should contain information about non-college options, links with training organizations, apprenticeship programs, and the community college. It could also contain job postings.
- Launch an Annual Education Day, a one-day outreach and educational event at which parents, teachers, non-profits, and community leaders share information about local schools, programs, services, and successes. The event could provide training to parents about how to continue the educational process at home.

Possible Funding Sources for Pre-K - 12 Education Improvements

- G&T Dropout Demonstration, Indian Health Services, Title IX
- Parent-Teacher Organization fundraising http://www.ptotoday.com/fundraising.html
- US Department of Health and Human Services GrantNet http://www.hhs.gov/grantsnet/
- State of New Mexico Department of Education http://164.64.166.11/fedpro/programs/index.html
- Edna McConnell Clark Foundation (http://www.emcf.org/)
- This site contains links to several good drop-out prevention programs: http://www.dropoutprevention.org/resource/grant/funding.htm
- The Foundation Center is a good overall Web site for researching grant funding available in the U.S. for a wide variety of causes. Their education page is at http://fdncenter.org/research/grants_class/taxb.html

Other resources:

- This site contains a listing of and links to a variety of non-college options for high school students: http://www.nohum.k12.ca.us/ahs/career/non_col.html

Goal Two: Educational and workforce development programs will be well coordinated and in tune with the needs of the city's targeted business sectors.

The recommended targeted business sectors will determine more than Santa Fe's audience for its marketing efforts. Rather, the needs of targeted business sectors should drive the infrastructure that Santa Fe develops, the business climate that it fosters, and the workforce development and educational programs that it supports. Economic development efforts will be most successful if all aspects of community development are in tune with targeted business sectors' needs and are well coordinated.

To target workforce development programs and educational programs, it is important to first understand the skill sets that are required by Santa Fe's targeted business sectors. The *Target Industry Report* provided a list of each targeted business sector's predominant occupations. The end of the workforce development recommendations section of this report (page 24) contains a table summarizes the workforce needs of Santa Fe's target industries and illustrates how they overlap with one another.

In the following section, we offer recommendations for programs at Santa Fe Community College that would help the College, and the community, better train people for targeted business-appropriate occupations. These programs also provide opportunities for Santa Fe residents of all skill levels to improve their education and become better qualified for the city's targeted business sectors.

Strategy One: Develop an inventory of all workforce training and college programs in Santa Fe that prepare individuals for skills demanded by the city's targeted business sectors.

During public input sessions, one predominant issue that emerged was the difficulty in finding information on workforce development and educational options. Individually, while the community college, College of Santa Fe, the Institute of American Indian Arts, St. John's College, University of Phoenix, one-stop center, and not-for-profits offer good information about their own programs: no single source of information is currently available.

To involve all Santa Feans in workforce development and education, this single source of information should be available in both print and on-line formats, and available in both English and Spanish.

Actions:

1. ***Develop the inventory and make available in print and on-line formats.***
    - The inventory should contain a listing of programs. Within each program, include information on eligibility requirements, cost, time required to complete the program, and possible career tracks for individuals completing the program.
    - The on-line inventory should allow users to sort based on all criteria: by eligibility requirements, by time to complete and cost, and by potential career tracks.

- Ensure that the inventory's Web site address is simple and memorable. (The inventory could also be made available on SFEDI's Web site. http://www.sfedi.org/workforce, for example.)
- Distribute the inventory and Web site address to a wide range of organizations in Santa Fe, including: One-Stop Centers; local high schools; Santa Fe Community College; the City of Santa Fe; local libraries; faith-based organizations, and; non-profit organizations.

2. ***Begin a series of informational sessions on workforce training options in Santa Fe neighborhoods and community organizations.***
   - Community outreach may be a more effective way to provide workforce service information to Santa Fe residents. Plan a series of informational sessions at local schools, faith-based organizations, and recreation centers.
   - Ask attendees to fill out a brief survey to determine their educational and employment background.
   - Bring one-stop shop employees to the event to provide one-to-one counseling on career opportunities.
   - Follow up with attendees after the session to provide them with additional information. Review survey responses to estimate what services may be more appropriate for each individual, and use this profile to determine the most appropriate course of action.

Strategy Two: Closely connect local Workforce Development One-Stop Centers with economic development efforts.

Actions:

1. ***Train One-Stop Center employees on the occupational and skill needs of Santa Fe's targeted business sectors.***

2. ***One-Stop Center career councilors should direct clients to programs at Santa Fe Community College and other workforce service providers that train workers for targeted business sectors' skills.***
   - Core skill requirements for all targeted business sectors fall into several broad categories, including computer training, design skills, creative skills, small business management, and hospitality.
   - One-Stop Centers should utilize the inventory of targeted skills programs as a tool to assist their clients.

3. ***Widely promote One-Stop Center services across Santa Fe. Local residents may not be aware that those services are available.***
   - Links to the One-Stop Center and future inventory of targeted businesses' training program Web sites should be widely available on all major community Web sites; including, for example, the City, County, Chamber of Commerce, SFEDI, Santa Fe Community College, public schools, and non-profit organizations.
   - Include the One-Stop Center (http://www.dol.state.nm.us/wdc15.htm) and/or targeted businesses' training programs Web site in the (earlier recommended) public service announcements. Consider simplifying the

Web site address to Santa Fe's One-Stop Centers. (www.santafejobs.com, www.worksantafe.com, or www.traintowork.com)

Strategy Three: Enhance Santa Fe Community College (SFCC)'s existing programs and start new programs aimed at the needs of Santa Fe's targeted business sectors.

Actions

1. Target SFCC programs around the design industry.

- The SFCC's campus plan calls for building a performing arts facility on campus. The facility should include a multi-purpose auditorium for theater and musical productions, exhibit, and studio space. Invite the community to utilize the center for Santa Fe film and music festivals, and offer free shuttles to auditorium from downtown during those events.
- Develop a core "design curriculum" that serves all design-related majors.
  - Currently, programs in interior design, introductory architecture, studio arts, and fine woodworking, for example, share similar skill sets.
  - The core design curriculum starts all design-related majors with the same coursework. Electives are used to refine the individual's skills into specific design fields as they progress through the program.
  - The core curriculum helps students engage with other creative individuals and provides them with a set of design skills that are transferable between industries.
  - Illustrate the new economic development marketing theme at the new performing facility by incorporating the theme "Creative Spirit of Santa Fe" into its design.
- Adopt a new curriculum / professional development courses to train film crews and pre- and post- production workers.
  - Identify what infrastructure is needed to support Santa Fe's burgeoning film industry.
  - Meet with Garson Studios and other local film support businesses and ask them what services / training they would like to see emerge at SFCC.
  - The curriculum should be coordinated with advanced film support courses offered at the College of Santa Fe.
  - Explore the potential for SFCC to host a pre- and post-production house. The center would provide on-the-job training for students and would be a valuable resource to professional film crews coming to the Santa Fe area. Between the SFCC, the College of Santa Fe and private business, a full range of pre- and post-production facilities should be available in Santa Fe.

2. Create innovative programs for the hospitality industry.

- Connect SFCC's hotel and restaurant management and culinary arts programs to growing needs in the film industry. Set catering and limousine services, for example, could be provided to film crews through the community college, providing students with good on-the-job training experience and would meet a demand.
- SFCC could develop a small hotel and restaurant next to the campus.

- Room rates and meal prices would be offered at a discount.
- The hotel and restaurant would employ students, providing training ground for hotel and restaurant management and culinary arts students. It could also offer guests alternative health care and spa services, which could be provided by individuals just entering the field.
- The design of the hotel should integrate water and energy conservation technologies and allow students to contribute to its design.
- Clients of other workforce training providers, such as SER Jobs for Progress, could also work at the SFCC hotel "incubator."
- If a SFCC hotel "incubator" is not feasible, develop an intensive internship program with local hotels, restaurants and caterers.

4. ***Develop curricula that help Santa Fe become a water and energy conservation role model for other cities.***
   - Create a water conservation curriculum.
     - The curriculum would combine water policy studies, a knowledge of water conservation techniques, and tools for students to design their own water conservation methods / technologies.
     - SFCC could reserve space on or off campus for a light manufacturing center or laboratory in which students could develop their own water conservation products.
     - Connect the program to the SBDC so that students with good business ideas can receive entrepreneurial support.
   - Adopt an alternative fuels curriculum.
   - Professors and students of the program should offer free community workshops that instruct homeowners, business owners, and Pre-K - 12 students about simple methods of conserving water and energy. This EPA Web site provides a good starting point for established curricula: http://www.epa.gov/teachers/curriculumconservation.htm
   - Encourage local real estate developers and businesses to engage students of the program in design of future developments. As part of the curriculum, require one class in which students form teams and are assigned to local businesses and developers to develop an innovative water or energy conservation technique for their facility.
   - Examine top conservation curricula at other US community colleges as models for the SFCC program. This link contains a ranking of the top 50 conservation and natural resource programs at communities and universities across the U.S. http://www.ccweek.com/top100/pdf/2001/topassoc-9900-cons&rnr.pdf
     - Tailor Santa Fe's program to the needs of water conservation and alternative fuels.

5. ***Enhance software and information technology classes to meet the needs of Santa Fe's targeted business sectors.***
   - Survey or organize a forum of Santa Fe bioinformatics and other information technology companies. Ask these businesses to describe the types of workers that they need. Ask them to participate in designing an ideal curriculum for an Associate's Degree and continuing education programs.

- Entice individuals with high tech skills to serve as part-time instructors. The Community College has a difficult time offering the high salaries demanded by individuals with high-tech skills and computer science knowledge, yet Santa Fe has a large population of these individuals. Rather than seeking full-time professors, ask young professionals and new retirees to teach one class per semester.
- Build computer training programs that teach desktop publishing, commercial design, film and sound editing, graphic design, and animation. These courses can be offered as part of a formal Associate's Degree curriculum and continuing education. These skills will be in demand by Santa Fe's targets, particularly in the arts and culture, design / film, and publishing and new media fields.

Strategy Four: Ensure that the four-year and graduate colleges and universities in the region, e.g. the College of Santa Fe, the Institute of American Indian Arts, St. John's College, the University of Phoenix and branches of Highlands University and UNM, are kept up-to-date and involved in economic development.

Actions

1. Inform the four-year and graduate colleges of the workforce needs of each targeted business sector.

- Identify degree programs within each College that fit with target business requirements.
- Include a description of these degree programs within future economic development marketing efforts

2. ***Work with the four-year and graduate colleges to retain graduates in Santa Fe.***
   - Each semester, meet with students within those degree programs to inform them of the opportunities within Santa Fe for graduates of their programs. Ask local target sector business executives to speak to the students.
   - Ensure the College's career placement centers are fully aware of job opportunities within Santa Fe.
   - One to two times each year, speak at a faculty meeting at all three colleges. Inform professors of economic development activities. Give them information about Santa Fe that increases the attractiveness of the community to 18-25 year olds.

3. ***Invite representatives from the four-year and graduate colleges to participate in prospect visits.***
   - When economic development prospects come to Santa Fe, invite College representatives to meet with the prospect or organize a brief tour of the Colleges' campuses.

4. ***Invite representatives from the four-year and graduate colleges to participate on economic development-related committees and task forces.***

Occupational Comparison of Santa Fe's Target Industries

Major Occupations	General Work Skills	Technical	Industry: Art and Culture	Design	Hospitality	Conservation Technologies	Software Development	Publishing and New Media	Outdoor Gear and Equipment
Actors			■						
Administrative support	■		■	■	■	■	■	■	■
Architects				■					
Art directors			■	■				■	
Art, drama, and music teachers			■	■					
Assemblers			■			■			■
Bartenders and waiters			■		■				
Bookeeping and accounting	■		■	■	■	■	■	■	■
Bus, taxi, and other transportation drivers					■				
Cashiers			■		■				
Chemists		■				■			
Chemical technicians		■				■			
Choreographers			■						
Civil engineering technicians		■		■					
Computer programmers		■					■	■	
Computer software engineers		■					■	■	
Computer support and technicians		■					■		
Customer service representatives			■	■	■	■	■	■	■
Desktop publishers				■				■	
Editors				■				■	
Electrical engineers		■							■
Environmental scientists		■				■			
Film and video editors				■				■	
First line production managers									■
Food preparation, chefs			■		■				
Freight movers and handlers				■					■
General operations managers	■		■	■	■	■	■	■	■
Graphic designers			■	■				■	
Hotel desk clerks					■				
Inspectors, testers, sorters						■			■
Jewelers, precious stone, and metal workers			■	■					
Job printers				■				■	
Machine operators		■		■		■			■
Management analysts							■		
Maids and Housekeeping					■				
Maintenance and repair workers					■				
Mechanical engineers		■							■
Musicians and singers			■						
News analysts, reporters, writers				■				■	
Office clerks	■		■	■	■	■	■	■	■
Packers and packagers, hand									■
Prepress technicians and workers		■		■				■	
Printing machine operators		■		■				■	
Protective services / security					■				
Recreation workers			■		■				■
Reservation ticket agents and travel clerks									
Sales managers and representatives	■		■	■	■	■	■	■	■
Self enrichment education teachers			■						
Sewing machine operators		■							■
Shipping and receiving clerks									■
Teacher assistants			■						
Telemarketers					■			■	■
Tour guides and escorts					■				

Represents 2% or more of an industry niche's total occupational composition.

Source: Occupational Employment Statistics, Bureau of Labor Statistics

2. Entrepreneurship

GOAL: Infrastructure, capital, and educational resources for entrepreneurs will be well networked both at the local and state level.

A critical aspect of building sustainable economic competitiveness is linking economic performance to social cohesion. The stimulation of entrepreneurship through the formation and development of new commercial businesses and social enterprises can play a key role in creating a diversity of new jobs and bridging the gap between income levels and cost of living. The entrepreneur in the community is a primary contributor and mobilizer of resources to develop the economy, a provider of employment for others, and a stabilizing factor in the society.

Improvements to the entrepreneurial climate, both in Santa Fe and the state of New Mexico, will benefit not only potential business owners, but also the small businesses that are already in operation. An entrepreneurial climate is well suited for Santa Fe's creative, independent-minded population.

AE recommends that entrepreneurship drive all future economic development activities for the following reasons:

- Entrepreneurial activities are a productive outlet for energies of enterprising and enthusiastic people.
- Small businesses create jobs at relatively low capital cost and low environmental impact, especially in the fast-growing service sector.
- Small businesses develop a pool of skilled and semi-skilled workers who are the base for industrial expansion.
- Small businesses are a source of innovation in products, services and techniques.
- Entrepreneurs can contribute new ideas to economic development initiatives.
- Small businesses serve a social function by creating career opportunities and upward social mobility, and by preserving, in many instances, a set of values.
- Provide information at One-Stop Centers related to entrepreneurship as a career option – linking One-Stop Centers to local SBDC, providing "guide to starting a business in Santa Fe" at one-stop center.
- An entrepreneurial approach to economic development also benefits larger businesses that will be attracted to Santa Fe's unique character.

Small businesses are currently the crux of the Santa Fe economy, and local leaders should support them. The following section offers recommendations for boosting entrepreneurship and small business growth in Santa Fe.

Strategy One: Financially support Santa Fe's business incubator. Help the incubator expand by offering more customized business resources. Help start-up companies by linking them into local and state financial capital.

Actions:

1. ***Expand the Santa Fe Business Incubator to provide business resources appropriate to the targeted business sectors.***

   The most successful business incubators are those that provide more than just reduced rent office space and furniture for tenants. Like the current Santa Fe Business Incubator, they combine office space with knowledge – such as an SBDC office or other mentoring organizations - and are closely connected with local community colleges and universities. They provide first-rate telecommunications infrastructure, conference facilities, business services, and shared laboratory or manufacturing space. A good incubator will become a gathering place for the community for after hours networking events.

   The Santa Fe Business Incubator should also expand its connection to professional business services firms. For example, the incubator could assign volunteer task forces of service providers (e.g. comprised of one accountant, one attorney, and one marketing/advertising firm) to mentor companies during their time at the incubator. This benefits the companies as well as the volunteers, who can view their work with the incubator as business development. Marketing assistance, in particular, should be offered to incubator companies. Assistance should come from local advertising or marketing agencies that offer their services at a pro-bono or reduced rate, or by teams of students from SFCC or the College of Santa Fe.

2. ***Lobby State legislators to pass the current proposed legislation (embedded within the SBDC bill) to certify incubators and to match funding from the State to local incubators.***
   - The successful Santa Fe Business Incubator could serve as a model around which other incubators in New Mexico could be developed.
   - Incubators should be used as a place that sets standards for small business development.
   - The network of certified incubators could serve as a funnel of investment opportunities for the New Mexico Venture Capital Fund as well as serving as a built-in system of due diligence for State investment.

3. ***Work with the State, UNM, the Santa Fe Business Incubator, SFCC-SBDC and SCORE to set up an entrepreneurship one-stop shop center similar to workforce development centers.***
   - A one-stop shop entrepreneurship center would offer the same coaching and information services such as an SBDC combined with the business incubator services of the Santa Fe Business Incubator.
   - The one-stop shop should be established in a central location to provide the greatest access to all Santa Fe residents.

4. ***Establish a Small Business Enterprise Director within the Community Development Division.***
   - This individual should be responsible for: overseeing the entrepreneurship center; working with the SBDC and Incubator in keeping the community informed about how to start a company in Santa Fe; promoting Santa Fe as a good location for entrepreneurship; working with SFIBCA on creating a strong "buy local" campaign; developing and maintaining a searchable on-line inventory of all entrepreneurship resources in the region; and helping entrepreneurs and local small businesses navigate City processes and regulations.

5. ***Establish an arts incubator at a central location in Santa Fe.***
   - The campus should be home to a variety of related activities, with educational programs at the core. Other activities that should be co-located within the facility include: office space for professional arts organizations and guilds; studios; exhibit space; retail shop for selling art. In the future, the campus could also contain loft apartments, a café, and an entrepreneurial resources center.

Strategy Two: Make information and training about starting businesses widely available. Celebrate entrepreneurial success stories as inspiration to potential entrepreneurs.

Actions:

1. ***Involve The Santa Fe New Mexican in covering success stories of local business startups.***
   - Potential entrepreneurs will find inspiration from other individuals who have successfully started businesses.
   - Celebrate the success of local small businesses by featuring them in local news publications. Propose a schedule of small businesses to feature each month to make it easier for The Santa Fe New Mexican.

2. ***Santa Fe's numerous non-profit organizations are entrepreneurial businesses. Provide these organizations with good information to help them increase their financial capacity.***
   - Numbering almost 500 in Santa Fe, non-profits make up an important part of employment and activity in the community.
   - Non-profit organizations should be viewed as entrepreneurial small businesses.
   - Provide information to non-profits to help them learn how to increase their financial capacity.
   - Fund a series of 501c3 training seminars that train managers of non-profits how to be better business people. There are numerous consulting companies that provide non-profit training, as well as on-line guides that provide non-profits with helpful business tools. Check out sites such as: www.onPhilanthropy.com; www.npguides.org; or www.charitiesusa.com which links non-profit to service providers across the U.S.

- Encourage participation in *NGO New Mexico*, New Mexico's central non-profit business association.
- Collaborate with NGO New Mexico to sponsor monthly networking and training events. The training events should be the main vehicle for distributing information about how to make a non-profit profitable.
- NGO New Mexico could create a Web site listing all non-profit organizations, sortable by their service, and containing links to and contact information for each organization's Web site. Examine sites such as www.GuideStar.org and www.envirolink.org as examples of structuring a database of non-profit organizations.

3. ***Develop a single Web site containing an inventory of Santa Fe's entrepreneurship resources. Make the Web site name simple and memorable. Market the Web site address across the community.***
   - The Web site could be developed and maintained by several organizations, such as the Santa Fe Incubator, SCORE, the SBDC, or the (possible future) entrepreneurship one-stop shop.
   - Possible Web site names: www.etools.com or www.santafestartup.com

Strategy Three: Motivate Santa Feans to start new companies.

Actions:

2. ***Streamline the City's permitting process for events, new construction, and new business expansions in Santa Fe.***
   - Focus groups, interviews, and surveys have revealed that many businesses and individuals have experienced difficulty from the City in getting permits for new ventures – from construction or expansion of new facilities to permits for small weekend festivals.
   - Santa Fe's permitting process needs to be thoroughly reviewed and compared against the requirements of targeted business sectors.
   - Santa Fe's City government should commit to easing and shortening the permitting process within one year.
   - The City of Santa Fe's Web site should contain a page dedicated to simply outlining the permitting process and providing downloadable versions of permitting applications.
   - The City of Santa Fe's web site should be reliable and offer current and accurate information.

3. ***Consider waiving permitting fees for small businesses locating in targeted areas of Santa Fe (fees are already waived for certain affordable housing projects).***
   - Small businesses are interested in saving money at every possible point.
   - Waiving permitting fees is not a cost, but foregone revenue for the City.
   - Waiving permitting fees for small businesses moving into key areas of the city, downtown for example, will help small businesses and make a statement that the City supports them.

4. Expand the City of Santa Fe's Small Business Loan program.

- The Small Business Loan program is an important tool for encouraging the growth of local businesses and companies targeted in this economic development plan.
- Leverage the program with additional state and federal funding.
- Restore the program to its original funding levels.
- Take steps to ensure that the entire community is aware of the program and has easy access to it.
- Provide information about the program in the (proposed) entrepreneur resource center.

4. Utilize the results of the New Mexico Media Strategy Report to develop a work plan for the digital and new media industry cluster.

- Look at cities that have fostered the film industry. Identify targeted infrastructure improvements, permitting processes, training programs and other incentives that are geared to the needs of the industry. Draft necessary ordinances to implement those inducements in Santa Fe.
- Austin Film Commission and North Carolina (Advantage West) are models.
- Model a one-stop shop permitting process for the film industry after other good examples, such as Rio Rancho, New Mexico (http://www.rioranchonm.org/film_industry/#One); Film in Florida (http://www.filminflorida.com/prl/perm.asp);

Strategy Four: Keep Santa Fe's existing small businesses strong.

Santa Fe's future economic health will largely be determined by the amount of local spending at local businesses. Every transaction involving a business outside of the area causes money to leak out of the local economy. While seemingly insignificant when considering a single purchase, the sum of these effects is huge across an economy the size of Santa Fe's. *For more information, see AE's Small Business Report, completed for the Santa Fe Independent and Community Alliance.*

A strong tourism economy and large base of unique cultural assets require that city leaders pay particular attention to the role that small businesses play. Eighty-five percent of all businesses in Santa Fe employ fewer than 20 workers. Of these small businesses, over 90 percent are locally-owned. According to the U.S. Small Business Association, 3,900 Santa Fe companies employ fewer than 20 people. This is almost five times the number of all other companies combined.

The last five years, however, have seen a downward shift in the percentage of independently-owned companies in Santa Fe. Almost all industries experienced a decline in independents' share of both employment and number of establishments. The largest percentage drop was in retail, where current levels of independence (approximately 50 percent of all retail firms) are well below that

of the nation (almost 90 percent) and has dropped 40 percent in the past five years. This industry, more than any other, directly affects households and quality-of-life indicators. The change threatens the local diversity found in Santa Fe shopping and endangers the unique character of the area.

Actions:

1. Initiate a "buy local" campaign.

- Support the Santa Fe Independent Business and Community Alliance (SFIBCA).
- Provide funding or other resources to the SFIBCA for launching a "buy local" campaign.
- The campaign should educate local residents and businesses on the importance of buying from other local businesses.
- Each campaign piece should contain a different factoid pointing out the economic and cultural benefit of purchasing products and services from independently-owned small businesses.
- AE's *Santa Fe Small Business Report* provides data and survey results that support the notion of buying local (prepared for the SFIBCA in November 2003).
- To kick off the campaign, prepare a press release highlighting the results of AE's Small Business Report. Distribute the press release to local newspapers, alternative magazines, radio stations, and television stations. Print a series of flyers and direct mail postcards highlighting the main points of the study. Ask local business owners and community organizations to post the flyers in their establishments and to mail out the postcards to their clients.

2. Make downtown and other Santa Fe business districts more accessible to patrons of small businesses.

- The City should make supporting the needs of small, locally owned business a goal against which future decisions are measured.
- The best way to encourage residents to buy locally is to make access to independently-owned businesses convenient. Allow for mixed use developments where retail and small service businesses are intermingled among residences.
- Make downtown more pedestrian- and cyclist-friendly. Repair sidewalks so that shoppers and business people have a safe place to walk. Create a network of bike paths and lanes. This will encourage more pedestrian traffic and reduce automobile traffic in downtown Santa Fe. It will improve access to small downtown businesses and encourage residents who may have been frustrated by limited downtown parking to start shopping in downtown again.
- Improve parking in downtown. Struggles with parking often drive shoppers from downtown and towards big-box retail and malls. Offer free parking, enhance existing parking, and provide free shuttles around town. Encourage business practices that make parking less important, like home delivery of groceries and large bulky items.
- During the weekdays, most household shopping occurs after work, between 7 and 10 p.m. Encourage downtown businesses to stay open until 9 p.m. If it is difficult for small businesses to stay open that late

every night of the week, ask shop owners to agree to the same one or two evenings a week in which they stay open later.

- Start a monthly downtown celebration. In Austin, for example, every first Thursday of the month, stores in one shopping district stay open until 10 p.m. The sidewalks are filled with local artists and merchant booths selling wares. Local bands provide live music in the street. First Thursday now attracts more than 10,000 people every month.
- Provide adequate security downtown to help nighttime shoppers feel comfortable.

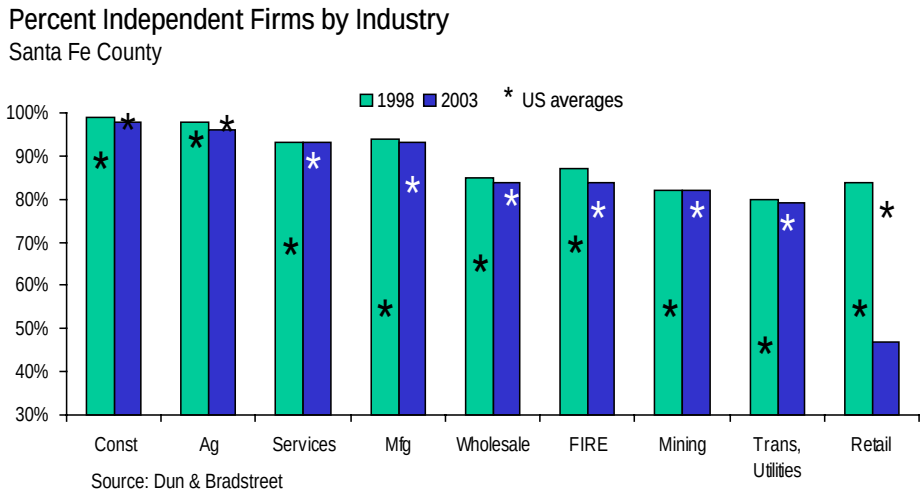
3. Identify business, historical and cultural districts that are suitable for economic development initiatives.

- Recommendations for downtown can be applied to any business or cultural districts.
- Support neighborhood/business events such as the Second Street Experience and explore developing similar events in other districts.
- Initiate planning with two districts per year.
- Link "buy local" initiative to district planning.
- Develop programs that highlight the economic benefits of historic preservation and historic districts.

4. Establish metrics for tracking the success of the "buy local" initiative.

By determining a set of tangible goals, communities establish clear priorities and are able to assess the performance of their programs, allowing more efficient use of resources. Metrics could include the following:

- *Sales receipts of downtown merchants.* Sales of downtown shops and service providers should increase a minimum of 10 percent each year if the buy local initiative is successful.
- *Percentage of independent businesses in Santa Fe.* For most industries, Santa Fe exceeds the national average in the percent of independently-owned businesses (see below chart). Increasing the percentage of locally-owned retail establishments could become a goal for the city.



- *Percentage of major employers headquartered in Santa Fe.* This figure points to the importance of home-grown successes. These companies tend to be more philanthropic and provide greater

economic independence for the region. The information for this metric could be measured from annual reports of local business activity.

- *Duration of local businesses*. This factor could be measured by counting the number of businesses that were established three years ago and are still in business. This method explicitly measures the ability of local businesses to survive in Santa Fe's economy. Santa Fe will know that it is supporting local, small businesses when the number of businesses surviving longer than three years increases. The City's data on business licenses provides this information.
- *Percentage of companies adding employees in the past year*. Expanding companies are as important to the economic health of a region as new companies. This metric can be easily obtained through government employment statistics and surveys.

Strategy Three: Sites and Infrastructure

GOAL: Improvements to sites and infrastructure will consider the long-term needs of Santa Fe's targeted business sectors and small, entrepreneurial businesses.

When companies are asked to rank the factors that most affect which state or region they select to locate in, workforce and education considerations are the most important, followed by access to customers and suppliers and business climate. The only infrastructure that is often mentioned in a regional context is transportation.

When choosing a specific development location within a state or region, however, the availability of infrastructure grows in importance. As infrastructure is available in almost every city, business prospects will compare a region or city's infrastructure (availability and pricing.)

The reason for the apparent contradiction in the importance of regional infrastructure versus specific sites is that larger areas such as regions or states possess sufficient infrastructure somewhere, so it is not a major corporate consideration until after the general location is picked. Therefore, although not the top priority to get a company to choose a region, once they have chosen the Santa Fe region, it is imperative that adequate infrastructure - water, sewers, streets and mass transit – be available to support business growth and development and that this infrastructure fare competitively with that of another region.

Santa Fe's most significant infrastructure issue (and economic development issue) is the region's water shortage. All economic development activities must consider the area's severe water constraints. The Mayor has stated that "water" is his number one goal and the City is in the process of trying to secure funding for the Diversion Plan, which will address this concern. The purpose of the Diversion Plan is to redirect surface water from the Rio Grande river into Santa Fe. Though the Diversion Plan will provide some relief to the city, preserving water and the area's unique environmental characteristics will be a goal of the city for many years to come. In turn, the target businesses recommended for Santa Fe in the *Target Industry Report*, will be environmentally sound and will require minimal water.

Strategy One: Take steps to make Santa Fe the water conservation and clean energy capital of the U.S.

Actions:

1. Incorporate water conservation and clean energy technologies into the design of all current and future public buildings.

2. Begin an annual student competition for design of water conservation innovations.

- The winner could receive funding for further development of the innovation, an internship with a local building contractor, or an opportunity to implement it on a test site.

3. Promote Santa Fe to expanding and relocating water conservation technology companies.

- The long process of developing the Diversion Plan and tackling the water issue has created a network of local water conservation expertise.
- The desperate water situation provides a good environment in which companies can test new water conservation technologies and techniques.
- Water conservation technology companies locating in Santa Fe will be locating in a market with high internal demand for their products and will, therefore, be in close proximity to their customers.
- Develop a marketing package highlighting Santa Fe's dedication to water conservation, its assets, and incentives.
- Organize a delegation of Santa Fe and State representatives to visit 1-2 communities that have successfully supported water conservation and clean energy usage. Use these trips to learn and to promote Santa Fe to businesses.

4. ***Offer incentives for water conservation and clean energy use.***

- Communities around the U.S. are offering incentives to businesses and consumers to adopt clean energy practices. Many utilities already offer their customers rebates or credits for installing energy-efficient equipment for HVAC, lighting, insulation, and windows. In addition, utilities are starting to offer consumers the option to purchase electricity from Green Energy sources such as wind power, solar, and biomass.
- Santa Fe should create programs that promote the adoption of energy conservation while promoting a "buy local" campaign that would attract new clean energy providers to Santa Fe. Credits and incentives for consumers can be tied to their purchase from local suppliers. Santa Fe is an ideal pilot market for several technologies and should do what it can to bring those suppliers to the region.
- Work with State officials to create a package of statewide incentives for clean energy and water conservation companies.
- Good examples include:
    - Austin, Texas has openly announced its intention to grow the consumption of renewable power and also to promote the development and attraction of clean energy companies and providers. Already, the city-owned utility, Austin Energy, sells 500 million KW-hours to local businesses and consumers and has a goal of fulfilling 5 percent of its energy needs with clean power. In addition, Austin is discussing ways of tying conservation incentives to the use of locally-developed services or products. This connection is the real key to promoting the city's Environmental Technologies cluster.
    - The state of New York currently offers incentives to both the producers of clean energy and its consumers. By leveraging state funding for energy conservation projects, the state's agency NYSERDA has promoted local job creation. Funding for this program reaches about $16.5 million per year and funds

approximately 150 projects annually for businesses, municipalities, institutions, and universities. Since 1991, NYSERDA's R&D program has stimulated new product sales of $200 million for New York companies, created 1,174 permanent jobs, developed 141 new products, processes, or services for commercial use, and leveraged nearly $2 of funding from outside sources for every dollar invested by NYSERDA.

- In August 2001, NYSERDA announced the creation of the Saratoga Energy Technology Park, specifically devoted to promoting the development of new, clean energy technologies. NYSERDA, working jointly with the University at Albany and the Saratoga Economic Development Corporation (SEDC), hopes to attract between 1,000 and 1,500 jobs to the Capital Region when emerging, environmentally-friendly energy companies take advantage of the park's resources.

Strategy Two: Provide better infrastructure and processes to support creative activities.

Actions:

1. Create a National Center for Arts and Design in Santa Fe.

- The National Center for Arts and Design will provide a single location in which multiple arts and design organizations could collaborate on projects of national significance. The one-of-a-kind concept would be modeled after national research consortia or laboratories, only with arts, rather than science, as its focus.
- The center would include educational resources, high quality studio space, design-oriented companies and non-profit organizations, exhibit space, and retail.
- The (possible future) arts incubator should become a core component of the Center.
- Consider locating the Center at the Railyards or other central site.
- The Center would invite national and international experts to teach seminars or guide teams of designers and artists on projects.
  - The Center would provide an environment in which teams of designers or artists could form to, for example:
  - Bid on architectural design for major projects within the U.S.
  - Provide creative support to the film industry
  - Create new artistic works
  - Provide design services for New Mexico public sector projects
  - Design unique water and energy conservation techniques
  - Create a one-of-a-kind program to promote Santa Fe's arts, culture, and design products

2. Find ways to centralize internet-based information aimed at promoting arts and culture in Santa Fe.

- Currently, many Web sites – from the Chamber of Commerce to individual galleries – contain information about arts and cultural events in Santa Fe. This is confusing to residents and obscures Santa Fe's image to outsiders.

- Promote links to existing central sites such as santafe.org and nmculturenet.org that are running the statewide calendar of events powered by NM CultureNet.
- Develop one Web site portal for all Santa Fe arts and cultural amenities. Host a contest where local artists and Web design companies submit Web URLs. Promote this contest to the community. Make the Web site name simple and memorable.
- The Web site could contain the following: events calendar; map of galleries and museums; and a searchable database of Santa Fe galleries and arts retail shops by "product" and genre (links to the Web sites of all galleries and shops in the database would be provided).
- Eventually, the Web site could also include a virtual market in which local artists could sell their wares.

Strategy Three: Partner with Santa Fe County to solve infrastructure and site issues.

Actions:

1. ***Develop a joint City / County strategy focused on the Redevelopment District of the Metro Area Highway Corridor Plan.***
   - The Metro Area Highway Corridor Plan was adopted by both the City and County and designates an area to be redeveloped to accommodate economic development around the NM 599 / Airport Road intersection.

2. ***Develop a joint City / County economic development strategy focused on the Community College District to implement programs outlined in this report.***
   - The Santa Fe Community College District includes the Santa Fe Community College, housing, and non-residential development.
   - The District represents an important outlet for providing more affordable housing to Santa Feans.
   - The future development of the District will impact both the City and County.

3. ***Develop a shared City / County business park.***
   - Long-term, the City of Santa Fe will run out of developable land for larger business expansions. Most larger businesses will be locating in the County.
   - Jointly develop a business park with the County. The City and County will share the cost of infrastructure improvements and land acquisition. In turn, the City and County will share tax revenue that is generated from the site.

4. ***Jointly improve the Santa Fe Airport.***
   - The expansion of the Santa Fe Airport will make Santa Fe more accessible to tourists, allow residents easier transportation into and out of the region, and give local companies better travel options.
   - A 1-hour or less drive time from an airport is a common site selection requirement for small and large businesses alike. The Airport can

become a major marketing tool for attracting and retaining companies in both the City and the County.

- Upgrade the Airport to Part 139 standards as soon as possible. The Santa Fe City Council should approve the application for Park 139 certification.
- Both the City and County should provide funding for expanding the Airport fire station (shared with the national guard) and upgrading security along the perimeter of the property.

5. Develop wireless Internet infrastructure in core population centers in the City and in the County.

- Encourage local entrepreneurs to develop wireless infrastructure for downtown Santa Fe and countywide in core neighborhoods and future developments such as the community college district.
- The process of wiring Santa Fe with the latest telecommunications infrastructure is already underway. The Santa Fe Light Trail fiber optic network is expected to be completed in 2004. The Plaza renovation (planned to begin in the spring of 2004) will include the installation of a wireless network for the central downtown area of Santa Fe.

Strategy Four: Approve and construct a new civic center that represents the unique character of Santa Fe.

The Sweeney Center does not serve the needs of the community and does not convey the high-end image of the city. While the existing facility could be renovated, it is more appropriate that the current building is torn down and a new civic center is built in its place.

The Santa Fe City Council is considering a one percent increase to occupancy taxes and a bond to fund a new civic center. This decision will have an important, positive impact on the City for many years to come. A new civic center will support each Santa Fe targeted business sector while providing a valuable asset to local residents.

Consider the civic center a tool for economic development. It draws visitors into the community. If marketed to the appropriate events, it can attract executives from Santa Fe's targeted business sectors, allowing the City to market on its doorstep. Those individuals visiting the civic center will also spend money in Santa Fe – dining out, staying in hotels, and shopping. Indirectly, these activities inject more money into the local economy and gives a boost to job creation.

As a tool for economic development, and an entry to the city, the design of the new civic center can be used to convey a message. It should embody the city's artistic and cultural heritage, history, and connection to the natural environment. It should reflect the community's strong desire to target the type of higher-end tourist that visits the city. The facility should incorporate modern architectural elements and high-tech equipment into traditional Santa Fe style to help counteract a perception that Santa Fe is unwilling to progress. Finally, the facility should incorporate cutting-edge water and renewable energy technologies to show Santa Fe's dedication to conserving natural resources.

The civic center will benefit Santa Fe's workforce in several ways. First, it creates both direct and indirect jobs. In the beginning, designing, building, and completing the civic center will generate employment. Once construction is complete, entry-level positions will be established in event catering, room set-up, and facility maintenance. Middle- and upper-level positions will be created in audio-visual support, facility management, marketing, and event planning.

In addition to the job impact, the civic center can play another very important role for workforce development. It can provide much-needed, centrally-located space for local workforce training activities. Imagine: A civic center that is fully equipped with the latest in audio visual technology from the central, large auditorium space to smaller classrooms and conference rooms. Not only are these amenities highly attractive to executive level conferences and industry events, but they are also a much-needed resource for local workforce training providers and companies. The community college, the workforce development center, and non-profit workforce organizations could share the civic center for their programs, ensuring that Santa Fe's workforce is being trained in world-class facilities.

Action:
Revisit the proposed civic center design. Ensure that the design adheres to the following guidelines:

- The new civic center should be designed to appeal to smaller, executive-level conferences. A larger capacity facility will not necessarily lead to a larger indirect job benefit for Santa Fe. As the size of the event gets larger, a higher portion of attendees will either not be able to find hotel rooms in downtown Santa Fe or will not be able to afford them. These individuals will stay in hotels outside of the central district; eat at restaurants outside of the central district (often large chains); and, with so much commuting, have little time to shop at local stores while congesting Santa Fe's roads.
- The true benefit of the civic center is generated when visitors (both from outside events and Santa Fe functions) spend time and money in locally-owned shops, restaurants, and hotels. This injection of money drives business for local proprietors, who then spend their own revenue hiring additional staff, buying locally-made goods, or shopping for themselves. These funds continue to trickle throughout the economy, driving business, and creating new jobs. Smaller, more targeted events attended by executive-level individuals are much more likely to attract attendees who stay in downtown Santa Fe, bring their families, extend their stay, and spend their money with local merchants.
- A new civic center locating in downtown Santa Fe, targeting executive level conferences, and providing attendees technologically-sophisticated audio / visual equipment will allow the City to charge higher rates for use of the facility.
- Santa Fe prides itself on being the "city different;" therefore, the new civic center should radiate what is distinct about Santa Fe. To do so, consider incorporating the following elements into the design of the facility:
    - Arts and culture are the cornerstones of the building design.

- The center includes gallery and / or exhibit space for local artists.
- The center incorporates the latest water and energy conservation technologies.
- The center contains modern elements in combination with traditional Santa Fe style to communicate the City's deep roots yet willingness to progress to the future.
- The center contains high-tech workforce training spaces of various sizes to make the facility truly community-oriented. Consider a facility that, in addition to a large event room (500 person capacity), also contains one large auditorium-style classroom (e.g. 100-200 seats), two-three classrooms (e.g. 30-50 seats), two conference rooms (25-30 seats), and several small breakout rooms (5-10 people).

Strategy Four: Community Development

GOAL: Santa Fe's community and economic development activities support an environment that is favorable to (1) talented residents, (2) small, locally-owned businesses, and (3) targeted business sectors.

The Community Development recommendations offered in this section center on two major topics: improving Santa Fe's business climate and improving the city's quality-of-life amenities, particularly for young and creative individuals.

The most successful economic development regions in the U.S. also contain very high quality-of-life amenities. Quality of life encompasses many attributes, including healthcare, safety, parks and recreation, arts and culture, and environmental cleanliness. A quality environment plays a large part in the choice of young, skilled professionals in deciding where to locate. It also plays a significant role in retaining good citizens.

A high quality of life is also directly connected to the region's ability to attract tourists. Through the choice of investments in quality-of-life amenities, the region will be able to target the specific type of tourist that visits. Tourists should be considered an economic development audience, and they are actual prospects coming directly to you. Ensure that they overlap with the audience you have for your economic development efforts.

One of the easiest ways for Santa Fe to become top of mind for businesses and entrepreneurs in its targeted business sectors is for those individuals to visit the region and enjoy the time they spend there. Therefore, tourist activities should portray a certain image of the city, one that is appealing to those executives and other decision makers. Make sure all tourist attractions showcase the "Creative Spirit of Santa Fe."

Strategy One: Adopt a more business-friendly attitude within City departments.

Santa Fe's unique character has sometimes been a hindrance to business activity. The city is well known externally for its tough ordinances and unfriendly business leadership, characteristics that will damage Santa Fe as it pursues economic development. Even small businesses and entrepreneurs (the city's primary target audience) will not move to a city where it is not welcoming or affordable to conduct business.

Actions:

1. ***Ensure the permitting process is consistent and efficient.***
    - During this planning process, numerous businesses criticized the city's permitting process for being too complicated, inconsistent, and time-consuming.
    - Consider expediting permits for standard requests. Applying for and receiving permits for, for example, small, after hours or weekend

downtown events should be made as easy as possible with standard application forms and a quick turn around process.

- Be specific and open about permitting requirements. Make this information readily available on City Web sites and in handouts available at City offices.
- Look at other cities' permitting processes for good examples of ways to make Santa Fe's more efficient and consistent.
- Burlington, Vermont's award winning "Doing Business in Burlington" publication offers new and expanding businesses a comprehensive and easy-to-use guide to permitting and city regulations. Sections from this guide are available on the following Web site: http://www.cedoburlington.org/business/doing_business_in_burlington/dbb.htm
- Look at the City of Surrey, located outside of Vancouver, Canada, for a good example of creating a step-by-step guide for local residents on starting their own businesses. http://www.city.surrey.bc.ca/Doing+Business/Business+Development/Starting+Your+Own+Business/default.htm
- Specifically look at other cities that are fostering the film industry – Los Angeles, New York, Toronto, Austin, for example. How have these cities structured their permitting processes to make it easy for and attractive to film production? Apply these best practices in Santa Fe.

5. ***Strengthen the Small Business Ombudsman Position within the City of Santa Fe offices.***
   - The focus of the current Small Business Ombudsman position should be expanded to serve all sizes of businesses.
   - The services of the Ombudsman should be expanded to visiting local businesses on a regular basis, listening to their concerns, and reporting back to City officials.
   - The Ombudsman should also be the single point of contact for a business having trouble navigating city regulations. He/she should walk businesses through the permitting process and help resolve conflicts between City departments and local businesses.
   - The benefits of expanding the role of the Ombudsman are numerous. First, strengthening this position makes a statement that the City is truly interested in supporting local businesses. Second, by regularly visiting with local businesses, the Ombudsman can communicate back to City leaders the current needs of local businesses, giving the City good information on which to base decisions. Finally, it provides a valuable resource to local businesses and helps navigate the permitting processes and acts as a voice for them to City leaders.

6. ***Provide periodic customer service training to City employees who regularly interact with local businesses and residents.***
   - Ask the Small Business Ombudsman to lead the customer service training sessions or hire a professional firm to conduct the training.
   - Training should include not only customer service training, but also an explanation of Santa Fe's new economic development brand and the role City employees play in economic development.

- A customer service guide containing quick tips on customer service should be developed and distributed among City staff.

7. Establish incentives that encourage local businesses to expand in Santa Fe.

- Consider waiving permit and impact fees for local companies that want to expand.
- Incentives should come from both the State and the City, particularly in helping with infrastructure improvements. When Dell was expanding in Tennessee, for example, the State paid 80 percent of the roadway improvement costs while the City of Nashville paid 20 percent.
- Promote incentives to local businesses. Ask the local utility company to help "spread the word" by referring local companies to a Web site with updates on incentives.

Strategy Two: Santa Fe's City Council should set broad goals for future development and allow those goals to drive decisions.

Actions:

1. Invite a moderator to lead a City Council retreat. The retreat should accomplish the following:

- Identify the positive assets of Santa Fe that cause each individual to feel passionate.
- Identify common threads among all council members. List Santa Fe's top assets.
- Agree that these common threads represent the essence of the community. Preserving the community's essence should be the principle that guides all future decisions.
- Set several overarching goals for the city.
- Agree to rules of etiquette among council members that are adhered to in and outside of council meetings.
- Conduct a city council study session prior to each meeting to allow councilors to state their positions on topics that are up for discussion during the upcoming meeting. City Council meetings should not be the first time that councilors hear each other's positions on topics being addressed.

2. The first retreat should occur after the spring 2004 election and occur at least every two years, following the election of new city councilors.

Strategy Three: Provide greater support to the Community Development Division and Economic Development Section.

Although only a few organizations in Santa Fe are directly charged with economic development, the community contains many more groups that impact the effectiveness of economic development programs. More than many other communities, Santa Fe is home to a rich diversity of not-for-profit, government, and business organizations, each perceived to have its own unique vision for the

future of the community. The city, and surrounding region, have become polarized into different "camps" of opinions. Each group seems to view itself as being fiercely independent from the others. This often results in a breakdown of internal communication, the very foundation of strong economic development campaigns.

Communication and cooperation in Santa Fe will improve if these various, and seemingly contradictory, opinion groups realize that they have a common bond: their success depends on Santa Fe's sustained economic health.

Santa Fe's ability to remain economically healthy is important to every organization and individual in the city and region. For example, while local businesses depend on a healthy economy to create a market for their products, non-profit organizations depend on a strong economy so that they can raise funds from local businesses and residents to keep their programs going. Second homeowners rely on a healthy economy so that their property values are retained and that the City can afford to maintain the quality-of-life attributes that originally attracted them to the region. Ethnic and Native American populations rely on a healthy economy that provides them with job opportunities, a market for their products, and ultimately provides them with income to continue living in Santa Fe. (A complete table of Santa Fe opinion groups and their reasons for supporting a healthy economy is provided in the appendix to this report.)

Improved economic health should be important to every Santa Fe resident and business. Santa Fe's elected officials should, therefore, ensure that their decisions lead to stronger economic conditions within the city and surrounding region.

A critical component of a healthy economy is ensuring that a strong economic development team serves the City. This team should be supported with financial and staffing resources that provide it the freedom to implement smart, aggressive community development and economic development activities. A strong economic development team will be required to implement many of the recommendations in this strategy. City leaders should view the economic development team as its task force for managing the day-to-day improvement of Santa Fe's economic conditions.

Actions:

1. ***Increase funding to Santa Fe's Community Development Division.***
    - Funding should be increased incrementally each year for the next five years. Draw additional funding from the Economic Development Fund.
    - Additional funding will be used to do the following:
        - Expand the Small Business Ombudsman position and responsibilities (described in the Entrepreneurship strategies).
        - Establish a Small Business Enterprise Director position that will be responsible for setting up and managing an entrepreneurship one-stop shop in coordination with the Santa Fe Business Incubator, the SBDC, and other small business support organizations.
        - Fund an entrepreneurship resource center. The purpose of the facility is to provide a centrally located office where all Santa

Feans can access a library of helpful information and talk with knowledgeable individuals about starting a business.
    - Increase the City's funding to the Santa Fe Business Incubator (for operations or facility expansions).
    - Provide funding for future incubators, such as an arts incubator.
- Commit funding for a minimum of five years. Longer-term budgets allow the department to conduct better planning and act progressively.

2. Set specific performance objectives for marketing subcontractors.

- Continue to set and monitor annual performance benchmarks for marketing contractors.
- Use the marketing recommendations in this report as a guide for establishing performance benchmarks.
- Agree to a three-year or longer contract with the marketing subcontractor. Include terms that allow the city to cancel the contract if the subcontractor repeatedly misses performance benchmarks. Otherwise, do not make the subcontractor re-apply for funding every year.

3. Clearly define and better coordinate the economic development roles of SFEDI, the Chamber, and the City's economic development team.

- The Chamber's primary role is that of an advocate organization for existing Santa Fe businesses.
- The Chamber should work closely with the (possible future) business liaison within the City's Community Development Division. The Chamber should introduce the liaison to its members and facilitate meetings between the liaison and local companies.
- SFEDI's role should be external and internal marketing. SFEDI should be responsible for polishing the brand identity and core marketing themes recommended in this strategy and incorporating the brand and themes into its Web site, collateral, and public relations activities.
- SFEDI and the Chamber are both responsible for handling visits by site selectors and potential business recruits. SFEDI should be responsible for managing the prospect's itinerary, while the Chamber should assist in setting up meetings between leading Santa Fe businesses and the prospect.
- Santa Fe's economic development team should be responsible for managing the marketing subcontractor contract, initiating community development activities that will support an overall economic development plan, and facilitating the information flow between City government and local businesses, prospects, and business organizations.

Strategy Four: Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.

Santa Fe's essence revolves around the core of arts and cultural activities occurring within the city. Arts and culture define the city's image and quality of life. Its unique character is founded in its tradition of arts and culture. It is what distinguishes Santa Fe around the world, and it is why creative, intelligent individuals are drawn to the city.

Arts and culture have long been the engine for much of Santa Fe's economic development. Although the "industry" of arts and culture is difficult to define, and even more difficult to quantify, it is undeniable that artistic and cultural activities have a tremendous impact on every aspect of Santa Fe, from its international image to its local products to its workforce skills. Arts and culture are the common threads that run throughout the entire region.

Because arts and culture have such a large impact on the local economy, it is critical that artists and artistic organizations are invited to participate in economic development activities. The City must consider the needs of the cultural sector when implementing this Plan. In addition, the City and cultural sector must work together to ensure that the results of the BBER study and the New Mexico New Media Industries Strategy project are incorporated into future activities to grow and promote arts and culture.

Actions:

1. ***Make arts and culture the cornerstone of the new civic center.***
   - Involve local artists in designing the facility.
   - Throughout the facility, integrate space for exhibiting work by local artists.
   - (Additional recommendations have been provided in the Infrastructure section of this strategy.)

2. ***Take steps to ensure Santa Fe's arts and culture will be sustained for generations to come. Ensure that the arts sector is accessible to young people.***
   - Endorse young professionals' arts organizations such as Avant Guard and Intermezzo. Make information on these organizations widely available. Promote these organizations to companies considering Santa Fe as a future business location.
   - Make Santa Fe open and accessible to all New Mexico students. Work with State leaders to initiate a new program in which all New Mexico high school seniors take a senior trip to Santa Fe. The trip would involve a visit to the capital and an introduction to Santa Fe's heritage, artistic and cultural amenities.

3. ***Make Santa Fe's artistic amenities accessible to all Santa Fe residents.***
   - Continue taking steps to make the traditional performing arts more open to the general population, for example, rock operas or free concerts.
   - Ask local businesses to invite local performing and visual artists to perform or display their work at business functions and other community events.

4. ***Increase occupancy tax revenue to support the arts.***
   - Santa Fe provides approximately $950,000 to arts programs annually.
   - Private foundations fund the bulk of arts and cultural activities in Santa Fe.
   - The city's support for the arts could be increased to support one of many activities, such as funding a future arts incubator or National Center for Art and Design or contributing to the cost of a unified national marketing

campaign to promote Santa Fe's arts and culture to collectors, artists, and cultural tourists.

Strategy Five: Ensure that Santa Fe maintains an atmosphere that is entertaining and attractive to young, creative people.

Actions:

1. ***Affordable housing is necessary for retaining young and creative individuals. Make it easy for people to purchase and upgrade their homes.***
   - Continue to offer inducements such as down payment assistance or tax abatements / decreases for individuals within a certain age or income bracket.
   - Consider establishing a fund similar to Austin, Texas' Mayor's Challenge Fund to help young people and people in need of affordable housing to get loans for home improvements and expansions.

2. ***Establish new festivals, expand existing festivals, and widely promote these events.***
   - Santa Fe is an ideal location for festivals, and numerous festivals already take place each year.
   - Festivals help create an entertaining atmosphere in Santa Fe. They provide entertainment for residents from all socioeconomic backgrounds. They also attract people from outside of the region and are, therefore, a good marketing tool for the city.
   - Standardize permitting process for event organizers. Be expedient in responding to their requests.
   - Waive the permit requirement to play music on the plaza.
   - Bolster the annual jazz festival and film festivals. These two events have potential to draw an international audience.
   - Support the new International Folk Art Market. Make it an annual event that compliments Indian Market and Spanish Market. This has the potential to grow to be another important event that extends the tourism season.

3. ***Start an annual winter sports competition for college students in Santa Fe and the surrounding region.***
   - Seven colleges are located in the Santa Fe area. Initially start the competition for students at these colleges.
   - Within five years, begin inviting college students from all New Mexico colleges.
   - Within ten years, begin promoting the competition nationwide.

5. Marketing and Public Relations

GOAL: Santa Fe will engage in a targeted marketing campaign to create local and national awareness of the city as a place to do business.

Santa Fe faces two marketing challenges. First, the City faces internal communications issues. Throughout this report, we have recommended ways to consolidate information sources about educational, workforce development, entrepreneurship, and economic development activities to make it easier for Santa Fe residents to access. In this section, we recommend techniques for spreading the word about why improved economic conditions benefit all Santa Feans.

Outside of the region, Santa Fe is faced with another issue. While Santa Fe is well-known throughout the world for its southwestern style and arts, little is known about Santa Fe as a business location. The external marketing recommendations in this section are designed to provide the city with a more business-friendly appearance to outside businesses and entrepreneurs. We have suggested a new brand theme under which Santa Fe can promote itself to business investors. The brand theme we recommend ties closely to the city's arts and cultural strengths and existing tourism promotions.

Santa Fe has many opinion groups that serve as a good starting point for addressing internal communication problems. As discussed throughout this report, before the city can launch an effective economic development campaign - whether its focus is local entrepreneurship, expanding current businesses, or recruiting new ones - all organizations related to economic development must commit to a single strategy for the community. Communities benefit from a well-orchestrated marketing strategy that is managed by one organization.

Once Santa Fe opinion groups improve communication and collaboration, the city will be ready to market within the community. Internal marketing informs citizens and business leaders of the economic development vision and trains individuals to promote the community with a single message, rather than numerous ones that may dilute or confuse the core message. Internal marketing builds local awareness and buy-in so that when Santa Fe markets outside of its region, it has a strong team in place to augment its message. The most effective communities not only have a well-integrated economic development organization leading the marketing efforts, but they also have hundreds of community ambassadors as part of the team.

The use of local media and personal meetings are good avenues for "building local awareness." **With strong internal support, the chances of successful external marketing increase considerably.**

Once Santa Fe succeeds in its internal marketing efforts, it should incorporate external marketing activities aimed at growing targeted businesses and entrepreneurial activity. External marketing, for most communities, should begin one to two years after internal efforts have begun. The trick is then to balance

both internal and external activities to get the most return – awareness and business.

External marketing is vital to diversifying an economy.

It can significantly improve a community's economic health by creating new, higher paying jobs and increasing the tax base. For communities today, it is important to have a Web site as primary collateral and to also have material to distribute at conferences and meetings. An integrated approach to external marketing that includes the right combination and frequency of word-of-mouth, publicity, and personal meetings is the key to successful marketing.

For the city and surrounding region to retain local businesses and cultivate prospects for economic growth, a more proactive targeted campaign is required.

Strong marketing activities will help accomplish the following economic development goals:

- Improve internal knowledge of the resources that are currently available in the city for residents seeking education and training, for expanding businesses, and for potential entrepreneurs.
- Improve external knowledge of Santa Fe as a top location for young, creative individuals and innovative businesses.
- Increase the number of businesses approaching SFEDI, the Chamber, or the City for information about expanding their business in Santa Fe.
- Cultivate target businesses, helping them create new jobs at all skill levels.
- Increase the amount of positive, national and international publicity that Santa Fe receives.

AE is providing a Marketing Guide (MG) that contains information to assist Santa Fe in implementing the economic development strategies over the next five years. It is meant to be used in conjunction with this report and specifically to support leaders who will execute the marketing campaigns.

Strategy One: Establish specific marketing roles for each organization currently involved in economic development.

The strong opinions, energy, and culture of activism in Santa Fe should become the foundation for unified change and new direction. All Santa Feans have a common goal for their city: **to retain the qualities that make it unique by creating a vibrant and healthy economy.**

Santa Fe is fortunate to have several organizations marketing the city. Santa Fe Economic Development Inc. (SFEDI), Santa Fe Chamber of Commerce, and Santa Fe Convention & Visitors Bureau have made tremendous strides in building a highly recognized tourism brand and in cultivating businesses. External marketing activities, however, should continue to be overseen by one

single organization. All other economic development entities should support this entity's marketing efforts and avoid launching other external efforts that could dilute the city's primary marketing message.

For Santa Fe to reach its desired goals, the city must adopt a marketing strategy and provide specific marketing tasks to the single economic development marketing organization (currently SFEDI). Additional funding of approximately $50,000 will be required to fully implement this marketing plan.

Actions

1. ***The City and SFEDI should adopt the marketing strategy.***
2. ***The City should commit to a minimum of a three-year contract for its marketing subcontractor (currently SFEDI). Provide SFEDI (or other future marketing contractors) with a set budget for as many years as possible under city law. This provides the organization with the ability to focus on marketing rather than continually concerning themselves with contract renewal.***
3. ***Provide the marketing contractor with specific marketing expectations and goals.***
4. ***Tie the marketing contract to the accomplishment of specific marketing objectives. (Recruiting X number of companies per year, for example, is not a realistic marketing objective. Organizing two to three annual marketing missions to other communities, on the other hand, is a realistic marketing objective. Tie objectives to action rather than quantitative results. Action will yield results.)***

Strategy Two: Create and adopt a single economic development brand

Communities that establish an economic development marketing theme that differentiates them have a greater chance of being recognized and trusted. Santa Fe is marketing to build awareness and clarify that it welcomes creative, entrepreneurial people and is a good place for starting new businesses.

Santa Fe should promote a single economic development brand that complements the recognized tourism brand, creates community-wide buy-in and ambassadors, and reaches targeted businesses through a mix of publicity, direct marketing, and collateral. Direct marketing includes one-to-one meetings, targeted electronic campaign messages, missions, and conferences.



To create an economic development theme, AE reviewed Santa Fe's current brands, unique strengths and characteristics, and analyzed target audience requirements. A marketing focus group was also conducted to gain public input. The proposed theme is meant for all organizations involved in economic development-including the City, SFEDI, Chamber and arts and cultural organizations- to use. A logo that communicates Santa Fe's marketing identity and tag line should be developed and incorporated into all print and on-line collateral materials. The marketing contractor should hire an advertising firm to develop professional logos and marketing collateral.

As the *Community Assessment Report,* the first report of this project, states, one of Santa Fe's biggest strengths is its internationally-recognized tourism brand. Several marketing themes and tag lines have been developed and utilized in marketing promotions in the past, including: "Away. To Santa Fe," "The City Different," and "Untamed." These themes, in conjunction with the State's brand, "Land of Enchantment," have very strong and positive connotations. Santa Fe is already known worldwide as being a "different" destination to visit, as well as a place for distinctive culture and arts.

Because awareness of Santa Fe is so high, and its perception is so deeply rooted, the city's business-oriented theme should complement the existing tourism-related themes.

A brand theme conveys "who," "where," and "what" the city offers. Local leaders describe Santa Fe as being "creative" and "spiritual," having a "rich culture," strong "history," and "distinct" personality. These core themes should be communicated through the economic development brand.



Arts and Culture are the cornerstones of Santa Fe's economy, and they also contribute to its exceptional environment. Santa Fe is an economic engine and attractor of creative people. With Arts and Culture, Design, Hospitality, and Software Development being recommended targeted business sectors, and "creativity" being a key descriptor of the city, we recommend that the new brand theme be the "**Creative Spirit of Santa Fe**."

When tourists think of Santa Fe, they think of a center of culture and world-class art within a beautiful and spiritual setting. It is truly a "different" place. When business leaders think of Santa Fe, they think of a city with outstanding quality of life amenities, a rich heritage, and a diverse workforce. Most business professionals live in Santa Fe because of the rare and special quality of life they enjoy.

Using the "Creative Spirit" theme in every marketing activity that promotes economic development for the City of Santa Fe, will promote the city's most differentiating characteristic and will appeal to the targeted audiences.

A positioning pyramid is a technique used to determine a community's brand theme. It answers three questions: What is the community's product? What are its unique benefits? What does the community represent? This simple tool lays the foundation for a community's marketing communication program. This diagram illustrates Santa Fe's positioning pyramid.



Secondary messaging tailors a statement for a specific audience and dictates audience-related benefits. For information about the site selection needs of Santa Fe's marketing audiences, refer to the *Target Industry Report,* the second report of this project.

Actions:

1. ***The City and SFEDI (or future marketing contractor) should discuss and approve the branding theme.***
2. ***The City should ask the future marketing contractor to hire an advertising or graphic design firm to develop a logo and style guide.***
3. ***The future marketing contractor) should distribute the style guide to the City and the Chamber. The style guide should also be made widely available to other community organizations, including schools, not-for-profit organizations, local media, businesses, workforce service providers, and arts and cultural organizations. Encourage as many organizations in Santa Fe as possible to adopt the style guidelines in their own external promotions. The more consistent that Santa Fe's look appears from the outside, the more effective the new business brand will be.***

Strategy Three: Gain a thorough understanding of the target audience

Understanding the internal and external target audiences' needs will help Santa Fe's economic development team in crafting effective secondary messaging. A secondary message occurs after initial inquiry (audience has received primary message), touts quality, and provides detailed information that the target audience desires.

It is important for Santa Fe to first understand the needs of internal audiences and inform them of the city's economic development vision. **Local employers, the current workforce, influencers, and entrepreneurs** are key assets for economic development, and recognizing these sectors as a target audience and understanding their needs is sometimes overlooked. The City, SFEDI, and the Chamber should continue to improve relationships with local businesses and provide additional services that can help them to become more successful. Local media and personal meetings are effective mediums for building awareness and demand for economic development services.

Once the City successfully addresses internal audiences' needs, it should become familiar with targeted business sectors. **The target business sectors include: arts and culture, hospitality and tourism, design, conservation technologies, software development, publishing and new media, and outdoor gear and apparel companies.** Identify target business champions, business leaders with expert knowledge of a particular industry. These individuals understand industry players, trends, challenges and opportunities, and they have powerful connections within an industry. They may also be willing

to meet with site selectors, volunteer to speak at events promoting the county, and share industry knowledge with economic development leaders.

SFEDI has already begun organizing regular meetings of executives from its target clusters. These meetings should continue and expand to include industries that are recommended in this study but are not currently target clusters for SFEDI. Santa Fe should have at least three industry champions for each target business. The *Marketing Guide* (a supplemental report included as part of this project) lists industry associations that can be a resource for target business trends and prospects.

Santa Fe can use the targeted messaging and main "proof points" contained in the MG when crafting secondary messaging for marketing communication.

Each target business will be interested in the following:

- Extremely high quality of life
- Ample supply of artistic, technical, and scientific workers
- Proximity to customers and manufactures
- Workforce development programs and incubators
- Close proximity (1 hour) to the Albuquerque International Airport

Art and Culture, **Design,** and **Hospitality** firms will be interested in the following:

- Embedded artistic community and strong local support for the arts
- World-famous art galleries, museums, Indian Market, Spanish Market and flea markets
- World famous performing arts organizations such as the Santa Fe Opera, the Santa Fe Chamber Music Festival and many other music, dance and theater companies
- Educational offerings in performing and visual artistic disciplines through the College of Santa Fe, the Santa Fe Art Institute, and Santa Fe Community College

Design, Software Development and Publishing companies will be interested in the following:

- Santa Fe's image as an artistic and cultural capital of the Southwest
- Santa Fe's large cluster of software development, film businesses, and publishing companies
- Renowned southwestern culture, architecture, and cuisine
- The successful Santa Fe Business Incubator
- Federal research facilities at Los Alamos, Sandia, and Kirtland AFB are pioneers in many of the world's most advanced software development fields
- The College of Santa Fe's Moving Image Arts Department provides students with access to full range of film production experience
- Santa Fe Institute is a pioneer in the burgeoning complexity systems field
- The National Center for Genome Resources is a leader in bioinformatics research

Conservation Technology companies will be interested in the following:

- Santa Fe makes conservation a top priority
- Santa Fe's strong local market for water conservation and clean energy products
- Santa Fe's high quality workforce and area research facilities

Hospitality businesses will be interested in the following:

- Santa Fe is known as one the top 10 cities in the world to visit, *Travel + Leisure*
- Santa Fe is investing in a new civic center
- Santa Fe has a dedicated bilingual workforce

Outdoor Gear and Apparel companies will be interested in the following:

- Santa Fe offers a creative, active, and artistic workforce
- Santa Fe's mild climate and countless outdoor recreational opportunities make it a strong market for product testing
- Proximity to manufactures and suppliers

Actions:

1. ***Based on the results of the Target Industry Report, the marketing contractor and its advertising partner should develop an audience profile for each target business. The audience profile will detail the specific marketing technique that will most effectively reach each audience.***
2. ***The marketing conatractor and its advertising partner should consider the audience profiles when developing a new logo and collateral and revamping the Web site. The images, messages, and copy contained in collateral must address the industry needs contained in the Target Industry Report and audience profiles.***
3. ***The marketing contractor, SFEDI should work with the City and the Chamber to identify target business "champions."***
4. ***Invite champions to share their industry knowledge and prospects and assist with economic development improvements.***
5. ***Champions may already exist. SFEDI's board members already serve as leaders for each SFEDI cluster industry. These individuals should be involved in the additional target businesses recommended in this strategy.***

Strategy Four: Gain local media support.

As mentioned throughout this project, the need to improve communication throughout the city is an immediate priority. Members of the Advisory Committee of the Cultivate Santa Fe initiative have committed to being media champions.

As the Cultivate Santa Fe project is finalized, Advisory Committee members should **kick off an internal press relations campaign**. Media champions should write and "tell stories" related to economic development to local newspapers, radio stations, company newsletters, and Web sites to inform citizens about Santa Fe's vision. It is imperative that local newspapers, radio,

and television stations provide coverage and speak positively about the city's efforts. This will first create excitement within Santa Fe and will then spread throughout New Mexico. Local media is the first avenue for creating local "buzz**."**

Santa Fe's internal press relations (PR) campaign should focus on stories that discuss what economic cultivation means to Santa Feans. Advisory Committee members are encouraged to contribute articles and editorials (and speaking engagements / interviews) on the following topics: "Growing from Within," "Stay in Santa Fe," "Value of Education," and "The Creative Spirit." Communicate the message that, "for Santa Fe, economic cultivation is focusing on activities that improve workforce services, economic health, and overall community cooperation to help local companies succeed and new job opportunities to emerge for all Santa Fe families."

Additional PR campaigns should discuss Santa Fe's vision, characteristics of target businesses, start-up successes, economic development marketing achievements, and community ambassadors. Over time, the City, SFEDI, and the Chamber should host appreciation and celebration events for small businesses that have made big impacts on the economy.

Economic development leaders should focus additional internal marketing efforts on communicating information about actions the City is taking to improve those issues survey respondents rated as "least satisfactory." Among these issues, the cost of living, housing, growth management, and business growth topics should be continuously discussed so that citizens are informed of progress that is being made in these areas. Supplementary campaign topics should include what Santa Fe is doing to preserve the city "different." Local college professors should be asked to write articles and editorials on new college programs that will provide training for target businesses, and leaders from arts and cultural organizations should be asked to write articles on the importance of culture to Santa Fe's economy. The MG provides more detail on PR campaign topics and contains a media list.

Actions:

1. ***Following the completion of this report, the City and SFEDI should reconvene the project Advisory Committee. Ask Committee members to volunteer to serve as "media champions." Assign each volunteer with a topic on which they should write an editorial or conduct a radio interview.***
2. ***Ideally, two volunteers will partner on writing the editorial or conducting the radio interview, with each volunteer coming from an "opposite" field. A local real estate developer could partner, for example, with a representative from an environmental conservation organization. By partnering with an opposite, the community will understand that regaining Santa Fe's economic health is an issue that transcends traditional rivalries.***
3. ***Local media champions should help garner local publicity by personally meeting with editorial boards of local news companies. Present the editorial boards with background information on the Cultivate Santa Fe plan and the subjects on which the volunteer teams will be writing.***

4. ***Encourage local media companies to dedicate a section of their paper or broadcast to one or more of the following topics: (1) news updates on Santa Fe economic development; (2) how to start a company in Santa Fe or what resources are available to entrepreneurs; (3) profile of each target business and current Santa Fe businesses in those industries.***

Strategy Five: Launch an internal marketing campaign.

With strong internal community support, the likelihood of successful external marketing increases considerably. **For Santa Fe, approximately 70 percent of efforts should be invested in internal activities**. The main goal of internal marketing is to inform citizens of economic development efforts and successes, to garner the community's support for the plan, and to act as promoters. It may take up to two years to see substantial impacts from internal marketing, and Santa Fe should continue this effort indefinitely. City leaders cannot expect overnight results.

Internal marketing began when AE started this project and has occurred each time AE has presented the Cultivate Santa Fe reports to Santa Fe audiences. The next major activity will be the project Roll Out Event in April 2004. During the event, AE and the Advisory Committee will unveil the new economic development vision, theme, and goals to the community. The roll out event should be used to communicate both the purpose and benefits of the new goals as well as the next steps in the process, and to request support.

Publicity, promotion, and collateral are the three vehicles recommended to reach Santa Fe's internal audiences. The goal is to build awareness within each target audience in a quick, cost-effective manner.

Publicity is one of the best vehicles to cost-effectively reach internal audiences and generate interest. To reach its target businesses, Santa Fe should strive to appear in publications and newspapers read by these industries. To reach local businesses, Santa Fe should focus on local and regional newspapers, newsletters, and business publications. To reach businesses outside of Santa Fe, concentrate on industry trade, general business, and lifestyle publications. **Within the next year, a professional public relations firm or new public relations position created within SFEDI should be hired to manage this initiative.**

Other ways to communicate to the public include: delivering newsletters, similar to what is currently done by the Santa Fe Chamber of Commerce; posting news in church bulletins, high school and college papers, regional business journals, on community Web sites and at local business establishments. For instance, SFEDI could create banners with the new logo and Web site address that local establishments can post so that their clientele is informed of the new message and is directed to a Web site to get more information.

A "media outreach" is another PR service SFEDI should consider. It provides economic development leaders with a target media list, press pitch content, and

a distribution list. An excellent PR activity that gains awareness is a bylined article**,** which incorporates both press stories and advertising into one activity. Lastly, since economic development leaders are in the public eye, it is wise to consider press communication skills training, which teaches individuals how to work with reporters to get the most from your marketing investment.

Being rated by *Travel + Leisure* in August 2003, as the Top 10th World's Best City, is an outstanding accomplishment. This is a strong start to generating awareness with many of Santa Fe's targeted audiences – both internal and external.



Promotion includes spreading information by word-of-mouth and through one-to-one meetings, attending regional industry events with local businesses, speaking at business networking events with key influencers, forming relationships with regional economic development teams to sell Santa Fe as a place to do business. It also includes calling prospects to provide information on Santa Fe's unique business climate, available business park space, and the benefits of operating or expanding a business in the city.

The primary **collateral** piece used to promote Santa Fe should be SFEDI's Web site. By revamping the Web site to contain the new marketing message, this can be a strong piece to reach both internal and external audiences. The current Web site offers relevant content for most of the defined target audiences. Santa Fe should ask local businesses to mention the Web site to employees via local business Intranets and in their corporate marketing material when appropriate. These efforts will help build awareness.

SFEDI should consider adding or updating the following components on its Web site:

- Economic and Industry Information
- How to Start a Business in Santa Fe
- Local Company Database
- Sites and Business Parks
- Economic Development Projects
- Job Postings
- News Wire
- Local Company Testimonials
- Quality of Life
- Incentives and Permitting
- Annual Report

The MG provides an explanation of each of these components and also includes examples.

Actions:

1. ***The City and the marketing contractor should review and approve the internal marketing recommendations offered in this report.***
2. ***Identify local volunteers to assist with implementation.***
3. ***Ask individuals from the community with a passion for economic development and Santa Fe's future to volunteer and join the marketing team.***

Please refer to the MG for more detailed recommendations on internal activities.

In 2004 and 2005, SFEDI should implement activities that increase local awareness and improve internal communication. Local campaign ideas are provided below:

1. **Publicity**
   a. Education – "Stay in Santa Fe," "Value of Education," "Take Home Computer Program," and "Make & Take High School Learning Tools Program." SFEDI should involve local Pre-K - 12 schools and SFCC in this internal communications campaign.
   b. Workforce Development – One-Stop Shop for workforce training and new workforce development program Web site
   c. Entrepreneurship – New Web site database of Santa Fe's entrepreneurial resources, business incubator expansion, and creation of a Santa Fe arts incubator
   d. Local business success stories – Feature a new company in each issue
   e. Local Businesses – "Buy Local" campaign
   f. Tourism – Address the issue of the importance of tourism to a healthy Santa Fe economy
   g. New Marketing Strategy and Message – Showcase the new brand theme, logo, and new collateral
   h. Press Relations - Conduct training on working with the media, negotiate for reduced rates and budget $30,000 a year to hire a PR firm.

2. **Collateral - Web sites**
   a. Revamp the marketing contractor's Web site to incorporate new marketing theme (logo) and targeted messaging (*cost of approximately $10,000*).
   b. Assist other economic development-related organizations in incorporating the new logo (and marketing style) into their own Web sites.
   c. Encourage other economic development-related organizations, hospitality businesses, and on-line arts and cultural resources to include a link to SFEDI on their Web sites.
   d. The City and marketing contractor, together with local economic development-related organizations, should develop new Web sites that are mentioned throughout this strategy. New Web sites would include:
      i. An Arts & Culture portal to link all local artists' Web sites and act as a central resource and listing of festivals and events
      ii. A Santa Fe specific workforce development resource portal
      iii. A Web site resource for entrepreneurs, containing all information necessary for starting a business in Santa Fe
      iv. A Santa Fe specific film promotion Web site, e.g. http://www.wncfilm.net/

v. A Santa Fe non-profit organization Web site, containing a searchable database of all non-profit organizations in Santa Fe

3. **Collateral – brochures**
    a. A user-friendly guide to workforce training and educational resources in the Santa Fe region to be made available at schools and public gathering places such as libraries, churches, or social organizations
    b. A simple guide containing entrepreneurial resources. Similar to the Web site, the guide would provide step-by-step instructions on starting a business in Santa Fe. (Examples were provided earlier in this Strategy.)
    c. A SFEDI annual report

    Estimated cost: $10,000

4. **Promotion - Speak at regional business association events**
    a. Project Advisory Committee and / or newly created Implementation Committee.
    b. Support such as the Santa Fe film festival, Russian Summer 2004 Exhibit, International Folk Arts Festival, and Annual Jazz Festival and other events throughout the year.

5. **Promotion – Host an annual Economic Development Forum.** During the event, regional leaders can provide an overview of the year's successful economic development activities and an update of economic data for the Santa Fe and the larger region surrounding the city. The project roll-out event (April 2004) can be the first annual Santa Fe Economic Development Forum.

6. **Promotion – Create a welcome package** for newcomers. Send to new residents when they sign up for utilities.

7. **Promotion - Speak at local business associations** and provide update on Santa Fe's economic development and marketing efforts.

8. **Promotion - Establish a high school group** to gain a better understanding of what factors are important to teens when considering working in Santa Fe in five years. Consider calling the group "Teens Talk."

Strategy Six: Implement external campaigns

External marketing promotes Santa Fe to identified targeted businesses that reside outside of Santa Fe, complement the current economy and help the city meet its economic development vision. External marketing should begin in year 2006.

Web sites, publicity, and targeted direct marketing and selling are the most cost-effective methods for communities to convey their messages. Santa Fe should balance these activities, be consistent in the message it conveys, and

focus on campaigns that will directly reach prospects. The primary vehicle, and one that should be used throughout external efforts, is publicity. Santa Fe should then begin to incorporate collateral (Web site and brochure), marketing missions, and industry associations and conferences.

Publicity

Publicity may be the most effective form of economic development promotion. Santa Fe could significantly increase the amount of publicity it receives in publications, and ultimately reach the city's target business companies by having a PR firm on retainer to develop and distribute releases and bylined articles.

Collateral (Web site and Brochures)

Resources should be invested to redevelop the primary Web site that promotes economic development in Santa Fe to more effectively link it with regional economic development Web sites. The main economic development organization's URL and phone number should be incorporated into every activity that promotes the city. See the MG for more Web site recommendations.

Marketing Missions

Santa Fe leaders need to engage in marketing missions to recruit target business companies from other regions and to see first hand benchmark communities' efforts. Santa Fe can learn from benchmark communities by visiting these cities. Schedule marketing missions each year to a region with a high concentration of its target businesses and visit benchmark cities to observe what is effective and what is not within these business communities. *For example, visit regional neighbor benchmark cities such as Boulder, CO and Albuquerque, NM. In the second year, consider visiting national benchmark communities such as Asheville, NC and Santa Cruz, CA. In the third year, visit a large benchmark site such as Savannah, GA.* Volunteer representatives from business, government, and academia should attend marketing missions, which can involve a series of meetings with local companies to sell Santa Fe as an ideal business location.

Industry Associations and Conferences

Industry associations, a trusted source of information for member companies, offer an opportunity to track trends and prospects. SFEDI should consider joining the leading associations of its target businesses, place articles in industry association newsletters and sponsor two industry conferences per year. Industry conferences provide a unique opportunity for Santa Fe representatives to promote business development, and face-to-face marketing is recommended to supplement other marketing efforts. Santa Fe can attend, sponsor, and exhibit at conferences.

Actions:

1. ***The City and the marketing contractor approve the external marketing component of this strategy.***
2. ***Identify Industry Champions, board members, and other volunteers to assist with implementation. Individuals from the community with a***

passion for economic development and Santa Fe's future can volunteer and become part of the marketing team

3. Volunteers can assist by attending marketing missions or industry events on behalf of Santa Fe, to respond to calls from media, to distribute collateral, and to promote the marketing contractor's Web site.

Santa Fe should consider implementing activities that increase awareness among external audiences.

1. **Publicity campaign** to targeted national publications
    a. *Lifestyle publications*
    b. *Industry trade publications*
    c. *General business publications (e.g. Business Week, Forbes)*
    d. *Travel publications*
    e. CNBC's Odyssey Media feature**.** One 5-7 minute story costs $20,000 and is aired 50 times on national and regional news channels.

    Launch an advertising campaign to support publicity. $4,000 to develop an ad, ad placement costs between $5,000 - $15,000
2. **Direct marketing** – Obtain target business databases and send electronic campaign mail.
3. **Direct marketing** – Sponsor and/or attend 2-3 industry events per year.
4. **Direct marketing** – Once the civic center is complete, promote the facility to executive-level target industry events and training courses.
5. **Direct marketing** – Film a documentary about a well-known Santa Fe artist and submit it to film festivals and public television networks.

6. Direct marketing – Partner Economic Development teams with Albuquerque and other New Mexico economic development groups and take a mission to a market with a high concentration of target businesses.

Appendix: Performance Metrics

An important component of the implementation of Santa Fe's Economic Cultivation Plan is a monitoring system to track the success of the plan in the years to come. AngelouEconomics has identified several data sets that have been used during the strategic planning process that we believe will be good measures of economic performance. These data are easily found at state and national sources, are available at the city and county level, and should be considered good indicators of the overall economic health of Santa Fe and its citizens.

Many state and local economic development organizations already use performance metrics. These data are also called "benchmarks," as local data is usually placed side-by-side state or national data for comparison. By committing to measuring its achievements, Santa Fe will be joining the ranks of communities in Oregon, North Carolina, Minnesota, and Indiana who have developed successful benchmarking systems to monitor their economic performance. The performance metrics proposed in this plan provides Santa Fe's leaders with an excellent opportunity to demonstrate positive results of their efforts and policies and build confidence among the general public that the economy is heading in the right direction.

AngelouEconomics recommends several performance metrics for each major topic of the Cultivation Plan that could be used by Santa Fe's leaders to track progress:

Workforce Development and Education

- Increased job growth in target industry sectors
- Increased household income
- Increased percentage of population with 2- year degree or higher
- Increased average SAT scores for Santa Fe high school students
- Decreased high school drop out rate

Entrepreneurship

- Increased net annual new firm creation
- Increased percentage of companies at Santa Fe incubator classified within a target business sector
- Increased total venture capital funding in Santa Fe
- Decreased retail spending leakage

Infrastructure & Sites

- Successful annual progress and on-time completion of the Water Diversion Plan
- Construction progress and completion of the new Santa Fe convention center
- Increased percentage of new homes and buildings built in Santa Fe that classify as affordable living and/or "green"

Quality of Life

- Increased percentage of total population aged 25-44
- Increased percentage of total graduates from Santa Fe higher education institutions living in Santa Fe 1 year after graduation
- Decreased poverty rate
- Stable cost of living ratio (ratio between Santa Fe's average cost of living and average wage remains stable or decreases)

Marketing

- Increased state or national media mentions related to Santa Fe business activity
- Increased number of qualified target industry leads contacting SFEDI or other economic development-related organization about business expansion, relocation, or start up in Santa Fe (e.g. the City of Santa Fe, Santa Fe County, the Chamber of Commerce, or local real estate agency)
- Increased hotel occupancy, increased hotel occupancy in hotels located in downtown Santa Fe
- Increased visitor spending

AngelouEconomics recommends that performance be measured on a city basis. Benchmark data should be collected for the City of Santa Fe, Santa Fe County, the State of New Mexico, and the U.S. Santa Fe may also choose to include one or more of the comparison communities included in the *Community Assessment* report (Flagstaff, Boulder, Asheville, and Raleigh). Metrics are best used when they are calculated as a share of the U.S. average. For example, Santa Fe's average wage is currently $27,644 or 76.6% of the U.S. average. Santa Fe will know that it is successfully meeting the objectives of this *Economic Cultivation Plan* as this percentage increases over the next 5-10 years.

Performance metrics should be updated by the city's lead economic development organization on a bi-annual or yearly basis. The following page provides a sample format for tracking performance. This table can be expanded to include other performance metrics within each topic, additional historical data, and information on competitor communities.

Sample Performance Benchmarks
Santa Fe, New Mexico

		Workforce & Education	Entrepreneurship	Infrastructure & Sites	Quality of Life	Quality of Life	Marketing & ED
		Household income County	Venture Capital Funding to SF area companies County	Successful annual progress and completion of Water Diversion Plan City/County/State	Percentage of population 25-44 years old County	Cost of Housing Ratio City	Number of qualified target industry leads contacting SF ED orgs about biz expansion, relocation, or startup County
Santa Fe		$ 41,519.00	$37 million	N/A	28.1%	137.8	Collect data
New Mexico		$ 37,623.00	$52 million	N/A	27.8%	N/A	N/A
United States		$ 45,006.00	$25 billion	N/A	29.8%	100	N/A
Santa Fe as % of the U.S.		92.3%	NM = 0.2% of US Total	N/A	N/A	N/A	N/A
Santa Fe Target Benchmarks							
Historical	1997						
Performance:	2000		$21.1 million				
	2002		$37 million	5% complete		137.8	
Set	2005	93.0%	$39 million (5%)	20% complete	28.0%	135	Begin tracking in '05
Goals:	2006	94.0%	$43 million (10%)	60% complete	29.0%	133	
(sample)	2007	95.0%	$47 million (10%)	80% complete	29.5%	130	
	2008	96.0%	$52 million (10%)	100% complete	29.5%	128	
	2009	98.0%	$57 million (10%)		30.0%	126	
	2010	100.0%	$63 million (10%)		30.0%	125	
	2012	102.0%	$76 million (20%)		32.0%	120	
	2015	105.0%	$100 million (30%+)		33.0%	115	▼

Master List of Recommendations

Cultivate Santa Fe
Summary of Workforce Development and Education Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Supporting*
1. Help Parents place greater value on public education					
a. Get parents involved in schools					
Adopt a take home computer program	Mid term	2005	ongoing	SFPS	SF Bus., Dona
Use local school facilities for evening adult ed classes	Mid term	2005	ongoing	SFPS, SFCC	Other training p
Start a cultural education program	Mid term	2006	ongoing	SFPS	
b. Provide parents tools to support learning at home					
Hands-on teaching training for parents	Mid term	2005	ongoing	SFPS	Parent/Teache
Create "make and take" educational materials	Mid term	2005	ongoing	SFPS	Volunteer
Adopt a Parents and Teachers as Partners program	Long term	2007	ongoing	SFPS	Parent/Teache
Bilingual school liaisons to make home visits	Long term	2007	ongoing	SFPS	Volunteer
2. Promote the value of quality education within the community. Turn K-12 education into a "cause."					
a. Launch an internal marketing campaign to promote the value of public education	Short term	2004	2005	SFEDI, City, SFPS	
Schools create weekly take-home folders to inform parents	Mid term	2005	weekly	SFPS	
Start a volunteer phone chain to provide parents with school info	Mid term	2005	ongoing	SFPS	Parent/Teache
b. Create PSAs aimed at promoting the value of public education	Short term	2004	2005	SFEDI, SFPS	Volunteers, Loca
Organize an internal marketing task force	Short term	2004	2004	SFEDI, SFPS	
Seek local ad agencies who will provide service pro bono	Short term	2004	2004	SFEDI, SFPS	Local Agenc
Seek funding from non-profits and foundations to support program	Short term	2004	2004	SFPS, Chamber, SFEDI	Non profits, Fou
Identify a single message for the campaign and use multiple media sources	Short term	2004	2005	SFPS, SFEDI, Local Media	
c. Start a campaign to show students non-college career options	Mid term	2005	2008	SFPS	One Stop Ce
Invite local workforce development programs to present at school functions	Mid term	2005	ongoing	SFPS	One Stop Ce
Create a Web site containing resources for non-university bound youth	Mid term	2006	2006	One Stop Center	SFPS
d. Start an annual Education Day - outreach and educational event	Mid term	2006	annually	SFPS, City, Chamber	Workforce deve

Cultivate Santa Fe
Summary of Entrepreneurship Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Su*
1. Financially support the Santa Fe Incubator					
a. Expand the Incubator to provide resources for SF's target business sectors	Mid term	2005	2008	Incubator	
b. Lobby legislators to pass incubator certification and funding match program	*** Top 5 ***	2004	2004	Chamber, Incubator	Ci
The SF Incubator could be used as a model for incubators in other parts of NM					
The network for certified incubators could be a funnel of investment opps for the NM VC Fund					
c. Work with the State, UNM, the Santa Fe Incubator, and the SFCC-SBDC and SCORE to set up an entrepreneurship one-stop shop center similar to workforce development centers.	Long term	2007	2007	City Sm.Bus.Enterprise Director	SBD
The centrally located center would be a library of info about setting up a business in the region					
d. Set up an entrepreneurship center similar to workforce development centers	Long term	2007	2007	City	SBD
The centrally located center would offer coaching and a library of information					
Use funding from the pending Kaufman grant to help fund the center	Long term	2006	2007	City Sm.Bus.Enterprise Director	SBD
e. Establish a Small Enterprise Director position within the Community Dev. Division	Mid term	2005	ongoing	City	SBD
f. Establish an Arts Incubator at a central location in Santa Fe	***Top 5***	2006	2008	City	SFCC,
2. Make information and training about starting a business widely available - encourage local success.					
a. Involve the New Mexican in covering stories about local business startups	Short term	ongoing		New Mexican	
Potential entrepreneurs will find inspiration from the success of others					
Propose a schedule of small businesses to regularly feature	Short term	2004	ongoing	New Mexican	
Invite successful local entrepreneurs to speak at community events	Long term	ongoing		All SF organizations	
b. Provide Santa Fe non-profits with information to help themincrease their financial capacity					
Non-profits should be viewed as entrepreneurial small businesses					
Encourage participation in NGO New Mexico, New Mexico's central non-profit business organization.	Short term	2004	2005	Chamber	
Provide information and training to non-profits to help them learn how to increase their financial capacity	Mid term	2005	ongoing	Non Profit Business Assoc	Fo
The association should create a searchable Web site listing all non-profits in the region	Mid term	2005	2006	Non Profit Business Assoc	
c. Develop a single Web site containing an inventory resources for entrepreneurs	Mid term	2005	2005	City Sm.Bus.Enterprise Director	
3. Motivate Santa Feans to start new companies.					
a. Streamline the City's permitting process	Short term	2004	2005	City	
Review the current permitting process and compare to the needs of startups and target industries	Short term	2004	2004	City	
City government should commit to easing and shortening the process within one year	Short term	2004	2005	City	
The City Web site should contain easy to use permitting info and applications	Mid term	2005	2005	City	
b. Consider waiving permitting fees for small businesses locating in targeted areas	Mid term	2006	ongoing	City	
c. Expand the City's Small Business Loan Program					
Restore the program to its original funding level	Short term	2005		City	
Take steps to ensure that there is broad awareness of the program across the community	Short term	ongoing		City	

Cultivate Santa Fe
Summary of Sites and Infrastructure Recommendations

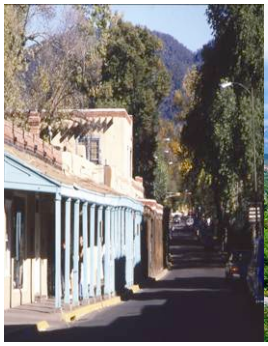
Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Sup*
1. Make Santa Fe the water conservation and clean energy capital of the U.S.	*** Top 5 ***	2004	ongoing	City	Enti
a. Incorporate clean energy and water conservation into the design of all public buildings	Mid term	2005	ongoing	City, County	
b. Begin an annual student competition for design of water conservation innovations	Long term	2007	annually	SFCC, City	Dev
c. Promote Santa Fe to expanding and relocating water conservation companies	Mid term	2005	ongoing	SFEDI, City	Cl
Promote the city's water shortage as an ideal test market for conservation tech and service firms					
Develop a marketing package highlighting SF's dedication to water conservation	Short term	2005	2006	SFEDI	
Organize a delegation to visit other cities that have successfully tackled the water issue	Short term	2004	2005	City, County	
d. Incentivize water conservation and clean energy use					
Expand programs in which utility companies offer rebates or credits to customers of clean energy	Mid term	2005	ongoing	Utilities, City	
Offer incentives to consumers that purchase energy/water or conservation technologies from local businesses	Long term	2007	ongoing	City, Utilities	
Work with State officials to create statewide incentives for energy and water conservation companies	Long term	2006	2008	City, County	
2. Provide better infrastructure and processes to support creative activities.					
a. Create a National Center for Art and Design in Santa Fe	*** Top 5 ***	2005	2008+	City	Ar
The Center is a single location where arts and design organizations can collaborate					
The Center should provide education, studios, small offices, exhibit space, and retail					
Consider placing the Center at the Rail Yards development or other central site, integrate proposed arts incubator					
The Center should invite international experts to teach seminars or lead local collaborative efforts					
b. Create a single Web site aimed at promoting arts and culture in Santa Fe	Short term	2004	2005	Arts Organizations	
One portal for all SF arts and cultural amenities, sets a single distinct image for SF					
Host a contest in which locals submit Web URLs or site design ideas	Short term	2004	2004	Arts Organizations	
Include an events calendar, map, and searchable database of SF arts / culture organizations					
Eventually, include a virtual market on the site in which local artists can sell their wares	Long term	2007	2008	Arts Organizations	
3. Partner with Santa Fe County to solve infrastructure and site issues.					
a. Develop a shared city / county business park	Long term	2006	2008+	City, County	
Share the cost of infrastructure, land, and tax revenue					
b. Jointly improve the Santa Fe Airport	Mid term	2004	2007	City, County	
SF City Council should approve the application for Park 139 certification	Short term	2004	2004	City Council	
Share funding for expanding the airport fire station and upgrading security along the perimeter	Mid term	2005	2006	City, County	
c. Develop wireless Internet infrastructure in core population centers in the city and county	Short term	2004	ongoing	City	L
4. Approve and construct a new convention center that represents the unique character of Santa Fe	*** Top 5 ***	2004	2008	City	Civic
a. Revisit the proposed design	Short term	2004	2005	City	Civic

Cultivate Santa Fe
Summary of Community Development Recommendations

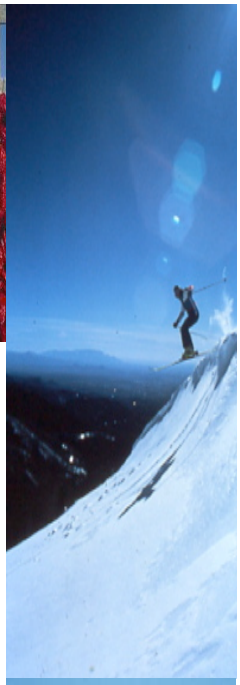
Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Supporting*
1. Adopt a more business friendly attitude within City departments.					
a. Ensure the permitting process is consistent and efficient	Short term	2004	2004	City	
b. Strengthen the Small Business Ombudsman Position within the City of Santa Fe offices.	Short term	2005	2005	City	
c. Provide periodic customer service training to City employees	Mid term	2005	ongoing	City Bus.Ombudsman	City
Ask the Business Ombudsman to organize regular training seminars	Mid term	2005	ongoing	City Bus.Ombudsman	City
Train City employees not only in customer service, but about SF's marketing effort and new brand	Mid term	2005	ongoing	City Bus.Ombudsman	City, SFED
Develop a customer service guide and distribute it among City staff	Mid term	2005	2005	City Bus.Ombudsman	City
2. Santa Fe's City Council should set broad goals for future development and allow those goals to drive decisions.					
a. Invite a moderator to lead a City Council retreat	Short term	Summer 2004	annually	City Council	
Identify common thread among all councilors, identify SF's top assets and essence					
Set several overarching goals for the city	*** Top 5 ***				
Agree to rules of etiquette that are adhered to inside and outside of council meetings					
Conduct a city council study session prior to each formal meeting to discuss topics up for discussion	Short term	Spring 2004	weekly	City Council	
b. Conduct the first retreat after the Spring 2004 election and repeat every year	Short term	Summer 2004	annually	City Council	
3. Provide greater support to Santa Fe's Community Development Division					
a. Increase funding to the Community Development Division	Mid term	2005	2008	City	
Commit to incrementally increase funding each year for the next five years					
b. Set specific performance metrics for marketing subcontractors	Short term	2004	ongoing	City CD Division	SFEDI
Agree to a minimum 3-year contract with marketing subcontractors if they meet performance metrics					
c. Clearly define the ED roles of the Chamber, SFEDI, and the City	Short term	2004	2004	City, Chamber, SFEDI	
4. Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.					
a. Make arts and culture the cornerstone of the new convention center	Short term	2004	2008	City	Arts organizat
b. Ensure that the arts sector is accessible to young people					
Endorse young professionals' arts organizations and make info about them widely available	Short term	ongoing		Arts organizations	Chamber
Work with the State to start a program in which all NM high school seniors take an educational trip to SF	Long term	2008	annually	City, State gov't	NM school dis
c. Make Santa Fe arts amenities accessible to all residents					
Continue taking steps to make traditional arts events to be made open to the public, e.g. free public concerts	Mid term	ongoing		Arts organizations	
Invite local artists or performers to exhibit at business functions and community events	Mid term	ongoing		Entire SF community	
d. Increase occupancy tax revenue to support the arts.	Long term	2006	2008	City	Arts organizat
5. Ensure that Santa Fe maintains an atmosphere that is entertaining and attractive to young, creative people.					

Cultivate Santa Fe
Summary of Marketing Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibi*
1. Establish specific marketing roles for each organization involved in economic development.	Short term	2004	2004	City, SFEDI, Cha
a. The City and the marketing contractor should adopt this marketing strategy	Short term	2004	2004	City, SFED
b. The City should commit to a minimum 3-year contract with its marketing contractor	Short term	2004	ongoing	City
c. The City should tie the contract with the marketing contractor to specific performance metrics	Short term	2004	annually	City
2. Create and adopt a single economic development brand.	Short term	2004	2004	City, SFED
a. The City should strongly consider the brand identity "Creative Spirit of Santa Fe"	Short term	2004	2004	City, SFED
b. The City should ask its marketing contractor to hire a design firm to develop a logo and style guide	Short term	2004	2005	City, SFED
c. Distribute the style guide to all city departments, schools, media, non-profits, and arts organizations	Short term	2004	2005	City, SFED
Encourage as many organizations as possible to adopt the style guidelines in their own marketing				
The more organizations adopting the same marketing, the more powerful Santa Fe's brand will become				
3. Gain a thorough understanding of the target audiences.	Short term	2004	ongoing	City, SFED
a. Based on the Target Industry Report, develop an audience profile for each target	Short term	2004	ongoing	SFEDI
b. The City, its marketing contractor, and design firm should consider th audience profiles when developing the logo, style	Short term	2004	2005	SFEDI, City
c. The marketing contractor, SFEDI and the Chamber should identify target industry "champions"	Short term	2004	ongoing	SFEDI, City, Cha
d. Invite target industry champions to share their industry knowledge with the economic development team	Short term	2004	ongoing	SFEDI, Cham
4. Gain local media support for economic development.	Short - Mid	2004	2006	City, SFEDI, Cha
a. Reconvene the project advisory committee	Short term	2004	2004	City
b. Ask committee members to volunteer to become media champions, to write an article, or interview	Short term	2004	2004	Advisory Comm
c. Meet with local newspaper editorial boards and schedule a series of op/ed pieces on ED	Short term	2004	2005	Advisory Comm
5. Launch an internal economic development marketing campaign.	Short - Mid	2004	2006	SFEDI, City
a. The City and its marketing conatractor should review the internal marketing recommendations and Marketing Guide	Short term	2004	2004	SFEDI, City
b. Identify local volunteers to comprise an internal marketing team	Short term	2004	2004	SFEDI, City
c. Design marketing contractor's Web site to incorporate new brand identity, logo, style, and target industries	Short term	2005	2005	SFEDI
d. Launch other Web sites recommended throughout this strategic plan	Short - Long	2004	2008	Various organiza
e. Develop collateral (recommended throughout this strategic plan) and annual SFEDI report	Short - Mid	2004	2006	Various organiza
f. Host an annual economic development forum for the region; the roll out event can be the first	Short	2004	ongoing	City, SFEDI, Cha
g. Create a Welcome to Santa Fe package for newcomers	Mid term	2005	2005	City, Chamb
h. Establish an advisory group consisting of local students to provide info about what teens like/dislike about SF	Mid term	2005	ongoing	SFEDI, City
6. Launch an external marketing campaign.	Mid - Long	2006	2008+	SFEDI, City, Cha












City of Santa Fe

Economic Development Strategy for

May 21, 2008

Economic Development Division
Strategy for Implementation

ECONOMIC DEVELOPMENT DIVISION
Strategy for Implementation

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ECONOMIC DEVELOPMENT DIVISION
Strategy for Implementation

Mission:

The mission of the Economic Development (ED) Division of the City of Santa Fe is to achieve long-term sustainable and focused economic growth by building a diverse, innovative economy with high-wage, high-impact jobs that provide opportunity and prosperity for the City's residents, businesses and entrepreneurs.

Objectives:

-Diversify the Santa Fe Economy with an emphasis on high wage jobs[1] and career paths.
-Pursue overall affordability where local wages can support living in Santa Fe (reduce leakage[2]).
-Bolster Santa Fe's leadership position and/or potential in innovation.

Background:

More than four years ago Angelou Economics produced a report for "Cultivating Santa Fe's Future Economy." The implementation strategies in this plan are principally derived from that report. In order to effectively institute the recommendations contained in the Angelou Plan the Economic Development Division has worked to outline a process for vetting potential projects. The process is designed to be fair, easily understood and transparent to members of the community.

Angelou Economics calls for the plan to be a 'living document,' and updated as conditions change. To that end, the Economic Development Division has held a series of key informant interviews and a series of professionally facilitated seminar meetings with input from members of the local business and economic community. The values and priorities outlined in this implementation plan were discussed and approved by attendees at these meetings. The implementation plan is designed to be driven by measurable, achievable outcomes in several of the target industries identified in the Angelou Plan.

Desired Outcomes:

The Economic Development Division will work to foster a creative and innovative cultural economy. Specific economic goals that have been identified are as follows:

- Create and attract a greater number of high-wage jobs. This will not be to the exclusion of supporting emerging business opportunities in focused sectors that would lead to high wage jobs, but may not start out with high paying jobs. This will give more of Santa Fe's population the ability to live and work in the community.
- Ensure that Santa Fe has a skilled and competitive workforce to support innovation and key economic base jobs[3] and primary industries[4]. This includes creating and expanding accessible career paths for local youth. Economic base jobs and primary industries are jobs and industries that derive fifty percent or more of their sales from outside of New Mexico and thus expand the local economy.
- Recruit and retain local talent by making professional opportunities in the area available and better understood in the community.
- Improve the climate for doing business in Santa Fe. This includes streamlining the processes of permitting, licensing and other regulatory requirements. The ED division also intends to celebrate innovation and success in leading local businesses.
- Improve the business infrastructure[5] in Santa Fe. This means working regionally to ensure easy, low-cost access to services, utilities, transportation and other key means of support for success in business and community development.
- Develop stronger working partnerships in the region. This means actively engaging key partners in projects and initiatives on a regular basis in order to maximize community input, expertise, support and communication.
- Promote a green and sustainable Santa Fe.
    - Actively promote and stimulate businesses and services consistent with the Sustainable Santa Fe Plan. This will include clean renewable energy, water conservation and waste reduction technologies.
    - Promote and support projects, developments, and initiatives with sustainable infrastructure[6] and that are consistent with the Sustainable Santa Fe Plan.
    - Cultivate and work to develop a green collar workforce[7] to support the clean renewable energy industry as well as both the new and retrofitting of buildings, sites and infrastructure to be more sustainable.

Division Work:

Staff will work consistently with partners on a regional and collaborative approach to economic development. The Chamber of Commerce, Santa Fe Business Alliance, Santa Fe County, the Museum Foundation of New Mexico, Creative Santa Fe, the Santa Fe Community College, SCORE, the Santa Fe incubator and local venture capital firms will all be key partnerships to maintain and strengthen. A responsive, cooperative, customer service oriented approach will be the guiding principle behind all work done by staff.

Staff work will include:

- Project Management (Site development, workforce training program development, business support program development and management, etc.)
- Business Retention, Expansion[8] and Passive Recruitment[9] (Incentive analysis, site location, funding facilitation consultation, strategic assistance, program referral, etc.)
- Marketing (Outreach, production of collateral materials, workshops, etc.)
- Actively Soliciting Proposals to meet community needs. (Proposals can come via our partners including the SF Chamber, the SF Alliance, the State Economic Development Department, staff, Councilors or from other sources.)
- Streamlining Business Processes (Licensing, permitting, etc.)
- Contract Management (Business support services, advocacy, etc.)
- Community and Business Relations (Staff will make regular visits to businesses to gain a firsthand understanding of the industries operating in the region and the challenges they face. During these visits staff will promote awareness of City and State economic development opportunities, policies and capabilities.)

Staff will visit approximately 50 businesses per year or approximately two businesses per week to discuss potential business development resources with each company. The resources that will be discussed will be but not limited to alternative financing programs (i.e. City's Small Business Loan Fund), technical assistance programs (i.e. SF Incubator, SCORE and SBDC programs) and State incentives. Staff will provide a quarterly report containing the following information:

- Number of Companies Visited
- Size of Portfolio (Number of Potential Company Expansions, Start-ups and Recruitments)
- Number of Companies Expanded, Started or Recruited
- Overview of Companies Expanded in Target Sectors, Number of Jobs, Average Wage and Capital Investment
- Progress on the Infrastructure Project implementation.

The Economic Development Division will take a proactive role in engaging a wide range of regional partners in collaborative efforts to benefit the economy. Emphasis will be placed on getting the right partners to cooperate on each project so that work can be focused on achieving measurable outcomes. For example, the Santa Fe Community College will be a key partner in workforce development and the Santa Fe Chamber of Commerce will be a key partner in business development.

Methodology:

The implementation strategy outlines a process for evaluating projects and proposals that meet agreed upon Economic Development Goals. Staff work will be focused along these guidelines:

- The Economic Development Division will focus efforts in a few strategic areas in order to effectively use limited resources. Projects will be outcome driven[10] with an emphasis on getting the greatest return for the investment of City resources.

- Work will be focused along three tracks – business development, workforce development and site & infrastructure development.

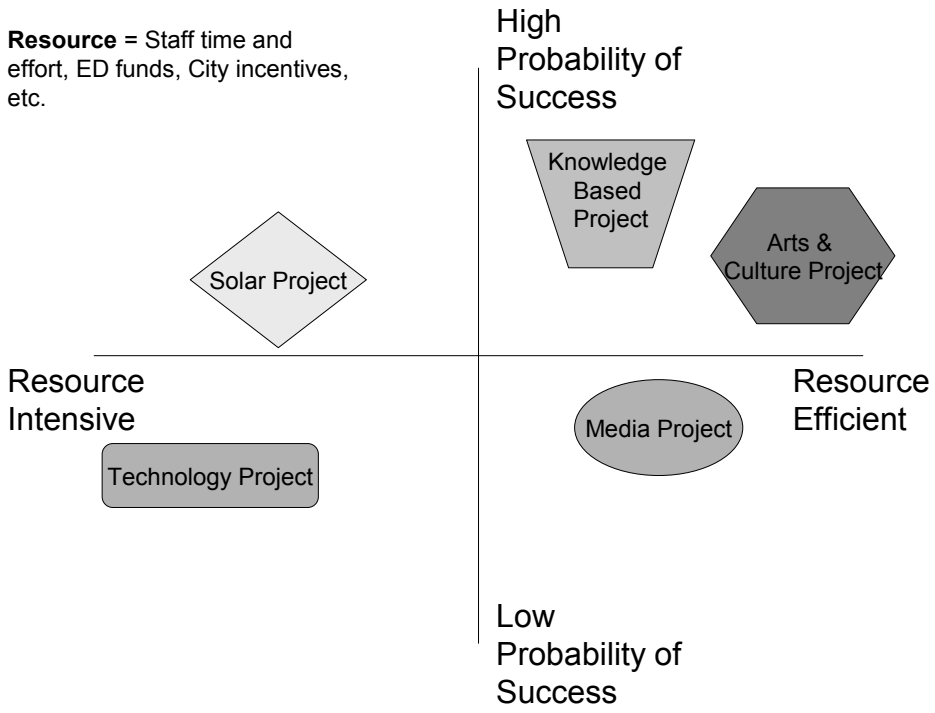
- Staff will work to streamline the process of providing services. Duties and provision of services will be aligned to best utilize resources, time and knowledge of staff.

- Significant effort will be made to provide good customer service and communication. The Division will be accessible to the community and work to ensure clear communication.

- Economic development activities will be regionally oriented with an emphasis on working in partnerships. Anticipated partners will include organizations such as the State of NM, the New Mexico Economic Development Partnership, the Santa Fe Community College, Santa Fe County, the Santa Fe Chamber of Commerce, the Santa Fe Alliance and the Santa Fe Incubator.

- The portfolio of projects will be organized with an investment/venture capital approach[11]. The portfolio will endeavor to balance safe bets and risky bets with an understanding that risky projects have a greater chance of failure but may yield the greatest returns. It is expected that applications for economic development projects, which may or may not solicit funding from the Economic Development fund, will be made throughout the year. All projects will be evaluated within the context of the current portfolio, as well as by taking into consideration pending applications. As staff will be working consistently with potential applications, there will be some preliminary assessment of where new applications will fall within the portfolio management spectrum. It is expected that the investment by the City will fall largely into projects with a high probability of success and efficient use of resources. To manage this portfolio, staff will work closely with projects and continually assess their progress toward meeting agreed upon objectives.

Venture Capital Portfolio



- Projects will be outcome driven and aligned with SMART Goals whenever possible. That is, goals that are - Specific, Measurable (data), Aggressive but Achievable, Relevant to Mission, and Timebound (not just open ended).

- During the working period and upon completion, each project will be assessed in order to make adjustments and improve outcomes. There will be a continuous feedback loop where project impact, strengths and weaknesses will be analyzed and any necessary corrections will be made.

Goals & Measures:

The goals and measures will be cumulative and cover a three year period.

1) Facilitate and assist in the creation of 900 high wage, economic base jobs (see definitions).

2) Facilitate the creation of 36 business expansions, startups, retention or recruitments to the Santa Fe region.
3) Increase the average wage in the Santa Fe region from $14.90 per hour to $15.90. This approach acknowledges and emerging trend in employment where employees contract to work on specific projects and may not be in salaried positions.
4) Complete or develop at least one infrastructure project per year. For example, an Arts & Cultural District[12], Mainstreet Program[13], telecommunications network plan, implementation of an Airport Master Plan, and expansion of solar industry capacity.
5) Facilitate and assist with the increase and/or creation of workforce career pathways and skill levels in targeted industry sectors by developing up to two workforce development programs. This will largely be accomplished by working with our local partners, including the SFCC, Santa Fe Public School District and the Northern Area Workforce Development Board.

Targeted Sectors for Growth and Development:

Economic development activities will focus on targeted industries identified in the Angelou Plan and refined through the recent economic development seminar meetings. Targeted sectors are identified as follows:

- Media (Film, Publishing, Journalism, Video Game Production, etc.)
- Green – Consistent with Sustainable Santa Fe Plan and including: Clean renewable energy (with a focus on the solar industry), water conservation, waste reduction technologies and outdoor and recreational activities and equipment.
- Technology (Biotech, Nanotech, Software design, etc.)
- Knowledge Based Enterprise (Research and Development, Think Tanks, Financial Services, Consulting, Public Policy, etc.)
- Arts & Culture (Artisans, Fine Artists, and Cultural Heritage as described in the City's Cultural, Arts and Tourism Plan.)

Request for Proposal Versus Unsolicited Proposals:

The Economic Development Division anticipates two processes to generate projects and programs that will meet the Economic Development Implementation Strategy. These two processes reflect the nature of economic development work. The first will rely on generating proposals in response to an annual request for proposal and the second will allow for unsolicited proposals for economic development projects that may emerge during the course of a year.

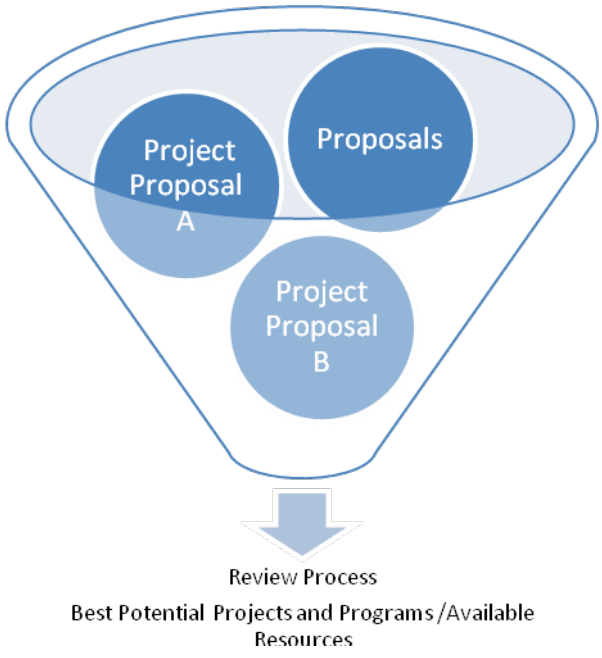
1. *Request for Proposals* – Each year the staff will prepare a Request for Proposal (RFP) for services and/or programs that support local economic development efforts. Typically, these RFP's will allow for three years worth of contracting, subject to funding availability and successfully meeting the agreed upon outcomes

for a particular Scope of Work. These types of RFP's will focus on support services, such as those provided through the Santa Fe Incubator and SCORE and the management of the Santa Fe Loan Fund. These are services paid through the Economic Development Fund, which uses the 1% of the State's share of the GRT as its funding source.

2. *Unsolicited Proposals* – At any time, proposals may be submitted for projects that must meet the Local Economic Development Act. Such proposals may request funding through the EDF, below market rate rent for buildings and/or other types of incentives. These incentives may include fast tracking through the City's various review processes and/or favorable financing or other incentives such as Industrial Revenue Bonds (IRB's). Staff will work closely with organizations and/or entities seeking such support well in advance of an actual application for assistance. The process for evaluating these applications is the same as for those submitting proposals in response to a Request for Proposal.

Process for Evaluating Projects, Proposals and Incentives:

The process is designed to make project, proposal and incentive evaluation fast, easily understandable, transparent and accessible to the community. It is a way for staff to fully vet projects or incentive proposals and thereby determine the allocation of money, staff time and effort. The following illustrates how the evaluation process will consider multiple projects and focus efforts to those with the best potential outcome.



Stage 1 – Economic Development Target and Values Assessment

Staff will assess the project/proposal by applying the following values filters:

A. Environmental Footprint[14] (water, power, emissions etc)
B. Wages and Benefits[15] (Is it possible to live and work in Santa Fe?)
C. Innovative Position/Potential[16]
D. Local[17] (Does it fit with the City Different? Does it enhance the cultural fabric? Is it homegrown? Doest it provide positive impacts to local Santa Fe residents)

The project targets will be assessed qualitatively using a check mark system. When reviewing the project, each target met will be assessed and checked in the project evaluation chart below.

•

Stage 2 – Initial Business Plan/Proposal Review

- Staff will meet with representatives of a project/proposal and work to understand the proposed business plan and/or proposal, identify potential problems, discuss potential resources, and answer any questions.

- Staff will perform an initial evaluation to ascertain the plan strengths and weaknesses. Financial solvency, community need, growth potential and environmental footprint will also be evaluated.

- Staff will work with representatives to match them with appropriate economic development resources. Staff will also ensure that all proposals are in compliance with the State's enabling legislation the Local Economic Development Act[18] which in Santa Fe is the Economic Development Plan Ordinance.

Cost-Benefit Analysis: Economic Development projects will also include a cost-benefit analysis as required by the city's (11-11.1) Economic Development Plan Ordinance. In accordance with the Economic Development Plan ordinance, the projects and/or incentive proposal must provide a return on investment over a 10-year period that recoups the value of the assistance provided by the city to the project. The return on investment shall be of value and may be paid in money, in-kind services, jobs, expanded tax base, property or other thing or service of value for the expansion or improvement of the economy.

The cost-benefit analysis or impact analysis will measure both direct and indirect impacts in accordance with 11-11.9 of the Economic Development Plan ordinance which will include but is not limited to the following:

- Jobs
- Pay scale of jobs
- Anticipated impact of project on local tax base
- Anticipated impact of project on local school system

- Assistance in providing affordable housing to employees or to the community at large may qualify

If a proposal requires funds of less than $30,000 staff will make a recommendation to the City Manager and move forward. Quarterly reports will be made to the BQL on these projects. If the proposal requires funds of more than $30,000 staff will refer the project/proposal to the Economic Development Review Sub-Committee (EDRC) with a recommendation.

Staff will utilize the following target industry evaluation chart to map the benefits and impacts of a project/proposal, The system of checkmarks is designed to provide a quick overview of the project's applicability to the target industry areas and the types of program and/or assistance needed for a particular business plan:

Target Industry Evaluation Chart:

	Business Development	Workforce Development	Sites & Infrastructure
Targets			
Media			
Green			
Tech			
Knowledge Based Enterprise			
Arts & Culture			

The project will also be assessed whether it meets the city's values as defined in the city values filters chart below. The values will be assessed using the following quantitative measures on a scale of 1-3 where three is exceeds values and 1 does not meet values. Use of this scale will provide a quantitative comparison between projects and provide an initial assessment of a proposed project's ability to address agreed upon local values:

3- Exceeds Values Criteria
2 – Meets Values Criteria
1 – Does Not Meet Values Criteria

City's Values Filters Chart:

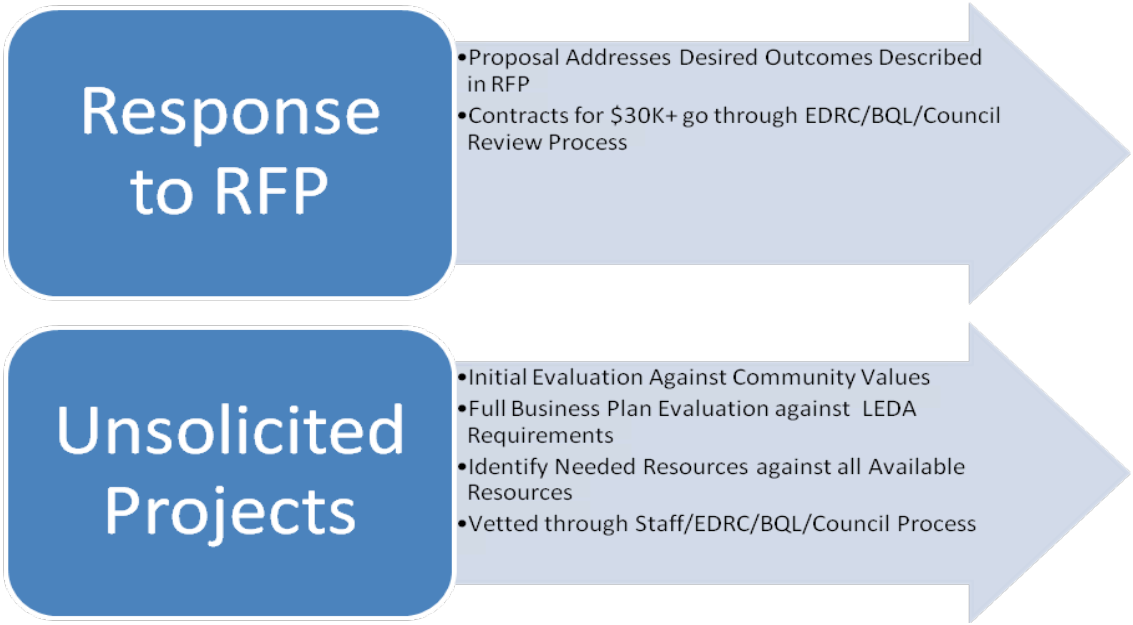
	Business Development	Workforce Development	Sites & Infrastructure
Values			
Low Environmental Footprint			
High Wages & Benefits			
Innovative Position/Potential			
Local			

Stage 3 – EDRC Review
The EDRC will review the staff recommendation and assess the project/proposal against the values filters, desired outcomes and financial feasibility. The EDRC will then make its recommendation to the Business and Quality of Life Committee (BQL).

Stage 4 – BQL Review
BQL will review the EDRC recommendation and assess the project/proposal against the values filters[19], desired outcomes and financial feasibility. BQL will then make its recommendation to the City Council OR reject the project/proposal.

Stage 5 – Council Review
The City Council will assess the project/proposal against the values filters, desired outcomes and financial feasibility. The City Council will approve or reject the project/proposal.

Project/Proposal Evaluation Flow Diagram



Requests for Proposals:

RFPs will be focused on getting results rather than outlining step by step procedures. This will allow for maximum input and creativity from RFP responders. Staff will evaluate RFP responses according to how well each proposal will meet the desired economic development outcomes.

The timeline for RFPs to be issued will be no more than 30 days after approval of the implementation plan by City Council. The RFPs will be reviewed and evaluated by a committee as required under the City's procurement code. The RFPs will be evaluated on how the respondents will meet the desired outcomes. RFP awardees will receive a contract for one year and two one year extensions.

Staff will work with RFP respondents to get more information, clarify how the work will be done and what outcomes need to be reached. For RFPs greater than $30,000 respondents will present their proposal to the EDRC. Staff will provide the EDRC with a funding recommendation.

Staff will administer contracts according to the scope of work and timeframe agreed upon in each contract. If necessary, at the discretion of the Division Director and Department Director, timeframe extensions and contract revisions may be made.

DEFINITIONS

[1] **High Wage Jobs** – In the State of New Mexico these are defined as jobs that pay a salary of $40,000 and above.

[2] **Leakage** – The loss of revenue in taxes and spending and the loss of talent that occurs when people cannot afford to work and live in the community.

[3] **Economic Base Jobs -** Economic base jobs are jobs in primary industries. An economic base job is any job that produces a product or service that is sold outside the community and thus brings in outside money. Most economists believe that the economic base job is the most important factor to a healthy economy.

[4] **Primary Industries** – Primary industries are defined on the same principle as economic base jobs. They are industries that derive fifty percent or more of their sales from outside of New Mexico and thus bring in new money expand the local economy. Businesses that bring in outside money are called primary industries, and they produce the coveted "economic base" jobs.

[5] **Business Infrastructure** – The basic facilities, services, and installations needed for the effective functioning of businesses in the area. This can include transportation and communications systems, water and power lines, as well as public institutions including schools and post offices.

[6] **Sustainable Infrastructure** – Basic facilities, services and installations which take care of the needs of the present generation without compromising the needs of future generations.

[7] **Green Collar Workforce** – A workforce employed in the environmental segment of the economy. Green collar workers include professionals such as conservation movement workers, environmental consultants, environmental or biological systems engineers, LEED's certified building architects, holistic passive solar building designers, solar energy and wind energy engineers, alternative energy vehicle engineers, organic farmers, environmental lawyers, ecology educators, and eco-technology workers. They also include vocational or trade-level employment: electricians who install solar panels, plumbers who install solar water heaters, and construction workers who build energy-efficient LEED certifed buildings, wind power farms, or other clean, renewable, sustainable future energy developments.

[8] **Business Retention and Expansion** – The retention of local businesses located in the Santa Fe region that may leave the community. Expansion is assisting local businesses in the Santa Fe region in growing their operations, employment or sales which results in more jobs and capital investment in Santa Fe.

[9] **Passive Recruitment** – Responding to inquiries and opportunities from businesses considering locating in the Santa Fe area but not actively marketing businesses to locate in Santa Fe from outside of Santa Fe.

[10] **Outcome Driven** – Guided by what results are or can be achieved rather than the method or process of working towards results.

[11]**Investment/Venture Capital Approach** - An approach similar to that taken by investment and venture capital managers wherein resources are balanced between calculated risky and safe ventures where safe ventures produces lower returns on investment and higher risk ventures produces higher returns on investment. Investments are also spread across different areas to achieve stability through diversity.

[12] **Arts & Cultural District** – A State program administered by the Mainstreet program which is designed to enhance local economic development opportunities, in designated districts, by placing an emphasis on indigenous arts and culture. Applying communities develop a plan to support, develop and enhance the selected district's arts and cultural opportunities as a niche for economic development.

[13] **Mainstreet Program** - New Mexico's MainStreet Program is a grassroots economic development program that assists communities in revitalizing their traditional commercial neighborhoods. Mainstreet works to create an economically viable business environment while preserving local cultural and historic resources.

[14] **Environmental Footprint** – A project/proposal's potential impact on the local environment and ecology including water and power use, emissions, amount of solid waste generated, impact on local vegetation and wildlife and traffic impact.

[15] **Wages and Benefits** – A project/proposal's potential impact on or offering of employee pay and benefits including but not limited to retirement, healthcare, educational benefits, flexible scheduling, community service, support and involvement.

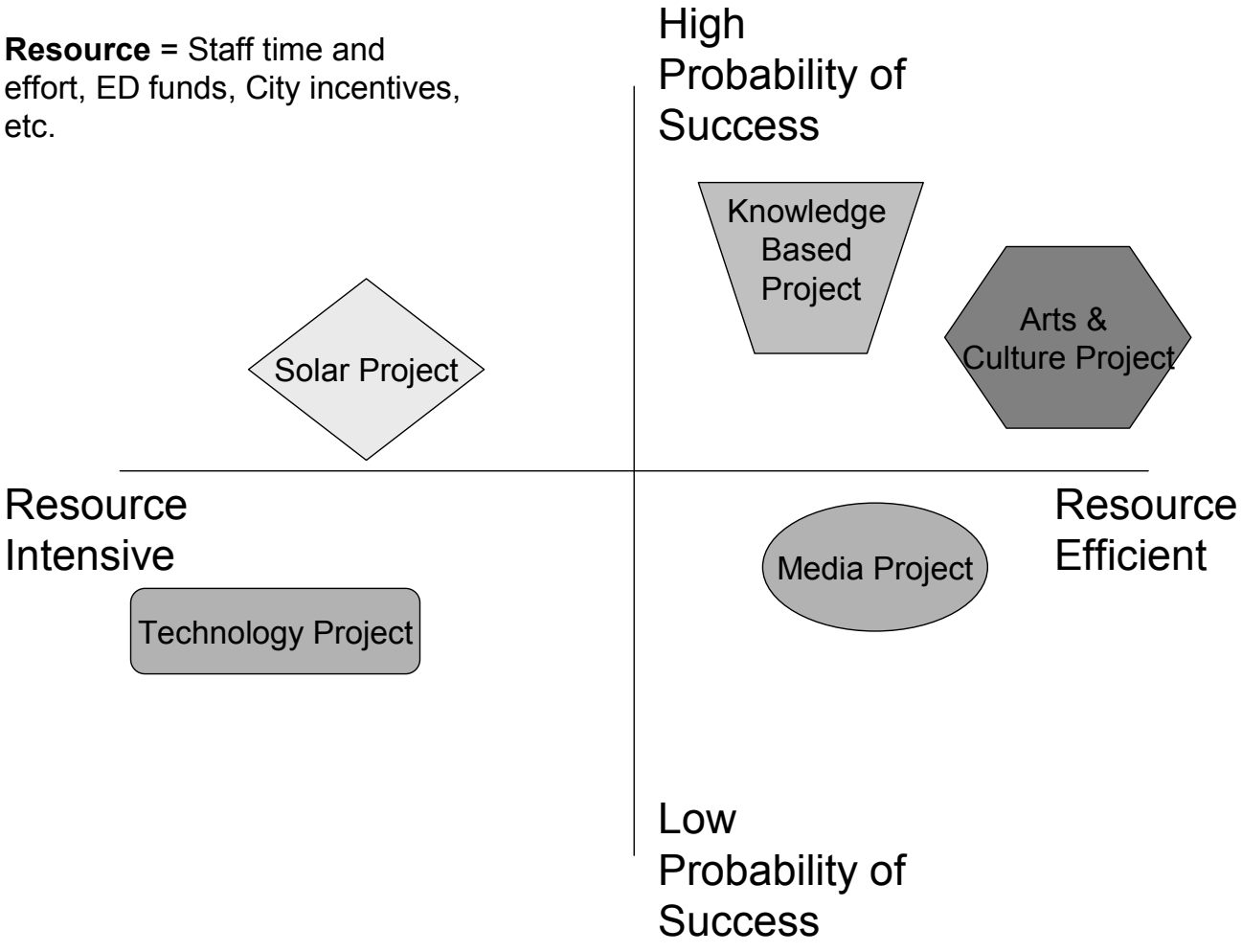
[16] **Innovation Position/Potential** – A project/proposal's potential impact on Santa Fe's innovation in an industry or the possibility of increasing the creative and/or innovative impact on the industry.

[17] **Local** – A project/proposal's homegrown origin or its impact on the cultural fabric, identity i.e. how it fits with the 'City Different,' and/or provides positive economic impacts to residents of Santa Fe,

[18] **Local Economic Development Act** – The State of New Mexico's enabling legislation which allows local governments the ability to use public money for private enterprises (including non-profits) in the form of land, building and infrastructure in order to foster economic development. This legislation allows public investment in private enterprises without violating the anti-donation clause of the New Mexico State Constitution

[19] **Values Filters** – The method for evaluating projects according to what is important to the local community's priorities.

Venture Capital Portfolio

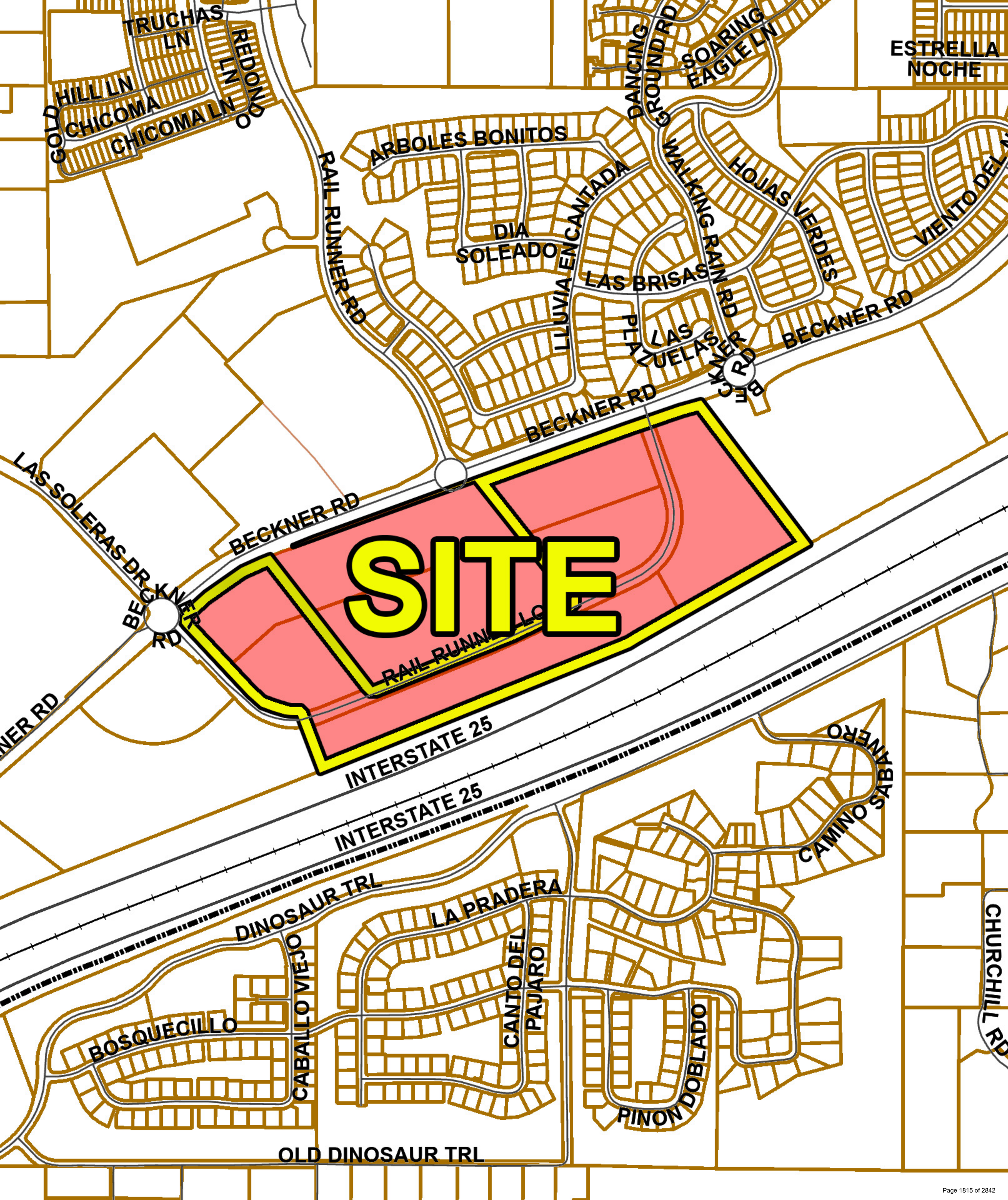


September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

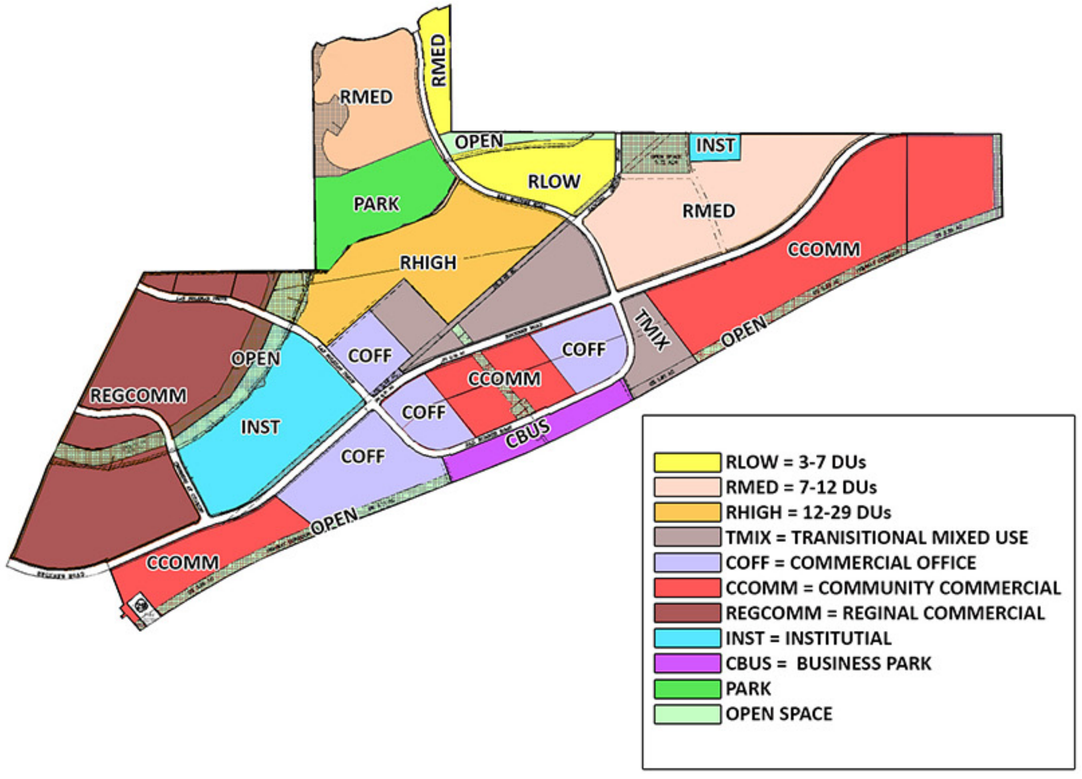
ATTACHMENT C

Maps or Images

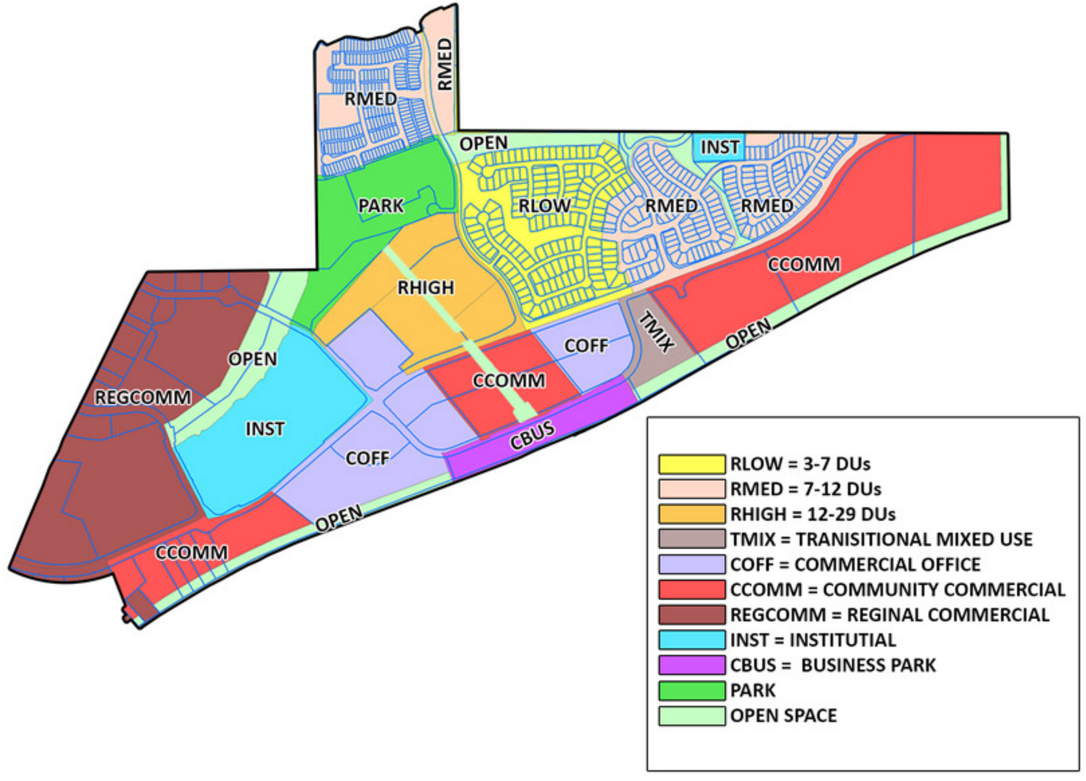
1. Vicinity Map
2. 2010/2024 Future Comparison Map
3. 2010/2024 Zoning Comparison Map
4. 2024/Proposed Zoning Comparison Map
5. Bar Graph
6. Tract Location
7. Adjoining Properties
8. La Rambla Map


TRUCHAS LN
REDONDO LN
GOLD HILL LN
CHICOMA
CHICOMA LN
ARBOLES BONITOS
RAIL RUNNER RD
DIA SOLEADO
LLUVIA ENCANTADA
DANCING GROUND RD
SOARING EAGLE LN
WALKING RAIN RD
HOJAS VERDES
VIENTO DEL
ESTRELLA NOCHE
LAS BRISAS
LAS PLAZUELAS
BECKNER RD
BECKNER RD
BECKNER RD
LAS SOLERAS DR
BECKNER RD
SITE
INTERSTATE 25
CAMINO SABANERO
CHURCHILL RD
DINOSAUR TRL
BOSQUECILLO
CABALLO VIEJO
LA PRADERA
CANTO DEL PAJARO
PINON DOBLADO
OLD DINOSAUR TRL

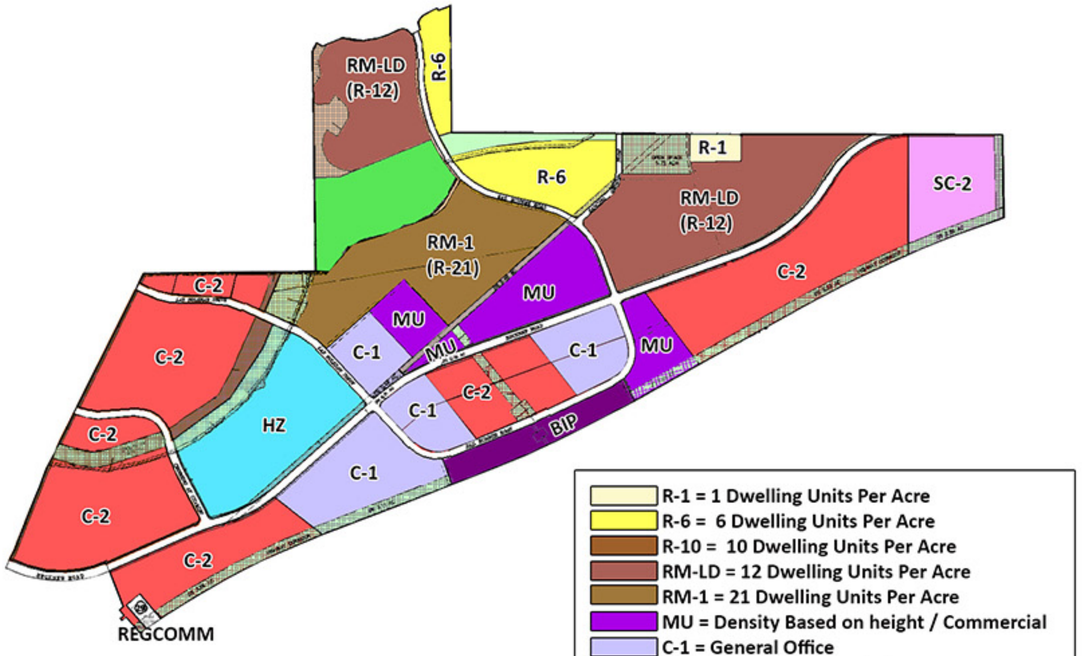
2010 FUTURE LAND USE MAP



2024 FUTURE LAND USE MAP



2010 ZONING MAP



- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- RM-LD = 12 Dwelling Units Per Acre
- RM-1 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ= Hospital District
- BIP = Business Industrial Park
- PARK
- OPEN SPACE

2024 ZONING MAP



- R-1 = 1 Dwelling Units Per Acre
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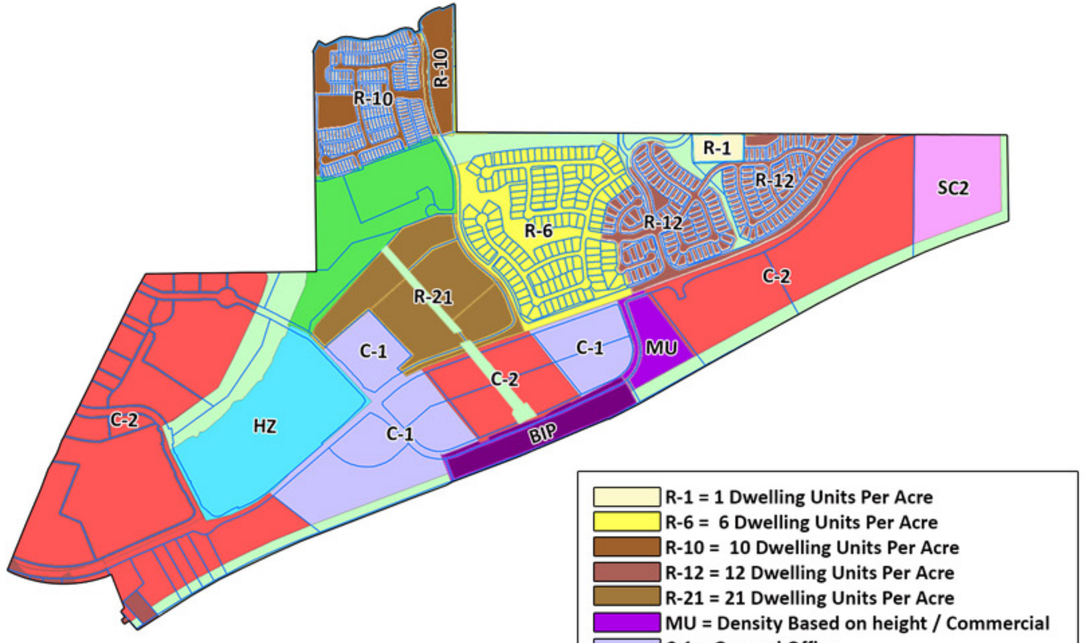

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PROPOSED ZONING 2024



- R-1 = 1 Dwelling Units Per Acre
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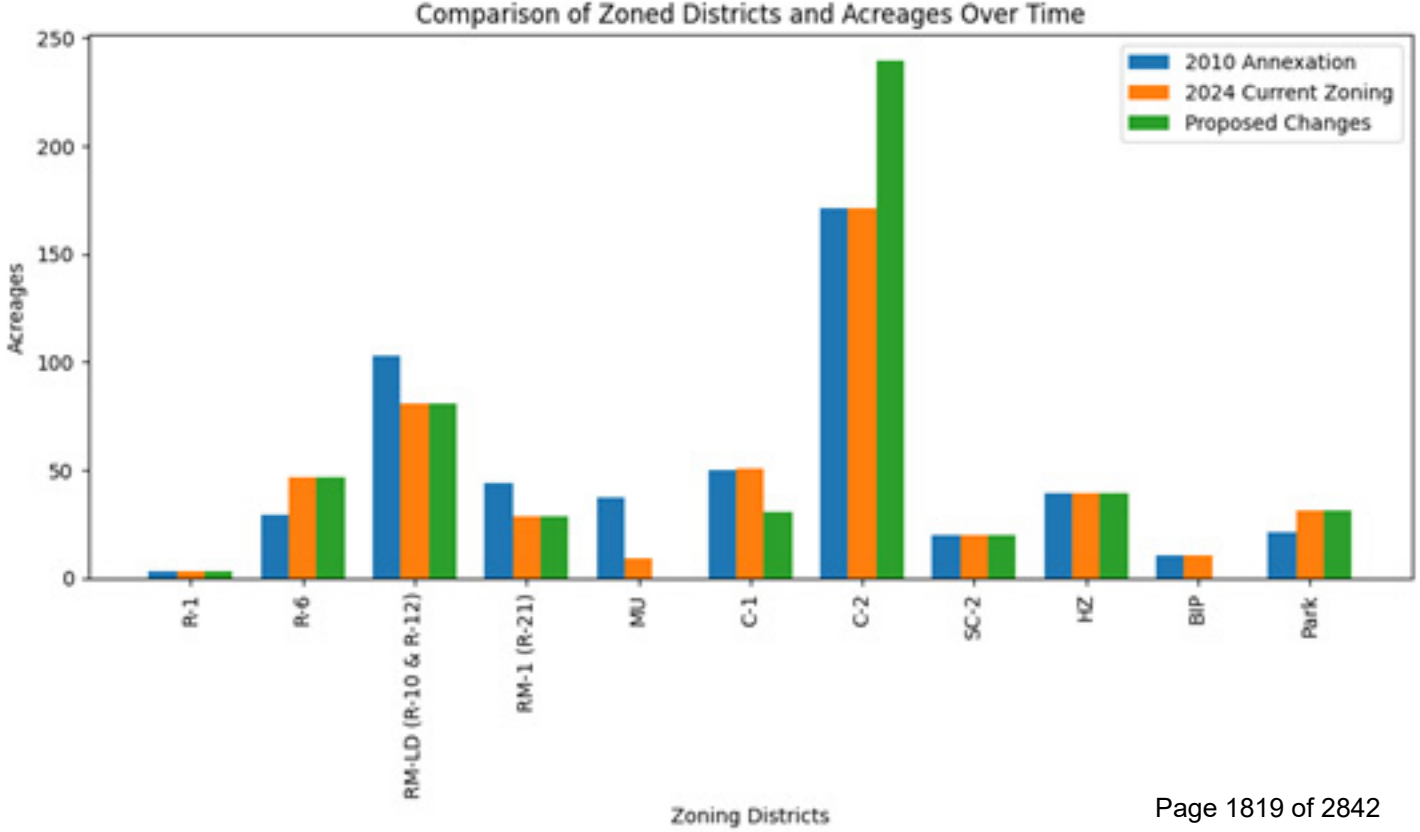
- PARK
- OPEN SPACE


Comparison of Zoned Districts and Acreages Over Time
2010 Annexation
2024 Current Zoning
Proposed Changes
Acreages
250
200
150
100
50
0
R-1
R-6
RM-LD (R-10 & R-12)
RM-1 (R-21)
MU
C-1
C-2
SC-2
HZ
BIP
Park
Zoning Districts


Beckner Rd
Rail Runner Rd
Neblina Dorada
Lluvia Encantada
Rail Runner Loop
Historic Route 66
(I-25)
Dinosaur Trl
Camino Sabal
24
19
23
26
21
20


Beckner Rd
Rail Runner Rd
Neblina Dorada
Lluvia Encantada
Rail Runner Loop
Historic Route 66
(I-25)
Dinosaur Trl
Camino Sabal
New Alignment
24
19
23
26
21
20

Las Soleras
Park Phase 1 & 2

Las Soleras
Station
R-21

Las Soleras
Park Phase 3

Verdot Las Soleras
Apartments
R-21

Estancias de Las Soleras

Nexus Medical Health Services

SITE

C2 - Vacant Land

Senior Living
C-1

Vacant Land
C-1

Presbyterian
Hospital
HZ

I-25 (Historic Rout 66)

I-25 (Historic Rout 66)

GOVERNOR MILES RD
VENADO LN
GOLD HILL
VENADO PEAK
VENADO PEAK
WHEELER LN
TRUCHAS VIEW
TRUCHAS LN
REDONDO
REDONDO LN
WHEELER PEAK
GOLD HILL LN
GOLD HILL LN
CHICOMA
CHICOMA
CHICOMA
CHICOMA LN
SALINAS
CALLEJA SHANNON
CHAMISA PATH RD
WHISPERING WING RD
LONG SHADOW LN
AUTUMN LEAF LN
DANCING GROUND RD
CACTUS FLOWER LN
SOARING EAGLE LN
HOWLING WOLF LN
SOLEDAD
SOLEDAD
SOLEDAD
CHITALPA
CHITALPA
HERMOSA VISTA
VISTA MANZANO
VISTA MANZANO
VIA DE VENTURA
ESTRELLA NOCHE
ARBOLES BONITOS
DIA NUBLADO
DIA SOLEADO
LLUVIA ENCANTADA
ENTRADA LA LLUVIA
NEBLINA DORADA
LAS PLAZUELAS
WALKING RAIN RD
LAS BRISAS
HOJAS VERDES
BENVENIDO A CASA
VIENTO DEL NORTE
LA PUERTA
BECKNER RD
BECKNER RD
BECKNER RD
BECKNER RD
BECKNER RD
BECKNER RD
RAIL RUNNER RD
RAIL RUNNER LOOP
INTERSTATE 25
INTERSTATE 25
DINOSAUR TRL
CAMINO SABANERO
LA PRADERA
OLD DINOSAUR TRL
CHURCHILL RD
OCATE RD
CERRILLOS RD
TIERRA CONTENTA DR
LAS SOLERAS DR
MAIN ST
ENTRADA NORTE
PROMENADE BLVD
HERRERA DR
WELLNESS WAY
BECKNER RD
LAS SOLERAS DR


Proposed 45' wide
La Rambla
Trail Easement
Reduction
Plaza area
Las Solares
Park
Las Solares
Park Phase 3
24
19
23
25
26
22
21
20
New Alignment
Historic Route 66
(I-25)
Beckner Rd
Rail Runner Loop
Arboles Bonitos
Las Brisas
Hojas Verdes
Walking Rain Rd
Viento del Norte
Dinosaur Trl
Old Dinosaur Trl
Churchill Rd
Wheeler Peak
Rail Runner Rd
Cerrillos Rd

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT E

Applicant Material

1. Applicant's Reports
    a. Master Plan
    b. General Plan
    c. Rezoning

Las Soleras Master Plan, Parcels 19 – 26
Master Plan Amendment Application

APPLICATION CONTENTS

Application Form

Letter of Application
- Site Description and Location
- Purpose and Intent
- Background
- Adjacent Uses
- Conceptual Test Fit
- Utilities

Approval Criteria Responses

Master Plan Amended Drawings
- P-1 Cover Sheet
- P-2 Amended Master Plan

Conceptual Land Use Test Fit
- Conceptual Site Plan
- Conceptual Site Plan w and Use Data
- Conceptual Water Plan
- Conceptual Sanitary Sewer Plan

Wet Utilities Analysis – Tierra West LLC

Traffic Analysis – Tierra West LLC

ENN Meeting Notes

Legal Lot(s) of Record
Warrantee Deed

MASTER PLAN ~~OR PLAT~~ AMENDMENT APPLICATION

Parcel Information

Project Name: Las Soleras Parcels 19-26 Rezone

Address: 4354, 4552 Beckner Rd; 5021,5091,5140,5090,5040 & 5210 Rail Runner Loop Rd Zoning: Multiple - C1, C2, MU and BIP

Previous Approvals: Last Las Soleras Master Plan Amendment in 2019 Purpose of Amendment: Rezone

Property Owner Information

Company Name: Beckner Road Partners, LLC

Name: Herbert (Last) Scot (First) (M.I.)

Address: 150 Washington Ave (Street Address) Suite 201 (Suite/Unit #)

Santa Fe (City) NM (State) 87501 (ZIP Code)

Phone: ( ) 505.660.2627 E-mail Address: scott.herbert@nexushealth-nm.com

Applicant/Agent Information (if different from owner)

Company Name: Orion West, LLC

Name: Nenninger (Last) Brian (First) (M.I.)

Address: 2213 Brothers Rd (Street Address) Suite 800 (Suite/Unit #)

Santa Fe (City) NM (State) 87505 (ZIP Code)

Phone: **832.338.0364** E-mail Address: brian.nenninger@orion-west.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: see addresses above

I/We authorize Orion West LLC to act as my/our agent to execute this application.

Signed: _____ Date: 12 February 2024

Signed: _____ Date: _____

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 2001. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and annexation requirements.

Signature: Brian J Nenninger Date: 12 February 2024

ORION West LLC
Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024

Dan Esquibel, Senior Planner
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Las Soleras <u>Master Plan Amendment</u> Application – change Zoning Districts for Master Plan Parcels 19, 20, 21, 23, 24 and 26 to a uniform C-2 District and make adjustments to Rambla width in keeping with the North side of Beckner Road.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of applying for an amendment to the Las Soleras Master Plan per the SFCC 14-3.9 – MASTER PLANS. This application is a companion to both a General Plan Amendment and Rezoning application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



PURPOSE AND INTENT:

The current Master Plan zoning districts along with the zoning districts proposed with this application are found in the table below. The combined area of Parcels 19 – 26 is 57.63 acres.

Table I. ***Las Soleras Parcels 19-26 proposed Land Use Classification/Zoning District***

Parcel	Acres	Current Land Use Classification/Zoning District	Proposed Land Use Classification/Zoning District	Address Santa Fe, 87507
19	9.11	Transitional Mixed Use/MU	Community Commercial/C-2	5021 Rail Runner Loop
20	10.70	Business Park/BIP	Community Commercial/C-2	5091 Rail Runner Loop
21	4.70	Office/C-1	Community Commercial/C-2	5140 Rail Runner Loop
22*	9.12	Community Commercial/C-2	Community Commercial/C-2	5090 Rail Runner Loop
23	7.27	Office/C-1	Community Commercial/C-2	5040 Rail Runner Loop
24	6.18	Office/C-1	Community Commercial/C-2	4354 Beckner Road
25*	7.37	Community Commercial/C-2	Community Commercial/C-2	4552 Beckner Road
26	3.48	Office/C-1	Community Commercial/C-2	5210 Rail Runner Loop

**No change in Land Use Classification or Zoning requested*

The purpose of this application is to amend the Las Soleras Master Plan Zoning designations for Parcels 19, 20, 21, 23, 24, and 26 allowing for a uniform C-2, General Commercial Zoning District across parcels 19-26. The intent is to allow for the adjustment of existing lot lines as to accommodate future development in a thoughtful and organized manner as opportunities present themselves. The consistent C-2 zoning will also accommodate three story office and retail services including restaurants. This flexibility in use will provide an opportunity to attract business and commercial uses offering higher salaries and services to the surrounding neighborhood.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses as allowed in a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The rezoning of parcels to a C-2 District will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged.

Finally, this amendment also proposes a house keeping item in reducing the Rambla width from 90’ to 45’ to match the Rambla width as granted in the most recent Las Soleras Master Plan Amendment approved in 2019. The larger Plaza open space area will remain as is but this amendment request flexibility to locate the plaza anywhere along the Rambla between Beckner Road and Rail Runner Loop Road. See the Conceptual Test Fit for more perspective on this request.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be zoned as C-2 General Commercial

will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development. A uniform C-2 zoning across parcels 19-26 will make the relocation of lot lines an administrative process enabling the site parcels to be easily configured to the needs and sizes of a variety of uses.

A future Rail Runner rail stop was envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. A uniform C-2 zoning district could accommodate uses that eventually establish this base level of ridership.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is zoned C-2 General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely and especially within a C-2 Zoning district.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as C-1. It is partially developed with the Presbyterian Medical Services Office Building recently opened in late 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire northern edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as C-1; R21; and R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12" water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10" sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site. Thanks for your review and consideration of this application.

Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,

Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 - Master Plan Amendment Application
Approval Criteria Responses
February 12, 2024

The proposed amendment to reclassify Las Soleras Master Plan parcels from Transitional Mixed Use/MU, Business Park/BIP, and Office/C1 to Community Commercial/C-2 is summarized in Table I. by parcel.

Table I. ***Las Soleras Parcels 19-26 proposed Land Use Classification/Zoning District***

Parcel	Acres	Current Land Use Classification/Zoning District	Proposed Land Use Classification/Zoning District	Address Santa Fe, 87507
19	9.11	Transitional Mixed Use/MU	Community Commercial/C-2	5021 Rail Runner Loop
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22*	9.12	Community Commercial/C-2	Community Commercial/C-2	5090 Rail Runner Loop
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24	6.18	Office/C-1	Community Commercial/C-2	4354 Beckner Road
25*	7.37	Community Commercial/C-2	Community Commercial/C-2	4552 Beckner Road
26	3.48	Office/C-1	Community Commercial/C-2	5210 Rail Runner Loop

**No change in Land Use Classification or Zoning requested*

SFCC 14-3.9 (D) MASTER PLAN AMENDMENT APROVAL CRITERIA; CONDITIONS

(1) Necessary Findings
(Ord. No. 2014-31 § 5)
Approval or amendment of a master plan requires the following findings:

(a) the master plan is consistent with the general plan;

Response: The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals are supported:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*
Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
Policy 4-4-G-4: *Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
Policy 4-4-G-6: *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
Policy 9-2-G-1: *Promote diversification of the Santa Fe economy; and*
Policy 9-2-G-2: *Promote increased job opportunities with higher wages for Santa Fe residents; and.*
Policy 9-2-G-3: *Support retail uses that serve the needs of Santa Fe residents and workers; and*
Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe; and*

Policy 9-2-G-5: *Promote small business.*

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

(b) the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;

Response: This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Parcels 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across parcels 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to

develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(c) development of the master plan area will contribute to the coordinated and efficient development of the community; and

Response: This Master Plan amendment will significantly enhance the site's ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of parcels 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System.

(d) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

Response: The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

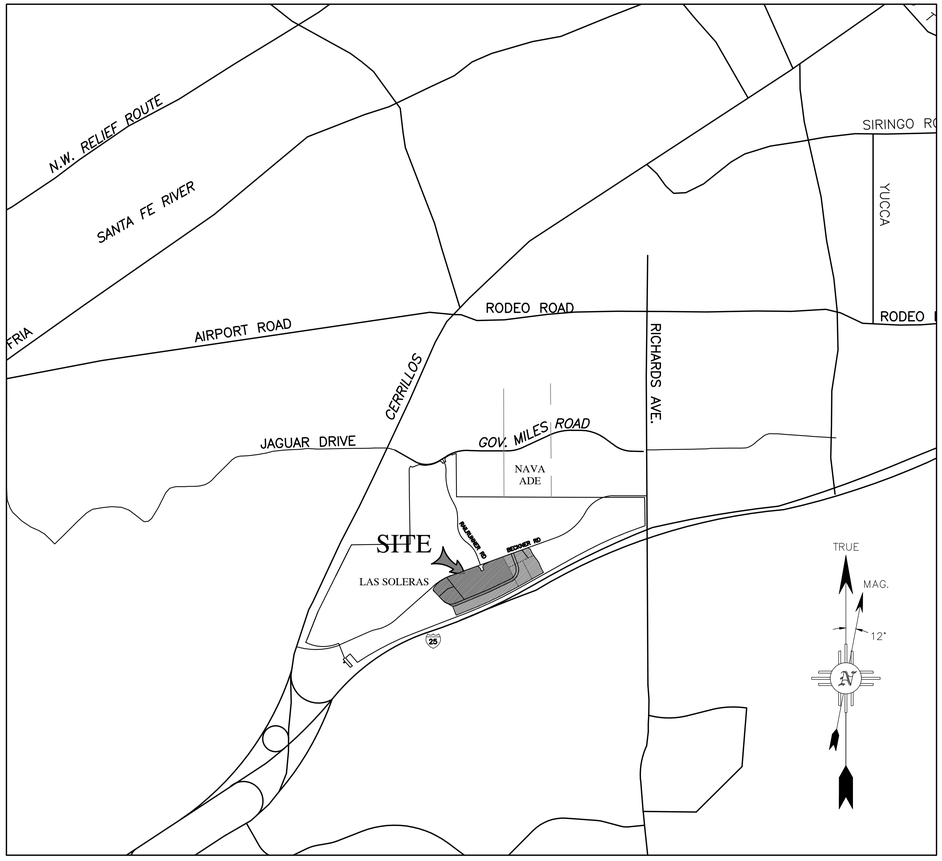
The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request.

LAS SOLERAS LOT 19 THRU 26

GENERAL PLAN AMENDMENT REZONING C1, MU, BIP TO C2

LAS SOLERAS MASTER PLAN AMENDMENT

SANTA FE, NEW MEXICO
TOWNSHIP 16N, RANGE 8E , SEC 17 & 18



VICINITY MAP
1" = 2000'

OWNERS: NEXUS BRP JV, LLC.
150 WASHINGTON AVE, SUITE 201
ALBUQUERQUE, NM 87110

CONSULTANTS: ORION WEST, LLC
DEVELOPMENT/LAND USE/PLANNING/PROJECT MANAGEMENT
2213 BROTHERS RD, SUITE 800
SANTA FE, NM 87505

NEXUS BRP JV, LLC.

SCOTT HERBERT, MANAGING MEMBER

CITY REVIEW

CITY ENGINEER _____ DATE _____

CITY PLANNER _____ DATE _____

CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF _____ AS CASE # _____

CHAIRPERSON _____ DATE _____

PLANNING COMMISSION SECRETARY _____ DATE _____

CASE# 2018-50 APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF SEPTEMBER 12, 2018.

CONDITION #1 RESTATED BY CITY COUNCIL AT THEIR MEETING OF OCTOBER 31, 2018.

MAYOR _____ DATE _____

ATTEST BY CITY CLERK _____ DATE _____

INDEX TO SHEETS

LIST OF SHEETS	SHEET NUMBER
PLANNING	
COVER SHEET	P-1
AMENDED MASTER PLAN	P-2

CASE# ____, LAS SOLERAS LOTS 19 THRU 26 GENERAL PLAN AMENDMENT.
CASE# ____, LAS SOLERAS LOTS 19 THRU 26 REZONING.
CASE# ____, LAS SOLERAS LOTS 19 THRU 26 MASTER PLAN AMENDMENT.

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
2-12-24
RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

COVER SHEET

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm
DATE: 2-12-24
DRAWING:
SHEET #: P-1
JOB #: 2023079

NOTES:

FIRE:
FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION. (IFC 2009 SECTION 503.1.1)

FIRE APPARATUS ACCESS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET EXCLUSIVE OF SHOULDERS AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (IFC 2009 SECTION 503.2.1)

SHALL COMPLY WITH SECTION 507.5. FIRE HYDRANT SYSTEM. COMPLYING WITH SECTIONS 507.501–507.5.6

SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC (APPENDIX B)

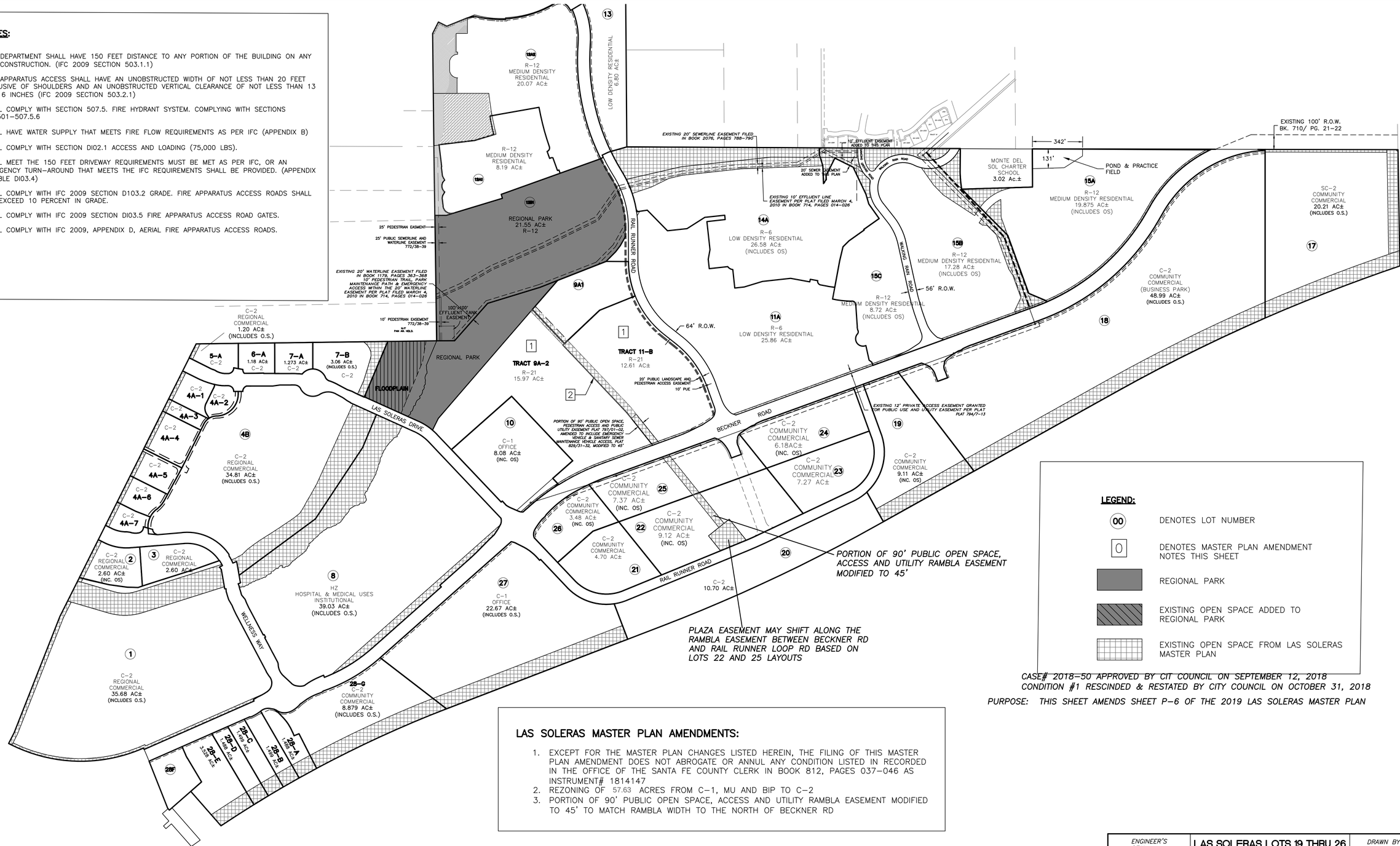
SHALL COMPLY WITH SECTION DI02.1 ACCESS AND LOADING (75,000 LBS).

SHALL MEET THE 150 FEET DRIVEWAY REQUIREMENTS MUST BE MET AS PER IFC, OR AN EMERGENCY TURN–AROUND THAT MEETS THE IFC REQUIREMENTS SHALL BE PROVIDED. (APPENDIX D TABLE DI03.4)

SHALL COMPLY WITH IFC 2009 SECTION D103.2 GRADE. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

SHALL COMPLY WITH IFC 2009 SECTION DI03.5 FIRE APPARATUS ACCESS ROAD GATES.

SHALL COMPLY WITH IFC 2009, APPENDIX D, AERIAL FIRE APPARATUS ACCESS ROADS.



LEGEND:

- (00) DENOTES LOT NUMBER
- (0) DENOTES MASTER PLAN AMENDMENT NOTES THIS SHEET
- REGIONAL PARK
- EXISTING OPEN SPACE ADDED TO REGIONAL PARK
- EXISTING OPEN SPACE FROM LAS SOLERAS MASTER PLAN

CASE# 2018–50 APPROVED BY CIT COUNCIL ON SEPTEMBER 12, 2018
CONDITION #1 RESCINDED & RESTATED BY CITY COUNCIL ON OCTOBER 31, 2018

PURPOSE: THIS SHEET AMENDS SHEET P–6 OF THE 2019 LAS SOLERAS MASTER PLAN

LAS SOLERAS MASTER PLAN AMENDMENTS:

1. EXCEPT FOR THE MASTER PLAN CHANGES LISTED HEREIN, THE FILING OF THIS MASTER PLAN AMENDMENT DOES NOT ABROGATE OR ANNUL ANY CONDITION LISTED IN RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 812, PAGES 037–046 AS INSTRUMENT# 1814147
2. REZONING OF 57.63 ACRES FROM C–1, MU AND BIP TO C–2
3. PORTION OF 90' PUBLIC OPEN SPACE, ACCESS AND UTILITY RAMBLA EASEMENT MODIFIED TO 45' TO MATCH RAMBLA WIDTH TO THE NORTH OF BECKNER RD

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
2–12–24
RONALD R. BOHANNAN P.E. #7868

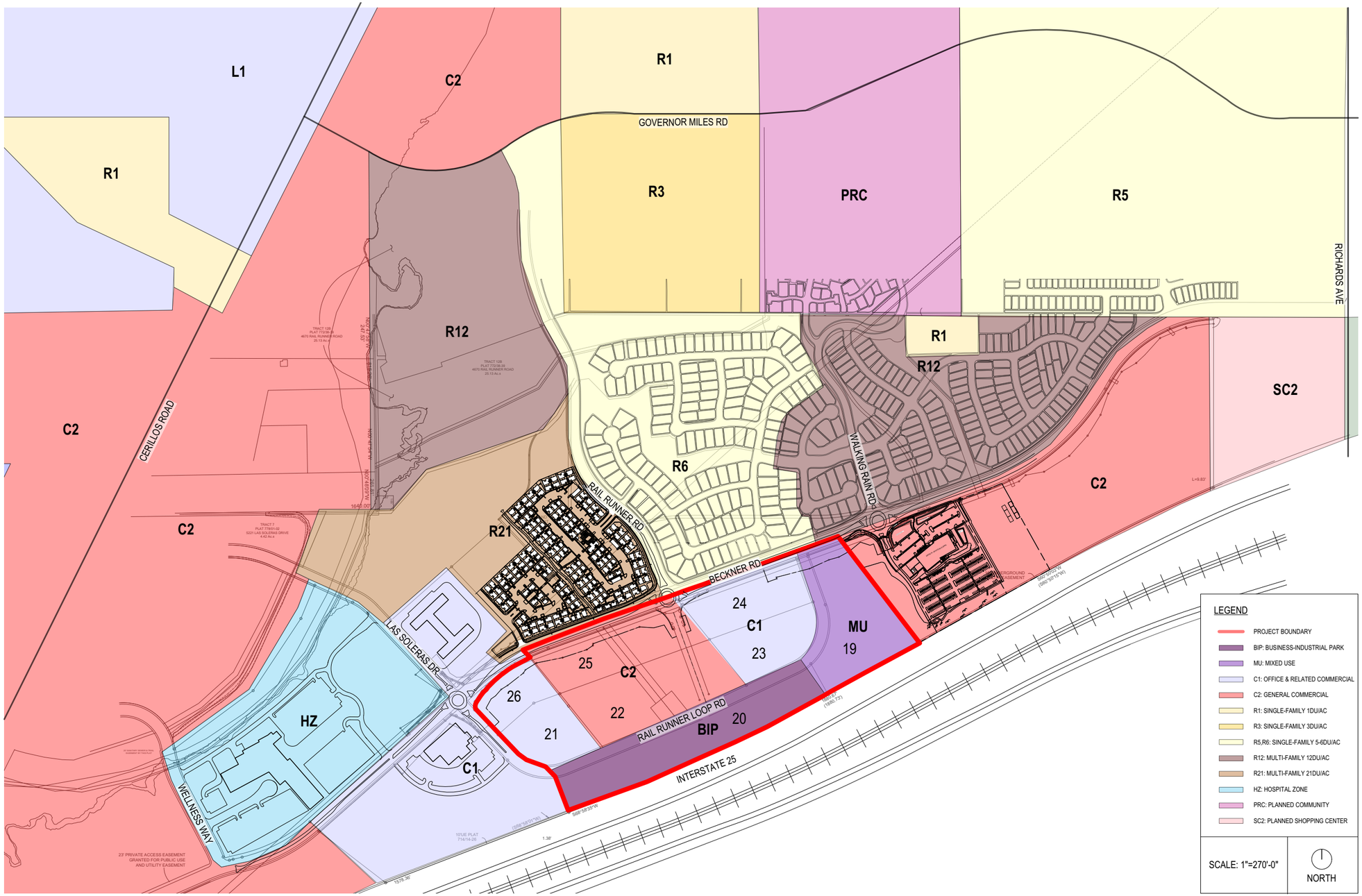
LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

MASTER PLAN

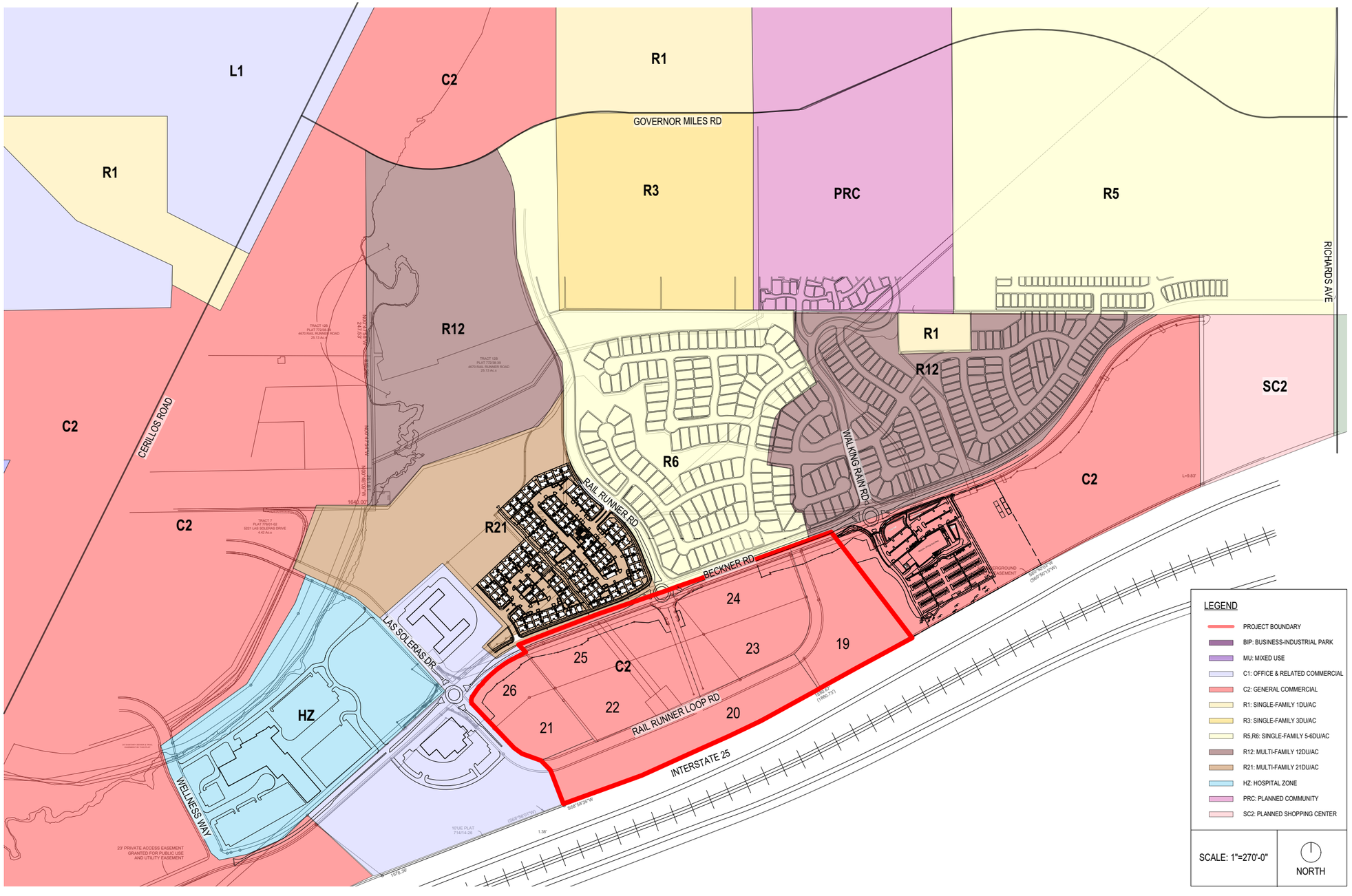
TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858–3100
www.tierrawestllc.com

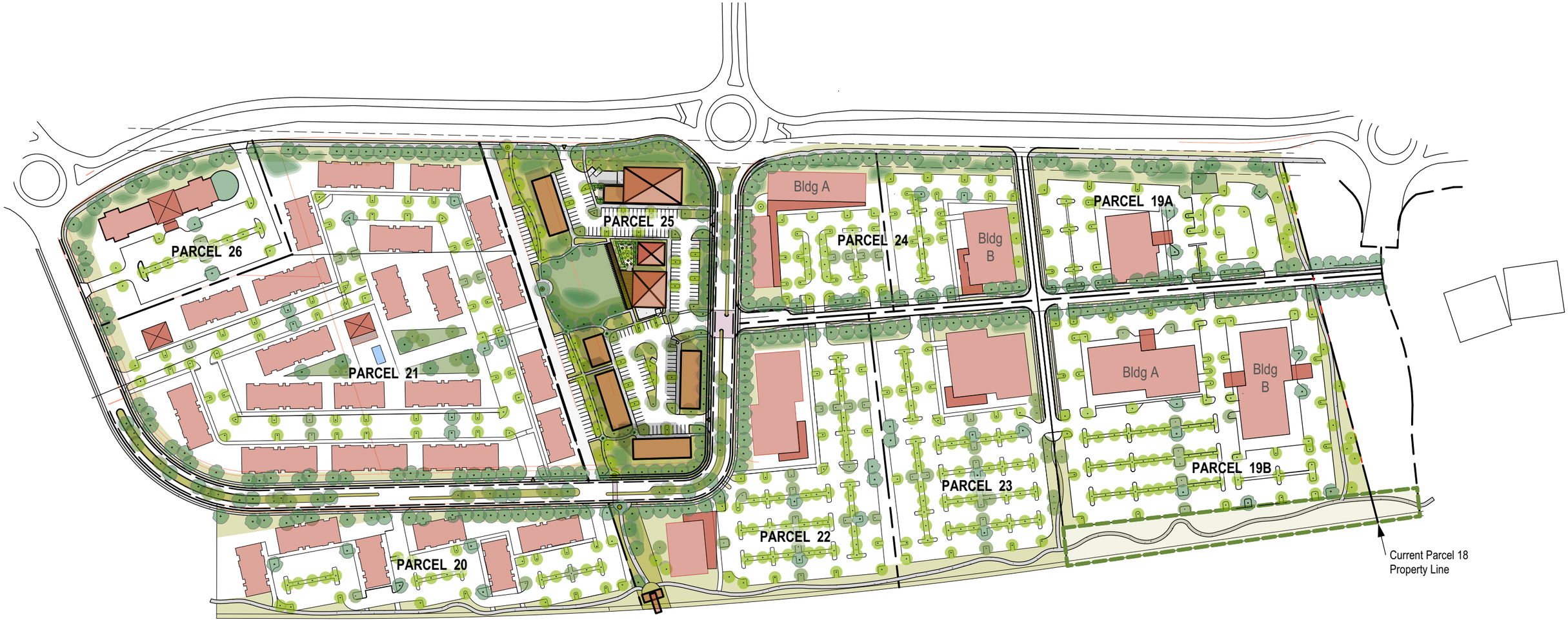
DRAWN BY: pm
DATE: 2–12–24
DRAWING
SHEET #: P–2
JOB #: 2023079

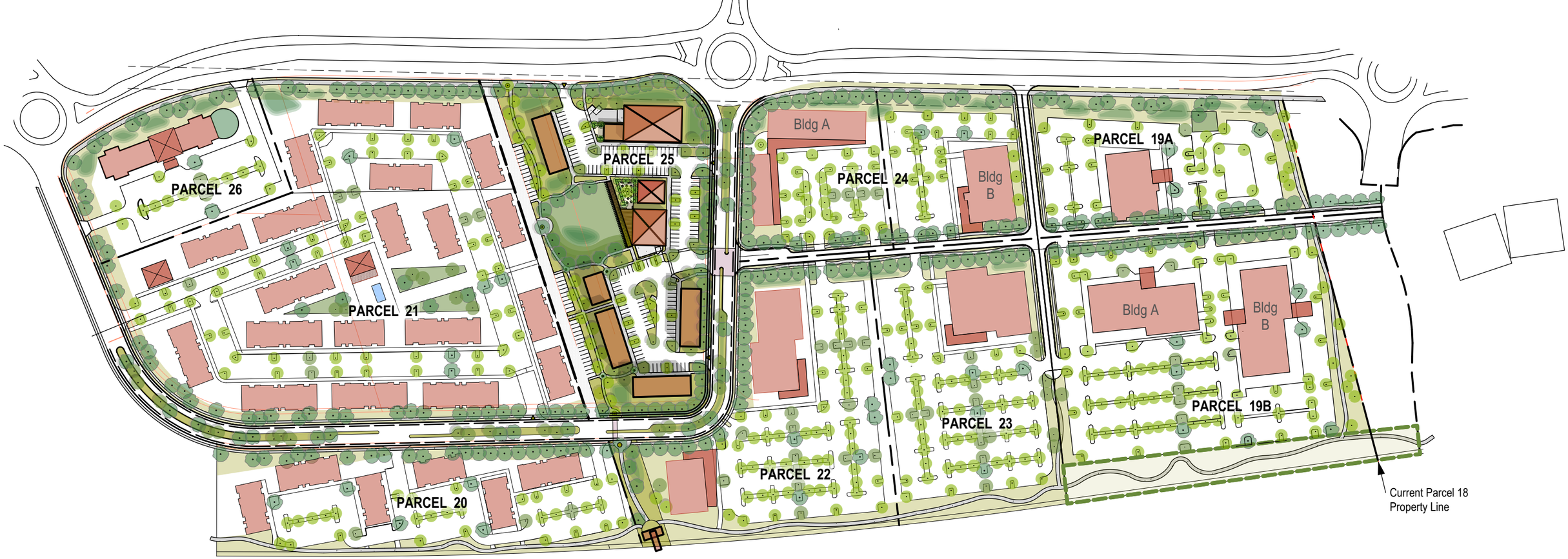
EXISTING ZONING



PROPOSED ZONING




PARCEL 26
PARCEL 25
PARCEL 24
Bldg A
Bldg B
PARCEL 19A
PARCEL 21
PARCEL 23
Bldg A
Bldg B
PARCEL 19B
PARCEL 22
PARCEL 20
Current Parcel 18
Property Line



OVERALL PARCEL DATA
February 12. 2024

NOTES: A. The following is only a test of possible parcels for the Las Soleras Parcels 19 - 26.
B. Building uses are conceptual only, based on ownership best estimates of market interests and do not indicate a required use for any parcel.
C. Building sizes are generic for text fit purposes only and do not reflect actual plans.
D. Parking layout is generic test of parking capacity and does not reflect any actual plans. The parking required minimum noted is best estimate if CoSF Parking Code is applied to building uses being tested. Parking assumes net leasable reduction of 10% for calculations.
E. All components of this test are subject to change and with that any estimates are subject to change.

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 19 A	4.08	Med Offices	15,000	30,000	2	135	171	east road, required city trail at east
PARCEL 19 B	8.97	Bldg A. Med Offices	25,000	75,000	3	676	482	east road, assumes partial structured parking, required O/S and required east and south city trails
		Bldg B. Med Offices	25,000	75,000	3			
PARCEL 20	5.20	Commercial	20,000	76,500	2 & 3	196	194	
PARCEL 21	12.85	Multi-Family	300-330 Units			375	455	

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 22	6.07	Commercial	24,000	79,000	1 & 3	205	316	eaat road, required Rambla
PARCEL 23	5.37	Med Offices	23,000	69,000	3	310	320	east road
PARCEL 24	4.85 Ac	Bldg A Comml/Retail	21500	28700	1 & 2	174	228	east road
		Bldg B Commercial	15,000	30,000	2			
PARCEL 25	6.20	Core-Mixed	See Core Test			See Core Test	See Core Test	required Rambla-Parklet
PARCEL 26	2.56	Hotel	95-100 Units			100	106	



Las Soleras Core

The Las Soleras Core is uniquely able to become the vibrant heart of southern Santa Fe. The Las Soleras Core is in an optimal location and size to host a variety of iconic neighborhood needs--a market, a restaurant, food-beverage outlets, neighborhood retail and commercial. Here is a conceptual look what the Core could be.

- Water harvesting along Becker and along Rail Runner Loop to capture stormwater to support a green edge of trees and native plants.
- Neighborhood Scale Market *(Size example: Kaune Market)*
- Food & Beverage *(Size example: Iconic Coffee)*
- Possible future road connection to east parcels would support an active engagement with lively Core
- Restaurant oriented toward "The Green" *(Size example: Rustica Resturant/SF Brewery)*
- The Long Zaguan would be a shady connector across the Green. An iconic feature with photovoltaic panels--conveying an embrace of art and environment.
- The Green repositions the required Master Plan parklet to be the heart of the Las Soleras Core. Where people can come to meet, eat, relax, and engage in small-scale community events such as music or recreation.
- Two-story buildings at the southern end of the Core would provide retail-commercial services spaces from which to serve the Las Soleras neighborhoods and south Santa Fe.
- The Rambla Trail system connects the Core with the surrounding residential neighborhoods, condominiums, senior living, apartments, office complexes, the regional hospital to the west. possible medical and education facilities, and a potential future rail raod station at I-25.

Las Solares Development Prototypes Data

Sept. 1, 2023

Notes: A. Test based on program and product prototypes

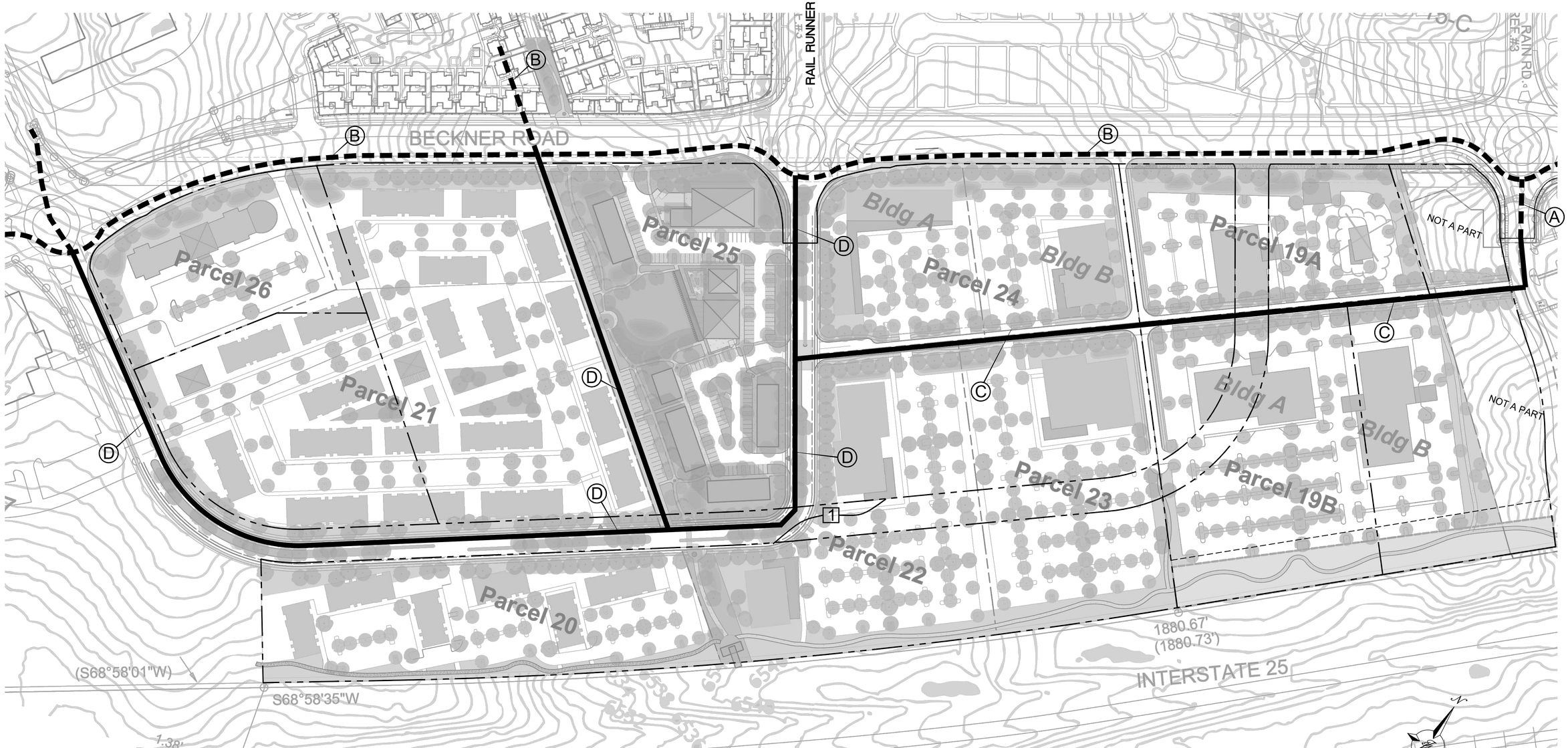
B. Applies CoSF development ordinance requirements

C. Test is for single story development.

D. Parking based on net lease (NL) of 10% reduction of gross square footage (GSF)

Opportunity: Consider asking CoSF to use a shared parking plan to increase density. Target would be for 10% shared of total provided.

Name	Plan Gross Sq. Ft.	Parking Required
Neighborhood Grocery		1 per 400 SF / NL
Market (La Montanita RG)	10400	24
Resturant		1 per 200 SF / NL
Resturant (Rustica/Ranch House)	6000	27
Food & Beverage		1 per 350 SF / NL
Space A	2025	8
Space B	3000	5
Commercial/Non-Medical Office		1 per 350 SF / NL
Commercial (Lena Street Lofts)	21900	62
Miscellaneous		
Kaune's Food Truck Area / Lot Info	6 Trucks	NA
	Total Parking Required	126
	Total Parking Per Test Plan	133
	Current Overage	7
	Remaining Capacity	2500 SF Approx



KEYED NOTES

1. EXISTING 8" WL
2. EXISTING 12" WL
3. PROPOSED 8" WL
4. PROPOSED 12" WL

NOTE

CONCEPTUAL WATER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL WATER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

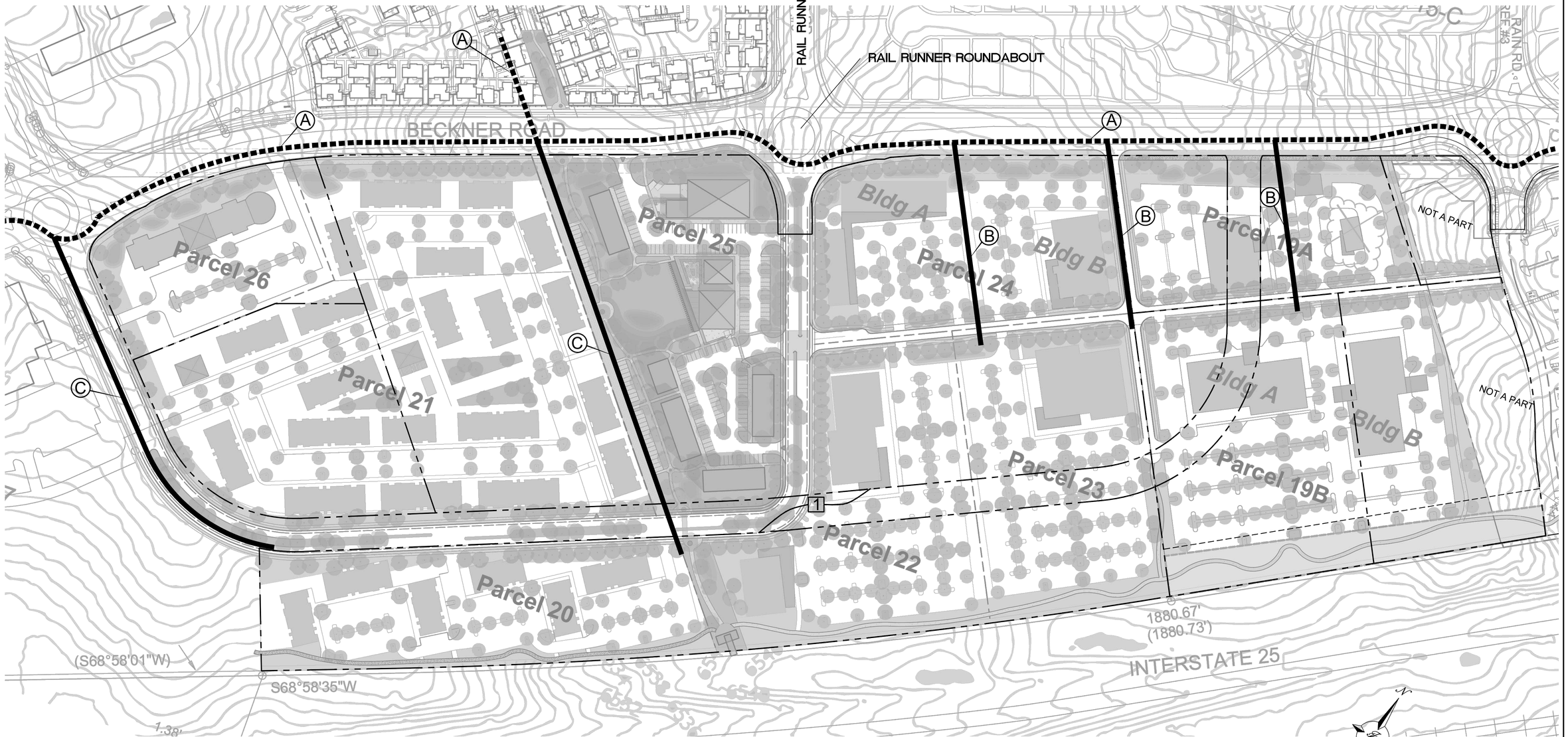
DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET # TF-3

JOB # 2023079



KEYED NOTES

(A) EXISTING 10" SAN SEWER LINE

(B) PROPOSED 8" SAN SEWER LINE

(C) PROPOSED 10" SAN SEWER LINE

NOTE

CONCEPTUAL SAN SEWER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL SANITARY SEWER PLAN (EXISTING AND FUTURE)

DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET #: TF-4

JOB #: 2023079

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
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TIERRA WEST, LLC

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(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

January 3, 2024

Mr. Dan Esquibel
City of Santa Fe Water Division
200 Lincoln Avenue
Santa Fe, NM. 87501

RE: LAS SOLERAS 57 ACRE DEVELOPMENT
LAS SOLERAS PARCELS 19-26
WATER AND WASTEWATER LETTER

Dear Mr. Esquibel:

To ensure that the proposed General Plan land use classification of Community Commercial and associated proposed rezoning to a uniform C-2 district of the 57.63 acres of Las Soleras Master Plan parcels19-26 (located along the Southern edge of Beckner Rd between Las Soleras Dr and Walking Rain Rd) will not produce excessive demand on the existing water and sanitary sewer infrastructure in Beckner Rd, Tierra West LLC has prepared the following summary of existing water and sewer capacities and water and sewer flowrates for a conceptual design we are referencing as "Conceptual Test Fit A" for your review.

Sanitary sewer capacities were calculated assuming gravity flow along two of its segments – the segment from the roundabout at Las Soleras Dr to the roundabout at Rail Runner (along which the minimum slope is 0.73%), and another segment from Rail Runner to the roundabout at Walking Rain (along which the minimum slope is 1.05%). The capacity of the existing water main was calculated assuming an 11 ft/s flow velocity.

The capacity of both existing pipes was found to be sufficient to serve the property if developed per either the existing or proposed zoning, and the water and sewer flowrates for these conditions are summarized below.

For the first segment mentioned above (from Las Soleras Dr to Rail Runner), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 843 gpm with velocity 3.44 ft/s.

For the second segment mentioned above (from Rail Runner to Walking Rain), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 1,011 gpm with velocity 4.13 ft/s.

The peak sanitary sewer flowrate calculated for the development assuming development per the existing zoning was 150 gpm, For design Test Fit Concept "A" it is 191 gpm,

Water discharge was assessed for the existing 12" ductile iron main in Beckner using an assumed velocity of 11 ft/s and was calculated at 2,693 gpm.

The peak water flowrate calculated for the development assuming development per the existing zoning was 167 gpm with average irrigation flowrate 5.79 gpm, for design Test Fit Concept "A" it is 212 gpm with average irrigation flows at 5.52 gpm,

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannan, P.E

JN: 2023079

RRB/eb/dd

Attachments:

Exhibit A: Conceptual Test Fit – A Site Plan
Exhibit B: Existing Zoning Water Budget
Exhibit C: Conceptual Test Fit – A Water Budget

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Existing Zoning Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19	396832	49604	MU - MID SZ RETL	* 384 GPD / 10k SF	-	3810	2.65	4.76	0.29
			IRRIGATION	0.68 AC of usable property	0.014 GPD/SF	415			
		* 118 units	MU - MULTI-FAM	** 100 GPD / person	*** 2.4 people / unit	28320	19.67	35.40	0.48
			IRRIGATION	1.14 AC of usable property	0.014 GPD/SF	695			
* Based on the density of units in Parcel 21 of Concept A				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application ** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
20	466092	116523	BIP - LT INDUSTRIAL	* 450 SF per Employee	* 44 GPD per Employee	11393	7.91	14.24	0.68
			IRRIGATION	1.61 AC of usable property	0.014 GPD/SF	982			
				* Based on a study by Metcalf & Eddy (2003). See note 3 of "Assumptions & References" at the bottom of this sheet					
21	204732	51183	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	16515	11.47	20.64	0.60
			IRRIGATION	1.41 AC of usable property	0.014 GPD / SF	860			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
22	397267	99317	C-2 - LARGE RTL	* 402 GPD / 10k SF	-	7985	5.55	9.98	0.97
			IRRIGATION	2.28 AC of usable property	0.014 GPD / SF	1390			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
23	316681	79170	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	25546	17.74	31.93	0.92
			IRRIGATION	2.18 AC of usable property	0.014 GPD / SF	1329			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24	269201	67300	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	21716	15.08	27.14	0.78
			IRRIGATION	1.85 AC of usable property	0.014 GPD / SF	1128			
*Assumed Maximum # of proposed units would be built				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
25	321037	80259	C-2 - MID SZ RETL	* 384 GPD / 10k SF	-	6164	4.28	7.70	0.62
			IRRIGATION	1.47 AC of usable property	0.014 GPD / SF	896			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
26	151589	37897	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	12228	8.49	15.29	0.44
			IRRIGATION	1.04 AC of usable property	0.014 GPD / SF	634			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
					TOTALS (GPM)		**93**	**167**	**5.79**
							AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**150**

Note:

1. All medical office and commercial buildings were assumed to be two-story buildings for comparison with the Concept A and B uses, which was factored in to the calculation of water flowrates in Gallons / Day
2. A floor area ratio of 0.25 was used to calculate all building sizes based on the existing zoning

Assumptions & References

1. Wastewater flowrates for office spaces comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
2. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
3. Industrial Park water use and number of employees determined through *Residential Water Use Research Project of the Johns Hopkins University and the Office of Technical Studies of the Architectural Standards Division of the Federal Housing Administration, 1963 and Metcalf & Eddy, Inc., 2003*

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Concept "A" Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19 A	118919	30000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	4840	3.36	6.05	0.23
			IRRIGATION	2.73 AC of usable property	0.014 GPD / SF	333			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-A	256568	75000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	12100	8.40	15.13	0.37
			IRRIGATION	5.89 AC of usable property	0.014 GPD / SF	539			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-B	140263	75000	MED OFFICES	75 SF / Employee	*11 GPD / Employee	12100	8.40	15.13	0.34
			IRRIGATION	4.73 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
20	215622	76500	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	11220	7.79	14.03	0.63
			IRRIGATION	4.95 AC of usable property	0.014 GPD / SF	906			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
21	559746	* 330 (units)	MULTI-FAMILY	100 GPD / person **	2.4 people / unit ***	79200	55.00	99.00	0.82
			IRRIGATION	12.85 AC of usable property	0.014 GPD / SF	1175			
	*Assumed Maximum # of proposed units would be built			** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
22	264409	79000	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	12745	8.85	15.93	0.64
			IRRIGATION	6.07 AC of usable property	0.014 GPD / SF	925			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
23	233917	69000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	11132	7.73	13.92	0.34
			IRRIGATION	5.37 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24 A	109771	28700	COMML/RETL	* 384 GPD / 10k SF	-	1102	0.77	1.38	0.27
			IRRIGATION	2.52 AC of usable property	0.014 GPD / SF	384			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
24 B	101495	30000	COMMERCIAL	* 384 GPD / 10k SF	-	1152	0.80	1.44	0.25
			IRRIGATION	2.33 AC of usable property	0.014 GPD / SF	355			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
25	270072	Unspecified (See Core Test)	CORE-MIXED	* 402 GPD / 10k SF	-	2714	1.88	3.39	1.05
			IRRIGATION	6.20 AC of usable property	0.014 GPD / SF	1512			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
26	111514	* 100 (units)	HOTEL	65 gallons per person per day	** 120 GPD / Unit	12000	8.33	15.00	0.27
			IRRIGATION	2.56 AC of usable property	0.014 GPD / SF	390			
	*Assumed Maximum # of proposed units would be built			* Based on Daily Water Consumption Rates for Motels (Dewberry, 2008, pg 644)					
						TOTALS (GPM)	**111**	**200**	**5.21**
							AVERAGE	**PEAK**	**AVERAGE**

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**180**

Assumptions & References

1. Parcels 21 and 26 B will have the maximum amount of units proposed per the conceptual site plan.
2. Wastewater flowrates for office and coffee shop uses comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
3. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
4. Assumed Parcels 20, 22, would be used for medical offices and Parcel 25 Would be used for retail

ORION West LLC
Development | Land Use | Planning |
Project Management
PO Box 5744, Santa Fe, NM 87502-5744

EARLY NEIGHBORHOOD MEETING NOTES

Project Name:	Las Soleras
Project Location:	4200 Beckner Road
Project Description:	Development Plan Amendment for Development Plan with Summary Plat/Lot Split for proposed 141-unit Apartment Complex
Applicant:	
Agent:	Orion West LLC
ENN Meeting Date:	14 November 2023
ENN Location:	Via Zoom
Application Type:	General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.
Land Use Planner:	Dan Esquibel
Attendance:	**City of Santa Fe:** Dan Esquibel **Developer Team:** Brian Nenninger (Agent), Maureen Mestas (Agent), Scott Herbert, Dave Delgado, Karl Sommer, Esq. **Neighborhood/Public:** 1 attendee. An unidentified neighbor who was on a non-video tile but did not identify him/herself or speak.

Notes/Comments:

14 November 2023/ 5:30 – 6:12pm Meeting

The meeting started at approximately 5:39pm. Roll call and introduction of those attending was held. Dan Esquivel indicated that he would like to wait an additional few minutes to allow others to log in. After a brief wait, the meeting continued without any additional attendees.

Brian Nenninger then introduced the Developer Team.

Brian Nenninger informed the group that this ENN is for the purposes of noticing a General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5 of all parcels in the Las Soleras Master Plan; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.

Highlights Brian shared during the presentation included:

The property is located within the 545 acre Las Soleras Master Plan Subdivision that was first created via an annexation ordinance in 2009. Since 2009 the Master Plan has been amended multiple times – the most recent being October 2019.

- Eight (8) existing legal parcels that together comprise 57.63-acres.
- Existing Zoning:

C-2: Two parcels
C-1: Four parcels
MU: One parcel
BIP: One parcel

- Master Plan Items that need to be "Cleaned Up."

Rail Runner Loop Road realignment to meet Rail Runner Road
Lot Line adjustments and resizing of parcels to better accommodate Commercial Users
Rambla open space design including location of "parklet."

The Applications that are being shared in the ENN are:

- General Plan Amendment Application
- Master Plan Amendment Application

Address Realignment of Rail Runner Loop Road
Propose modification to Rambla width.
Propose flexibility of "parklet" location along the Rambla
Discussion of Master Plat/Parcel Realignment

- Rezoning Application

Propose C-2 Zoning for eight parcels.

- Planned Unit Development (PUD) Application under consideration/discussion.

with City of Santa Fe

Brian wanted to take particular note that this is not an application for Development Plan Per the Santa Fe City Code. Qualified development/building construction will require separate Development Plan Applications, ENNs and Planning Commission Hearings.

He further stated that the proposed rezoning, along with the General Plan and Master Plan amendments lay the groundwork for better development needed to meet local market demands.

Those possible mix of uses for local market demand are:

- Neighborhood Commercial Retail, such as, Restaurants, Bakeries, Pubs, Coffee Shops, Marketplace/Grocery Coop, Copy/Printing, Dry Cleaning, Pharmacy
- Office (including Medical Office)
- Medical Education
- Multifamily Residential
- Hotel

Las Soleras Junction has transit-oriented improvements, specifically:

- Completion of Las Soleras bridge (triggered by 20 acres and 300,000 sf of development of parcels 19-26.)
- Further build out of Las Soleras trails system including the Rambla and "Parklet"
- Additional Bus stop/access on Rail Runner Loop Road
- Place holder for future Rail Runner Stop

Las Soleras Junction is a work in progress. Conceptual test fits to understand options for flow of pedestrians and vehicles within the site. Engineering and Design of Las Soleras Bridge to complete Las Soleras Drive from Cerrillos to Beckner. Utility and Traffic Study activity will be required. Design Guidelines are being developed to provide a cohesive, responsible, and pleasing experience for those who use and access the site. Guidelines will stay within the Santa Fe City Code and address, Architecture Concepts, Landscape Design, Lighting, Trails, Sidewalk and Roadway Connectivity to and within the site.

Brian then summarized the intention of the applications for this ENN, those key points being:

- Clean up issues in the Master Plan created from past developments/amendments. including the realignment of Rail Runner Loop Road with the relocated Rail Runner Road.
- Lay the groundwork for more effective use of parcels 19-26 through consistent zoning to allow for administrative lot line adjustments.
- Provide greater flexibility in providing neighborhood retail services including Food and Beverage. Uses brought to the site will be driven by the local and area market.
- Facilitate the completion of Las Soleras Drive and Bridge connecting Cerrillos to Beckner.

Brian opened the ENN for questions from the City Staff and neighbors. No one in attendance who was believed to be a neighbor asked to speak. No neighbor or other interested party was on the CHAT feature to ask questions.

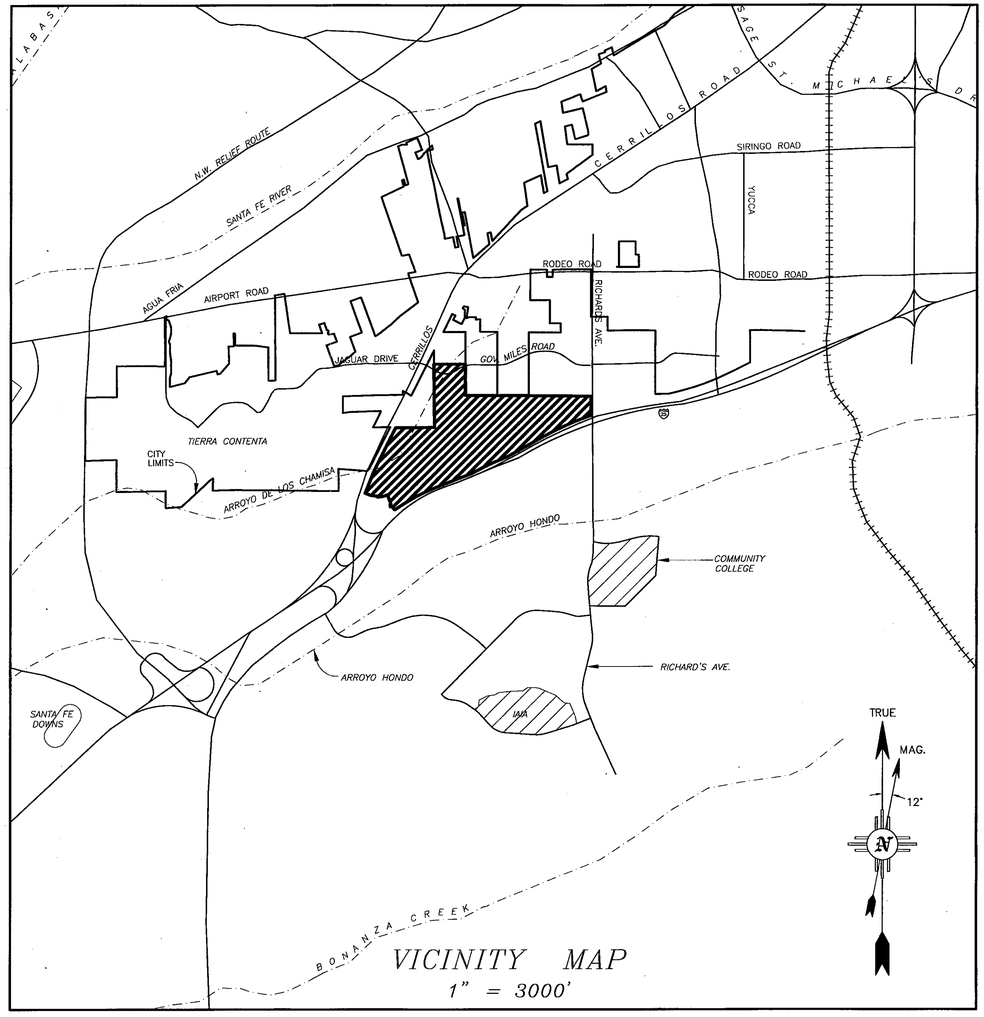
There was a brief discussion between Dan Esquivel and Brian Nenninger about the status of the applications after the meeting. The meeting was then adjourned by Dan Esquivel.

**********END**********

LAS SOLERAS

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS

714014



VICINITY MAP
1" = 3000'

TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.

OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
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LAS SOLERAS COMMUNITY DESIGN, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS OESTE LTD. CO.
GORDON L. SKARSGARD, MANAGING MEMBER
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(505) 262-2323

PRESBYTERIAN HEALTHCARE SERVICES,
A NEW MEXICO NONPROFIT CORPORATION
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(505) 841-1234

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8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

GERONIMO EQUITIES, LLC
FRED GARDNER, MANAGING MEMBER
9400 SAN RAFAEL, NE
ALBUQUERQUE, NM 87109
(505) 271-1944

MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
ALBUQUERQUE, NM 87158
(505) 241-4442

CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
SANTA FE, NM 87501
(505) 995-1200

CONSULTANTS:

JAMES W. SIEBERT & ASSOCIATES, INC.
915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

COMMUNITY DESIGN & ARCHITECTURE
350 FRANK OGAVE PLAZA, FIFTH FLOOR
OAKLAND, CA 94612
(510) 839-4568

TERRY BROWN
P.O. BOX 92051
ALBURQUERQUE, NM 87199
(505) 883-8807

DAWSON SURVEYS INC.
2501 CAMINO ENTRADA
SANTA FE, NM 87501
(505) 471-6660

SOMMER, KARNES & ASSOCIATES, P.A.
2000 W. MARCY ST. #142
SANTA FE, NM 87501
(505) 989-3800

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CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF DECEMBER 18, 2008. AS CASE #'s M2008-27, M-2008-28, SD 2008-15 & ZA 2008-11.

CHAIRPERSON — 2-22-10 DATE

PLANNING COMMISSION SECRETARY — 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009. AS ORDINANCE NO. 2009-6

MAYOR — 2/22/10 DATE

ATTEST BY CITY CLERK — 2-24-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, A.D. 1891 NEW MEXICO

CITY REVIEW

CITY ENGINEER — 02/22/10 DATE

CITY PLANNER — 2.22.10 DATE

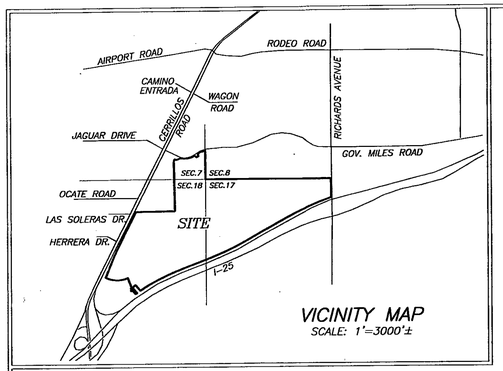
CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC.	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010
915 MERCER STREET • SANTA FE NEW MEXICO 87505		DRAWN BY: PST/HP	CHECKED BY: JWS
(505) 983-5588 FAX (505) 989-7313	COVER SHEET	REVISED: 1/18/10	–
		WORKED ON: 1/18/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXCOV-12

NORTH

SHEET: P-1

X:\2010\20026\10-01-01\ANXMSPLN\026-ANXCOV-12.DWG



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

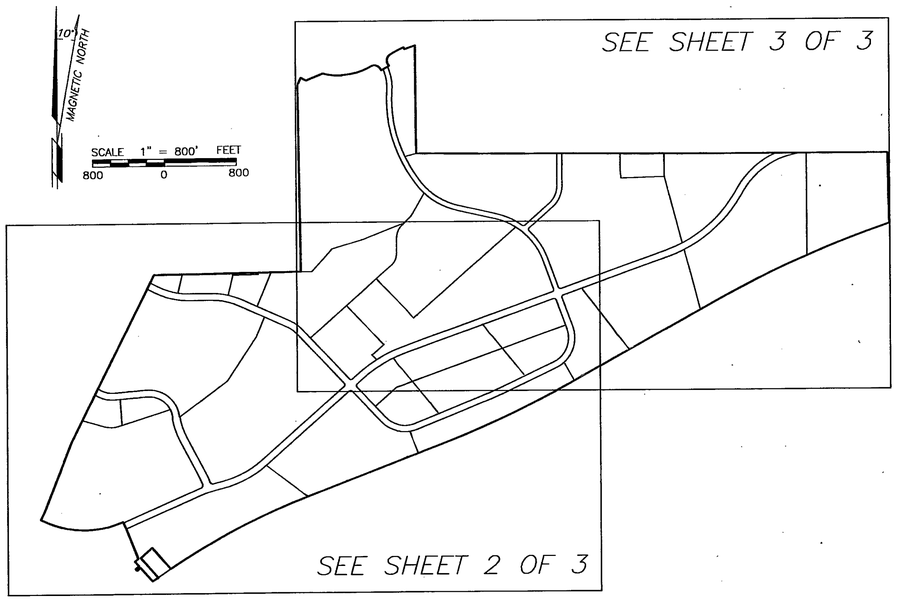
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

Michael Anaya 10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

Valerie Espinoza 10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-17-09
AS ORDINANCE # 2009–6 DATE

David Coss 2-22-10
MAYOR: DAVID COSS DATE

Yolanda Y. Vigil 2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 AS CASE # SD–2008–15
DATE M–2008–27
M–2008–28
ZA–2008–11

2-4-10
CHAIR DATE

Angela S. Rodriguez 2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

STATE OF NEW MEXICO)SS 159245
COUNTY OF SANTA FE)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

UTILITIES

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

9-23-09
QWEST COMMUNICATIONS, INC. (TELEPHONE) DATE

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

Susie Rogers Sr. ROW Agent 09/04/2009
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) DATE

9-23-2009
NEW MEXICO GAS COMPANY DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S–1

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

CASE #SD 2008-15

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

S-2

GOVERNOR MILES ROAD

714020

SCALE 1" = 200 FEET
200 0 200

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

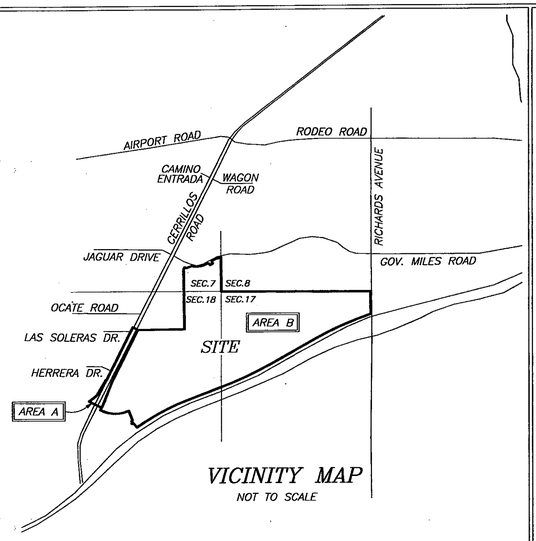
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008-15 FILE# 8348 DATE: 8/26/09

S-3



VICINITY MAP

NOT TO SCALE

SURVEYORS CERTIFICATE

I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS#7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- ∘ DENOTES CALCULATED POINT, NOT SET
- ——— DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ——, PAGE ——. INST NO. 1592456
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:22 o'clock PM., and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

ANNEXATION DESCRIPTION AREA "A"

ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.88 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 337.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S30°04'14"W, 99.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"

ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"W, 92.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 49.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'49"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°55'29"W, 792.93 FEET;
THENCE N89°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N00°25'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N23°59'52"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'59"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'59"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°05'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S68°01'32"W, 204.06 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA		
TOTAL AREA		561.65 ACRES
ANNEXATION AREA A		16.35 ACRES
**ANNEXATION AREA B		545.30 ACRES
ANNEXATION A PERIMETER		6785 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS		2101 FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS		31%
ANNEXATION B PERIMETER		26726 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS		4517 FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS		17%
TOTAL ANNEXATION PERIMETER		27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS		6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS		24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON. ROADS DEDICATED BY COUNTY RESOLUTION 2007-98 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/16/2013 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24 DAY OF September, 2009

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC-STATE OF NEW MEXICO My Commission Expires: 5/23/2011

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 7th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK. 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12th DAY OF November, 2009

OFFICIAL SEAL LINDA J. VANAUKER Notary Public State of New Mexico My Commission Expires: 2-12-11

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)

BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009

NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

714015

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE

ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE

CITY PLANNER — 02.10.10 DATE

CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — 2-22-10 DATE

ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF: 12/18/2008 DATE
AS CASE # SD-2008-15
M-2008-27
M-2008-28
ZA-2008-11

CHAIR — 2-4-10 DATE

SECRETARY — 3/9/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

SHEET 1 OF 3

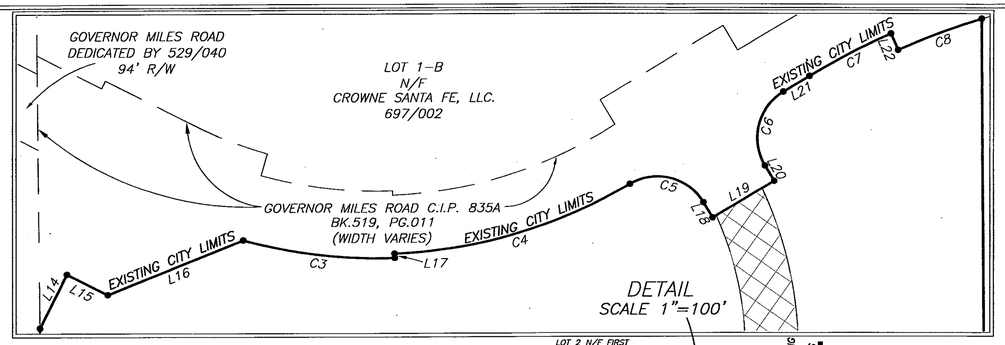
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

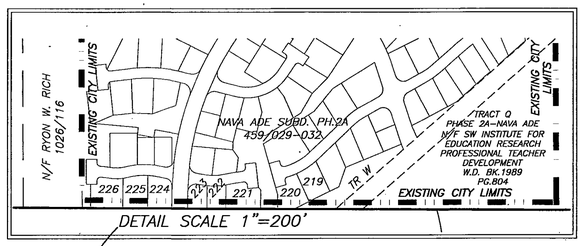
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-4

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'





714016

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

POB AND TIE POINT
NMC83
1681259.25N
1706314.91E

ANNEXATION AREA "A" 16.35 Ac.±

ANNEXATION AREA "B" 545.30 Ac.±

ALL HATCHED ROAD AREAS INDICATE PORTIONS OF ROADWAYS BEING VACATED BY THIS PLAT. (SEE DEDICATION, CONSENT AND AFFIDAVIT ON SHEET 1)

SEE SHEET 3 OF 3 FOR NEW ROAD DEDICATION ALIGNMENT

NMC83
168582.82N
1714506.16E

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

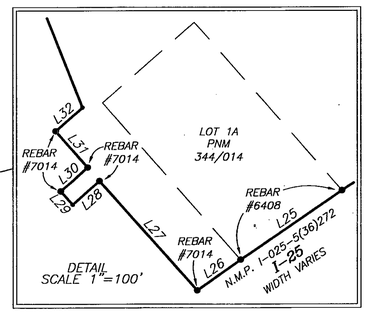
"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.



SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-5

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°42'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'26"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

714017

SCALE 1"=300'
300 0 300

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002
GOV. MILES RD.
EXISTING CITY LIMITS
C/L TIE N59°03'01"E 100.00'
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F SHANNON 249/976
N/F RYON W. RICH 1026/116
SANTA FE COUNTY
TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
NAVA ADE SUBD PH.2A 459/029–032
LOT 3 N/F BUILDING SERVICES OF SANTA FE 560/040
RICHARDS AVE.
LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1319415
N/F KOBURI 2298/179
LOTS 1 & 2 N/F CANVASBACK CO. 1347/058
LOTS 1,2,3 N/F WORCESTER/CATE INSTR.#1452304
N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397–400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
CERRILLOS ROAD
DANCING GROUND ROAD 56' R/W
RAIL RUNNER ROAD 57' R/W
76' R/W BECKNER ROAD
25'RADIUS (TYPICAL THIS INTERSECTION)
BEARINGS AND DISTANCES ARE FOR ROAD CENTERLINES (TYPICAL)
LAS SOLERAS DRIVE 76' R/W
BECKNER ROAD 76' R/W
RAIL RUNNER ROAD 70' R/W
CROSSING AT CHAMISO R/W VARIES
76'R/W 86'R/W
35' RADIUS (TYPICAL THIS INTERSECTION)
PORTION OF BECKNER ROAD ALREADY DEDICATED WITH SANTA FE COUNTY RESOLUTION #2006–199
92'R/W BECKNER ROAD
TRADITIONAL C/L (NOT FOR CONSTRUCTION)
N.M.P. I–025–5(36)272 I–25 WIDTH VARIES
LOT 2A–1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A–2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 1B PNM
N/F JANE AND GENE PETCHESKY
LOT 1 N/F GILLENTINE
LOT 6
LOT 2
CHURCHILL ESTATES SUBD
OPEN SPACE TRACT A
LA PRADERA SUBDIVISION 612/024
OPEN SPACE TRACT C
TRACT A N/F LOUISE BURTRAM 704/724
TRACT B 165/35
TRACT C 165/35
TRACT D 165/35
TRACT A

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

NOTE:
ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT–OF–WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBDIVISION PLAT APPROVAL.

ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE–ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS EVIDENCED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008–28

S-6

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE

REFER TO "LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC." SHEETS 1, 2, AND 3 OF 3, BY GARY E. DAWSON, DATED 8/26/09, FOR OTHER EASEMENTS WITHIN THIS PROPERTY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON — NEW MEXICO — 7014 — REGISTERED PROFESSIONAL SURVEYOR

ZONING LEGEND

C-2	– GENERAL COMMERCIAL
SC-2	– COMMUNITY COMMERCIAL
C-1	– OFFICE
BIP	– BUSINESS INDUSTRIAL PARK
HZ	– HOSPITAL ZONE–LAS SOLERAS
MU	– MIXED USE
RM-1	– RESIDENTIAL HIGH DENSITY
RM-LD	– RESIDENTIAL MEDIUM DENSITY
R-6	– RESIDENTIAL LOW DENSITY

GOVERNOR MILES ROAD

714021

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

GOVERNOR MILES ROAD 519/011

PARCELS A & B N/F TRUJILLO 319/972

N/F PAUL & NANCY LEWIS 1009/780

N/F DALLAS KELLY SHANNON 791/742

N/F SHANNON 249/976

N/F RYON W. RICH 1026/116

NAVA ADE SUBD PH.2A 459/029–032

DANCING GROUND ROAD

TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

106' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21–22

N/F FIRST NATIONAL BANK OF SANTA FE LOT 1 INSTR.#1314415

N/F KOBIR 2288/179

N/F CANNEBACK CO. LOTS 1 & 2 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F RUTLEDGE 980/222

PAN AM ROAD N/F

R-6 (13) 6.80 Ac.± 4601 RAIL RUNNER ROAD

RM–LD (12) 50.09 Ac.± 4600 RAIL RUNNER ROAD

R-6 (14) 22.16 Ac.± 4781 RAIL RUNNER ROAD

RM–LD (15) 52.57 Ac.± 4251 BECKNER ROAD

R-1 (16) 3.02 Ac.± 4161 WALKING RAIN

SC–2 (17) 20.21 Ac.± 3750 BECKNER ROAD

C–2 (18) 48.99 Ac.± 4000 BECKNER ROAD

MU (19) 9.17 Ac.± 5001 RAIL RUNNER ROAD

BIP (20) 10.70 Ac.± 5151 RAIL RUNNER ROAD

C–2 (22) 10.21 Ac.± 5150 RAIL RUNNER ROAD

C–1 (21)

RM–1 (9) 43.69 Ac.± 4780 RAIL RUNNER ROAD

MU (11) 28.32 Ac.± 4850 RAIL RUNNER ROAD

C–1 (10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE

C–2 (25) 8.01 Ac.± 4552 BECKNER ROAD

C–1 (24) 5.97 Ac.± 4354 BECKNER ROAD

C–1 (23) 5.09 Ac.± 5002 RAIL RUNNER ROAD

C–1 (26) 3.78 Ac.± 4756 RAIL RUNNER ROAD

RAIL RUNNER ROAD 57' R/W

BECKNER ROAD 76' R/W

DANCING GROUND ROAD 56' R/W

RAIL RUNNER ROAD 70' R/W

BECKNER ROAD 76' R/W

RICHARDS' AVE. 113'R/W

50' P.N.M. EASEMENT

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

180' RAMBLA EASEMENT

90' RAMBLA EASEMENT

185' RAMBLA EASEMENT

N.M.P. I–025–5(36)272 I–25 INTERSTATE (WIDTH VARIES)

TIE POINT NMC83 1681790.32N 1714518.95E

T–RAIL STA. 668+96.92

T–RAIL STA. 650+16.3

SCALE 1" = 200 FEET (200 0 200)

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

SHEET 1 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S-9

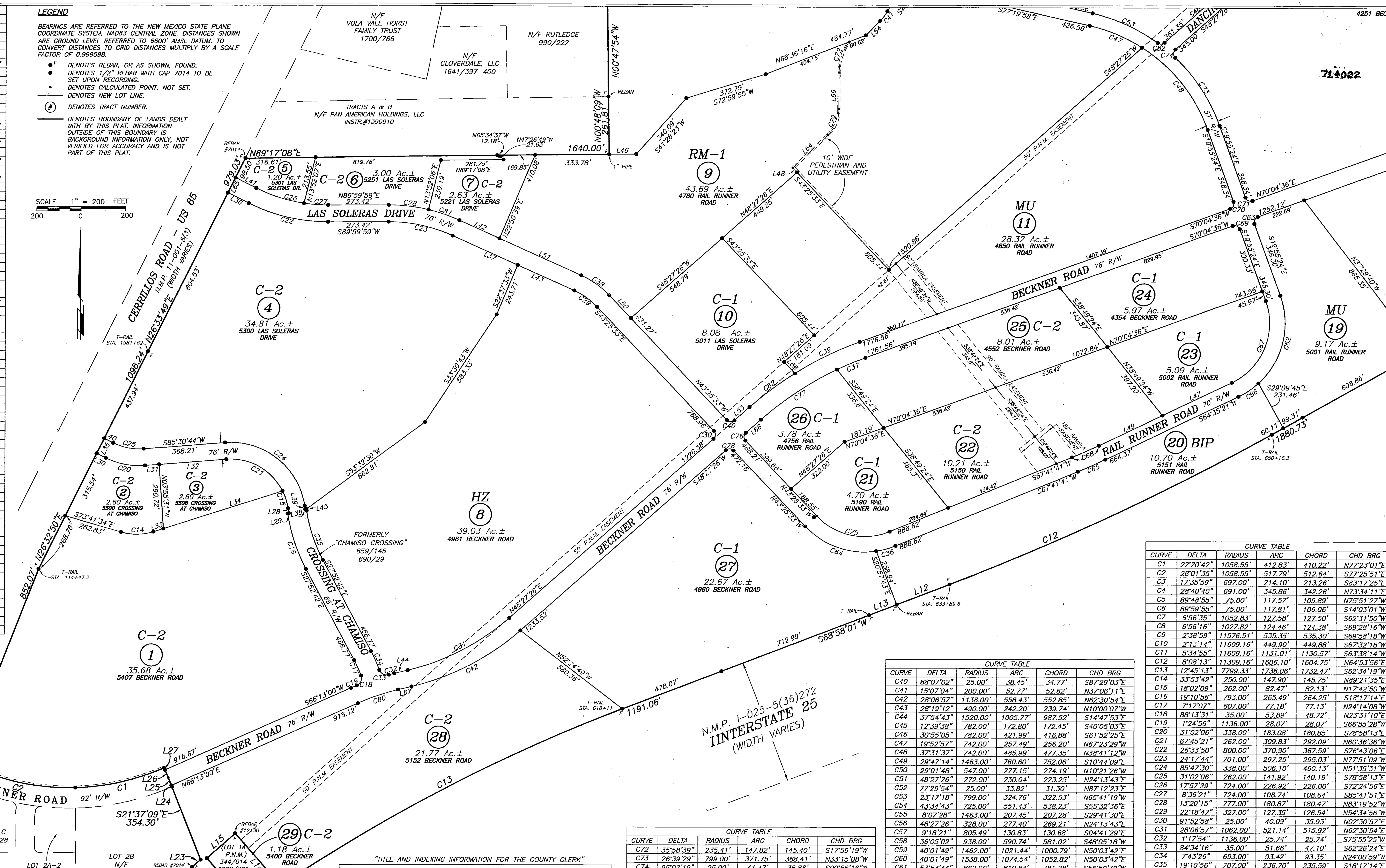
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- —— DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- —— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°1[illegible]'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

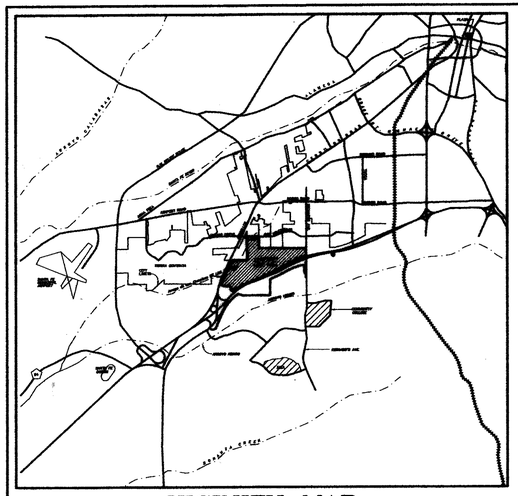
ZONING PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

SHEET 2 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-10



VICINITY MAP
1"=8000'

TRUE
MAG.
12°
N
NORTH
SCALE: 1"=400'
400' 200' 0' 400' 800'

STATE POLICE
AUTO PARK
JAGUAR DRIVE
GOVERNOR MILES ROAD
NOT A PART
HIGHWAY DEPARTMENT
APPROVED COMMERCIAL
714023
CERRILLOS
DAMONS GROUND RD
NAVA AVE
RICHARDS AVE
OCATE ROAD
WAL-MART
LAS SOLERAS DRIVE
RAIL RUNNER ROAD
DRAGON ROAD
BECKNER ROAD
CROSSING AT CHAMISO
DINOSAUR TRAIL
INTERSTATE 25 SOUTHBOUND
INTERSTATE 25 NORTHBOUND
SLEEP INN HOTEL
VACANT
SANTA FE STORES
AMERICAN FURNITURE CURRENTLY VACANT

OPEN SPACE .68 AC±
FLOOD PLAIN PER 2008 FEMA MAPS
RM-LD RESIDENTIAL MEDIUM DENSITY 50.09 AC± (INC. OS & PARK)
4600 RAIL RUNNER RD.
OPEN SPACE 3.59 AC±
12
4601 RAIL RUNNER RD.
R-6 RESIDENTIAL LOW DENSITY 6.80 AC±
13
17' PUBLIC UTILITY & ROAD EASEMENT
57' R.O.W.
20' SAN SEWER LINE EASEMENT PLAT 362/006 DOC 2076/782
OPEN SPACE 4.13 AC±
50' EFFLUENT LINE EASEMENT
14
R-6 RESIDENTIAL LOW DENSITY/ INSTITUTIONAL 22.16 AC± (INCLUDES OS)
4781 RAIL RUNNER RD
56' R.O.W.
OS 0.57 AC±
4161 WALKING RAIN
R-1 MONTE DEL SOL CHARTER SCHOOL 3.02 Ac.±
16
OPEN SPACE 5.72 AC±
OPEN SPACE 0.34 AC
SC-2 COMMUNITY COMMERCIAL 20.21 AC± (INCLUDES O.S.)
3750 BECKNER RD
17
OPEN SPACE 1.07 AC
75'
100'
ROAD ALIGNMENT TO BE DETERMINED AT DEVELOPMENT PLAN PER CONDITION #30 ON SHEET P-6
POTENTIAL ROAD ALIGNMENT
OS 0.95 AC
OPEN SPACE 0.88 AC
15
RM-LD RESIDENTIAL MEDIUM DENSITY 52.57 AC± (INCLUDES O.S)
4251 BECKNER RD
OS 0.60 AC
18
C-2 COMMUNITY COMMERCIAL (BUSINESS PARK) 48.99 AC± (INCLUDES O.S.)
4000 BECKNER RD
OS 7.26 AC±
50'
SETBACK
OS 0.10 AC
OPEN SPACE 0.34 AC
19
5001 RAIL RUNNER RD.
MU MIXED USE 9.17 AC± (INC. OS)
OS 10.36 AC±
C-2 REGIONAL COMMERCIAL 1.20 AC± (INCLUDES O.S.)
5301 LAS SOLERAS DR
OS 0.06 AC
10' PEDESTRIAN TRAIL & PARK MAINTENANCE PATH & EMERGENCY ACCESS
5221 LAS SOLERAS DR.
5
C-2 REGIONAL COMMERCIAL 3.00 AC±
6
C-2 COMMUNITY COMMERCIAL 2.83 AC± (INCLUDES O.S.)
5281 LAS SOLERAS DR
7
10' EFFLUENT LINE EASEMENT
10' PED EASE
RM-1 RESIDENTIAL HIGH DENSITY 43.69 AC± (INC. OS)
4780 RAIL RUNNER RD
9
MU MIXED USE 28.32 AC± (INC. OS)
4850 RAIL RUNNER RD
11
OS 1.12 AC
50' MU MIXED USE
76' R.O.W.
90' ACCESS/ RAMBLA EASE.
OS 0.45 AC
OS 0.35 AC
70' R.O.W.
4354 BECKNER RD.
C-1 OFFICE 5.97 AC± (INC. OS)
24
OS 0.20 AC
ACCESS/ RAMBLA EASE 0.71 AC±
25
C-1 OFFICE 5.09 AC±
23
5002 RAIL RUNNER RD.
90' ACCESS/ RAMBLA EASE
C-1 OFFICE 0.71 AC
4
C-2 REGIONAL COMMERCIAL 34.81 AC± (INCLUDES O.S.)
5300 LAS SOLERAS DR
C-1 OFFICE 8.08 AC± (INC. OS)
8001 LAS SOLERAS DR
10
LOS ALAMOS AVE
OS 0.30 AC
OS 0.20 AC
C-2 COMMUNITY COMMERCIAL 8.01 AC± (INC. OS)
4582 BECKNER RD.
RAMBLA & PLAZA EASE 1.25 AC±
1% CHANCE FLOOD PLAIN DERIVED FROM PENDING LOMA
76' R.O.W.
20' SEWERLINE EASEMENT
50' ELECTRIC TRANSMISSION LINE
OS 0.18 AC
C-2 REGIONAL COMMERCIAL 2.00 AC± (INC. OS)
5500 CROSSING AT CHAMISO
3
C-2 REGIONAL COMMERCIAL 2.00 AC±
5508 CROSSING AT CHAMISO
OPEN SPACE 1.71 AC
2
HZ HOSPITAL & MEDICAL USES INSTITUTIONAL 39.03 AC± (INCLUDES O.S.)
4981 BECKNER RD.
8
76' R.O.W.
OS 0.80 AC
C-1 OFFICE 22.67 AC± (INCLUDES O.S.)
4980 BECKNER RD.
27
C-1 OFFICE 3.78 AC± (INC. OS)
26
4756 BECKNER RD.
C-2 COMMUNITY COMMERCIAL 10.21 AC± (INC. OS)
22
C-1 OFFICE 4.70 AC±
70' R.O.W.
5190 RAIL RUNNER RD.
21
5150 RAIL RUNNER RD.
182'
158'
20
5151 RAIL RUNNER RD.
RAIL RUNNER ROAD
B.I.P. 10.70 AC±
NM RAIL RUNNER EXPRESS STATION APPROVED BY MPO MEETING OF DECEMBER 11, 2008
OS 0.61 AC
CLOMR FEMA CASE# 08-06-2258R
86' R.O.W.
OS 0.91 AC
OS 1.91 AC
C-2 REGIONAL COMMERCIAL 35.68 AC± (INCLUDES O.S.)
5407 BECKNER RD.
1
SETBACK
OPEN SPACE 2.01 AC
100'
C-2 COMMUNITY COMMERCIAL 21.77 AC± (INCLUDES O.S.)
5152 BECKNER RD.
28
POTENTIAL FUTURE ACCESS & POSSIBLE PEDESTRIAN AND/OR VEHICULAR UNDERPASS OR OVERPASS TO BE DETERMINED BY NMDOT PER CONDITION #31 ON SHEET P-6 ONE LOCATION TO BE SELECTED
OS 1.22 AC
OPEN SPACE 0.73 AC
OS 3.99 AC
30' max ELEVATION 136.0'
29
PNM ELECTRIC SUBSTATION C-2 1.16 Ac.±
5480 BECKNER RD
OPEN SPACE 0.17 AC

CITY REVIEW
CITY ENGINEER — DATE 02/22/10
CITY PLANNER — DATE 02.10.10

STORMWATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

Beckner Road Equities, Inc.
by Gordon L. Skarsgard
(OWNER) Gordon L. SKARSGARD — JAN 18, 2010 DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2010

Victoria M. Reyes — 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO

NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL

LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1592456 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSMENT# SD 2008-15
REZONING# ZA 2008-11

LAND AREA

REGIONAL COMMERCIAL **C-2**	–	82.52 AC±
COMMUNITY COMMERCIAL **C-2**	–	39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) **C-2**	–	48.99 AC±
COMMUNITY COMMERCIAL **SC-2**	–	20.21 AC±
OFFICE **C-1**	–	50.29 AC±
BUSINESS INDUSTRIAL PARK **BIP**	–	10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES **I**	–	39.03 AC±
MIXED USE **MU**	–	37.49 AC±
RESIDENTIAL HIGH DENSITY **RM-1**	–	43.69 AC±
RESIDENTIAL MEDIUM DENSITY **RM-LD**	–	102.66 AC±
RESIDENTIAL LOW DENSITY **R-6**	–	28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN

SCALE: 1"=400'	DATE: JAN 2010	NORTH:
DRAWN BY: PST/HF	CHECKED BY: JWS	
REVISED: 1/15/10	–	SHEET: P-5
WORKED ON: 1/15/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXMSPLN-12	

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SPECIAL WARRANTY DEED

Las Soleras Center, LLC, a New Mexico limited liability company (collectively, "**Grantor**"), for consideration paid, grants and conveys to ***Beckner Road Partners, LLC***, a New Mexico limited liability company ("**Grantee**"), whose address is 150 Washington Avenue, Suite 201, Santa Fe, New Mexico 87501, the real property located in Santa Fe County, New Mexico legally described as follows:

> Tract 19, Tract 24, Tract 25 and Tract 26 of Las Soleras, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-19 and 24-27...lying within Section 17 & 18 T16N, R9E, NMPM City: Santa Fe County: Santa Fe State: New Mexico", recorded October 31, 2016 in Plat Book 809, Pages 003-004, # 1808503, records of Santa Fe County, New Mexico.
>
> Tract 20 of Las Soleras, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts Township 16N, Range 9E, Sections...17 & 18", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.
>
> Lot 21, Lot 22 and Lot 23 of Las Soleras, as shown and delineated on plat of survey entitled "ALTA/ACSM Boundary Survey prepared for Paseo Nuevo, Ltd. Co. of Lots 21, 22, and 23 Las Soleras lying within Sections 17 and 18, T.16N., R.9E., N.M.P.M. Santa Fe County, N.M.", recorded February 14, 2012 in Plat Book 742, Page 018, # 1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Sewer maintenance and garbage disposal assessments not yet due and payable.

SUBJECT TO: Reservations and exceptions contained in Patents from the United States of America to Samuel A. Larson, recorded December 10, 1921 in Patent Book A, Page 180 and Patent recorded November 4, 1943 in Patent Book C, Page 93, records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations and exceptions contained in Patent from the United States of America to Amos W. Beckner, recorded February 17, 1941 in Patent Book C, Page 14, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in Annexation Agreement recorded March 4, 2010 as Instrument #1592456, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593744, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593745, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, easements and rights incident thereto as shown and delineated on plat of survey entitled "ALTA/ ACSM Boundary Survey prepared for Paseo Nuevo, LTD. Co. of Lots 21, 22, and 23 Las Soleras...", recorded February 14, 2012 in Plat Book 742, Page 018, #1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-9...", recorded October 31, 2016 in Plat Book 809, Pages 003-004, #1808503, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, restrictions and conditions, as shown and delineated on plat of survey entitled "Las Soleras Amended Master Plan Township 16N, Range 9E, Sections 7, 8, 17 & 18.", recorded January 4, 2017 in Plat Book 812, Pages 037-046, # 1814047 and recorded July 17, 2018 in Plat Book 836, Pages 047-050D, # 1862707, records of Santa Fe County, New Mexico.

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Village, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802604, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26).

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Center, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802605, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26)

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.

Witness my hand and seal this 23 day of January, 2023.

GRANTOR:

LAS SOLERAS CENTER, LLC,
a New Mexico limited liability company

Gordon L. Skarsgard

Gordon L. Skarsgard, Operations Manager

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 27th day of January, 2023 by **Gordon L. Skarsgard** as Operations Manager of Las Soleras Center, LLC, a New Mexico limited liability company.

STATE OF NEW MEXICO
NOTARY PUBLIC
DIANA SLIWICKI
Commission # 1115266
My Comm. Exp. June 17, 2024

Diane Sliwicki

Title of Office: Notary Public

ORION West LLC
Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024
(Revised July 30, 2024)

Dan Esquibel, Senior
Planner City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: General Plan Amendment Application – Change Land Use Designations from Office, Industrial Park, and Transitional Mixed Use to Community Commercial in Las Soleras Master Plan Parcels 19, 20, 21, 23, 24 and 26.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of applying for an amendment to the City of Santa Fe's General Plan per the SFCC 14-3.2 - AMENDMENTS TO THE GENERAL PLAN. This application is a companion to both a Master Plan Amendment and Rezoning application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



PURPOSE AND INTENT:

The current General Plan classification along with the *proposed* land use classification by parcel can be found in the table below. The combined area of all Parcels 19 – 26 is 57.63 acres.

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
22*	9.12	Community Commercial	Community Commercial	5090 Rail Runner Loop	1050094065275000000
23	7.27	Office	Community Commercial	5040 Rail Runner Loop	1050094143308000000
24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification requested*

The purpose of this application is to provide a uniform Community Commercial land use classification along with a uniform C-2 zoning district (via separate rezoning application) across parcels 19-26 to allow for the adjustment of parcel lot lines to deliver future development that is better aligned with the goals and intent of the General Plan.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses as allowed by a Community Commercial land use classification and a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The reclassification of parcels to Community Commercial will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be reclassified as Community Commercial will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development and inconsistent with the goals and intent of the General Plan.

A future Rail Runner rail stop was envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. Although this demand will be difficult to achieve, it will be next to impossible without the somewhat denser development that can be realized by a reclassification to Community Commercial in parallel with a uniform C2 General Commercial zoning district.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is classified as Community Commercial and zoning is C-2, General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as Office. It is partially developed with the Presbyterian Medical Services Medical Office Building recently opened in the second quarter of 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire North edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as Office/C-1; Residential 12-29 dwelling units/R21; and Residential 3-7 dwelling units/R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this General Plan Land Use reclassification and related Rezoning application on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12" water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10" sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site.

Thanks for your review and consideration of this application. Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,



Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 - Master Plan Amendment Application
Approval Criteria Responses
February 12, 2024
Amended to include revised General Plan Approval Criteria: July 30, 2024

The proposed amendment to reclassify Las Soleras Master Plan parcels from Transitional Mixed Use, Business Park, and Office to Community Commercial is summarized in Table I. by parcel.

Table I. ***Las Soleras Parcels 19-26 proposed General Plan Land Use Classification***

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
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24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification requested*

SFCC 14-3.(E) GENERAL PLAN AMENDMENT APROVAL CRITERIA

(1) Criteria for All Amendments to the General Plan: The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

(a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;

Response: The proposed General Plan Amendment for Las Soleras parcels 19-26 aligns with the growth projections for Santa Fe, fulfilling economic development goals as set forth in the comprehensive economic development plans detailed in both the Angelou Report and the 2008 Economic Development Strategy. This alignment ensures consistency with Santa Fe's economic development goals, specifically, the following goals are achieved:

Growth Projections, Economic Diversification, and Community Development: The proposed amendment is consistent with the goals and policies of community services outlined in the General Plan, which states the guiding policies for economic development are to: 1) Promote diversification of the Santa Fe economy, 2) Promote increased job opportunities with higher wages for Santa Fe residents, 3) Support services that serve the needs of Santa Fe residents and workers, 4) Develop and maintain an attractive climate for conducting business in Santa Fe, and 5) Promote small businesses.

Santa Fe County's population is projected to reach approximately 156,151 in 2024, reflecting a growth rate of 0.13% over the past year according to the most recent United States Census data. This projected growth highlights the need for adaptive planning and development to accommodate increasing residential and commercial demands.

The Angelou Report further emphasizes the importance of diversifying Santa Fe's economic base to ensure sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

The proposed amendment to enables the land to support these economic development policies by allowing for a greater variety of developments, which would better meet the needs of different ages, incomes, and family sizes. Additionally, it is strategically designed to create space for diverse industries to expand and prosper, encouraging the creation of community hubs that attract investment and generate high-quality employment opportunities. This supports Santa Fe's growth projections and the targeted diversification of its economic base, facilitating development that enhances the economic landscape and community well-being.

Infrastructure Utilization and Enhancement: The Angelou Report highlights the critical role of effectively utilizing existing infrastructure in fostering sustainable economic development (p. 33). Complementing this, the 2008 Economic Development Strategy details initiatives aimed at enhancing business infrastructure, which includes improving accessibility to essential services, utilities, and transportation systems. These improvements are vital for the success of business operations and the overall development of the community (Economic Development Division Strategy for Implementation pp. 4, 6). The proposed amendment specifically leverages this existing infrastructure to bolster economic growth and sustainability in the Las Soleras area, ensuring that the development aligns with Santa Fe's strategic goals for economic expansion and community enhancement.

Support for Entrepreneurial and Small Business Activities; Enhancement of Local Services and Job Opportunities: Both the Angelou Report and the Economic Development Division Strategy for Implementation emphasize the importance of bolstering Santa Fe's economic health by supporting small businesses and entrepreneurial ventures (Angelou Report p. 25; Economic Development Division Strategy for Implementation pp. 4, 6). The proposed amendment to transition land use to Community Commercial aligns with these objectives by enhancing spaces conducive to the growth of small businesses, thereby fostering job creation and economic resilience. This transformation into Community Commercial spaces is designed to bolster local services and generate employment opportunities, thereby advancing the economic goals of increasing job availability with better wages for Santa Fe residents, as outlined in the 2008 Economic Development Strategy (pp. 4, 6). This approach not only supports emerging business ventures but also contributes significantly to community development and economic diversification.

(b) consistency with other parts of the general plan;

Response: This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application). Specifically, the following policy goals are achieved:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*

Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*

Policy 4-4-G-4: *Promote a balance between residential development and new employment*

opportunities in detailed plans prepared for future growth areas; and

Policy 4-4-G-6: *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*

Policy 9-2-G-1: *Promote diversification of the Santa Fe economy; and*

Policy 9-2-G-2: *Promote increased job opportunities with higher wages for Santa Fe residents; and.*

Policy 9-2-G-3: *Support retail uses that serve the needs of Santa Fe residents and workers; and*

Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe; and*

Policy 9-2-G-5: *Promote small business.*

The proposed amendment for reclassifying parcels 19-26 within the Las Soleras Master Planned community to Community Commercial aligns closely with the 1999 City of Santa Fe General Plan, ensuring the development is in harmony with broader city planning goals. The transition to Community Commercial addresses the need for a variety of housing types and mixed uses in the community, a principle supported by the plan's emphasis on creating diversified urban areas that balance residential and commercial growth. This change is designed to provide the necessary commercial services to a growing residential population, supporting the local community by offering neighborhood-focused retail, restaurants, and services that enhance the quality of life and economic viability of the area.

This amendment also supports strategic economic development by promoting higher-wage job opportunities, particularly in the healthcare sector, as evidenced by new facilities like the Nexus Health Medical Office and Cancer Center and the Presbyterian Hospital. These developments not only cater to the community's health needs but also contribute to the local economy by creating jobs that offer competitive wages. The emphasis on developing commercial areas that are accessible and encourage pedestrian activity aligns with city policies aiming to concentrate population densities in developing areas with central transit nodes, thereby reducing auto dependence and fostering a more sustainable urban environment.

The reclassification also facilitates a strong foundation for economic growth and community well-being by ensuring that new developments are integrated with the existing and planned infrastructure. This includes water and sewer systems and future improvements like the Las Soleras Bridge and expanded trails, enhancing connectivity and accessibility. By creating a cohesive community commercial hub that aligns with adjacent land uses and supports emerging business opportunities, the amendment reinforces the city's goals to develop an attractive climate for conducting business, promote small businesses, and ultimately achieve a community that balances residential and employment-based development.

(c) the amendment does not:

(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or

Response: With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or

Response: The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;

Response: As noted above, the Community Commercial land use classification is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

(d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification.

Response: The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos.

(e) compliance with extraterritorial zoning ordinances and extraterritorial plans;

Response: Since the adoption of the Subdivision Platting and Planning Zoning Ordinance (SPPaZO), the City has relinquished land use regulatory authority outside the city limits and the transfer of authority from extraterritorial jurisdiction to the City.

(f) contribution to a coordinated, adjusted, and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development; and

Response: A consistent land use designation of Community Commercial for parcels 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.

In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan.

(g) consideration of conformity with other city policies, including land use policies, ordinances, regulations, and plans.

Response: Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed.

Las Soleras Master Plan, Parcels 19 – 26
Rezoning Application

APPLICATION CONTENTS

Application Form

Letter of Application
- Site Description and Location
- Purpose and Intent
- Background
- Adjacent Uses
- Conceptual Test Fit
- Utilities

Approval Criteria Responses

Current and Proposed Zoning Maps

Conceptual Land Use Test Fit
- Conceptual Site Plan and Use Data
- Conceptual Water Plan
- Conceptual Sanitary Sewer Plan

Wet Utilities Analysis – Tierra West LLC

Traffic Analysis – Tierra West LLC

ENN Meeting Notes

Legal Lot(s) of Record
Warrantee Deed

(date stamp)

REZONING APPLICATION 14-3.5

Parcel Information

Project Name: **Las Soleras Parcels 19-26 - Rezone** Property Size: **57.63 acres**

Address: **4354, 4552 Beckner Rd and 5021, 5091, 5140, 5090, 5040, 5210 Rail Runner Loop Road**

Current Zoning: **C1, C2, MU, BIP** Proposed Zoning: **C2**

Does a Development Plan application accompany this application? YES ☐ NO ☒

Preapplication Conference Date: **September 28, 2023** UPC Code Number: **Multiple – see page 3 of application**

Early Neighborhood Notice (ENN) meeting date: **November 14, 2023**

Property Owner Information

Name: **Beckner Road Partners LLC** (*First*) **ATTN: Dr. Scott Herbert** (*Last*)

Address: **150 Washington Ave** (*Street Address*) **Suite 201** (*Suite/Unit #*)

Santa Fe (*City*) **NM** (*State*) **87501** (*ZIP Code*)

Phone: **505-660-2627** E-mail Address: **scott.herbert@nexushealth-nm.com**

Applicant/Agent Information (if different from owner)

Company Name: **Orion West LLC**

Name: **Brian** (*First*) **Nenninger** (*Last*)

Address: **2213 Brothers Road** (*Street Address*) **Suite 800** (*Suite/Unit #*)

Santa Fe (*City*) **NM** (*State*) **87505** (*ZIP Code*)

Phone: **832-338-0364** E-mail Address: **brian.nenninger@orion-west.com**

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize Orion West LLC to act as my/our agent to execute this application.

Signed:  Date: 17 October 2023

(Dr. Scott Herbert)

Signed: _____ Date: _____

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, we will contact you regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Please contact the Land Use Department staff at (505) 955-6647 with any questions.

Submittal Checklist (Requirements found in Section 14-3.5 SFCC 1987)

One (1) 24"x36" or 11"x17" scalable plan set and 1 CD or Flashdrive with a PDF copy are required. Submittal requirements may vary based on the individual application and the requested zoning district. The City reserves the right to request additional information at any time during the review process. See Section 14-4 and 14-5 SFCC 1987 for rezoning regulations related to specific zones. Please include the following and check box to indicate submittal:

☒	Letter of Application (intent, location, acreage)	☒	Narrative addressing approval criteria below	☒	Legal Lot of Record, Legal Description	☐	Development Plan (see Section 14-3.8 SFCC 1987)	☐ NA	Landscape, Parking and Lighting Plan, Signage Specifications
						☒	No Development Plan		
☐ NA	Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	☒	Traffic Impact Analysis ***(if required)***	☐ NA	Archaeological Clearance ***(if applicable)***	☐ NA	Sewer and Water Plan (including profiles and details), letter of availability ***(if applicable)***	☐ NA	Phasing Plan ***(if applicable)***
☒	ENN Meeting Notes								

Rezoning Approval Criteria, Sections 14-3.5(C) and (D) SFCC 1987

(C) Approval Criteria

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:
  (i) there was a mistake in the original zoning;
  (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or
  (iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

(b) all the rezoning requirements of Chapter 14 have been met;

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

(D) Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

(2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning requirements.

Signature:  Date: **12 February 2024**

Updated 12-20-19

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
22*	9.12	Community Commercial	Community Commercial	5090 Rail Runner Loop	1050094065275000000
23	7.27	Office	Community Commercial	5040 Rail Runner Loop	1050094143308000000
24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

ORION West LLC
Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024

Dan Esquibel, Senior Planner
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Las Soleras <u>Rezoning</u> Application – change Zoning Districts for Master Plan Parcels 19, 20, 21, 23, 24 and 26 to a uniform C-2 District.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of submitting a rezoning application per the SFCC 14-3.5 – REZONINGS. This application is a companion to both a General Plan Amendment and Master Plan Amendment application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



The current Master Plan zoning districts along with the zoning districts proposed with this application are found in the table below. The combined area of Parcels 19 – 26 is 57.63 acres.

Table I. ***Las Soleras Parcels 19-26 proposed Zoning***

Parcel	Acres	Current Zoning District	Proposed Zoning District	Address Santa Fe, 87507	UPC Number
19	9.11	MU	C-2	5021 Rail Runner Loop	1050094200323000000
20	10.70	BIP	C-2	5091 Rail Runner Loop	1050094093244000000
21	4.70	C-1	C-2	5140 Rail Runner Loop	1049094529247000000
22*	9.12	C-2	C-2	5090 Rail Runner Loop	1050094065275000000
23	7.27	C-1	C-2	5040 Rail Runner Loop	1050094143308000000
24	6.18	C-1	C-2	4354 Beckner Road	1050094129338000000
25*	7.37	C-2	C-2	4552 Beckner Road	1050094041306000000
26	3.48	C-1	C-2	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification or Zoning requested*

The purpose of this application is to propose the rezoning of Las Soleras Master Plan Parcels 19, 20, 21, 23, 24, and 26 allowing for a uniform C-2, General Commercial Zoning District across parcels 19-26 collectively. The intent is to allow for the adjustment of existing lot lines needed to accommodate future development in a thoughtful and efficient manner. The consistent C-2 zoning can accommodate three story office along with retail services including full-service restaurants. This flexibility in use will provide an opportunity to pursue business and commercial uses that offer higher salaries and much needed services for the surrounding neighborhood.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses allowed in a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The rezoning of parcels to a C-2 District will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged within the site.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be zoned as C-2 General Commercial will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development. A uniform C-2 zoning across parcels 19-26 will make the relocation of lot lines an

administrative process enabling the site parcels to be easily configured to the needs and sizes of a variety of uses.

A future Rail Runner rail stop was originally envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. A uniform C-2 zoning district could accommodate uses that eventually establish this base level of ridership.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is zoned C-2 General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely and especially within C-2 Zoning districts.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as C-1. It is partially developed with the Presbyterian Medical Services Office Building recently opened in late 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire northern edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as C-1; R21; and R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12" water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10" sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site.
Thanks for your review and consideration of this application.

Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,



Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 – Rezoning Application
Approval Criteria Responses
February 12, 2024

The proposed rezoning of Las Soleras Master Plan parcels 19, 20, 21, 23, 24, and 26 from MU, BIP, and C-1 to a uniform C-2 is summarized in Table I.

Table I. ***Las Soleras Parcels 19-26 proposed Zoning***

Parcel	Acres	Current Zoning District	Proposed Zoning District	Address Santa Fe, 87507	UPC Number
19	9.11	MU	C-2	5021 Rail Runner Loop	1050094200323000000
20	10.70	BIP	C-2	5091 Rail Runner Loop	1050094093244000000
21	4.70	C-1	C-2	5140 Rail Runner Loop	1049094529247000000
22*	9.12	C-2	C-2	5090 Rail Runner Loop	1050094065275000000
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24	6.18	C-1	C-2	4354 Beckner Road	1050094129338000000
25*	7.37	C-2	C-2	4552 Beckner Road	1050094041306000000
26	3.48	C-1	C-2	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification or Zoning requested*

SFCC 14-3.5 (C) REZONING - APPROVAL CRITERIA

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:

(i) there was a mistake in the original zoning;

Response: Not applicable

(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or

Response: As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 - 26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development.

Las Soleras parcels 19-26 have been referenced collectively as triggers for various infrastructure development – most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for parcels 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative

impact on Master Plan parcels 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue.

(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

Response: As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*
Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
Policy 4-4-G-4: *Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
Policy 4-4-G-6: *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
Policy 9-2-G-1: *Promote diversification of the Santa Fe economy; and*
Policy 9-2-G-2: *Promote increased job opportunities with higher wages for Santa Fe residents; and.*
Policy 9-2-G-3: *Support retail uses that serve the needs of Santa Fe residents and workers; and*
Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe; and*
Policy 9-2-G-5: *Promote small business.*

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The

intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

(b) all the rezoning requirements of Chapter 14 have been met;

Response: Yes, all zoning requirements of Chapter 14 have been met.

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

Response: As previously noted and in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2:	*There shall be a mix of uses and housing types in all parts of the city.*
Policy 4-1-G-2:	*Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
Policy 4-4-G-4:	*Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
Policy 4-4-G-6:	*Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
Policy 9-2-G-1:	*Promote diversification of the Santa Fe economy; and*
Policy 9-2-G-2:	*Promote increased job opportunities with higher wages for Santa Fe residents; and.*
Policy 9-2-G-3:	*Support retail uses that serve the needs of Santa Fe residents and workers; and*
Policy 9-2-G-4:	*Develop and maintain an attractive climate for conducting business in Santa Fe; and*
Policy 9-2-G-5:	*Promote small business.*

This rezoning request will be consistent with the General Plan upon approval of the companion General Plan Amendment application.

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

Response: The total acreage under consideration is 57.63, which is in conformance with the criteria set forth in the City Code. Once again, the rezoning application is consistent with the General Plans Goals for Growth Management.

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

Response: The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

Response: With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

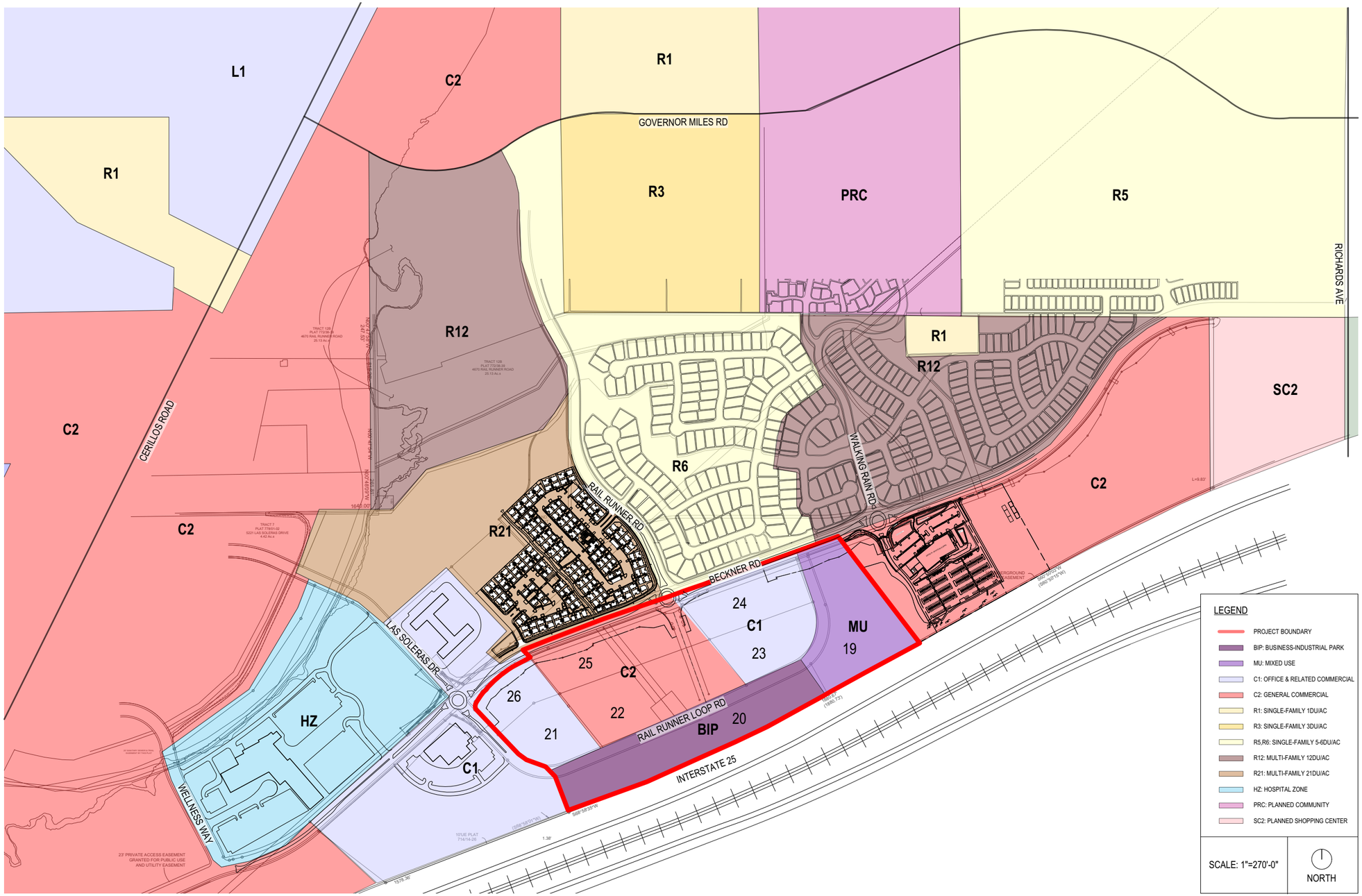
Response: The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

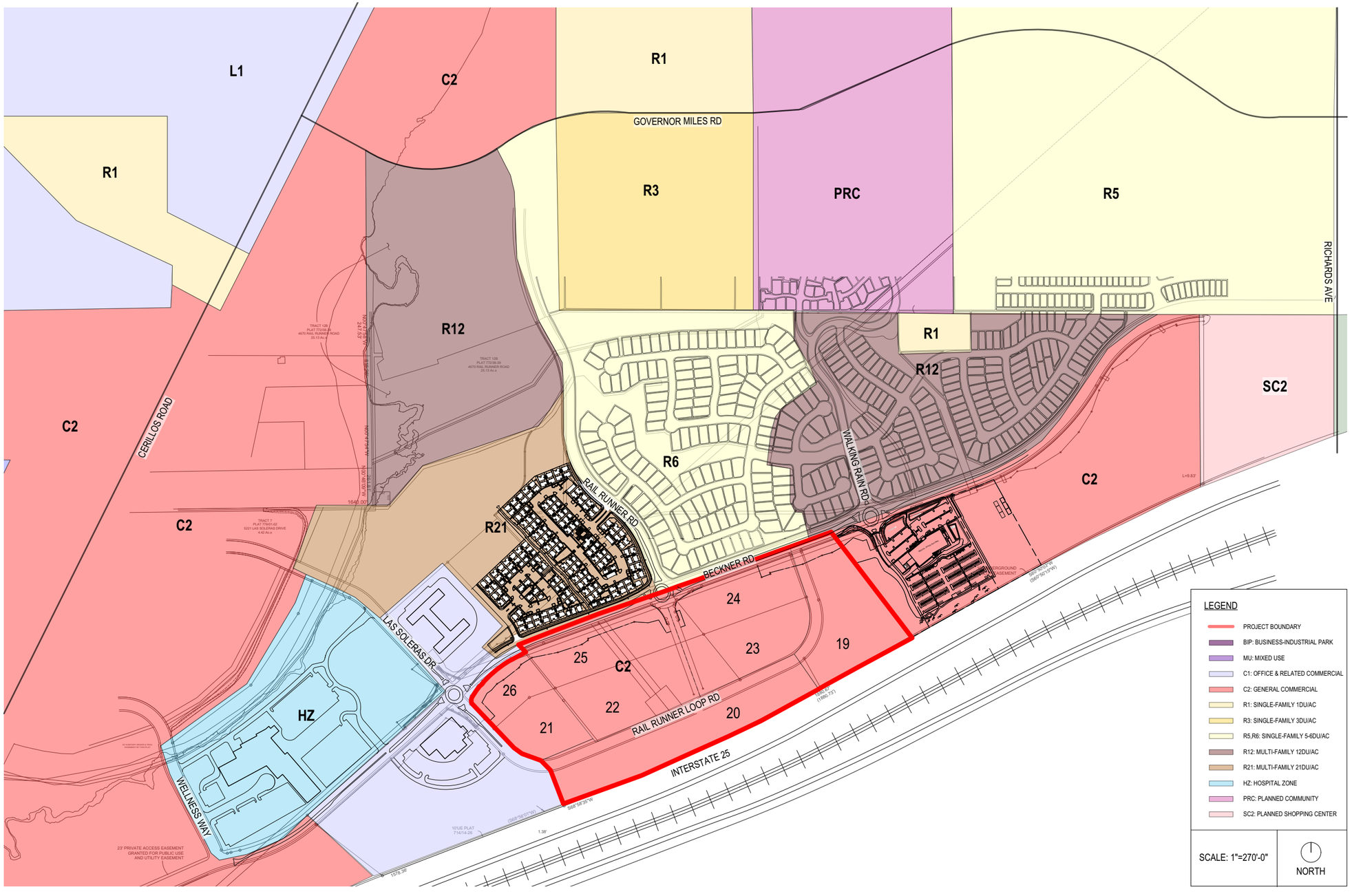
Response: As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

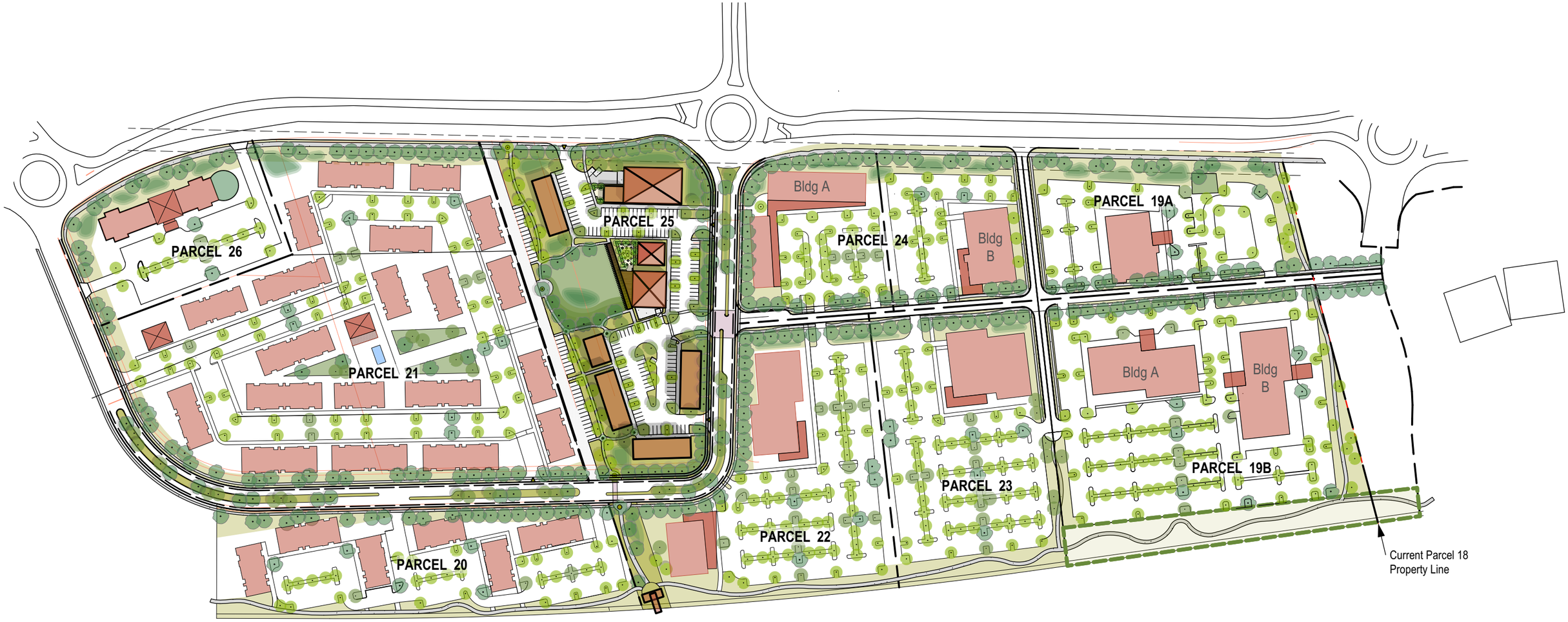
On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

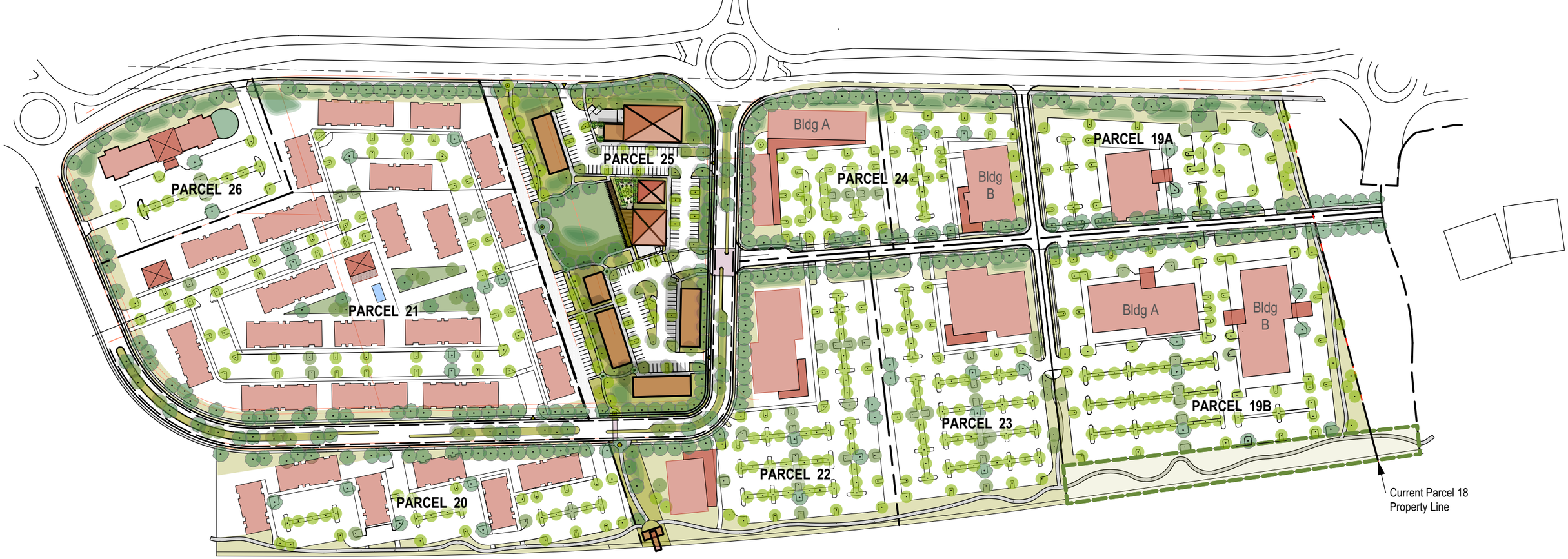
EXISTING ZONING



PROPOSED ZONING




PARCEL 26
PARCEL 25
PARCEL 24
Bldg A
Bldg B
PARCEL 19A
PARCEL 21
PARCEL 23
Bldg A
Bldg B
PARCEL 19B
PARCEL 22
PARCEL 20
Current Parcel 18
Property Line



OVERALL PARCEL DATA
February 12. 2024

NOTES: A. The following is only a test of possible parcels for the Las Soleras Parcels 19 - 26.
B. Building uses are conceptual only, based on ownership best estimates of market interests and do not indicate a required use for any parcel.
C. Building sizes are generic for text fit purposes only and do not reflect actual plans.
D. Parking layout is generic test of parking capacity and does not reflect any actual plans. The parking required minimum noted is best estimate if CoSF Parking Code is applied to building uses being tested. Parking assumes net leasable reduction of 10% for calculations.
E. All components of this test are subject to change and with that any estimates are subject to change.

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 19 A	4.08	Med Offices	15,000	30,000	2	135	171	east road, required city trail at east
PARCEL 19 B	8.97	Bldg A. Med Offices	25,000	75,000	3	676	482	east road, assumes partial structured parking, required O/S and required east and south city trails
		Bldg B. Med Offices	25,000	75,000	3			
PARCEL 20	5.20	Commercial	20,000	76,500	2 & 3	196	194	
PARCEL 21	12.85	Multi-Family	300-330 Units			375	455	

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 22	6.07	Commercial	24,000	79,000	1 & 3	205	316	eaat road, required Rambla
PARCEL 23	5.37	Med Offices	23,000	69,000	3	310	320	east road
PARCEL 24	4.85 Ac	Bldg A Comml/Retail	21500	28700	1 & 2	174	228	east road
		Bldg B Commercial	15,000	30,000	2			
PARCEL 25	6.20	Core-Mixed	See Core Test			See Core Test	See Core Test	required Rambla-Parklet
PARCEL 26	2.56	Hotel	95-100 Units			100	106	



Las Soleras Core

The Las Soleras Core is uniquely able to become the vibrant heart of southern Santa Fe. The Las Soleras Core is in an optimal location and size to host a variety of iconic neighborhood needs--a market, a restaurant, food-beverage outlets, neighborhood retail and commercial. Here is a conceptual look what the Core could be.

- Water harvesting along Becker and along Rail Runner Loop to capture stormwater to support a green edge of trees and native plants.
- Neighborhood Scale Market *(Size example: Kaune Market)*
- Food & Beverage *(Size example: Iconic Coffee)*
- Possible future road connection to east parcels would support an active engagement with lively Core
- Restaurant oriented toward "The Green" *(Size example: Rustica Resturant/SF Brewery)*
- The Long Zaguan would be a shady connector across the Green. An iconic feature with photovoltaic panels--conveying an embrace of art and environment.
- The Green repositions the required Master Plan parklet to be the heart of the Las Soleras Core. Where people can come to meet, eat, relax, and engage in small-scale community events such as music or recreation.
- Two-story buildings at the southern end of the Core would provide retail-commercial services spaces from which to serve the Las Soleras neighborhoods and south Santa Fe.
- The Rambla Trail system connects the Core with the surrounding residential neighborhoods, condominiums, senior living, apartments, office complexes, the regional hospital to the west. possible medical and education facilities, and a potential future rail raod station at I-25.

Las Solares Development Prototypes Data

Sept. 1, 2023

Notes: A. Test based on program and product prototypes

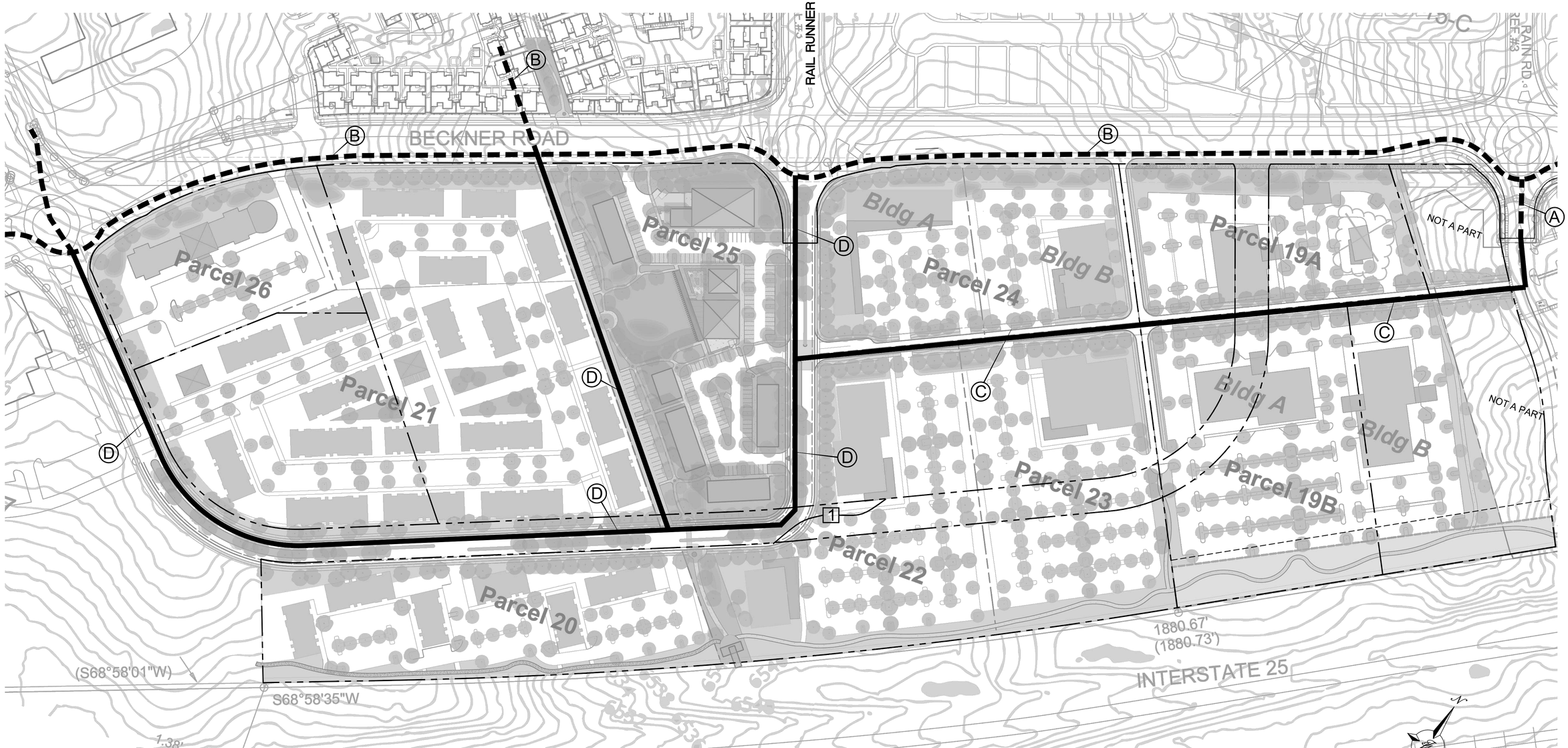
B. Applies CoSF development ordinance requirements

C. Test is for single story development.

D. Parking based on net lease (NL) of 10% reduction of gross square footage (GSF)

Opportunity: Consider asking CoSF to use a shared parking plan to increase density. Target would be for 10% shared of total provided.

Name	Plan Gross Sq. Ft.	Parking Required
Neighborhood Grocery		1 per 400 SF / NL
Market (La Montanita RG)	10400	24
Resturant		1 per 200 SF / NL
Resturant (Rustica/Ranch House)	6000	27
Food & Beverage		1 per 350 SF / NL
Space A	2025	8
Space B	3000	5
Commercial/Non-Medical Office		1 per 350 SF / NL
Commercial (Lena Street Lofts)	21900	62
Miscellaneous		
Kaune's Food Truck Area / Lot Info	6 Trucks	NA
	Total Parking Required	126
	Total Parking Per Test Plan	133
	Current Overage	7
	Remaining Capacity	2500 SF Approx



KEYED NOTES

1. EXISTING 8" WL
2. EXISTING 12" WL
3. PROPOSED 8" WL
4. PROPOSED 12" WL

NOTE

CONCEPTUAL WATER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL WATER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

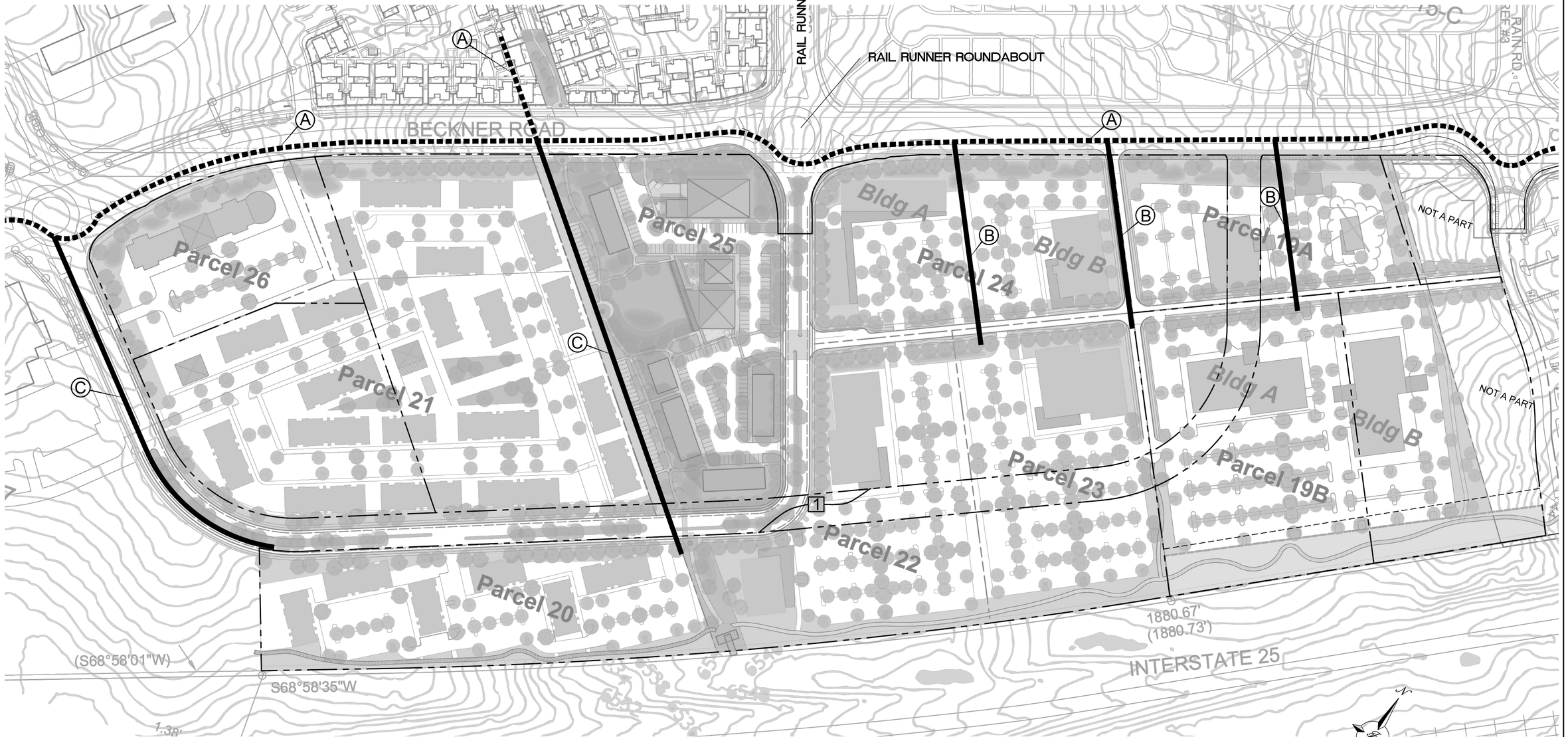
DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET #: TF-3

JOB #: 2023079



KEYED NOTES

(A) EXISTING 10" SAN SEWER LINE

(B) PROPOSED 8" SAN SEWER LINE

(C) PROPOSED 10" SAN SEWER LINE

NOTE

CONCEPTUAL SAN SEWER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL SANITARY SEWER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET # TF-4

JOB # 2023079

TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

January 3, 2024

Mr. Dan Esquibel
City of Santa Fe Water Division
200 Lincoln Avenue
Santa Fe, NM. 87501

RE: LAS SOLERAS 57 ACRE DEVELOPMENT
LAS SOLERAS PARCELS 19-26
WATER AND WASTEWATER LETTER

Dear Mr. Esquibel:

To ensure that the proposed General Plan land use classification of Community Commercial and associated proposed rezoning to a uniform C-2 district of the 57.63 acres of Las Soleras Master Plan parcels19-26 (located along the Southern edge of Beckner Rd between Las Soleras Dr and Walking Rain Rd) will not produce excessive demand on the existing water and sanitary sewer infrastructure in Beckner Rd, Tierra West LLC has prepared the following summary of existing water and sewer capacities and water and sewer flowrates for a conceptual design we are referencing as "Conceptual Test Fit A" for your review.

Sanitary sewer capacities were calculated assuming gravity flow along two of its segments – the segment from the roundabout at Las Soleras Dr to the roundabout at Rail Runner (along which the minimum slope is 0.73%), and another segment from Rail Runner to the roundabout at Walking Rain (along which the minimum slope is 1.05%). The capacity of the existing water main was calculated assuming an 11 ft/s flow velocity.

The capacity of both existing pipes was found to be sufficient to serve the property if developed per either the existing or proposed zoning, and the water and sewer flowrates for these conditions are summarized below.

For the first segment mentioned above (from Las Soleras Dr to Rail Runner), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 843 gpm with velocity 3.44 ft/s.

For the second segment mentioned above (from Rail Runner to Walking Rain), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 1,011 gpm with velocity 4.13 ft/s.

The peak sanitary sewer flowrate calculated for the development assuming development per the existing zoning was 150 gpm, For design Test Fit Concept "A" it is 191 gpm,

Water discharge was assessed for the existing 12" ductile iron main in Beckner using an assumed velocity of 11 ft/s and was calculated at 2,693 gpm.

The peak water flowrate calculated for the development assuming development per the existing zoning was 167 gpm with average irrigation flowrate 5.79 gpm, for design Test Fit Concept "A" it is 212 gpm with average irrigation flows at 5.52 gpm,

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannan, P.E

JN: 2023079
RRB/eb/dd

Attachments:

Exhibit A: Conceptual Test Fit – A Site Plan
Exhibit B: Existing Zoning Water Budget
Exhibit C: Conceptual Test Fit – A Water Budget

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Existing Zoning Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19	396832	49604	MU - MID SZ RETL	* 384 GPD / 10k SF	-	3810	2.65	4.76	0.29
			IRRIGATION	0.68 AC of usable property	0.014 GPD/SF	415			
		* 118 units	MU - MULTI-FAM	** 100 GPD / person	*** 2.4 people / unit	28320	19.67	35.40	0.48
			IRRIGATION	1.14 AC of usable property	0.014 GPD/SF	695			
* Based on the density of units in Parcel 21 of Concept A				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application ** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
20	466092	116523	BIP - LT INDUSTRIAL	* 450 SF per Employee	* 44 GPD per Employee	11393	7.91	14.24	0.68
			IRRIGATION	1.61 AC of usable property	0.014 GPD/SF	982			
				* Based on a study by Metcalf & Eddy (2003). See note 3 of "Assumptions & References" at the bottom of this sheet					
21	204732	51183	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	16515	11.47	20.64	0.60
			IRRIGATION	1.41 AC of usable property	0.014 GPD / SF	860			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
22	397267	99317	C-2 - LARGE RTL	* 402 GPD / 10k SF	-	7985	5.55	9.98	0.97
			IRRIGATION	2.28 AC of usable property	0.014 GPD / SF	1390			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
23	316681	79170	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	25546	17.74	31.93	0.92
			IRRIGATION	2.18 AC of usable property	0.014 GPD / SF	1329			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24	269201	67300	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	21716	15.08	27.14	0.78
			IRRIGATION	1.85 AC of usable property	0.014 GPD / SF	1128			
*Assumed Maximum # of proposed units would be built				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
25	321037	80259	C-2 - MID SZ RETL	* 384 GPD / 10k SF	-	6164	4.28	7.70	0.62
			IRRIGATION	1.47 AC of usable property	0.014 GPD / SF	896			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
26	151589	37897	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	12228	8.49	15.29	0.44
			IRRIGATION	1.04 AC of usable property	0.014 GPD / SF	634			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
					TOTALS (GPM)		**93**	**167**	**5.79**
							AVERAGE	**PEAK**	**AVERAGE**

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**150**

Note:

1. All medical office and commercial buildings were assumed to be two-story buildings for comparison with the Concept A and B uses, which was factored in to the calculation of water flowrates in Gallons / Day
2. A floor area ratio of 0.25 was used to calculate all building sizes based on the existing zoning

Assumptions & References

1. Wastewater flowrates for office spaces comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
2. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
3. Industrial Park water use and number of employees determined through *Residential Water Use Research Project of the Johns Hopkins University and the Office of Technical Studies of the Architectural Standards Division of the Federal Housing Administration, 1963 and Metcalf & Eddy, Inc., 2003*

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Concept "A" Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19 A	118919	30000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	4840	3.36	6.05	0.23
			IRRIGATION	2.73 AC of usable property	0.014 GPD / SF	333			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-A	256568	75000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	12100	8.40	15.13	0.37
			IRRIGATION	5.89 AC of usable property	0.014 GPD / SF	539			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-B	140263	75000	MED OFFICES	75 SF / Employee	*11 GPD / Employee	12100	8.40	15.13	0.34
			IRRIGATION	4.73 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
20	215622	76500	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	11220	7.79	14.03	0.63
			IRRIGATION	4.95 AC of usable property	0.014 GPD / SF	906			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
21	559746	* 330 (units)	MULTI-FAMILY	100 GPD / person **	2.4 people / unit ***	79200	55.00	99.00	0.82
			IRRIGATION	12.85 AC of usable property	0.014 GPD / SF	1175			
	*Assumed Maximum # of proposed units would be built			** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
22	264409	79000	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	12745	8.85	15.93	0.64
			IRRIGATION	6.07 AC of usable property	0.014 GPD / SF	925			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
23	233917	69000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	11132	7.73	13.92	0.34
			IRRIGATION	5.37 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24 A	109771	28700	COMML/RETL	* 384 GPD / 10k SF	-	1102	0.77	1.38	0.27
			IRRIGATION	2.52 AC of usable property	0.014 GPD / SF	384			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
24 B	101495	30000	COMMERCIAL	* 384 GPD / 10k SF	-	1152	0.80	1.44	0.25
			IRRIGATION	2.33 AC of usable property	0.014 GPD / SF	355			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
25	270072	Unspecified (See Core Test)	CORE-MIXED	* 402 GPD / 10k SF	-	2714	1.88	3.39	1.05
			IRRIGATION	6.20 AC of usable property	0.014 GPD / SF	1512			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
26	111514	* 100 (units)	HOTEL	65 gallons per person per day	** 120 GPD / Unit	12000	8.33	15.00	0.27
			IRRIGATION	2.56 AC of usable property	0.014 GPD / SF	390			
	*Assumed Maximum # of proposed units would be built			* Based on Daily Water Consumption Rates for Motels (Dewberry, 2008, pg 644)					
						TOTALS (GPM)	**111**	**200**	**5.21**
							AVERAGE	**PEAK**	**AVERAGE**

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**180**

Assumptions & References

1. Parcels 21 and 26 B will have the maximum amount of units proposed per the conceptual site plan.
2. Wastewater flowrates for office and coffee shop uses comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
3. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
4. Assumed Parcels 20, 22, would be used for medical offices and Parcel 25 Would be used for retail

ORION West LLC
Development | Land Use | Planning |
Project Management
PO Box 5744, Santa Fe, NM 87502-5744

EARLY NEIGHBORHOOD MEETING NOTES

Project Name:	Las Soleras
Project Location:	4200 Beckner Road
Project Description:	Development Plan Amendment for Development Plan with Summary Plat/Lot Split for proposed 141-unit Apartment Complex
Applicant:	
Agent:	Orion West LLC
ENN Meeting Date:	14 November 2023
ENN Location:	Via Zoom
Application Type:	General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.
Land Use Planner:	Dan Esquibel
Attendance:	**City of Santa Fe:** Dan Esquibel **Developer Team:** Brian Nenninger (Agent), Maureen Mestas (Agent), Scott Herbert, Dave Delgado, Karl Sommer, Esq. **Neighborhood/Public:** 1 attendee. An unidentified neighbor who was on a non-video tile but did not identify him/herself or speak.

Notes/Comments:

14 November 2023/ 5:30 – 6:12pm Meeting

The meeting started at approximately 5:39pm. Roll call and introduction of those attending was held. Dan Esquivel indicated that he would like to wait an additional few minutes to allow others to log in. After a brief wait, the meeting continued without any additional attendees.

Brian Nenninger then introduced the Developer Team.

Brian Nenninger informed the group that this ENN is for the purposes of noticing a General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5 of all parcels in the Las Soleras Master Plan; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.

Highlights Brian shared during the presentation included:

The property is located within the 545 acre Las Soleras Master Plan Subdivision that was first created via an annexation ordinance in 2009. Since 2009 the Master Plan has been amended multiple times – the most recent being October 2019.

- Eight (8) existing legal parcels that together comprise 57.63-acres.
- Existing Zoning:

C-2: Two parcels
C-1: Four parcels
MU: One parcel
BIP: One parcel

- Master Plan Items that need to be "Cleaned Up."

Rail Runner Loop Road realignment to meet Rail Runner Road
Lot Line adjustments and resizing of parcels to better accommodate Commercial Users
Rambla open space design including location of "parklet."

The Applications that are being shared in the ENN are:

- General Plan Amendment Application
- Master Plan Amendment Application

Address Realignment of Rail Runner Loop Road
Propose modification to Rambla width.
Propose flexibility of "parklet" location along the Rambla
Discussion of Master Plat/Parcel Realignment

- Rezoning Application

Propose C-2 Zoning for eight parcels.

- Planned Unit Development (PUD) Application under consideration/discussion.

with City of Santa Fe

Brian wanted to take particular note that this is not an application for Development Plan Per the Santa Fe City Code. Qualified development/building construction will require separate Development Plan Applications, ENNs and Planning Commission Hearings.

He further stated that the proposed rezoning, along with the General Plan and Master Plan amendments lay the groundwork for better development needed to meet local market demands.

Those possible mix of uses for local market demand are:

- Neighborhood Commercial Retail, such as, Restaurants, Bakeries, Pubs, Coffee Shops, Marketplace/Grocery Coop, Copy/Printing, Dry Cleaning, Pharmacy
- Office (including Medical Office)
- Medical Education
- Multifamily Residential
- Hotel

Las Soleras Junction has transit-oriented improvements, specifically:

- Completion of Las Soleras bridge (triggered by 20 acres and 300,000 sf of development of parcels 19-26.)
- Further build out of Las Soleras trails system including the Rambla and "Parklet"
- Additional Bus stop/access on Rail Runner Loop Road
- Place holder for future Rail Runner Stop

Las Soleras Junction is a work in progress. Conceptual test fits to understand options for flow of pedestrians and vehicles within the site. Engineering and Design of Las Soleras Bridge to complete Las Soleras Drive from Cerrillos to Beckner. Utility and Traffic Study activity will be required. Design Guidelines are being developed to provide a cohesive, responsible, and pleasing experience for those who use and access the site. Guidelines will stay within the Santa Fe City Code and address, Architecture Concepts, Landscape Design, Lighting, Trails, Sidewalk and Roadway Connectivity to and within the site.

Brian then summarized the intention of the applications for this ENN, those key points being:

- Clean up issues in the Master Plan created from past developments/amendments. including the realignment of Rail Runner Loop Road with the relocated Rail Runner Road.
- Lay the groundwork for more effective use of parcels 19-26 through consistent zoning to allow for administrative lot line adjustments.
- Provide greater flexibility in providing neighborhood retail services including Food and Beverage. Uses brought to the site will be driven by the local and area market.
- Facilitate the completion of Las Soleras Drive and Bridge connecting Cerrillos to Beckner.

Brian opened the ENN for questions from the City Staff and neighbors. No one in attendance who was believed to be a neighbor asked to speak. No neighbor or other interested party was on the CHAT feature to ask questions.

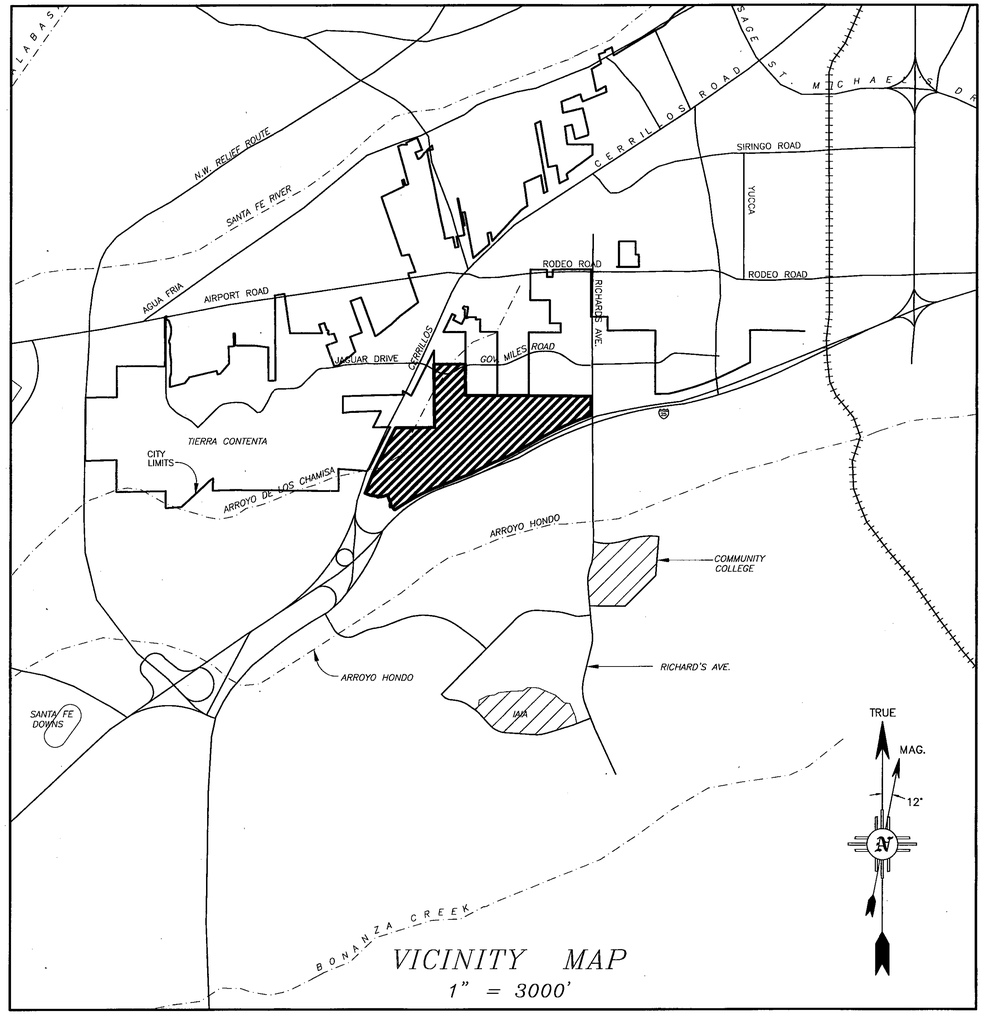
There was a brief discussion between Dan Esquivel and Brian Nenninger about the status of the applications after the meeting. The meeting was then adjourned by Dan Esquivel.

**********END**********

LAS SOLERAS

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS

714014



VICINITY MAP
1" = 3000'

TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.

OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS COMMUNITY DESIGN, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS OESTE LTD. CO.
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113
(505) 262-2323

PRESBYTERIAN HEALTHCARE SERVICES,
A NEW MEXICO NONPROFIT CORPORATION
DIANE FISHER, SECRETARY
P.O. BOX 26666
ALBUQUERQUE, NM 87125
(505) 841-1234

LAS SOLERAS DEL SUR, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

GERONIMO EQUITIES, LLC
FRED GARDNER, MANAGING MEMBER
9400 SAN RAFAEL, NE
ALBUQUERQUE, NM 87109
(505) 271-1944

MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
ALBUQUERQUE, NM 87158
(505) 241-4442

CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
SANTA FE, NM 87501
(505) 995-1200

CONSULTANTS:

JAMES W. SIEBERT & ASSOCIATES, INC.
915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

COMMUNITY DESIGN & ARCHITECTURE
350 FRANK OGAVE PLAZA, FIFTH FLOOR
OAKLAND, CA 94612
(510) 839-4568

TERRY BROWN
P.O. BOX 92051
ALBURQUERQUE, NM 87199
(505) 883-8807

DAWSON SURVEYS INC.
2501 CAMINO ENTRADA
SANTA FE, NM 87501
(505) 471-6660

SOMMER, KARNES & ASSOCIATES, P.A.
2000 W. MARCY ST. #142
SANTA FE, NM 87501
(505) 989-3800

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CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF DECEMBER 18, 2008. AS CASE #'s M2008-27, M-2008-28, SD 2008-15 & ZA 2008-11.

CHAIRPERSON — 2-22-10 DATE

PLANNING COMMISSION SECRETARY — 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009. AS ORDINANCE NO. 2009-6

MAYOR — 2/22/10 DATE

ATTEST BY CITY CLERK — 2-24-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, A.D. 1891 NEW MEXICO

CITY REVIEW

CITY ENGINEER — 02/22/10 DATE

CITY PLANNER — 2.22.10 DATE

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010
		DRAWN BY: PST/HP	CHECKED BY: JWS
	COVER SHEET	REVISED: 1/18/10	–
		WORKED ON: 1/18/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXCOV-12
		NORTH:	SHEET: P-1

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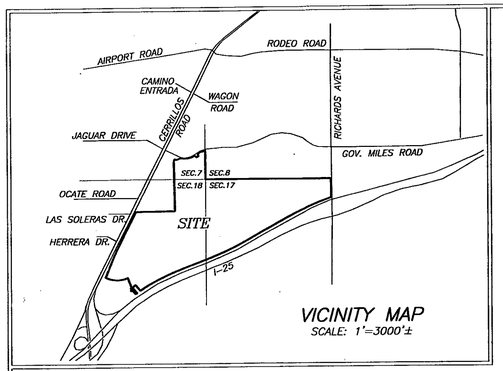


VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

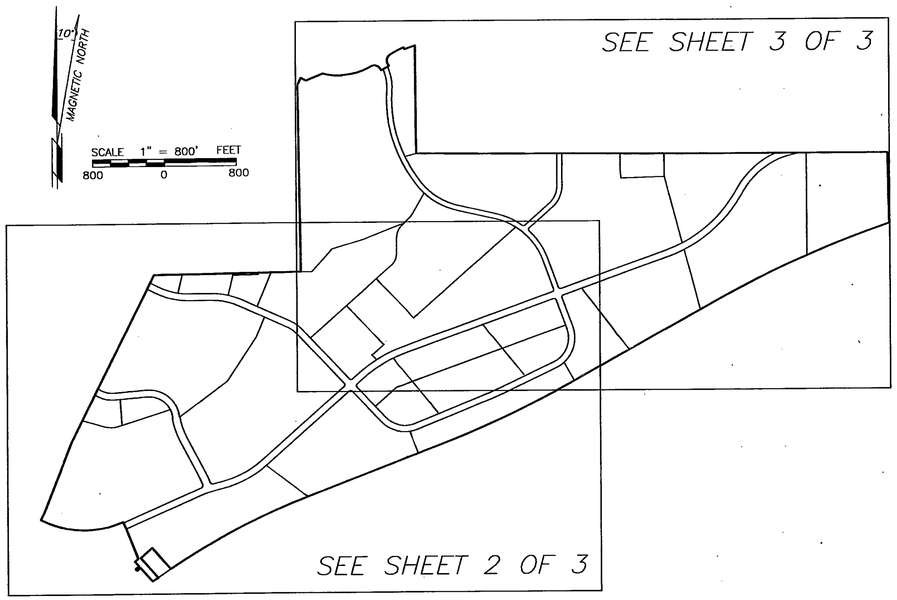
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC MY COMMISSION EXPIRES 2/12/2011

OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-17-09 DATE
AS ORDINANCE # 2009–6

2-22-10
MAYOR: DAVID COSS DATE

2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 DATE AS CASE # SD–2008–15
M–2008–27
M–2008–28
ZA–2008–11

2-4-10
CHAIR DATE

2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 159245
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

UTILITIES

9-23-09
QWEST COMMUNICATIONS, INC. (TELEPHONE) DATE

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

Susie Rogers Sr. ROW Agent 09/04/2009
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) DATE

9-23-2009
NEW MEXICO GAS COMPANY DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008–15

S–1

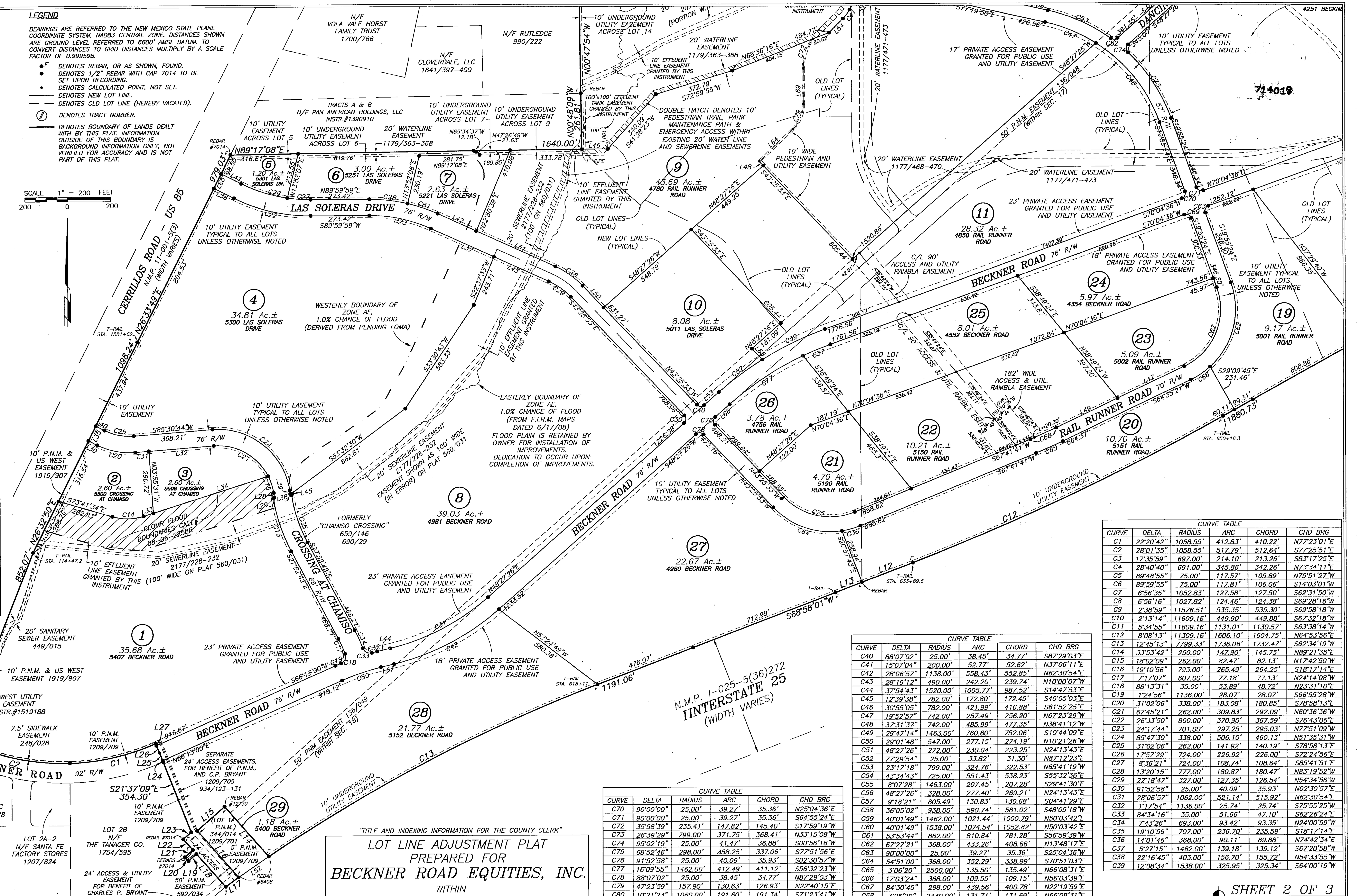
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET



"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CASE #SD 2008-15

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

S-2

GOVERNOR MILES ROAD

714020

SCALE 1" = 200 FEET
200 0 200

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

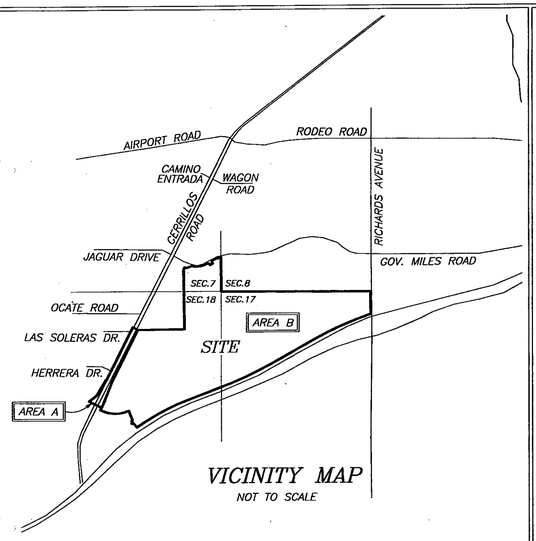
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-3



VICINITY MAP

NOT TO SCALE

SURVEYORS CERTIFICATE

I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS#7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- ∘ DENOTES CALCULATED POINT, NOT SET
- ——— DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ___, PAGE ___. INST NO. 1892456
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:22 o'clock PM, and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

ANNEXATION DESCRIPTION AREA "A"

ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.88 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 337.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S30°04'14"W, 99.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"

ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"W, 92.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 49.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'49"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°55'29"W, 792.93 FEET;
THENCE N89°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N00°25'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N23°59'52"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'59"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'59"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°05'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N8°17'25"W, 213.26 FEET;
THENCE S68°01'32"W, 204.06 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA	
TOTAL AREA	561.65 ACRES
ANNEXATION AREA A	16.35 ACRES
**ANNEXATION AREA B	545.30 ACRES
ANNEXATION A PERIMETER	6785 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS	2101 FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS	31%
ANNEXATION B PERIMETER	26726 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS	4517 FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS	17%
TOTAL ANNEXATION PERIMETER	27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS	6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS	24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON. ROADS DEDICATED BY COUNTY RESOLUTION 2007-98 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/16/2013 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24 DAY OF September, 2009

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC-STATE OF NEW MEXICO My Commission Expires: 5/23/2011

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 7th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK. 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12th DAY OF November, 2009

OFFICIAL SEAL LINDA J. VANAUKER Notary Public State of New Mexico My Commission Expires: 2-12-11

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)

BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009

NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

714015

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE

ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE

CITY PLANNER — 02.10.10 DATE

CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — 2-22-10 DATE

ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:
12/18/2008 DATE AS CASE # SD-2008-15
M-2008-27
M-2008-28
ZA-2008-11

CHAIR — 2-4-10 DATE

SECRETARY — 3/9/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

SHEET 1 OF 3

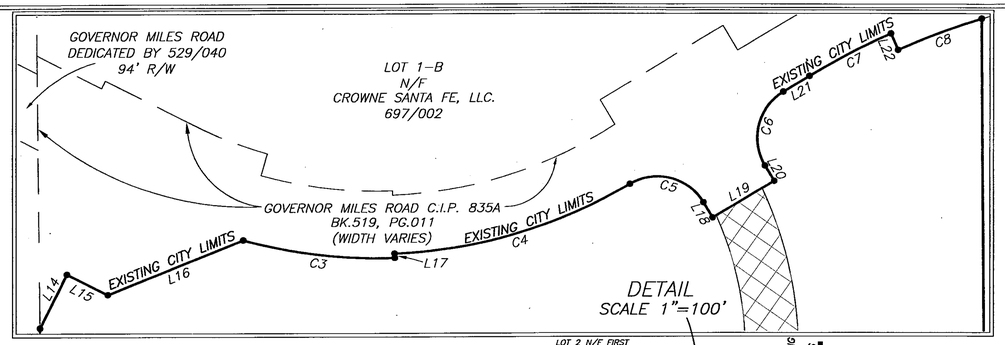
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

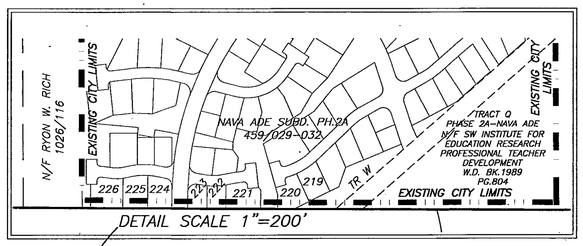
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-4

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'





714016

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

POB AND TIE POINT
NMC83
1681259.25N
1706314.91E

ANNEXATION AREA "A" 16.35 Ac.±

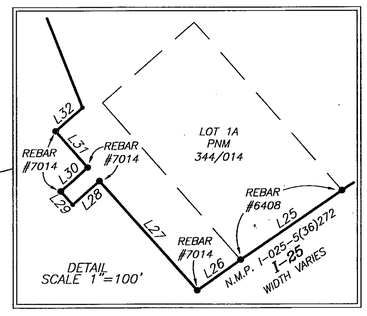
ANNEXATION AREA "B" 545.30 Ac.±

SEE SHEET 3 OF 3 FOR NEW ROAD DEDICATION ALIGNMENT

ALL HATCHED ROAD AREAS INDICATE PORTIONS OF ROADWAYS BEING VACATED BY THIS PLAT. (SEE DEDICATION, CONSENT AND AFFIDAVIT ON SHEET 1)

NMC83
168582.82N
1714506.16E

SCALE 1"=400'
400 0 400



LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

SHEET 2 OF 3
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-5

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°42'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'26"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ⊕F DENOTES REBAR, OR AS SHOWN, FOUND
- ● DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • DENOTES CALCULATED POINT, NOT SET
- — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

714017

SCALE 1"=300'
300 0 300

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002
GOV. MILES RD.
EXISTING CITY LIMITS
C/L TIE N59°03'01"E 100.00'
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F SHANNON 249/976
LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1319415
N/F KOBURI 2298/179
EXISTING CITY LIMITS SANTA FE COUNTY
LOTS 1 & 2 N/F CANVASBACK CO. 1347/058
LOTS 1,2,3 N/F WORCESTER/CATE INSTR.#1452304
N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397–400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
CERRILLOS ROAD
SANTA FE COUNTY EXISTING CITY LIMITS
N/F RYON W. RICH 1026/116
TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
NAVA ADE SUBD PH.2A 459/029–032
EXISTING CITY LIMITS
269.12' S89°42'01"E C/L TIE
LOT 3 N/F BUILDING SERVICES OF SANTA FE 560/040
RICHARDS AVE.
S89°53'02"E C/L TIE 1138.03'
N00°07'07"E 399.51'
DANCING GROUND ROAD 56' R/W
RAIL RUNNER ROAD 57' R/W
S77°19'58"E 426.56'
N48°27'26"E 416.20'
25'RADIUS (TYPICAL THIS INTERSECTION)
S19°55'24"E 409.34'
S70°04'36"W
1312.12'
76' R/W BECKNER ROAD
BEARINGS AND DISTANCES ARE FOR ROAD CENTERLINES (TYPICAL)
C/L TIE N26°33'49"E 136.50'
LAS SOLERAS DRIVE 76' R/W
S65°42'17"E 802.08'
S43°25'33"E
834.06'
S48°27'26"W
1821.56'
BECKNER ROAD 76' R/W
S43°25'33"E 533.22'
888.62'
N67°41'41"E
N64°35'21"E 664.37'
RAIL RUNNER ROAD 70' R/W
475.83' N26°32'59"E C/L TIE
S85°30'44"W 368.21'
76'R/W 86'R/W CROSSING AT CHAMISO R/W VARIES
S27°52'42"E 466.27'
35' RADIUS (TYPICAL THIS INTERSECTION)
1291.49'
BECKNER ROAD 76' R/W
S66°13'00"W
PORTION OF BECKNER ROAD ALREADY DEDICATED WITH SANTA FE COUNTY RESOLUTION #2006–199
92'R/W BECKNER ROAD
76' R/W BECKNER ROAD
TRADITIONAL C/L (NOT FOR CONSTRUCTION)
917.09'
C/L TIE N26°35'03"E 46.00'
C/L TIE S22°13'53"E 38.01'
C/L TIE S00°05'15"E 46.01'
LOT 2A–1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A–2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 1B PNM
EXISTING CITY LIMITS
N.M.P. I–025–5(36)272 I–25 WIDTH VARIES
OPEN SPACE TRACT A
LA PRADERA SUBDIVISION 612/024
OPEN SPACE TRACT C
TRACT A N/F LOUISE BURTRAM 704/724
TRACT D 165/35
TRACT C 165/35
TRACT B 165/35
TRACT A
N/F JANE AND GENE PETCHESKY
LOT 1 N/F GILLENTINE
LOT 6
LOT 2 CHURCHILL ESTATES SUBD

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

NOTE:
ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT–OF–WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBDIVISION PLAT APPROVAL.

ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE–ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS EVIDENCED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008–28

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LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE

REFER TO "LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC." SHEETS 1, 2, AND 3 OF 3, BY GARY E. DAWSON, DATED 8/26/09, FOR OTHER EASEMENTS WITHIN THIS PROPERTY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON — NEW MEXICO — 7014 — REGISTERED PROFESSIONAL SURVEYOR

ZONING LEGEND

C-2	– GENERAL COMMERCIAL
SC-2	– COMMUNITY COMMERCIAL
C-1	– OFFICE
BIP	– BUSINESS INDUSTRIAL PARK
HZ	– HOSPITAL ZONE–LAS SOLERAS
MU	– MIXED USE
RM-1	– RESIDENTIAL HIGH DENSITY
RM-LD	– RESIDENTIAL MEDIUM DENSITY
R-6	– RESIDENTIAL LOW DENSITY

GOVERNOR MILES ROAD

714021

LOT 1–B
N/F CROWNE SANTA FE, LLC.
697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

GOVERNOR MILES ROAD 519/011

PARCELS A & B
N/F
TRUJILLO
319/972

N/F
PAUL & NANCY
LEWIS
1009/780

N/F
DALLAS
KELLY
SHANNON
791/742

N/F
SHANNON
249/976

N/F RYON W. RICH
1026/116

NAVA ADE
SUBD PH.2A
459/029–032

DANCING GROUND ROAD

LOT 1
N/F FIRST NATIONAL BANK OF SANTA FE
INSTR.#1314415

N/F KOBIR
2288/179

LOTS 1 & 2
N/F CANAVEBACK CO.
1347/059

N/F
WORCESTER/CATE
INSTR.#1432304

N/F RUTLEDGE
990/222

PAN AM ROAD

N/F
DAVIS
1226/138

N/F
HOOD
1226/138

R-6
13
6.80 Ac.±
4601 RAIL RUNNER ROAD

RM–LD
12
50.09 Ac.±
4600 RAIL RUNNER ROAD

RAIL RUNNER ROAD 57' R/W

R-6
14
22.16 Ac.±
4781 RAIL RUNNER ROAD

RM–LD
15
52.57 Ac.±
4251 BECKNER ROAD

DANCING GROUND ROAD 56' R/W

TRACT Q PHASE 2A–NAVA ADE
N/F SW INSTITUTE FOR EDUCATION RESEARCH
PROFESSIONAL TEACHER DEVELOPMENT W.D.
BK.1989 PG.804

LOT 3
N/F
BUILDING SERVICES OF SANTA FE
462/621
PLAT BK. 710, PG. 21–22

106' WIDE R/W OFFER TO DEDICATE
PLAT BK. 710, PG. 21–22

R-1
16
3.02 Ac.±
4161 WALKING RAIN

RM–1
9
43.69 Ac.±
4780 RAIL RUNNER ROAD

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

50' P.N.M. EASEMENT

MU
11
28.32 Ac.±
4850 RAIL RUNNER ROAD

C–1
10
8.08 Ac.±
5011 LAS SOLERAS DRIVE

C–1
24
5.97 Ac.±
4354 BECKNER ROAD

C–2
25
8.01 Ac.±
4552 BECKNER ROAD

C–1
23
5.09 Ac.±
5002 RAIL RUNNER ROAD

MU
19
9.17 Ac.±
5001 RAIL RUNNER ROAD

BECKNER ROAD 76' R/W

180' RAMBLA EASEMENT

90' RAMBLA EASEMENT

C–1
21

C–1
26
3.78 Ac.±
4756 RAIL RUNNER ROAD

C–2
22
10.21 Ac.±
5150 RAIL RUNNER ROAD

RAIL RUNNER ROAD 70' R/W

BIP
20
10.70 Ac.±
5151 RAIL RUNNER ROAD

T–RAIL
STA. 650+16.3

C–2
18
48.99 Ac.±
4000 BECKNER ROAD

BECKNER ROAD 76' R/W

SC–2
17
20.21 Ac.±
3750 BECKNER ROAD

RICHARDS' AVE.

T–RAIL
STA. 668+96.92

TIE POINT
NMC83
1681790.32N
1714518.95E

SCALE 1" = 200 FEET
200 0 200

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

N.M.P. I–025–5(36)272
I–25 INTERSTATE
(WIDTH VARIES)

ZONING PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

SHEET 1 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

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LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL. REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397-400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
N00°47'54"W 2618.09'
REBAR
1640.00'
1" PIPE
N89°17'08"E 979.03'
REBAR #7014
N65°34'37"W 12.18'
N47°26'49"W 21.63'
333.78'
L46
N68°36'16"E 404.78'
372.79'
S72°59'55"W
340.09'
S41°28'23"W
484.77'
L54
C41
80.62'
L69
C39
L64
L48
S43°25'33"E
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
RM-1
9
43.69 Ac.±
4780 RAIL RUNNER ROAD
N48°27'26"E 449.25'
S77°19'58"E
426.56'
C53
C47
C62
C74
361.39'
345.00'
S48°27'25"W
DANCING
C48
C13
57' R/W
S19°55'24"E 346.34'
50' P.N.M. EASEMENT
4251 BECKNE
714022
MU
11
28.32 Ac.±
4850 RAIL RUNNER ROAD
S70°04'36"W
C63
C69
C71
1252.12'
222.69'
N70°04'36"E
S19°55'24"E 346.34'
1520.86'
605.44'
50' P.N.M. EASEMENT
S48°27'26"W 548.79'
S43°25'33"E
42.61'
N38°49'24"E 343.87'
BECKNER ROAD 76' R/W
1407.39'
829.95'
C-1
24
5.97 Ac.±
4354 BECKNER ROAD
743.56'
45.97'
MU
19
9.17 Ac.±
5001 RAIL RUNNER ROAD
N37°29'40"W 886.35'
C-2
4
34.81 Ac.±
5300 LAS SOLERAS DRIVE
C-1
10
8.08 Ac.±
5011 LAS SOLERAS DRIVE
605.44'
S43°25'33"E 631.27'
S22°13'53"W 243.71'
S33°30'43"W 583.33'
768.96'
N43°25'33"W
N48°27'26"E 181.09'
C-2
25
8.01 Ac.±
4552 BECKNER ROAD
1776.56'
1761.56'
169.17'
395.19'
1072.84'
536.42'
N70°04'36"E
C-1
23
5.09 Ac.±
5002 RAIL RUNNER ROAD
N38°49'24"W 397.20'
S38°49'24"E 343.87'
90' RAMBLA EASEMENT
S38°49'24"E 284.71'
S29°09'45"E 231.46'
608.86'
C67
C82
C-2
26
3.78 Ac.±
4756 RAIL RUNNER ROAD
C-1
21
4.70 Ac.±
5190 RAIL RUNNER ROAD
C-2
22
10.21 Ac.±
5150 RAIL RUNNER ROAD
187.19'
N70°04'36"E 536.42'
S38°49'24"E 336.67'
N48°27'26"E 322.00'
N43°25'33"W 168.55'
S48°27'26"W 472.76'
466.27'
292.86'
L66
C77
C76
C78
C40
C30
C37
C39
L53
C82
L47
C66
S64°35'21"W
434.42'
284.64'
888.62'
C75
C64
C36
258.84'
S20°57'43"E
C65
S67°41'41"W 664.37'
20 BIP
10.70 Ac.±
5151 RAIL RUNNER ROAD
11880.73'
60.11'
69.31'
T-RAIL STA. 650+16.3
CERRILLOS ROAD - US 85
N.M.P. 1-001-5(3)
(WIDTH VARIES)
804.53'
T-RAIL STA. 1581+62
1098.24'
N26°33'49"E
437.94'
F
C-2
1
35.68 Ac.±
5407 BECKNER ROAD
C-2
2
2.60 Ac.±
5590 CROSSING AT CHAMISO
C-2
3
2.60 Ac.±
5508 CROSSING AT CHAMISO
C-2
5
1.20 Ac.±
5301 LAS SOLERAS DR.
C-2
6
3.00 Ac.±
5251 LAS SOLERAS DRIVE
C-2
7
2.63 Ac.±
5221 LAS SOLERAS DRIVE
LAS SOLERAS DRIVE 76' R/W
316.61'
N13°32'07"E 215.55'
819.76'
N89°59'59"E 273.42'
S89°59'59"W 273.42'
281.75'
N89°17'08"E
N13°32'06"E 230.19'
169.85'
410.08'
N22°30'19"E
L36
C22
C26
C27
C28
C81
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L51
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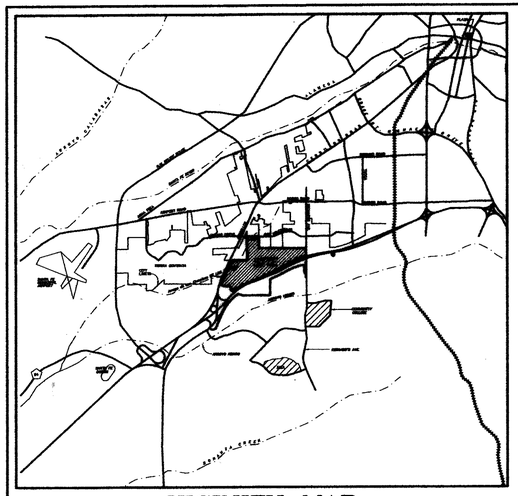

VICINITY MAP
1"=8000'

TRUE
MAG.
12°
N
NORTH
SCALE: 1"=400'
400' 200' 0' 400' 800'

STATE POLICE
AUTO PARK
HIGHWAY DEPARTMENT
APPROVED COMMERCIAL
NOT A PART
JAGUAR DRIVE
CERRILLOS
GOVERNOR MILES ROAD
714023
DAMONS GROUND RD
NAVA AVE
RICHARDS AVE
OCATE ROAD
RAIL RUNNER ROAD
DRAGON ROAD
LAS SOLERAS DRIVE
BECKNER ROAD
WAL-MART
CERRILLOS ROAD
CROSSING AT CHAMISO
HZ
HOSPITAL & MEDICAL USES
INSTITUTIONAL
39.03 AC±
(INCLUDES O.S.)
4981 BECKNER RD.
SETBACK
INTERSTATE 25 SOUTHBOUND
INTERSTATE 25 NORTHBOUND
DINOSAUR TRAIL
SLEEP INN HOTEL
VACANT
SANTA FE STORES
AMERICAN FURNITURE
CURRENTLY VACANT
NM RAIL RUNNER EXPRESS STATION
APPROVED BY MPO
MEETING OF DECEMBER 11, 2008
POTENTIAL FUTURE ACCESS
& POSSIBLE PEDESTRIAN AND/OR
VEHICULAR UNDERPASS OR OVERPASS
TO BE DETERMINED BY NMDOT
PER CONDITION #31 ON SHEET P-6
ONE LOCATION TO BE SELECTED
ROAD ALIGNMENT TO BE
DETERMINED AT DEVELOPMENT
PLAN PER CONDITION #30
ON SHEET P-6
POTENTIAL ROAD
ALIGNMENT
20' SAN SEWER LINE EASEMENT
PLAT 362/006
DOC 2076/782
17' PUBLIC UTILITY &
ROAD EASEMENT
57' R.O.W.
10' PEDESTRIAN TRAIL &
PARK MAINTENANCE PATH
& EMERGENCY ACCESS
10' PED
EASE.
20' SEWERLINE
EASEMENT
50' ELECTRIC
TRANSMISSION LINE
1% CHANCE FLOOD PLAIN
DERIVED FROM PENDING LOMA
CLOMR FEMA
CASE# 08-06-2258R
FLOOD PLAIN
PER 2008
FEMA MAPS
50' MRGCD EASEMENT
10' EFFLUENT
LINE EASEMENT
50' R.O.W.
76' R.O.W.
70' R.O.W.
86' R.O.W.
158'
182'
100'
75'
50'
SETBACK
OPEN SPACE
0.34 AC
OPEN SPACE
1.07 AC
OPEN SPACE
0.88 AC
OPEN SPACE
5.72 AC±
OPEN SPACE
4.13 AC±
OPEN SPACE
3.59 AC±
OPEN SPACE
.68 AC±
OPEN SPACE
0.73 AC
OPEN SPACE
0.17 AC
OPEN SPACE
1.71 AC
OS 0.06 AC
OS 0.71 AC
OS 0.18 AC
OS 0.61 AC
OS 1.91 AC
OS 1.22 AC
OS 0.57 AC±
OS 0.95 AC
OS 0.60 AC
OS 1.12 AC
OS 0.10 AC
OS 0.20 AC
OS 0.35 AC
OS 0.45 AC
OS 0.80 AC
OS 3.99 AC
OS 7.26 AC±
OS 10.26 AC±
OS 5.20 AC±
OS 0.30 AC
1 C-2 REGIONAL COMMERCIAL 35.68 AC± (INCLUDES O.S.) 5407 BECKNER RD.
2 C-2 REGIONAL COMMERCIAL 2.00 AC± (INCL. OS) 5500 CROSSING AT CHAMISO
3 C-3 REGIONAL COMMERCIAL 2.00 AC± 5508 CROSSING AT CHAMISO
4 C-2 REGIONAL COMMERCIAL 34.81 AC± (INCLUDES O.S.) 5300 LAS SOLERAS DR
5 C-2 REGIONAL COMMERCIAL 1.20 AC± (INCLUDES O.S.) 5301 LAS SOLERAS DR
6 C-2 REGIONAL COMMERCIAL 3.00 AC± 5281 LAS SOLERAS DR
7 C-2 COMMERCIAL 2.83 AC± (INCLUDES O.S.) 5221 LAS SOLERAS DR
8 HZ HOSPITAL & MEDICAL USES INSTITUTIONAL 39.03 AC± (INCLUDES O.S.) 4981 BECKNER RD.
9 RM-1 RESIDENTIAL HIGH DENSITY 43.69 AC± (INC. OS) 4780 RAIL RUNNER RD
10 C-1 OFFICE 8.08 AC± (INC. OS) 5051 LAS SOLERAS DR
11 MU MIXED USE 28.32 AC± (INC. OS) 4850 RAIL RUNNER RD
12 RM-LD RESIDENTIAL MEDIUM DENSITY 50.09 AC± (INC. OS & PARK) 4600 RAIL RUNNER RD.
13 R-6 RESIDENTIAL LOW DENSITY 6.80 AC± 4601 RAIL RUNNER RD.
14 R-6 RESIDENTIAL LOW DENSITY/ INSTITUTIONAL 22.16 AC± (INCLUDES OS) 4781 RAIL RUNNER RD
15 RM-LD RESIDENTIAL MEDIUM DENSITY 52.57 AC± (INCLUDES O.S) 4251 BECKNER RD.
16 R-1 MONTE DEL SOL CHARTER SCHOOL 3.02 Ac.± 4161 WALKING RAIN
17 SC-2 COMMUNITY COMMERCIAL 20.21 AC± (INCLUDES O.S.) 3750 BECKNER RD
18 C-2 COMMUNITY COMMERCIAL (BUSINESS PARK) 48.99 AC± (INCLUDES O.S.) 4000 BECKNER RD.
19 MU MIXED USE 9.17 AC± (INC. OS) 5061 RAIL RUNNER RD.
20 C-1 OFFICE 5.09 AC± 5002 RAIL RUNNER RD.
21 C-1 OFFICE 4.70 AC± 5190 RAIL RUNNER RD.
22 C-2 COMMUNITY COMMERCIAL 10.21 AC± (INC. OS) 5150 RAIL RUNNER RD.
23 C-1 OFFICE 5.97 AC± (INC. OS) 4354 BECKNER RD.
24 C-1 OFFICE 5.97 AC± (INC. OS)
25 ACCESS/ RAMBLA EASE. 0.71 AC.
26 C-1 OFFICE 3.78 AC± (INC. OS) 4756 BECKNER RD.
27 C-1 OFFICE 22.67 AC± (INCLUDES O.S.) 4980 BECKNER RD.
28 C-2 COMMUNITY COMMERCIAL 21.77 AC± (INCLUDES O.S.) 5152 BECKNER RD.
29 PNM ELECTRIC SUBSTATION C-2 1.16 Ac.± 5480 BECKNER RD
90' ACCESS/ RAMBLA EASE.
RAMBLA & PLAZA EASE 1.25 AC±
B.I.P. 10.70 AC±
5151 RAIL RUNNER RD.
4582 BECKNER RD.
4756 BECKNER RD.
4161 WALKING RAIN
4354 BECKNER RD.
5061 RAIL RUNNER RD.
5002 RAIL RUNNER RD.
5150 RAIL RUNNER RD.
5190 RAIL RUNNER RD.
4780 RAIL RUNNER RD.
4850 RAIL RUNNER RD.
4781 RAIL RUNNER RD.
4251 BECKNER RD.
3750 BECKNER RD.
4000 BECKNER RD.
4981 BECKNER RD.
4980 BECKNER RD.
5152 BECKNER RD.
5480 BECKNER RD.
5407 BECKNER RD.
5500 CROSSING AT CHAMISO
5508 CROSSING AT CHAMISO
5300 LAS SOLERAS DR
5301 LAS SOLERAS DR
5281 LAS SOLERAS DR
5221 LAS SOLERAS DR
5051 LAS SOLERAS DR

CITY REVIEW

CITY ENGINEER — DATE 02/22/10

CITY PLANNER — DATE 02.10.10

STORMWATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

BECKNER Road Equities, Inc.
by Gordon L. Skaarsgard
(OWNER) Gordon L. SKAARSGARD — JAN 18, 2010 DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2010

Victoria M. Reyes — 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO

NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL

LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1592456 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSMENT# SD 2008-15
REZONING# ZA 2008-11

LAND AREA	
REGIONAL COMMERCIAL **C-2**	82.52 AC±
COMMUNITY COMMERCIAL **C-2**	39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) **C-2**	48.99 AC±
COMMUNITY COMMERCIAL **SC-2**	20.21 AC±
OFFICE **C-1**	50.29 AC±
BUSINESS INDUSTRIAL PARK **BIP**	10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES **I**	39.03 AC±
MIXED USE **MU**	37.49 AC±
RESIDENTIAL HIGH DENSITY **RM-1**	43.69 AC±
RESIDENTIAL MEDIUM DENSITY **RM-LD**	102.66 AC±
RESIDENTIAL LOW DENSITY **R-6**	28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN

SCALE: 1"=400'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HF	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET: P-5	
WORKED ON: 1/15/10	FILE NAME: 20026 12-09 ANNEXPLN 026-ANNEXPLN-12		

\\SIBERTSERVER\V2000\20026\12001\01\ANNEXPLN-01\026-ANNEXPLN-01.dwg

SPECIAL WARRANTY DEED

Las Soleras Center, LLC, a New Mexico limited liability company (collectively, "**Grantor**"), for consideration paid, grants and conveys to ***Beckner Road Partners, LLC***, a New Mexico limited liability company ("**Grantee**"), whose address is 150 Washington Avenue, Suite 201, Santa Fe, New Mexico 87501, the real property located in Santa Fe County, New Mexico legally described as follows:

> Tract 19, Tract 24, Tract 25 and Tract 26 of Las Soleras, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-19 and 24-27...lying within Section 17 & 18 T16N, R9E, NMPM City: Santa Fe County: Santa Fe State: New Mexico", recorded October 31, 2016 in Plat Book 809, Pages 003-004, # 1808503, records of Santa Fe County, New Mexico.
>
> Tract 20 of Las Soleras, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts Township 16N, Range 9E, Sections...17 & 18", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.
>
> Lot 21, Lot 22 and Lot 23 of Las Soleras, as shown and delineated on plat of survey entitled "ALTA/ACSM Boundary Survey prepared for Paseo Nuevo, Ltd. Co. of Lots 21, 22, and 23 Las Soleras lying within Sections 17 and 18, T.16N., R.9E., N.M.P.M. Santa Fe County, N.M.", recorded February 14, 2012 in Plat Book 742, Page 018, # 1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Sewer maintenance and garbage disposal assessments not yet due and payable.

SUBJECT TO: Reservations and exceptions contained in Patents from the United States of America to Samuel A. Larson, recorded December 10, 1921 in Patent Book A, Page 180 and Patent recorded November 4, 1943 in Patent Book C, Page 93, records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations and exceptions contained in Patent from the United States of America to Amos W. Beckner, recorded February 17, 1941 in Patent Book C, Page 14, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in Annexation Agreement recorded March 4, 2010 as Instrument #1592456, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593744, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593745, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, easements and rights incident thereto as shown and delineated on plat of survey entitled "ALTA/ ACSM Boundary Survey prepared for Paseo Nuevo, LTD. Co. of Lots 21, 22, and 23 Las Soleras...", recorded February 14, 2012 in Plat Book 742, Page 018, #1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-9...", recorded October 31, 2016 in Plat Book 809, Pages 003-004, #1808503, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, restrictions and conditions, as shown and delineated on plat of survey entitled "Las Soleras Amended Master Plan Township 16N, Range 9E, Sections 7, 8, 17 & 18.", recorded January 4, 2017 in Plat Book 812, Pages 037-046, # 1814047 and recorded July 17, 2018 in Plat Book 836, Pages 047-050D, # 1862707, records of Santa Fe County, New Mexico.

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Village, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802604, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26).

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Center, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802605, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26)

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.

Witness my hand and seal this 23 day of January, 2023.

GRANTOR:

LAS SOLERAS CENTER, LLC,
a New Mexico limited liability company

Gordon L. Skarsgard

Gordon L. Skarsgard, Operations Manager

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this ~~27th~~ day of January, 2023 by **Gordon L. Skarsgard** as Operations Manager of Las Soleras Center, LLC, a New Mexico limited liability company.

STATE OF NEW MEXICO
NOTARY PUBLIC
DIANA SLIWICKI
Commission # 1115266
My Comm. Exp. June 17, 2024

Diane Sliwicki

Title of Office: ~~NOTARY~~ Public

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7898
Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment ("General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tracts 21 and 26, comprising approximately 8.18 acres and Tracts 23 and 24, comprising 13.45 acres from Commercial Office to Community Commercial ("Project"). The property is located at the southeast quadrant of the Las Soleras / Beckner Road roundabout ("Property") and is zoned C-1 (General Office).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7898.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. The Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan Amendment.
10. The Planning Commission heard Case #2024-7898 concurrently with Cases #2024-7899, 2024-7900, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tracts 21, 23, 24 and 26.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for General Plan amendments, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing.
16. The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment the proposal is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
18. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
    The General Plan Amendment affects an area greater than two acres. Tracts 21 and 26 encompass 8.18 acres, and Tracts 23 and 24 encompass 13.45 acres (+/-21.63 total acres), both of which exceed the minimum size requirement for land use amendments.
19. General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
20. With the necessary infrastructure improvements as required by the conditions of approval, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
21. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
22. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
23. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the

Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing. All applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the General Plan Amendment is consistent with growth projections for Santa Fe, and that the project The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
7. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
8. The General Plan Amendment complies with SFCC 1987 Section 14-3.2(E)(1)(c), because it:
    a. does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby;
    b. affects an area greater than two acres. Tracts 21 and 26 encompass 8.18 acres, and Tracts 23 and 24 encompass 13.45 acres (+/-21.63 total acres), both of which exceed the minimum size requirement for land use amendments; and
    c. does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
9. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
12. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
13. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.
14. The Commission recommends approval of the requested General Plan amendment because the

applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-7898 to the Governing Body, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report.

Janet Clow
Chair

October 21,2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8852
Las Soleras Master Plan Tract 19 General Plan Amendment
Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment (the "General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tract 19, comprising approximately 9.11 acres from Transitional Mixed Use to Community Commercial ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned MU (Mixed Use).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8852.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023,virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan Amendment.
10. The Planning Commission heard Case #2024-8852 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8853, 2024-8854 and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tract 19.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for general plan approval, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. Based on the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Planning Commission finds that all applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
16. The General Plan Amendment is consistent with growth projections for Santa Fe, and the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.).
    i. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
    ii. The General Plan Amendment affects an area greater than two acres. Tract 19 encompass 9.11 acres, and which exceeds the minimum size requirement for land use amendments.
    iii. The General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
18. With the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
19. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
20. The General Plan Amendment does not conflict with any existing City policies, or ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
21. The additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
5. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(c), the Commission finds that:
   iv. The amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
   v. The amendment affects an area greater than two acres. Tract 19 encompass 9.11 acres, and which exceeds the minimum size requirement for land use amendments.
   vi. The amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
7. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the Commission finds that with the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
8. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
9. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the Commission finds that the proposed amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(g), the Commission finds that the proposed amendment does not conflict with any existing City policies, or ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan
12. The Applicant met the applicable Submittal Requirements.
13. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING

COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-8852 to the Governing Body, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report.

Janet Clow
Chair

October 24, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8854
Las Soleras Master Plan Tract 20 General Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment ("General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tract 20, comprising approximately 10.7 acres from Commercial Business Use to Community Commercial ("Project"). The property is located south of the Rail Runner Loop ("Property") and is zoned BIP (Business Industrial Park).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8854.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. The Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.
9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan

Amendment.

10. The Planning Commission heard Case #2024-8854 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8852, 2024-8853, and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tract 20.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for General Plan amendments, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing.
16. The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
18. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
19. The General Plan Amendment affects an area greater than two acres. Tract 20 (+/-10.70 acres), exceeds the minimum size requirement for land use amendments.
20. General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
21. With the necessary infrastructure improvements as required by the conditions of approval, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
22. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
23. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
24. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing. All applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the General Plan Amendment is consistent with growth projections for Santa Fe, and that the project The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
7. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
8. The General Plan Amendment complies with SFCC 1987 Section 14-3.2(E)(1)(c), because it:
    a. does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby;
    b. affects an area greater than two acres. Tract 20 encompass 10.70 which exceed the minimum size requirement for land use amendments; and
    c. does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
9. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
12. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
13. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.
14. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-8854 to the Governing Body.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7899
Las Soleras Master Plan Amendment Master Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a master plan amendment ("Master Plan Amendment") to the Las Soleras Master Plan, changing the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet, on a property located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout on the south side of Beckner Rd, encompassing Tracts 19-26 within the Las Soleras Master Plan. (Project).

After conducting a public hearing and having heard from staff and all interested persons, the Planning Commission hereby FINDS and CONCLUDES as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987, Section 14-3.9(C) sets out procedures for the creation of a Master Plan and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7899.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. "SFCC") 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.9(C) sets out procedures for master plan approval and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body,

together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.

8. Staff recommended that the Commission recommend approval of the Las Soleras Master Plan Amendment, subject to conditions and technical corrections identified in the Staff Report.
9. The Planning Commission heard Case #2024-7899 concurrently with Cases #2024-7898, 2024-7900, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
10. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Master Plan Amendment.
11. Pursuant to SFCC 1987 Sections 14-3.9(C)(4), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
12. SFCC 1987 Section 14-3.9(D)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
13. The Master Plan Amendment consistent with the City of Santa Fe growth projections and economic development goals.
14. . The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
15. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.), maintaining a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan. The amendment to C-2 zoning provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such as full-service dining and more. The Master Plan amendment will facilitate future development that is expected to trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System, further enhancing the area's coordinated development.
16. The amendment aligns with the predominant zoning patterns in the area, which primarily are uses (multifamily and nonresidential) allowed within a C-2 District. The variety of C-2 uses, ranging from residential to light industrial, adheres to the Las Soleras Master Plan's original intent to foster a mix of uses, despite the proposed elimination of both Mixed Use and Business Industrial Park Districts, while also responding to current market demands. The master plan continues to maintain a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan.
17. This Master Plan amendment will significantly enhance the site’s ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of Tracts 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System.
18. The net impact of the Master Plan Amendment on the utility system infrastructure is minimal and the existing infrastructure, water, wastewater, and parks are adequate to accommodate the Master Plan Amendment. Inadequacies in roads and fire service capacity can be adequately addressed as conditions of approval during the development of this project such that health and safety goals are met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the Master plan Amendment.
3. Pursuant to SFCC 1987, 14-3.9(C)(4) the Planning Commission has the authority to review and recommend approve of a Master Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community.
6. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.).
7. Pursuant to 14-3.9(D)(1)(b), the Master Plan Amendment is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts.
8. Pursuant to 14-3.9(D)(1)(c)), the Master Plan Amendment will contribute to the coordinated and efficient development of the community.
9. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(d), the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:
Considering the foregoing findings and conclusions, the Planning Commission approves the Master Plan, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report for Case #2024-7899.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7900
Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tracts 21 and 26, comprising approximately 8.18 acres and Tracts 23 and 24, comprising 13.45 acres from General Office (C-1) to General Commercial (C-2) ("Project"). The property is located at the southeast quadrant of the Las Soleras / Beckner Road roundabout ("Property") and is zoned C-1.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7900.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).

9. Staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.
10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from C-1 to C-2.
11. The Planning Commission heard Case #2024-7900 concurrently with Cases #2024-7899, 2024-7898, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tracts 21, 23, 24, and 26 Rezoning from C-1 to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from C-1 (General Office Use) to C-2 (General Commercial) for Tracts 21, 23, 24, and 26.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe;

and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tracts 21 and 26 (8.18 acres) and Tracts 23 and 24 (13.45 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 21.63 acres across Tracts 21, 23, 24, and 26.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tracts 21, 23, 24, and 26. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from C-1 (General Office Use) to C-2 (General Commercial) for Tracts 21, 23, 24, and 26.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tracts 21 and 26 (8.18 acres) and Tracts 23 and 24 (13.45 acres), which meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or

general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from C-1 to C-2, as requested in the Application for Case #2024-7900.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8853
Las Soleras Master Plan Tract 19 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024, (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tract 19, comprising approximately 9.11 acres from Mixed Use (MU) to General Commercial (C-2) ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned MU.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8853.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).
9. Staff reviewed the Application and related materials submitted by the Applicant for conformity

with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from MU to C-2.
11. The Planning Commission heard Case #2024-8853 concurrently with Cases #2024-7900, 2024-7898 2024-7899, 2024-7900, 2024-8852, 2024-8855, 2024-8854, and 2024-8855.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tract 19 Rezoning from MU to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from MU (Mixed Use) to C-2 (General Commercial) for Tract 19.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tract19 (9.11 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 9.11 acres for Tract 19.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tract 19. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from MU (Mixed Use) to C-2 (General Commercial) for Tract 19.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tract 19 (9.11 acres) meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from MU to C-2, as requested in the Application for Case #2024-8853.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8855
Las Soleras Master Plan Tract 20 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024, (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tract 20, comprising approximately 10.70 acres from Business Industrial Park (BIP) to General Commercial (C-2) ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned BIP.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8855.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).
9. Staff reviewed the Application and related materials submitted by the Applicant for conformity

with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from BIP to C-2.
11. The Planning Commission heard Case #2024-8855 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8852, 2024-8853, and 2024-8854.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tract 20 Rezoning from BIP to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from BIP (Business Industrial Park) to C-2 (General Commercial) for Tract 20.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tract 20 (10.70 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 10.70 acres for Tract 20.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tract 20. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from BIP (Business Industrial Park) to C-2 (General Commercial) for Tract 20.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tract 19 (9.11 acres) meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from BIP to C-2, as requested in the Application for Case #2024-8855.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe

MINUTES

**REGULAR MEETING OF
THE PLANNING COMMISSION
SEPTEMBER 05, 2024 AT
6:00 PM**

A. ROLL CALL

Members Present:
Chair Janet Clow
Vice Chair Jessica Eaton Lawrence
Member Gurushabad Mirando
Member Peter Smith
Member Thomas (TJ) Reiland

Members Excused:
Member Phil Lucero
Member Sasha McGhee

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Vice Chair Eaton Lawrence moved, seconded by Commissioner Reiland, to approved the agenda as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Smith, Member Reiland

Against: None

Abstain: Member Mirando

D. APPROVAL OF MINUTES:

1. August 1, 2024

MOTION: Vice Chair Eaton Lawrence moved, seconded by Commissioner Reiland, to approve as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Smith, Member Reiland

Against: None

Abstain: Member Mirando

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2023-7079. Bungalows on Cerrillos Development Plan. AMENDED

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

2. Case #2023-7662. Bungalows on Cerrillos variance (Setback). AMENDED

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

3. **Case #2023-7663. Bungalows on Cerrillos variance (Slopes). AMENDED**

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

6. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2024-7899. Las Soleras Master Plan Amendment.** Orion-West LLC., Agent for Beckner Road Partnership, LLC, Owner, requests a Master Plan Amendment to the Las Soleras Master Plan to change the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial). Additionally, they seek to reduce the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet. The property is located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout, and on the south side of Beckner Rd, encompassing

Parcels 19-26 within the Las Soleras Master Plan. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

2. **Case # 2024-7898. Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, Owner, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout. Additionally, a General Plan Amendment is requested to change the existing General Plan Future Land Use Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from Commercial Office Use to Community Commercial. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

3. **Case # 2024-7900. Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning.** Orion-West LLC., Agent for Beckner Road Partnership, LLC, Orion-West LLC., agent for Beckner Road Partnership, LLC, Owner, requests approval of a rezoning to change the Official Zoning Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout. Additionally, a rezoning is requested to change the existing Official Zoning Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) Use to C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

4. **Case #2024-8852. Las Soleras Master Plan Tract 19 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use designation for approximately 9.11 acres from Transitional Mixed Use to Community Commercial. The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the informational as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

5. **Case #2024-8853. Las Soleras Master Plan Tract 19 Rezoning.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 9.11 acres from MU (Mixed Use) Use to C-2 (General Commercial). The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

   MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

   VOTE: The motion was approved on the following Roll Call vote:

   For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

   Against: Member Reiland

   Abstain: None

6. **Case #2024-8854. Las Soleras Master Plan Tract 20 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use designation for approximately 10.70 acres from Commercial Business Use to Community Commercial. The property, known as Tract 20 of the Las Soleras Master Plan, and is located south of the Rail Runner Loop. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

7. **Case #2024-8855. Las Soleras Master Plan Tract 20 Rezoning.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 10.70 acres from BIP (Business Industrial Park) Use to C-2 (General Commercial). The property, known as Tract 20 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

8. **Case #2024-8523. 235 West San Francisco Street, Variance.** Sommer Karnes & Associates LLP, Agent for G.E. Senlic, LLC., owners and applicant requests a variance to SFCC 1987, Section 14.8-6(C)(2)b to allow off-site parking more than 600 feet from the property within the Business Commercial District. The property

is zoned Business Commercial District, within the Lensic Subdistrict, with an approved 70 room hotel (Case #2019-1535) on .99-acre property. (Carly Venditti, Case Manager, cavenditti@santafenm.gov)

Postponed to October 3, 2024

9. **Case #2024-8342. 4851 Hart Road Development Plan.** NM Land Solutions LLC, Agent, for ODY- HFS Partners LLP, Owner, requests approval of a development plan to establish development standards for 2 warehouses totaling 63,920 SF on a 9.755 Acre lot located at 4851 Hart Road. The property is zoned I-1 (Light Industrial) and is within the River and Trails Archeological Review District. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

10. **Case #2024-8343. 4851 Hart Road Terrain Management Variance.** NM Land Solutions LLC, Agent, for ODY- HFS Partners LLP, Owner, requests approval of a variance to the Terrain Management standards located in SFCC Ch. 14-8.2(D)(2)(b) to disturb natural slopes of thirty-percent or greater to develop 2 warehouses totaling 63,920 SF on a 9.755 Acre lot located at 4851 Hart Road. The property is zoned I-1 (Light Industrial) and is within the River and Trails Archeological Review District. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to deny the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

H. STAFF COMMUNICATIONS

1. City of Santa Fe Transportation Impact Analysis Guidelines – Erik Aune, AICP, Director Santa Fe MPO

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

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Geraldine Jurule
Liaison

Chair

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2025-

A RESOLUTION

AMENDING THE LAS SOLERAS MASTER PLAN FOR TRACTS 19, 20, 21, 23, 24 AND 26, COMPRISED OF APPROXIMATELY 41.44 ACRES; CHANGING THE LAND USE DESIGATIONS FROM MIXED USE, BIP (BUSINESS INDUSTRIAL PARK), AND C-1 (GENERAL OFFICE) TO C-2 (GENERAL COMMERCIAL) AND TO REDUCE THE WIDTH OF THE UTILITY AND TRAIL CORRIDOR (LA RAMBLA TRAIL) FROM 90 TO 45 FEET ON THE SOUTH SIDE OF BECKNER ROAD (CASE NO. 2024-7899).

WHEREAS, on February 11, 2009, the Governing Body of the City of Santa Fe ("City") annexed property known as Las Soleras Subdivision, into the city of Santa Fe; and

WHEREAS, on the same day, the Governing Body approved General Plan amendments, rezonings, a lot line adjustment, and a road dedication plat, subject to fifty (50) conditions of approval, known as the Las Soleras Master Plan ("Master Plan"); and

WHEREAS, on September 9, 2015, the Governing Body approved amended the Master Plan, to realign roads, reconfigure open and space trails, reduce park land, and reconfigure certain tracts of land; and

WHEREAS, on September 24, 2016, the Governing Body approved Case No. 2016-64 and

adopted Resolution No. 2016-78, which amended the Master Plan, to establish alternative height and setback standards for the residential six dwelling units per acre and residential twelve dwelling units per acre residentially zoned districts for Estancias de Las Soleras and Ross's Peak developments; and

WHEREAS, on September 12, 2018, the Governing Body approved Case No. 2018-50 and adopted Resolution No. 2018-59, which approved Amendment No. 3 to the Master Plan, which changed the zoning from mixed use to residential, twenty-one dwelling units per acre, for property located between Governor Miles, Interstate 25 and Cerrillos Road and Richards Avenue, reduced the 90-foot utility and trail corridor to 45 feet on the North Side of Beckner Road; and

WHEREAS, on May 31, 2023, the Governing Body approved Case No. 2021-3811 and adopted Resolution No. 2023-27, which approved Amendment No. 4 to the Las Soleras Master Plan, which increased the density from six units per acre to ten units per acre for land located at 4601 Rail Runner Road; and

WHEREAS, Orion-West, agent for Beckner Road Partnership, LLC ("Applicant"), applied to amend the Las Soleras Master Plan for approximately 41.44 acres of land, known as Tracts 19, 20, 23, 24 and 26, and identified in Attachment A (the "Property"), from Mixed Use (MU), Business Industrial Park (BIP), and General Office (C-1) to General Commercial (C-2) and to reduce the width of the Utility and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet south of Beckner Road ("Proposed Amendment"); and

WHEREAS, amending the Master Plan requires an early neighborhood notification ("ENN") meeting and Applicant held an ENN on November 14, 2023; and

WHEREAS, SFCC 1987, Section 14-3.9(D)(1) requires the following findings for an amendment of a master plan:

(a) The master plan is consistent with the general plan;

(b) The master plan is consistent with the purpose and intent of the zoning districts that apply to or will apply to the master plan area and with the applicable use regulations and

development standards of those districts;

(c) Development of the master plan area will contribute to the coordinated and efficient development of the community; and

(d) The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development; and

WHEREAS, the Planning Commission reviewed evidence related to the Proposed Amendment, held a public hearing on the Proposed Amendment on September 5, 2024, and recommended the Governing Body approve the Proposed Amendment; and

WHEREAS, on January 9, 2025, the Governing Body held a public hearing on the Proposed Amendment; having reviewed the staff report, the recommendation of the Planning Commission, and the evidence obtained at the public hearing; and determined that the proposed amendment to the Master Plan, as recommended by the Planning Commission, meets the approval criteria set forth in Section 14-3.9(D)(1) of SFCC 1987 as follows:

- the Proposed Amendment is consistent with the general plan;
- the Proposed Amendment is consistent with the purpose and intentof the applicable zoning districts and the applicable use regulations and development standards for those districts;
- the development with the Proposed Amendment will contribute to the coordinated and efficient development of the community; and
- the existing and proposed infrastructure will be able to accommodate the impacts of the Proposed Amendment.

NOW, THEREFORE, BE IT RESOLVED THAT the Master Plan for Tracts of land more particularly described in Attachment A, known as Tracts 19, 20, 21, 23, 24 and 26 of the Las Soleras Master Plan, are amended to change the land use designations of the Property from Mixed Use, Business Industrial Park, and General Office to Community Commercial, and the width of the Utility

and Trail Corridor (La Rambla Trail) is reduced from 90 feet to 45 feet south of Beckner Road.

PASSED, APPROVED, and ADOPTED this ___ day of ____ 2025.

_____

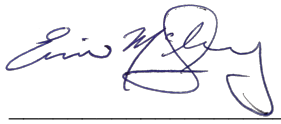
ALAN M. WEBBER, MAYOR

ATTEST:

_____

ANDRÉA SALAZAR, CITY CLERK

APPROVED AS TO FORM:



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ERIN K. MCSHERRY, CITY ATTORNEY

Legislation/Land Use Legislation/Resolutions/Las Soleras Amending Master Plan

ATTACHMENT A

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF TRACT 19, LOS SOLERAS ,AS THE SAME IS SHOWN AND DESIGNATED ON THE BECKNER ROAD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES, SPECTRUM ACQUISITION SANTA FE, LLC, LAS SOLERAS VILLAGE, LLC, LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC, RECORDED IN THE SANTA FE COUNTY CLERK;S OFFICE ON OCTOBER 31, 2016, IN BOOK 809, PAGES 3-4, TOGETHER WITH LOT 20, LAS SOLERAS, AS THE SAME IS SHOWN AND DEDICATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE COUNTY CLERK'S OFFICE OF SANTA FE COUNTY ON MARCH 4, 2010, IN BOOK 714, PAGES 14-26, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 19 BEING A FOUND REBAR WITH YELLOW PLASTIC CAP PLS NO. 13986, LYING ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 25 FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP I-025-5(36)272 BEARS N 60°49'43" E, A DISTANCE OF 215.15 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE, S 60°48'43" W, A DISTANCE OF 608.76 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986”;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 60°57'12" W, A DISTANCE OF 99.29 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 60°58'43" W, A DISTANCE OF 60.13 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND ROW T-RAIL "650+16.30;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1606.05 FEET, A RADIUS OF 11309.16 FEET, A DELTA ANGLE OF 08°08'12", A CHORD BEARING OF S 64°53'40" W, AND A CHORD LENGTH OF 1604.71 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND ROW T-RAIL"

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 68°58'55" W, A DISTANCE OF 254.66 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND 5/8" REBAR;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 20°59'34" W, A DISTANCE OF 258.67 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 90.10 FEET, A RADIUS OF 368.00 FEET, A DELTA ANGLE OF 14°01'41", A CHORD BEARING OF N 74°42'30" E, AND A CHORD LENGTH OF 89.88 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 67°41'37" E, A DISTANCE OF 888.57 FEET TO POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 135.50 FEET, A RADIUS OF 2500.00 FEET, A DELTA ANGLE OF 03°06'20", A CHORD BEARING OF N 66°08'27" E, AND A CHORD LENGTH OF 135.48 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 64°35'17" E, A DISTANCE OF 664.33 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 542.82 FEET, A RADIUS OF 368.00 FEET, A DELTA ANGLE OF 84°30'54", A CHORD BEARING OF N 22°20'43" E, AND A CHORD LENGTH OF 494.93 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986"

THENCE ALONG THE EAST RIGHT OF WAY LINE OF RAIL RUNNER ROAD, N 19°56'08" W, A DISTANCE OF 346.29 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 14.86 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 34°03'02", A CHORD BEARING OF N 02°54'27" W, AND A CHORD LENGTH OF 14.64 FEET, TO AN ANGLE POINT, LYING AT THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE OF BEKCNER ROAD, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 70°03'52" E, A DISTANCE OF 246.88 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 37°29'43" E, A DISTANCE OF 854.55 FEET TO THE POINT OF BEGINNING, CONTAINING 19.7979 ACRES (862,397 SQUARE FEET), MORE OR LESS.

LEGAL DESCRITION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 17, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF TRACT 24, LOS SOLERAS, AS THE SAME IS SHOWN AND DESIGNATED ON THE BECKNER ROAD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES, SPECTRUM ACQUISITION SANTA FE, LLC, LAS SOLERAS VILLAGE, LLC, LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC, RECORDED IN THE SANTA FE COUNTY CLERK’S OFFICE ON OCTOBER 31, 2016, IN BOOK 809, PAGES 3-4, TOGETHER WITH LOT 23, LAS SOLERAS, AS THE SAME IS SHOWN AND DEDICATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE COUNTY CLERK'S OFFICE OF SANTA FE COUNTY ON MARCH 4, 2010, IN BOOK 714, PAGES 14-26, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23 BEING A SET NO. 5 REBAR WITH PINK PLASTIC CAP “L. MEDRANO PS 11993”, LYING ON THE NORTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP 1-025-5(36)272 BEARS N 73°44'16” E A DISTANCE OF 1409.20 FEET;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, FROM SAID POINT OF BEGINNING, N 38°49'41" W, A DISTANCE OF 397.23 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE N 38°49'39" W, A DISTANCE OF 297.31 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF BECKNER ROAD MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 7.73 FEET, A RADIUS OF 45.03 FEET, A DELTA ANGLE OF 09°50'08", A CHORD BEARING OF N 47°57'36" E, AND A CHORD LENGTH OF 7.72 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 95.45 FEET, A RADIUS OF 663.00 FEET, A DELTA ANGLE OF 08°14'55", A CHORD BEARING OF N 57°00'16" E, AND A CHORD LENGTH OF 95.37 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 70°18'08" E, A DISTANCE OF 17.92 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 52°31'45" E, A DISTANCE OF 13.10 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 66.93 FEET, A RADIUS OF 476.00 FEET, A DELTA ANGLE OF 08°03'23", A CHORD BEARING OF N 66°04'21" E, AND A CHORD LENGTH OF 66.88 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE N 70°04'42" E, A DISTANCE OF 638.46 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 14.86 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 34°03'14", A CHORD BEARING OF S 36°56'58" E, AND A CHORD LENGTH OF 14.64 FEET, TO A POINT OF TANGENCY, LYING ON THE WEST RIGHT OF WAY LINE OF RAIL RUNNER ROAD, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 19°55'23" E, A DISTANCE OF 300.35 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, S 19°53'14" E, A DISTANCE OF 45.94 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 439.56 FEET, A RADIUS OF 298.00 FEET, A DELTA ANGLE OF 84°30'49", A CHORD BEARING OF S 22°19'47" W, AND A CHORD LENGTH OF 400.78 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 12352";

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD, S 64°35'45" W, A DISTANCE OF 346.96 FEET TO THE POINT OF BEGINNING, CONTAINING 10.7916 ACRES (470,081 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF TRACT 26, LOS SOLERAS, AS THE SAME IS SHOWN AND DESIGNATED ON THE BECKNER ROAD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES, SPECTRUM ACQUISITION SANTA FE, LLC, LAS SOLERAS VILLAGE, LLC, LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC, RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON OCTOBER 31, 2016, IN BOOK 809, PAGES 3-4, TOGETHER WITH LOT 21, LAS SOLERAS, AS THE SAME IS SHOWN AND DEDICATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE COUNTY CLERK'S OFFICE OF SANTA FE COUNTY ON MARCH 4, 2010, IN BOOK 714, PAGES 14-26, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21 BEING A SET NO. 5 REBAR WITH PINK PLASTIC CAP "L. MEDRANO PS 11993", LYING ON THE NORTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP I-025-5(36)272 BEARS S 70°40'09" W, A DISTANCE OF 2457.17 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE S 67°40'57" W, A DISTANCE OF 284.62 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 358.43 FEET, A RADIUS OF 298.00 FEET, A DELTA ANGLE OF 68°54'54", A CHORD BEARING OF N 77°50'38" W, AND A CHORD LENGTH OF 337.21 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE);

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N 43°27'11" W, A DISTANCE OF 399.79 FEET TO POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 58.30 FEET, A RADIUS OF 63.00 FEET, A DELTA ANGLE OF 53°01'25", A CHORD BEARING OF N 04°01'30" E, AND A CHORD LENGTH OF 56.24 FEET, TO A POINT OF COMPOUND CURVATURE, LYING ON THE SOUTH RIGHT OF WAY LINE OF BECKNER ROAD MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 77.78 FEET, A RADIUS OF 558.00 FEET, A DELTA ANGLE OF 07°59'11", A CHORD

BEARING OF N 34°31'42" E, AND A CHORD LENGTH OF 77.72 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 9.87 FEET, A RADIUS OF 783.00 FEET, A DELTA ANGLE OF 00°43'20", A CHORD BEARING OF N 38°52'56" E, AND A CHORD LENGTH OF 9.87 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 47°56'27" E, A DISTANCE OF 25.29 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 32°17'22" E, A DISTANCE OF 14.94 FEET TO A POINT OF NON-TANGENT CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 248.60 FEET, A RADIUS OF 782.00 FEET, A DELTA ANGLE OF 18°12'53", A CHORD BEARING OF N 51°16'09" E, AND A CHORD LENGTH OF 247.56 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 110.22 FEET, A RADIUS OF 1450.29 FEET, A DELTA ANGLE OF 04°21'17", A CHORD BEARING OF N 62°33'05" E, AND A CHORD LENGTH OF 110.20 FEET, TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 38°50'23" E, A DISTANCE OF 325.50 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986;

THENCE S 38°49'46" E, A DISTANCE OF 465.57 FEET TO THE POINT OF BEGINNING, CONTAINING 8.1805 ACRES (356,343 SQUARE FEET), MORE OR LESS.

City of Santa Fe, New Mexico

memo

DATE: January 9, 2025

TO: Governing Body

VIA: Randy Randall, Interim Community Development Director
Heather L. Lamboy, AICP, Planning and Land Use Director
Maggie Moore, Interim Assistant Land Use Director

FROM: Daniel A. Esquibel, Interim Planning Manager, Current Planning Division

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1. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2024-7898. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use Map designation for Las Soleras Tracts 21 and 26, +/- 8.18 acres, and for Tracts 23 and 24, +/- 13.45 acres, from Commercial Office Use to Community Commercial.

2. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2024-8852. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use designation for Las Soleras Tract 19, +/- 9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout, from Transitional Mixed Use to Community Commercial.

3. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2024-8854. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use designation for Las Soleras Tract 20, +/-10.70 acres, located south of the Rail Runner Loop from Commercial Business Use to Community Commercial.

4. CONSIDERATION OF A RESOLUTION

Master Plan Amendment. Case #2024-7899. Orion-West LLC, Agent for Applicant Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the Las Soleras Master Plan land use designations on Tracts 19, 20, 21, 23, 24 and 26, from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to a uniform classification of C-2 (General Commercial), and to reduce the width of the Utility and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet on the south side of Beckner Road.

5. CONSIDERATION OF BILL NO. 2025-1
   Rezoning. Case #2024-7900. Orion-West LLC, Agent for Applicant, Beckner Road Partnership, asks the Governing Body to adopt Bill 2025-01 to rezone Las Soleras Tracts 21 and 26, +/- 8.18 acres, and Tracts 23 and 24, +/-13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) to C-2 (General Commercial).

6. CONSIDERATION OF BILL NO. 2025-2
   Rezoning. Case #2024-8853. Orion-West LLC, agent for Applicant Beckner Road Partnership, LLC, ask the Governing Body to adopt Bill 2025-2 to rezone Las Soleras Tract 19, +/-9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout, from MU (Mixed Use) to C-2 (General Commercial).

7. CONSIDERATION OF BILL NO. 2025-3
   Rezoning. Case #2024-8855. Orion-West LLC, agent for Applicant Beckner Road Partnership, LLC, asks the Governing Body to adopt Bill 2025-3 to rezone Las Soleras Tract 20, +/-10.70 acres located southwest of the Walking Rain Road / Beckner Road roundabout, from BIP (Business Industrial Park) to C-2 (General Commercial).

I. Planning Commission Recommendations:

On September 5, 2024, the Planning Commission ("Commission") recommended the Governing Body take the following actions:

1. **APPROVE** Case #2024-7899. Las Soleras Master Plan Amendment, changing land use designations for Las Soleras Master Plan Tracts 19, 20, 21, 23, 24 and 26, from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet, subject to the Master Plan conditions listed in Section III, Table 1 "Master Plan Conditions" and Master Plan Technical Corrections listed in attachment "A".
2. **APPROVE** Case #2024-7898. General Plan Amendment for Las Soleras Tracts 21, 23, 24, and 26 from Commercial Office Use to Community Commercial.
3. **APPROVE** Case #2024-7900. Rezoning for Las Soleras Tracts 21, 23, 24 and 26 from C-1 (General Office) to C-2 (General Commercial).
4. **APPROVE** Case #2024-8852**.** General Plan Amendment for Las Soleras Tract 19, from Transitional Mixed Use to Community Commercial.

5. **APPROVE** Case #2024-8853. Rezoning for Las Soleras Tract 19, from MU (Mixed Use) to C-2 (General Commercial).
6. **APPROVE** Case #2024-8854. General Plan Amendment for Las Soleras Tract 20, from Commercial Business Use to Community Commercial.
7. **APPROVE** Case #2024-8855. Rezoning for Las Soleras Tract 20, from BIP (Business Industrial Park) to C-2 (General Commercial).

II. Sample Motions:

Seven (7) motions will be required. Land Use recommends the motions in the following order:

1. **Move to approve or deny** Case #2024-7898, adopting a resolution amending the General Plan Future Land Use Map designation from Commercial Office Use to Community Commercial, for Las Soleras Tracts 21 and 26, +/- 8.18 acres, and for Tracts 23 and 24, +/- 13.45 acres.

2. **Move to approve or deny** Case #2024-8852**,** adopting a resolution amending the General Plan Future Land Use designation from Transitional Mixed Use to Community Commercial, for Las Soleras Tract 19, +/- 9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout.

3. **Move to approve or deny** Case #2024-8854, adopting a resolution amending the General Plan Future Land Use designation from Commercial Business Use to Community Commercial, for Las Soleras Tract 20, +/-10.70 acres, located south of the Rail Runner Loop.

4. **Move to approve or deny** Case #2024-7899, adopting a resolution amending the Las Soleras Master Plan land use designations for Tracts 19, 20, 21, 23, 24 and 26 from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) to from 90 feet to 45 feet, subject to conditions of approval and technical corrections.

5. **Move to approve or deny** Case #2024-7900, adopting Bill 2025-01, changing the official Zoning Map designation from C-1 (General Office) to C-2 (General Commercial) for Las Soleras Tracts 21 and 26, +/- 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and Tracts 23 and 24, +/-13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout.

6. **Move to approve or deny** Case #2024-8853, adopting Bill 2025-02 changing the official Zoning Map designation from MU (Mixed Use) to C-2 (General Commercial), for Las Soleras Tract 19, +/-9.11 acres, located southwest of the Walking Rain Road/ Beckner Road roundabout.

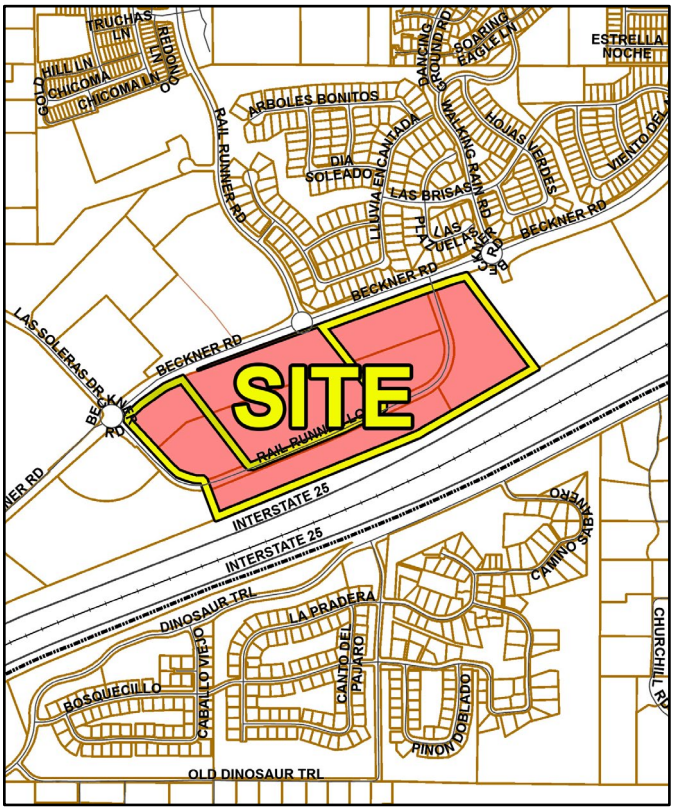
7. **Move to approve or deny** Case #2024-8855. adopting Bill 2025-03 changing the official Zoning Map designation from BIP (Business Industrial Park) to C-2 (General Commercial) Las Soleras Tract 20, +/-10.70 acres, located southwest of the Walking Rain Road / Beckner Road roundabout.

III. Executive Summary

Beckner Road Partnership, LLC, Owner, (the "Applicant"), through its agent, Orion-West LLC, requests a master plan amendment ("Master Plan Amendment"), three (3) general plan amendments ("GP Amendments"), and three (3) Rezonings ("Rezonings") for Tracts 19, 20, 21, 23, 24, and 26 ("Tracts") within the Las Soleras Master Plan area (Master Plan) (see Figure 1) (together, the "Project"). The Applicant's goal is to amend the land use designations and zoning on the six (6) tracts from their current zoning designations of General Office (C-1), Mixed Use (MU) and Business Industrial Park (BIP) to Community Commercial (C-2). The Rezonings must be consistent with the Master Plan and General Plan.

On February 11, 2009, the Governing Body approved the Master Plan when it annexed the area, encompassing +/- 539 acres with a mix of uses including low, medium, and high-density residential; community and regional commercial; business industrial park; mixed-use; institutional uses; office and open space. The Master Plan included a walkable neighborhood supported by an anticipated Rail Runner transit stop, which has since been postponed indefinitely by the state. The mix of uses was intended to encourage a citywide balance of residential and nonresidential uses and to set those uses among extensive open spaces, parks and trail networks.

Since approval in 2009, the Governing Body amended the Master Plan four (4) times:



1. September 9, 2015, which realigned roads, reconfigured open space and trails, reduced park land and reconfigured certain tracts of land.
2. September 24, 2016, which established alternative height and setback standards for the R-6 and R-12 residentially zoned districts for Estancias de Las Soleras and Ross's Peak developments.
3. September 12, 2018, which changed the land use designation from "Transitional Mixed Use" to "High Density Residential" to reflect contemporaneous zoning and General Plan amendments, reduced a 90-foot utility, access, and trail corridor to 45 feet (La Rambla) on the north side of Beckner Road, and amended a condition related to dust control.
4. May 31, 2023, which increased the density from six units per acre to ten units per acre for land located at 4601 Rail Runner Road (pending recordation).

The proposed three (3) GP Amendments, Master Plan Amendment, and three (3) Rezonings, (together, the "Project") will allow the Applicant to develop Las Soleras Tracts 19, 20, 21, 23, 24, and 26 under the Community Commercial (C-2) zoning district. The Tracts

are currently zoned C-1 (General Office), MU (mixed use), and BIP (Business Industrial Park) (see Figure 2). A uniform C-2 designation for the project area will allow amenities such as neighborhood grocery stores to exist side-by side with residences. (Grocery stores and residences could not exist side-by-side in the existing BIP and C-1 districts.) In addition, the rezoning will remove restrictions on ratios for housing versus commercial development (as currently required in the Mixed Use districts). Staff anticipates that these changes will result in more cohesive and pedestrian friendly mixed use development.

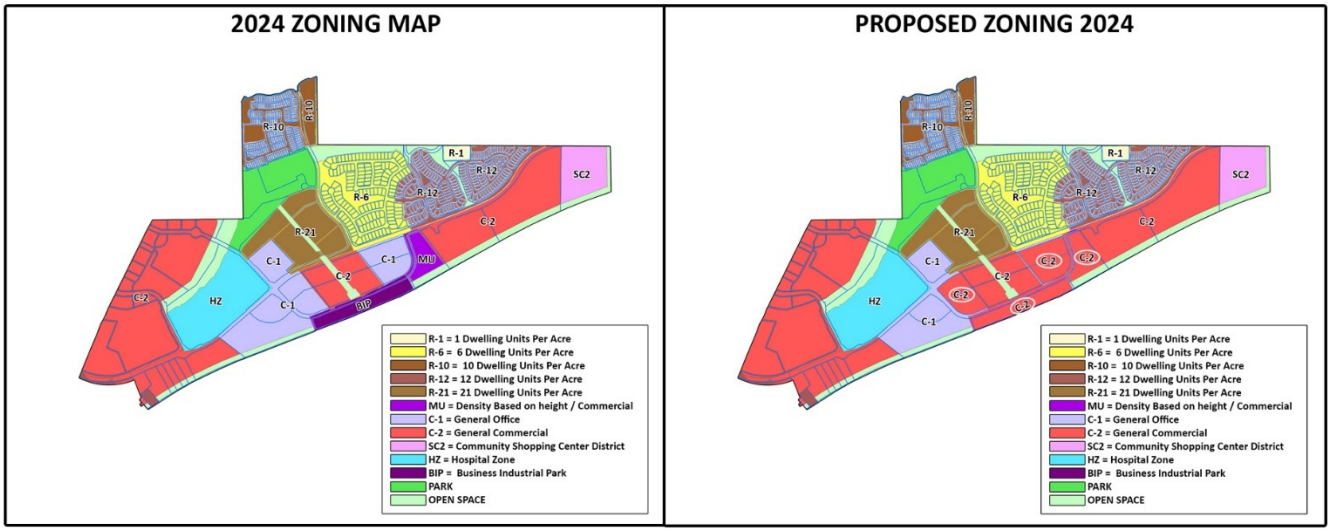


Figure 1 Existing (left) and Proposed Zoning (right)

The Applicant conducted a pre-application conference on September 28, 2023, and an Early Neighborhood Notification (ENN) meeting on November 14, 2023. On September 5, 2024, the Commission held a public hearing to review Case #2024-7899, Case #2024-7898, Case #2024-7900, Case #2024-8852, Case #2024-8853, Case #2024-8854, and Case #2024-8855 during which the Commission heard reports from City Planning and Land Use Department staff ("Staff"), testimony and evidence from the Applicant, and public comments by interested members of the public. The Commission found that the Master Plan Amendment, three (3) GP Amendments and three (3) Rezonings were consistent with the General Plan and that all approval criteria had been met.

The Commission voted to recommend that the Governing Body *approve* the Project on September 5th, 2024, subject to a condition of approval for the Master Plan Amendment. On October 3, 2024, the Commission adopted Findings of Fact and Conclusions of Law, (Attachment B, "Planning Commission Approved Findings of Fact and Conclusions of Law") and Commission Minutes (Attachment C, "Planning Commission Minutes"), reflecting its holdings from the public hearing.

IV. General Plan Amendment Approval Criteria

Table 2 analyzes all three (3) proposed General Plan Amendment according to approval criteria as set forth in the Santa Fe City Code, 14-3.2 "Amendments to the General Plan" for Case #2024-7879, Case #2024-8852, and Case #2024-8854.

Table 1 General Plan Amendment Approval Criteria Analysis

General Plan Amendment Criterion 1 [14-3.2(E)(1)(a)]: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met: (Yes/No) Yes**

Applicant's Response (General Plan Amendment):

"The requested General Plan Amendment to allow a uniform Land Use Classification of Community Commercial across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals[1] are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan, it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

[Staff has removed three (3) paragraphs here. The Applicant's full response may be found in Attachment E, Applicant's materials]

[1] Staff Commentary: the policies referenced in this response are described in the City of Santa Fe 1999 General Plan, *available at* https://santafenm.gov/land-use/current-planning/long-range-planning/general-plan-1999.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

Growth Projections, Economic Diversification, and Community Development are also addressed within this amendment. The proposed amendment is consistent with the goals and policies of community services outlined in the General Plan, which states the guiding policies for economic development are to: 1) Promote diversification of the Santa Fe economy, 2) Promote increased job opportunities with higher wages for Santa Fe residents, 3) Support services that serve the needs of Santa Fe residents and workers, 4) Develop and maintain an attractive climate for conducting business in Santa Fe, and 5) Promote small businesses.

Santa Fe County's population is projected to reach approximately 156,151 in 2024, reflecting a growth rate of 0.13% over the past year according to the most recent United States Census data. This projected growth highlights the need for adaptive planning and development to accommodate increasing residential and commercial demands.

The Angelou Report[2] further emphasizes the importance of diversifying Santa Fe's economic base to ensure sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

The proposed amendment enables the land to support these economic development policies by allowing for a greater variety of developments, which would better meet the needs of different ages, incomes, and family sizes. Additionally, it is strategically designed to create space for diverse industries to expand and prosper, encouraging the creation of community hubs that attract investment and generate high-quality employment opportunities. This supports Santa Fe's growth projections and the targeted diversification of its economic base, facilitating development that enhances the economic landscape and community well-being."

Staff Response (General Plan Amendment): Staff finds that the General Plan Amendments meet Criterion 1.

Staff agrees with the Applicant's response. The General Plan Amendments for the Tracts align with Santa Fe's growth and economic development strategies. The Applicant cites two (2) strategic documents that are reliable sources for understanding Santa Fe's future growth: the Angelou Plan ("Cultivating Santa Fe's Future Economy Economic Development Strategy, April 2004, by Angelou

[2] The "Angelou Plan" (referred to by the Applicant as the "Angelou Report") is a 2004 economic report from Angelou Economics. The Angelou Plan proposes a roadmap for Santa Fe's future economic development efforts based on economic analysis and community input. The Angelou Plan is included as Attachment C, "Economic Strategy".

Economics) and the 2008 Economic Development Strategy (included here as Attachment C, "Economic Strategy"). The General Plan Amendments are likely to allow for the type of neighborhood and community planning that are encouraged in the 1999 General Plan (*see* General Plan Themes, I-5). Specifically, the General Plan Amendments will allow for development designed to serve the immediate community, which helps reduce car-dependence and encourages community-oriented development (*see* General Plan Themes, I-13). Staff agrees that the Applicant's requested General Plan Amendments are consistent with projected growth patterns as described in both the Angelou Plan and the 2008 Economic Development Strategy.

General Plan Amendment Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;	**Criterion Met: (Yes/No)** **Yes**

Applicant's Response: *"This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application).*

Las Soleras Master Plan Tracts 19 – 26 are immediately adjacent to Community Commercial Tracts to the East. In addition, Tracts 22 and 25 are already designated Community Commercial. More Community Commercial along with Regional Commercial Land Use designations can be found a short distance to the West between I-25 and Beckner Road and then again North of Beckner Road just West of the Presbyterian hospital tract.

In fact, it could be observed that the existing land use classifications for Tracts 19 and 20 currently designated as Transitional Mixed Use and Business Park are the designations not consistent with the adjacent General Plan classifications which are a majority Community Commercial and Office.

The infrastructure serving Las Soleras is relatively new and it is also designed to accommodate the build out of the Master Plan including expansion of roads, trails and utilities as vacant Tracts are developed."

Staff Response: Staff agrees that Criterion 2 is met.

Staff agrees with the Applicant's response. The 1999 General Plan Policy Overlay designates the land at issue as an "infill area" (*see* 1999 General Plan, Chapter 3, "Land Use", p. 4). Guiding Policy 3-G-3 provides that "[t]here shall be infill development at densities that support the construction of affordable housing and a designated mix of land uses that provide an adequate balance of service retail and employment opportunities to address residential growth throughout the Urban Area".

1999 General Plan Guiding Policy 3-G-2 encourages mixed commercial/residential development throughout the City "[t]here shall be a mix of uses and housing types in all parts of the city." Additionally, much of the land near the Project site, along Cerrillos Road and I-25, is already

designated Community Commercial by the Future Land Use Map[3]. The General Plan Amendments will uniformly classify Las Soleras Master Plan Tracts 19 – 26 as Community Commercial, which will allow for development throughout the Project site that is consistent with the General Plan goal of encouraging mixed uses in all parts of the City.

General Plan Amendment Criterion 3 [14-3.2(E)(1)(c)]: the amendment does not: **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met: (Yes/No)** **Yes**

Applicant Response (General Plan Amendment):

***"(i) Response**:*

"With the exception of the Transitional Mixed Use and Business Park Classifications of Tracts 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

"(ii) Response:

The site and Tracts in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(iii) Response:

As noted above, the Community Commercial land use classification is consistent with land use designations and patterns already assigned to adjacent Tracts within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Tracts 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services."

Staff Response (General Plan Amendment): Criterion 3 is met.

The Applicant's response does not contain enough detail to fully address all subsections of this criterial. However, based on Staff's own investigation, which included review of the applicant's submittals, and all other material included in the attachments to this Report, Staff is able to conclude that the Amendment does not allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area, does not affect an area of less than two acres, and does not benefit one or a few landowners at the expense of the surrounding landowners or the general public.

[3] See City of Santa Fe Future Land Use Map, *available at* https://santafenm.gov/FutureLandUse.pdf (12/30/2024).

General Plan Amendment Criterion 4 [14-3.2(E)(1)(d)]: an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met: (Yes/No) N/A**
Applicant's Response: *"The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos."* **Staff Response:** Criterion 14-3.2(E)(1)(c) is met, and therefore no further justification is needed at this time.	
General Plan Amendment Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans; **Staff Response:** There are no extraterritorial zoning ordinances or extraterritorial plans that affect the Property.	**Not Applicable**
General Plan Amendment Criterion 6 [14-3.2(E)(1)(f)]: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;	**Criterion Met: (Yes/No) Yes**
Applicant's Response: *"A consistent land use designation of Community Commercial for Tracts 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.* *In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan."* **Staff Response:** Staff finds that Criterion 6[14-3.2(E)(1)(f)] is met. Staff agrees with the applicant's response, in that a Community Commercial designation across the entire Project site would provide an opportunity for growth that is consistent with 1999 General Plan Guiding Policy 3-G-2 ("[t]here shall be a mix of uses and housing types in all parts of the city") and allow development that, aligns well with the adjacent land uses. The Amendment promotes more coordinated and harmonious development of the Las Solares Master Plan within Santa Fe area, consistent with past discussions under Criteria 1, 2, and 4. Furthermore, the potential for increased job opportunities and additional retail and food services directly supports the economic and social prosperity of the neighborhood.	

General Plan Amendment Criterion 7 [14-3.2(E)(1)(g)]: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	Criterion Met: (Yes/No) YES
Applicant's Response: *"Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed."* **Staff Response:** Staff agrees with the Applicant's response. The General Plan Amendments are consistent with multiple City policies that support the proposed change. The General Plan Amendments do not conflict with any existing city ordinances or regulations. Additionally, the Project meets all applicable Code criteria. The General Plan Amendments foster a harmonious development strategy, promote general welfare, and correspond with adjacent land uses and broader city policies, ensuring there are no conflicts with existing regulations. Staff finds that Criterion 7[14-3.2(E)(1)(g)] is met.	
General Plan Amendment Criterion 8 [14-3.2(E)(2)] Additional Criteria for Amendments to Land Use Policies **In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:** **(a) the growth and economic projections contained within the general plan are erroneous or have changed;** **(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or** **(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.**	**Not Applicable**
Staff Response: The Applicant is not required to document compliance with Criterion 8, since the application does not amend land use policies.	

V. APPROVAL CRITERIA – MASTER PLAN AMENDMENT

Table 2 provides the Applicant's responses and staff's analysis of the Master Plan approval criteria, 14-3.9 "Master Plan", for Case #2024-7899 Las Soleras Master Plan Amendment.

According to City Code Section 14-3.9 (B)(3), "[f]inal actions by the governing body… concerning rezonings… shall include a specific finding or determination that the action complies with all applicable provisions of the master plan." Consequently, it is Staff's recommendation that the Governing Body consider the Master Plan Amendment before considering the Applicant's proposed Rezonings.

Staff recommends *conditional approval* of the Master Plan Amendment, effective upon approval of the relevant rezonings and an additional condition. As further discussed in the Planning Commission Staff Report, Staff finds that the Master Plan Amendment meets the criteria for approval, subject to a condition that the Master Plan Amendment include a "Master Sign Plan" that comprehensively addresses the design, placement, and specifications of all signs within the project area that are compatible with the historic and rural character and visual openness of the Historic Route 66 (I-25) corridor and acknowledge the significance of development of the project along the primary entrance into Santa Fe. (*See* Attachment A, p. 4). Staff proposes that the Applicant must complete this condition prior to recording the Master Plan Amendment.

Table 2 Master Plan Amendment Approval Criteria Analysis

Criterion 1 (14-3.9(D)(1)(a)): the master plan is consistent with the general plan;	**Criterion Met: (Yes/No) YES**
Applicant's Response (Master Plan): *The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan Tracts 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals.* *Specifically, the following General Plan policy goals are supported:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.* *Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.* *Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and* *Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.* *Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and* *Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.* *Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and* *Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and* *Policy 9-2-G-5: Promote small business.* *The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the*	

local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial.

Staff Response (Master Plan): Staff finds that the Master Plan meets Criterion 1 is met.

Staff agrees that the Master Plan Amendment is consistent with the proposed General Plan Amendments. The Master Plan Amendment still maintains the potential for a diverse range of uses as allowed within the C-2 District and allows for neighborhood-focused development as described in the policies referenced in the Applicant's response, above.

Criterion 2 (14-3.9(D)(1)(b)): the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (Master Plan):
"This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Tracts 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across Tracts 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Staff Response (Master Plan): Staff finds that Criterion 2 is met.

Staff agrees with the Applicant's response. The Master Plan Amendment is consistent with the Rezonings proposed for the area. . The variety of C-2 uses, ranging from residential to light industrial, are consistent with the Las Soleras Master Plan's original scheme to foster a mix of uses, by allowing for a more cohesive, neighborhood-focused development scheme across the Project site than Mixed Use, BIP, and C1, which restrict certain types of development to certain parts of Project site. . .

Criterion 3 (14-3.9(D)(1)(c)): development of the master plan area will contribute to the coordinated and efficient development of the community;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):
"This Master Plan amendment will significantly enhance the site's ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of Tracts 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System."

Staff Response (Master Plan): Criterion 3 is met.

Staff agrees with the applicant's response. The Master Plan Amendment provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such as full-service dining throughout the entire Project site, and more, which would not be allowed with the current combination of zoning restrictions. This approach addresses the evolving needs of the surrounding neighborhood. The diverse mix of uses is likely to stimulate local economic growth.

Criterion 4 (14-3.9(D)(1)(d)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development:	**Criterion Met: (Yes/No) YES**

Applicant Response (Master Plan):

"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Master Plan): Staff finds that Criterion 4 is met.

Staff generally agrees with the Applicant's response regarding the minimal impact of the Master Plan Amendment on utility systems and the adequacy of existing infrastructure to support the proposed changes. Although the Applicant's "Conceptual Test Fit" land plan, included in the application, evaluates the amendment's impact on area traffic, water, and sewer utilities, the Applicant's test is not an actionable item on the agenda and cannot be used to establish compliance with the criteria.

While the Traffic Division agrees with the Applicant's Traffic Analysis, the Traffic Division has raised certain points for consideration regarding future phases of the project (*See* Attachment B, Development Review Team (DRT) Comments):
1. Per the original approved Master Plan note 46A, Beckner Road must be constructed as a four-lane major arterial in accordance with Chapter 14 of the City Code, unless otherwise approved by the City of Santa Fe Public Works Department, consistent with an approved or amended Traffic Impact Analysis.
2. The updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road, as stipulated in the original Master Plan.

Additionally, Fire Preventions comments have outlined necessary precautions and requirements for future development:
1. A comprehensive assessment of fire service capacity and requirements should be conducted for all substantial new master plan developments.
2. Before construction begins, the water division and fire department must approve all infrastructure, including hydrants and water lines.
3. An all-weather access road capable of supporting a 75,000-pound fire apparatus must be provided before any combustible materials are brought onto the site.

The Water Division did not "have any concerns at this time from a water engineering standpoint", however, it noted that "the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project." *See* Attachment B, DRT Comments.

The Wastewater Division has "determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development." *See* Attachment B, DRT Comments.

The Parks Division raised no concerns for the project. *See* Attachment B, DRT Comments.

VI. Rezoning Approval Criteria

SFCC 1987, Sec. 14-3.5(C) requires the Governing Body to consider approval criteria for all rezoning proposals, and make complete findings of fact with respect to each criterion "sufficient to show that these criteria have been met", before the Governing Body approves a rezoning. Table 3, below, contains analysis of the three (3) Rezoning requests for Case #2024-7900, Case #2024-8853, and Case #2024-8855.

Table 3 Rezoning Las Soleras Master Plan Tracts 19, 20, 21, 23, 24 and 26

Rezoning Criterion 1 (14-3.5(C)(1)(a)) one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met: (Yes/No)** **YES**
Applicant's Response (Rezoning from C-1, MU, and BIP to C-2): *(i) "Not applicable"* *(ii) "As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within Tracts 19 -26. This loop road realignment has left the lot configurations of Tracts 19 – 26 contrary to efficient development.* *Las Soleras Tracts 19-26 have been referenced collectively as triggers for various infrastructure development – most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for Tracts 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative impact on Master Plan Tracts 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue."* *(iii) "As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.*	

Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road. The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response: Criterion 1 is met.

Staff agrees that a different use category (here, Community Commercial/ C2) is more advantageous to the community as articulated in the General Plan policy sections cited in the Applicant's response. The Rezonings support a variety of uses, enhance walkability, and promote economic self-sufficiency within the master planned area by balancing residential and commercial development opportunities, which provides opportunities for shopping and employment in the immediate area. The Rezonings are designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs.

Rezoning Criterion 2 (14-3.5(C)(1)(b)): all the rezoning requirements of Chapter 14 have been met;	**Criterion Met: (Yes/No) YES**

Applicant's Response:
"Yes, all zoning requirements of Chapter 14 have been met."

Staff Response: Staff agrees with the Applicant's response, above. The Rezonings meet all applicable Chapter 14 requirements. The proposed Rezonings therefore meets Criterion 2.

Rezoning Criterion 3 (14-3.5(C)(1)(c)): the rezoning is consistent with the applicable policies of the general plan, including the future land use map;	**Criterion Met: (Yes/No) Yes**

Applicant's Response (Rezoning):
As previously noted and in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

This rezoning request will be consistent with the General Plan upon approval of the companion General Plan Amendment application.

Staff Response (Rezoning): Staff finds that Criterion 3 is met.

Staff agrees with the Applicant's response that rezoning the Tracts to a uniform Community Commercial C-2 district across aligns with the City of Santa Fe's General Plan as proposed to be amended, and economic development goals. The proposal matches City policies on diverse land uses, reduced auto dependence, and balanced growth, supporting the Future Land use Map, which designates the area Community Commercial.

Rezoning Criterion 4 (14-3.5(C)(1)(d)): the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):

"The total acreage under consideration is 57.63, which is in conformance with the criteria set forth in the City Code. Once again, the rezoning application is consistent with the General Plans Goals for Growth Management."

Staff Response (Rezoning from R-3 to C-2): Staff finds that Criterion 4 is met.

For City policy regarding the amount of land sufficient to meet Rezoning Criterion 4, Staff looks to City Code General Plan Amendment Criteria, Section 14-3.2(E)(1)(c), which requires in part that an amendment does not "affect an area of less than two acres, except when adjusting boundaries between districts."

Based on this requirement, Staff concludes that the amount of land proposed for rezoning will not create a pocket of inconsistent development and is sufficient to help meet the City's land use goals of creating neighborhood-focused communities that include opportunities for both residential and commercial development.

Rezoning Criterion 5 (14-3.5(C)(1)(e)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met: (Yes/No) YES**

Applicant's Response:

"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response: Staff finds that Criterion 5 is met.

Staff agrees with the Applicant's response the "subject property can be served by existing roadways and public water and sewer infrastructure."

Staff agrees with the Applicant's response that the existing infrastructure is adequate for the proposed development. However, the "Conceptual Test Fit" that the Applicant referenced is not from the City Code and is not a test that the City uses to evaluate projects. Additionally, DRT evaluations have outlined necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development, which will be reviewed at the permitting or development plan stage.

Rezoning Criterion 6 (14-3.5(C)(2)): Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts; or** **(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met: (Yes/No)** **Yes**

Applicant's Response:

14-3.5(C)(2)(a):

"With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

14-3.5(C)(2)(b):

"The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement."

14-3.5(C)(2)(c):

"As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las

Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services."

Staff Response: Staff finds that Criterion 6 [14- (14-3.5(C)(2)] is met.

The Rezonings are consistent with applicable 1999 General Plan policies referenced in detail in the analysis of the previous criteria. The Rezonings are anticipated to bring broader economic benefits, such as increased employment, higher property and sales tax revenues, and expanded services, all of which would serve the general public interest.

VII. CONCLUSION

The Applicant has complied with all application process requirements of Santa Fe City Code 1987, Chapter 14 as follows:

a) The Applicant complied with the following steps required by the Santa Fe City Code:
   1) Pursuant to 14-3.1(E) "Pre-application", the Applicant conducted a pre-application on September 28, 2023.
   2) Pursuant to 14-3.1(F) "Early Neighborhood Notification" (ENN) the Applicant conducted one ENN on November 14, 2023.
   3) The Applicant has addressed the Master Plan Approval Criteria per Section 14-3.9(D)(1) *"Necessary Findings."*
   4) The Applicant has addressed the General Plan Amendment Approval Criteria per Section 14.3-9(E)(1) *"Criteria for All Amendments to the General Plan."*
   5) The Applicant has addressed the Rezoning Approval Criteria per Section 14-3.5(C) *"Approval Criteria."*

Staff and the DRT have analyzed the Project and found that it meets all applicable Code criteria. The Land Use Department recommends APPROVAL of the Project, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A."

VIII. ATTACHMENTS

A. Planning Commission Staff Report
B. DRT Comments
C. Economic Strategy
D. Maps and Images
E. Applicant's Materials
F. Planning Commission Approved Findings of Fact and Conclusions of Law (all case numbers)

G. Planning Commission Minutes

A Resolution Amending the Las Soleras Master Plan land use designations for Tracts 19, 20, 21, 23, 24 and 26 from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) to from 90 feet to 45 feet.

A Resolution Amending the General Plan Future Land Use Map designation from Commercial Office Use to Community Commercial, with Legal Description.

Bill 2025-01, Changing the Official Zoning Map from C-1 (General Office) to C-2 (General Commercial), with Legal Description.

A Resolution Amending the General Plan Future Land Use Map from Transitional Mixed Use to Community Commercial, with Legal Description.

Bill 2025-02 Changing the Official Zoning Map from MU (Mixed Use) to C-2 (General Commercial), with Legal Description.

A Resolution Amending the General Plan Future Land Use designation from Commercial Business Use to Community Commercial, with Legal Description.

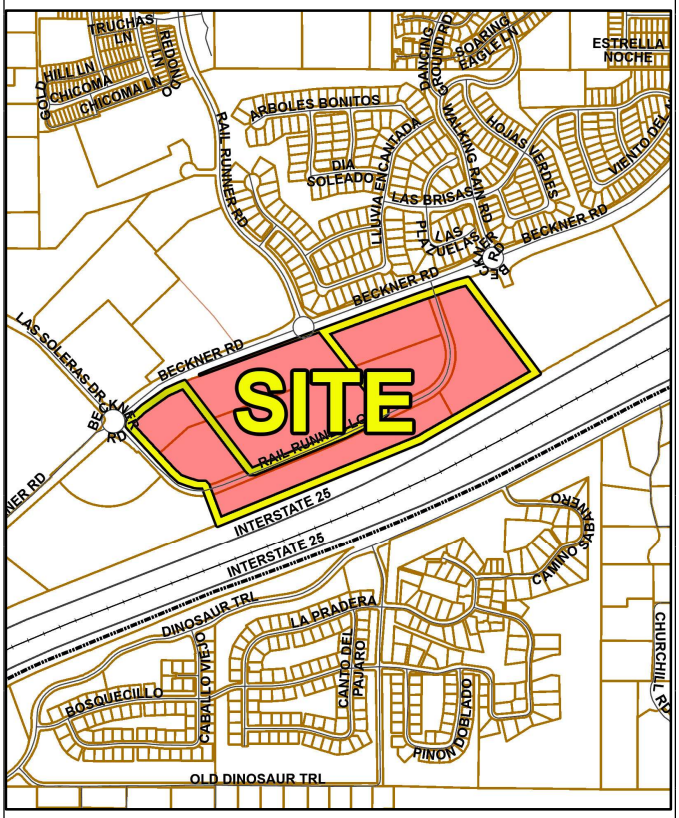
Bill 2025-03 Changing the Official Zoning Map from BIP (Business Industrial Park) to C-2 (General Commercial), with Legal Description

ATTACHMENT A

CITY OF SANTA FE

Planning and Land Use Department
Planning Commission Staff Report

Case Nos:	2024-(7899)(898)(7900)(8852)(8853)(8854)(8855)
Hearing Date:	September 5, 2024
Applicant:	Beckner Road Partnership, LLC
Request:	Master Plan Amendment, General Plan Amendments & Rezonings
Location:	The property is located SE of the Las Soleras/Beckner Rd roundabout & South of the Rail Runner Rd/Beckner Rd roundabout, & on the South side of Beckner Rd, being Tracts 19-26, within the Las Solares Master Plan.
Case Mgr.:	Daniel A. Esquibel
Existing Zoning:	C-1 (General Office), MU (Mixed Use), and BIP (Business Industrial Park)
Overlay:	Suburban Archaeological Review District
Pre-app. Mtg.:	September 28, 2023
ENN Mtg.:	November 14, 2023



Proposal: The Applicant's project includes 7 applications: an amendment to the Las Soleras Master Plan, 3 General Plan Amendments, (GPA) 3 rezonings (RZ), and a request to reduce the La Rambla Trail easement width from 90 feet to 45 feet. The GPAs change the Future Land Use Map designations from "Transitional Mixed Use, Business Commercial, and Commercial Office" to "Community Commercial". The RZs change the Official City Zoning Map designations from MU, BIP, and C-1, to C-2.

Case #2024-7899. Las Soleras Master Plan Amendment. Orion-West LLC, Agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a Master Plan Amendment to the Las Soleras Master Plan, changing the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet, on a property located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout on the south side of Beckner Rd, encompassing Tracts 19-26 within the Las Soleras Master Plan. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-7898. Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and also that the Planning Commission recommend that the Governing Body approve an additional General Plan Amendment changing the existing General Plan Future Land Use Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from Commercial Office Use to Community Commercial. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case # 2024-7900. Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning. Orion-West LLC, Agent for Beckner Road Partnership, Owner, asks the Planning Commission to recommend that the Governing Body approve a rezoning, changing the Official Zoning Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and that the Planning Commission also recommend the Governing Body to change the existing Official Zoning Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) Use to C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8852. Las Soleras Master Plan Tract 19 General Plan Amendment. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use designation for approximately 9.11 acres from Transitional Mixed Use to Community Commercial, for a property, described as Tract 19 on the Las Soleras Master Plan located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8853. Las Soleras Master Plan Tract 19 Rezoning. Orion-West LLC, agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 9.11 acres from MU (Mixed Use) Use to C-2 (General Commercial). The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8854. Las Soleras Master Plan Tract 20 General Plan Amendment. Orion-West LLC., agent for

Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use designation for approximately 10.70 acres from Commercial Business Use to Community Commercial, on a property described as Tract 20 on the Las Soleras Master Plan, and located south of the Rail Runner Loop. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8855. Las Soleras Master Plan Tract 20 Rezoning. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, ask the Planning Commission to recommend the Governing Body approve a rezoning changing the existing Official Zoning Land Use Map designation for approximately 10.70 acres from BIP (Business Industrial Park) to C-2 (General Commercial) on a property described as Tract 20 on the Las Soleras Master Plan, and located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** of the following cases, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A":

1. Case #2024-7899: Las Soleras Master Plan Amendment allowing General Plan Amendments and Rezonings for Las Soleras Tracts 21, 23, 24, and 26,
2. Case #2024-7898: Las Soleras Tracts 21, 23, 24, and 26 General Plan Amendment,
3. Case #2024-7900: Las Soleras Tracts 21, 23, 24, and 26 Rezoning,
4. Case #2024-8852: Tract 19 General Plan Amendment,
5. Case #2024-8853: Las Soleras Tract 19 Rezoning,
6. Case #2024-8854: Las Soleras Tract 20 General Plan Amendment, and
7. Case #2024-8855: Las Soleras Tract 20 Rezoning

Seven motions are required for these Cases:

1. Recommend the Governing Body approve or deny Case #2024-7899: Las Soleras Master Plan Amendment allowing General Plan Amendments and Rezonings for Las Soleras Tracts 21, 23, 24, and 26,
2. Recommend the Governing Body approve or deny Case #2024-7898: Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment, subject to the Master Plan conditions listed in Section II, Table 1 *"Master Plan Conditions"*, and Master Plan Technical Corrections listed in attachment "*A*",
3. Recommend the Governing Body approve or deny Case #2024-7900: Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning,
4. Recommend the Governing Body approve or deny Case #2024-8852: Tract 19 General Plan Amendment
5. Recommend the Governing Body approve or deny Case #2024-8853: Las Soleras Master Plan Tract 19 Rezoning,
6. Recommend the Governing Body approve or deny Case #2024-8854: Las Soleras Master Plan Tract 20 General Plan Amendment, and
7. Recommend the Governing Body approve or deny Case #2024-8855: Las Soleras Master Plan Tract 20 Rezoning

II. Master Plan Conditions

Table 1 Master Plan Conditions

#	Condition of approval	Dept/Division	Completed By:
1	The Applicant shall submit a Master Sign Plan to be included with the Master Plan amendment as a permanent component of future development of the Project. This Master Sign Plan must comprehensively address the design, placement, and specifications of all signs within the project area to ensure compatibility with the historic and rural character and visual openness of the Historic Route 66 (I-25) corridor and acknowledge the significance of development of the project along the primary entrance into Santa Fe. This requirement shall apply to the entire project area, irrespective of any future subdivision or ownership change, and must be adhered to by all current and subsequent owners or developers.	Land Use/ Current Planning Division	Prior to recording the Master Plan

III. EXECUTIVE SUMMARY

The Governing Body approved the Las Soleras Master Plan (Master Plan) on February 11, 2009, encompassing approximately 539 acres with a mix of uses including low, medium and high-density residential; community and regional commercial; business industrial park; mixed-use; institutional uses; office and open space. The original master plan concept proposed a walkable mixed-use neighborhood focused on an anticipated Rail Runner transit stop. The mix of uses was intended to approximate the citywide balance of residential and nonresidential uses, set among extensive open spaces.

Since adoption in 2009, there have been 4 amendments to the Las Solares Master Plan:

A. September 9, 2015
   i. Realignment of roads, reconfiguration of open space and trail, reconfiguration and reduction of park land and the reconfiguration of land tracts.
B. September 24, 2016
   i. Establish alternative height and setback standards for the R-6 and R-12 residentially zoned districts of Las Soleras for Estancias de Las Soleras and Ross's Peak.
C. September 12, 2018

i. Rezoning from MU (Mixed Use) to R-21 (Residential-twenty-one dwelling units per acre) and a reduction in the 90-foot utility, access, and trail corridor to 45 feet (La Rambla).

ii. Amending Las Soleras Master Plan condition related to dust control

D. October 31, 2019

i. Rezoning from R-6 to R-10 for Las Solares Tract 13

IV. COMPARISON MAPS OF ZONING AND THE FUTURE LAND USE MAP

Figure 1 depicts a comparison between the 2010 Future Land Use Map (left), illustrating the land uses at the time of adoption of the Master Plan and Annexation into the City, and the current 2024 Future Land Use Map designations (right). The primary differences being within the project area where 4 lots (lots 21,23,24 and 26) were annexed in as Community Commercial (red) and are now designated as commercial office (light purple). There has also been an expansion of residential low density (yellow) and residential high density (goldenrod) and a reduction in Transitional Mixed Use (mauve) north of Beckner Road.

Figure 1 2010 / 2024 Future Land Use Map Comparison

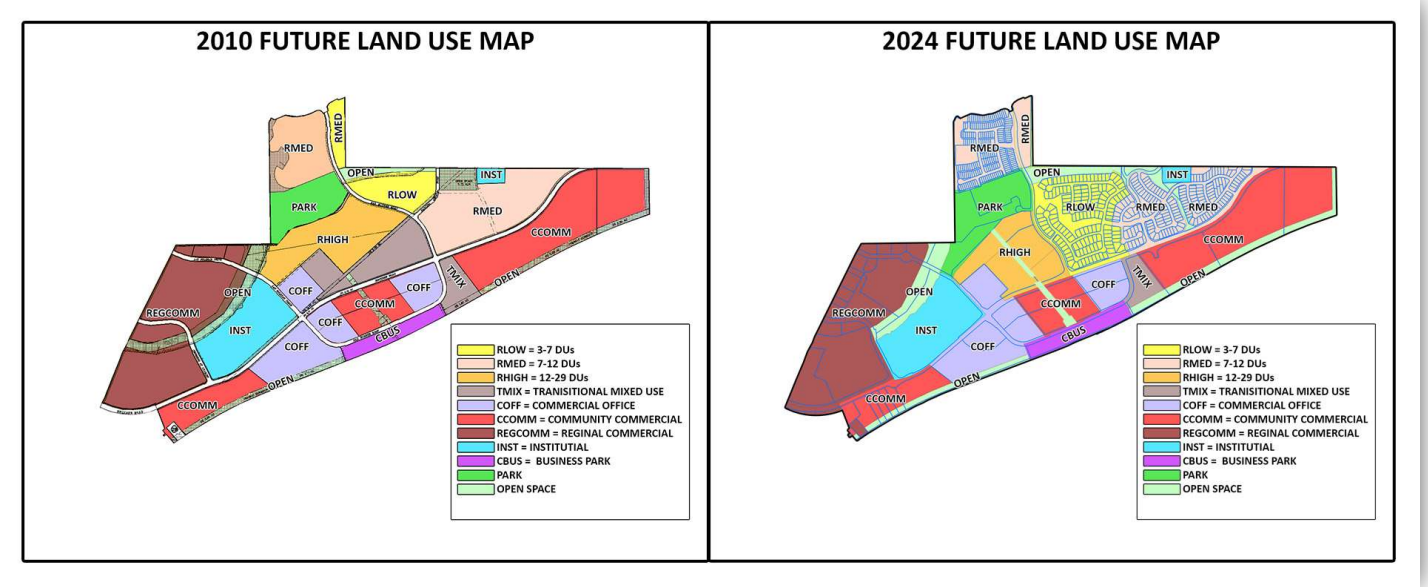
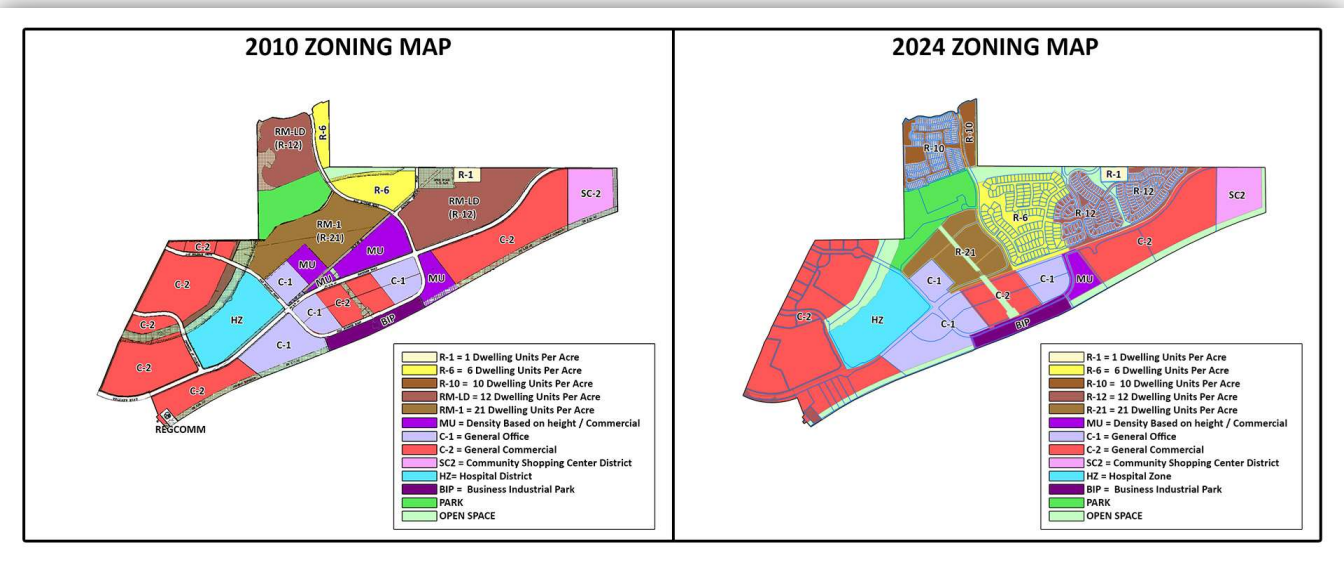


Figure 2 depicts a comparison between the 2010 Zoning Map established at annexation and the 2024 Zoning Map. The primary difference being a reduction in Mixed Use zoning (purple) in favor of more residential uses north of Beckner Road.

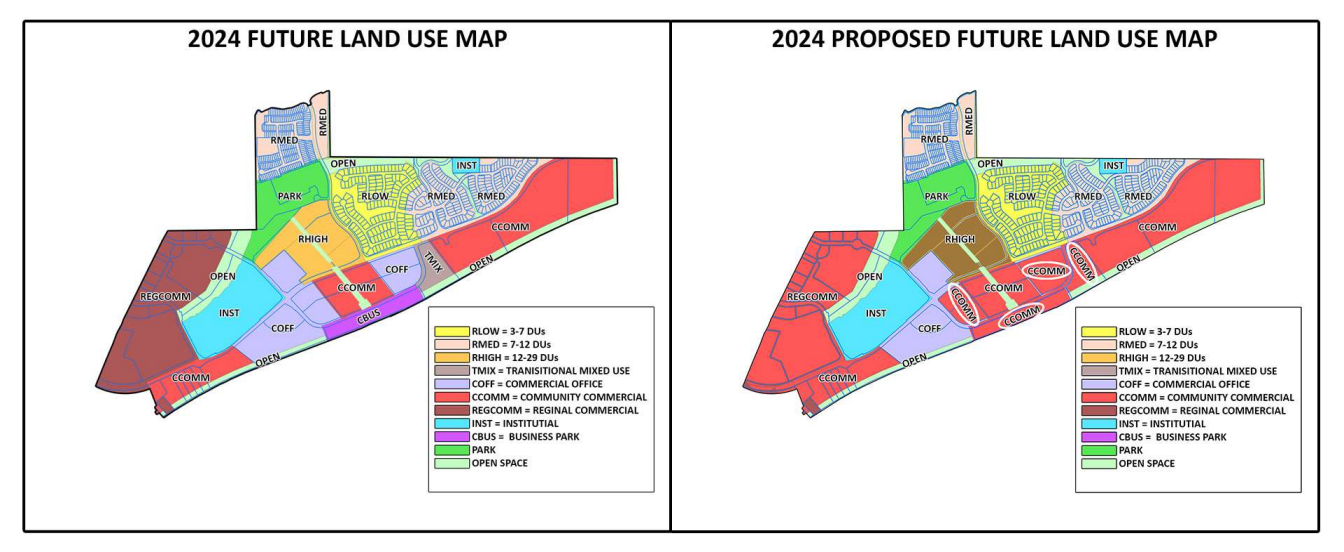
Figure 2 2010 Master Plan Zoning and 2024 Zoning Map Comparison



The Applicant's Proposed Changes

Figure 3 compares the existing 2024 Future Land Use Map and the applicant's proposed changes, from Commercial office (light purple), Business Park (dark purple), and Transitional Mixed Use (mauve) to Community Commercial (red).

Figure 3 2024 Future Land Use Map Comparison



The General Plan describes Community Commercial Office as providing:

> *Sites for retail shopping areas, focus on a plaza, containing a wide variety of businesses, including retail stores; eating and drinking establishments; commercial recreation; service stations; automobile sales and repair services; financial, business, and personal services; and educational and social services.*

The General Plan describes Business Park as:

> *Business Parks shall provide areas appropriate for moderate- to low-intensity industrial and business park uses capable of being located next to commercial and residential areas with minimum buffering. Allowable uses include research and development related uses, light manufacturing, wholesaling, distribution and storage, retailing and small-scale restaurants as a related use only, and offices in a master planned landscaped setting. No raw materials processing or bulk handling would be allowed.*
>
> *The Business Park designation on the Future Land Use Map of the General Plan is intended to encompass the 11, Light Industrial District, and the IP, Industrial Park District, existing zoning categories. It is recommended that both districts be re-examined for allowable uses and appropriate standards. It is further recommended that the IP zoning district be restructured with a stronger emphasis on research and development, offices, and related uses, to be developed in a master planned landscaped setting, and that the district name be modified to Business and Industrial Park in order to reflect these changes.*
>
> *For new development and for rezonings within the Business Park designation, the appropriateness of 1 versus BIP (IP) is determined by the nature of adjacent land uses. Where an area designated Business Park on the Future Land Use map is adjacent to non-residential zoning, an existing non-residential use, or non-residential Future Land Use, then that area may be considered for 11 zoning. Where an area designated Business Park on the Future Land Use map is adjacent to residential zoning, an existing residential use, or residential Future Land Use, then that area may be considered for IP (BIP) zoning.*

The General Plan describes Transition Mixed Use as:

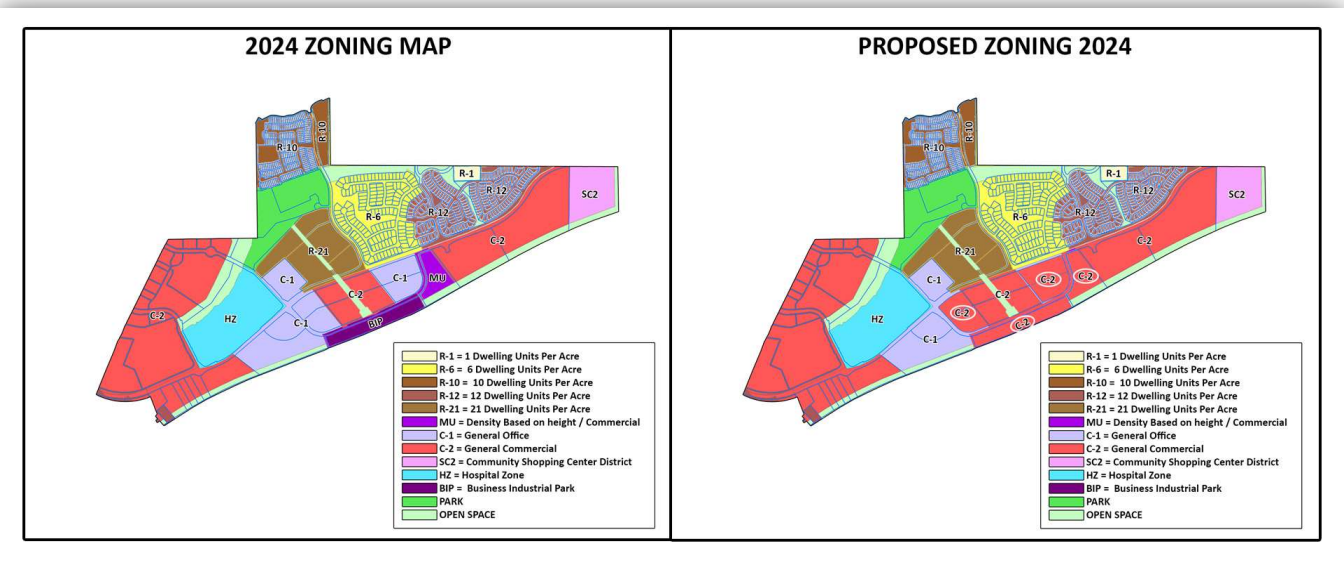
> *…mixed-use development, providing a variety of commercial (specific locations for big box retail), residential, and institutional opportunities.*

The General Plan describes Office as:

> *This classification provides sites for administrative, financial, business, professional, medical, and public offices, and small-scale restaurants (as a related use only) in areas where retail and other community commercial uses are not appropriate*.

Figure 4 compares the Applicant's proposed changes to the City Zoning Map, namely replacing C-1 (General Office), BIP (Business Industrial Park) and MU (Mixed Use) with C2 (General Commercial).

Figure 4 Existing and Proposed Zoning Map Comparison



Zoning Modifications

Table 2 *"Zoning Acreage Change"* depicts acreage changes affected by Master Plan Amendments for Las Solares Master.

Table 2 Zoning Acreage Change

Zoning	2010 Annexation (Acreages+/-)	2024 Current Zoning (Acreages +/-)	Proposed Changes (Acreages+/-)
R-1	3.02	3.02	3.02
R-6	28.96	46.9	46.9
RM-LD (R-10 & R-12)	102.66	81.19	81.19
RM-1 (R-21)	43.69	28.59	28.59
MU	37.49	9.11	0
C-1	50.29	50.45	30.75
C-2	171.5	171.5	~~239.47~~ 211.01
SC-2	20.21	20.21	20.21
HZ	39.03	39.03	39.03
BIP	10.7	10.7	0

Park	21.4	31.1	31.1

Figure 5 Line Graph

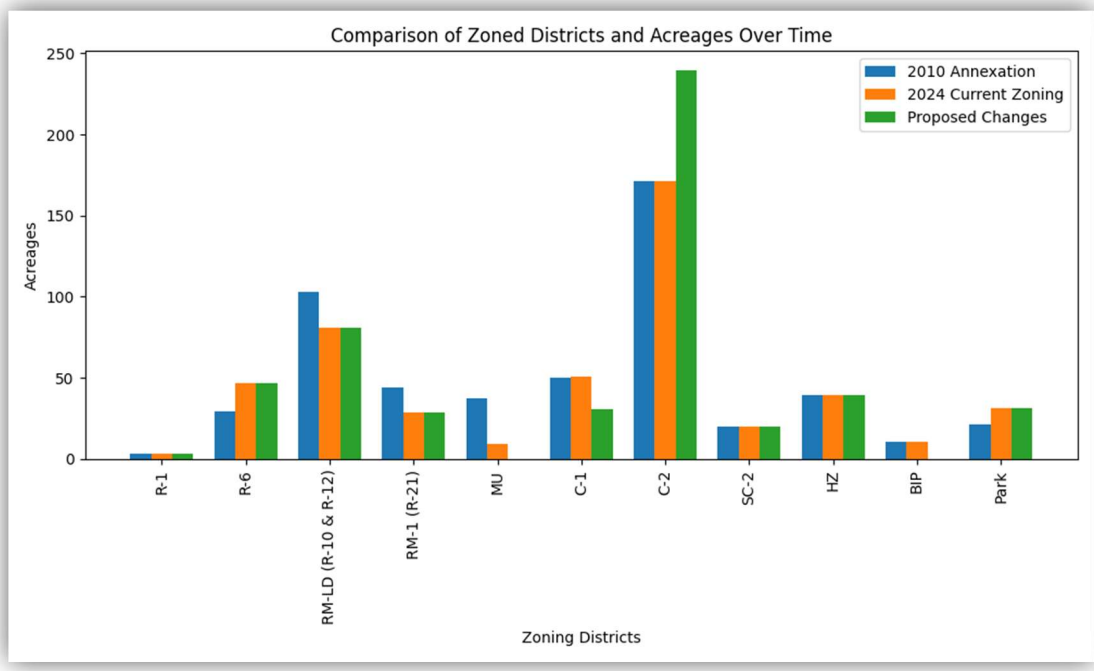


Figure 5, together with Figures 1-4 and Table 2 present an overview of modifications across various zoning categories, from the annexation agreement established in 2010 to the present year, and the applicants requested amendments. Figures 1-5 offer a general view of how acreages within the Master Plan area have changed across different zoning categories over time. The Master Plan amendment proposes modifications to the Master Plan zoning designations for Tracts 19, 21, 23, 24, and 26. The Master Plan amendment eliminates two zoning categories—MU (Mixed Use) from 9.11 acres to 0; and BIP (Business Industrial Park) from 10.7 acres to 0 acres—while reducing the area zoned as C-1 (General Office) from 50.45 acres to 30.75; and increasing those areas zoned as C-2 (General Commercial) from 171.5 acres to 239.47. In addition to the zoning changes, the applicant seeks to reduce the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet.

Relevant Chapter 14 Zoning District purpose statements:

14-4.3(A) C-1 Office and Related Commercial District

The purpose of the C-1 office and related commercial district is to provide areas for government offices; professional and business offices; medical and dental offices or clinics; personal care facilities for the elderly ; and hospitals , laboratories, pharmacies and related complementary businesses that provide sales or service of office equipment, medical and dental supplies and office supplies. This

district serves as a transitional buffer between more intense commercial use districts and residential districts.

14-4.3(B) C-2 General Commercial District

The C-2 general commercial district includes areas along streets carrying large volumes of traffic where commercial uses are appropriate. Regulations are designed to guide future additions or changes so as to discourage extension of existing and formation of future strip commercial development , to preserve the carrying capacity of the streets and to provide for off-street parking and loading.

14-4.3(H) BIP Business and Industrial Park District

1) Purpose

(a) The purpose of the BIP district is to provide locations for the development of jobs in research and development activities and in offices, institutions and limited light industrial settings. The BIP district regulations intend to ensure that district locations may be adjacent to residential and commercial areas with minimum buffering.

(b) It is also the purpose of the BIP district to allow related uses that complement or support the primary employment-based uses to create a functional and pedestrian-friendly development.

2) Rezoning Requirements

(a) Property is eligible for rezoning to BIP if the property is a minimum of four acres in size and all other applicable requirements of Chapter 14 are satisfied.

(b) Rezoning to BIP requires consideration and approval by the planning commission and governing body of a master plan or development plan for the property as provided in Sections 14-3.8 and 14-3.9."

14-4.3(L) MU Mixed-Use District

1) Purpose

It is the purpose of the MU mixed-use district to provide for the creative infill and development of underused and vacant land and buildings in Santa Fe. This zoning category allows office, commercial and residential uses in the same building or on the same property . MU zoning should accomplish the following goals:

(a) control sprawl by creating a more efficient use of land and more opportunities for infill ;

(b) promote affordable housing and economic development by emphasizing a variety of land uses

(c) promote creative and flexible land uses within Santa Fe;

(d) foster alternative means of transportation, including transit, bicycles and walking;

(e) promote infill development and pedestrian-oriented streetscapes in currently underused parking areas and along existing roadway corridors; and

(f) promote shared parking areas in the design and development of mixed-use projects.

(2) Rezoning Requirements

(a) Application for rezoning to MU is not allowed for residentially zoned properties located in historic districts, as shown on the official zoning map.

(b) *Rezoning to MU requires consideration and approval by the planning commission and governing-body of preliminary or final development plans for the property as provided in Section 14-3.8.*

As districts expand, contract, or are eliminated, the urban fabric of the Los Soleras Master Plan area shifts. Expansion of C-2 zones might encourage more robust commercial development but could risk higher traffic and reduced pedestrian safety and less open space. Shrinking or eliminating MU districts could undermine efforts to increase urban density and mixed-use developments, potentially leading to greater vehicle dependence and loss of vibrant, multi-functional urban areas. Changes in BIP zoning could affect the availability of land for high-tech and industrial jobs, impacting local employment landscapes. Conversely, growth in C-1 areas could promote quieter, service-based environments but might limit opportunities for larger commercial ventures. Each adjustment to these zoning districts needs to be considered carefully to balance growth, community needs, and infrastructure capabilities.

The Applicant complied with Subsections 14-3.1(E) *"Pre-Application Conferences,"* 14-3.1(F) "Early Neighborhood Notification Procedures," and 14-3.1(H) *"Notice Requirements."*

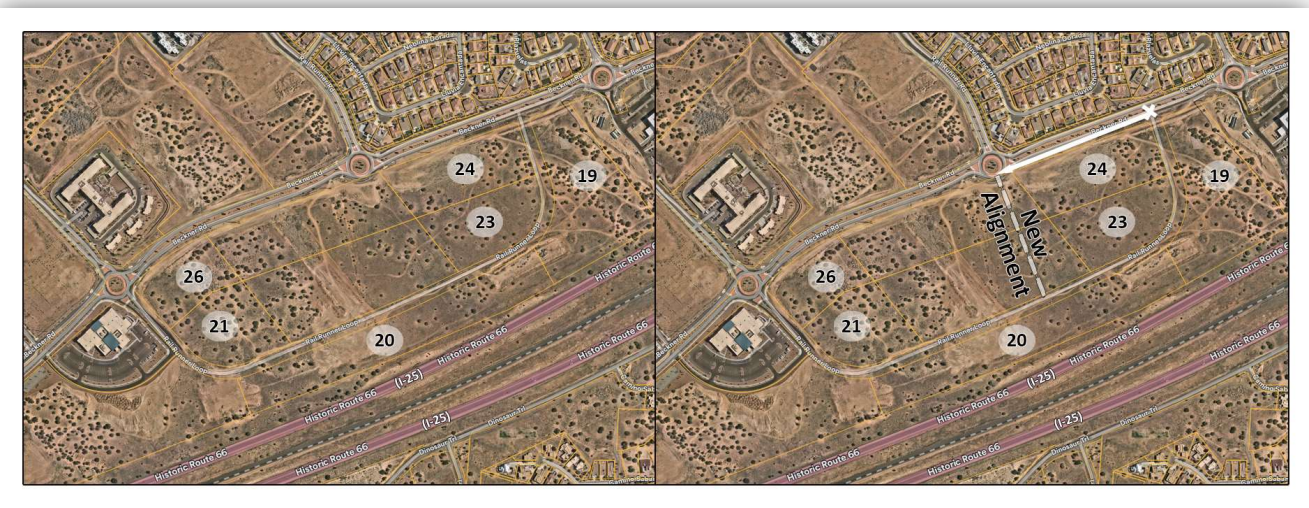
Staff's analysis finds that the Applicant met the approval criteria as outlined in Subsection 14-3.9(D) for Master Plans, Subsection 14-3.2(E) for amendments to the General Plan, and Subsection 14-3.5(C) for the rezoning request across all 7 case requests.

V. PROJECT ANALYSIS

A. Property Information:

Tracts 19, 20, 21, 23, 24, and 26 are vacant tracts of land measuring 9.11, 10.70, 4.70, 7.27, 6.18, and 3.48 acres, respectively, totaling approximately 41.44 acres. Tracts 19-23 are located off Rail Runner Loop. Per the approved Las Soleras Master Plan the Applicant will align Railrunner Loop to with the Railrunner Road Roundabout. Currently, Rail Runner Loop aligns with the Solares Drive/Beckner Road intersection at a roundabout on the west end and lies between the intersections of Rail Runner Road and Walking Rain Road/Beckner Road, each featuring roundabouts, at the east juncture. The eastern intersection will be realigned with the Rail Runner Road and Beckner Road intersection roundabout. Tracts 24 and 26 are located off Beckner Road (Reference Figure 6 *"Tract Location"*).

Figure 6 Tract Location

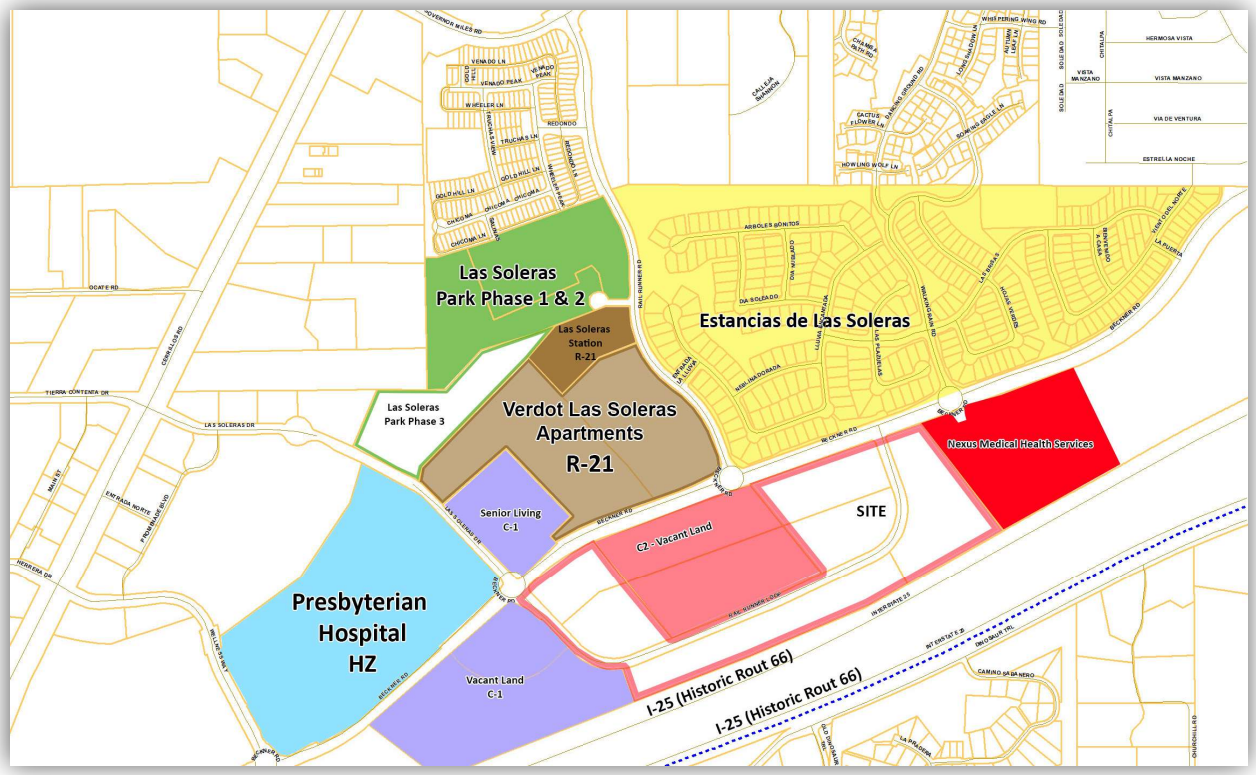


B. Adjacent Uses

Table 3 Nearby Development (Reference Figure 7 "Adjoining Uses")

Direction	Zoning
North	C-1 (General Office) 5011 Las Soleras Dr, R-21 (Residential - 21 dwelling units per acre) Verdot apartments, R-6 (Residential – dwelling units per acre) Estancias De Las Soleras
West	C-1 (General Office) vacant land
East	C-2 (General Commercial) - Nexus Medical Health Services
South	I-25 (Historic Rout 66)

Figure 7 Adjoining Uses



C. La Rambla Trail Easement

In addition to general plan amendments and rezoning requests, the application includes the realignment of Rail Runner Loop. The realignment is required as a condition of the Las Solares Master Plan, and the Applicant is adhearing to the required realignment condition. The applicant also seeks approval to reduce the La Rambla that traverses across Los Solares Tracts 22 and 25,. Tracts 22 and 25 are also currently owned by the applicant and will be integrated into future development, but they are not part of the current application as they are already zoned C2. The Master Plan amendment proposes reducing the La Rambla, originally established in 2010 as 90 feet wide, to 45 feet to align with the Rambla Trail width set by a previous Las Soleras Master Plan Amendment approved in 2019. Additionally, the applicant proposes the flexibility to adjust the location of the larger Plaza open space area anywhere along the Rambla between Beckner Road and Rail Runner Loop Road (Reference Figure 7 *"La Rambla Trail Easement.").*

Figure 8 La Rambla Trail Easement



VI. PROPOSED INFRASTRUCTURE

The City Code requires that proposed infrastructure can accommodate the impacts of the proposed development. "[T]he existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development." SFCC 1987, § 14-3.5(C)(1)(e). The Development Review Team ("DRT") concluded that City resources and infrastructure can accommodate the proposed request. *See* Attachment a, "DRT Comments".

VII. EARLY NEIGHBORHOOD NOTIFICATION MEETING

The Applicant conducted a virtual Early Neighborhood Notification Meeting (ENN) via Zoom on November 14, 2023. No members of the public attended the ENN. The Applicant complied with all notice and other procedural requirements as per City Code Section 14-3.1(F).

VIII. APPROVAL CRITERIA – MASTER PLAN

Section 14-3.9 Necessary Findings: (A) and (D):

Table 4 Master Plan

Criteria 1 (14-3.9(D)(1)(a)): the master plan is consistent with the general plan;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):

"The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan Tracts 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals are supported:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the

Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response (Master Plan):

Staff agrees with the Applicant's response. The proposed Master Plan is consistent with several policy goals of the City of Santa Fe General Plan. Despite the elimination two zoned districts (Mixed Use and Business Industrial Park) originally envisioned in the Las Soleras Master Plan, the Master Plan still maintains the potential for a diverse range of uses as allowed within the C-2 District.

Staff finds that the Master Plan meets Criterion 1 (14-3.9(D)(1)(a).

Criteria 2 (14-3.9(D)(1)(b)): the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):

"This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Tracts 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across Tracts 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Staff Response (Master Plan):

Staff agrees with the applicant's response. The amendment aligns with the predominant zoning patterns in the area, which primarily are uses (multifamily and nonresidential) allowed within a C-2 District. The variety of C-2 uses, ranging from residential to light industrial, adheres to the Las Soleras Master Plan's original intent to foster a mix of uses, despite the proposed elimination of both Mixed Use and Business Industrial Park Districts, while also responding to current market demands. The master plan continues to maintain a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan.

Staff finds that the Master Plan meets Criterion 2 (14-3.9(D)(1)(b).

Criteria 3 (14-3.9(D)(1)(c)): development of the master plan area will contribute to the coordinated and efficient development of the community;	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (Master Plan):

"This Master Plan amendment will significantly enhance the site's ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of Tracts 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System."

Staff Response (Master Plan):

Staff agrees with the applicant's response. The amendment to C-2 zoning provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such

as full-service dining and more. This approach addresses the evolving needs of the surrounding neighborhood. The diverse mix of uses is likely to stimulate local economic growth. Moreover, the rezoning of the property will facilitate future development that is expected to trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System, further enhancing the area's coordinated development. The Las Soleras Master Plan originally contained a Rail Runner Stop. However, the Rail Runner stop was canceled during Governor Martinez's Term in office. It is unclear if the Rail Runner Stop will occur at Las Soleras in the Future.

Staff finds that the Master Plan meets Criterion 3 (14-3.9(D)(1)(c)].

Criteria 4 (14-3.9(D)(1)(d)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development:	**Criterion Met: (Yes/No)** **YES**

Applicant Response (Master Plan):
"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Master Plan):
Staff generally agrees with the applicant's response regarding the minimal impact of the proposed amendment on utility systems and the adequacy of existing infrastructure to support the proposed changes. Although the applicant's "Conceptual Test Fit" land plan, included in the application, evaluates the amendment's impact on area traffic, water, and sewer utilities, is not an actionable item on the agenda and cannot be used to establish compliance with the criteria.

While the Traffic Division agrees with the Traffic Analysis provided by the applicant, it has raised certain points for consideration regarding future phases of the project:
1. Per the original approved Master Plan note 46A, Beckner Road must be constructed as a four-lane major arterial in accordance with Chapter 14 of the City Code, unless otherwise approved by the City of Santa Fe Public Works Department, consistent with an approved or amended TIA.
2. The updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road, as stipulated in the original Master Plan.

Additionally, Fire Preventions comments have outlined necessary precautions and requirements for

future development:

1. A comprehensive assessment of fire service capacity and requirements should be conducted for all substantial new master plan developments.
2. Before construction begins, the water division and fire department must approve all infrastructure, including hydrants and water lines.
3. An all-weather access road capable of supporting a 75,000-pound fire apparatus must be provided before any combustible materials are brought onto the site.

The Water Division did not *"have any concerns at this time from a water engineering standpoint. The existing 12" main in Beckner should be able to accommodate the changes being proposed with no issues. For the future developments that come in under the general plan and master plan, the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project."*

The Wastewater Division has *"determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development."*

The Parks Division raised no concerns for the project.

Staff finds that the Master Plan meets Criterion 4 (14-3.9(D)(1)(d).

IX. General Plan

14-3.2 *"Amendments to the General Plan"* establishes approval criteria for amendments to the General Plan.

Table 5 General Plan Amendment Criteria

Criterion 1 [14-3.2(E)(1)(a)]: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met: (Yes/No) YES**
Applicant's Response (General Plan Amendment): *"The requested General Plan Amendment to allow a uniform Land Use Classification of Community Commercial across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.* *Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.* *Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and* *Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*	

Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

Growth Projections, Economic Diversification, and Community Development are also addressed within this amendment. The proposed amendment is consistent with the goals and policies of community services outlined in the General Plan, which states the guiding policies for economic development are to: 1) Promote diversification of the Santa Fe economy, 2) Promote increased job opportunities with higher wages for Santa Fe residents, 3) Support services that serve the needs of Santa Fe residents and workers, 4) Develop and maintain an attractive climate for conducting business in Santa Fe, and 5) Promote small businesses.

Santa Fe County's population is projected to reach approximately 156,151 in 2024, reflecting a growth rate of 0.13% over the past year according to the most recent United States Census data. This projected growth highlights the need for adaptive planning and development to accommodate increasing residential and commercial demands.

The Angelou Report further emphasizes the importance of diversifying Santa Fe's economic base to ensure

sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

The proposed amendment enables the land to support these economic development policies by allowing for a greater variety of developments, which would better meet the needs of different ages, incomes, and family sizes. Additionally, it is strategically designed to create space for diverse industries to expand and prosper, encouraging the creation of community hubs that attract investment and generate high-quality employment opportunities. This supports Santa Fe's growth projections and the targeted diversification of its economic base, facilitating development that enhances the economic landscape and community well-being."

Staff Response (General Plan Amendment):
Staff agrees with the Applicant's response. The proposed amendment for Las Soleras Tracts 19-26 aligns with Santa Fe's growth and economic development strategies. By citing strategic documents like the Angelou Report and the 2008 Economic Development Strategy, the response demonstrates that the amendment supports city policies on economic diversification and infrastructure development. The Applicant's use of demographic data underscores the amendment's relevance to current and future community needs, ensuring it contributes to Santa Fe's long-term prosperity and resilience.

Staff finds that the proposed amendment meets Criterion 1 [14-3.2(E)(1)(a)].

Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;	**Criterion Met: (Yes/No) YES**

Applicant's Response (General Plan Amendment):
"This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application).

Las Soleras Master Plan Tracts 19 – 26 are immediately adjacent to Community Commercial Tracts to the East. In addition, Tracts 22 and 25 are already designated Community Commercial. More Community Commercial along with Regional Commercial Land Use designations can be found a short distance to the West between I-25 and Beckner Road and then again North of Beckner Road just West of the Presbyterian hospital tract.

In fact, it could be observed that the existing land use classifications for Tracts 19 and 20 currently designated as Transitional Mixed Use and Business Park are the designations not consistent with the adjacent General Plan classifications which are a majority Community Commercial and Office.

The infrastructure serving Las Soleras is relatively new and it is also designed to accommodate the build out of the Master Plan including expansion of roads, trails and utilities as vacant Tracts are developed."

Staff Response (General Plan Amendment):
Staff agrees with the applicant's response. The applicant's request is to uniformly classify Las Soleras Master Plan Tracts 19 – 26 as Community Commercial. A Community Commercial classification aligns with the existing land use patterns nearby, where adjacent and nearby Tracts are already designated as Community Commercial. Eliminating the Transitional Mixed Use and Business Park designations for Tracts 19 and 20 resolves inconsistencies with the surrounding areas, streamlining the land use classifications and enhancing urban coherence.

As illustrated in this report (Figures 3 and 4) the Future Land Use Map, Tracts immediately adjacent to the east of Tracts 19 – 26 are already designated as Community Commercial. Additionally, Tracts 22 and 25 within the targeted area are currently classified as Community Commercial. Furthermore, there are areas designated Community and Regional Commercial only a short distance from the subject property to the west between I-25 and Beckner Road and to the north near the Presbyterian hospital.

The fact that Tracts 19 and 20 are currently designated as Transitional Mixed Use and Business Park, respectively, seems inconsistent with the predominantly Community Commercial and Office designations in the vicinity. This suggests that the proposed amendment to Community Commercial could harmonize the land use classifications in this part of the Las Soleras Master Plan area.

Moreover, the infrastructure in place serving Las Soleras—including roads, trails, and utilities has been designed to support the Master Plan as vacant Tracts are developed.

Staff finds that the proposed amendment meets Criterion 2 [14-3.2(E)(1)(b)].

Criterion 3 [14-3.2(E)(1)(c)]: the amendment does not: **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met: (Yes/No)** **YES**

Applicant Response (General Plan Amendment):

***"(i) Response**:*

With the exception of the Transitional Mixed Use and Business Park Classifications of Tracts 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

"(ii) Response:

The site and Tracts in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(iii) Response:

As noted above, the Community Commercial land use classification is consistent with land use designations and patterns already assigned to adjacent Tracts within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Tracts 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

Staff Response (General Plan Amendment):

Response to (i):

The applicant's response to item "(i)" of Criterion 3 focuses on reclassifying Tracts 19 and 20 from Transitional Mixed Use and Business Park to Community Commercial, matching the existing nearby uses of Community Commercial and Office. This standardizes land use according to the area's predominant commercial orientation. However, the response lacks specific details on how the changes for additional tracts (21, 23, 24, and 26) fit with their existing land use or if they conflict with the prevailing use and character of their surroundings.

The lack of detailed information on tracts 21, 23, 24, and 26 leaves a gap in determining full compliance with this criterion.

Response to (ii):
Staff agrees with the applicant response to item "(ii)." The Tracts involved in the amendment collectively exceed 2 acres.

Response to (iii):
Staff agrees with the applicant response to item "(iii)." The proposal to classify these Tracts as Community Commercial reflects the existing land use designations of adjacent areas and does not disproportionately benefit a single or small group of landowners at the expense of others. Instead, it is likely to provide broader economic benefits through job creation, enhanced tax revenues, and expanded service offerings, thus serving the general public interest.

Staff did not find sufficient detail within in the Applicant's response to address Criterion 3 [14-3.2(E)(1)(c)]. However, based on Staff's own investigation, which included review of the applicant's submittals, and all other material included in the attachments to this Report, Staff is able to conclude that the proposed amendment does not allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area, does not affect an area of less than two acres, and does not benefit one or a few landowners at the expense of the surrounding landowners or the general public. Therefore, it is Staff's conclusion that the proposed amendment is consistent with Criterion 3.

Criterion 4 [14-3.2(E)(1)(d)]: an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (General Plan Amendment):
"The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos."

Staff Response (General Plan Amendment):
Staff agrees with the Applicant's response. The proposed amendment promotes general welfare by accelerating development in the Las Soleras area, which includes completing the Las Soleras Bridge over Arroyo de Los Chamisos. This infrastructure enhancement directly benefits the public.

Staff agrees with the Applicant's response. The proposed a General Plan Amendment that offers significant public advantages. Specifically, the Applicant highlights that the effective and accelerated development resulting from the amendment will facilitate the completion of critical infrastructure, notably the Las Soleras Bridge crossing Arroyo de Los Chamisos. This critical infrastructure is as a benefit to the general welfare, indicating that the amendment provides substantial public advantages beyond mere compliance, thereby satisfying the conditions set forth in Criterion 4.

Staff finds that the proposed amendment meets Criterion 4 [14-3.2(E)(1)(d)].

Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans;	**Not Applicable**
Criterion 6 [14-3.2(E)(1)(f)]: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;	**Criterion Met: (Yes/No) YES**

Applicant's Response (General Plan Amendment):
"A consistent land use designation of Community Commercial for Tracts 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.

In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan."

Staff Response (General Plan Amendment): Staff agrees with the applicant's response. The applicant's proposal for a uniform Community Commercial land use designation across Tracts 19-26, combined with the uses allowed under C-2 Zoning, aligns well with the adjacent land uses. This alignment promotes a more coordinated and harmonious development of the Las Solares Master Plan within Santa Fe area, consistent with past discussions under Criteria 1, 2, and 4.

The application outlines several key benefits that contribute to the overall welfare of the community. These include the expansion of the Las Soleras trails system and the construction of the Las Soleras Bridge, which are anticipated to improve local infrastructure and connectivity significantly. Furthermore, the potential for increased job opportunities and additional retail and food services directly supports the economic and social prosperity of the neighborhood.

Staff finds that the Criterion 6[14-3.2(E)(1)(f)] is met.

Criterion 7 [14-3.2(E)(1)(g)]: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	**Criterion Met: (Yes/No) YES**

Applicant's Response (General Plan Amendment):
"Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed."

Staff Response (General Plan Amendment):
Staff agrees with the applicant's response. The applicant has referenced multiple policies that support the proposed change, which is in line with the criteria for a General Plan amendment. This proposed change does not conflict with any existing city ordinances or regulations. The applicant asserts that the development from this amendment will conform to the City of Santa Fe's land use policies and adhere to the conditions outlined in the Las Soleras Master Plan.

The applicant's response aligns with the discussions under Criteria 1, 2, 4, and 6. These criteria collectively highlight that the amendment fosters a harmonious development strategy, promotes general welfare, and corresponds with adjacent land uses and broader city policies, ensuring there are no conflicts with existing

regulations. Staff finds that Criterion 7[14-3.2(E)(1)(g)] is met.	
Criterion 8 [14-3.2(E)(2) Additional Criteria for Amendments to Land Use Policies **In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:** **(a)the growth and economic projections contained within the general plan are erroneous or have changed;(b)no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or(c)conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.**	**Criterion Met: (Yes/No)** **Not Applicable**
The Applicant is not required to document compliance with Criterion 2, since the application does not amend land use policies.	

X. ZONING APPROVAL CRITERIA

Section 14-3.5(A) and (C) SFCC 2001 sets forth approval criteria for rezoning as follows:

(1) The Planning Commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

Table 6 Rezoning from R-3 to C-2

Criteria 1 (14-3.5(C)(1)(a)) one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met: (Yes/No)** **YES**
Applicant's Response (Rezoning): ***Response to Criterion (1)(a)(i):*** *"Not applicable"* ***Response to Criterion (1)(a)(ii):*** *"As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within Tracts 19 -* *26. This loop road realignment has left the lot configurations of Tracts 19 – 26 contrary to efficient development.* *Las Soleras Tracts 19-26 have been referenced collectively as triggers for various infrastructure development –*	

most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for Tracts 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative impact on Master Plan Tracts 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue."

Response to criterion (1)(a)(iii):

"As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.

Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.

Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and

Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.

Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and

Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.

Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and

Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road. The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response (Rezoning):

(i) The applicant addressed the first criteria "(i)" as "Not Applicable." Staff analysis found that there was no mistake in the original zoning.

(ii) Staff partially agrees with the Applicant's response. The Applicant, along with the information provided in this report, effectively demonstrates a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. However, the response does not provide a detailed justification for the zoning changes across all the mentioned tracts (19-26). This lack of comprehensive detail results in an incomplete response to the criteria.

(iii) Staff agrees with the Applicant's response regarding the rezoning of Tracts 19-26 to a uniform Community Commercial C-2 district, which is in line with Santa Fe's growth and economic development plans. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.

Staff finds that the Criterion 1 [14-3.5(C)(1)(a)] is met.

Criteria 2 (14-3.5(C)(1)(b)): all the rezoning requirements of Chapter 14 have been met;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
"Yes, all zoning requirements of Chapter 14 have been met."

Staff Response (Rezoning): Staff Agrees with the applicant. The application provides all components to address the criteria for a rezoning request. Criterion 2 [14-3.5(C)(1)(b)] is met.

Criteria 3 (14-3.5(C)(1)(c)): the rezoning is consistent with the applicable policies of the general plan, including the future land use map;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
As previously noted and in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

This rezoning request will be consistent with the General Plan upon approval of the companion General Plan Amendment application.

Staff Response (Rezoning):
Staff agrees with the Applicant's response that the rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 aligns with the City of Santa Fe's General Plan and economic development goals. The proposal matches city policies on diverse land uses, reduced auto dependence, and balanced growth, supporting the future land use map.

Staff finds that Criterion 3 [14-3.5(C)(1)(c)] is met.

Criteria 4 (14-3.5(C)(1)(d)): the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
"The total acreage under consideration is 57.63, which is in conformance with the criteria set forth in the City Code. Once again, the rezoning application is consistent with the General Plans Goals for Growth Management."

Staff Response (Rezoning from R-3 to C-2): Staff agrees with the Applicant's response, the land proposed for rezoning is greater than 2 acres.

Staff finds that Criterion 4 [14-3.5(C)(1)(d)] is met.

Criteria 5 (14-3.5(C)(1)(e)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Rezoning):
Staff agrees with the Applicant's response that the existing infrastructure is claimed to be adequate for the proposed development. However, this assertion is primarily based on comments from the Traffic Division, Fire Prevention, Water and Sewer Divisions and Parks Division. It is important to note that the "Conceptual Test Fit" land plan, while included, cannot be used to establish compliance with the criteria since it is not an actionable item on the agenda. Additionally, Development Review Team (DRT) evaluations have outlined necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development.

Staff finds that Criterion 5 [14-3.5(C)(1)(e)] is met.

Criteria 6 (14-3.5(C)(2)): Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts; or** **(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (Rezoning):
Response to 14-3.5(C)(2)(a):
"With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Response to 14-3.5(C)(2)(b):
"The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement."

Response to 14-3.5(C)(2)(c):
"As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services."

Staff Response (Rezoning):

Response to 14-3.5(C)(2)(a):

The Applicant's response mainly focuses on Tracts 19 and 20, discussing their current zoning and the proposal to change them to Community Commercial. Although the response mentions that the broader area predominantly features Community Commercial and Office zones, it does not provide detailed information on the land use classifications for each of the other tracts from 19 to 26. Thus, the response does not comprehensively address all the tracts involved in the rezoning proposal.

Response to 14-3.5(C)(2)(b):

Staff agrees with the applicant response to item "(b)." The Tracts involved in the amendment collectively exceed 2 acres.

Response to 14-3.5(C)(2)(c):

Staff agrees with the Applicant's response. The C-2 Zoning for Tracts 19-26 is consistent with the existing land use patterns in adjacent areas within the Las Soleras Master Plan. This alignment indicates that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Furthermore, it is anticipated to bring broader economic benefits, such as increased employment, higher property and sales tax revenues, and expanded services, all of which would serve the general public interest.

Staff finds that Criterion 6 [14- (14-3.5(C)(2)] is met.

XI. CONCLUSION:

The Applicant has complied with all application process requirements of Santa Fe City Code 1987, Chapter 14 as follows:

a) The Applicant complied with the following steps required by the Santa Fe City Code:
   1) Pursuant to 14-3.1(E) "Pre-application", the Applicant conducted a pre-application on March 9, 2023.
   2) Pursuant to 14-3.1(F) "Early Neighborhood Notification" (ENN) the Applicant conducted one ENN on November 14, 2023.
   3) The Applicant has addressed the Master Plan Approval Criteria per Section 14-3.9(D)(1) *"Necessary Findings."*
   4) The Applicant has addressed the General Plan Amendment Approval Criteria per Section 14.3-9(E)(1) *"Criteria for All Amendments to the General Plan."*
   5) The Applicant has addressed the Rezoning Approval Criteria per Section 14-3.5(C) *"Approval Criteria."*

The Land Use Department together with the DRT have analyzed the project. The Applicant has addressed all criteria necessary to submit an amendment for review to the Las Soleras Master Plan, Amendment to the General Plan Future Land Use Map and a rezoning for Las Soleras Tracts 19, 21, 23, 24, and 26. The Land Use Department recommends APPROVAL of the Project, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A."

1. **Attachments:**

Attachment a - Development Review Team (DRT) Comments
Attachment b - Angelou Plan and Economic Development Strategy for May 21, 2008
Attachment c - Maps or Images
Attachment d - Applicant Submittals

APPROVED AS TO FORM:

Title	**Name**	**Initials**
Interim Land Use Director	Heather Lamboy	*MRM for HLL*
Interim Assistant Land Use Director	Maggie Moore	*MRM*
Interim Land Use Current Planning, Planning Manager	Dan Esquibel	DAE

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT A

Development Review Team (DRT)

1. Traffic Division
2. Fire Prevention
3. Water Division
4. Wastewater Division
5. Parks Division

Development Review Team (DRT)
Comment Form

Date: August 26, 2024

DRT Member: Leroy N. Pacheco, PE

Phil Gallegos, PE (Wilson & Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Las Soleras GP, Rezoning & Master Plan, Parcels 19 – 26

Case Planner: Dan Esquibel, Planner and Case Manager

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**
1. N/A	N/A	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. As described and listed in the attached email from Wilson & Co. dated 3/7/24	Prior to Filing Master Plan	
2.		
3.		
4.		

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. The original approved Master Plan note 46A states: "… Beckner Road shall be constructed as a four lane major arterial consistent with Chapter 14 of the City Code unless otherwise approved by the City of Santa Fe Public Works Department (consistent with approved or amended TIA).
2. Note that the updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road as described as a condition of approval in the original Master Plan.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Las Soleras Tracts 19 through 26 Traffic Study for Zone Change REVISED

From Gallegos, Phil <Philip.Gallegos@wilsonco.com>

To engineer@leroypacheco.com<Engineer@leroypacheco.com>

CC Audra Gallegos (audra.gallegos@wilsonco.com)<Audra.Gallegos@wilsonco.com>

Date Thursday, March 7th, 2024 at 11:52 AM

Leroy, I have reviewed the Las Soleras Tracts 19 through 26 Traffic Study for Zone Change and have the following comments.

It should be noted and updated in the Executive Summary and Report that the proposed zone change indicates that a four lane facility on Beckner is required between Las Soleras to east of Rail Runner Road with a dual lane roundabout at Beckner and Rail Runner. Beckner should be expanded to a 4-lane facility from Cerrillos Road to East of Rail Runner Road with a dual lane roundabout at Beckner and Wellness Way as well for system continuity. As development in the area progresses Beckner may in the future be required to expand to a 4-lane facility from Cerrillos Road to Richards Ave. with dual lane roundabouts.

In general, I concur with the findings and recommendations in the report with the following comments. The markups can be viewed on the link below. Please let me know if you have any questions or need more information. Thanks, Phil

On page 12, 16 and 19 indicate page number for the 9 other proposed development projects

On page 28 the intersection of Beckner and Las Soleras should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 30 the intersection of Beckner and Rail Runner should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 32 the intersection Number 9 Walking Rain Road should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 35 intersection number 10 Beckner and Calle de Alegria is referenced as roundabout but on page 34 is referenced as an unsignalized intersection right in/right out.

On page 36 Beckner road/Calle de Alegria is reference instead of Governor Miles/Rail Runner

LS_Tr_19_26_TIS_Review_Markups.pdf

Phil Gallegos

Civil Engineer

Wilson & Company, Inc., Engineers & Architects

4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109

505-348-4126 (direct)

wilsonco.com

We bring people together to practice their craft, to create value, and to accomplish great things.

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Development Review Team (DRT)
Comment Form

Date: August 26, 2024

DRT Member: Geronimo Griego, Fire Marshal

Dept/Div: Fire Prevention Divisions

Case No.: 2024-7898, 7900, 7899 Las Soleras GP, Rezoning & Master Plan, Parcels 19 – 26

Case Planner: Daniel Esquibel

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



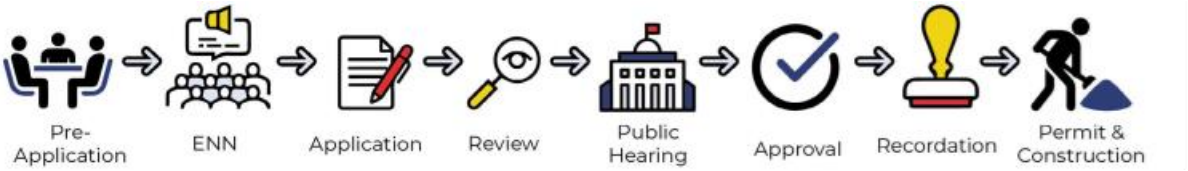
Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

Form Updated: March 2024

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. code provisions or other requirements below.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1.		
2.		
3.		
4.		

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. A comprehensive assessment of the fire service's capacity and requirements should be conducted for all substantial new masterplan developments.

2. Prior to the commencement of any construction, the water division and fire department must provide the approval of all infrastructure hydrants and waterlines.

3. Prior to the arrival of any combustible materials, a suitable all-weather access road capable of accommodating a 75,000-pound fire apparatus shall be provided

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: March 2024

ESQUIBEL, DANIEL A.

From: JURGENS, TAYLOR R.
Sent: Thursday, March 7, 2024 5:14 PM
To: ESQUIBEL, DANIEL A.
Cc: DELMAR, JOHN P.
Subject: Case 2024-7898, 7899, 7900 - Las Soleras General Plan Amendment, Master Plan Amendment, and Rezoning

Dan,

For the subject cases, we don't have any concerns at this time from a water engineering standpoint. The existing 12" main in Beckner should be able to accommodate the changes being proposed with no issues. For the future developments that come in under the general plan and master plan, the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project.

Let me know if you have any questions.

Thanks,
Taylor

Taylor Jurgens, P.E.
Engineer
City of Santa Fe Water
Office 505-955-4265
Web www.santafenm.gov/water_division
Email trjurgens@santafenm.gov

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

April 8, 2024

Daniel,

This letter is to confirm that the Wastewater Division has reviewed the proposed changes to the Las Soleras project as shown in the following documents;

- 2024- 7898 Las Soleras General Plan Amendment
- 2024- 7899 Las Soleras Parcels 19-26 Rezoning
- 2024- 7900 Las Soleras Master Plan Amendment

The Wastewater Division has determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development.

T. Stanley Holland, P. E.
Wastewater Division
73 Paseo Real
Santa Fe, New Mexico 87507
505-955-4637

M:\Engineering_2-Collection System\Development Review Team (DRT)\2024 DRT\2024-7898-7899-7900 Las Soleras Amendment and Rezoning.docx

ESQUIBEL, DANIEL A.

From: MCDONALD, MELISSA A.
Sent: Monday, August 26, 2024 3:34 PM
To: ESQUIBEL, DANIEL A.
Cc: OVERLIE, SCOTT A.
Subject: Las Soleras 2024-7899,7898.7900.8852.8853,8854,8855--Master Plan Amended Rezone for Las Soleras tracts 19,20,21,23, 24, 26

Parks & Open Space Division can accommodate the rezone request to C-2 zoning.

Melissa McDonald, PLA
Parks and Open Space Division Director
mamcdonald@santafenm.gov
505-303-9502

CITY OF SANTA FE
PARKS & OPEN SPACE

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT B

Economic Strategy information

1. Angelou Plan
2. Economic Development Strategy for May 21, 2008

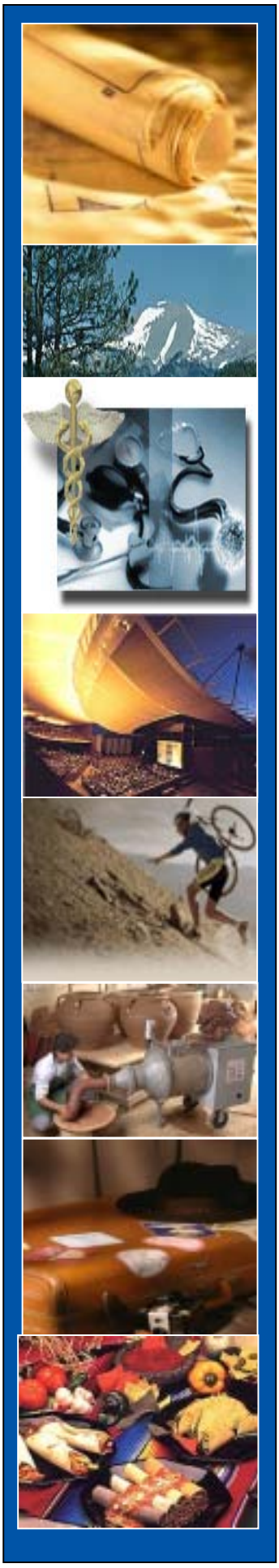


Cultivating Santa Fe's Future Economy

Economic Development Strategy

April 2004

AngelouEconomics
technology-based economic development



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Introduction

This report contains a roadmap for Santa Fe's future economic development efforts. It reflects a planning process that has spanned the past seven months, involved hundreds of hours of research, and collected input from approximately 1,500 people in Santa Fe.

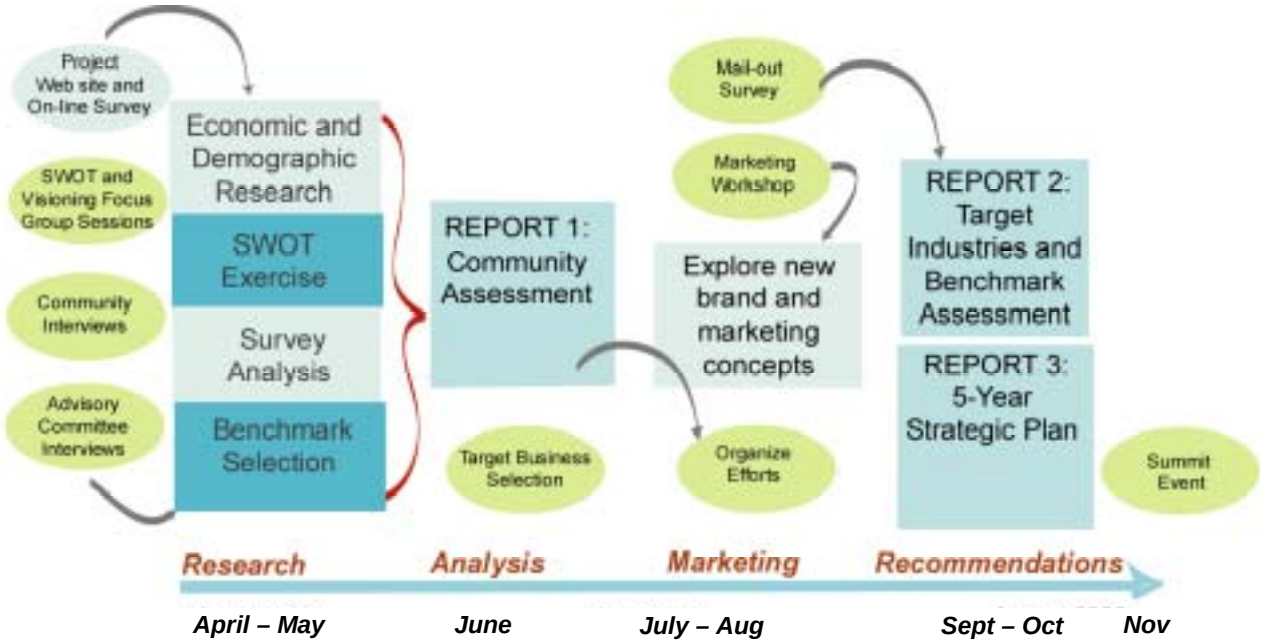
The strategic planning process began with an analysis of Santa Fe's current economic situation. This analysis, contained in *Report One: Community Assessment*, examines the strengths and challenges that Santa Fe faces in five areas that impact the city's effectiveness in economic development: business climate, infrastructure, workforce and education, quality of life, and economic development efforts. For each topic, several issues were examined and Santa Fe's performance was ranked. This report was the first step toward identifying the city's future opportunities and major areas for improvement.

Based on the results of the *Community Assessment* and input received from the community, AngelouEconomics (AE) identified seven major business sectors on which Santa Fe should focus its economic development efforts. These industries are: **Arts and Culture; Design; Hospitality; Water Conservation and Clean Energy Technologies; Software Development; Publishing and New Media; and Outdoor Gear and Apparel**. These industries should become the primary audience for future marketing efforts, and their needs should be considered in all community development activities. A description of the methodology used to identify these targets, a profile of each targeted business sector, and descriptions of the economic development efforts of several benchmark communities are provided in the second report of this project*, the Target Industry Report*. Secondary Target Industries were also identified, and included Health Services (both traditional and non-traditional), Retiree Services and Food and Beverage products.

This is the final report of the strategic planning process. It contains specific recommendations to (1) improve the city's economic health; (2) improve conditions for cultivating new target sector businesses, small entrepreneurial businesses; and (3) provide new opportunities for all Santa Fe families.

An illustration of the strategic planning process is provided on the following page.

Strategic Planning Process



Acknowledgements

The project team conducted interviews and focus groups with more than 200 individuals and organizations from the Santa Fe region, including those listed below. Their input shaped this strategy, and their future support will be critical to the implementation of the City's economic development initiative and achievement of long-term economic health.

Focus Group and Interview Participants
Santa Fe Economic Development Strategy

Name	Organization
Larry A. Delgado	Mayor, City of Santa Fe
Councilors:	
Carol Robertson-Lopez	Mayor Pro Tem, Dist 4
Patti J. Bushee	Dist. 1
David Pfeffer	Dist. 1
Karen Heldmeyer	Dist. 2
Rebecca Wurzburger	Dist. 2
Miguel M. Chavez	Dist. 3
David Coss	Dist. 3
Matthew E. Ortiz	Dist. 4
Jim Romero	City Manager
All other participants:	
Al Lucero	Maria's Resturant
Al Padilla	Boys and Girls Club
Alan Teitelbaum	Morgan Stanley
Alex Martinez	SER - Jobs for Progress
Alexandra Ladd	City of Santa Fe
Ana Gallegos y Reinhardt	Warehouse 21
Annie O'Carroll	O'Carroll Assoc.
Anita Pisa	TRADE
April Woods	Santa Fe Circle Magazine
Barbara Deaux	NCNMEDD
Barbara Hagood	Museum of NM
Barbara Harrelson	Four Winds Antiques
Barton Bond	Santa Fe Community College
Belinda Wong-Swanson	Innov8, LLC
Bergit Salazar	NM Dept of Cultural Affairs
Bernadette Salazar	Santa Fe County Government
Bill Field	Spanish Colonial Museum
Billie Blair	Santa Fe Community Foundation
Bob Martin	Lensic Performing Arts Center
Bob Samuel	Living Wage Committee

Brian Berwald	NM Dept. of Education
Bruce Poster	Southwest Planning & Marketing
Candy Cook	Airport Advisory Board
Carl Benanty	First National Bank of Santa Fe
Carl Boaz	Recorder
Carl Condit	Santa Fe Economic Development, Inc
Carol Radosevich	Public New Mexico (PNM)
Carol Romero-Wirth	Resident
Carole Ely	Santa Fe Opera
Cathie Zacher	Santa Fe Economic Development Inc.
Cece Derringer	SF Chamber Music Festival
Chip Chippeaux	Century Bank
Chris Lopez	Siete Del Norte
Christie Mazuera Davis	Lannan Foundation
Christina McCandless	Regional Development Corporation
Christopher Wright	Kokopele Productions
Chuck Pacheco	Los Alamos National Laboratories
Clair Fenton	Santa Fe Community College
Clarissa Lovato	Elevate Media
Craig Fiels	City of Santa Fe
Craig Strong	Santa Fe Stages
Dan Kunkle	Redfish Group
Dani Frye	League of Women Voters
Daniel Peirpont	Resident
Daniel Primozic	Santa Fe Community College
Daniel Razatos	Santa Fe County
Darlene Griego	Santa Fe Convention & Visitors Bureau
David Bacon	Local Energy
David Franklin	Strategic Analytics
David Kaseman	SF Independent Business/Community Alliance
David Pierpont	Resident
DeAnn Paul	Santa Fe Opera
Debbie O' Callahan	PNM
Deborah D. Johnson	Whirling Rainbow
Deborah Gaynor	Santa Fe Opera
Deborah Massey	Collected Works
Dena Aquilina	WESSTCorp
Diane R. Karp	Santa Fe Art Institute
Dianne Quarles	Regional Planning Authority
Dierdre Densmore	Complexity Workshop
Dick Mincheff	SCORE
Don Wiviott	Economic Development Review Committee
Dorothy Massey	Collected Works Bookstore
Dr. Lucas	St. Vincent Hospital
Edward Borins	Garcia St. Books
Elaine Bergman	Historic Santa Fe Foundation
Elaine Sullivan	SFIBCA
Ellen Bradbury	Recursos
Ellen Marshall	Prudential Financial
Emily Smith	Santa Fe Community College
Francisco J. Rivera	City of Santa Fe

Frank Romero	City of Santa Fe
Gayle Rust	Sun Microsystems
Gary Elhert	Santa Fe Area Home Builders
Gary Schiltz	Consultant
Gemtria St. Clair	NDI - NM
George King	O'Keeffe Museum
Gerald T.E. Gonzales	SF County
Gerald Rivera	Resident
Gilbert R. Martinez	New Mexico Workforce Connection
Dr. Gloria Rendon	Santa Fe Public Schools (SFPS)
Greg Eichman	Serious Grippage & Light
Greg Manz	Consultant
Dr. Hal Schultz	Santa Fe Indian School
Herb Burling	Resident
Howard Meehan	Firefly Studio
Hoyt Mutz	SFPS
Hugo Hinojosa	Regional Development Corp.
Ike Pino	Rancho Viejo
Iona Regala	League of Women Voters of SF County
Jack Jekowski	Regional Development Corp.
Jack Kolkmeyer	Santa Fe County
James Bradbury	La Fonda Hotel
Jane Gunter	Santa Fe Economic Development, Inc.
Janey Potts	Santa Fe Shakespeare Company
Jean Eva Thumm	Beyond the Horizon Consulting
Jennifer Marshall	Museum of New Mexico
Jennifer Tripplet	United Way of Santa Fe County
Jenny Kim	O'Keeffe Museum
Jerry Easley	Santa Fe Chamber of Commerce
Jerry Nelson	Santa Fe Opera
Jill Markstein	The Market Place
Jim Glover	Glover/Associates
Jim Langley	SCORE
Jim "Swede" Malmstrom	TRADE
Jim Mueller	TRADE
Jim Weyrauch	Nambe Mills
Jodi Medell	The Running Hub LLC
Joe Hoback	EDRC
Joe Horace	Horace Automotive/Chamber of Commerce
Joe Schepps	Schepps Development Corp/Lensic board
Joel Serra	EDRC
Dr. John Lucas	St. Vincent Hospital
John Stadvold	Bank of America
John McCarthy	Museum of NM
Joseph Abeyta	Santa Fe Indian School
Joseph R. Montoya	Regional Development Corp.
Joseph M. Montoya	Santa Fe Economic Development
Karen Walker	Karen Walker Real Estate
Kathleen Meehan	Firefly Studio
Kathryn Harris Tijerina	University of Phoenix, SF Campus
Kathy Medina	Coca-cola

Kathy Reyes	League of Women Voters of SF County
Katie Peters	Muse Media
Kelley Barnes	NDI-NM
Ken Hughes	NM DFA Local Government Division
Kim Ford	Regional Development Corrp.
Kim Perry	Kim Perry & Assoc.
Kirk Watson	former Mayor, Austin Texas
Dr. Lana Paolillo	SFPS
Larry Icerman	Icerman & Assoc.
Larry Miller	NM General Services Department
Leslie Neal	First National Bank of SF
Leo Baca	Qwest
Lielle Arad	Resident
Lillian Montoya-Rael	Regional Development Corp
Linda Hanson	College of Santa Fe
Lisa Cochrun	TRADE
Lisa Van Allen	City of Santa Fe
Lois Snyderman	Neighborhood Networks
Lorna Alesi	SFPS
Lou Bachrach	SCORE
Lou Schreiber	Santa Fe Community College
Louise Williams	NM Workforce Connection
Lorenna Shalev	Resident
Lynn Wasilewski	SFPS
Lynne Canning	Santa Fe Land Use Resource Center
Lynnwood Brown	Regional Development Corp.
Margo Covington	Sustainable SF Commission
Mark Sardella	Local Energy Assistance Project
Margaret O'Dell	St. John's College
Marie Longserre	SF Business Incubator
Marsha Bol	Museum of Fine Arts
Mary Ellen Degnan	Santa Fe Stages
Mary James	Branding Consultant
Mary Louise Romero	Intensive Community Monitoring
Mary Massey	SFPS
Matthew Noe	Pronto! Signs and Graphics
Maureen Nelson	SFPS
Michael Carroll	Santa Fe Gallery Association
Michael Mender	Strategy First
Michael Roach	CleanAir Systems
Michele Lowrance	YMCA
Mike Ginn	Retired
Mike McGonagle	Century Financial Services Corp.
Mike Mender	SCORE
Mike Warren	Century Bank
Mike Mykris	SFCC - Small Business Development Center
Missy Gurule	NM Dept of Labor/1 Stop Youth Career Center
Monica Montoya	SFEDI
Nancy Zeckendorf	Lensic Performing Arts Center
Neil Rosenshein	Resident
Neva Van Peski	League of Women Voters of SF County

Noel Keith	NoelDev, Inc.
Noreen Scott	NM Economic Development Department
Owen Densmore	Complexity Workshop
Owen Lopez	McCune Foundation
Pam Roy	Farm to Table
Paul Campos	SF County Commission
Paul Goblet	NMSBIC
Randy Randall	Eldorado Hotel
Richard J. Martinez	SER Jobs for Progress, Inc.
Robbie Williams	Four Winds Trading Co.
Robert Glick	SF Chamber Music Festival
Robert Griego	Santa Fe County
Robert Haspel	SCI/ ZERI-NM
Robert Holmes	Consultant
Robin Konz	Santa Fe Film Festival
Roger Critchlow	Consultant
Roger Frye	Roger Frye Company
Romiro Pompa	Bank of America
Ron Pokrasso	SF Arts Commission
Sabrina Pratt	City of Santa Fe
Sage Davis	Sage's Coffee Café
Sandra Aguilar	City of Santa Fe
Sarah Grant	NM Farmers' Market Assoc.
Sara Welton	Realtor
Sharron Walsh	SF Community Housing Trust
Sheila Ortego	Santa Fe Community College
Sigmund Silbuer	Industrial Consultant
Simon Brackley	Santa Fe Chamber of Commerce
Sophia Collaros	Santa Fe County
Stan Bochenski	Beyond the Horizon Consulting
Stan Rosen	Living Wage Network
Stephen Guerin	Redfish Group
Steve Burke	Eldorado Hotel
Steve Gonzales	NM Economic Development Department
Steve Whitman	City of Santa Fe
Stuart Ashman	NM Dept of Cultural Affairs
Susan Benjamin	Santa Fe Family Center
Susan Bolaty	Santa Fe Institute
Susan Gorges	Technology Ventures Corp.
Susan Martin	Some Serious Business
Susan Meece	SFPS
Susan Strom	Strom SW
Susanne Zilke	Susanne Zilke Consulting
Suzanne Goetz	Alliance for Affordable Housing
Teresa Trujillo	LANL
Thomas L. Atkins	Thomas Atkins & Assoc. LLP
Tiffany Harrington	National Center for Genome Resources
Tom Aageson	Museum of New Mexico Foundation
Tom Maguire	City of Santa Fe
Tom Morris	Santa Fe Opera
Tom Udall	Member of Congress

Trevor Loy	Venture Capitalist
Veronica Rodriguez	Sen. Domenici's office
Walter Dashnol	Santa Fe Indian School
William Wolstern	Thermogenics
Zia Cross	Whirling Rainbow Productions

In addition to the individuals listed above, the consulting team received **survey responses from 1,352 individuals and businesses located in the city**. The survey was a valuable tool used to measure impressions of the city's strengths and challenges and learn more about what residents believe makes Santa Fe special. We offer our gratitude to each individual who took the time to fill out the survey. Your comments helped mold the recommendations we offer in this report.

AngelouEconomics' core team for this project included Angelos Angelou, Amy Holloway, Chris Engle, Nicole Urbis, and Daniel Kah.

Executive Summary

What does Economic Development mean for Santa Fe?

How economic development is defined differs among communities. For many years, cities' economic development activities were focused on recruiting new employers. Recently, the focus of economic development in many cities has shifted, placing a stronger emphasis on community development activities that improve local workforce, infrastructure, and business climate to help local companies grow and new ones to emerge. This latter definition is more appropriate for Santa Fe.

The term "economic cultivation" has been chosen to describe Santa Fe's economic development practices. **The city's focus should be more on creating a climate that is ripe for entrepreneurship and small business success than on recruiting large companies.** The ultimate goal of economic cultivation in Santa Fe is to achieve long-term economic health. A healthy economy benefits all residents and businesses in the region, from the business community to not-for-profit organizations to the arts and to the native populations.

Overview of the Economic Development Plan

During the past seven months, AE has worked closely with Santa Fe leaders to compose an economic development strategy for the region. The driving objective of this strategy is to generate sustainable economic health and prosperity for the citizens of Santa Fe and the surrounding region.

Based on extensive research, the consulting team has developed a series of recommendations to accomplish this objective. All recommendations offered in this report are both (1) sustainable (creating consistent long-term economic growth in a non-damaging way) and (2) strategic (tailored and coordinated for meeting the city's long-term objectives).

The *Economic Development Plan* should be viewed as a living document. The New Mexico Media Strategies Report and the University of New Mexico's Bureau of Business & Economic Research's report on the cultural industries, for example, will be used to develop specific work plans for those clusters when they become available. The *Economic Development Plan* offers guidelines and techniques designed to improve the city's economic health. It provides Santa Fe with a structure to incorporate other activities, particularly specific initiatives within each targeted business sector. Other recommendations might be added or current ones eliminated as economic conditions change.

Recommendations fall into five categories:

- **Workforce development and education**
- **Entrepreneurship**
- **Sites and infrastructure**
- **Community development**

- **Marketing**

Santa Fe suffers from an increasing gap between local wages and cost of living. The gap can be narrowed through a variety of techniques – from increasing the minimum wage to assisting residents to find and finance affordable housing. These activities have already begun in Santa Fe. The Living Wage Ordinance (Ordinances 2002-12 and 2003-8) demonstrates the City's commitment to improving the incomes and wage rates of Santa Fe's citizens.

Economic development provides another approach to making it easier for Santa Feans to afford to live and work in the region. A strong economic development initiative has been laid out in this strategy. It focuses on diversifying Santa Fe's employment base through new business recruitment, expanding local companies, and supporting entrepreneurship. It contains tools that the City, the Community Development Division, and a wide range of regional organizations can use to increase the range of job opportunities available to Santa Feans. With a greater diversity of employment options comes a greater opportunity for residents to improve and employ their unique talents, generating new wealth for every Santa Fe family.

Themes of Santa Fe's Economic Development Plan

During the course of this project, several important themes have emerged in our discussions with the community. First, Santa Fe is a unique city and any new development should reflect its creative character. Second, Santa Fe wants to attract a targeted audience of visitors and businesses to the community. Tourists, for example, must come to Santa Fe with the intention (and financial wherewithal) to shop in local galleries, eat in locally-owned restaurants, and stay overnight in downtown and locally-owned accommodations. Third, Santa Feans feel a strong connection to the region's heritage. Many people who participated in focus groups and interviews, for example, have a deep desire to preserve the downtown space so that it does not become overly congested and lose its historical presence.

These themes appear throughout the Economic Development Plan. Based on these themes, we offer four overarching recommendations:

1. To be successful in economic development, Santa Fe's leaders should strive to foster a culture that creates jobs that complement the community's unique character.
2. Santa Fe cannot avoid change. The City should aggressively direct how those changes occur.
3. The key to economic development in Santa Fe is to ensure that new developments – whether it is a new civic center, new infrastructure project, or new educational program – retain the essence of the community. The essence of Santa Fe lies in its creative people, its strong history, and its core of arts and culture.
4. For the City to support a project, the project must provide new opportunities to Santa Fe's workforce.

Summary of Recommendations

To be successful, Santa Fe must develop highly integrated networks of businesses, training programs, capital providers, educational institutions, non-profit organizations, labor organizations, and government agencies. Economic development cannot be successful unless these groups work in a coordinated, collaborative fashion.

It is important that City officials adopt a more focused approach to economic development. It starts with City leaders identifying and agreeing to long-term goals. All future City decisions should be checked against these aforementioned overarching goals. Only initiatives that work toward accomplishing the City's long-term goals should be adopted. To jump-start the City's goal-setting activities, we have proposed specific goals for workforce development and education, entrepreneurship, sites and infrastructure, community development, and marketing.

A summary of recommendations is provided below. We have provided detailed action items for each recommendation within the body of the strategy.

I. Workforce Development and Education

Goal One: The community will place an increased value on education, realizing that education performance increases the quality of life for all Santa Fe residents and makes the community better able to retain a talented workforce. Pre-K - 12 education will be as strong as possible because the community invests in it. (p.15)

Strategies:

1. Help parents place a greater value on education.
2. Promote the value of quality education within the community. Turn Pre-K - 12 education into a "cause" around which the community can rally.

Goal Two: Educational and workforce development programs will be well-coordinated and in tune with the needs of the city's targeted business sectors. (p.19)

Strategies:

1. Develop an inventory of all workforce training programs in Santa Fe that prepare individuals for skills demanded by the city's targeted business sectors.
2. Closely link local Workforce Development One-Stop Centers with economic development efforts.
3. Enhance Santa Fe Community College's existing programs and start new programs aimed at the needs of Santa Fe's targeted business sectors.
4. Ensure the College of Santa Fe, the Institute of American Indian Arts, St. John's College, the University of Phoenix and branches of

Highlands University and UNM are kept up-to-date and involved in economic development.

II. Entrepreneurship

GOAL: Infrastructure, capital, and educational resources for entrepreneurs will be well networked both at the local and state level. (p.24)

Strategies:

1. Financially support the Santa Fe Business Incubator. Help the Incubator expand by offering more customized business resources. Help start-up companies by linking them to local and state financial capital.
2. Make information and training about starting businesses widely available. Celebrate entrepreneurial success stories as inspiration to potential entrepreneurs.
3. Motivate Santa Feans to start new companies.
4. Keep Santa Fe's existing small businesses strong.

III. Sites and Infrastructure

GOAL: Improvements to sites and infrastructure will consider the long-term needs of Santa Fe's targeted business sectors and small, entrepreneurial businesses. (p.32)

Strategies:

1. Take steps to make Santa Fe the water conservation and clean energy capital of the U.S.
2. Provide better infrastructure and processes to support creative activities.
3. Partner with Santa Fe County to solve infrastructure and site issues.
4. Approve and construct a new convention center that showcases the unique character of Santa Fe.

IV. Community Development

GOAL: Santa Fe's community and economic development activities support an environment that is favorable to (1) talented residents, (2) small, locally-owned businesses, and (3) targeted business sectors. (p.39)

Strategies:

1. Adopt a more business friendly attitude within City government.
2. Santa Fe's City Council should set goals for future development and allow those goals to drive decisions.
3. Provide greater support to the Community Development Division, and, particularly the Economic Development section.

4. Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.
5. Ensure that Santa Fe contains an atmosphere that is fun and attractive to young, creative people.

V. Marketing and Public Relations

GOAL: Santa Fe will engage in a targeted marketing campaign that builds local and national awareness of the city as a place to do business. (p.46)

Strategies:

1. Establish specific marketing roles for each organization currently involved in economic development.
2. Create and adopt a single economic development brand.
3. Better understand the target audiences.
4. Gain local media support.
5. Launch internal marketing.
6. Implement external campaigns.

Within these strategies, many individual action items are offered. Among these, we would like to point out five activities that are of particular significance:

1. **Construct a new civic center to replace the Sweeney Center.** The new civic center will support all of Santa Fe's target industries. The civic center should be designed to host executive level events, attracting those events that will bring the greatest benefit to Santa Fe's economy. In addition, the City should consider integrating high-end workforce training capacity within the civic center. The workforce training resources, from classrooms to high-tech audio/visual equipment, should be made available to local workforce service activities as well as to executive training events.
2. **Create a National Center for Art and Design Center and an arts incubator.** The National Center for Arts and Design will provide a single location in which multiple arts and design organizations could collaborate on projects of national significance. The one-of-a-kind concept would be modeled after national research consortia or laboratories, only with arts, rather than science, as its focus. As its first major project, the Center should consider developing a first-rate on-line Santa Fe Arts Market for selling locally produced artistic and handmade objects.

   This Center should be home to a variety of related activities, with educational programs at the core. Other activities that should be co-located within the facility include: office space for professional arts organizations and guilds; studios; exhibit space; retail shop for selling art. In the future, the campus could also contain loft apartments, a café, and an entrepreneurial resources center.

3. **Lobby the State to pass proposed legislation to create a certification program and network of small-business incubators.** The currently

proposed incubator certification program will possibly increase State funding to the Santa Fe Business Incubator. Lobby State legislators to pass this legislation. Long-term, Santa Fe leaders should work with the State to create a network of entrepreneurship one-stop shops, similar to the system utilized by the New Mexico Department of Labor. This would probably be more of a network of collaborating agencies and programs rather than an additional set of facilities. Santa Fe's leaders should work with the State to create a statewide network of small business incubators. The network of certified incubators could serve as a funnel of investment opportunities for the New Mexico Venture Capital Fund and as a built-in system of due diligence for State investment.

4. **Santa Fe should become the water conservation and clean energy capital of the U.S.** Water conservation technology companies locating in Santa Fe will be in a market with high internal demand for their products and will, therefore, be in close proximity to their customers. Santa Fe should create programs that promote the adoption of energy conservation while promoting a "buy local" campaign that would attract new clean energy providers to Santa Fe. Credits and incentives for consumers can be tied to their purchase from local suppliers. Santa Fe is an ideal pilot market for several technologies and should do what it can to bring those suppliers to the region.

5. **Santa Fe's leaders should agree to goals that will promote the long-term health of the local economy**. The community is widely known as a place that is unfriendly and difficult for business. This distinction makes it difficult for Santa Fe to remedy its suffering economic conditions. The City must take several initial steps before any economic recovery can occur. First, City leaders must agree that all decisions will be driven by one simple goal: To attain healthy economic conditions that will preserve Santa Fe's unique character and open opportunities for all Santa Fe families.

   Within City government, several actions will help the city create an easier environment in which to expand and start businesses. First, the City should strengthen and expand the Small Business Ombudsman position. Second, the City should provide strong support to the Community Development Division and Economic Development section. Economic development cannot occur unless this division is stable and well funded. Finally, the City should support a strong internal and external marketing effort. Marketing activities will require financial and human power resources from the City as well as other Santa Fe organizations.

The activities outlined in this strategy will require five years to complete, and the results of these activities may not be immediately apparent. Santa Fe's leaders must stay committed to the overarching goal of creating a healthy economy.

1. Workforce Development and Education

This project marks the beginning of a long-term economic development effort to improve the atmosphere in Santa Fe for growth of small to medium-sized businesses. Workforce development and education recommendations have been developed to help Santa Fe achieve the following three goals:

1. **The community will place an increased value on education, realizing that education performance increases the quality of life for Santa Fe residents and makes the community better able to retain a talented workforce.**

2. **Educational and workforce development programs will be well-coordinated, providing services that are in tune with the needs of the city's targeted business sectors.**

3. **Santa Fe's workforce development programs will offer advancement opportunities for individuals from all socioeconomic backgrounds.**

Santa Fe's workforce development programs should offer advancement opportunities for individuals from all socioeconomic backgrounds. Santa Fe's recommended targeted business sectors (see p. one)were selected, in part, because they contain a wide variety of occupations and ample opportunity for workers to advance their careers. (See the Target Industries Report for more detail on the target industries and how they were identified.)

Workforce development and economic development are closely linked. A strong workforce leads to business recruitment. A strong industry base generates a workforce that leads to entrepreneurship and long-term economic growth. Considering Santa Fe's current economic conditions, community leaders should make workforce development a top priority. A strong pool of workers is critical to business expansion and recruitment to the region, industrial diversification, and growing the population of young professionals.

For Santa Fe to experience the greatest possible benefit, education and workforce development activities must be viewed as an integrated continuum that spans from infant care to adult education. We encourage Santa Fe to communicate the workforce skill needs of the targeted business sectors to all educators. Show them how entrepreneurial skills, for example, will help students succeed once they graduate. Provide them with examples of other communities that have integrated entrepreneurship education into the early education curriculum.

Businesses in the targeted business sectors that have been recommended by AE demand that the best possible Pre-K - 12 education system, workforce training, and college programs are in place to prepare the workforce to succeed in targeted industry businesses. This ensures that they will be able to retain and recruit skilled workers, managers and executives who demand that their children

receive an excellent education. It also shows them that the community is willing to invest in itself, its future, and therefore will support them into the future. Goal One: The community will place an increased value on education, realizing that education performance increases the quality of life for all Santa Fe residents and makes the community better able to retain a talented workforce. Pre-K - 12 education will be as strong as possible because the community invests in it.

Basic education should be considered the foundation of successful economic development. Those regions across the U.S. that have invested in basic education are also the most successful in growing high tech, high wage employers. The two go hand-in-hand.

Before an aggressive economic development campaign is launched, it is essential that Santa Fe invest in the core of the community: local Pre-K - 12 education, the downtown, and infrastructure developed to support new economy businesses. This investment will have much greater pay off in the long term by helping the city retain its current employers and high skilled workers, as well as renew a positive spirit across the community.

Strategy One: Help parents place greater value on public education.

Actions

1. Get parents involved in the schools

- Adopt a take-home computer program. In this program, schools lend computers to parents for 4-6 weeks at a time. To be eligible for the program, parents are required to take an orientation workshop that teaches them the basics of operating a computer, common software packages, and how to use the Internet.
- Use local school facilities for evening community college or university classes. Courses could be for-credit or continuing education, ranging from computer literacy, self esteem, English as a second language, or literacy. Teachers or other parents can teach classes. Invite a local non-profit to fund a babysitter to be on-site for the duration of the class period.
- Start a cultural orientation program to help parents, teachers, and students understand and appreciate the culture of their peers.
- Use art exhibits and performances by students to attract parents to the schools and enhance cultural understanding.

2. Provide parents the tools to support learning at home

- Offer workshops, hands-on training, and home visits that train parents how to teach kids at home. Parents can make educational materials such as flash cards and board games at the workshops that they take home and use with their children. Alamo Navajo Community School provides excellent examples of effective programs:
    - Parents and Teachers as Partners Program – regularly scheduled meal shared by teachers and parents including a workshop on language/math skills development, reading, cooking with children, etc.

- Parent-Teacher meetings and open houses are scheduled at the same time as other community events (e.g. sports events) to attract more parents
- Bilingual home school liaisons make about 25 home visits per month to personalize school communications

Strategy Two: Promote the value of quality education within the community. Turn Pre-K - 12 education into a "cause" around which the community can rally.

Action:

1. ***Launch an internal marketing campaign to inform parents (and students) about the value of Pre-K - 12 education.***
   - Each school should adopt a program aimed at keeping parents informed about school events. Consider the following examples that have worked for other communities:
     - Weekly take-home folders that include a parent participation sheet, information on upcoming events, recent curriculum activities, and graded tests. Parents sign and students return to school. One single format could be developed for the Santa Fe School District- with easy ways for each school to customize it. Ideally, take home information would be available in both English and Spanish.
     - Ask for parent volunteers to serve on a phone chain to call other parents with updates about school events, get feedback, and answer questions.
   - Create a series of public service announcements aimed at instilling the value of public education in Santa Fe residents.
     - Work with school district to assign an internal marketing task force that meets for six months to one year. The task force will be responsible for organizing and overseeing the communication campaign. Task force members should include: representatives from the local school district, the parent-teacher organizations, education-related non-profit organizations, Santa Fe Community College, and other workforce service providers.
     - The internal marketing task force should seek a local advertising or public relations agency that will provide services pro bono or for a reduced rate.
     - Funding for the communications campaign could come from grants from local, state, or national education-related non-profit organizations and foundations.
     - Announcements should be based around a central theme, but available in various media forms, including radio spots, newspaper advertisements, posters and fliers, or television spots. Both English and Spanish language announcements are necessary.
     - Possible themes include: (1) the importance of staying in school; (2) opportunities for high school graduates other than attending a four-year university; (3) how students can help their families even more in the long term by continuing education or training after high school; (4) post-high school work, training, and education opportunities located in Santa Fe to retain young people; (5) the

benefits of investing in Santa Fe's schools to residents who do not have children in the school system.

- Start a school-by-school campaign to show middle school and high school students the range of alternatives to attending a four-year university.
    - Ask representatives from Santa Fe Community College, apprenticeship programs, SER Jobs for Progress and non-profit organizations to present their programs / non-university alternatives during classes or at after-school events
    - Ask representatives from Santa Fe Community College, apprenticeship programs, SER Jobs for Progress, and non-profit organizations to compile a short, easily understandable brochure on the programs they offer to high schoolers and recent graduates. Provide this brochure to all high school and junior high school guidance councilors. Place in locations where students congregate: libraries, after-school hangouts, shopping malls.
    - Over time, develop a Web site containing resources for non-university bound youth. The Web site should contain information about non-college options, links with training organizations, apprenticeship programs, and the community college. It could also contain job postings.
- Launch an Annual Education Day, a one-day outreach and educational event at which parents, teachers, non-profits, and community leaders share information about local schools, programs, services, and successes. The event could provide training to parents about how to continue the educational process at home.

Possible Funding Sources for Pre-K - 12 Education Improvements

- G&T Dropout Demonstration, Indian Health Services, Title IX
- Parent-Teacher Organization fundraising http://www.ptotoday.com/fundraising.html
- US Department of Health and Human Services GrantNet http://www.hhs.gov/grantsnet/
- State of New Mexico Department of Education http://164.64.166.11/fedpro/programs/index.html
- Edna McConnell Clark Foundation (http://www.emcf.org/)
- This site contains links to several good drop-out prevention programs: http://www.dropoutprevention.org/resource/grant/funding.htm
- The Foundation Center is a good overall Web site for researching grant funding available in the U.S. for a wide variety of causes. Their education page is at http://fdncenter.org/research/grants_class/taxb.html

Other resources:

- This site contains a listing of and links to a variety of non-college options for high school students: http://www.nohum.k12.ca.us/ahs/career/non_col.html

Goal Two: Educational and workforce development programs will be well coordinated and in tune with the needs of the city's targeted business sectors.

The recommended targeted business sectors will determine more than Santa Fe's audience for its marketing efforts. Rather, the needs of targeted business sectors should drive the infrastructure that Santa Fe develops, the business climate that it fosters, and the workforce development and educational programs that it supports. Economic development efforts will be most successful if all aspects of community development are in tune with targeted business sectors' needs and are well coordinated.

To target workforce development programs and educational programs, it is important to first understand the skill sets that are required by Santa Fe's targeted business sectors. The *Target Industry Report* provided a list of each targeted business sector's predominant occupations. The end of the workforce development recommendations section of this report (page 24) contains a table summarizes the workforce needs of Santa Fe's target industries and illustrates how they overlap with one another.

In the following section, we offer recommendations for programs at Santa Fe Community College that would help the College, and the community, better train people for targeted business-appropriate occupations. These programs also provide opportunities for Santa Fe residents of all skill levels to improve their education and become better qualified for the city's targeted business sectors.

Strategy One: Develop an inventory of all workforce training and college programs in Santa Fe that prepare individuals for skills demanded by the city's targeted business sectors.

During public input sessions, one predominant issue that emerged was the difficulty in finding information on workforce development and educational options. Individually, while the community college, College of Santa Fe, the Institute of American Indian Arts, St. John's College, University of Phoenix, one-stop center, and not-for-profits offer good information about their own programs: no single source of information is currently available.

To involve all Santa Feans in workforce development and education, this single source of information should be available in both print and on-line formats, and available in both English and Spanish.

Actions:

1. ***Develop the inventory and make available in print and on-line formats.***
    - The inventory should contain a listing of programs. Within each program, include information on eligibility requirements, cost, time required to complete the program, and possible career tracks for individuals completing the program.
    - The on-line inventory should allow users to sort based on all criteria: by eligibility requirements, by time to complete and cost, and by potential career tracks.

- Ensure that the inventory's Web site address is simple and memorable. (The inventory could also be made available on SFEDI's Web site. http://www.sfedi.org/workforce, for example.)
- Distribute the inventory and Web site address to a wide range of organizations in Santa Fe, including: One-Stop Centers; local high schools; Santa Fe Community College; the City of Santa Fe; local libraries; faith-based organizations, and; non-profit organizations.

2. ***Begin a series of informational sessions on workforce training options in Santa Fe neighborhoods and community organizations.***
   - Community outreach may be a more effective way to provide workforce service information to Santa Fe residents. Plan a series of informational sessions at local schools, faith-based organizations, and recreation centers.
   - Ask attendees to fill out a brief survey to determine their educational and employment background.
   - Bring one-stop shop employees to the event to provide one-to-one counseling on career opportunities.
   - Follow up with attendees after the session to provide them with additional information. Review survey responses to estimate what services may be more appropriate for each individual, and use this profile to determine the most appropriate course of action.

Strategy Two: Closely connect local Workforce Development One-Stop Centers with economic development efforts.

Actions:

1. ***Train One-Stop Center employees on the occupational and skill needs of Santa Fe's targeted business sectors.***

2. ***One-Stop Center career councilors should direct clients to programs at Santa Fe Community College and other workforce service providers that train workers for targeted business sectors' skills.***
   - Core skill requirements for all targeted business sectors fall into several broad categories, including computer training, design skills, creative skills, small business management, and hospitality.
   - One-Stop Centers should utilize the inventory of targeted skills programs as a tool to assist their clients.

3. ***Widely promote One-Stop Center services across Santa Fe. Local residents may not be aware that those services are available.***
   - Links to the One-Stop Center and future inventory of targeted businesses' training program Web sites should be widely available on all major community Web sites; including, for example, the City, County, Chamber of Commerce, SFEDI, Santa Fe Community College, public schools, and non-profit organizations.
   - Include the One-Stop Center (http://www.dol.state.nm.us/wdc15.htm) and/or targeted businesses' training programs Web site in the (earlier recommended) public service announcements. Consider simplifying the

Web site address to Santa Fe's One-Stop Centers. (www.santafejobs.com, www.worksantafe.com, or www.traintowork.com)

Strategy Three: Enhance Santa Fe Community College (SFCC)'s existing programs and start new programs aimed at the needs of Santa Fe's targeted business sectors.

Actions

1. Target SFCC programs around the design industry.

- The SFCC's campus plan calls for building a performing arts facility on campus. The facility should include a multi-purpose auditorium for theater and musical productions, exhibit, and studio space. Invite the community to utilize the center for Santa Fe film and music festivals, and offer free shuttles to auditorium from downtown during those events.
- Develop a core "design curriculum" that serves all design-related majors.
  - Currently, programs in interior design, introductory architecture, studio arts, and fine woodworking, for example, share similar skill sets.
  - The core design curriculum starts all design-related majors with the same coursework. Electives are used to refine the individual's skills into specific design fields as they progress through the program.
  - The core curriculum helps students engage with other creative individuals and provides them with a set of design skills that are transferable between industries.
  - Illustrate the new economic development marketing theme at the new performing facility by incorporating the theme "Creative Spirit of Santa Fe" into its design.
- Adopt a new curriculum / professional development courses to train film crews and pre- and post- production workers.
  - Identify what infrastructure is needed to support Santa Fe's burgeoning film industry.
  - Meet with Garson Studios and other local film support businesses and ask them what services / training they would like to see emerge at SFCC.
  - The curriculum should be coordinated with advanced film support courses offered at the College of Santa Fe.
  - Explore the potential for SFCC to host a pre- and post-production house. The center would provide on-the-job training for students and would be a valuable resource to professional film crews coming to the Santa Fe area. Between the SFCC, the College of Santa Fe and private business, a full range of pre- and post-production facilities should be available in Santa Fe.

2. Create innovative programs for the hospitality industry.

- Connect SFCC's hotel and restaurant management and culinary arts programs to growing needs in the film industry. Set catering and limousine services, for example, could be provided to film crews through the community college, providing students with good on-the-job training experience and would meet a demand.
- SFCC could develop a small hotel and restaurant next to the campus.

- Room rates and meal prices would be offered at a discount.
- The hotel and restaurant would employ students, providing training ground for hotel and restaurant management and culinary arts students. It could also offer guests alternative health care and spa services, which could be provided by individuals just entering the field.
- The design of the hotel should integrate water and energy conservation technologies and allow students to contribute to its design.
- Clients of other workforce training providers, such as SER Jobs for Progress, could also work at the SFCC hotel "incubator."
- If a SFCC hotel "incubator" is not feasible, develop an intensive internship program with local hotels, restaurants and caterers.

4. ***Develop curricula that help Santa Fe become a water and energy conservation role model for other cities.***
   - Create a water conservation curriculum.
     - The curriculum would combine water policy studies, a knowledge of water conservation techniques, and tools for students to design their own water conservation methods / technologies.
     - SFCC could reserve space on or off campus for a light manufacturing center or laboratory in which students could develop their own water conservation products.
     - Connect the program to the SBDC so that students with good business ideas can receive entrepreneurial support.
   - Adopt an alternative fuels curriculum.
   - Professors and students of the program should offer free community workshops that instruct homeowners, business owners, and Pre-K - 12 students about simple methods of conserving water and energy. This EPA Web site provides a good starting point for established curricula: http://www.epa.gov/teachers/curriculumconservation.htm
   - Encourage local real estate developers and businesses to engage students of the program in design of future developments. As part of the curriculum, require one class in which students form teams and are assigned to local businesses and developers to develop an innovative water or energy conservation technique for their facility.
   - Examine top conservation curricula at other US community colleges as models for the SFCC program. This link contains a ranking of the top 50 conservation and natural resource programs at communities and universities across the U.S. http://www.ccweek.com/top100/pdf/2001/topassoc-9900-cons&rnr.pdf
     - Tailor Santa Fe's program to the needs of water conservation and alternative fuels.

5. ***Enhance software and information technology classes to meet the needs of Santa Fe's targeted business sectors.***
   - Survey or organize a forum of Santa Fe bioinformatics and other information technology companies. Ask these businesses to describe the types of workers that they need. Ask them to participate in designing an ideal curriculum for an Associate's Degree and continuing education programs.

- Entice individuals with high tech skills to serve as part-time instructors. The Community College has a difficult time offering the high salaries demanded by individuals with high-tech skills and computer science knowledge, yet Santa Fe has a large population of these individuals. Rather than seeking full-time professors, ask young professionals and new retirees to teach one class per semester.
- Build computer training programs that teach desktop publishing, commercial design, film and sound editing, graphic design, and animation. These courses can be offered as part of a formal Associate's Degree curriculum and continuing education. These skills will be in demand by Santa Fe's targets, particularly in the arts and culture, design / film, and publishing and new media fields.

Strategy Four: Ensure that the four-year and graduate colleges and universities in the region, e.g. the College of Santa Fe, the Institute of American Indian Arts, St. John's College, the University of Phoenix and branches of Highlands University and UNM, are kept up-to-date and involved in economic development.

Actions

1. Inform the four-year and graduate colleges of the workforce needs of each targeted business sector.

- Identify degree programs within each College that fit with target business requirements.
- Include a description of these degree programs within future economic development marketing efforts

2. ***Work with the four-year and graduate colleges to retain graduates in Santa Fe.***

- Each semester, meet with students within those degree programs to inform them of the opportunities within Santa Fe for graduates of their programs. Ask local target sector business executives to speak to the students.
- Ensure the College's career placement centers are fully aware of job opportunities within Santa Fe.
- One to two times each year, speak at a faculty meeting at all three colleges. Inform professors of economic development activities. Give them information about Santa Fe that increases the attractiveness of the community to 18-25 year olds.

3. ***Invite representatives from the four-year and graduate colleges to participate in prospect visits.***

- When economic development prospects come to Santa Fe, invite College representatives to meet with the prospect or organize a brief tour of the Colleges' campuses.

4. ***Invite representatives from the four-year and graduate colleges to participate on economic development-related committees and task forces.***

Occupational Comparison of Santa Fe's Target Industries

Major Occupations	General Work Skills	Technical	Industry: Art and Culture	Design	Hospitality	Conservation Technologies	Software Development	Publishing and New Media	Outdoor Gear and Equipment
Actors			■						
Administrative support	■		■	■	■	■	■	■	■
Architects				■					
Art directors			■	■				■	
Art, drama, and music teachers			■	■					
Assemblers			■			■			■
Bartenders and waiters			■		■				
Bookeeping and accounting	■		■	■	■	■	■	■	■
Bus, taxi, and other transportation drivers					■				
Cashiers			■		■				
Chemists		■				■			
Chemical technicians		■				■			
Choreographers			■						
Civil engineering technicians		■		■					
Computer programmers		■					■	■	
Computer software engineers		■					■	■	
Computer support and technicians		■					■		
Customer service representatives			■	■	■	■	■	■	■
Desktop publishers				■				■	
Editors				■				■	
Electrical engineers		■							■
Environmental scientists		■				■			
Film and video editors				■				■	
First line production managers									■
Food preparation, chefs			■		■				
Freight movers and handlers				■					■
General operations managers	■		■	■	■	■	■	■	■
Graphic designers			■	■				■	
Hotel desk clerks					■				
Inspectors, testers, sorters						■			■
Jewelers, precious stone, and metal workers			■	■					
Job printers				■				■	
Machine operators		■		■		■			■
Management analysts							■		
Maids and Housekeeping					■				
Maintenance and repair workers					■				
Mechanical engineers		■							■
Musicians and singers			■						
News analysts, reporters, writers				■				■	
Office clerks	■		■	■	■	■	■	■	■
Packers and packagers, hand									■
Prepress technicians and workers		■		■				■	
Printing machine operators		■		■				■	
Protective services / security					■				
Recreation workers			■		■				■
Reservation ticket agents and travel clerks									
Sales managers and representatives	■		■	■	■	■	■	■	■
Self enrichment education teachers			■						
Sewing machine operators		■							■
Shipping and receiving clerks									■
Teacher assistants			■						
Telemarketers					■			■	■
Tour guides and escorts					■				

Represents 2% or more of an industry niche's total occupational composition.

Source: Occupational Employment Statistics, Bureau of Labor Statistics

2. Entrepreneurship

GOAL: Infrastructure, capital, and educational resources for entrepreneurs will be well networked both at the local and state level.

A critical aspect of building sustainable economic competitiveness is linking economic performance to social cohesion. The stimulation of entrepreneurship through the formation and development of new commercial businesses and social enterprises can play a key role in creating a diversity of new jobs and bridging the gap between income levels and cost of living. The entrepreneur in the community is a primary contributor and mobilizer of resources to develop the economy, a provider of employment for others, and a stabilizing factor in the society.

Improvements to the entrepreneurial climate, both in Santa Fe and the state of New Mexico, will benefit not only potential business owners, but also the small businesses that are already in operation. An entrepreneurial climate is well suited for Santa Fe's creative, independent-minded population.

AE recommends that entrepreneurship drive all future economic development activities for the following reasons:

- Entrepreneurial activities are a productive outlet for energies of enterprising and enthusiastic people.
- Small businesses create jobs at relatively low capital cost and low environmental impact, especially in the fast-growing service sector.
- Small businesses develop a pool of skilled and semi-skilled workers who are the base for industrial expansion.
- Small businesses are a source of innovation in products, services and techniques.
- Entrepreneurs can contribute new ideas to economic development initiatives.
- Small businesses serve a social function by creating career opportunities and upward social mobility, and by preserving, in many instances, a set of values.
- Provide information at One-Stop Centers related to entrepreneurship as a career option – linking One-Stop Centers to local SBDC, providing "guide to starting a business in Santa Fe" at one-stop center.
- An entrepreneurial approach to economic development also benefits larger businesses that will be attracted to Santa Fe's unique character.

Small businesses are currently the crux of the Santa Fe economy, and local leaders should support them. The following section offers recommendations for boosting entrepreneurship and small business growth in Santa Fe.

Strategy One: Financially support Santa Fe's business incubator. Help the incubator expand by offering more customized business resources. Help start-up companies by linking them into local and state financial capital.

Actions:

1. ***Expand the Santa Fe Business Incubator to provide business resources appropriate to the targeted business sectors.***

   The most successful business incubators are those that provide more than just reduced rent office space and furniture for tenants. Like the current Santa Fe Business Incubator, they combine office space with knowledge – such as an SBDC office or other mentoring organizations - and are closely connected with local community colleges and universities. They provide first-rate telecommunications infrastructure, conference facilities, business services, and shared laboratory or manufacturing space. A good incubator will become a gathering place for the community for after hours networking events.

   The Santa Fe Business Incubator should also expand its connection to professional business services firms. For example, the incubator could assign volunteer task forces of service providers (e.g. comprised of one accountant, one attorney, and one marketing/advertising firm) to mentor companies during their time at the incubator. This benefits the companies as well as the volunteers, who can view their work with the incubator as business development. Marketing assistance, in particular, should be offered to incubator companies. Assistance should come from local advertising or marketing agencies that offer their services at a pro-bono or reduced rate, or by teams of students from SFCC or the College of Santa Fe.

2. ***Lobby State legislators to pass the current proposed legislation (embedded within the SBDC bill) to certify incubators and to match funding from the State to local incubators.***
   - The successful Santa Fe Business Incubator could serve as a model around which other incubators in New Mexico could be developed.
   - Incubators should be used as a place that sets standards for small business development.
   - The network of certified incubators could serve as a funnel of investment opportunities for the New Mexico Venture Capital Fund as well as serving as a built-in system of due diligence for State investment.

3. ***Work with the State, UNM, the Santa Fe Business Incubator, SFCC-SBDC and SCORE to set up an entrepreneurship one-stop shop center similar to workforce development centers.***
   - A one-stop shop entrepreneurship center would offer the same coaching and information services such as an SBDC combined with the business incubator services of the Santa Fe Business Incubator.
   - The one-stop shop should be established in a central location to provide the greatest access to all Santa Fe residents.

4. ***Establish a Small Business Enterprise Director within the Community Development Division.***
   - This individual should be responsible for: overseeing the entrepreneurship center; working with the SBDC and Incubator in keeping the community informed about how to start a company in Santa Fe; promoting Santa Fe as a good location for entrepreneurship; working with SFIBCA on creating a strong "buy local" campaign; developing and maintaining a searchable on-line inventory of all entrepreneurship resources in the region; and helping entrepreneurs and local small businesses navigate City processes and regulations.

5. ***Establish an arts incubator at a central location in Santa Fe.***
   - The campus should be home to a variety of related activities, with educational programs at the core. Other activities that should be co-located within the facility include: office space for professional arts organizations and guilds; studios; exhibit space; retail shop for selling art. In the future, the campus could also contain loft apartments, a café, and an entrepreneurial resources center.

Strategy Two: Make information and training about starting businesses widely available. Celebrate entrepreneurial success stories as inspiration to potential entrepreneurs.

Actions:

1. ***Involve The Santa Fe New Mexican in covering success stories of local business startups.***
   - Potential entrepreneurs will find inspiration from other individuals who have successfully started businesses.
   - Celebrate the success of local small businesses by featuring them in local news publications. Propose a schedule of small businesses to feature each month to make it easier for The Santa Fe New Mexican.

2. ***Santa Fe's numerous non-profit organizations are entrepreneurial businesses. Provide these organizations with good information to help them increase their financial capacity.***
   - Numbering almost 500 in Santa Fe, non-profits make up an important part of employment and activity in the community.
   - Non-profit organizations should be viewed as entrepreneurial small businesses.
   - Provide information to non-profits to help them learn how to increase their financial capacity.
   - Fund a series of 501c3 training seminars that train managers of non-profits how to be better business people. There are numerous consulting companies that provide non-profit training, as well as on-line guides that provide non-profits with helpful business tools. Check out sites such as: www.onPhilanthropy.com; www.npguides.org; or www.charitiesusa.com which links non-profit to service providers across the U.S.

- Encourage participation in *NGO New Mexico*, New Mexico's central non-profit business association.
- Collaborate with NGO New Mexico to sponsor monthly networking and training events. The training events should be the main vehicle for distributing information about how to make a non-profit profitable.
- NGO New Mexico could create a Web site listing all non-profit organizations, sortable by their service, and containing links to and contact information for each organization's Web site. Examine sites such as www.GuideStar.org and www.envirolink.org as examples of structuring a database of non-profit organizations.

3. ***Develop a single Web site containing an inventory of Santa Fe's entrepreneurship resources. Make the Web site name simple and memorable. Market the Web site address across the community.***
   - The Web site could be developed and maintained by several organizations, such as the Santa Fe Incubator, SCORE, the SBDC, or the (possible future) entrepreneurship one-stop shop.
   - Possible Web site names: www.etools.com or www.santafestartup.com

Strategy Three: Motivate Santa Feans to start new companies.

Actions:

2. ***Streamline the City's permitting process for events, new construction, and new business expansions in Santa Fe.***
   - Focus groups, interviews, and surveys have revealed that many businesses and individuals have experienced difficulty from the City in getting permits for new ventures – from construction or expansion of new facilities to permits for small weekend festivals.
   - Santa Fe's permitting process needs to be thoroughly reviewed and compared against the requirements of targeted business sectors.
   - Santa Fe's City government should commit to easing and shortening the permitting process within one year.
   - The City of Santa Fe's Web site should contain a page dedicated to simply outlining the permitting process and providing downloadable versions of permitting applications.
   - The City of Santa Fe's web site should be reliable and offer current and accurate information.

3. ***Consider waiving permitting fees for small businesses locating in targeted areas of Santa Fe (fees are already waived for certain affordable housing projects).***
   - Small businesses are interested in saving money at every possible point.
   - Waiving permitting fees is not a cost, but foregone revenue for the City.
   - Waiving permitting fees for small businesses moving into key areas of the city, downtown for example, will help small businesses and make a statement that the City supports them.

4. Expand the City of Santa Fe's Small Business Loan program.

- The Small Business Loan program is an important tool for encouraging the growth of local businesses and companies targeted in this economic development plan.
- Leverage the program with additional state and federal funding.
- Restore the program to its original funding levels.
- Take steps to ensure that the entire community is aware of the program and has easy access to it.
- Provide information about the program in the (proposed) entrepreneur resource center.

4. Utilize the results of the New Mexico Media Strategy Report to develop a work plan for the digital and new media industry cluster.

- Look at cities that have fostered the film industry. Identify targeted infrastructure improvements, permitting processes, training programs and other incentives that are geared to the needs of the industry. Draft necessary ordinances to implement those inducements in Santa Fe.
- Austin Film Commission and North Carolina (Advantage West) are models.
- Model a one-stop shop permitting process for the film industry after other good examples, such as Rio Rancho, New Mexico (http://www.rioranchonm.org/film_industry/#One); Film in Florida (http://www.filminflorida.com/prl/perm.asp);

Strategy Four: Keep Santa Fe's existing small businesses strong.

Santa Fe's future economic health will largely be determined by the amount of local spending at local businesses. Every transaction involving a business outside of the area causes money to leak out of the local economy. While seemingly insignificant when considering a single purchase, the sum of these effects is huge across an economy the size of Santa Fe's. *For more information, see AE's Small Business Report, completed for the Santa Fe Independent and Community Alliance.*

A strong tourism economy and large base of unique cultural assets require that city leaders pay particular attention to the role that small businesses play. Eighty-five percent of all businesses in Santa Fe employ fewer than 20 workers. Of these small businesses, over 90 percent are locally-owned. According to the U.S. Small Business Association, 3,900 Santa Fe companies employ fewer than 20 people. This is almost five times the number of all other companies combined.

The last five years, however, have seen a downward shift in the percentage of independently-owned companies in Santa Fe. Almost all industries experienced a decline in independents' share of both employment and number of establishments. The largest percentage drop was in retail, where current levels of independence (approximately 50 percent of all retail firms) are well below that

of the nation (almost 90 percent) and has dropped 40 percent in the past five years. This industry, more than any other, directly affects households and quality-of-life indicators. The change threatens the local diversity found in Santa Fe shopping and endangers the unique character of the area.

Actions:

1. ***Initiate a "buy local" campaign.***
    - Support the Santa Fe Independent Business and Community Alliance (SFIBCA).
    - Provide funding or other resources to the SFIBCA for launching a "buy local" campaign.
    - The campaign should educate local residents and businesses on the importance of buying from other local businesses.
    - Each campaign piece should contain a different factoid pointing out the economic and cultural benefit of purchasing products and services from independently-owned small businesses.
    - AE's *Santa Fe Small Business Report* provides data and survey results that support the notion of buying local (prepared for the SFIBCA in November 2003).
    - To kick off the campaign, prepare a press release highlighting the results of AE's Small Business Report. Distribute the press release to local newspapers, alternative magazines, radio stations, and television stations. Print a series of flyers and direct mail postcards highlighting the main points of the study. Ask local business owners and community organizations to post the flyers in their establishments and to mail out the postcards to their clients.

2. ***Make downtown and other Santa Fe business districts more accessible to patrons of small businesses.***
    - The City should make supporting the needs of small, locally owned business a goal against which future decisions are measured.
    - The best way to encourage residents to buy locally is to make access to independently-owned businesses convenient. Allow for mixed use developments where retail and small service businesses are intermingled among residences.
    - Make downtown more pedestrian- and cyclist-friendly. Repair sidewalks so that shoppers and business people have a safe place to walk. Create a network of bike paths and lanes. This will encourage more pedestrian traffic and reduce automobile traffic in downtown Santa Fe. It will improve access to small downtown businesses and encourage residents who may have been frustrated by limited downtown parking to start shopping in downtown again.
    - Improve parking in downtown. Struggles with parking often drive shoppers from downtown and towards big-box retail and malls. Offer free parking, enhance existing parking, and provide free shuttles around town. Encourage business practices that make parking less important, like home delivery of groceries and large bulky items.
    - During the weekdays, most household shopping occurs after work, between 7 and 10 p.m. Encourage downtown businesses to stay open until 9 p.m. If it is difficult for small businesses to stay open that late

every night of the week, ask shop owners to agree to the same one or two evenings a week in which they stay open later.

- Start a monthly downtown celebration. In Austin, for example, every first Thursday of the month, stores in one shopping district stay open until 10 p.m. The sidewalks are filled with local artists and merchant booths selling wares. Local bands provide live music in the street. First Thursday now attracts more than 10,000 people every month.
- Provide adequate security downtown to help nighttime shoppers feel comfortable.

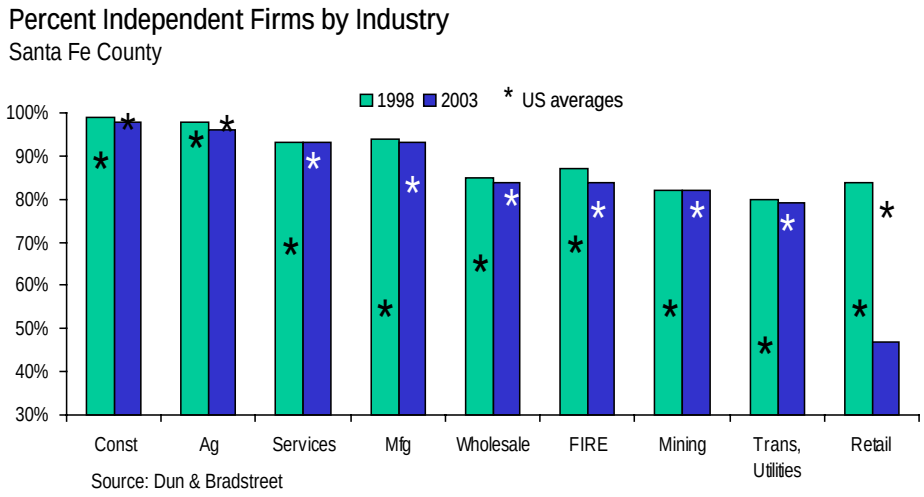
3. Identify business, historical and cultural districts that are suitable for economic development initiatives.

- Recommendations for downtown can be applied to any business or cultural districts.
- Support neighborhood/business events such as the Second Street Experience and explore developing similar events in other districts.
- Initiate planning with two districts per year.
- Link "buy local" initiative to district planning.
- Develop programs that highlight the economic benefits of historic preservation and historic districts.

4. Establish metrics for tracking the success of the "buy local" initiative.

By determining a set of tangible goals, communities establish clear priorities and are able to assess the performance of their programs, allowing more efficient use of resources. Metrics could include the following:

- *Sales receipts of downtown merchants.* Sales of downtown shops and service providers should increase a minimum of 10 percent each year if the buy local initiative is successful.
- *Percentage of independent businesses in Santa Fe.* For most industries, Santa Fe exceeds the national average in the percent of independently-owned businesses (see below chart). Increasing the percentage of locally-owned retail establishments could become a goal for the city.



- *Percentage of major employers headquartered in Santa Fe.* This figure points to the importance of home-grown successes. These companies tend to be more philanthropic and provide greater

economic independence for the region. The information for this metric could be measured from annual reports of local business activity.

- *Duration of local businesses*. This factor could be measured by counting the number of businesses that were established three years ago and are still in business. This method explicitly measures the ability of local businesses to survive in Santa Fe's economy. Santa Fe will know that it is supporting local, small businesses when the number of businesses surviving longer than three years increases. The City's data on business licenses provides this information.
- *Percentage of companies adding employees in the past year*. Expanding companies are as important to the economic health of a region as new companies. This metric can be easily obtained through government employment statistics and surveys.

Strategy Three: Sites and Infrastructure

GOAL: Improvements to sites and infrastructure will consider the long-term needs of Santa Fe's targeted business sectors and small, entrepreneurial businesses.

When companies are asked to rank the factors that most affect which state or region they select to locate in, workforce and education considerations are the most important, followed by access to customers and suppliers and business climate. The only infrastructure that is often mentioned in a regional context is transportation.

When choosing a specific development location within a state or region, however, the availability of infrastructure grows in importance. As infrastructure is available in almost every city, business prospects will compare a region or city's infrastructure (availability and pricing.)

The reason for the apparent contradiction in the importance of regional infrastructure versus specific sites is that larger areas such as regions or states possess sufficient infrastructure somewhere, so it is not a major corporate consideration until after the general location is picked. Therefore, although not the top priority to get a company to choose a region, once they have chosen the Santa Fe region, it is imperative that adequate infrastructure - water, sewers, streets and mass transit – be available to support business growth and development and that this infrastructure fare competitively with that of another region.

Santa Fe's most significant infrastructure issue (and economic development issue) is the region's water shortage. All economic development activities must consider the area's severe water constraints. The Mayor has stated that "water" is his number one goal and the City is in the process of trying to secure funding for the Diversion Plan, which will address this concern. The purpose of the Diversion Plan is to redirect surface water from the Rio Grande river into Santa Fe. Though the Diversion Plan will provide some relief to the city, preserving water and the area's unique environmental characteristics will be a goal of the city for many years to come. In turn, the target businesses recommended for Santa Fe in the *Target Industry Report*, will be environmentally sound and will require minimal water.

Strategy One: Take steps to make Santa Fe the water conservation and clean energy capital of the U.S.

Actions:

1. Incorporate water conservation and clean energy technologies into the design of all current and future public buildings.

2. Begin an annual student competition for design of water conservation innovations.

- The winner could receive funding for further development of the innovation, an internship with a local building contractor, or an opportunity to implement it on a test site.

3. Promote Santa Fe to expanding and relocating water conservation technology companies.

- The long process of developing the Diversion Plan and tackling the water issue has created a network of local water conservation expertise.
- The desperate water situation provides a good environment in which companies can test new water conservation technologies and techniques.
- Water conservation technology companies locating in Santa Fe will be locating in a market with high internal demand for their products and will, therefore, be in close proximity to their customers.
- Develop a marketing package highlighting Santa Fe's dedication to water conservation, its assets, and incentives.
- Organize a delegation of Santa Fe and State representatives to visit 1-2 communities that have successfully supported water conservation and clean energy usage. Use these trips to learn and to promote Santa Fe to businesses.

4. ***Offer incentives for water conservation and clean energy use.***

- Communities around the U.S. are offering incentives to businesses and consumers to adopt clean energy practices. Many utilities already offer their customers rebates or credits for installing energy-efficient equipment for HVAC, lighting, insulation, and windows. In addition, utilities are starting to offer consumers the option to purchase electricity from Green Energy sources such as wind power, solar, and biomass.
- Santa Fe should create programs that promote the adoption of energy conservation while promoting a "buy local" campaign that would attract new clean energy providers to Santa Fe. Credits and incentives for consumers can be tied to their purchase from local suppliers. Santa Fe is an ideal pilot market for several technologies and should do what it can to bring those suppliers to the region.
- Work with State officials to create a package of statewide incentives for clean energy and water conservation companies.
- Good examples include:
    - Austin, Texas has openly announced its intention to grow the consumption of renewable power and also to promote the development and attraction of clean energy companies and providers. Already, the city-owned utility, Austin Energy, sells 500 million KW-hours to local businesses and consumers and has a goal of fulfilling 5 percent of its energy needs with clean power. In addition, Austin is discussing ways of tying conservation incentives to the use of locally-developed services or products. This connection is the real key to promoting the city's Environmental Technologies cluster.
    - The state of New York currently offers incentives to both the producers of clean energy and its consumers. By leveraging state funding for energy conservation projects, the state's agency NYSERDA has promoted local job creation. Funding for this program reaches about $16.5 million per year and funds

approximately 150 projects annually for businesses, municipalities, institutions, and universities. Since 1991, NYSERDA's R&D program has stimulated new product sales of $200 million for New York companies, created 1,174 permanent jobs, developed 141 new products, processes, or services for commercial use, and leveraged nearly $2 of funding from outside sources for every dollar invested by NYSERDA.

- In August 2001, NYSERDA announced the creation of the Saratoga Energy Technology Park, specifically devoted to promoting the development of new, clean energy technologies. NYSERDA, working jointly with the University at Albany and the Saratoga Economic Development Corporation (SEDC), hopes to attract between 1,000 and 1,500 jobs to the Capital Region when emerging, environmentally-friendly energy companies take advantage of the park's resources.

Strategy Two: Provide better infrastructure and processes to support creative activities.

Actions:

1. Create a National Center for Arts and Design in Santa Fe.

- The National Center for Arts and Design will provide a single location in which multiple arts and design organizations could collaborate on projects of national significance. The one-of-a-kind concept would be modeled after national research consortia or laboratories, only with arts, rather than science, as its focus.
- The center would include educational resources, high quality studio space, design-oriented companies and non-profit organizations, exhibit space, and retail.
- The (possible future) arts incubator should become a core component of the Center.
- Consider locating the Center at the Railyards or other central site.
- The Center would invite national and international experts to teach seminars or guide teams of designers and artists on projects.
  - The Center would provide an environment in which teams of designers or artists could form to, for example:
  - Bid on architectural design for major projects within the U.S.
  - Provide creative support to the film industry
  - Create new artistic works
  - Provide design services for New Mexico public sector projects
  - Design unique water and energy conservation techniques
  - Create a one-of-a-kind program to promote Santa Fe's arts, culture, and design products

2. Find ways to centralize internet-based information aimed at promoting arts and culture in Santa Fe.

- Currently, many Web sites – from the Chamber of Commerce to individual galleries – contain information about arts and cultural events in Santa Fe. This is confusing to residents and obscures Santa Fe's image to outsiders.

- Promote links to existing central sites such as santafe.org and nmculturenet.org that are running the statewide calendar of events powered by NM CultureNet.
- Develop one Web site portal for all Santa Fe arts and cultural amenities. Host a contest where local artists and Web design companies submit Web URLs. Promote this contest to the community. Make the Web site name simple and memorable.
- The Web site could contain the following: events calendar; map of galleries and museums; and a searchable database of Santa Fe galleries and arts retail shops by "product" and genre (links to the Web sites of all galleries and shops in the database would be provided).
- Eventually, the Web site could also include a virtual market in which local artists could sell their wares.

Strategy Three: Partner with Santa Fe County to solve infrastructure and site issues.

Actions:

1. ***Develop a joint City / County strategy focused on the Redevelopment District of the Metro Area Highway Corridor Plan.***
   - The Metro Area Highway Corridor Plan was adopted by both the City and County and designates an area to be redeveloped to accommodate economic development around the NM 599 / Airport Road intersection.

2. ***Develop a joint City / County economic development strategy focused on the Community College District to implement programs outlined in this report.***
   - The Santa Fe Community College District includes the Santa Fe Community College, housing, and non-residential development.
   - The District represents an important outlet for providing more affordable housing to Santa Feans.
   - The future development of the District will impact both the City and County.

3. ***Develop a shared City / County business park.***
   - Long-term, the City of Santa Fe will run out of developable land for larger business expansions. Most larger businesses will be locating in the County.
   - Jointly develop a business park with the County. The City and County will share the cost of infrastructure improvements and land acquisition. In turn, the City and County will share tax revenue that is generated from the site.

4. ***Jointly improve the Santa Fe Airport.***
   - The expansion of the Santa Fe Airport will make Santa Fe more accessible to tourists, allow residents easier transportation into and out of the region, and give local companies better travel options.
   - A 1-hour or less drive time from an airport is a common site selection requirement for small and large businesses alike. The Airport can

become a major marketing tool for attracting and retaining companies in both the City and the County.

- Upgrade the Airport to Part 139 standards as soon as possible. The Santa Fe City Council should approve the application for Park 139 certification.
- Both the City and County should provide funding for expanding the Airport fire station (shared with the national guard) and upgrading security along the perimeter of the property.

5. Develop wireless Internet infrastructure in core population centers in the City and in the County.

- Encourage local entrepreneurs to develop wireless infrastructure for downtown Santa Fe and countywide in core neighborhoods and future developments such as the community college district.
- The process of wiring Santa Fe with the latest telecommunications infrastructure is already underway. The Santa Fe Light Trail fiber optic network is expected to be completed in 2004. The Plaza renovation (planned to begin in the spring of 2004) will include the installation of a wireless network for the central downtown area of Santa Fe.

Strategy Four: Approve and construct a new civic center that represents the unique character of Santa Fe.

The Sweeney Center does not serve the needs of the community and does not convey the high-end image of the city. While the existing facility could be renovated, it is more appropriate that the current building is torn down and a new civic center is built in its place.

The Santa Fe City Council is considering a one percent increase to occupancy taxes and a bond to fund a new civic center. This decision will have an important, positive impact on the City for many years to come. A new civic center will support each Santa Fe targeted business sector while providing a valuable asset to local residents.

Consider the civic center a tool for economic development. It draws visitors into the community. If marketed to the appropriate events, it can attract executives from Santa Fe's targeted business sectors, allowing the City to market on its doorstep. Those individuals visiting the civic center will also spend money in Santa Fe – dining out, staying in hotels, and shopping. Indirectly, these activities inject more money into the local economy and gives a boost to job creation.

As a tool for economic development, and an entry to the city, the design of the new civic center can be used to convey a message. It should embody the city's artistic and cultural heritage, history, and connection to the natural environment. It should reflect the community's strong desire to target the type of higher-end tourist that visits the city. The facility should incorporate modern architectural elements and high-tech equipment into traditional Santa Fe style to help counteract a perception that Santa Fe is unwilling to progress. Finally, the facility should incorporate cutting-edge water and renewable energy technologies to show Santa Fe's dedication to conserving natural resources.

The civic center will benefit Santa Fe's workforce in several ways. First, it creates both direct and indirect jobs. In the beginning, designing, building, and completing the civic center will generate employment. Once construction is complete, entry-level positions will be established in event catering, room set-up, and facility maintenance. Middle- and upper-level positions will be created in audio-visual support, facility management, marketing, and event planning.

In addition to the job impact, the civic center can play another very important role for workforce development. It can provide much-needed, centrally-located space for local workforce training activities. Imagine: A civic center that is fully equipped with the latest in audio visual technology from the central, large auditorium space to smaller classrooms and conference rooms. Not only are these amenities highly attractive to executive level conferences and industry events, but they are also a much-needed resource for local workforce training providers and companies. The community college, the workforce development center, and non-profit workforce organizations could share the civic center for their programs, ensuring that Santa Fe's workforce is being trained in world-class facilities.

Action:
Revisit the proposed civic center design. Ensure that the design adheres to the following guidelines:

- The new civic center should be designed to appeal to smaller, executive-level conferences. A larger capacity facility will not necessarily lead to a larger indirect job benefit for Santa Fe. As the size of the event gets larger, a higher portion of attendees will either not be able to find hotel rooms in downtown Santa Fe or will not be able to afford them. These individuals will stay in hotels outside of the central district; eat at restaurants outside of the central district (often large chains); and, with so much commuting, have little time to shop at local stores while congesting Santa Fe's roads.
- The true benefit of the civic center is generated when visitors (both from outside events and Santa Fe functions) spend time and money in locally-owned shops, restaurants, and hotels. This injection of money drives business for local proprietors, who then spend their own revenue hiring additional staff, buying locally-made goods, or shopping for themselves. These funds continue to trickle throughout the economy, driving business, and creating new jobs. Smaller, more targeted events attended by executive-level individuals are much more likely to attract attendees who stay in downtown Santa Fe, bring their families, extend their stay, and spend their money with local merchants.
- A new civic center locating in downtown Santa Fe, targeting executive level conferences, and providing attendees technologically-sophisticated audio / visual equipment will allow the City to charge higher rates for use of the facility.
- Santa Fe prides itself on being the "city different;" therefore, the new civic center should radiate what is distinct about Santa Fe. To do so, consider incorporating the following elements into the design of the facility:
    - Arts and culture are the cornerstones of the building design.

- The center includes gallery and / or exhibit space for local artists.
- The center incorporates the latest water and energy conservation technologies.
- The center contains modern elements in combination with traditional Santa Fe style to communicate the City's deep roots yet willingness to progress to the future.
- The center contains high-tech workforce training spaces of various sizes to make the facility truly community-oriented. Consider a facility that, in addition to a large event room (500 person capacity), also contains one large auditorium-style classroom (e.g. 100-200 seats), two-three classrooms (e.g. 30-50 seats), two conference rooms (25-30 seats), and several small breakout rooms (5-10 people).

Strategy Four: Community Development

GOAL: Santa Fe's community and economic development activities support an environment that is favorable to (1) talented residents, (2) small, locally-owned businesses, and (3) targeted business sectors.

The Community Development recommendations offered in this section center on two major topics: improving Santa Fe's business climate and improving the city's quality-of-life amenities, particularly for young and creative individuals.

The most successful economic development regions in the U.S. also contain very high quality-of-life amenities. Quality of life encompasses many attributes, including healthcare, safety, parks and recreation, arts and culture, and environmental cleanliness. A quality environment plays a large part in the choice of young, skilled professionals in deciding where to locate. It also plays a significant role in retaining good citizens.

A high quality of life is also directly connected to the region's ability to attract tourists. Through the choice of investments in quality-of-life amenities, the region will be able to target the specific type of tourist that visits. Tourists should be considered an economic development audience, and they are actual prospects coming directly to you. Ensure that they overlap with the audience you have for your economic development efforts.

One of the easiest ways for Santa Fe to become top of mind for businesses and entrepreneurs in its targeted business sectors is for those individuals to visit the region and enjoy the time they spend there. Therefore, tourist activities should portray a certain image of the city, one that is appealing to those executives and other decision makers. Make sure all tourist attractions showcase the "Creative Spirit of Santa Fe."

Strategy One: Adopt a more business-friendly attitude within City departments.

Santa Fe's unique character has sometimes been a hindrance to business activity. The city is well known externally for its tough ordinances and unfriendly business leadership, characteristics that will damage Santa Fe as it pursues economic development. Even small businesses and entrepreneurs (the city's primary target audience) will not move to a city where it is not welcoming or affordable to conduct business.

Actions:

1. ***Ensure the permitting process is consistent and efficient.***
    - During this planning process, numerous businesses criticized the city's permitting process for being too complicated, inconsistent, and time-consuming.
    - Consider expediting permits for standard requests. Applying for and receiving permits for, for example, small, after hours or weekend

downtown events should be made as easy as possible with standard application forms and a quick turn around process.

- Be specific and open about permitting requirements. Make this information readily available on City Web sites and in handouts available at City offices.
- Look at other cities' permitting processes for good examples of ways to make Santa Fe's more efficient and consistent.
- Burlington, Vermont's award winning "Doing Business in Burlington" publication offers new and expanding businesses a comprehensive and easy-to-use guide to permitting and city regulations. Sections from this guide are available on the following Web site: http://www.cedoburlington.org/business/doing_business_in_burlington/dbb.htm
- Look at the City of Surrey, located outside of Vancouver, Canada, for a good example of creating a step-by-step guide for local residents on starting their own businesses. http://www.city.surrey.bc.ca/Doing+Business/Business+Development/Starting+Your+Own+Business/default.htm
- Specifically look at other cities that are fostering the film industry – Los Angeles, New York, Toronto, Austin, for example. How have these cities structured their permitting processes to make it easy for and attractive to film production? Apply these best practices in Santa Fe.

5. ***Strengthen the Small Business Ombudsman Position within the City of Santa Fe offices.***
   - The focus of the current Small Business Ombudsman position should be expanded to serve all sizes of businesses.
   - The services of the Ombudsman should be expanded to visiting local businesses on a regular basis, listening to their concerns, and reporting back to City officials.
   - The Ombudsman should also be the single point of contact for a business having trouble navigating city regulations. He/she should walk businesses through the permitting process and help resolve conflicts between City departments and local businesses.
   - The benefits of expanding the role of the Ombudsman are numerous. First, strengthening this position makes a statement that the City is truly interested in supporting local businesses. Second, by regularly visiting with local businesses, the Ombudsman can communicate back to City leaders the current needs of local businesses, giving the City good information on which to base decisions. Finally, it provides a valuable resource to local businesses and helps navigate the permitting processes and acts as a voice for them to City leaders.

6. ***Provide periodic customer service training to City employees who regularly interact with local businesses and residents.***
   - Ask the Small Business Ombudsman to lead the customer service training sessions or hire a professional firm to conduct the training.
   - Training should include not only customer service training, but also an explanation of Santa Fe's new economic development brand and the role City employees play in economic development.

- A customer service guide containing quick tips on customer service should be developed and distributed among City staff.

7. Establish incentives that encourage local businesses to expand in Santa Fe.

- Consider waiving permit and impact fees for local companies that want to expand.
- Incentives should come from both the State and the City, particularly in helping with infrastructure improvements. When Dell was expanding in Tennessee, for example, the State paid 80 percent of the roadway improvement costs while the City of Nashville paid 20 percent.
- Promote incentives to local businesses. Ask the local utility company to help "spread the word" by referring local companies to a Web site with updates on incentives.

Strategy Two: Santa Fe's City Council should set broad goals for future development and allow those goals to drive decisions.

Actions:

1. Invite a moderator to lead a City Council retreat. The retreat should accomplish the following:

- Identify the positive assets of Santa Fe that cause each individual to feel passionate.
- Identify common threads among all council members. List Santa Fe's top assets.
- Agree that these common threads represent the essence of the community. Preserving the community's essence should be the principle that guides all future decisions.
- Set several overarching goals for the city.
- Agree to rules of etiquette among council members that are adhered to in and outside of council meetings.
- Conduct a city council study session prior to each meeting to allow councilors to state their positions on topics that are up for discussion during the upcoming meeting. City Council meetings should not be the first time that councilors hear each other's positions on topics being addressed.

2. The first retreat should occur after the spring 2004 election and occur at least every two years, following the election of new city councilors.

Strategy Three: Provide greater support to the Community Development Division and Economic Development Section.

Although only a few organizations in Santa Fe are directly charged with economic development, the community contains many more groups that impact the effectiveness of economic development programs. More than many other communities, Santa Fe is home to a rich diversity of not-for-profit, government, and business organizations, each perceived to have its own unique vision for the

future of the community. The city, and surrounding region, have become polarized into different "camps" of opinions. Each group seems to view itself as being fiercely independent from the others. This often results in a breakdown of internal communication, the very foundation of strong economic development campaigns.

Communication and cooperation in Santa Fe will improve if these various, and seemingly contradictory, opinion groups realize that they have a common bond: their success depends on Santa Fe's sustained economic health.

Santa Fe's ability to remain economically healthy is important to every organization and individual in the city and region. For example, while local businesses depend on a healthy economy to create a market for their products, non-profit organizations depend on a strong economy so that they can raise funds from local businesses and residents to keep their programs going. Second homeowners rely on a healthy economy so that their property values are retained and that the City can afford to maintain the quality-of-life attributes that originally attracted them to the region. Ethnic and Native American populations rely on a healthy economy that provides them with job opportunities, a market for their products, and ultimately provides them with income to continue living in Santa Fe. (A complete table of Santa Fe opinion groups and their reasons for supporting a healthy economy is provided in the appendix to this report.)

Improved economic health should be important to every Santa Fe resident and business. Santa Fe's elected officials should, therefore, ensure that their decisions lead to stronger economic conditions within the city and surrounding region.

A critical component of a healthy economy is ensuring that a strong economic development team serves the City. This team should be supported with financial and staffing resources that provide it the freedom to implement smart, aggressive community development and economic development activities. A strong economic development team will be required to implement many of the recommendations in this strategy. City leaders should view the economic development team as its task force for managing the day-to-day improvement of Santa Fe's economic conditions.

Actions:

1. ***Increase funding to Santa Fe's Community Development Division.***
    - Funding should be increased incrementally each year for the next five years. Draw additional funding from the Economic Development Fund.
    - Additional funding will be used to do the following:
        - Expand the Small Business Ombudsman position and responsibilities (described in the Entrepreneurship strategies).
        - Establish a Small Business Enterprise Director position that will be responsible for setting up and managing an entrepreneurship one-stop shop in coordination with the Santa Fe Business Incubator, the SBDC, and other small business support organizations.
        - Fund an entrepreneurship resource center. The purpose of the facility is to provide a centrally located office where all Santa

Feans can access a library of helpful information and talk with knowledgeable individuals about starting a business.
    - Increase the City's funding to the Santa Fe Business Incubator (for operations or facility expansions).
    - Provide funding for future incubators, such as an arts incubator.
- Commit funding for a minimum of five years. Longer-term budgets allow the department to conduct better planning and act progressively.

2. Set specific performance objectives for marketing subcontractors.

- Continue to set and monitor annual performance benchmarks for marketing contractors.
- Use the marketing recommendations in this report as a guide for establishing performance benchmarks.
- Agree to a three-year or longer contract with the marketing subcontractor. Include terms that allow the city to cancel the contract if the subcontractor repeatedly misses performance benchmarks. Otherwise, do not make the subcontractor re-apply for funding every year.

3. Clearly define and better coordinate the economic development roles of SFEDI, the Chamber, and the City's economic development team.

- The Chamber's primary role is that of an advocate organization for existing Santa Fe businesses.
- The Chamber should work closely with the (possible future) business liaison within the City's Community Development Division. The Chamber should introduce the liaison to its members and facilitate meetings between the liaison and local companies.
- SFEDI's role should be external and internal marketing. SFEDI should be responsible for polishing the brand identity and core marketing themes recommended in this strategy and incorporating the brand and themes into its Web site, collateral, and public relations activities.
- SFEDI and the Chamber are both responsible for handling visits by site selectors and potential business recruits. SFEDI should be responsible for managing the prospect's itinerary, while the Chamber should assist in setting up meetings between leading Santa Fe businesses and the prospect.
- Santa Fe's economic development team should be responsible for managing the marketing subcontractor contract, initiating community development activities that will support an overall economic development plan, and facilitating the information flow between City government and local businesses, prospects, and business organizations.

Strategy Four: Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.

Santa Fe's essence revolves around the core of arts and cultural activities occurring within the city. Arts and culture define the city's image and quality of life. Its unique character is founded in its tradition of arts and culture. It is what distinguishes Santa Fe around the world, and it is why creative, intelligent individuals are drawn to the city.

Arts and culture have long been the engine for much of Santa Fe's economic development. Although the "industry" of arts and culture is difficult to define, and even more difficult to quantify, it is undeniable that artistic and cultural activities have a tremendous impact on every aspect of Santa Fe, from its international image to its local products to its workforce skills. Arts and culture are the common threads that run throughout the entire region.

Because arts and culture have such a large impact on the local economy, it is critical that artists and artistic organizations are invited to participate in economic development activities. The City must consider the needs of the cultural sector when implementing this Plan. In addition, the City and cultural sector must work together to ensure that the results of the BBER study and the New Mexico New Media Industries Strategy project are incorporated into future activities to grow and promote arts and culture.

Actions:

1. ***Make arts and culture the cornerstone of the new civic center.***
   - Involve local artists in designing the facility.
   - Throughout the facility, integrate space for exhibiting work by local artists.
   - (Additional recommendations have been provided in the Infrastructure section of this strategy.)

2. ***Take steps to ensure Santa Fe's arts and culture will be sustained for generations to come. Ensure that the arts sector is accessible to young people.***
   - Endorse young professionals' arts organizations such as Avant Guard and Intermezzo. Make information on these organizations widely available. Promote these organizations to companies considering Santa Fe as a future business location.
   - Make Santa Fe open and accessible to all New Mexico students. Work with State leaders to initiate a new program in which all New Mexico high school seniors take a senior trip to Santa Fe. The trip would involve a visit to the capital and an introduction to Santa Fe's heritage, artistic and cultural amenities.

3. ***Make Santa Fe's artistic amenities accessible to all Santa Fe residents.***
   - Continue taking steps to make the traditional performing arts more open to the general population, for example, rock operas or free concerts.
   - Ask local businesses to invite local performing and visual artists to perform or display their work at business functions and other community events.

4. ***Increase occupancy tax revenue to support the arts.***
   - Santa Fe provides approximately $950,000 to arts programs annually.
   - Private foundations fund the bulk of arts and cultural activities in Santa Fe.
   - The city's support for the arts could be increased to support one of many activities, such as funding a future arts incubator or National Center for Art and Design or contributing to the cost of a unified national marketing

campaign to promote Santa Fe's arts and culture to collectors, artists, and cultural tourists.

Strategy Five: Ensure that Santa Fe maintains an atmosphere that is entertaining and attractive to young, creative people.

Actions:

1. ***Affordable housing is necessary for retaining young and creative individuals. Make it easy for people to purchase and upgrade their homes.***
   - Continue to offer inducements such as down payment assistance or tax abatements / decreases for individuals within a certain age or income bracket.
   - Consider establishing a fund similar to Austin, Texas' Mayor's Challenge Fund to help young people and people in need of affordable housing to get loans for home improvements and expansions.

2. ***Establish new festivals, expand existing festivals, and widely promote these events.***
   - Santa Fe is an ideal location for festivals, and numerous festivals already take place each year.
   - Festivals help create an entertaining atmosphere in Santa Fe. They provide entertainment for residents from all socioeconomic backgrounds. They also attract people from outside of the region and are, therefore, a good marketing tool for the city.
   - Standardize permitting process for event organizers. Be expedient in responding to their requests.
   - Waive the permit requirement to play music on the plaza.
   - Bolster the annual jazz festival and film festivals. These two events have potential to draw an international audience.
   - Support the new International Folk Art Market. Make it an annual event that compliments Indian Market and Spanish Market. This has the potential to grow to be another important event that extends the tourism season.

3. ***Start an annual winter sports competition for college students in Santa Fe and the surrounding region.***
   - Seven colleges are located in the Santa Fe area. Initially start the competition for students at these colleges.
   - Within five years, begin inviting college students from all New Mexico colleges.
   - Within ten years, begin promoting the competition nationwide.

5. Marketing and Public Relations

GOAL: Santa Fe will engage in a targeted marketing campaign to create local and national awareness of the city as a place to do business.

Santa Fe faces two marketing challenges. First, the City faces internal communications issues. Throughout this report, we have recommended ways to consolidate information sources about educational, workforce development, entrepreneurship, and economic development activities to make it easier for Santa Fe residents to access. In this section, we recommend techniques for spreading the word about why improved economic conditions benefit all Santa Feans.

Outside of the region, Santa Fe is faced with another issue. While Santa Fe is well-known throughout the world for its southwestern style and arts, little is known about Santa Fe as a business location. The external marketing recommendations in this section are designed to provide the city with a more business-friendly appearance to outside businesses and entrepreneurs. We have suggested a new brand theme under which Santa Fe can promote itself to business investors. The brand theme we recommend ties closely to the city's arts and cultural strengths and existing tourism promotions.

Santa Fe has many opinion groups that serve as a good starting point for addressing internal communication problems. As discussed throughout this report, before the city can launch an effective economic development campaign - whether its focus is local entrepreneurship, expanding current businesses, or recruiting new ones - all organizations related to economic development must commit to a single strategy for the community. Communities benefit from a well-orchestrated marketing strategy that is managed by one organization.

Once Santa Fe opinion groups improve communication and collaboration, the city will be ready to market within the community. Internal marketing informs citizens and business leaders of the economic development vision and trains individuals to promote the community with a single message, rather than numerous ones that may dilute or confuse the core message. Internal marketing builds local awareness and buy-in so that when Santa Fe markets outside of its region, it has a strong team in place to augment its message. The most effective communities not only have a well-integrated economic development organization leading the marketing efforts, but they also have hundreds of community ambassadors as part of the team.

The use of local media and personal meetings are good avenues for "building local awareness." **With strong internal support, the chances of successful external marketing increase considerably.**

Once Santa Fe succeeds in its internal marketing efforts, it should incorporate external marketing activities aimed at growing targeted businesses and entrepreneurial activity. External marketing, for most communities, should begin one to two years after internal efforts have begun. The trick is then to balance

both internal and external activities to get the most return – awareness and business.

External marketing is vital to diversifying an economy.

It can significantly improve a community's economic health by creating new, higher paying jobs and increasing the tax base. For communities today, it is important to have a Web site as primary collateral and to also have material to distribute at conferences and meetings. An integrated approach to external marketing that includes the right combination and frequency of word-of-mouth, publicity, and personal meetings is the key to successful marketing.

For the city and surrounding region to retain local businesses and cultivate prospects for economic growth, a more proactive targeted campaign is required.

Strong marketing activities will help accomplish the following economic development goals:

- Improve internal knowledge of the resources that are currently available in the city for residents seeking education and training, for expanding businesses, and for potential entrepreneurs.
- Improve external knowledge of Santa Fe as a top location for young, creative individuals and innovative businesses.
- Increase the number of businesses approaching SFEDI, the Chamber, or the City for information about expanding their business in Santa Fe.
- Cultivate target businesses, helping them create new jobs at all skill levels.
- Increase the amount of positive, national and international publicity that Santa Fe receives.

AE is providing a Marketing Guide (MG) that contains information to assist Santa Fe in implementing the economic development strategies over the next five years. It is meant to be used in conjunction with this report and specifically to support leaders who will execute the marketing campaigns.

Strategy One: Establish specific marketing roles for each organization currently involved in economic development.

The strong opinions, energy, and culture of activism in Santa Fe should become the foundation for unified change and new direction. All Santa Feans have a common goal for their city: **to retain the qualities that make it unique by creating a vibrant and healthy economy.**

Santa Fe is fortunate to have several organizations marketing the city. Santa Fe Economic Development Inc. (SFEDI), Santa Fe Chamber of Commerce, and Santa Fe Convention & Visitors Bureau have made tremendous strides in building a highly recognized tourism brand and in cultivating businesses. External marketing activities, however, should continue to be overseen by one

single organization. All other economic development entities should support this entity's marketing efforts and avoid launching other external efforts that could dilute the city's primary marketing message.

For Santa Fe to reach its desired goals, the city must adopt a marketing strategy and provide specific marketing tasks to the single economic development marketing organization (currently SFEDI). Additional funding of approximately $50,000 will be required to fully implement this marketing plan.

Actions

1. ***The City and SFEDI should adopt the marketing strategy.***
2. ***The City should commit to a minimum of a three-year contract for its marketing subcontractor (currently SFEDI). Provide SFEDI (or other future marketing contractors) with a set budget for as many years as possible under city law. This provides the organization with the ability to focus on marketing rather than continually concerning themselves with contract renewal.***
3. ***Provide the marketing contractor with specific marketing expectations and goals.***
4. ***Tie the marketing contract to the accomplishment of specific marketing objectives. (Recruiting X number of companies per year, for example, is not a realistic marketing objective. Organizing two to three annual marketing missions to other communities, on the other hand, is a realistic marketing objective. Tie objectives to action rather than quantitative results. Action will yield results.)***

Strategy Two: Create and adopt a single economic development brand

Communities that establish an economic development marketing theme that differentiates them have a greater chance of being recognized and trusted. Santa Fe is marketing to build awareness and clarify that it welcomes creative, entrepreneurial people and is a good place for starting new businesses.

Santa Fe should promote a single economic development brand that complements the recognized tourism brand, creates community-wide buy-in and ambassadors, and reaches targeted businesses through a mix of publicity, direct marketing, and collateral. Direct marketing includes one-to-one meetings, targeted electronic campaign messages, missions, and conferences.



To create an economic development theme, AE reviewed Santa Fe's current brands, unique strengths and characteristics, and analyzed target audience requirements. A marketing focus group was also conducted to gain public input. The proposed theme is meant for all organizations involved in economic development-including the City, SFEDI, Chamber and arts and cultural organizations- to use. A logo that communicates Santa Fe's marketing identity and tag line should be developed and incorporated into all print and on-line collateral materials. The marketing contractor should hire an advertising firm to develop professional logos and marketing collateral.

As the *Community Assessment Report,* the first report of this project, states, one of Santa Fe's biggest strengths is its internationally-recognized tourism brand. Several marketing themes and tag lines have been developed and utilized in marketing promotions in the past, including: "Away. To Santa Fe," "The City Different," and "Untamed." These themes, in conjunction with the State's brand, "Land of Enchantment," have very strong and positive connotations. Santa Fe is already known worldwide as being a "different" destination to visit, as well as a place for distinctive culture and arts.

Because awareness of Santa Fe is so high, and its perception is so deeply rooted, the city's business-oriented theme should complement the existing tourism-related themes.

A brand theme conveys "who," "where," and "what" the city offers. Local leaders describe Santa Fe as being "creative" and "spiritual," having a "rich culture," strong "history," and "distinct" personality. These core themes should be communicated through the economic development brand.



Arts and Culture are the cornerstones of Santa Fe's economy, and they also contribute to its exceptional environment. Santa Fe is an economic engine and attractor of creative people. With Arts and Culture, Design, Hospitality, and Software Development being recommended targeted business sectors, and "creativity" being a key descriptor of the city, we recommend that the new brand theme be the "**Creative Spirit of Santa Fe**."

When tourists think of Santa Fe, they think of a center of culture and world-class art within a beautiful and spiritual setting. It is truly a "different" place. When business leaders think of Santa Fe, they think of a city with outstanding quality of life amenities, a rich heritage, and a diverse workforce. Most business professionals live in Santa Fe because of the rare and special quality of life they enjoy.

Using the "Creative Spirit" theme in every marketing activity that promotes economic development for the City of Santa Fe, will promote the city's most differentiating characteristic and will appeal to the targeted audiences.

A positioning pyramid is a technique used to determine a community's brand theme. It answers three questions: What is the community's product? What are its unique benefits? What does the community represent? This simple tool lays the foundation for a community's marketing communication program. This diagram illustrates Santa Fe's positioning pyramid.



Secondary messaging tailors a statement for a specific audience and dictates audience-related benefits. For information about the site selection needs of Santa Fe's marketing audiences, refer to the *Target Industry Report,* the second report of this project.

Actions:

1. ***The City and SFEDI (or future marketing contractor) should discuss and approve the branding theme.***
2. ***The City should ask the future marketing contractor to hire an advertising or graphic design firm to develop a logo and style guide.***
3. ***The future marketing contractor) should distribute the style guide to the City and the Chamber. The style guide should also be made widely available to other community organizations, including schools, not-for-profit organizations, local media, businesses, workforce service providers, and arts and cultural organizations. Encourage as many organizations in Santa Fe as possible to adopt the style guidelines in their own external promotions. The more consistent that Santa Fe's look appears from the outside, the more effective the new business brand will be.***

Strategy Three: Gain a thorough understanding of the target audience

Understanding the internal and external target audiences' needs will help Santa Fe's economic development team in crafting effective secondary messaging. A secondary message occurs after initial inquiry (audience has received primary message), touts quality, and provides detailed information that the target audience desires.

It is important for Santa Fe to first understand the needs of internal audiences and inform them of the city's economic development vision. **Local employers, the current workforce, influencers, and entrepreneurs** are key assets for economic development, and recognizing these sectors as a target audience and understanding their needs is sometimes overlooked. The City, SFEDI, and the Chamber should continue to improve relationships with local businesses and provide additional services that can help them to become more successful. Local media and personal meetings are effective mediums for building awareness and demand for economic development services.

Once the City successfully addresses internal audiences' needs, it should become familiar with targeted business sectors. **The target business sectors include: arts and culture, hospitality and tourism, design, conservation technologies, software development, publishing and new media, and outdoor gear and apparel companies.** Identify target business champions, business leaders with expert knowledge of a particular industry. These individuals understand industry players, trends, challenges and opportunities, and they have powerful connections within an industry. They may also be willing

to meet with site selectors, volunteer to speak at events promoting the county, and share industry knowledge with economic development leaders.

SFEDI has already begun organizing regular meetings of executives from its target clusters. These meetings should continue and expand to include industries that are recommended in this study but are not currently target clusters for SFEDI. Santa Fe should have at least three industry champions for each target business. The *Marketing Guide* (a supplemental report included as part of this project) lists industry associations that can be a resource for target business trends and prospects.

Santa Fe can use the targeted messaging and main "proof points" contained in the MG when crafting secondary messaging for marketing communication.

Each target business will be interested in the following:

- Extremely high quality of life
- Ample supply of artistic, technical, and scientific workers
- Proximity to customers and manufactures
- Workforce development programs and incubators
- Close proximity (1 hour) to the Albuquerque International Airport

Art and Culture, **Design,** and **Hospitality** firms will be interested in the following:

- Embedded artistic community and strong local support for the arts
- World-famous art galleries, museums, Indian Market, Spanish Market and flea markets
- World famous performing arts organizations such as the Santa Fe Opera, the Santa Fe Chamber Music Festival and many other music, dance and theater companies
- Educational offerings in performing and visual artistic disciplines through the College of Santa Fe, the Santa Fe Art Institute, and Santa Fe Community College

Design, Software Development and Publishing companies will be interested in the following:

- Santa Fe's image as an artistic and cultural capital of the Southwest
- Santa Fe's large cluster of software development, film businesses, and publishing companies
- Renowned southwestern culture, architecture, and cuisine
- The successful Santa Fe Business Incubator
- Federal research facilities at Los Alamos, Sandia, and Kirtland AFB are pioneers in many of the world's most advanced software development fields
- The College of Santa Fe's Moving Image Arts Department provides students with access to full range of film production experience
- Santa Fe Institute is a pioneer in the burgeoning complexity systems field
- The National Center for Genome Resources is a leader in bioinformatics research

Conservation Technology companies will be interested in the following:

- Santa Fe makes conservation a top priority
- Santa Fe's strong local market for water conservation and clean energy products
- Santa Fe's high quality workforce and area research facilities

Hospitality businesses will be interested in the following:

- Santa Fe is known as one the top 10 cities in the world to visit, *Travel + Leisure*
- Santa Fe is investing in a new civic center
- Santa Fe has a dedicated bilingual workforce

Outdoor Gear and Apparel companies will be interested in the following:

- Santa Fe offers a creative, active, and artistic workforce
- Santa Fe's mild climate and countless outdoor recreational opportunities make it a strong market for product testing
- Proximity to manufactures and suppliers

Actions:

1. ***Based on the results of the Target Industry Report, the marketing contractor and its advertising partner should develop an audience profile for each target business. The audience profile will detail the specific marketing technique that will most effectively reach each audience.***
2. ***The marketing conatractor and its advertising partner should consider the audience profiles when developing a new logo and collateral and revamping the Web site. The images, messages, and copy contained in collateral must address the industry needs contained in the Target Industry Report and audience profiles.***
3. ***The marketing contractor, SFEDI should work with the City and the Chamber to identify target business "champions."***
4. ***Invite champions to share their industry knowledge and prospects and assist with economic development improvements.***
5. ***Champions may already exist. SFEDI's board members already serve as leaders for each SFEDI cluster industry. These individuals should be involved in the additional target businesses recommended in this strategy.***

Strategy Four: Gain local media support.

As mentioned throughout this project, the need to improve communication throughout the city is an immediate priority. Members of the Advisory Committee of the Cultivate Santa Fe initiative have committed to being media champions.

As the Cultivate Santa Fe project is finalized, Advisory Committee members should **kick off an internal press relations campaign**. Media champions should write and "tell stories" related to economic development to local newspapers, radio stations, company newsletters, and Web sites to inform citizens about Santa Fe's vision. It is imperative that local newspapers, radio,

and television stations provide coverage and speak positively about the city's efforts. This will first create excitement within Santa Fe and will then spread throughout New Mexico. Local media is the first avenue for creating local "buzz**."**

Santa Fe's internal press relations (PR) campaign should focus on stories that discuss what economic cultivation means to Santa Feans. Advisory Committee members are encouraged to contribute articles and editorials (and speaking engagements / interviews) on the following topics: "Growing from Within," "Stay in Santa Fe," "Value of Education," and "The Creative Spirit." Communicate the message that, "for Santa Fe, economic cultivation is focusing on activities that improve workforce services, economic health, and overall community cooperation to help local companies succeed and new job opportunities to emerge for all Santa Fe families."

Additional PR campaigns should discuss Santa Fe's vision, characteristics of target businesses, start-up successes, economic development marketing achievements, and community ambassadors. Over time, the City, SFEDI, and the Chamber should host appreciation and celebration events for small businesses that have made big impacts on the economy.

Economic development leaders should focus additional internal marketing efforts on communicating information about actions the City is taking to improve those issues survey respondents rated as "least satisfactory." Among these issues, the cost of living, housing, growth management, and business growth topics should be continuously discussed so that citizens are informed of progress that is being made in these areas. Supplementary campaign topics should include what Santa Fe is doing to preserve the city "different." Local college professors should be asked to write articles and editorials on new college programs that will provide training for target businesses, and leaders from arts and cultural organizations should be asked to write articles on the importance of culture to Santa Fe's economy. The MG provides more detail on PR campaign topics and contains a media list.

Actions:

1. ***Following the completion of this report, the City and SFEDI should reconvene the project Advisory Committee. Ask Committee members to volunteer to serve as "media champions." Assign each volunteer with a topic on which they should write an editorial or conduct a radio interview.***
2. ***Ideally, two volunteers will partner on writing the editorial or conducting the radio interview, with each volunteer coming from an "opposite" field. A local real estate developer could partner, for example, with a representative from an environmental conservation organization. By partnering with an opposite, the community will understand that regaining Santa Fe's economic health is an issue that transcends traditional rivalries.***
3. ***Local media champions should help garner local publicity by personally meeting with editorial boards of local news companies. Present the editorial boards with background information on the Cultivate Santa Fe plan and the subjects on which the volunteer teams will be writing.***

4. ***Encourage local media companies to dedicate a section of their paper or broadcast to one or more of the following topics: (1) news updates on Santa Fe economic development; (2) how to start a company in Santa Fe or what resources are available to entrepreneurs; (3) profile of each target business and current Santa Fe businesses in those industries.***

Strategy Five: Launch an internal marketing campaign.

With strong internal community support, the likelihood of successful external marketing increases considerably. **For Santa Fe, approximately 70 percent of efforts should be invested in internal activities**. The main goal of internal marketing is to inform citizens of economic development efforts and successes, to garner the community's support for the plan, and to act as promoters. It may take up to two years to see substantial impacts from internal marketing, and Santa Fe should continue this effort indefinitely. City leaders cannot expect overnight results.

Internal marketing began when AE started this project and has occurred each time AE has presented the Cultivate Santa Fe reports to Santa Fe audiences. The next major activity will be the project Roll Out Event in April 2004. During the event, AE and the Advisory Committee will unveil the new economic development vision, theme, and goals to the community. The roll out event should be used to communicate both the purpose and benefits of the new goals as well as the next steps in the process, and to request support.

Publicity, promotion, and collateral are the three vehicles recommended to reach Santa Fe's internal audiences. The goal is to build awareness within each target audience in a quick, cost-effective manner.

Publicity is one of the best vehicles to cost-effectively reach internal audiences and generate interest. To reach its target businesses, Santa Fe should strive to appear in publications and newspapers read by these industries. To reach local businesses, Santa Fe should focus on local and regional newspapers, newsletters, and business publications. To reach businesses outside of Santa Fe, concentrate on industry trade, general business, and lifestyle publications. **Within the next year, a professional public relations firm or new public relations position created within SFEDI should be hired to manage this initiative.**

Other ways to communicate to the public include: delivering newsletters, similar to what is currently done by the Santa Fe Chamber of Commerce; posting news in church bulletins, high school and college papers, regional business journals, on community Web sites and at local business establishments. For instance, SFEDI could create banners with the new logo and Web site address that local establishments can post so that their clientele is informed of the new message and is directed to a Web site to get more information.

A "media outreach" is another PR service SFEDI should consider. It provides economic development leaders with a target media list, press pitch content, and

a distribution list. An excellent PR activity that gains awareness is a bylined article**,** which incorporates both press stories and advertising into one activity. Lastly, since economic development leaders are in the public eye, it is wise to consider press communication skills training, which teaches individuals how to work with reporters to get the most from your marketing investment.

Being rated by *Travel + Leisure* in August 2003, as the Top 10th World's Best City, is an outstanding accomplishment. This is a strong start to generating awareness with many of Santa Fe's targeted audiences – both internal and external.



Promotion includes spreading information by word-of-mouth and through one-to-one meetings, attending regional industry events with local businesses, speaking at business networking events with key influencers, forming relationships with regional economic development teams to sell Santa Fe as a place to do business. It also includes calling prospects to provide information on Santa Fe's unique business climate, available business park space, and the benefits of operating or expanding a business in the city.

The primary **collateral** piece used to promote Santa Fe should be SFEDI's Web site. By revamping the Web site to contain the new marketing message, this can be a strong piece to reach both internal and external audiences. The current Web site offers relevant content for most of the defined target audiences. Santa Fe should ask local businesses to mention the Web site to employees via local business Intranets and in their corporate marketing material when appropriate. These efforts will help build awareness.

SFEDI should consider adding or updating the following components on its Web site:

- Economic and Industry Information
- How to Start a Business in Santa Fe
- Local Company Database
- Sites and Business Parks
- Economic Development Projects
- Job Postings
- News Wire
- Local Company Testimonials
- Quality of Life
- Incentives and Permitting
- Annual Report

The MG provides an explanation of each of these components and also includes examples.

Actions:

1. ***The City and the marketing contractor should review and approve the internal marketing recommendations offered in this report.***
2. ***Identify local volunteers to assist with implementation.***
3. ***Ask individuals from the community with a passion for economic development and Santa Fe's future to volunteer and join the marketing team.***

Please refer to the MG for more detailed recommendations on internal activities.

In 2004 and 2005, SFEDI should implement activities that increase local awareness and improve internal communication. Local campaign ideas are provided below:

1. **Publicity**
   a. Education – "Stay in Santa Fe," "Value of Education," "Take Home Computer Program," and "Make & Take High School Learning Tools Program." SFEDI should involve local Pre-K - 12 schools and SFCC in this internal communications campaign.
   b. Workforce Development – One-Stop Shop for workforce training and new workforce development program Web site
   c. Entrepreneurship – New Web site database of Santa Fe's entrepreneurial resources, business incubator expansion, and creation of a Santa Fe arts incubator
   d. Local business success stories – Feature a new company in each issue
   e. Local Businesses – "Buy Local" campaign
   f. Tourism – Address the issue of the importance of tourism to a healthy Santa Fe economy
   g. New Marketing Strategy and Message – Showcase the new brand theme, logo, and new collateral
   h. Press Relations - Conduct training on working with the media, negotiate for reduced rates and budget $30,000 a year to hire a PR firm.

2. **Collateral - Web sites**
   a. Revamp the marketing contractor's Web site to incorporate new marketing theme (logo) and targeted messaging (*cost of approximately $10,000*).
   b. Assist other economic development-related organizations in incorporating the new logo (and marketing style) into their own Web sites.
   c. Encourage other economic development-related organizations, hospitality businesses, and on-line arts and cultural resources to include a link to SFEDI on their Web sites.
   d. The City and marketing contractor, together with local economic development-related organizations, should develop new Web sites that are mentioned throughout this strategy. New Web sites would include:
      i. An Arts & Culture portal to link all local artists' Web sites and act as a central resource and listing of festivals and events
      ii. A Santa Fe specific workforce development resource portal
      iii. A Web site resource for entrepreneurs, containing all information necessary for starting a business in Santa Fe
      iv. A Santa Fe specific film promotion Web site, e.g. http://www.wncfilm.net/

v. A Santa Fe non-profit organization Web site, containing a searchable database of all non-profit organizations in Santa Fe

3. **Collateral – brochures**
    a. A user-friendly guide to workforce training and educational resources in the Santa Fe region to be made available at schools and public gathering places such as libraries, churches, or social organizations
    b. A simple guide containing entrepreneurial resources. Similar to the Web site, the guide would provide step-by-step instructions on starting a business in Santa Fe. (Examples were provided earlier in this Strategy.)
    c. A SFEDI annual report

    Estimated cost: $10,000

4. **Promotion - Speak at regional business association events**
    a. Project Advisory Committee and / or newly created Implementation Committee.
    b. Support such as the Santa Fe film festival, Russian Summer 2004 Exhibit, International Folk Arts Festival, and Annual Jazz Festival and other events throughout the year.

5. **Promotion – Host an annual Economic Development Forum.** During the event, regional leaders can provide an overview of the year's successful economic development activities and an update of economic data for the Santa Fe and the larger region surrounding the city. The project roll-out event (April 2004) can be the first annual Santa Fe Economic Development Forum.

6. **Promotion – Create a welcome package** for newcomers. Send to new residents when they sign up for utilities.

7. **Promotion - Speak at local business associations** and provide update on Santa Fe's economic development and marketing efforts.

8. **Promotion - Establish a high school group** to gain a better understanding of what factors are important to teens when considering working in Santa Fe in five years. Consider calling the group "Teens Talk."

Strategy Six: Implement external campaigns

External marketing promotes Santa Fe to identified targeted businesses that reside outside of Santa Fe, complement the current economy and help the city meet its economic development vision. External marketing should begin in year 2006.

Web sites, publicity, and targeted direct marketing and selling are the most cost-effective methods for communities to convey their messages. Santa Fe should balance these activities, be consistent in the message it conveys, and

focus on campaigns that will directly reach prospects. The primary vehicle, and one that should be used throughout external efforts, is publicity. Santa Fe should then begin to incorporate collateral (Web site and brochure), marketing missions, and industry associations and conferences.

Publicity

Publicity may be the most effective form of economic development promotion. Santa Fe could significantly increase the amount of publicity it receives in publications, and ultimately reach the city's target business companies by having a PR firm on retainer to develop and distribute releases and bylined articles.

Collateral (Web site and Brochures)

Resources should be invested to redevelop the primary Web site that promotes economic development in Santa Fe to more effectively link it with regional economic development Web sites. The main economic development organization's URL and phone number should be incorporated into every activity that promotes the city. See the MG for more Web site recommendations.

Marketing Missions

Santa Fe leaders need to engage in marketing missions to recruit target business companies from other regions and to see first hand benchmark communities' efforts. Santa Fe can learn from benchmark communities by visiting these cities. Schedule marketing missions each year to a region with a high concentration of its target businesses and visit benchmark cities to observe what is effective and what is not within these business communities. *For example, visit regional neighbor benchmark cities such as Boulder, CO and Albuquerque, NM. In the second year, consider visiting national benchmark communities such as Asheville, NC and Santa Cruz, CA. In the third year, visit a large benchmark site such as Savannah, GA.* Volunteer representatives from business, government, and academia should attend marketing missions, which can involve a series of meetings with local companies to sell Santa Fe as an ideal business location.

Industry Associations and Conferences

Industry associations, a trusted source of information for member companies, offer an opportunity to track trends and prospects. SFEDI should consider joining the leading associations of its target businesses, place articles in industry association newsletters and sponsor two industry conferences per year. Industry conferences provide a unique opportunity for Santa Fe representatives to promote business development, and face-to-face marketing is recommended to supplement other marketing efforts. Santa Fe can attend, sponsor, and exhibit at conferences.

Actions:

1. ***The City and the marketing contractor approve the external marketing component of this strategy.***
2. ***Identify Industry Champions, board members, and other volunteers to assist with implementation. Individuals from the community with a***

passion for economic development and Santa Fe's future can volunteer and become part of the marketing team

3. Volunteers can assist by attending marketing missions or industry events on behalf of Santa Fe, to respond to calls from media, to distribute collateral, and to promote the marketing contractor's Web site.

Santa Fe should consider implementing activities that increase awareness among external audiences.

1. **Publicity campaign** to targeted national publications
    a. *Lifestyle publications*
    b. *Industry trade publications*
    c. *General business publications (e.g. Business Week, Forbes)*
    d. *Travel publications*
    e. CNBC's Odyssey Media feature**.** One 5-7 minute story costs $20,000 and is aired 50 times on national and regional news channels.

    Launch an advertising campaign to support publicity. $4,000 to develop an ad, ad placement costs between $5,000 - $15,000
2. **Direct marketing** – Obtain target business databases and send electronic campaign mail.
3. **Direct marketing** – Sponsor and/or attend 2-3 industry events per year.
4. **Direct marketing** – Once the civic center is complete, promote the facility to executive-level target industry events and training courses.
5. **Direct marketing** – Film a documentary about a well-known Santa Fe artist and submit it to film festivals and public television networks.

6. Direct marketing – Partner Economic Development teams with Albuquerque and other New Mexico economic development groups and take a mission to a market with a high concentration of target businesses.

Appendix: Performance Metrics

An important component of the implementation of Santa Fe's Economic Cultivation Plan is a monitoring system to track the success of the plan in the years to come. AngelouEconomics has identified several data sets that have been used during the strategic planning process that we believe will be good measures of economic performance. These data are easily found at state and national sources, are available at the city and county level, and should be considered good indicators of the overall economic health of Santa Fe and its citizens.

Many state and local economic development organizations already use performance metrics. These data are also called "benchmarks," as local data is usually placed side-by-side state or national data for comparison. By committing to measuring its achievements, Santa Fe will be joining the ranks of communities in Oregon, North Carolina, Minnesota, and Indiana who have developed successful benchmarking systems to monitor their economic performance. The performance metrics proposed in this plan provides Santa Fe's leaders with an excellent opportunity to demonstrate positive results of their efforts and policies and build confidence among the general public that the economy is heading in the right direction.

AngelouEconomics recommends several performance metrics for each major topic of the Cultivation Plan that could be used by Santa Fe's leaders to track progress:

Workforce Development and Education

- Increased job growth in target industry sectors
- Increased household income
- Increased percentage of population with 2- year degree or higher
- Increased average SAT scores for Santa Fe high school students
- Decreased high school drop out rate

Entrepreneurship

- Increased net annual new firm creation
- Increased percentage of companies at Santa Fe incubator classified within a target business sector
- Increased total venture capital funding in Santa Fe
- Decreased retail spending leakage

Infrastructure & Sites

- Successful annual progress and on-time completion of the Water Diversion Plan
- Construction progress and completion of the new Santa Fe convention center
- Increased percentage of new homes and buildings built in Santa Fe that classify as affordable living and/or "green"

Quality of Life

- Increased percentage of total population aged 25-44
- Increased percentage of total graduates from Santa Fe higher education institutions living in Santa Fe 1 year after graduation
- Decreased poverty rate
- Stable cost of living ratio (ratio between Santa Fe's average cost of living and average wage remains stable or decreases)

Marketing

- Increased state or national media mentions related to Santa Fe business activity
- Increased number of qualified target industry leads contacting SFEDI or other economic development-related organization about business expansion, relocation, or start up in Santa Fe (e.g. the City of Santa Fe, Santa Fe County, the Chamber of Commerce, or local real estate agency)
- Increased hotel occupancy, increased hotel occupancy in hotels located in downtown Santa Fe
- Increased visitor spending

AngelouEconomics recommends that performance be measured on a city basis. Benchmark data should be collected for the City of Santa Fe, Santa Fe County, the State of New Mexico, and the U.S. Santa Fe may also choose to include one or more of the comparison communities included in the *Community Assessment* report (Flagstaff, Boulder, Asheville, and Raleigh). Metrics are best used when they are calculated as a share of the U.S. average. For example, Santa Fe's average wage is currently $27,644 or 76.6% of the U.S. average. Santa Fe will know that it is successfully meeting the objectives of this *Economic Cultivation Plan* as this percentage increases over the next 5-10 years.

Performance metrics should be updated by the city's lead economic development organization on a bi-annual or yearly basis. The following page provides a sample format for tracking performance. This table can be expanded to include other performance metrics within each topic, additional historical data, and information on competitor communities.

Sample Performance Benchmarks
Santa Fe, New Mexico

		Workforce & Education	Entrepreneurship	Infrastructure & Sites	Quality of Life	Quality of Life	Marketing & ED
		Household income County	Venture Capital Funding to SF area companies County	Successful annual progress and completion of Water Diversion Plan City/County/State	Percentage of population 25-44 years old County	Cost of Housing Ratio City	Number of qualified target industry leads contacting SF ED orgs about biz expansion, relocation, or startup County
Santa Fe		$ 41,519.00	$37 million	N/A	28.1%	137.8	Collect data
New Mexico		$ 37,623.00	$52 million	N/A	27.8%	N/A	N/A
United States		$ 45,006.00	$25 billion	N/A	29.8%	100	N/A
Santa Fe as % of the U.S.		92.3%	NM = 0.2% of US Total	N/A	N/A	N/A	N/A
Santa Fe Target Benchmarks							
Historical	1997						
Performance:	2000		$21.1 million				
	2002		$37 million	5% complete		137.8	
Set	2005	93.0%	$39 million (5%)	20% complete	28.0%	135	Begin tracking in '05
Goals:	2006	94.0%	$43 million (10%)	60% complete	29.0%	133	
(sample)	2007	95.0%	$47 million (10%)	80% complete	29.5%	130	
	2008	96.0%	$52 million (10%)	100% complete	29.5%	128	
	2009	98.0%	$57 million (10%)		30.0%	126	
	2010	100.0%	$63 million (10%)		30.0%	125	
	2012	102.0%	$76 million (20%)		32.0%	120	
	2015	105.0%	$100 million (30%+)		33.0%	115	▼

Master List of Recommendations

Cultivate Santa Fe
Summary of Workforce Development and Education Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Supporting*
1. Help Parents place greater value on public education					
a. Get parents involved in schools					
Adopt a take home computer program	Mid term	2005	ongoing	SFPS	SF Bus., Dona
Use local school facilities for evening adult ed classes	Mid term	2005	ongoing	SFPS, SFCC	Other training p
Start a cultural education program	Mid term	2006	ongoing	SFPS	
b. Provide parents tools to support learning at home					
Hands-on teaching training for parents	Mid term	2005	ongoing	SFPS	Parent/Teache
Create "make and take" educational materials	Mid term	2005	ongoing	SFPS	Volunteer
Adopt a Parents and Teachers as Partners program	Long term	2007	ongoing	SFPS	Parent/Teache
Bilingual school liaisons to make home visits	Long term	2007	ongoing	SFPS	Volunteer
2. Promote the value of quality education within the community. Turn K-12 education into a "cause."					
a. Launch an internal marketing campaign to promote the value of public education	Short term	2004	2005	SFEDI, City, SFPS	
Schools create weekly take-home folders to inform parents	Mid term	2005	weekly	SFPS	
Start a volunteer phone chain to provide parents with school info	Mid term	2005	ongoing	SFPS	Parent/Teache
b. Create PSAs aimed at promoting the value of public education	Short term	2004	2005	SFEDI, SFPS	Volunteers, Loca
Organize an internal marketing task force	Short term	2004	2004	SFEDI, SFPS	
Seek local ad agencies who will provide service pro bono	Short term	2004	2004	SFEDI, SFPS	Local Agenc
Seek funding from non-profits and foundations to support program	Short term	2004	2004	SFPS, Chamber, SFEDI	Non profits, Fou
Identify a single message for the campaign and use multiple media sources	Short term	2004	2005	SFPS, SFEDI, Local Media	
c. Start a campaign to show students non-college career options	Mid term	2005	2008	SFPS	One Stop Ce
Invite local workforce development programs to present at school functions	Mid term	2005	ongoing	SFPS	One Stop Ce
Create a Web site containing resources for non-university bound youth	Mid term	2006	2006	One Stop Center	SFPS
d. Start an annual Education Day - outreach and educational event	Mid term	2006	annually	SFPS, City, Chamber	Workforce deve

Cultivate Santa Fe
Summary of Entrepreneurship Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Su*
1. Financially support the Santa Fe Incubator					
a. Expand the Incubator to provide resources for SF's target business sectors	Mid term	2005	2008	Incubator	
b. Lobby legislators to pass incubator certification and funding match program	*** Top 5 ***	2004	2004	Chamber, Incubator	Ci
The SF Incubator could be used as a model for incubators in other parts of NM					
The network for certified incubators could be a funnel of investment opps for the NM VC Fund					
c. Work with the State, UNM, the Santa Fe Incubator, and the SFCC-SBDC and SCORE to set up an entrepreneurship one-stop shop center similar to workforce development centers.	Long term	2007	2007	City Sm.Bus.Enterprise Director	SBD
The centrally located center would be a library of info about setting up a business in the region					
d. Set up an entrepreneurship center similar to workforce development centers	Long term	2007	2007	City	SBD
The centrally located center would offer coaching and a library of information					
Use funding from the pending Kaufman grant to help fund the center	Long term	2006	2007	City Sm.Bus.Enterprise Director	SBD
e. Establish a Small Enterprise Director position within the Community Dev. Division	Mid term	2005	ongoing	City	SBD
f. Establish an Arts Incubator at a central location in Santa Fe	***Top 5***	2006	2008	City	SFCC,
2. Make information and training about starting a business widely available - encourage local success.					
a. Involve the New Mexican in covering stories about local business startups	Short term	ongoing		New Mexican	
Potential entrepreneurs will find inspiration from the success of others					
Propose a schedule of small businesses to regularly feature	Short term	2004	ongoing	New Mexican	
Invite successful local entrepreneurs to speak at community events	Long term	ongoing		All SF organizations	
b. Provide Santa Fe non-profits with information to help themincrease their financial capacity					
Non-profits should be viewed as entrepreneurial small businesses					
Encourage participation in NGO New Mexico, New Mexico's central non-profit business organization.	Short term	2004	2005	Chamber	
Provide information and training to non-profits to help them learn how to increase their financial capacity	Mid term	2005	ongoing	Non Profit Business Assoc	Fo
The association should create a searchable Web site listing all non-profits in the region	Mid term	2005	2006	Non Profit Business Assoc	
c. Develop a single Web site containing an inventory resources for entrepreneurs	Mid term	2005	2005	City Sm.Bus.Enterprise Director	
3. Motivate Santa Feans to start new companies.					
a. Streamline the City's permitting process	Short term	2004	2005	City	
Review the current permitting process and compare to the needs of startups and target industries	Short term	2004	2004	City	
City government should commit to easing and shortening the process within one year	Short term	2004	2005	City	
The City Web site should contain easy to use permitting info and applications	Mid term	2005	2005	City	
b. Consider waiving permitting fees for small businesses locating in targeted areas	Mid term	2006	ongoing	City	
c. Expand the City's Small Business Loan Program					
Restore the program to its original funding level	Short term	2005		City	
Take steps to ensure that there is broad awareness of the program across the community	Short term	ongoing		City	

Cultivate Santa Fe
Summary of Sites and Infrastructure Recommendations

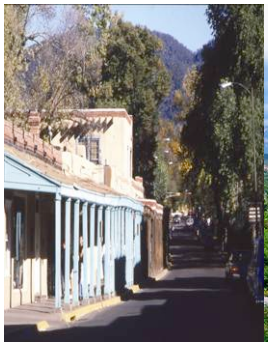
Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Sup*
1. Make Santa Fe the water conservation and clean energy capital of the U.S.	*** Top 5 ***	2004	ongoing	City	Enti
a. Incorporate clean energy and water conservation into the design of all public buildings	Mid term	2005	ongoing	City, County	
b. Begin an annual student competition for design of water conservation innovations	Long term	2007	annually	SFCC, City	Dev
c. Promote Santa Fe to expanding and relocating water conservation companies	Mid term	2005	ongoing	SFEDI, City	Cl
Promote the city's water shortage as an ideal test market for conservation tech and service firms					
Develop a marketing package highlighting SF's dedication to water conservation	Short term	2005	2006	SFEDI	
Organize a delegation to visit other cities that have successfully tackled the water issue	Short term	2004	2005	City, County	
d. Incentivize water conservation and clean energy use					
Expand programs in which utility companies offer rebates or credits to customers of clean energy	Mid term	2005	ongoing	Utilities, City	
Offer incentives to consumers that purchase energy/water or conservation technologies from local businesses	Long term	2007	ongoing	City, Utilities	
Work with State officials to create statewide incentives for energy and water conservation companies	Long term	2006	2008	City, County	
2. Provide better infrastructure and processes to support creative activities.					
a. Create a National Center for Art and Design in Santa Fe	*** Top 5 ***	2005	2008+	City	Ar
The Center is a single location where arts and design organizations can collaborate					
The Center should provide education, studios, small offices, exhibit space, and retail					
Consider placing the Center at the Rail Yards development or other central site, integrate proposed arts incubator					
The Center should invite international experts to teach seminars or lead local collaborative efforts					
b. Create a single Web site aimed at promoting arts and culture in Santa Fe	Short term	2004	2005	Arts Organizations	
One portal for all SF arts and cultural amenities, sets a single distinct image for SF					
Host a contest in which locals submit Web URLs or site design ideas	Short term	2004	2004	Arts Organizations	
Include an events calendar, map, and searchable database of SF arts / culture organizations					
Eventually, include a virtual market on the site in which local artists can sell their wares	Long term	2007	2008	Arts Organizations	
3. Partner with Santa Fe County to solve infrastructure and site issues.					
a. Develop a shared city / county business park	Long term	2006	2008+	City, County	
Share the cost of infrastructure, land, and tax revenue					
b. Jointly improve the Santa Fe Airport	Mid term	2004	2007	City, County	
SF City Council should approve the application for Park 139 certification	Short term	2004	2004	City Council	
Share funding for expanding the airport fire station and upgrading security along the perimeter	Mid term	2005	2006	City, County	
c. Develop wireless Internet infrastructure in core population centers in the city and county	Short term	2004	ongoing	City	L
4. Approve and construct a new convention center that represents the unique character of Santa Fe	*** Top 5 ***	2004	2008	City	Civic
a. Revisit the proposed design	Short term	2004	2005	City	Civic

Cultivate Santa Fe
Summary of Community Development Recommendations

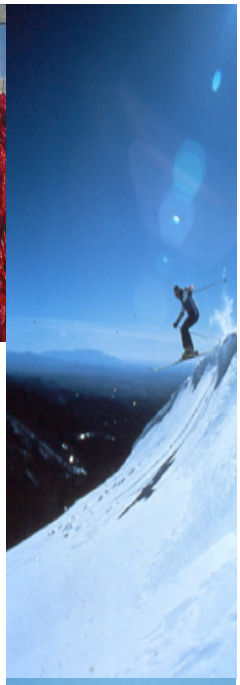
Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Supporting*
1. Adopt a more business friendly attitude within City departments.					
a. Ensure the permitting process is consistent and efficient	Short term	2004	2004	City	
b. Strengthen the Small Business Ombudsman Position within the City of Santa Fe offices.	Short term	2005	2005	City	
c. Provide periodic customer service training to City employees	Mid term	2005	ongoing	City Bus.Ombudsman	City
Ask the Business Ombudsman to organize regular training seminars	Mid term	2005	ongoing	City Bus.Ombudsman	City
Train City employees not only in customer service, but about SF's marketing effort and new brand	Mid term	2005	ongoing	City Bus.Ombudsman	City, SFED
Develop a customer service guide and distribute it among City staff	Mid term	2005	2005	City Bus.Ombudsman	City
2. Santa Fe's City Council should set broad goals for future development and allow those goals to drive decisions.					
a. Invite a moderator to lead a City Council retreat	Short term	Summer 2004	annually	City Council	
Identify common thread among all councilors, identify SF's top assets and essence					
Set several overarching goals for the city	*** Top 5 ***				
Agree to rules of etiquette that are adhered to inside and outside of council meetings					
Conduct a city council study session prior to each formal meeting to discuss topics up for discussion	Short term	Spring 2004	weekly	City Council	
b. Conduct the first retreat after the Spring 2004 election and repeat every year	Short term	Summer 2004	annually	City Council	
3. Provide greater support to Santa Fe's Community Development Division					
a. Increase funding to the Community Development Division	Mid term	2005	2008	City	
Commit to incrementally increase funding each year for the next five years					
b. Set specific performance metrics for marketing subcontractors	Short term	2004	ongoing	City CD Division	SFEDI
Agree to a minimum 3-year contract with marketing subcontractors if they meet performance metrics					
c. Clearly define the ED roles of the Chamber, SFEDI, and the City	Short term	2004	2004	City, Chamber, SFEDI	
4. Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.					
a. Make arts and culture the cornerstone of the new convention center	Short term	2004	2008	City	Arts organizat
b. Ensure that the arts sector is accessible to young people					
Endorse young professionals' arts organizations and make info about them widely available	Short term	ongoing		Arts organizations	Chamber
Work with the State to start a program in which all NM high school seniors take an educational trip to SF	Long term	2008	annually	City, State gov't	NM school dis
c. Make Santa Fe arts amenities accessible to all residents					
Continue taking steps to make traditional arts events to be made open to the public, e.g. free public concerts	Mid term	ongoing		Arts organizations	
Invite local artists or performers to exhibit at business functions and community events	Mid term	ongoing		Entire SF community	
d. Increase occupancy tax revenue to support the arts.	Long term	2006	2008	City	Arts organizat
5. Ensure that Santa Fe maintains an atmosphere that is entertaining and attractive to young, creative people.					

Cultivate Santa Fe
Summary of Marketing Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibi*
1. Establish specific marketing roles for each organization involved in economic development.	Short term	2004	2004	City, SFEDI, Cha
a. The City and the marketing contractor should adopt this marketing strategy	Short term	2004	2004	City, SFED
b. The City should commit to a minimum 3-year contract with its marketing contractor	Short term	2004	ongoing	City
c. The City should tie the contract with the marketing contractor to specific performance metrics	Short term	2004	annually	City
2. Create and adopt a single economic development brand.	Short term	2004	2004	City, SFED
a. The City should strongly consider the brand identity "Creative Spirit of Santa Fe"	Short term	2004	2004	City, SFED
b. The City should ask its marketing contractor to hire a design firm to develop a logo and style guide	Short term	2004	2005	City, SFED
c. Distribute the style guide to all city departments, schools, media, non-profits, and arts organizations	Short term	2004	2005	City, SFED
Encourage as many organizations as possible to adopt the style guidelines in their own marketing				
The more organizations adopting the same marketing, the more powerful Santa Fe's brand will become				
3. Gain a thorough understanding of the target audiences.	Short term	2004	ongoing	City, SFED
a. Based on the Target Industry Report, develop an audience profile for each target	Short term	2004	ongoing	SFEDI
b. The City, its marketing contractor, and design firm should consider th audience profiles when developing the logo, style	Short term	2004	2005	SFEDI, City
c. The marketing contractor, SFEDI and the Chamber should identify target industry "champions"	Short term	2004	ongoing	SFEDI, City, Cha
d. Invite target industry champions to share their industry knowledge with the economic development team	Short term	2004	ongoing	SFEDI, Cham
4. Gain local media support for economic development.	Short - Mid	2004	2006	City, SFEDI, Cha
a. Reconvene the project advisory committee	Short term	2004	2004	City
b. Ask committee members to volunteer to become media champions, to write an article, or interview	Short term	2004	2004	Advisory Comm
c. Meet with local newspaper editorial boards and schedule a series of op/ed pieces on ED	Short term	2004	2005	Advisory Comm
5. Launch an internal economic development marketing campaign.	Short - Mid	2004	2006	SFEDI, City
a. The City and its marketing conatractor should review the internal marketing recommendations and Marketing Guide	Short term	2004	2004	SFEDI, City
b. Identify local volunteers to comprise an internal marketing team	Short term	2004	2004	SFEDI, City
c. Design marketing contractor's Web site to incorporate new brand identity, logo, style, and target industries	Short term	2005	2005	SFEDI
d. Launch other Web sites recommended throughout this strategic plan	Short - Long	2004	2008	Various organiza
e. Develop collateral (recommended throughout this strategic plan) and annual SFEDI report	Short - Mid	2004	2006	Various organiza
f. Host an annual economic development forum for the region; the roll out event can be the first	Short	2004	ongoing	City, SFEDI, Cha
g. Create a Welcome to Santa Fe package for newcomers	Mid term	2005	2005	City, Chamb
h. Establish an advisory group consisting of local students to provide info about what teens like/dislike about SF	Mid term	2005	ongoing	SFEDI, City
6. Launch an external marketing campaign.	Mid - Long	2006	2008+	SFEDI, City, Cha












City of Santa Fe

Economic Development Strategy for

May 21, 2008

Economic Development Division
Strategy for Implementation

ECONOMIC DEVELOPMENT DIVISION
Strategy for Implementation

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ECONOMIC DEVELOPMENT DIVISION
Strategy for Implementation

Mission:

The mission of the Economic Development (ED) Division of the City of Santa Fe is to achieve long-term sustainable and focused economic growth by building a diverse, innovative economy with high-wage, high-impact jobs that provide opportunity and prosperity for the City's residents, businesses and entrepreneurs.

Objectives:

-Diversify the Santa Fe Economy with an emphasis on high wage jobs[1] and career paths.
-Pursue overall affordability where local wages can support living in Santa Fe (reduce leakage[2]).
-Bolster Santa Fe's leadership position and/or potential in innovation.

Background:

More than four years ago Angelou Economics produced a report for "Cultivating Santa Fe's Future Economy." The implementation strategies in this plan are principally derived from that report. In order to effectively institute the recommendations contained in the Angelou Plan the Economic Development Division has worked to outline a process for vetting potential projects. The process is designed to be fair, easily understood and transparent to members of the community.

Angelou Economics calls for the plan to be a 'living document,' and updated as conditions change. To that end, the Economic Development Division has held a series of key informant interviews and a series of professionally facilitated seminar meetings with input from members of the local business and economic community. The values and priorities outlined in this implementation plan were discussed and approved by attendees at these meetings. The implementation plan is designed to be driven by measurable, achievable outcomes in several of the target industries identified in the Angelou Plan.

Desired Outcomes:

The Economic Development Division will work to foster a creative and innovative cultural economy. Specific economic goals that have been identified are as follows:

- Create and attract a greater number of high-wage jobs. This will not be to the exclusion of supporting emerging business opportunities in focused sectors that would lead to high wage jobs, but may not start out with high paying jobs. This will give more of Santa Fe's population the ability to live and work in the community.
- Ensure that Santa Fe has a skilled and competitive workforce to support innovation and key economic base jobs[3] and primary industries[4]. This includes creating and expanding accessible career paths for local youth. Economic base jobs and primary industries are jobs and industries that derive fifty percent or more of their sales from outside of New Mexico and thus expand the local economy.
- Recruit and retain local talent by making professional opportunities in the area available and better understood in the community.
- Improve the climate for doing business in Santa Fe. This includes streamlining the processes of permitting, licensing and other regulatory requirements. The ED division also intends to celebrate innovation and success in leading local businesses.
- Improve the business infrastructure[5] in Santa Fe. This means working regionally to ensure easy, low-cost access to services, utilities, transportation and other key means of support for success in business and community development.
- Develop stronger working partnerships in the region. This means actively engaging key partners in projects and initiatives on a regular basis in order to maximize community input, expertise, support and communication.
- Promote a green and sustainable Santa Fe.
    - Actively promote and stimulate businesses and services consistent with the Sustainable Santa Fe Plan. This will include clean renewable energy, water conservation and waste reduction technologies.
    - Promote and support projects, developments, and initiatives with sustainable infrastructure[6] and that are consistent with the Sustainable Santa Fe Plan.
    - Cultivate and work to develop a green collar workforce[7] to support the clean renewable energy industry as well as both the new and retrofitting of buildings, sites and infrastructure to be more sustainable.

Division Work:

Staff will work consistently with partners on a regional and collaborative approach to economic development. The Chamber of Commerce, Santa Fe Business Alliance, Santa Fe County, the Museum Foundation of New Mexico, Creative Santa Fe, the Santa Fe Community College, SCORE, the Santa Fe incubator and local venture capital firms will all be key partnerships to maintain and strengthen. A responsive, cooperative, customer service oriented approach will be the guiding principle behind all work done by staff.

Staff work will include:

- Project Management (Site development, workforce training program development, business support program development and management, etc.)
- Business Retention, Expansion[8] and Passive Recruitment[9] (Incentive analysis, site location, funding facilitation consultation, strategic assistance, program referral, etc.)
- Marketing (Outreach, production of collateral materials, workshops, etc.)
- Actively Soliciting Proposals to meet community needs. (Proposals can come via our partners including the SF Chamber, the SF Alliance, the State Economic Development Department, staff, Councilors or from other sources.)
- Streamlining Business Processes (Licensing, permitting, etc.)
- Contract Management (Business support services, advocacy, etc.)
- Community and Business Relations (Staff will make regular visits to businesses to gain a firsthand understanding of the industries operating in the region and the challenges they face. During these visits staff will promote awareness of City and State economic development opportunities, policies and capabilities.)

Staff will visit approximately 50 businesses per year or approximately two businesses per week to discuss potential business development resources with each company. The resources that will be discussed will be but not limited to alternative financing programs (i.e. City's Small Business Loan Fund), technical assistance programs (i.e. SF Incubator, SCORE and SBDC programs) and State incentives. Staff will provide a quarterly report containing the following information:

- Number of Companies Visited
- Size of Portfolio (Number of Potential Company Expansions, Start-ups and Recruitments)
- Number of Companies Expanded, Started or Recruited
- Overview of Companies Expanded in Target Sectors, Number of Jobs, Average Wage and Capital Investment
- Progress on the Infrastructure Project implementation.

The Economic Development Division will take a proactive role in engaging a wide range of regional partners in collaborative efforts to benefit the economy. Emphasis will be placed on getting the right partners to cooperate on each project so that work can be focused on achieving measurable outcomes. For example, the Santa Fe Community College will be a key partner in workforce development and the Santa Fe Chamber of Commerce will be a key partner in business development.

Methodology:

The implementation strategy outlines a process for evaluating projects and proposals that meet agreed upon Economic Development Goals. Staff work will be focused along these guidelines:

- The Economic Development Division will focus efforts in a few strategic areas in order to effectively use limited resources. Projects will be outcome driven[10] with an emphasis on getting the greatest return for the investment of City resources.

- Work will be focused along three tracks – business development, workforce development and site & infrastructure development.

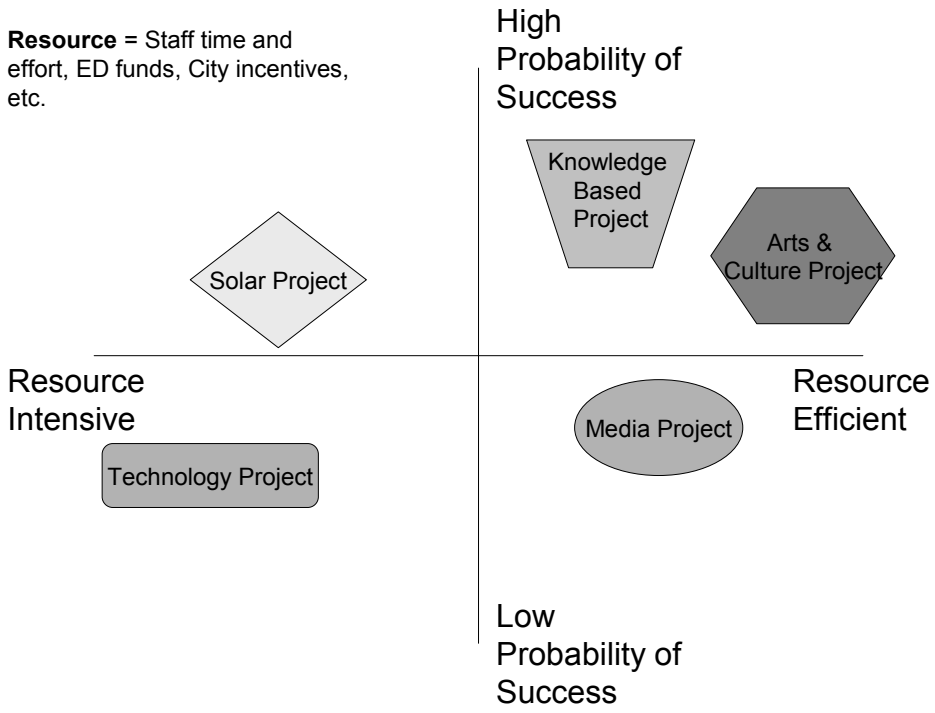
- Staff will work to streamline the process of providing services. Duties and provision of services will be aligned to best utilize resources, time and knowledge of staff.

- Significant effort will be made to provide good customer service and communication. The Division will be accessible to the community and work to ensure clear communication.

- Economic development activities will be regionally oriented with an emphasis on working in partnerships. Anticipated partners will include organizations such as the State of NM, the New Mexico Economic Development Partnership, the Santa Fe Community College, Santa Fe County, the Santa Fe Chamber of Commerce, the Santa Fe Alliance and the Santa Fe Incubator.

- The portfolio of projects will be organized with an investment/venture capital approach[11]. The portfolio will endeavor to balance safe bets and risky bets with an understanding that risky projects have a greater chance of failure but may yield the greatest returns. It is expected that applications for economic development projects, which may or may not solicit funding from the Economic Development fund, will be made throughout the year. All projects will be evaluated within the context of the current portfolio, as well as by taking into consideration pending applications. As staff will be working consistently with potential applications, there will be some preliminary assessment of where new applications will fall within the portfolio management spectrum. It is expected that the investment by the City will fall largely into projects with a high probability of success and efficient use of resources. To manage this portfolio, staff will work closely with projects and continually assess their progress toward meeting agreed upon objectives.

Venture Capital Portfolio



- Projects will be outcome driven and aligned with SMART Goals whenever possible. That is, goals that are - Specific, Measurable (data), Aggressive but Achievable, Relevant to Mission, and Timebound (not just open ended).

- During the working period and upon completion, each project will be assessed in order to make adjustments and improve outcomes. There will be a continuous feedback loop where project impact, strengths and weaknesses will be analyzed and any necessary corrections will be made.

Goals & Measures:

The goals and measures will be cumulative and cover a three year period.

1) Facilitate and assist in the creation of 900 high wage, economic base jobs (see definitions).

2) Facilitate the creation of 36 business expansions, startups, retention or recruitments to the Santa Fe region.
3) Increase the average wage in the Santa Fe region from $14.90 per hour to $15.90. This approach acknowledges and emerging trend in employment where employees contract to work on specific projects and may not be in salaried positions.
4) Complete or develop at least one infrastructure project per year. For example, an Arts & Cultural District[12], Mainstreet Program[13], telecommunications network plan, implementation of an Airport Master Plan, and expansion of solar industry capacity.
5) Facilitate and assist with the increase and/or creation of workforce career pathways and skill levels in targeted industry sectors by developing up to two workforce development programs. This will largely be accomplished by working with our local partners, including the SFCC, Santa Fe Public School District and the Northern Area Workforce Development Board.

Targeted Sectors for Growth and Development:

Economic development activities will focus on targeted industries identified in the Angelou Plan and refined through the recent economic development seminar meetings. Targeted sectors are identified as follows:

- Media (Film, Publishing, Journalism, Video Game Production, etc.)
- Green – Consistent with Sustainable Santa Fe Plan and including: Clean renewable energy (with a focus on the solar industry), water conservation, waste reduction technologies and outdoor and recreational activities and equipment.
- Technology (Biotech, Nanotech, Software design, etc.)
- Knowledge Based Enterprise (Research and Development, Think Tanks, Financial Services, Consulting, Public Policy, etc.)
- Arts & Culture (Artisans, Fine Artists, and Cultural Heritage as described in the City's Cultural, Arts and Tourism Plan.)

Request for Proposal Versus Unsolicited Proposals:

The Economic Development Division anticipates two processes to generate projects and programs that will meet the Economic Development Implementation Strategy. These two processes reflect the nature of economic development work. The first will rely on generating proposals in response to an annual request for proposal and the second will allow for unsolicited proposals for economic development projects that may emerge during the course of a year.

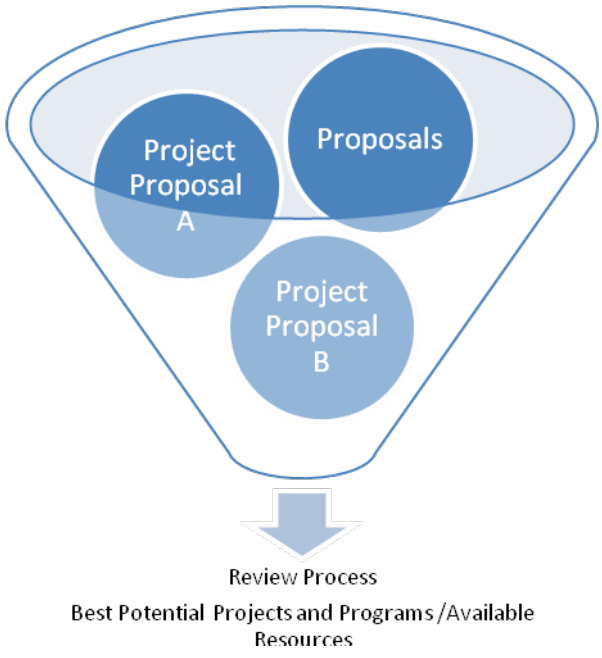
1. *Request for Proposals* – Each year the staff will prepare a Request for Proposal (RFP) for services and/or programs that support local economic development efforts. Typically, these RFP's will allow for three years worth of contracting, subject to funding availability and successfully meeting the agreed upon outcomes

for a particular Scope of Work. These types of RFP's will focus on support services, such as those provided through the Santa Fe Incubator and SCORE and the management of the Santa Fe Loan Fund. These are services paid through the Economic Development Fund, which uses the 1% of the State's share of the GRT as its funding source.

2. *Unsolicited Proposals* – At any time, proposals may be submitted for projects that must meet the Local Economic Development Act. Such proposals may request funding through the EDF, below market rate rent for buildings and/or other types of incentives. These incentives may include fast tracking through the City's various review processes and/or favorable financing or other incentives such as Industrial Revenue Bonds (IRB's). Staff will work closely with organizations and/or entities seeking such support well in advance of an actual application for assistance. The process for evaluating these applications is the same as for those submitting proposals in response to a Request for Proposal.

Process for Evaluating Projects, Proposals and Incentives:

The process is designed to make project, proposal and incentive evaluation fast, easily understandable, transparent and accessible to the community. It is a way for staff to fully vet projects or incentive proposals and thereby determine the allocation of money, staff time and effort. The following illustrates how the evaluation process will consider multiple projects and focus efforts to those with the best potential outcome.



Stage 1 – Economic Development Target and Values Assessment

Staff will assess the project/proposal by applying the following values filters:

A. Environmental Footprint[14] (water, power, emissions etc)
B. Wages and Benefits[15] (Is it possible to live and work in Santa Fe?)
C. Innovative Position/Potential[16]
D. Local[17] (Does it fit with the City Different? Does it enhance the cultural fabric? Is it homegrown? Doest it provide positive impacts to local Santa Fe residents)

The project targets will be assessed qualitatively using a check mark system. When reviewing the project, each target met will be assessed and checked in the project evaluation chart below.

•

Stage 2 – Initial Business Plan/Proposal Review

- Staff will meet with representatives of a project/proposal and work to understand the proposed business plan and/or proposal, identify potential problems, discuss potential resources, and answer any questions.

- Staff will perform an initial evaluation to ascertain the plan strengths and weaknesses. Financial solvency, community need, growth potential and environmental footprint will also be evaluated.

- Staff will work with representatives to match them with appropriate economic development resources. Staff will also ensure that all proposals are in compliance with the State's enabling legislation the Local Economic Development Act[18] which in Santa Fe is the Economic Development Plan Ordinance.

Cost-Benefit Analysis: Economic Development projects will also include a cost-benefit analysis as required by the city's (11-11.1) Economic Development Plan Ordinance. In accordance with the Economic Development Plan ordinance, the projects and/or incentive proposal must provide a return on investment over a 10-year period that recoups the value of the assistance provided by the city to the project. The return on investment shall be of value and may be paid in money, in-kind services, jobs, expanded tax base, property or other thing or service of value for the expansion or improvement of the economy.

The cost-benefit analysis or impact analysis will measure both direct and indirect impacts in accordance with 11-11.9 of the Economic Development Plan ordinance which will include but is not limited to the following:

- Jobs
- Pay scale of jobs
- Anticipated impact of project on local tax base
- Anticipated impact of project on local school system

- Assistance in providing affordable housing to employees or to the community at large may qualify

If a proposal requires funds of less than $30,000 staff will make a recommendation to the City Manager and move forward. Quarterly reports will be made to the BQL on these projects. If the proposal requires funds of more than $30,000 staff will refer the project/proposal to the Economic Development Review Sub-Committee (EDRC) with a recommendation.

Staff will utilize the following target industry evaluation chart to map the benefits and impacts of a project/proposal, The system of checkmarks is designed to provide a quick overview of the project's applicability to the target industry areas and the types of program and/or assistance needed for a particular business plan:

Target Industry Evaluation Chart:

	Business Development	Workforce Development	Sites & Infrastructure
Targets			
Media			
Green			
Tech			
Knowledge Based Enterprise			
Arts & Culture			

The project will also be assessed whether it meets the city's values as defined in the city values filters chart below. The values will be assessed using the following quantitative measures on a scale of 1-3 where three is exceeds values and 1 does not meet values. Use of this scale will provide a quantitative comparison between projects and provide an initial assessment of a proposed project's ability to address agreed upon local values:

3- Exceeds Values Criteria
2 – Meets Values Criteria
1 – Does Not Meet Values Criteria

City's Values Filters Chart:

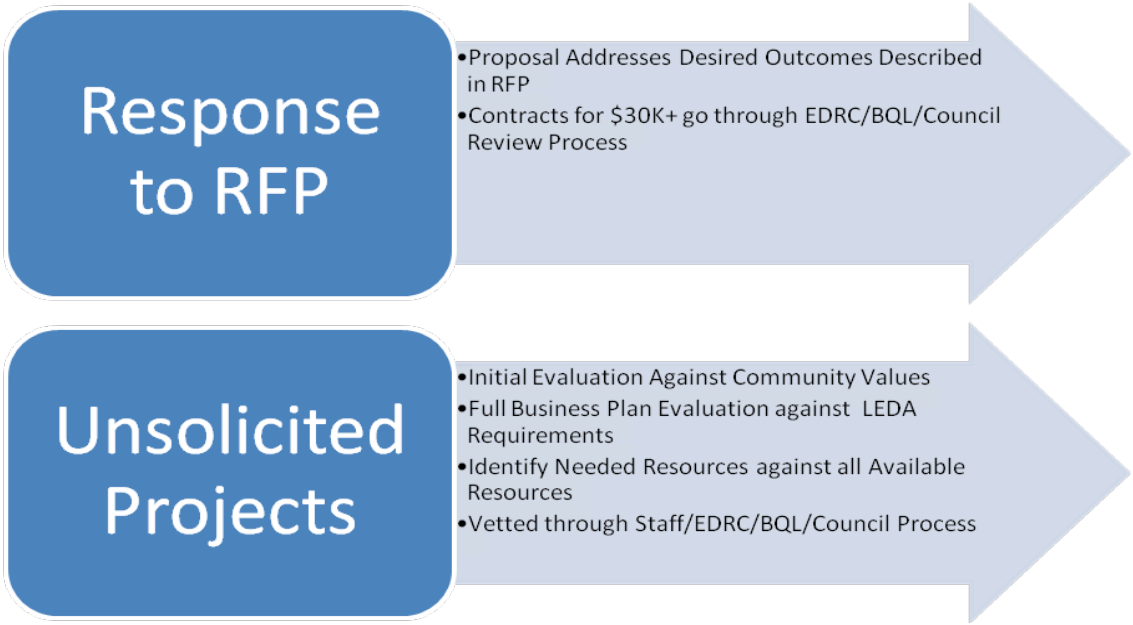
	Business Development	Workforce Development	Sites & Infrastructure
Values			
Low Environmental Footprint			
High Wages & Benefits			
Innovative Position/Potential			
Local			

Stage 3 – EDRC Review
The EDRC will review the staff recommendation and assess the project/proposal against the values filters, desired outcomes and financial feasibility. The EDRC will then make its recommendation to the Business and Quality of Life Committee (BQL).

Stage 4 – BQL Review
BQL will review the EDRC recommendation and assess the project/proposal against the values filters[19], desired outcomes and financial feasibility. BQL will then make its recommendation to the City Council OR reject the project/proposal.

Stage 5 – Council Review
The City Council will assess the project/proposal against the values filters, desired outcomes and financial feasibility. The City Council will approve or reject the project/proposal.

Project/Proposal Evaluation Flow Diagram



Requests for Proposals:

RFPs will be focused on getting results rather than outlining step by step procedures. This will allow for maximum input and creativity from RFP responders. Staff will evaluate RFP responses according to how well each proposal will meet the desired economic development outcomes.

The timeline for RFPs to be issued will be no more than 30 days after approval of the implementation plan by City Council. The RFPs will be reviewed and evaluated by a committee as required under the City's procurement code. The RFPs will be evaluated on how the respondents will meet the desired outcomes. RFP awardees will receive a contract for one year and two one year extensions.

Staff will work with RFP respondents to get more information, clarify how the work will be done and what outcomes need to be reached. For RFPs greater than $30,000 respondents will present their proposal to the EDRC. Staff will provide the EDRC with a funding recommendation.

Staff will administer contracts according to the scope of work and timeframe agreed upon in each contract. If necessary, at the discretion of the Division Director and Department Director, timeframe extensions and contract revisions may be made.

DEFINITIONS

[1] **High Wage Jobs** – In the State of New Mexico these are defined as jobs that pay a salary of $40,000 and above.

[2] **Leakage** – The loss of revenue in taxes and spending and the loss of talent that occurs when people cannot afford to work and live in the community.

[3] **Economic Base Jobs -** Economic base jobs are jobs in primary industries. An economic base job is any job that produces a product or service that is sold outside the community and thus brings in outside money. Most economists believe that the economic base job is the most important factor to a healthy economy.

[4] **Primary Industries** – Primary industries are defined on the same principle as economic base jobs. They are industries that derive fifty percent or more of their sales from outside of New Mexico and thus bring in new money expand the local economy. Businesses that bring in outside money are called primary industries, and they produce the coveted "economic base" jobs.

[5] **Business Infrastructure** – The basic facilities, services, and installations needed for the effective functioning of businesses in the area. This can include transportation and communications systems, water and power lines, as well as public institutions including schools and post offices.

[6] **Sustainable Infrastructure** – Basic facilities, services and installations which take care of the needs of the present generation without compromising the needs of future generations.

[7] **Green Collar Workforce** – A workforce employed in the environmental segment of the economy. Green collar workers include professionals such as conservation movement workers, environmental consultants, environmental or biological systems engineers, LEED's certified building architects, holistic passive solar building designers, solar energy and wind energy engineers, alternative energy vehicle engineers, organic farmers, environmental lawyers, ecology educators, and eco-technology workers. They also include vocational or trade-level employment: electricians who install solar panels, plumbers who install solar water heaters, and construction workers who build energy-efficient LEED certifed buildings, wind power farms, or other clean, renewable, sustainable future energy developments.

[8] **Business Retention and Expansion** – The retention of local businesses located in the Santa Fe region that may leave the community. Expansion is assisting local businesses in the Santa Fe region in growing their operations, employment or sales which results in more jobs and capital investment in Santa Fe.

[9] **Passive Recruitment** – Responding to inquiries and opportunities from businesses considering locating in the Santa Fe area but not actively marketing businesses to locate in Santa Fe from outside of Santa Fe.

[10] **Outcome Driven** – Guided by what results are or can be achieved rather than the method or process of working towards results.

[11]**Investment/Venture Capital Approach** - An approach similar to that taken by investment and venture capital managers wherein resources are balanced between calculated risky and safe ventures where safe ventures produces lower returns on investment and higher risk ventures produces higher returns on investment. Investments are also spread across different areas to achieve stability through diversity.

[12] **Arts & Cultural District** – A State program administered by the Mainstreet program which is designed to enhance local economic development opportunities, in designated districts, by placing an emphasis on indigenous arts and culture. Applying communities develop a plan to support, develop and enhance the selected district's arts and cultural opportunities as a niche for economic development.

[13] **Mainstreet Program** - New Mexico's MainStreet Program is a grassroots economic development program that assists communities in revitalizing their traditional commercial neighborhoods. Mainstreet works to create an economically viable business environment while preserving local cultural and historic resources.

[14] **Environmental Footprint** – A project/proposal's potential impact on the local environment and ecology including water and power use, emissions, amount of solid waste generated, impact on local vegetation and wildlife and traffic impact.

[15] **Wages and Benefits** – A project/proposal's potential impact on or offering of employee pay and benefits including but not limited to retirement, healthcare, educational benefits, flexible scheduling, community service, support and involvement.

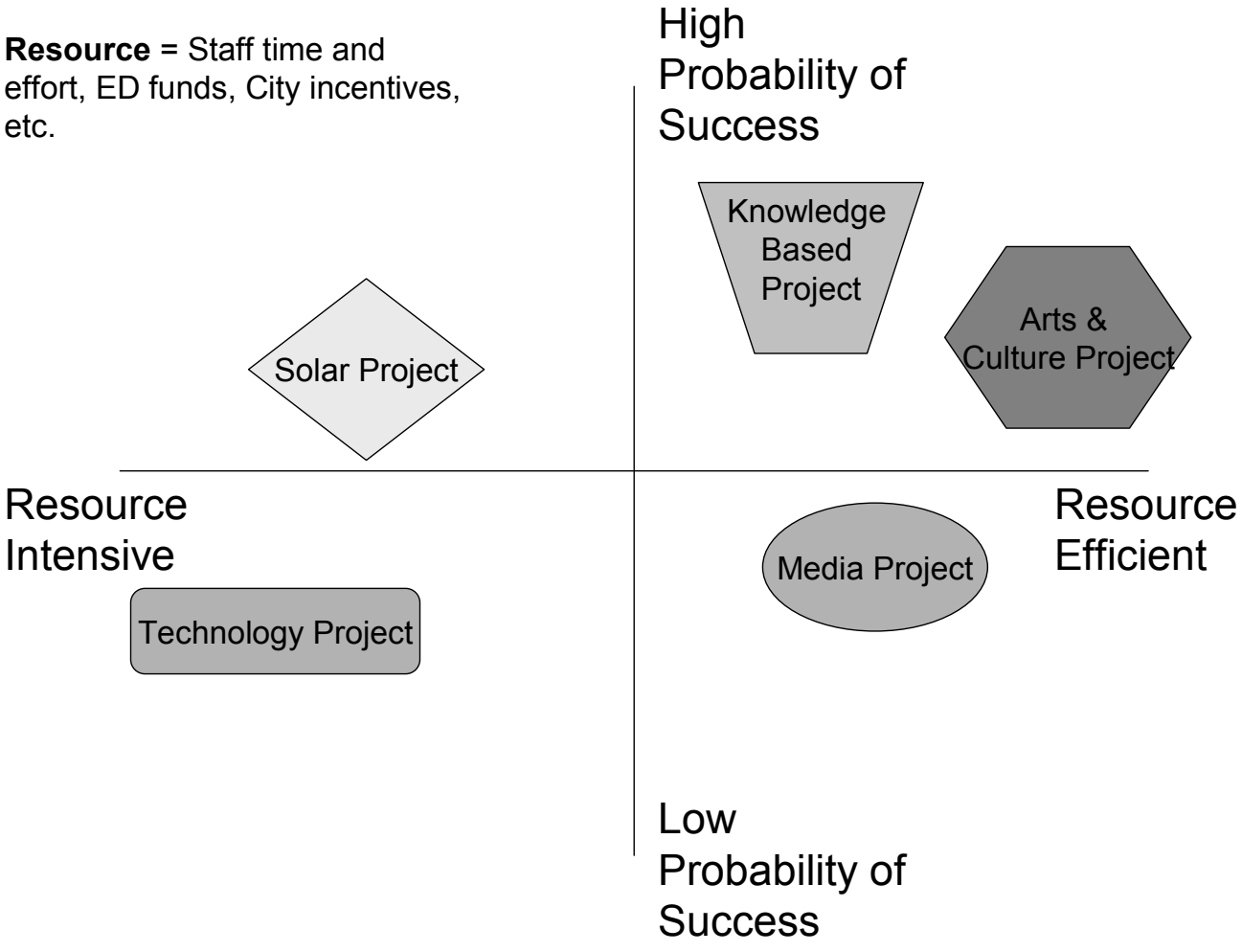
[16] **Innovation Position/Potential** – A project/proposal's potential impact on Santa Fe's innovation in an industry or the possibility of increasing the creative and/or innovative impact on the industry.

[17] **Local** – A project/proposal's homegrown origin or its impact on the cultural fabric, identity i.e. how it fits with the 'City Different,' and/or provides positive economic impacts to residents of Santa Fe,

[18] **Local Economic Development Act** – The State of New Mexico's enabling legislation which allows local governments the ability to use public money for private enterprises (including non-profits) in the form of land, building and infrastructure in order to foster economic development. This legislation allows public investment in private enterprises without violating the anti-donation clause of the New Mexico State Constitution

[19] **Values Filters** – The method for evaluating projects according to what is important to the local community's priorities.

Venture Capital Portfolio

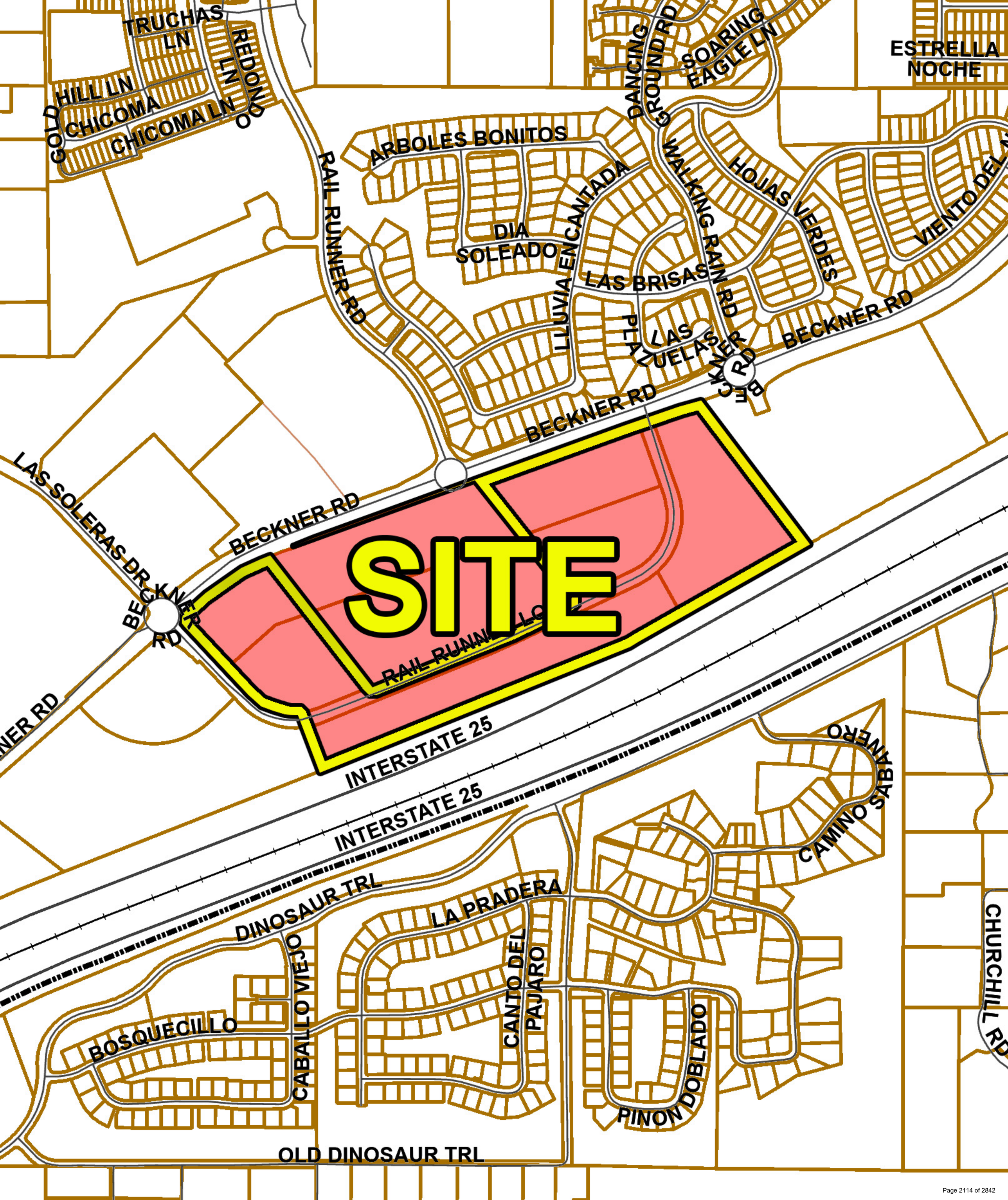


September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

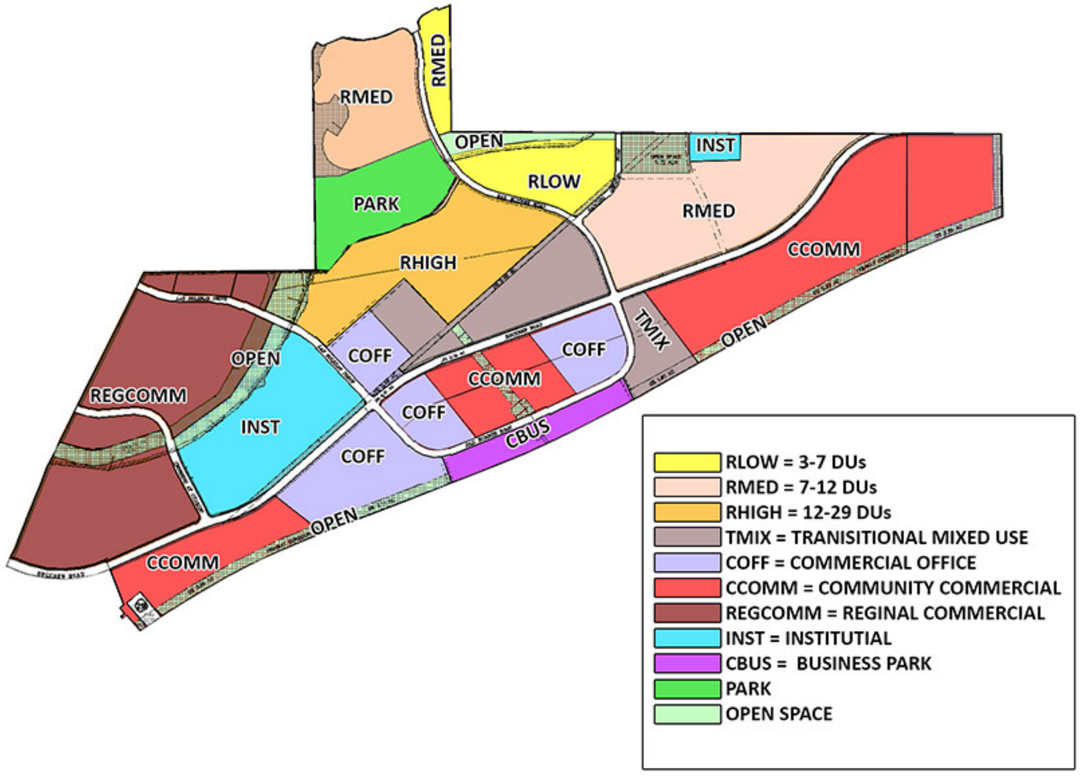
ATTACHMENT C

Maps or Images

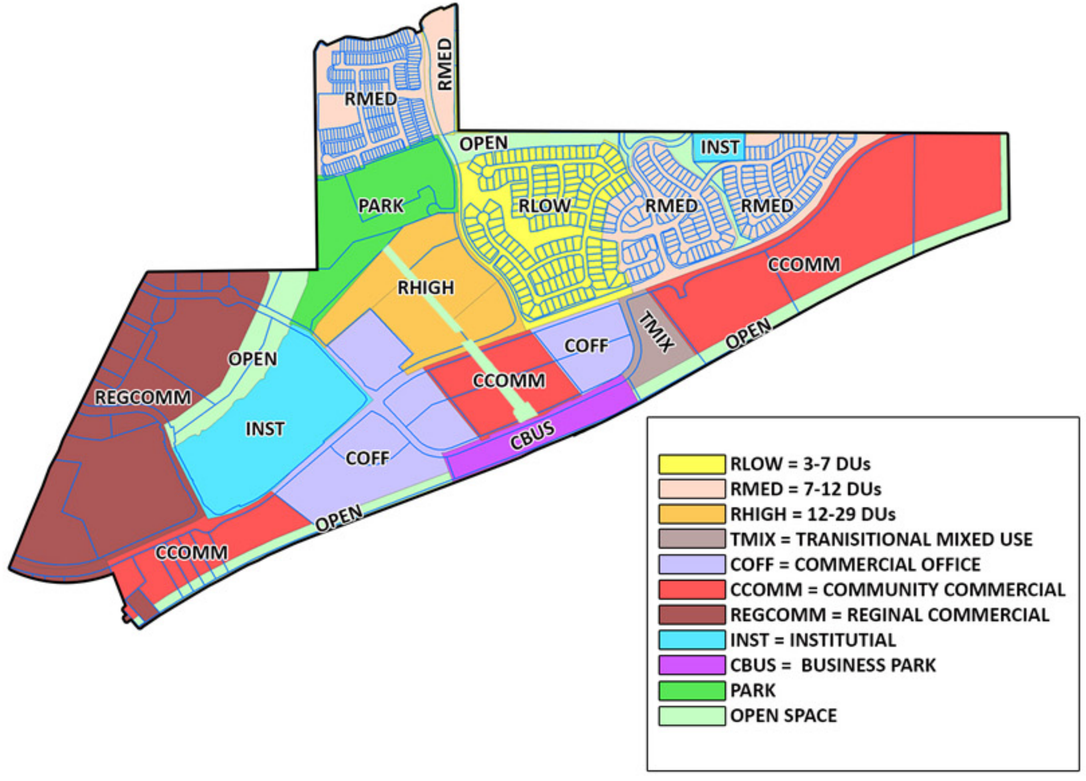
1. Vicinity Map
2. 2010/2024 Future Comparison Map
3. 2010/2024 Zoning Comparison Map
4. 2024/Proposed Zoning Comparison Map
5. Bar Graph
6. Tract Location
7. Adjoining Properties
8. La Rambla Map


TRUCHAS LN
REDONDO LN
GOLD HILL LN
CHICOMA
CHICOMA LN
RAIL RUNNER RD
ARBOLES BONITOS
DIA SOLEADO
LLUVIA ENCANTADA
DANCING GROUND RD
SOARING EAGLE LN
WALKING RAIN RD
HOJAS VERDES
VIENTO DEL
ESTRELLA NOCHE
LAS BRISAS
PLAZUELAS
BECKNER RD
BECKNER RD
BECKNER RD
LAS SOLERAS DR
BECKNER RD
SITE
INTERSTATE 25
CAMINO SABANERO
CHURCHILL RD
DINOSAUR TRL
BOSQUECILLO
CABALLO VIEJO
LA PRADERA
CANTO DEL PAJARO
PINON DOBLADO
OLD DINOSAUR TRL

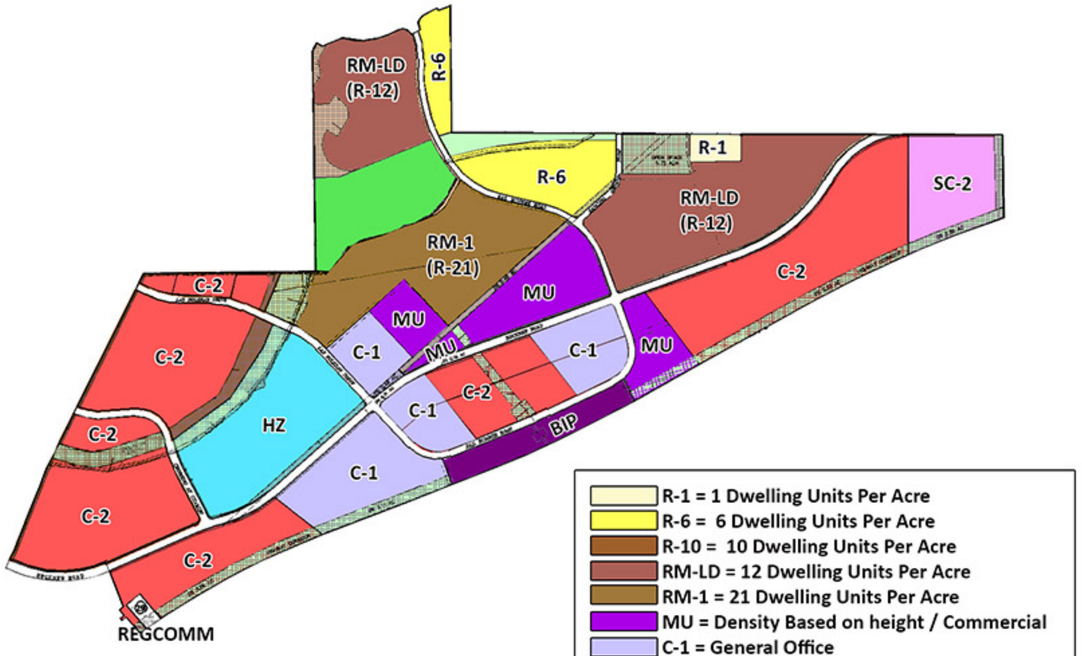
2010 FUTURE LAND USE MAP



2024 FUTURE LAND USE MAP



2010 ZONING MAP



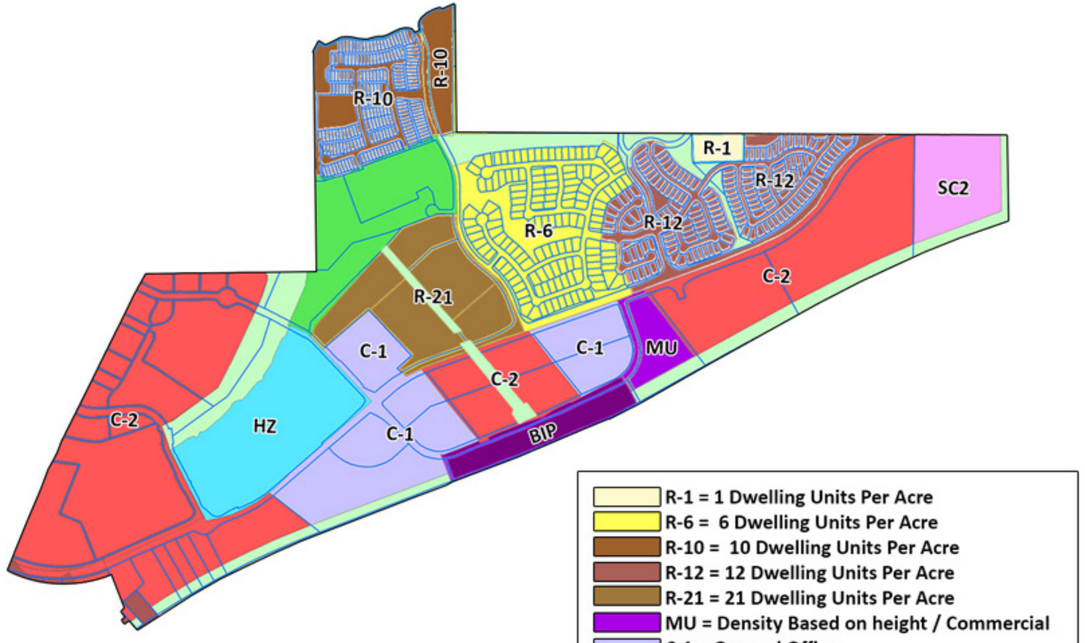
- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- RM-LD = 12 Dwelling Units Per Acre
- RM-1 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ= Hospital District
- BIP = Business Industrial Park
- PARK
- OPEN SPACE

2024 ZONING MAP



- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- R-12 = 12 Dwelling Units Per Acre
- R-21 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ = Hospital Zone
- BIP = Business Industrial Park
- PARK
- OPEN SPACE

2024 ZONING MAP



- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- R-12 = 12 Dwelling Units Per Acre
- R-21 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ = Hospital Zone
- BIP = Business Industrial Park
- PARK
- OPEN SPACE

PROPOSED ZONING 2024



- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- R-12 = 12 Dwelling Units Per Acre
- R-21 = 21 Dwelling Units Per Acre
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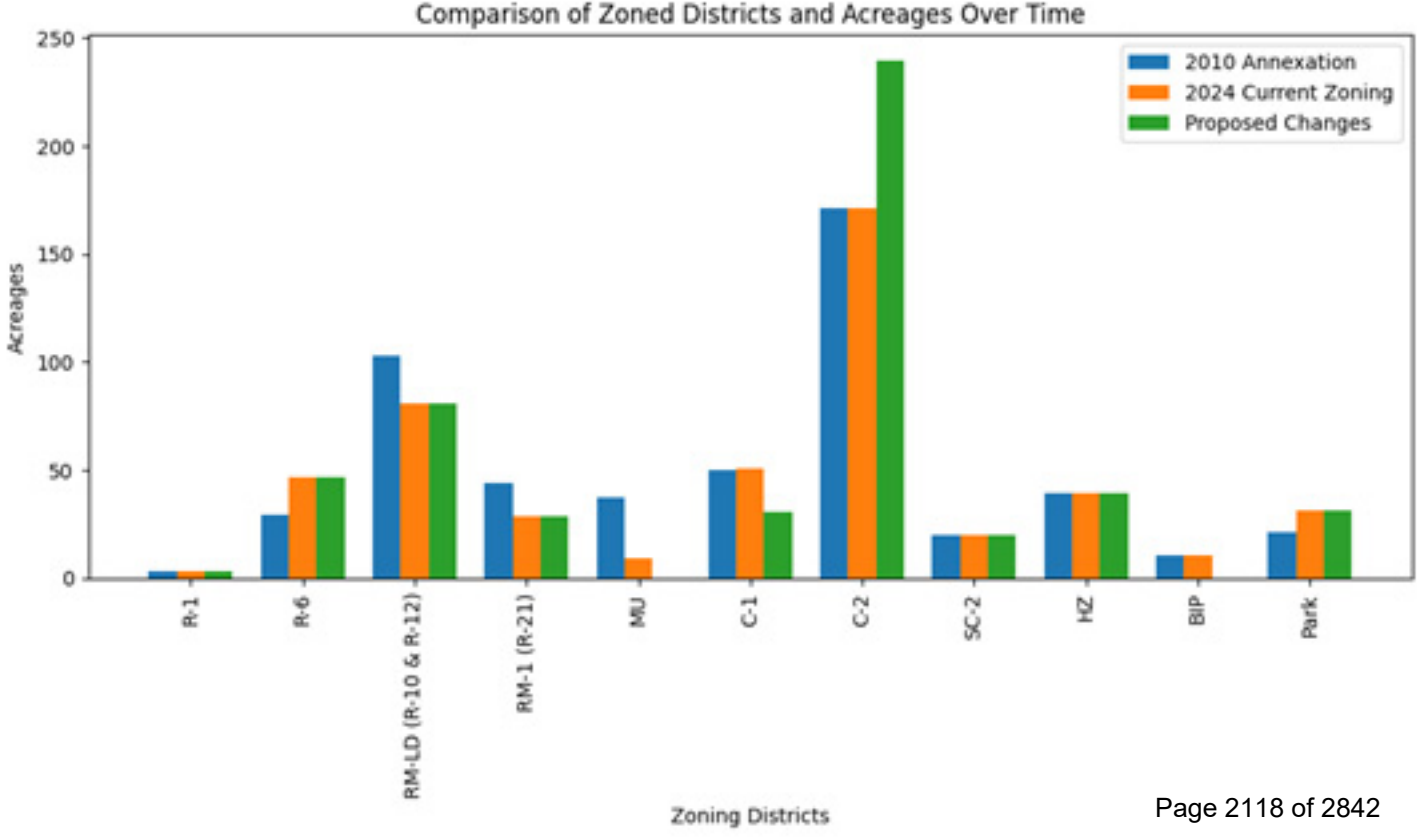
Comparison of Zoned Districts and Acreages Over Time
2010 Annexation
2024 Current Zoning
Proposed Changes
Acreages
250
200
150
100
50
0
R-1
R-6
RM-LD (R-10 & R-12)
RM-1 (R-21)
MU
C-1
C-2
SC-2
HZ
BIP
Park
Zoning Districts


Beckner Rd
Rail Runner Rd
Neblina Dorada
Lluvia Encantada
Rail Runner Loop
Historic Route 66
(I-25)
Dinosaur Trl
Camino Sabal
24
19
23
26
21
20


Beckner Rd
Rail Runner Rd
Neblina Dorada
Lluvia Encantada
Rail Runner Loop
Historic Route 66
(I-25)
Dinosaur Trl
Camino Sabal
New Alignment
24
19
23
26
21
20

Las Soleras
Park Phase 1 & 2

Las Soleras
Station
R-21

Las Soleras
Park Phase 3

Verdot Las Soleras
Apartments
R-21

Estancias de Las Soleras

Nexus Medical Health Services

SITE

C2 - Vacant Land

Senior Living
C-1

Vacant Land
C-1

Presbyterian
Hospital
HZ

I-25 (Historic Rout 66)

I-25 (Historic Rout 66)

GOVERNOR MILES RD
VENADO LN
GOLD HILL
VENADO PEAK
VENADO PEAK
WHEELER LN
TRUCHAS VIEW
TRUCHAS LN
REDONDO
REDONDO LN
WHEELER PEAK
GOLD HILL LN
GOLD HILL LN
CHICOMA
CHICOMA
CHICOMA
CHICOMA LN
SALINAS
CALLEJA SHANNON
CHAMISA PATH RD
WHISPERING WING RD
LONG SHADOW LN
AUTUMN LEAF LN
DANCING GROUND RD
CACTUS FLOWER LN
SOARING EAGLE LN
HOWLING WOLF LN
SOLEDAD
SOLEDAD
SOLEDAD
CHITALPA
CHITALPA
HERMOSA VISTA
VISTA MANZANO
VISTA MANZANO
VIA DE VENTURA
ESTRELLA NOCHE
ARBOLES BONITOS
DIA NUBLADO
DIA SOLEADO
LLUVIA ENCANTADA
ENTRADA LA LLUVIA
NEBLINA DORADA
LAS PLAZUELAS
WALKING RAIN RD
LAS BRISAS
HOJAS VERDES
BENVENIDO A CASA
VIENTO DEL NORTE
LA PUERTA
BECKNER RD
BECKNER RD
BECKNER RD
BECKNER RD
BECKNER RD
RAIL RUNNER RD
RAIL RUNNER LOOP
INTERSTATE 25
INTERSTATE 25
DINOSAUR TRL
CAMINO SABANERO
LA PRADERA
OLD DINOSAUR TRL
CHURCHILL RD
OCATE RD
CERRILLOS RD
TIERRA CONTENTA DR
LAS SOLERAS DR
MAIN ST
ENTRADA NORTE
PROMENADE BLVD
HERRERA DR
WELLNESS WAY
BECKNER RD
LAS SOLERAS DR
BECKNER RD

Las Solares Park

Las Solares Park Phase 3

Proposed 45’ wide La Rambla Trail Easement Reduction

Plaza area

New Alignment

24

19

23

25

26

22

21

20

Wheeler Peak

Rail Runner Rd

Arboles Bonitos

Encantada

Walking Rain Rd

Hojas Verdes

Las Brisas

Viento del Norte

Beckner Rd

Rail Runner Loop

Historic Route 66

(I-25)

Dinosaur Trl

Old Dinosaur Trl

Churchill Rd

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT E

Applicant Material

1. Applicant's Reports
    a. Master Plan
    b. General Plan
    c. Rezoning

Las Soleras Master Plan, Parcels 19 – 26
Master Plan Amendment Application

APPLICATION CONTENTS

Application Form

Letter of Application
- Site Description and Location
- Purpose and Intent
- Background
- Adjacent Uses
- Conceptual Test Fit
- Utilities

Approval Criteria Responses

Master Plan Amended Drawings
- P-1 Cover Sheet
- P-2 Amended Master Plan

Conceptual Land Use Test Fit
- Conceptual Site Plan
- Conceptual Site Plan w and Use Data
- Conceptual Water Plan
- Conceptual Sanitary Sewer Plan

Wet Utilities Analysis – Tierra West LLC

Traffic Analysis – Tierra West LLC

ENN Meeting Notes

Legal Lot(s) of Record
Warrantee Deed

MASTER PLAN ~~OR PLAT~~ AMENDMENT APPLICATION

Parcel Information

Project Name: Las Soleras Parcels 19-26 Rezone

Address: 4354, 4552 Beckner Rd; 5021,5091,5140,5090,5040 & 5210 Rail Runner Loop Rd Zoning: Multiple - C1, C2, MU and BIP

Previous Approvals: Last Las Soleras Master Plan Amendment in 2019 Purpose of Amendment: Rezone

Property Owner Information

Company Name: Beckner Road Partners, LLC

Name: Herbert (Last) Scot (First) (M.I.)

Address: 150 Washington Ave (Street Address) Suite 201 (Suite/Unit #)

Santa Fe (City) NM (State) 87501 (ZIP Code)

Phone: ( ) 505.660.2627 E-mail Address: scott.herbert@nexushealth-nm.com

Applicant/Agent Information (if different from owner)

Company Name: Orion West, LLC

Name: Nenninger (Last) Brian (First) (M.I.)

Address: 2213 Brothers Rd (Street Address) Suite 800 (Suite/Unit #)

Santa Fe (City) NM (State) 87505 (ZIP Code)

Phone: **832.338.0364** E-mail Address: brian.nenninger@orion-west.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: see addresses above

I/We authorize Orion West LLC to act as my/our agent to execute this application.

Signed: _____ Date: 12 February 2024

Signed: _____ Date: _____

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 2001. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and annexation requirements.

Signature: Brian J Nenninger Date: 12 February 2024

ORION West LLC
Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024

Dan Esquibel, Senior Planner
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Las Soleras <u>Master Plan Amendment</u> Application – change Zoning Districts for Master Plan Parcels 19, 20, 21, 23, 24 and 26 to a uniform C-2 District and make adjustments to Rambla width in keeping with the North side of Beckner Road.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of applying for an amendment to the Las Soleras Master Plan per the SFCC 14-3.9 – MASTER PLANS. This application is a companion to both a General Plan Amendment and Rezoning application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



PURPOSE AND INTENT:

The current Master Plan zoning districts along with the zoning districts proposed with this application are found in the table below. The combined area of Parcels 19 – 26 is 57.63 acres.

Table I. ***Las Soleras Parcels 19-26 proposed Land Use Classification/Zoning District***

Parcel	Acres	Current Land Use Classification/Zoning District	Proposed Land Use Classification/Zoning District	Address Santa Fe, 87507
19	9.11	Transitional Mixed Use/MU	Community Commercial/C-2	5021 Rail Runner Loop
20	10.70	Business Park/BIP	Community Commercial/C-2	5091 Rail Runner Loop
21	4.70	Office/C-1	Community Commercial/C-2	5140 Rail Runner Loop
22*	9.12	Community Commercial/C-2	Community Commercial/C-2	5090 Rail Runner Loop
23	7.27	Office/C-1	Community Commercial/C-2	5040 Rail Runner Loop
24	6.18	Office/C-1	Community Commercial/C-2	4354 Beckner Road
25*	7.37	Community Commercial/C-2	Community Commercial/C-2	4552 Beckner Road
26	3.48	Office/C-1	Community Commercial/C-2	5210 Rail Runner Loop

**No change in Land Use Classification or Zoning requested*

The purpose of this application is to amend the Las Soleras Master Plan Zoning designations for Parcels 19, 20, 21, 23, 24, and 26 allowing for a uniform C-2, General Commercial Zoning District across parcels 19-26. The intent is to allow for the adjustment of existing lot lines as to accommodate future development in a thoughtful and organized manner as opportunities present themselves. The consistent C-2 zoning will also accommodate three story office and retail services including restaurants. This flexibility in use will provide an opportunity to attract business and commercial uses offering higher salaries and services to the surrounding neighborhood.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses as allowed in a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The rezoning of parcels to a C-2 District will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged.

Finally, this amendment also proposes a house keeping item in reducing the Rambla width from 90’ to 45’ to match the Rambla width as granted in the most recent Las Soleras Master Plan Amendment approved in 2019. The larger Plaza open space area will remain as is but this amendment request flexibility to locate the plaza anywhere along the Rambla between Beckner Road and Rail Runner Loop Road. See the Conceptual Test Fit for more perspective on this request.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be zoned as C-2 General Commercial

will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development. A uniform C-2 zoning across parcels 19-26 will make the relocation of lot lines an administrative process enabling the site parcels to be easily configured to the needs and sizes of a variety of uses.

A future Rail Runner rail stop was envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. A uniform C-2 zoning district could accommodate uses that eventually establish this base level of ridership.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is zoned C-2 General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely and especially within a C-2 Zoning district.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as C-1. It is partially developed with the Presbyterian Medical Services Office Building recently opened in late 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire northern edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as C-1; R21; and R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12" water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10" sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site. Thanks for your review and consideration of this application.

Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,

Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 - Master Plan Amendment Application
Approval Criteria Responses
February 12, 2024

The proposed amendment to reclassify Las Soleras Master Plan parcels from Transitional Mixed Use/MU, Business Park/BIP, and Office/C1 to Community Commercial/C-2 is summarized in Table I. by parcel.

Table I. ***Las Soleras Parcels 19-26 proposed Land Use Classification/Zoning District***

Parcel	Acres	Current Land Use Classification/Zoning District	Proposed Land Use Classification/Zoning District	Address Santa Fe, 87507
19	9.11	Transitional Mixed Use/MU	Community Commercial/C-2	5021 Rail Runner Loop
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24	6.18	Office/C-1	Community Commercial/C-2	4354 Beckner Road
25*	7.37	Community Commercial/C-2	Community Commercial/C-2	4552 Beckner Road
26	3.48	Office/C-1	Community Commercial/C-2	5210 Rail Runner Loop

**No change in Land Use Classification or Zoning requested*

SFCC 14-3.9 (D) MASTER PLAN AMENDMENT APROVAL CRITERIA; CONDITIONS

(1) Necessary Findings
(Ord. No. 2014-31 § 5)
Approval or amendment of a master plan requires the following findings:

(a) the master plan is consistent with the general plan;

Response: The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals are supported:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*
Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
Policy 4-4-G-4: *Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
Policy 4-4-G-6: *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
Policy 9-2-G-1: *Promote diversification of the Santa Fe economy; and*
Policy 9-2-G-2: *Promote increased job opportunities with higher wages for Santa Fe residents; and.*
Policy 9-2-G-3: *Support retail uses that serve the needs of Santa Fe residents and workers; and*
Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe; and*

Policy 9-2-G-5: *Promote small business.*

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

(b) the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;

Response: This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Parcels 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across parcels 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to

develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(c) development of the master plan area will contribute to the coordinated and efficient development of the community; and

Response: This Master Plan amendment will significantly enhance the site's ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of parcels 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System.

(d) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

Response: The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

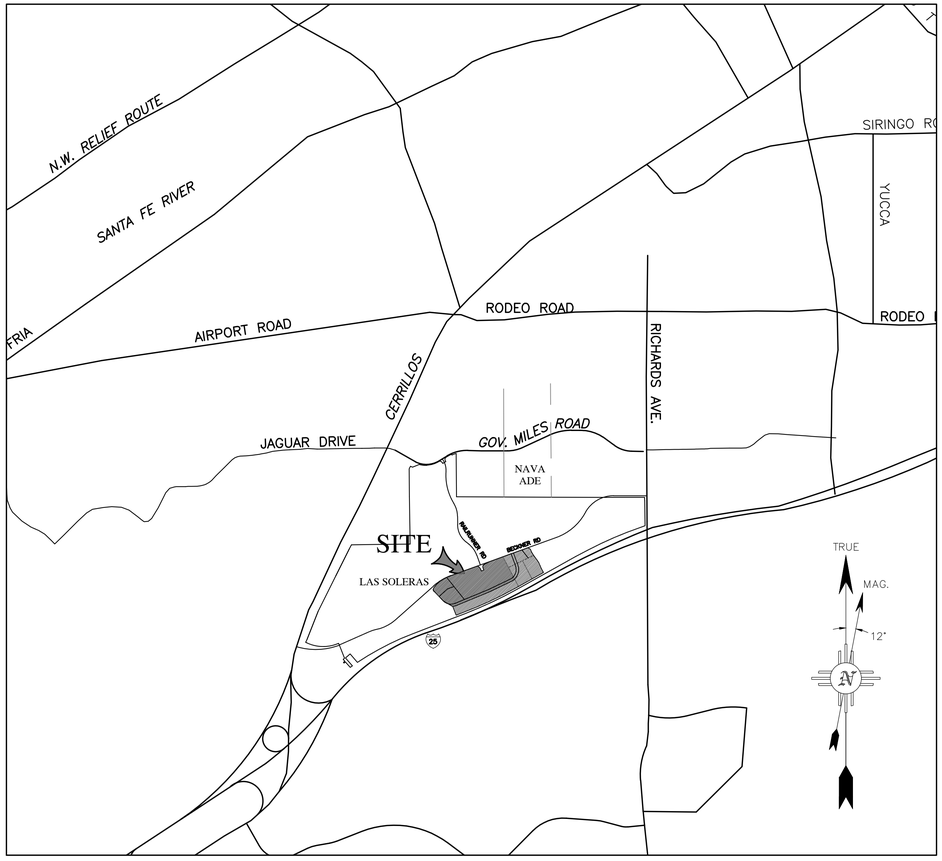
The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request.

LAS SOLERAS LOT 19 THRU 26

GENERAL PLAN AMENDMENT REZONING C1, MU, BIP TO C2

LAS SOLERAS MASTER PLAN AMENDMENT

SANTA FE, NEW MEXICO
TOWNSHIP 16N, RANGE 8E , SEC 17 & 18



VICINITY MAP
1" = 2000'

OWNERS: NEXUS BRP JV, LLC.
150 WASHINGTON AVE, SUITE 201
ALBUQUERQUE, NM 87110

CONSULTANTS: ORION WEST, LLC
DEVELOPMENT/LAND USE/PLANNING/PROJECT MANAGEMENT
2213 BROTHERS RD, SUITE 800
SANTA FE, NM 87505

NEXUS BRP JV, LLC.

SCOTT HERBERT, MANAGING MEMBER

CITY REVIEW

CITY ENGINEER _____ DATE _____

CITY PLANNER _____ DATE _____

CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF _____ AS CASE # _____

CHAIRPERSON _____ DATE _____

PLANNING COMMISSION SECRETARY _____ DATE _____

CASE# 2018-50 APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF SEPTEMBER 12, 2018.

CONDITION #1 RESTATED BY CITY COUNCIL AT THEIR MEETING OF OCTOBER 31, 2018.

MAYOR _____ DATE _____

ATTEST BY CITY CLERK _____ DATE _____

INDEX TO SHEETS

LIST OF SHEETS	SHEET NUMBER
PLANNING	
COVER SHEET	P-1
AMENDED MASTER PLAN	P-2

CASE# ____, LAS SOLERAS LOTS 19 THRU 26 GENERAL PLAN AMENDMENT.
CASE# ____, LAS SOLERAS LOTS 19 THRU 26 REZONING.
CASE# ____, LAS SOLERAS LOTS 19 THRU 26 MASTER PLAN AMENDMENT.

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
2-12-24
RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

COVER SHEET

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm
DATE: 2-12-24
DRAWING:
SHEET #: P-1
JOB #: 2023079

NOTES:

FIRE:
FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION. (IFC 2009 SECTION 503.1.1)

FIRE APPARATUS ACCESS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET EXCLUSIVE OF SHOULDERS AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (IFC 2009 SECTION 503.2.1)

SHALL COMPLY WITH SECTION 507.5. FIRE HYDRANT SYSTEM. COMPLYING WITH SECTIONS 507.501–507.5.6

SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC (APPENDIX B)

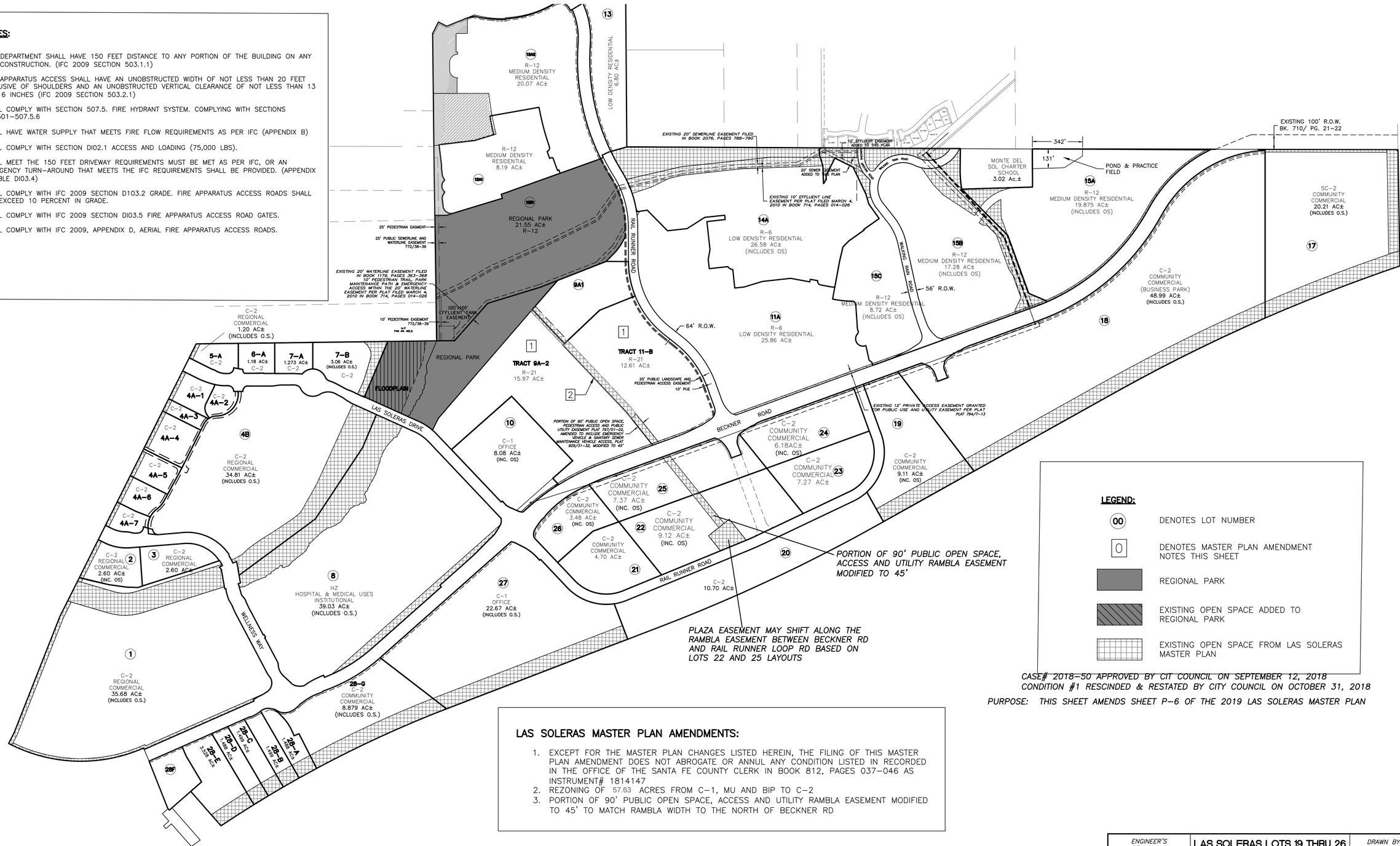
SHALL COMPLY WITH SECTION DI02.1 ACCESS AND LOADING (75,000 LBS).

SHALL MEET THE 150 FEET DRIVEWAY REQUIREMENTS MUST BE MET AS PER IFC, OR AN EMERGENCY TURN–AROUND THAT MEETS THE IFC REQUIREMENTS SHALL BE PROVIDED. (APPENDIX D TABLE DI03.4)

SHALL COMPLY WITH IFC 2009 SECTION D103.2 GRADE. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

SHALL COMPLY WITH IFC 2009 SECTION DI03.5 FIRE APPARATUS ACCESS ROAD GATES.

SHALL COMPLY WITH IFC 2009, APPENDIX D, AERIAL FIRE APPARATUS ACCESS ROADS.



LEGEND:

- (00) DENOTES LOT NUMBER
- [0] DENOTES MASTER PLAN AMENDMENT NOTES THIS SHEET
- REGIONAL PARK
- EXISTING OPEN SPACE ADDED TO REGIONAL PARK
- EXISTING OPEN SPACE FROM LAS SOLERAS MASTER PLAN

CASE# 2018–50 APPROVED BY CIT COUNCIL ON SEPTEMBER 12, 2018
CONDITION #1 RESCINDED & RESTATED BY CITY COUNCIL ON OCTOBER 31, 2018

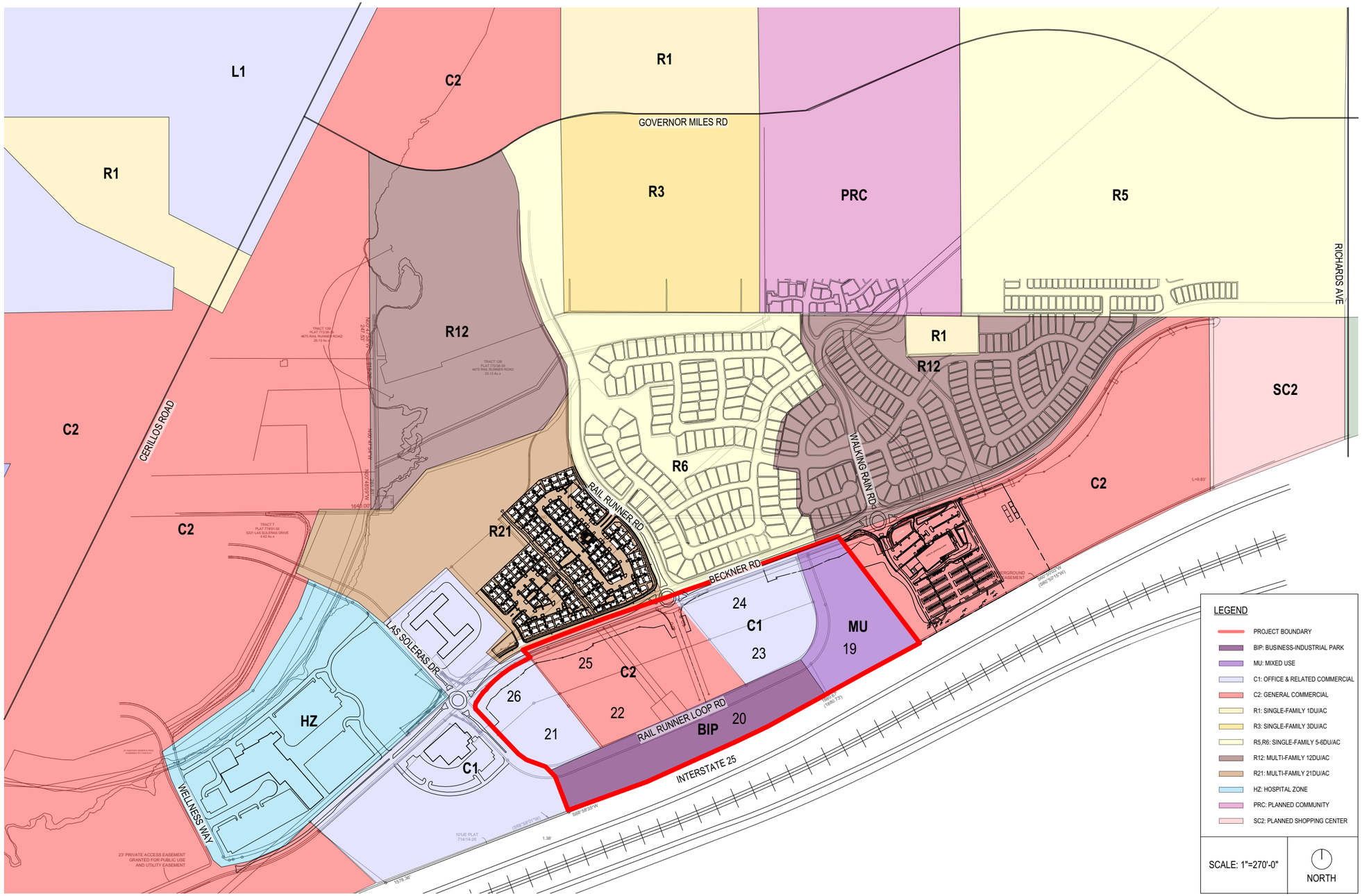
PURPOSE: THIS SHEET AMENDS SHEET P–6 OF THE 2019 LAS SOLERAS MASTER PLAN

LAS SOLERAS MASTER PLAN AMENDMENTS:

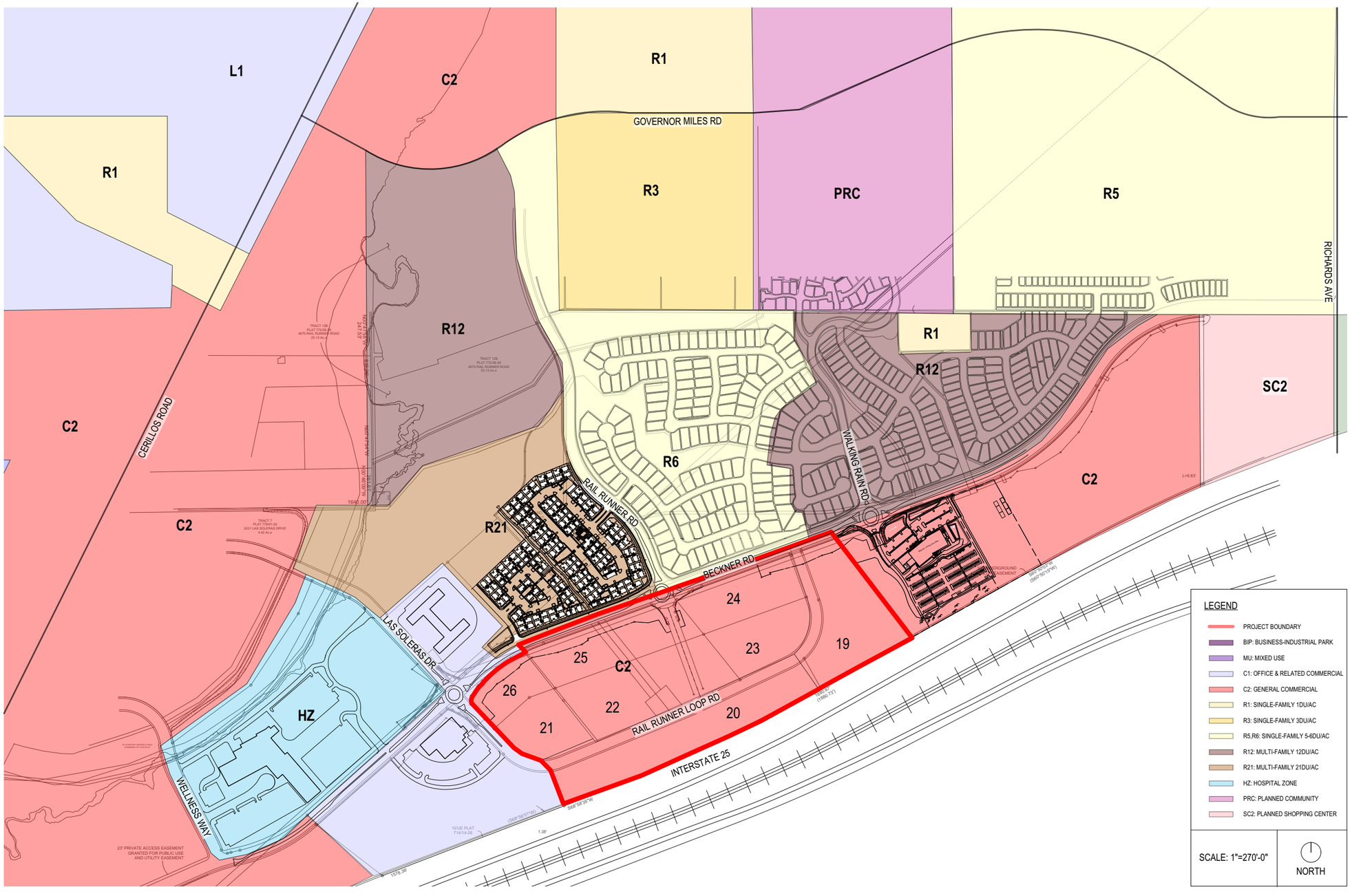
1. EXCEPT FOR THE MASTER PLAN CHANGES LISTED HEREIN, THE FILING OF THIS MASTER PLAN AMENDMENT DOES NOT ABROGATE OR ANNUL ANY CONDITION LISTED IN RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 812, PAGES 037–046 AS INSTRUMENT# 1814147
2. REZONING OF 57.63 ACRES FROM C–1, MU AND BIP TO C–2
3. PORTION OF 90' PUBLIC OPEN SPACE, ACCESS AND UTILITY RAMBLA EASEMENT MODIFIED TO 45' TO MATCH RAMBLA WIDTH TO THE NORTH OF BECKNER RD

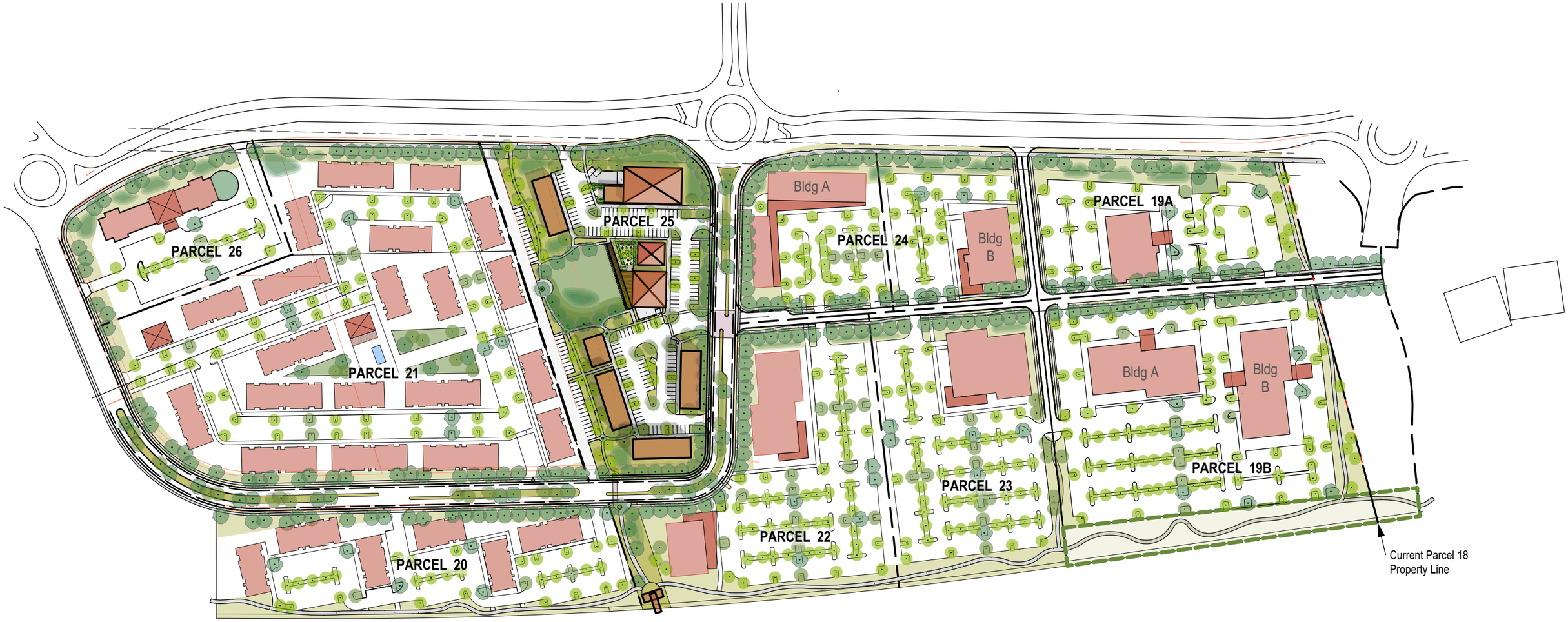
ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 2–12–24 RONALD R. BOHANNAN P.E. #7868	**LAS SOLERAS LOTS 19 THRU 26** **SANTA FE, NM** **MASTER PLAN**	DRAWN BY pm DATE 2–12–24 DRAWING SHEET # **P–2**
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858–3100 www.tierrawestllc.com	JOB # 2023079

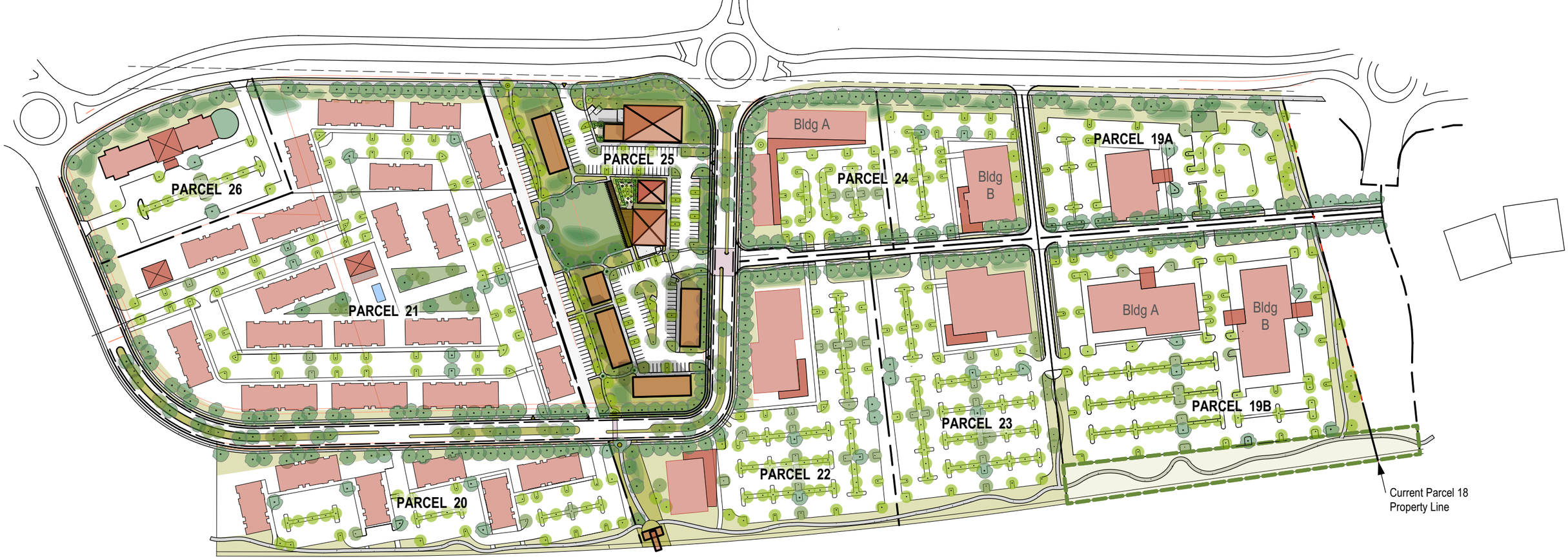
EXISTING ZONING



PROPOSED ZONING




PARCEL 26
PARCEL 25
PARCEL 24
Bldg A
Bldg B
PARCEL 19A
PARCEL 21
PARCEL 23
Bldg A
Bldg B
PARCEL 19B
PARCEL 22
PARCEL 20
Current Parcel 18
Property Line



OVERALL PARCEL DATA
February 12. 2024

NOTES: A. The following is only a test of possible parcels for the Las Soleras Parcels 19 - 26.
B. Building uses are conceptual only, based on ownership best estimates of market interests and do not indicate a required use for any parcel.
C. Building sizes are generic for text fit purposes only and do not reflect actual plans.
D. Parking layout is generic test of parking capacity and does not reflect any actual plans. The parking required minimum noted is best estimate if CoSF Parking Code is applied to building uses being tested. Parking assumes net leasable reduction of 10% for calculations.
E. All components of this test are subject to change and with that any estimates are subject to change.

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 19 A	4.08	Med Offices	15,000	30,000	2	135	171	east road, required city trail at east
PARCEL 19 B	8.97	Bldg A. Med Offices	25,000	75,000	3	676	482	east road, assumes partial structured parking, required O/S and required east and south city trails
		Bldg B. Med Offices	25,000	75,000	3			
PARCEL 20	5.20	Commercial	20,000	76,500	2 & 3	196	194	
PARCEL 21	12.85	Multi-Family	300-330 Units			375	455	

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 22	6.07	Commercial	24,000	79,000	1 & 3	205	316	eaat road, required Rambla
PARCEL 23	5.37	Med Offices	23,000	69,000	3	310	320	east road
PARCEL 24	4.85 Ac	Bldg A Comml/Retail	21500	28700	1 & 2	174	228	east road
		Bldg B Commercial	15,000	30,000	2			
PARCEL 25	6.20	Core-Mixed	See Core Test			See Core Test	See Core Test	required Rambla-Parklet
PARCEL 26	2.56	Hotel	95-100 Units			100	106	



Las Soleras Core

The Las Soleras Core is uniquely able to become the vibrant heart of southern Santa Fe. The Las Soleras Core is in an optimal location and size to host a variety of iconic neighborhood needs--a market, a restaurant, food-beverage outlets, neighborhood retail and commercial. Here is a conceptual look what the Core could be.

- Water harvesting along Becker and along Rail Runner Loop to capture stormwater to support a green edge of trees and native plants.
- Neighborhood Scale Market *(Size example: Kaune Market)*
- Food & Beverage *(Size example: Iconic Coffee)*
- Possible future road connection to east parcels would support an active engagement with lively Core
- Restaurant oriented toward "The Green" *(Size example: Rustica Resturant/SF Brewery)*
- The Long Zaguan would be a shady connector across the Green. An iconic feature with photovoltaic panels--conveying an embrace of art and environment.
- The Green repositions the required Master Plan parklet to be the heart of the Las Soleras Core. Where people can come to meet, eat, relax, and engage in small-scale community events such as music or recreation.
- Two-story buildings at the southern end of the Core would provide retail-commercial services spaces from which to serve the Las Soleras neighborhoods and south Santa Fe.
- The Rambla Trail system connects the Core with the surrounding residential neighborhoods, condominiums, senior living, apartments, office complexes, the regional hospital to the west. possible medical and education facilities, and a potential future rail raod station at I-25.

Las Solares Development Prototypes Data

Sept. 1, 2023

Notes: A. Test based on program and product prototypes

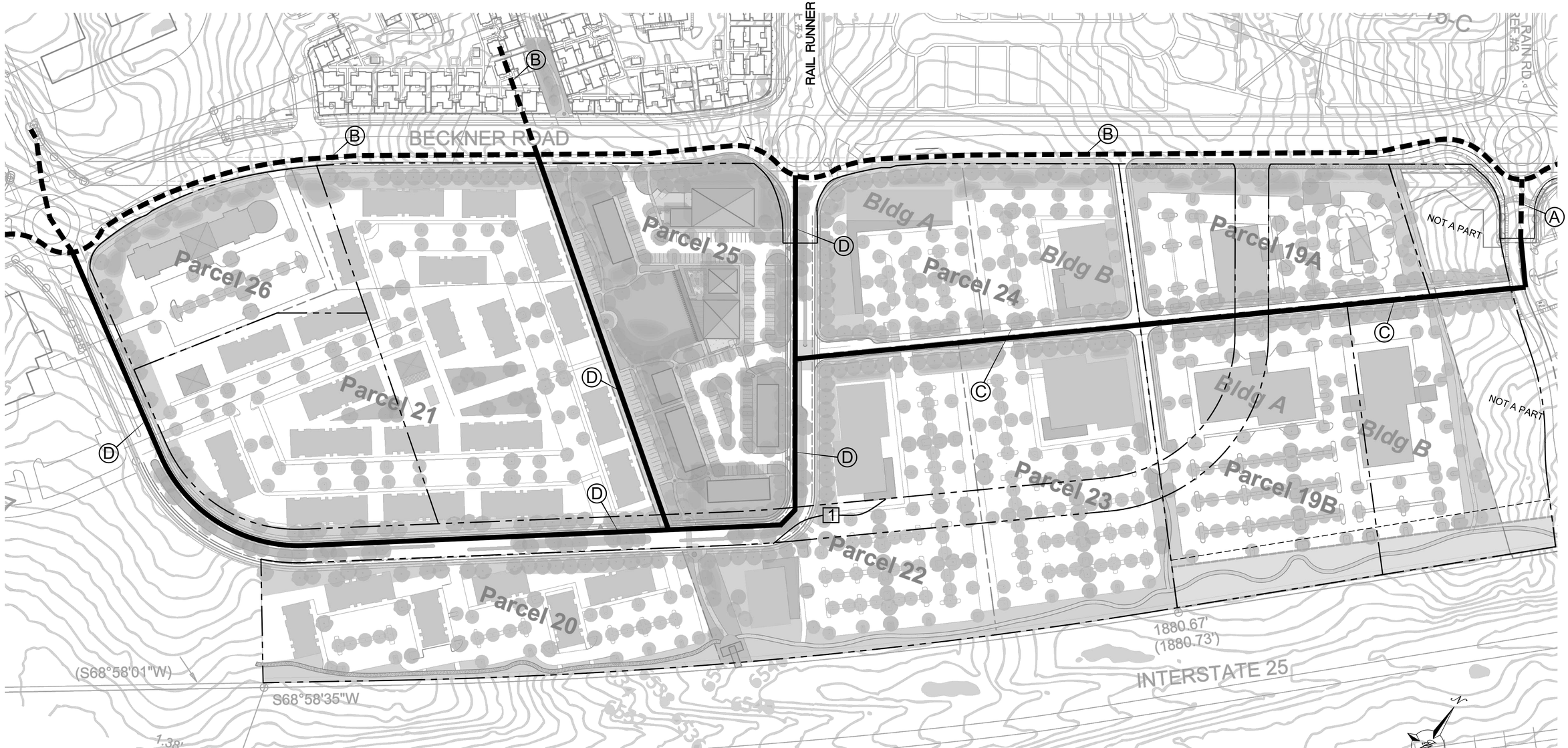
B. Applies CoSF development ordinance requirements

C. Test is for single story development.

D. Parking based on net lease (NL) of 10% reduction of gross square footage (GSF)

Opportunity: Consider asking CoSF to use a shared parking plan to increase density. Target would be for 10% shared of total provided.

Name	Plan Gross Sq. Ft.	Parking Required
Neighborhood Grocery		1 per 400 SF / NL
Market (La Montanita RG)	10400	24
Resturant		1 per 200 SF / NL
Resturant (Rustica/Ranch House)	6000	27
Food & Beverage		1 per 350 SF / NL
Space A	2025	8
Space B	3000	5
Commercial/Non-Medical Office		1 per 350 SF / NL
Commercial (Lena Street Lofts)	21900	62
Miscellaneous		
Kaune's Food Truck Area / Lot Info	6 Trucks	NA
	Total Parking Required	126
	Total Parking Per Test Plan	133
	Current Overage	7
	Remaining Capacity	2500 SF Approx



KEYED NOTES

1. EXISTING 8" WL
2. EXISTING 12" WL
3. PROPOSED 8" WL
4. PROPOSED 12" WL

NOTE

CONCEPTUAL WATER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL WATER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET # TF-3

JOB # 2023079

RAIL RUNNER RD

RAIL RUNNER ROUNDABOUT

BECKNER ROAD

Parcel 26

Parcel 21

Parcel 25

Parcel 24

Bldg A

Bldg B

Parcel 19A

Parcel 23

Parcel 19B

Parcel 22

Parcel 20

NOT A PART

NOT A PART

(S68°58'01"W)

S68°58'35"W

1.38'

1880.67'
(1880.73')

INTERSTATE 25

KEYED NOTES

(A) EXISTING 10" SAN SEWER LINE

(B) PROPOSED 8" SAN SEWER LINE

(C) PROPOSED 10" SAN SEWER LINE

NOTE

CONCEPTUAL SAN SEWER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL SANITARY SEWER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET # TF-4

JOB # 2023079

TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

January 3, 2024

Mr. Dan Esquibel
City of Santa Fe Water Division
200 Lincoln Avenue
Santa Fe, NM. 87501

RE: LAS SOLERAS 57 ACRE DEVELOPMENT
LAS SOLERAS PARCELS 19-26
WATER AND WASTEWATER LETTER

Dear Mr. Esquibel:

To ensure that the proposed General Plan land use classification of Community Commercial and associated proposed rezoning to a uniform C-2 district of the 57.63 acres of Las Soleras Master Plan parcels19-26 (located along the Southern edge of Beckner Rd between Las Soleras Dr and Walking Rain Rd) will not produce excessive demand on the existing water and sanitary sewer infrastructure in Beckner Rd, Tierra West LLC has prepared the following summary of existing water and sewer capacities and water and sewer flowrates for a conceptual design we are referencing as "Conceptual Test Fit A" for your review.

Sanitary sewer capacities were calculated assuming gravity flow along two of its segments – the segment from the roundabout at Las Soleras Dr to the roundabout at Rail Runner (along which the minimum slope is 0.73%), and another segment from Rail Runner to the roundabout at Walking Rain (along which the minimum slope is 1.05%). The capacity of the existing water main was calculated assuming an 11 ft/s flow velocity.

The capacity of both existing pipes was found to be sufficient to serve the property if developed per either the existing or proposed zoning, and the water and sewer flowrates for these conditions are summarized below.

For the first segment mentioned above (from Las Soleras Dr to Rail Runner), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 843 gpm with velocity 3.44 ft/s.

For the second segment mentioned above (from Rail Runner to Walking Rain), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 1,011 gpm with velocity 4.13 ft/s.

The peak sanitary sewer flowrate calculated for the development assuming development per the existing zoning was 150 gpm, For design Test Fit Concept "A" it is 191 gpm,

Water discharge was assessed for the existing 12" ductile iron main in Beckner using an assumed velocity of 11 ft/s and was calculated at 2,693 gpm.

The peak water flowrate calculated for the development assuming development per the existing zoning was 167 gpm with average irrigation flowrate 5.79 gpm, for design Test Fit Concept "A" it is 212 gpm with average irrigation flows at 5.52 gpm,

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannan P.E

JN: 2023079

RRB/eb/dd

Attachments:

Exhibit A: Conceptual Test Fit – A Site Plan
Exhibit B: Existing Zoning Water Budget
Exhibit C: Conceptual Test Fit – A Water Budget

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Existing Zoning Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19	396832	49604	MU - MID SZ RETL	* 384 GPD / 10k SF	-	3810	2.65	4.76	0.29
			IRRIGATION	0.68 AC of usable property	0.014 GPD/SF	415			
		* 118 units	MU - MULTI-FAM	** 100 GPD / person	*** 2.4 people / unit	28320	19.67	35.40	0.48
			IRRIGATION	1.14 AC of usable property	0.014 GPD/SF	695			
* Based on the density of units in Parcel 21 of Concept A				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application ** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
20	466092	116523	BIP - LT INDUSTRIAL	* 450 SF per Employee	* 44 GPD per Employee	11393	7.91	14.24	0.68
			IRRIGATION	1.61 AC of usable property	0.014 GPD/SF	982			
				* Based on a study by Metcalf & Eddy (2003). See note 3 of "Assumptions & References" at the bottom of this sheet					
21	204732	51183	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	16515	11.47	20.64	0.60
			IRRIGATION	1.41 AC of usable property	0.014 GPD / SF	860			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
22	397267	99317	C-2 - LARGE RTL	* 402 GPD / 10k SF	-	7985	5.55	9.98	0.97
			IRRIGATION	2.28 AC of usable property	0.014 GPD / SF	1390			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
23	316681	79170	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	25546	17.74	31.93	0.92
			IRRIGATION	2.18 AC of usable property	0.014 GPD / SF	1329			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24	269201	67300	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	21716	15.08	27.14	0.78
			IRRIGATION	1.85 AC of usable property	0.014 GPD / SF	1128			
*Assumed Maximum # of proposed units would be built				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
25	321037	80259	C-2 - MID SZ RETL	* 384 GPD / 10k SF	-	6164	4.28	7.70	0.62
			IRRIGATION	1.47 AC of usable property	0.014 GPD / SF	896			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
26	151589	37897	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	12228	8.49	15.29	0.44
			IRRIGATION	1.04 AC of usable property	0.014 GPD / SF	634			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
					TOTALS (GPM)		**93**	**167**	**5.79**
							AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**150**

Note:

1. All medical office and commercial buildings were assumed to be two-story buildings for comparison with the Concept A and B uses, which was factored in to the calculation of water flowrates in Gallons / Day
2. A floor area ratio of 0.25 was used to calculate all building sizes based on the existing zoning

Assumptions & References

1. Wastewater flowrates for office spaces comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
2. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
3. Industrial Park water use and number of employees determined through *Residential Water Use Research Project of the Johns Hopkins University and the Office of Technical Studies of the Architectural Standards Division of the Federal Housing Administration, 1963 and Metcalf & Eddy, Inc., 2003*

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Concept "A" Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19 A	118919	30000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	4840	3.36	6.05	0.23
			IRRIGATION	2.73 AC of usable property	0.014 GPD / SF	333			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-A	256568	75000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	12100	8.40	15.13	0.37
			IRRIGATION	5.89 AC of usable property	0.014 GPD / SF	539			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-B	140263	75000	MED OFFICES	75 SF / Employee	*11 GPD / Employee	12100	8.40	15.13	0.34
			IRRIGATION	4.73 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
20	215622	76500	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	11220	7.79	14.03	0.63
			IRRIGATION	4.95 AC of usable property	0.014 GPD / SF	906			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
21	559746	* 330 (units)	MULTI-FAMILY	100 GPD / person **	2.4 people / unit ***	79200	55.00	99.00	0.82
			IRRIGATION	12.85 AC of usable property	0.014 GPD / SF	1175			
	*Assumed Maximum # of proposed units would be built			** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
22	264409	79000	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	12745	8.85	15.93	0.64
			IRRIGATION	6.07 AC of usable property	0.014 GPD / SF	925			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
23	233917	69000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	11132	7.73	13.92	0.34
			IRRIGATION	5.37 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24 A	109771	28700	COMML/RETL	* 384 GPD / 10k SF	-	1102	0.77	1.38	0.27
			IRRIGATION	2.52 AC of usable property	0.014 GPD / SF	384			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
24 B	101495	30000	COMMERCIAL	* 384 GPD / 10k SF	-	1152	0.80	1.44	0.25
			IRRIGATION	2.33 AC of usable property	0.014 GPD / SF	355			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
25	270072	Unspecified (See Core Test)	CORE-MIXED	* 402 GPD / 10k SF	-	2714	1.88	3.39	1.05
			IRRIGATION	6.20 AC of usable property	0.014 GPD / SF	1512			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
26	111514	* 100 (units)	HOTEL	65 gallons per person per day	** 120 GPD / Unit	12000	8.33	15.00	0.27
			IRRIGATION	2.56 AC of usable property	0.014 GPD / SF	390			
	*Assumed Maximum # of proposed units would be built			* Based on Daily Water Consumption Rates for Motels (Dewberry, 2008, pg 644)					
						TOTALS (GPM)	**111**	**200**	**5.21**
							AVERAGE	**PEAK**	**AVERAGE**

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**180**

Assumptions & References

1. Parcels 21 and 26 B will have the maximum amount of units proposed per the conceptual site plan.
2. Wastewater flowrates for office and coffee shop uses comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
3. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
4. Assumed Parcels 20, 22, would be used for medical offices and Parcel 25 Would be used for retail

ORION West LLC
Development | Land Use | Planning |
Project Management
PO Box 5744, Santa Fe, NM 87502-5744

EARLY NEIGHBORHOOD MEETING NOTES

Project Name:	Las Soleras
Project Location:	4200 Beckner Road
Project Description:	Development Plan Amendment for Development Plan with Summary Plat/Lot Split for proposed 141-unit Apartment Complex
Applicant:	
Agent:	Orion West LLC
ENN Meeting Date:	14 November 2023
ENN Location:	Via Zoom
Application Type:	General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.
Land Use Planner:	Dan Esquibel
Attendance:	**City of Santa Fe:** Dan Esquibel **Developer Team:** Brian Nenninger (Agent), Maureen Mestas (Agent), Scott Herbert, Dave Delgado, Karl Sommer, Esq. **Neighborhood/Public:** 1 attendee. An unidentified neighbor who was on a non-video tile but did not identify him/herself or speak.

Notes/Comments:

14 November 2023/ 5:30 – 6:12pm Meeting

The meeting started at approximately 5:39pm. Roll call and introduction of those attending was held. Dan Esquivel indicated that he would like to wait an additional few minutes to allow others to log in. After a brief wait, the meeting continued without any additional attendees.

Brian Nenninger then introduced the Developer Team.

Brian Nenninger informed the group that this ENN is for the purposes of noticing a General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5 of all parcels in the Las Soleras Master Plan; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.

Highlights Brian shared during the presentation included:

The property is located within the 545 acre Las Soleras Master Plan Subdivision that was first created via an annexation ordinance in 2009. Since 2009 the Master Plan has been amended multiple times – the most recent being October 2019.

- Eight (8) existing legal parcels that together comprise 57.63-acres.
- Existing Zoning:

C-2: Two parcels
C-1: Four parcels
MU: One parcel
BIP: One parcel

- Master Plan Items that need to be "Cleaned Up."

Rail Runner Loop Road realignment to meet Rail Runner Road
Lot Line adjustments and resizing of parcels to better accommodate Commercial Users
Rambla open space design including location of "parklet."

The Applications that are being shared in the ENN are:

- General Plan Amendment Application
- Master Plan Amendment Application

Address Realignment of Rail Runner Loop Road
Propose modification to Rambla width.
Propose flexibility of "parklet" location along the Rambla
Discussion of Master Plat/Parcel Realignment

- Rezoning Application

Propose C-2 Zoning for eight parcels.

- Planned Unit Development (PUD) Application under consideration/discussion.

with City of Santa Fe

Brian wanted to take particular note that this is not an application for Development Plan Per the Santa Fe City Code. Qualified development/building construction will require separate Development Plan Applications, ENNs and Planning Commission Hearings.

He further stated that the proposed rezoning, along with the General Plan and Master Plan amendments lay the groundwork for better development needed to meet local market demands.

Those possible mix of uses for local market demand are:

- Neighborhood Commercial Retail, such as, Restaurants, Bakeries, Pubs, Coffee Shops, Marketplace/Grocery Coop, Copy/Printing, Dry Cleaning, Pharmacy
- Office (including Medical Office)
- Medical Education
- Multifamily Residential
- Hotel

Las Soleras Junction has transit-oriented improvements, specifically:

- Completion of Las Soleras bridge (triggered by 20 acres and 300,000 sf of development of parcels 19-26.)
- Further build out of Las Soleras trails system including the Rambla and "Parklet"
- Additional Bus stop/access on Rail Runner Loop Road
- Place holder for future Rail Runner Stop

Las Soleras Junction is a work in progress. Conceptual test fits to understand options for flow of pedestrians and vehicles within the site. Engineering and Design of Las Soleras Bridge to complete Las Soleras Drive from Cerrillos to Beckner. Utility and Traffic Study activity will be required. Design Guidelines are being developed to provide a cohesive, responsible, and pleasing experience for those who use and access the site. Guidelines will stay within the Santa Fe City Code and address, Architecture Concepts, Landscape Design, Lighting, Trails, Sidewalk and Roadway Connectivity to and within the site.

Brian then summarized the intention of the applications for this ENN, those key points being:

- Clean up issues in the Master Plan created from past developments/amendments. including the realignment of Rail Runner Loop Road with the relocated Rail Runner Road.
- Lay the groundwork for more effective use of parcels 19-26 through consistent zoning to allow for administrative lot line adjustments.
- Provide greater flexibility in providing neighborhood retail services including Food and Beverage. Uses brought to the site will be driven by the local and area market.
- Facilitate the completion of Las Soleras Drive and Bridge connecting Cerrillos to Beckner.

Brian opened the ENN for questions from the City Staff and neighbors. No one in attendance who was believed to be a neighbor asked to speak. No neighbor or other interested party was on the CHAT feature to ask questions.

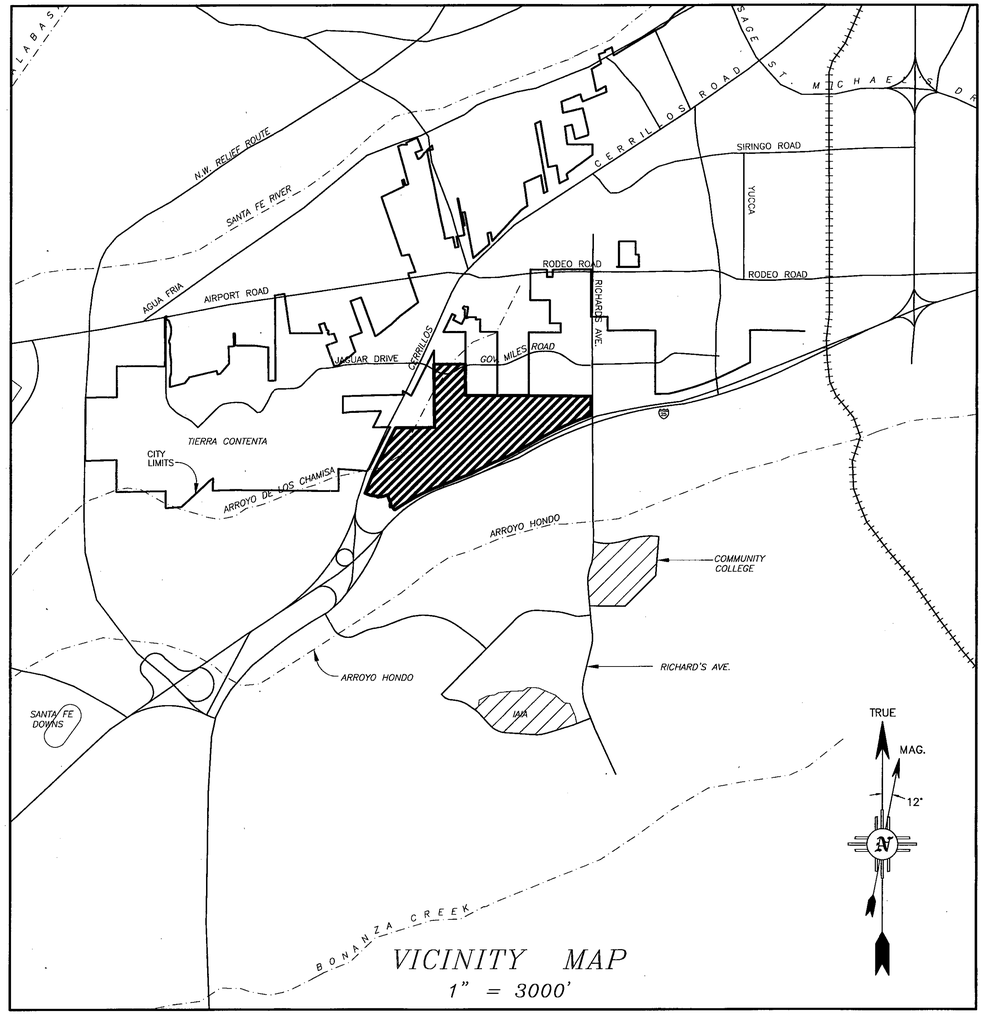
There was a brief discussion between Dan Esquivel and Brian Nenninger about the status of the applications after the meeting. The meeting was then adjourned by Dan Esquivel.

**********END**********

LAS SOLERAS

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS

714014



VICINITY MAP
1" = 3000'

TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.

OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS COMMUNITY DESIGN, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS OESTE LTD. CO.
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113
(505) 262-2323

PRESBYTERIAN HEALTHCARE SERVICES,
A NEW MEXICO NONPROFIT CORPORATION
DIANE FISHER, SECRETARY
P.O. BOX 26666
ALBUQUERQUE, NM 87125
(505) 841-1234

LAS SOLERAS DEL SUR, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

GERONIMO EQUITIES, LLC
FRED GARDNER, MANAGING MEMBER
9400 SAN RAFAEL, NE
ALBUQUERQUE, NM 87109
(505) 271-1944

MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
ALBUQUERQUE, NM 87158
(505) 241-4442

CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
SANTA FE, NM 87501
(505) 995-1200

CONSULTANTS:

JAMES W. SIEBERT & ASSOCIATES, INC.
915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

COMMUNITY DESIGN & ARCHITECTURE
350 FRANK OGAVE PLAZA, FIFTH FLOOR
OAKLAND, CA 94612
(510) 839-4568

TERRY BROWN
P.O. BOX 92051
ALBURQUERQUE, NM 87199
(505) 883-8807

DAWSON SURVEYS INC.
2501 CAMINO ENTRADA
SANTA FE, NM 87501
(505) 471-6660

SOMMER, KARNES & ASSOCIATES, P.A.
2000 W. MARCY ST. #142
SANTA FE, NM 87501
(505) 989-3800

INDEX TO SHEETS

LIST OF SHEETS	SHEET NUMBER
PLANNING	
COVER SHEET	P-1
TOPOGRAPHY & NATURAL DRAINAGE	P-2
EXISTING CONDITIONS MAP	P-3
VICINITY LAND USE MAP	P-4
ANNEXATION MASTER PLAN	P-5
CONDITIONS OF APPROVAL	P-6
2008 GENERAL PLAN AMENDMENT MAP	P-7
DEDICATED ROADS	P-8
WATER PLAN - EXISTING & FUTURE	P-9
SEWER PLAN - EXISTING & FUTURE	P-10
OPEN SPACE PLAN & PARK	P-11
TRAILS PLAN	P-12
TRAFFIC CIRCULATION PLAN	P-13
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CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF DECEMBER 18, 2008. AS CASE #'s M2008-27, M-2008-28, SD 2008-15 & ZA 2008-11.

CHAIRPERSON — 2-22-10 DATE

PLANNING COMMISSION SECRETARY — 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009. AS ORDINANCE NO. 2009-6

MAYOR — 2/22/10 DATE

ATTEST BY CITY CLERK — 2-24-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, A.D. 1891 NEW MEXICO

CITY REVIEW

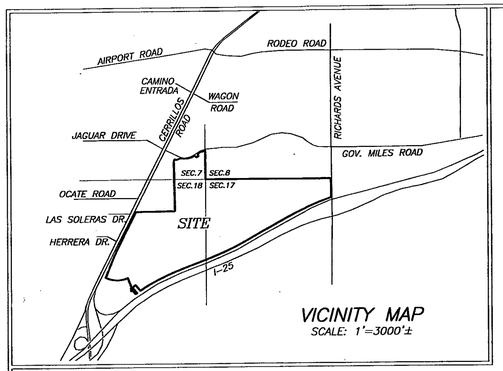
CITY ENGINEER — 02/22/10 DATE

CITY PLANNER — 2.22.10 DATE

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010
		DRAWN BY: PST/HP	CHECKED BY: JWS
	COVER SHEET	REVISED: 1/18/10	–
		WORKED ON: 1/18/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXCOV-12
		NORTH:	SHEET: P-1

X:\2010\20026\10-11-01\ANXMSPLN-01\026-ANXCOV-12.DWG



VICINITY MAP
SCALE: 1"=3000'±

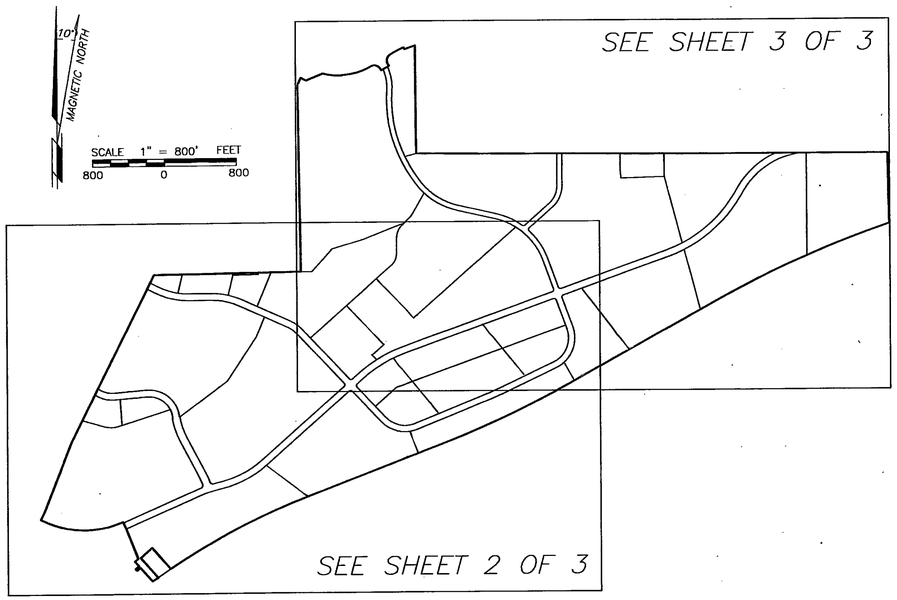
NOTES:
1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE
THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

LEGEND
BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS
ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009
NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES
NOTARY PUBLIC STATE OF NEW MEXICO

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C–1)
BY: DIANE FISHER, SECRETARY
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009
NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES
OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009
NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES
OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS
10-9-09 DATE
MICHAEL ANAYA, CHAIRMAN
10-9-09 DATE
ATTEST COUNTY CLERK

REVIEWED BY CITY OF SANTA FE:
02.10.10 DATE
CITY PLANNER
02/22/10 DATE
CITY ENGINEER

CITY OF SANTA FE APPROVAL
APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-17-09 DATE
AS ORDINANCE # 2009–6
2-22-10 DATE
MAYOR: DAVID COSS
2-24-10 DATE
ATTEST: CITY CLERK

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:
12/18/2008 DATE AS CASE # SD–2008–15; M–2008–27; M–2008–28; ZA–2008–11
2-4-10 DATE
CHAIR
2/4/10 DATE
SECRETARY

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.
GARY E. DAWSON, NMPS #7014
GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 159245
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.
Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.
Deputy
COUNTY CLERK SANTA FE COUNTY, NEW MEXICO

UTILITIES
9-23-09 DATE
QWEST COMMUNICATIONS, INC. (TELEPHONE)
9-23-09 DATE
COMCAST (CABLE TV)
10-8-09 DATE
CITY OF SANTA FE WASTEWATER
10-2-09 DATE
SANGRE DE CRISTO WATER DIVISION
Susie Rogers Sr. ROW Agent 09/04/2009 DATE
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC)
9-23-2009 DATE
NEW MEXICO GAS COMPANY

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008–15

S–1

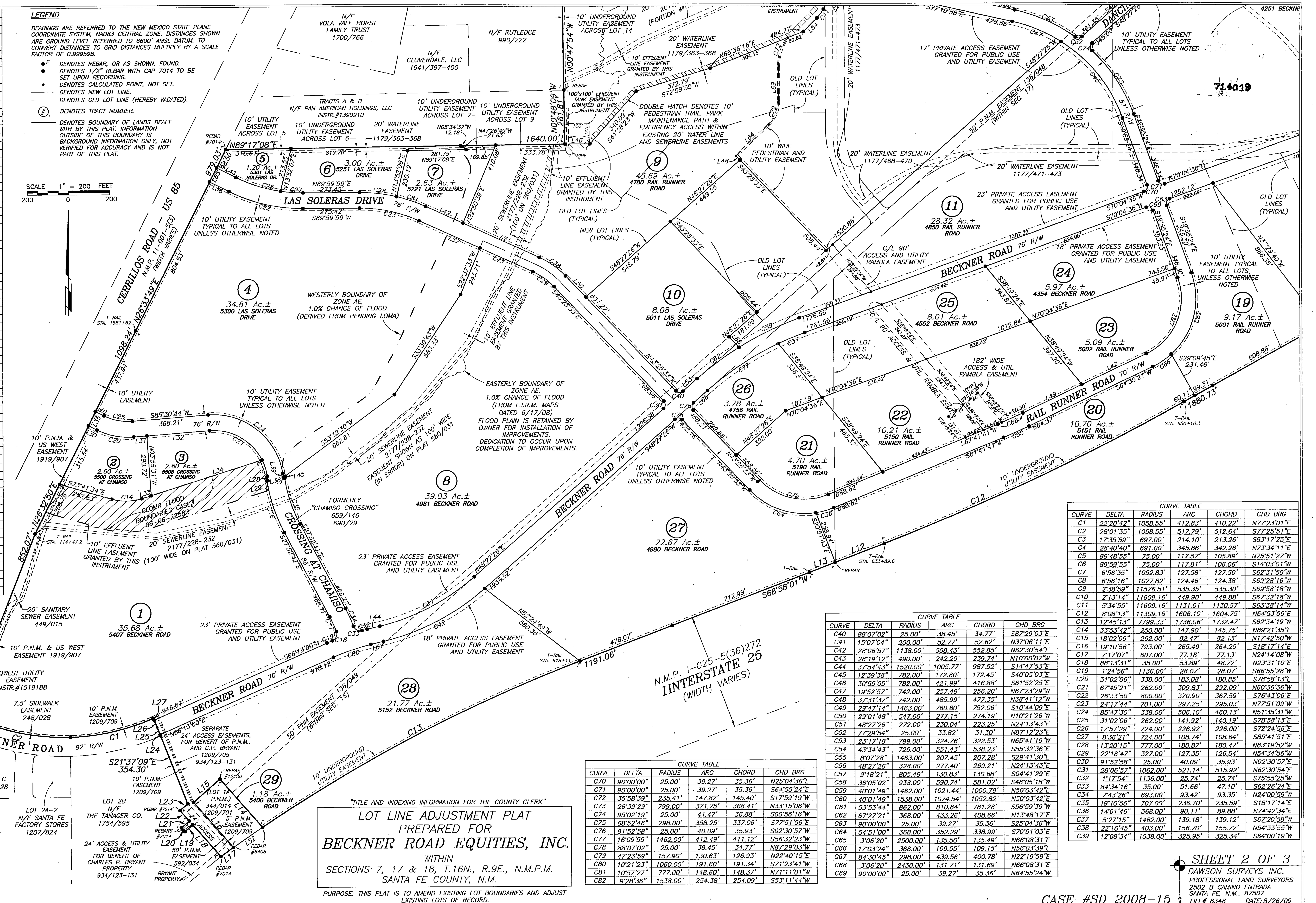
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-2

GOVERNOR MILES ROAD

714020

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

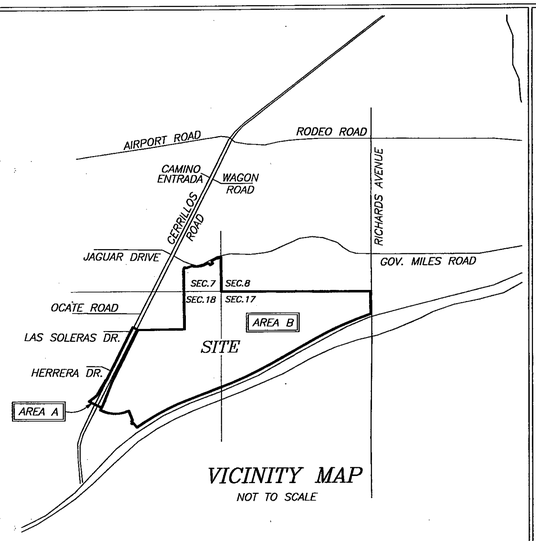
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008-15 FILE# 8348 DATE: 8/26/09

S-3



VICINITY MAP
NOT TO SCALE

SURVEYORS CERTIFICATE
I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS#7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:
BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- ∘ DENOTES CALCULATED POINT, NOT SET
- ——— DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE
THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS
ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES
1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ___, PAGE ___. INST NO. 1592456
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:22 o'clock PM, and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

ANNEXATION DESCRIPTION AREA "A"
ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.88 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 337.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S30°04'14"W, 99.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"
ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"W, 92.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 49.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'49"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°55'29"W, 792.93 FEET;
THENCE N89°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N00°25'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N23°59'52"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'59"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'59"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°05'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S68°01'32"W, 204.06 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA	
TOTAL AREA	561.65 ACRES
ANNEXATION AREA A	16.35 ACRES
**ANNEXATION AREA B	545.30 ACRES
ANNEXATION A PERIMETER	6785 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS	2101 FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS	31%
ANNEXATION B PERIMETER	26726 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS	4517 FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS	17%
TOTAL ANNEXATION PERIMETER	27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS	6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS	24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON. ROADS DEDICATED BY COUNTY RESOLUTION 2007-98 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24 DAY OF September, 2009
NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES
OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC-STATE OF NEW MEXICO My Commission Expires: 5/23/2011

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 7th DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK. 23 DAY OF September, 2009
NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12th DAY OF November, 2009
NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES
OFFICIAL SEAL LINDA J. VANAUKEN Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009
NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

714015

BOARD OF COUNTY COMMISSIONERS
MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE
ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE
CITY PLANNER — 02.10.10 DATE
CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE ORGANIZED JULY 13, 1610 SEAL NEW MEXICO

CITY OF SANTA FE APPROVAL
APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6
MAYOR: DAVID COSS — 2-22-10 DATE
ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF: 12/18/2008 DATE
AS CASE # SD-2008-15
M-2008-27
M-2008-28
ZA-2008-11
CHAIR — 2-4-10 DATE
SECRETARY — 3/9/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT
PREPARED FOR
LAS SOLERAS
WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

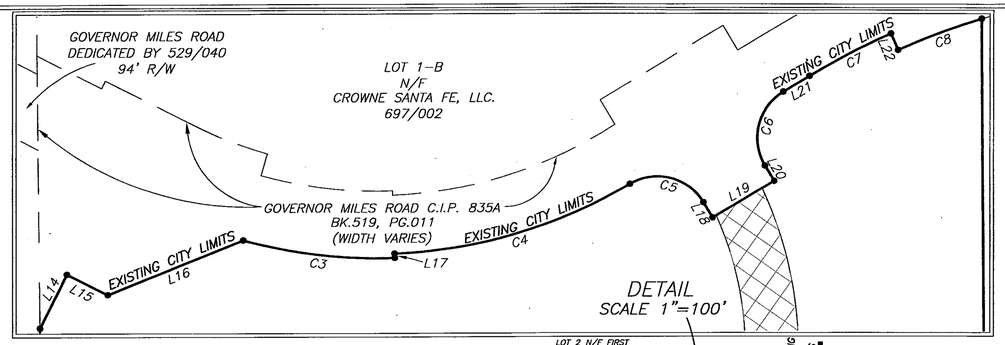
SHEET 1 OF 3

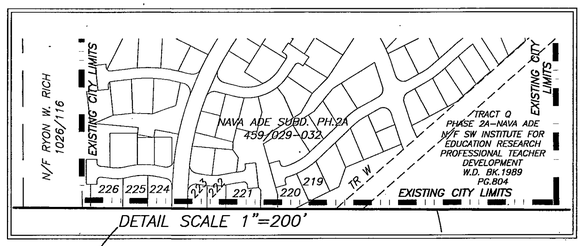
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

CASE #M 2008-28 FILE# 8343 DATE: 8/26/09

S-4

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'





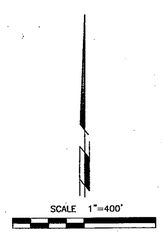
714016

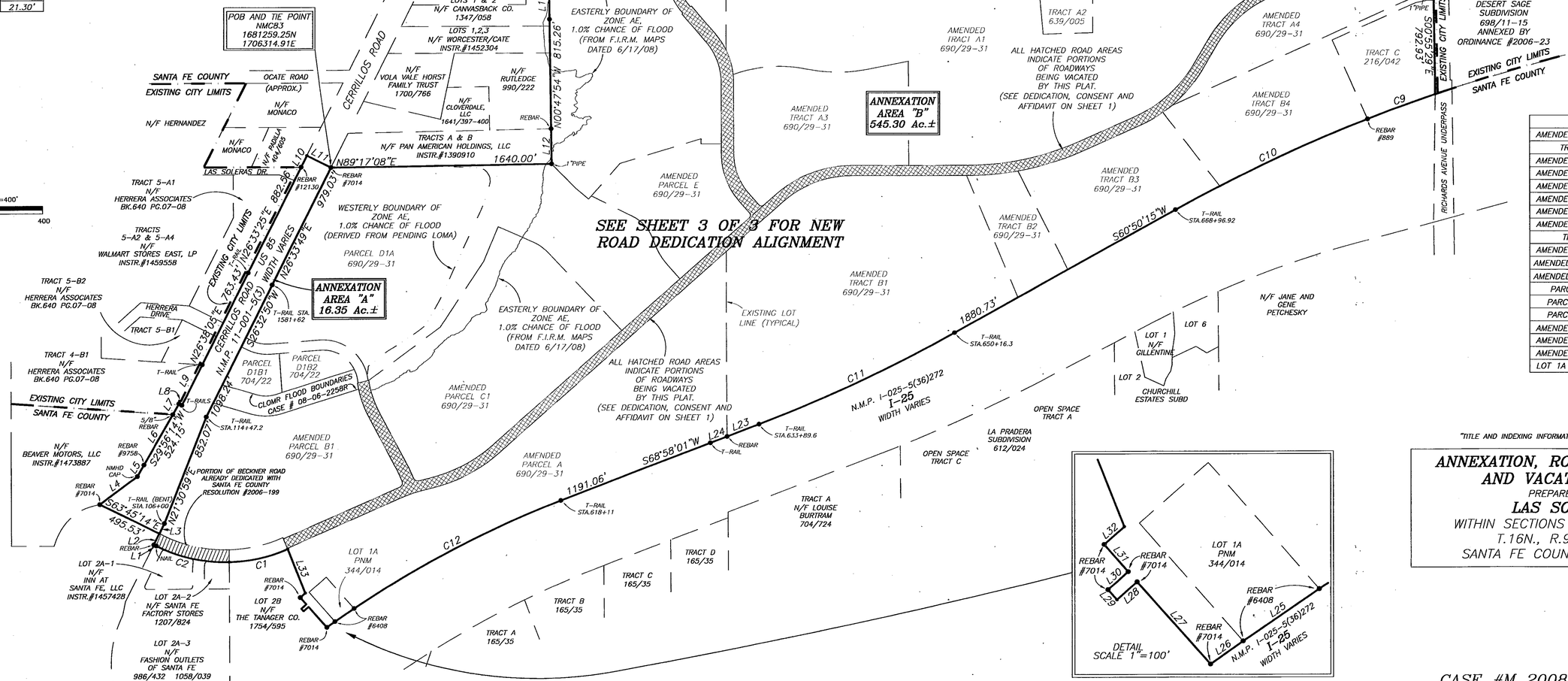
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.





LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-5

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
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C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
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C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
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C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
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L10	N26°33'25"E	96.03'
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L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ⊕ DENOTES REBAR, OR AS SHOWN, FOUND
- ● DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • DENOTES CALCULATED POINT, NOT SET
- DENOTES EXISTING LOT LINES
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

714017

SCALE 1"=300'
300 0 300

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002
GOV. MILES RD.
EXISTING CITY LIMITS
C/L TIE N59°03'01"E 100.00'
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F SHANNON 249/976
N/F RYON W. RICH 1026/116
SANTA FE COUNTY
TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
NAVA ADE SUBD PH.2A 459/029–032
LOT 3 N/F BUILDING SERVICES OF SANTA FE 560/040
RICHARDS AVE.
LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1319415
N/F KOBURI 2298/179
LOTS 1 & 2 N/F CANVASBACK CO. 1347/058
LOTS 1,2,3 N/F WORCESTER/CATE INSTR.#1452304
N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397–400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
CERRILLOS ROAD
DANCING GROUND ROAD 56' R/W
RAIL RUNNER ROAD 57' R/W
76' R/W BECKNER ROAD
LAS SOLERAS DRIVE 76' R/W
BECKNER ROAD 76' R/W
RAIL RUNNER ROAD 70' R/W
CROSSING AT CHAMISO R/W VARIES
76'R/W 86'R/W
92'R/W BECKNER ROAD
PORTION OF BECKNER ROAD ALREADY DEDICATED WITH SANTA FE COUNTY RESOLUTION #2006–199
TRADITIONAL C/L (NOT FOR CONSTRUCTION)
25'RADIUS (TYPICAL THIS INTERSECTION)
35' RADIUS (TYPICAL THIS INTERSECTION)
BEARINGS AND DISTANCES ARE FOR ROAD CENTERLINES (TYPICAL)
N.M.P. I-025-5(36)272 I–25 WIDTH VARIES
OPEN SPACE TRACT A
OPEN SPACE TRACT C
LA PRADERA SUBDIVISION 612/024
TRACT A N/F LOUISE BURTRAM 704/724
TRACT B 165/35
TRACT C 165/35
TRACT D 165/35
TRACT A
N/F JANE AND GENE PETCHESKY
LOT 1 N/F GILLENTINE
LOT 2 CHURCHILL ESTATES SUBD
LOT 6
LOT 2A–1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A–2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 1B PNM
EXISTING CITY LIMITS SANTA FE COUNTY

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

NOTE:
ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT–OF–WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBDIVISION PLAT APPROVAL.

ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE–ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS EVIDENCED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

FILE# 8343 DATE: 8/26/09

CASE #M 2008–28

S-6

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE

REFER TO "LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC." SHEETS 1, 2, AND 3 OF 3, BY GARY E. DAWSON, DATED 8/26/09, FOR OTHER EASEMENTS WITHIN THIS PROPERTY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON — NEW MEXICO — 7014 — REGISTERED PROFESSIONAL SURVEYOR

ZONING LEGEND

C-2	– GENERAL COMMERCIAL
SC-2	– COMMUNITY COMMERCIAL
C-1	– OFFICE
BIP	– BUSINESS INDUSTRIAL PARK
HZ	– HOSPITAL ZONE–LAS SOLERAS
MU	– MIXED USE
RM-1	– RESIDENTIAL HIGH DENSITY
RM-LD	– RESIDENTIAL MEDIUM DENSITY
R-6	– RESIDENTIAL LOW DENSITY

GOVERNOR MILES ROAD

714021

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

GOVERNOR MILES ROAD 519/011

PARCELS A & B N/F TRUJILLO 319/972

N/F PAUL & NANCY LEWIS 1009/780

N/F DALLAS KELLY SHANNON 791/742

N/F SHANNON 249/976

N/F RYON W. RICH 1026/116

NAVA ADE SUBD PH.2A 459/029–032

DANCING GROUND ROAD

TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

106' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21–22

N/F FIRST NATIONAL BANK OF SANTA FE LOT 1 INSTR.#1314415

N/F KOBIR 2288/179

N/F CANNEBACK CO. LOTS 1 & 2 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F RUTLEDGE 980/222

PAN AM ROAD N/F

R-6 (13) 6.80 Ac.± 4601 RAIL RUNNER ROAD

RM–LD (12) 50.09 Ac.± 4600 RAIL RUNNER ROAD

R-6 (14) 22.16 Ac.± 4781 RAIL RUNNER ROAD

RM–LD (15) 52.57 Ac.± 4251 BECKNER ROAD

R-1 (16) 3.02 Ac.± 4161 WALKING RAIN

SC–2 (17) 20.21 Ac.± 3750 BECKNER ROAD

C–2 (18) 48.99 Ac.± 4000 BECKNER ROAD

MU (19) 9.17 Ac.± 5001 RAIL RUNNER ROAD

BIP (20) 10.70 Ac.± 5151 RAIL RUNNER ROAD

C–2 (22) 10.21 Ac.± 5150 RAIL RUNNER ROAD

RM–1 (9) 43.69 Ac.± 4780 RAIL RUNNER ROAD

MU (11) 28.32 Ac.± 4850 RAIL RUNNER ROAD

C–1 (10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE

C–1 (24) 5.97 Ac.± 4354 BECKNER ROAD

C–2 (25) 8.01 Ac.± 4552 BECKNER ROAD

C–1 (23) 5.09 Ac.± 5002 RAIL RUNNER ROAD

C–1 (26) 3.78 Ac.± 4756 RAIL RUNNER ROAD

C–1 (21)

RAIL RUNNER ROAD 57' R/W

BECKNER ROAD 76' R/W

DANCING GROUND ROAD 56' R/W

RAIL RUNNER ROAD 70' R/W

BECKNER ROAD 76' R/W

RICHARDS' AVE. 113'R/W

50' P.N.M. EASEMENT

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

180' RAMBLA EASEMENT

90' RAMBLA EASEMENT

180' RAMBLA EASEMENT

N.M.P. I–025–5(36)272 I–25 INTERSTATE (WIDTH VARIES)

TIE POINT NMC83 1681790.32N 1714518.95E

REBAR #889

T–RAIL STA. 668+96.92

T–RAIL STA. 650+16.3

SCALE 1" = 200 FEET (200 0 200)

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

SHEET 1 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S-9

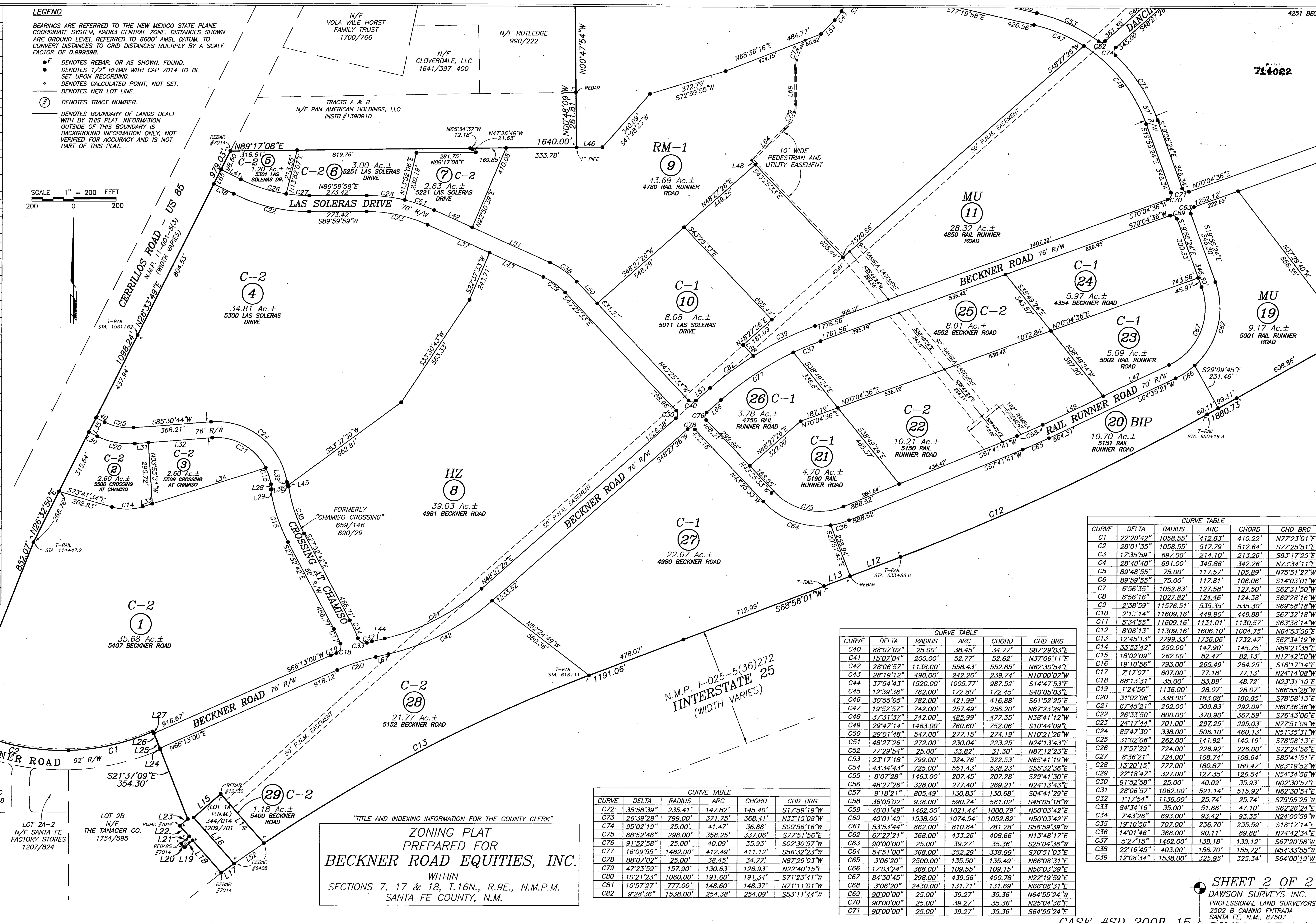
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- —— DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- —— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET



"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

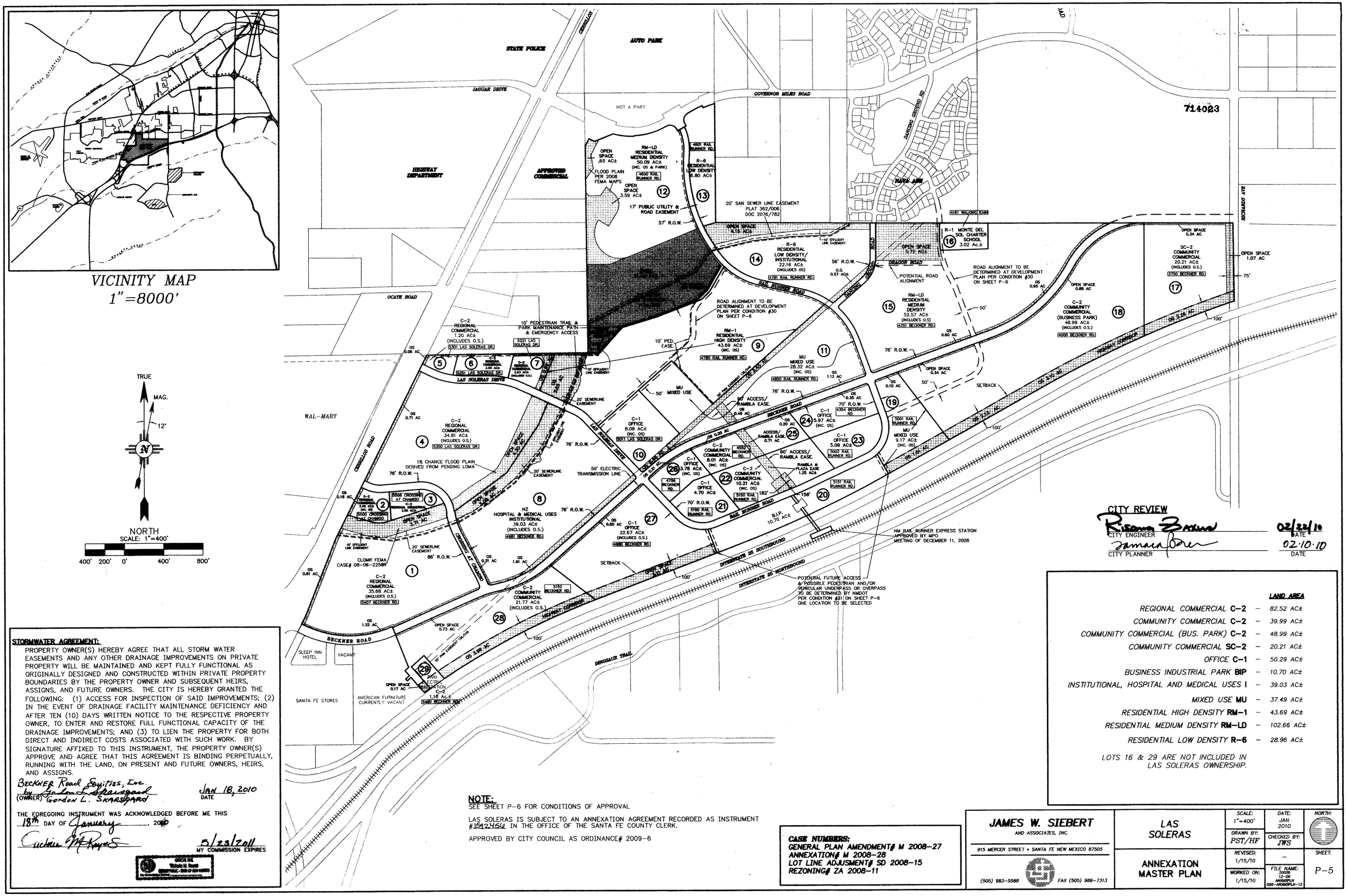
SHEET 2 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-10



STORMWATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

Beckner Road Equities, Inc.
by Gordon L. Skarsgard
(OWNER) Gordon L. Skarsgard

JAN 18, 2010
DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2010

Cuchita M. Reyes

5/23/2011
MY COMMISSION EXPIRES

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires

NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL

LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1592456 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSMENT# SD 2008-15
REZONING# ZA 2008-11

CITY REVIEW

Risana Baxus — 02/22/10
CITY ENGINEER — DATE

Tamara Baker — 02.10.10
CITY PLANNER — DATE

		LAND AREA
REGIONAL COMMERCIAL C-2	–	82.52 AC±
COMMUNITY COMMERCIAL C-2	–	39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) C-2	–	48.99 AC±
COMMUNITY COMMERCIAL SC-2	–	20.21 AC±
OFFICE C-1	–	50.29 AC±
BUSINESS INDUSTRIAL PARK BIP	–	10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES I	–	39.03 AC±
MIXED USE MU	–	37.49 AC±
RESIDENTIAL HIGH DENSITY RM-1	–	43.69 AC±
RESIDENTIAL MEDIUM DENSITY RM-LD	–	102.66 AC±
RESIDENTIAL LOW DENSITY R-6	–	28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN

SCALE: 1"=400'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HF	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET:	
WORKED ON: 1/15/10	FILE NAME: 200026 12-09 ANXMSPLN 026-ANXMSPLN-12	P-5	

SPECIAL WARRANTY DEED

Las Soleras Center, LLC, a New Mexico limited liability company (collectively, "**Grantor**"), for consideration paid, grants and conveys to ***Beckner Road Partners, LLC***, a New Mexico limited liability company ("**Grantee**"), whose address is 150 Washington Avenue, Suite 201, Santa Fe, New Mexico 87501, the real property located in Santa Fe County, New Mexico legally described as follows:

> Tract 19, Tract 24, Tract 25 and Tract 26 of Las Soleras, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-19 and 24-27...lying within Section 17 & 18 T16N, R9E, NMPM City: Santa Fe County: Santa Fe State: New Mexico", recorded October 31, 2016 in Plat Book 809, Pages 003-004, # 1808503, records of Santa Fe County, New Mexico.
>
> Tract 20 of Las Soleras, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts Township 16N, Range 9E, Sections...17 & 18", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.
>
> Lot 21, Lot 22 and Lot 23 of Las Soleras, as shown and delineated on plat of survey entitled "ALTA/ACSM Boundary Survey prepared for Paseo Nuevo, Ltd. Co. of Lots 21, 22, and 23 Las Soleras lying within Sections 17 and 18, T.16N., R.9E., N.M.P.M. Santa Fe County, N.M.", recorded February 14, 2012 in Plat Book 742, Page 018, # 1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Sewer maintenance and garbage disposal assessments not yet due and payable.

SUBJECT TO: Reservations and exceptions contained in Patents from the United States of America to Samuel A. Larson, recorded December 10, 1921 in Patent Book A, Page 180 and Patent recorded November 4, 1943 in Patent Book C, Page 93, records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations and exceptions contained in Patent from the United States of America to Amos W. Beckner, recorded February 17, 1941 in Patent Book C, Page 14, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in Annexation Agreement recorded March 4, 2010 as Instrument #1592456, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593744, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593745, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, easements and rights incident thereto as shown and delineated on plat of survey entitled "ALTA/ ACSM Boundary Survey prepared for Paseo Nuevo, LTD. Co. of Lots 21, 22, and 23 Las Soleras...", recorded February 14, 2012 in Plat Book 742, Page 018, #1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-9...", recorded October 31, 2016 in Plat Book 809, Pages 003-004, #1808503, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, restrictions and conditions, as shown and delineated on plat of survey entitled "Las Soleras Amended Master Plan Township 16N, Range 9E, Sections 7, 8, 17 & 18.", recorded January 4, 2017 in Plat Book 812, Pages 037-046, # 1814047 and recorded July 17, 2018 in Plat Book 836, Pages 047-050D, # 1862707, records of Santa Fe County, New Mexico.

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Village, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802604, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26).

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Center, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802605, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26)

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.

Witness my hand and seal this 23 day of January, 2023.

GRANTOR:

LAS SOLERAS CENTER, LLC,
a New Mexico limited liability company

Gordon L. Skarsgard

Gordon L. Skarsgard, Operations Manager

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this ~~27th~~ day of January, 2023 by **Gordon L. Skarsgard** as Operations Manager of Las Soleras Center, LLC, a New Mexico limited liability company.

STATE OF NEW MEXICO
NOTARY PUBLIC
DIANA SLIWICKI
Commission # 1115266
My Comm. Exp. June 17, 2024

Diane Sliwicki

Title of Office: ~~NOTARY~~ Public

ORION West LLC
Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024
(Revised July 30, 2024)

Dan Esquibel, Senior
Planner City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: General Plan Amendment Application – Change Land Use Designations from Office, Industrial Park, and Transitional Mixed Use to Community Commercial in Las Soleras Master Plan Parcels 19, 20, 21, 23, 24 and 26.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of applying for an amendment to the City of Santa Fe's General Plan per the SFCC 14-3.2 - AMENDMENTS TO THE GENERAL PLAN. This application is a companion to both a Master Plan Amendment and Rezoning application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



PURPOSE AND INTENT:

The current General Plan classification along with the *proposed* land use classification by parcel can be found in the table below. The combined area of all Parcels 19 – 26 is 57.63 acres.

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
22*	9.12	Community Commercial	Community Commercial	5090 Rail Runner Loop	1050094065275000000
23	7.27	Office	Community Commercial	5040 Rail Runner Loop	1050094143308000000
24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification requested*

The purpose of this application is to provide a uniform Community Commercial land use classification along with a uniform C-2 zoning district (via separate rezoning application) across parcels 19-26 to allow for the adjustment of parcel lot lines to deliver future development that is better aligned with the goals and intent of the General Plan.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses as allowed by a Community Commercial land use classification and a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The reclassification of parcels to Community Commercial will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be reclassified as Community Commercial will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development and inconsistent with the goals and intent of the General Plan.

A future Rail Runner rail stop was envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. Although this demand will be difficult to achieve, it will be next to impossible without the somewhat denser development that can be realized by a reclassification to Community Commercial in parallel with a uniform C2 General Commercial zoning district.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is classified as Community Commercial and zoning is C-2, General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as Office. It is partially developed with the Presbyterian Medical Services Medical Office Building recently opened in the second quarter of 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire North edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as Office/C-1; Residential 12-29 dwelling units/R21; and Residential 3-7 dwelling units/R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this General Plan Land Use reclassification and related Rezoning application on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12" water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10" sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site.

Thanks for your review and consideration of this application. Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,



Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 - Master Plan Amendment Application
Approval Criteria Responses
February 12, 2024
Amended to include revised General Plan Approval Criteria: July 30, 2024

The proposed amendment to reclassify Las Soleras Master Plan parcels from Transitional Mixed Use, Business Park, and Office to Community Commercial is summarized in Table I. by parcel.

Table I. ***Las Soleras Parcels 19-26 proposed General Plan Land Use Classification***

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
22*	9.12	Community Commercial	Community Commercial	5090 Rail Runner Loop	1050094065275000000
23	7.27	Office	Community Commercial	5040 Rail Runner Loop	1050094143308000000
24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification requested*

SFCC 14-3.(E) GENERAL PLAN AMENDMENT APROVAL CRITERIA

(1) Criteria for All Amendments to the General Plan: The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

(a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;

Response: The proposed General Plan Amendment for Las Soleras parcels 19-26 aligns with the growth projections for Santa Fe, fulfilling economic development goals as set forth in the comprehensive economic development plans detailed in both the Angelou Report and the 2008 Economic Development Strategy. This alignment ensures consistency with Santa Fe's economic development goals, specifically, the following goals are achieved:

Growth Projections, Economic Diversification, and Community Development: The proposed amendment is consistent with the goals and policies of community services outlined in the General Plan, which states the guiding policies for economic development are to: 1) Promote diversification of the Santa Fe economy, 2) Promote increased job opportunities with higher wages for Santa Fe residents, 3) Support services that serve the needs of Santa Fe residents and workers, 4) Develop and maintain an attractive climate for conducting business in Santa Fe, and 5) Promote small businesses.

Santa Fe County's population is projected to reach approximately 156,151 in 2024, reflecting a growth rate of 0.13% over the past year according to the most recent United States Census data. This projected growth highlights the need for adaptive planning and development to accommodate increasing residential and commercial demands.

The Angelou Report further emphasizes the importance of diversifying Santa Fe's economic base to ensure sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

The proposed amendment to enables the land to support these economic development policies by allowing for a greater variety of developments, which would better meet the needs of different ages, incomes, and family sizes. Additionally, it is strategically designed to create space for diverse industries to expand and prosper, encouraging the creation of community hubs that attract investment and generate high-quality employment opportunities. This supports Santa Fe's growth projections and the targeted diversification of its economic base, facilitating development that enhances the economic landscape and community well-being.

Infrastructure Utilization and Enhancement: The Angelou Report highlights the critical role of effectively utilizing existing infrastructure in fostering sustainable economic development (p. 33). Complementing this, the 2008 Economic Development Strategy details initiatives aimed at enhancing business infrastructure, which includes improving accessibility to essential services, utilities, and transportation systems. These improvements are vital for the success of business operations and the overall development of the community (Economic Development Division Strategy for Implementation pp. 4, 6). The proposed amendment specifically leverages this existing infrastructure to bolster economic growth and sustainability in the Las Soleras area, ensuring that the development aligns with Santa Fe's strategic goals for economic expansion and community enhancement.

Support for Entrepreneurial and Small Business Activities; Enhancement of Local Services and Job Opportunities: Both the Angelou Report and the Economic Development Division Strategy for Implementation emphasize the importance of bolstering Santa Fe's economic health by supporting small businesses and entrepreneurial ventures (Angelou Report p. 25; Economic Development Division Strategy for Implementation pp. 4, 6). The proposed amendment to transition land use to Community Commercial aligns with these objectives by enhancing spaces conducive to the growth of small businesses, thereby fostering job creation and economic resilience. This transformation into Community Commercial spaces is designed to bolster local services and generate employment opportunities, thereby advancing the economic goals of increasing job availability with better wages for Santa Fe residents, as outlined in the 2008 Economic Development Strategy (pp. 4, 6). This approach not only supports emerging business ventures but also contributes significantly to community development and economic diversification.

(b) consistency with other parts of the general plan;

Response: This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application). Specifically, the following policy goals are achieved:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*

Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*

Policy 4-4-G-4: *Promote a balance between residential development and new employment*

opportunities in detailed plans prepared for future growth areas; and

Policy 4-4-G-6: *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*

Policy 9-2-G-1: *Promote diversification of the Santa Fe economy; and*

Policy 9-2-G-2: *Promote increased job opportunities with higher wages for Santa Fe residents; and.*

Policy 9-2-G-3: *Support retail uses that serve the needs of Santa Fe residents and workers; and*

Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe; and*

Policy 9-2-G-5: *Promote small business.*

The proposed amendment for reclassifying parcels 19-26 within the Las Soleras Master Planned community to Community Commercial aligns closely with the 1999 City of Santa Fe General Plan, ensuring the development is in harmony with broader city planning goals. The transition to Community Commercial addresses the need for a variety of housing types and mixed uses in the community, a principle supported by the plan's emphasis on creating diversified urban areas that balance residential and commercial growth. This change is designed to provide the necessary commercial services to a growing residential population, supporting the local community by offering neighborhood-focused retail, restaurants, and services that enhance the quality of life and economic viability of the area.

This amendment also supports strategic economic development by promoting higher-wage job opportunities, particularly in the healthcare sector, as evidenced by new facilities like the Nexus Health Medical Office and Cancer Center and the Presbyterian Hospital. These developments not only cater to the community's health needs but also contribute to the local economy by creating jobs that offer competitive wages. The emphasis on developing commercial areas that are accessible and encourage pedestrian activity aligns with city policies aiming to concentrate population densities in developing areas with central transit nodes, thereby reducing auto dependence and fostering a more sustainable urban environment.

The reclassification also facilitates a strong foundation for economic growth and community well-being by ensuring that new developments are integrated with the existing and planned infrastructure. This includes water and sewer systems and future improvements like the Las Soleras Bridge and expanded trails, enhancing connectivity and accessibility. By creating a cohesive community commercial hub that aligns with adjacent land uses and supports emerging business opportunities, the amendment reinforces the city's goals to develop an attractive climate for conducting business, promote small businesses, and ultimately achieve a community that balances residential and employment-based development.

(c) the amendment does not:

(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or

Response: With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or

Response: The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;

Response: As noted above, the Community Commercial land use classification is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

(d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification.

Response: The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos.

(e) compliance with extraterritorial zoning ordinances and extraterritorial plans;

Response: Since the adoption of the Subdivision Platting and Planning Zoning Ordinance (SPPaZO), the City has relinquished land use regulatory authority outside the city limits and the transfer of authority from extraterritorial jurisdiction to the City.

(f) contribution to a coordinated, adjusted, and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development; and

Response: A consistent land use designation of Community Commercial for parcels 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.

In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan.

(g) consideration of conformity with other city policies, including land use policies, ordinances, regulations, and plans.

Response: Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed.

Las Soleras Master Plan, Parcels 19 – 26
Rezoning Application

APPLICATION CONTENTS

Application Form

Letter of Application
- Site Description and Location
- Purpose and Intent
- Background
- Adjacent Uses
- Conceptual Test Fit
- Utilities

Approval Criteria Responses

Current and Proposed Zoning Maps

Conceptual Land Use Test Fit
- Conceptual Site Plan and Use Data
- Conceptual Water Plan
- Conceptual Sanitary Sewer Plan

Wet Utilities Analysis – Tierra West LLC

Traffic Analysis – Tierra West LLC

ENN Meeting Notes

Legal Lot(s) of Record
Warrantee Deed

(date stamp)

REZONING APPLICATION 14-3.5

Parcel Information

Project Name: **Las Soleras Parcels 19-26 - Rezone** Property Size: **57.63 acres**

Address: **4354, 4552 Beckner Rd and 5021, 5091, 5140, 5090, 5040, 5210 Rail Runner Loop Road**

Current Zoning: **C1, C2, MU, BIP** Proposed Zoning: **C2**

Does a Development Plan application accompany this application? YES ☐ NO ☒

Preapplication Conference Date: **September 28, 2023** UPC Code Number: **Multiple – see page 3 of application**

Early Neighborhood Notice (ENN) meeting date: **November 14, 2023**

Property Owner Information

Name: **Beckner Road Partners LLC** (*First*) **ATTN: Dr. Scott Herbert** (*Last*)

Address: **150 Washington Ave** (*Street Address*) **Suite 201** (*Suite/Unit #*)

Santa Fe (*City*) **NM** (*State*) **87501** (*ZIP Code*)

Phone: **505-660-2627** E-mail Address: **scott.herbert@nexushealth-nm.com**

Applicant/Agent Information (if different from owner)

Company Name: **Orion West LLC**

Name: **Brian** (*First*) **Nenninger** (*Last*)

Address: **2213 Brothers Road** (*Street Address*) **Suite 800** (*Suite/Unit #*)

Santa Fe (*City*) **NM** (*State*) **87505** (*ZIP Code*)

Phone: **832-338-0364** E-mail Address: **brian.nenninger@orion-west.com**

Correspondence Directed to: ☐ Owner xx Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize Orion West LLC to act as my/our agent to execute this application.

Signed: _____ Date: 17 October 2023

(Dr. Scott Herbert)

Signed: _____ Date: _____

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, we will contact you regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Please contact the Land Use Department staff at (505) 955-6647 with any questions.

Submittal Checklist (Requirements found in Section 14-3.5 SFCC 1987)

One (1) 24"x36" or 11"x17" scalable plan set and 1 CD or Flashdrive with a PDF copy are required. Submittal requirements may vary based on the individual application and the requested zoning district. The City reserves the right to request additional information at any time during the review process. See Section 14-4 and 14-5 SFCC 1987 for rezoning regulations related to specific zones. Please include the following and check box to indicate submittal:

☒	Letter of Application (intent, location, acreage)	☒	Narrative addressing approval criteria below	☒	Legal Lot of Record, Legal Description	☐	Development Plan (see Section 14-3.8 SFCC 1987)	☐ NA	Landscape, Parking and Lighting Plan, Signage Specifications
						☒	No Development Plan		
☐ NA	Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	☒	Traffic Impact Analysis ***(if required)***	☐ NA	Archaeological Clearance ***(if applicable)***	☐ NA	Sewer and Water Plan (including profiles and details), letter of availability ***(if applicable)***	☐ NA	Phasing Plan ***(if applicable)***
☒	ENN Meeting Notes								

Rezoning Approval Criteria, Sections 14-3.5(C) and (D) SFCC 1987

(C) Approval Criteria

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:
  (i) there was a mistake in the original zoning;
  (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or
  (iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

(b) all the rezoning requirements of Chapter 14 have been met;

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

(D) Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

(2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning requirements.

Signature:  Date: **12 February 2024**

Updated 12-20-19

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
22*	9.12	Community Commercial	Community Commercial	5090 Rail Runner Loop	1050094065275000000
23	7.27	Office	Community Commercial	5040 Rail Runner Loop	1050094143308000000
24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

ORION West LLC
Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024

Dan Esquibel, Senior Planner
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Las Soleras <u>Rezoning</u> Application – change Zoning Districts for Master Plan Parcels 19, 20, 21, 23, 24 and 26 to a uniform C-2 District.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of submitting a rezoning application per the SFCC 14-3.5 – REZONINGS. This application is a companion to both a General Plan Amendment and Master Plan Amendment application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



The current Master Plan zoning districts along with the zoning districts proposed with this application are found in the table below. The combined area of Parcels 19 – 26 is 57.63 acres.

Table I. ***Las Soleras Parcels 19-26 proposed Zoning***

Parcel	Acres	Current Zoning District	Proposed Zoning District	Address Santa Fe, 87507	UPC Number
19	9.11	MU	C-2	5021 Rail Runner Loop	1050094200323000000
20	10.70	BIP	C-2	5091 Rail Runner Loop	1050094093244000000
21	4.70	C-1	C-2	5140 Rail Runner Loop	1049094529247000000
22*	9.12	C-2	C-2	5090 Rail Runner Loop	1050094065275000000
23	7.27	C-1	C-2	5040 Rail Runner Loop	1050094143308000000
24	6.18	C-1	C-2	4354 Beckner Road	1050094129338000000
25*	7.37	C-2	C-2	4552 Beckner Road	1050094041306000000
26	3.48	C-1	C-2	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification or Zoning requested*

The purpose of this application is to propose the rezoning of Las Soleras Master Plan Parcels 19, 20, 21, 23, 24, and 26 allowing for a uniform C-2, General Commercial Zoning District across parcels 19-26 collectively. The intent is to allow for the adjustment of existing lot lines needed to accommodate future development in a thoughtful and efficient manner. The consistent C-2 zoning can accommodate three story office along with retail services including full-service restaurants. This flexibility in use will provide an opportunity to pursue business and commercial uses that offer higher salaries and much needed services for the surrounding neighborhood.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses allowed in a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The rezoning of parcels to a C-2 District will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged within the site.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be zoned as C-2 General Commercial will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development. A uniform C-2 zoning across parcels 19-26 will make the relocation of lot lines an

administrative process enabling the site parcels to be easily configured to the needs and sizes of a variety of uses.

A future Rail Runner rail stop was originally envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. A uniform C-2 zoning district could accommodate uses that eventually establish this base level of ridership.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is zoned C-2 General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely and especially within C-2 Zoning districts.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as C-1. It is partially developed with the Presbyterian Medical Services Office Building recently opened in late 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire northern edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as C-1; R21; and R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12" water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10" sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site.
Thanks for your review and consideration of this application.

Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,



Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 – Rezoning Application
Approval Criteria Responses
February 12, 2024

The proposed rezoning of Las Soleras Master Plan parcels 19, 20, 21, 23, 24, and 26 from MU, BIP, and C-1 to a uniform C-2 is summarized in Table I.

Table I. ***Las Soleras Parcels 19-26 proposed Zoning***

Parcel	Acres	Current Zoning District	Proposed Zoning District	Address Santa Fe, 87507	UPC Number
19	9.11	MU	C-2	5021 Rail Runner Loop	1050094200323000000
20	10.70	BIP	C-2	5091 Rail Runner Loop	1050094093244000000
21	4.70	C-1	C-2	5140 Rail Runner Loop	1049094529247000000
22*	9.12	C-2	C-2	5090 Rail Runner Loop	1050094065275000000
23	7.27	C-1	C-2	5040 Rail Runner Loop	1050094143308000000
24	6.18	C-1	C-2	4354 Beckner Road	1050094129338000000
25*	7.37	C-2	C-2	4552 Beckner Road	1050094041306000000
26	3.48	C-1	C-2	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification or Zoning requested*

SFCC 14-3.5 (C) REZONING - APPROVAL CRITERIA

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:

(i) there was a mistake in the original zoning;

Response: Not applicable

(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or

Response: As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 - 26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development.

Las Soleras parcels 19-26 have been referenced collectively as triggers for various infrastructure development – most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for parcels 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative

impact on Master Plan parcels 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue.

(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

Response: As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*
Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
Policy 4-4-G-4: *Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
Policy 4-4-G-6: *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
Policy 9-2-G-1: *Promote diversification of the Santa Fe economy; and*
Policy 9-2-G-2: *Promote increased job opportunities with higher wages for Santa Fe residents; and.*
Policy 9-2-G-3: *Support retail uses that serve the needs of Santa Fe residents and workers; and*
Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe; and*
Policy 9-2-G-5: *Promote small business.*

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The

intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

(b) all the rezoning requirements of Chapter 14 have been met;

Response: Yes, all zoning requirements of Chapter 14 have been met.

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

Response: As previously noted and in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2:	*There shall be a mix of uses and housing types in all parts of the city.*
Policy 4-1-G-2:	*Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
Policy 4-4-G-4:	*Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
Policy 4-4-G-6:	*Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
Policy 9-2-G-1:	*Promote diversification of the Santa Fe economy; and*
Policy 9-2-G-2:	*Promote increased job opportunities with higher wages for Santa Fe residents; and.*
Policy 9-2-G-3:	*Support retail uses that serve the needs of Santa Fe residents and workers; and*
Policy 9-2-G-4:	*Develop and maintain an attractive climate for conducting business in Santa Fe; and*
Policy 9-2-G-5:	*Promote small business.*

This rezoning request will be consistent with the General Plan upon approval of the companion General Plan Amendment application.

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

Response: The total acreage under consideration is 57.63, which is in conformance with the criteria set forth in the City Code. Once again, the rezoning application is consistent with the General Plans Goals for Growth Management.

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

Response: The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

Response: With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

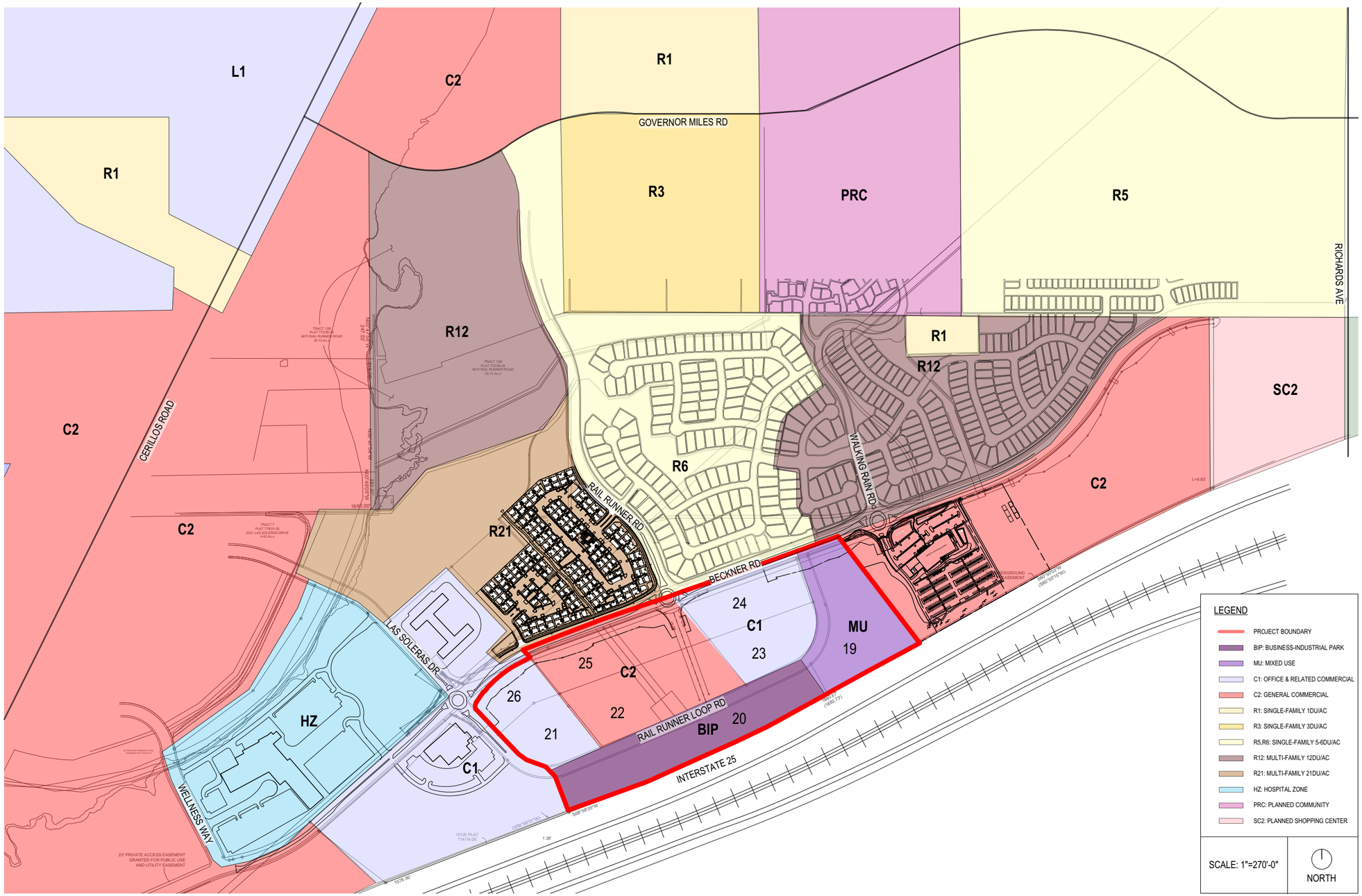
Response: The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

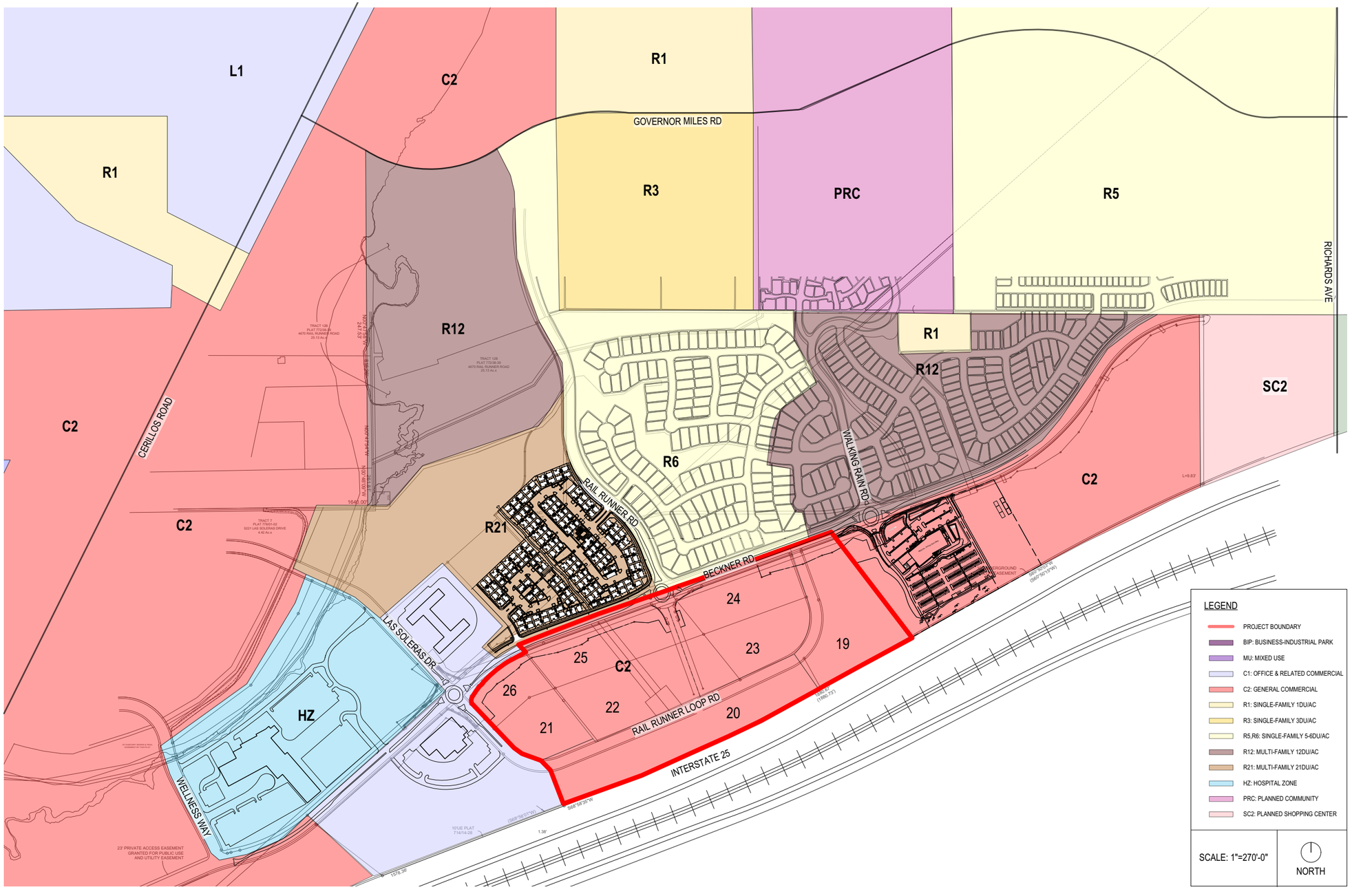
Response: As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

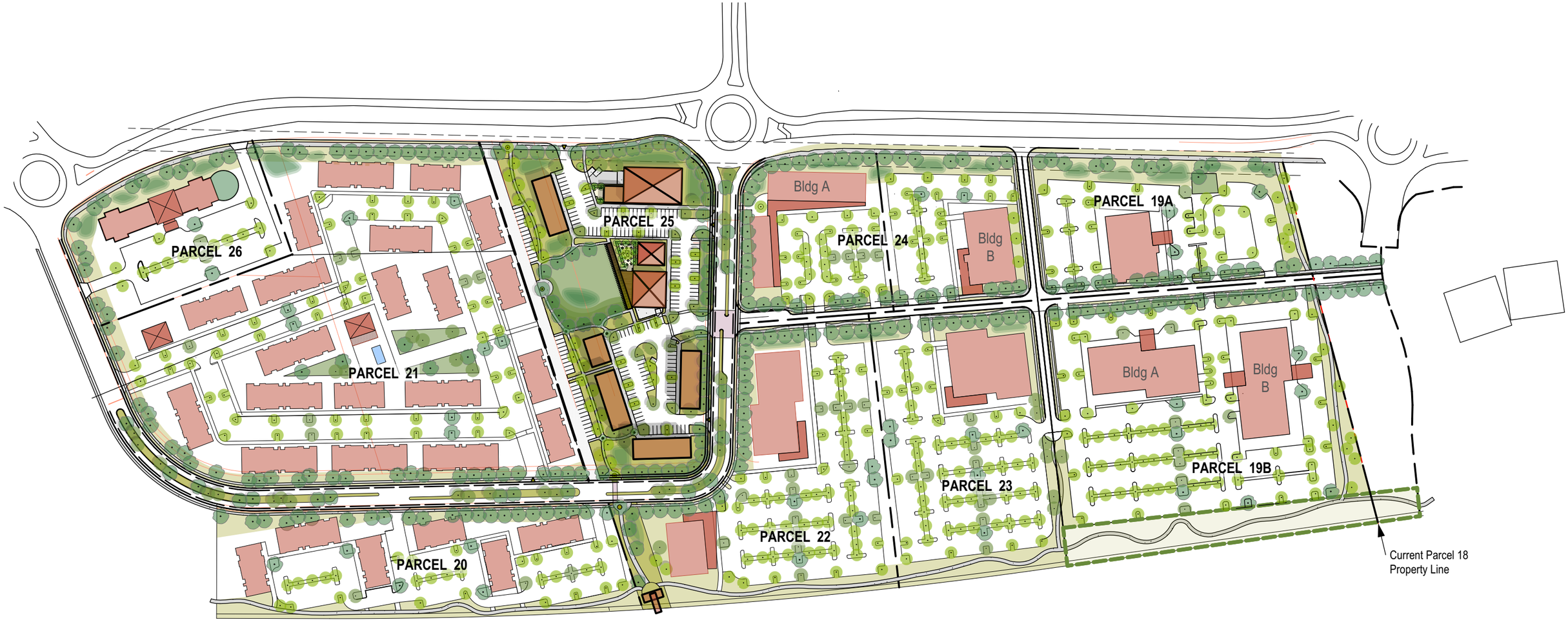
On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

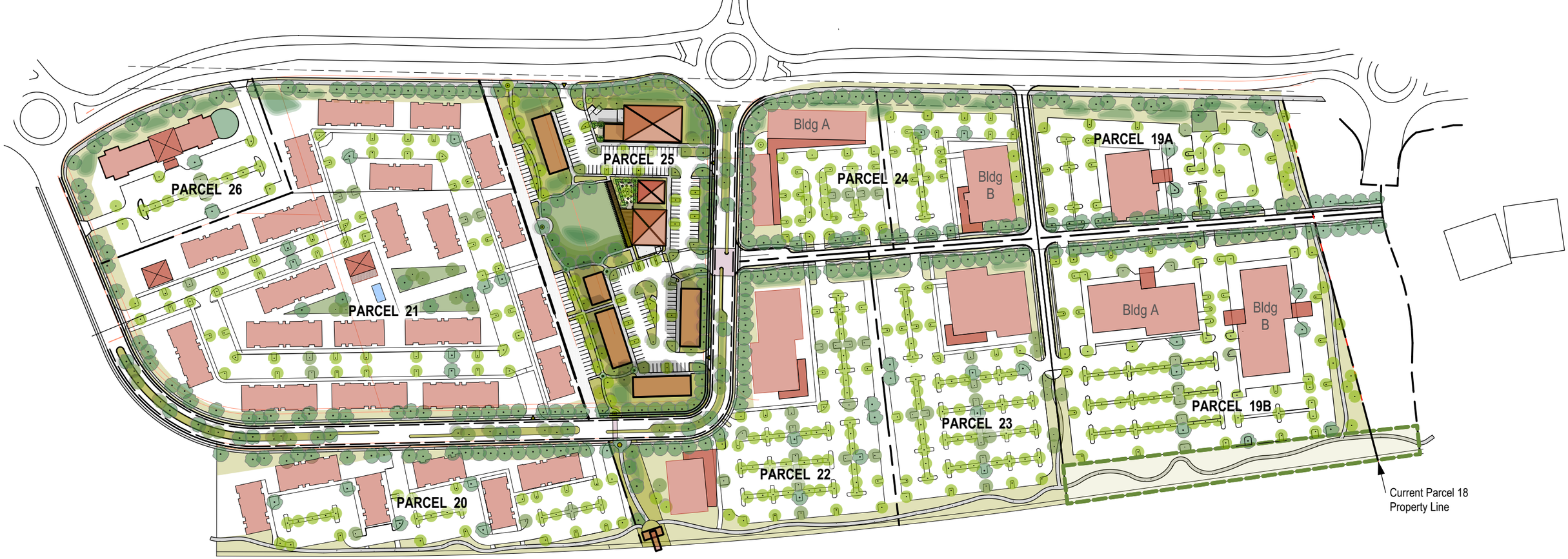
EXISTING ZONING



PROPOSED ZONING




PARCEL 26
PARCEL 25
PARCEL 24
Bldg A
Bldg B
PARCEL 19A
PARCEL 21
PARCEL 23
Bldg A
Bldg B
PARCEL 19B
PARCEL 22
PARCEL 20
Current Parcel 18
Property Line



OVERALL PARCEL DATA
February 12. 2024

NOTES: A. The following is only a test of possible parcels for the Las Soleras Parcels 19 - 26.
B. Building uses are conceptual only, based on ownership best estimates of market interests and do not indicate a required use for any parcel.
C. Building sizes are generic for text fit purposes only and do not reflect actual plans.
D. Parking layout is generic test of parking capacity and does not reflect any actual plans. The parking required minimum noted is best estimate if CoSF Parking Code is applied to building uses being tested. Parking assumes net leasable reduction of 10% for calculations.
E. All components of this test are subject to change and with that any estimates are subject to change.

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 19 A	4.08	Med Offices	15,000	30,000	2	135	171	east road, required city trail at east
PARCEL 19 B	8.97	Bldg A. Med Offices	25,000	75,000	3	676	482	east road, assumes partial structured parking, required O/S and required east and south city trails
		Bldg B. Med Offices	25,000	75,000	3			
PARCEL 20	5.20	Commercial	20,000	76,500	2 & 3	196	194	
PARCEL 21	12.85	Multi-Family	300-330 Units			375	455	

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 22	6.07	Commercial	24,000	79,000	1 & 3	205	316	eaat road, required Rambla
PARCEL 23	5.37	Med Offices	23,000	69,000	3	310	320	east road
PARCEL 24	4.85 Ac	Bldg A Comml/Retail	21500	28700	1 & 2	174	228	east road
		Bldg B Commercial	15,000	30,000	2			
PARCEL 25	6.20	Core-Mixed	See Core Test			See Core Test	See Core Test	required Rambla-Parklet
PARCEL 26	2.56	Hotel	95-100 Units			100	106	

Las Soleras Core

The Las Soleras Core is uniquely able to become the vibrant heart of southern Santa Fe. The Las Soleras Core is in an optimal location and size to host a variety of iconic neighborhood needs--a market, a restaurant, food-beverage outlets, neighborhood retail and commercial. Here is a conceptual look what the Core could be.



- Water harvesting along Becker and along Rail Runner Loop to capture stormwater to support a green edge of trees and native plants.
- Neighborhood Scale Market *(Size example: Kaune Market)*
- Food & Beverage *(Size example: Iconic Coffee)*
- Possible future road connection to east parcels would support an active engagement with lively Core
- Restaurant oriented toward "The Green" *(Size example: Rustica Resturant/SF Brewery)*
- The Long Zaguan would be a shady connector across the Green. An iconic feature with photovoltaic panels--conveying an embrace of art and environment.
- The Green repositions the required Master Plan parklet to be the heart of the Las Soleras Core. Where people can come to meet, eat, relax, and engage in small-scale community events such as music or recreation.
- Two-story buildings at the southern end of the Core would provide retail-commercial services spaces from which to serve the Las Soleras neighborhoods and south Santa Fe.
- The Rambla Trail system connects the Core with the surrounding residential neighborhoods, condominiums, senior living, apartments, office complexes, the regional hospital to the west. possible medical and education facilities, and a potential future rail raod station at I-25.

Las Solares Development Prototypes Data

Sept. 1, 2023

Notes: A. Test based on program and product prototypes

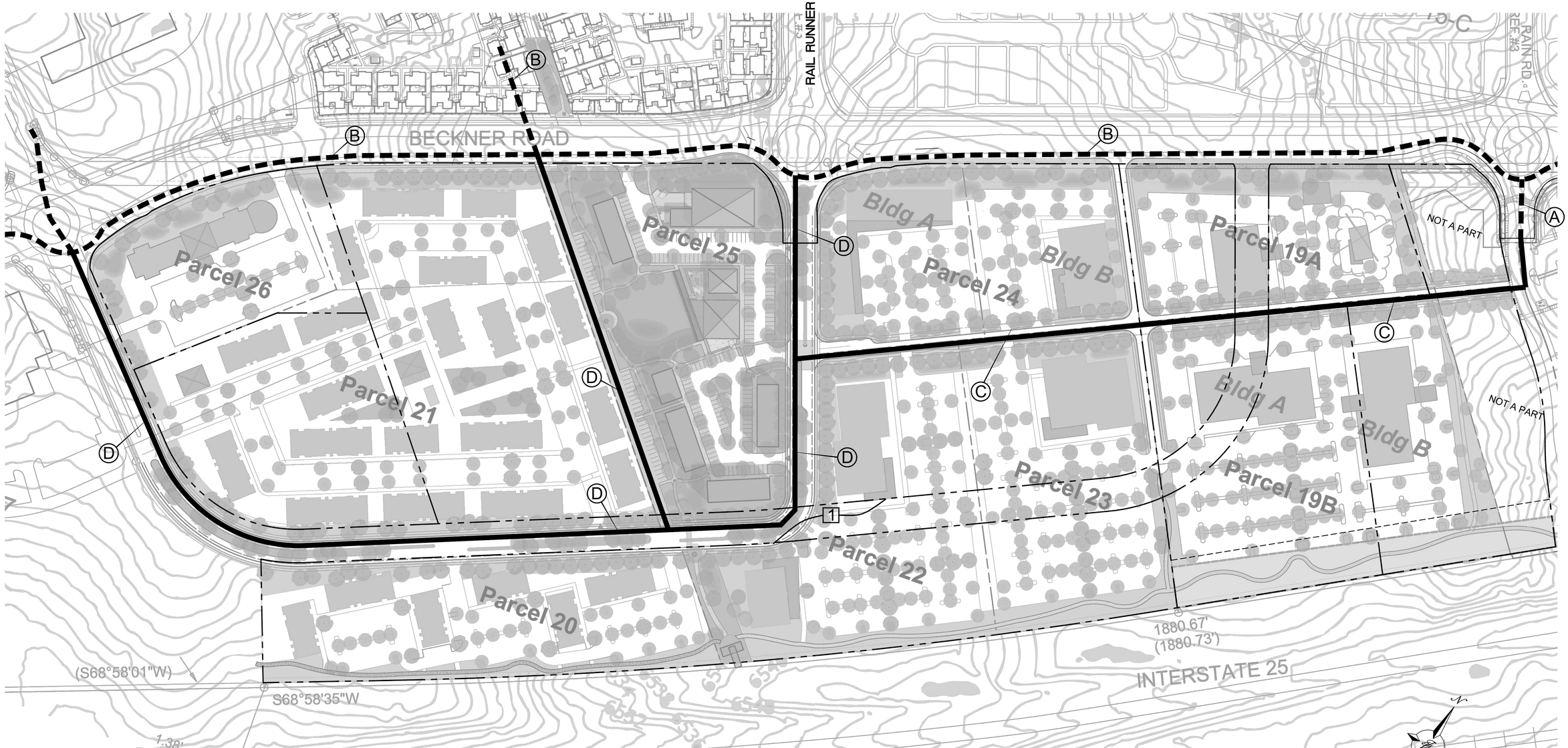
B. Applies CoSF development ordinance requirements

C. Test is for single story development.

D. Parking based on net lease (NL) of 10% reduction of gross square footage (GSF)

Opportunity: Consider asking CoSF to use a shared parking plan to increase density. Target would be for 10% shared of total provided.

Name	Plan Gross Sq. Ft.	Parking Required
Neighborhood Grocery		1 per 400 SF / NL
Market (La Montanita RG)	10400	24
Resturant		1 per 200 SF / NL
Resturant (Rustica/Ranch House)	6000	27
Food & Beverage		1 per 350 SF / NL
Space A	2025	8
Space B	3000	5
Commercial/Non-Medical Office		1 per 350 SF / NL
Commercial (Lena Street Lofts)	21900	62
Miscellaneous		
Kaune's Food Truck Area / Lot Info	6 Trucks	NA
	Total Parking Required	126
	Total Parking Per Test Plan	133
	Current Overage	7
	Remaining Capacity	2500 SF Approx



KEYED NOTES

1. EXISTING 8" WL
2. EXISTING 12" WL
3. PROPOSED 8" WL
4. PROPOSED 12" WL

NOTE

CONCEPTUAL WATER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL WATER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET #: TF-3

JOB #: 2023079

RAIL RUNNER RD

RAIL RUNNER ROUNDABOUT

BECKNER ROAD

Parcel 26

Parcel 21

Parcel 25

Parcel 24

Bldg A

Bldg B

Parcel 19A

NOT A PART

Parcel 23

Parcel 22

Parcel 20

Parcel 19B

1880.67'
(1880.73')

INTERSTATE 25

(S68°58'01"W)

S68°58'35"W

1.38'

KEYED NOTES

(A) EXISTING 10" SAN SEWER LINE

(B) PROPOSED 8" SAN SEWER LINE

(C) PROPOSED 10" SAN SEWER LINE

NOTE

CONCEPTUAL SAN SEWER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL SANITARY SEWER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET # TF-4

JOB # 2023079

TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

January 3, 2024

Mr. Dan Esquibel
City of Santa Fe Water Division
200 Lincoln Avenue
Santa Fe, NM. 87501

RE: LAS SOLERAS 57 ACRE DEVELOPMENT
LAS SOLERAS PARCELS 19-26
WATER AND WASTEWATER LETTER

Dear Mr. Esquibel:

To ensure that the proposed General Plan land use classification of Community Commercial and associated proposed rezoning to a uniform C-2 district of the 57.63 acres of Las Soleras Master Plan parcels19-26 (located along the Southern edge of Beckner Rd between Las Soleras Dr and Walking Rain Rd) will not produce excessive demand on the existing water and sanitary sewer infrastructure in Beckner Rd, Tierra West LLC has prepared the following summary of existing water and sewer capacities and water and sewer flowrates for a conceptual design we are referencing as "Conceptual Test Fit A" for your review.

Sanitary sewer capacities were calculated assuming gravity flow along two of its segments – the segment from the roundabout at Las Soleras Dr to the roundabout at Rail Runner (along which the minimum slope is 0.73%), and another segment from Rail Runner to the roundabout at Walking Rain (along which the minimum slope is 1.05%). The capacity of the existing water main was calculated assuming an 11 ft/s flow velocity.

The capacity of both existing pipes was found to be sufficient to serve the property if developed per either the existing or proposed zoning, and the water and sewer flowrates for these conditions are summarized below.

For the first segment mentioned above (from Las Soleras Dr to Rail Runner), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 843 gpm with velocity 3.44 ft/s.

For the second segment mentioned above (from Rail Runner to Walking Rain), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 1,011 gpm with velocity 4.13 ft/s.

The peak sanitary sewer flowrate calculated for the development assuming development per the existing zoning was 150 gpm, For design Test Fit Concept "A" it is 191 gpm,

Water discharge was assessed for the existing 12" ductile iron main in Beckner using an assumed velocity of 11 ft/s and was calculated at 2,693 gpm.

The peak water flowrate calculated for the development assuming development per the existing zoning was 167 gpm with average irrigation flowrate 5.79 gpm, for design Test Fit Concept "A" it is 212 gpm with average irrigation flows at 5.52 gpm,

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannan P.E

JN: 2023079

RRB/eb/dd

Attachments:

Exhibit A: Conceptual Test Fit – A Site Plan
Exhibit B: Existing Zoning Water Budget
Exhibit C: Conceptual Test Fit – A Water Budget

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Existing Zoning Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19	396832	49604	MU - MID SZ RETL	* 384 GPD / 10k SF	-	3810	2.65	4.76	0.29
			IRRIGATION	0.68 AC of usable property	0.014 GPD/SF	415			
		* 118 units	MU - MULTI-FAM	** 100 GPD / person	*** 2.4 people / unit	28320	19.67	35.40	0.48
			IRRIGATION	1.14 AC of usable property	0.014 GPD/SF	695			
* Based on the density of units in Parcel 21 of Concept A				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application ** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
20	466092	116523	BIP - LT INDUSTRIAL	* 450 SF per Employee	* 44 GPD per Employee	11393	7.91	14.24	0.68
			IRRIGATION	1.61 AC of usable property	0.014 GPD/SF	982			
				* Based on a study by Metcalf & Eddy (2003). See note 3 of "Assumptions & References" at the bottom of this sheet					
21	204732	51183	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	16515	11.47	20.64	0.60
			IRRIGATION	1.41 AC of usable property	0.014 GPD / SF	860			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
22	397267	99317	C-2 - LARGE RTL	* 402 GPD / 10k SF	-	7985	5.55	9.98	0.97
			IRRIGATION	2.28 AC of usable property	0.014 GPD / SF	1390			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
23	316681	79170	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	25546	17.74	31.93	0.92
			IRRIGATION	2.18 AC of usable property	0.014 GPD / SF	1329			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24	269201	67300	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	21716	15.08	27.14	0.78
			IRRIGATION	1.85 AC of usable property	0.014 GPD / SF	1128			
*Assumed Maximum # of proposed units would be built				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
25	321037	80259	C-2 - MID SZ RETL	* 384 GPD / 10k SF	-	6164	4.28	7.70	0.62
			IRRIGATION	1.47 AC of usable property	0.014 GPD / SF	896			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
26	151589	37897	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	12228	8.49	15.29	0.44
			IRRIGATION	1.04 AC of usable property	0.014 GPD / SF	634			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
					TOTALS (GPM)		**93**	**167**	**5.79**
							AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**150**

Note:

1. All medical office and commercial buildings were assumed to be two-story buildings for comparison with the Concept A and B uses, which was factored in to the calculation of water flowrates in Gallons / Day
2. A floor area ratio of 0.25 was used to calculate all building sizes based on the existing zoning

Assumptions & References

1. Wastewater flowrates for office spaces comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
2. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
3. Industrial Park water use and number of employees determined through *Residential Water Use Research Project of the Johns Hopkins University and the Office of Technical Studies of the Architectural Standards Division of the Federal Housing Administration, 1963 and Metcalf & Eddy, Inc., 2003*

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Concept "A" Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19 A	118919	30000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	4840	3.36	6.05	0.23
			IRRIGATION	2.73 AC of usable property	0.014 GPD / SF	333			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-A	256568	75000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	12100	8.40	15.13	0.37
			IRRIGATION	5.89 AC of usable property	0.014 GPD / SF	539			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-B	140263	75000	MED OFFICES	75 SF / Employee	*11 GPD / Employee	12100	8.40	15.13	0.34
			IRRIGATION	4.73 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
20	215622	76500	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	11220	7.79	14.03	0.63
			IRRIGATION	4.95 AC of usable property	0.014 GPD / SF	906			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
21	559746	* 330 (units)	MULTI-FAMILY	100 GPD / person **	2.4 people / unit ***	79200	55.00	99.00	0.82
			IRRIGATION	12.85 AC of usable property	0.014 GPD / SF	1175			
	*Assumed Maximum # of proposed units would be built			** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
22	264409	79000	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	12745	8.85	15.93	0.64
			IRRIGATION	6.07 AC of usable property	0.014 GPD / SF	925			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
23	233917	69000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	11132	7.73	13.92	0.34
			IRRIGATION	5.37 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24 A	109771	28700	COMML/RETL	* 384 GPD / 10k SF	-	1102	0.77	1.38	0.27
			IRRIGATION	2.52 AC of usable property	0.014 GPD / SF	384			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
24 B	101495	30000	COMMERCIAL	* 384 GPD / 10k SF	-	1152	0.80	1.44	0.25
			IRRIGATION	2.33 AC of usable property	0.014 GPD / SF	355			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
25	270072	Unspecified (See Core Test)	CORE-MIXED	* 402 GPD / 10k SF	-	2714	1.88	3.39	1.05
			IRRIGATION	6.20 AC of usable property	0.014 GPD / SF	1512			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
26	111514	* 100 (units)	HOTEL	65 gallons per person per day	** 120 GPD / Unit	12000	8.33	15.00	0.27
			IRRIGATION	2.56 AC of usable property	0.014 GPD / SF	390			
	*Assumed Maximum # of proposed units would be built			* Based on Daily Water Consumption Rates for Motels (Dewberry, 2008, pg 644)					
						TOTALS (GPM)	**111**	**200**	**5.21**
							AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**180**

Assumptions & References

1. Parcels 21 and 26 B will have the maximum amount of units proposed per the conceptual site plan.
2. Wastewater flowrates for office and coffee shop uses comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
3. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
4. Assumed Parcels 20, 22, would be used for medical offices and Parcel 25 Would be used for retail

ORION West LLC
Development | Land Use | Planning |
Project Management
PO Box 5744, Santa Fe, NM 87502-5744

EARLY NEIGHBORHOOD MEETING NOTES

Project Name:	Las Soleras
Project Location:	4200 Beckner Road
Project Description:	Development Plan Amendment for Development Plan with Summary Plat/Lot Split for proposed 141-unit Apartment Complex
Applicant:	
Agent:	Orion West LLC
ENN Meeting Date:	14 November 2023
ENN Location:	Via Zoom
Application Type:	General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.
Land Use Planner:	Dan Esquibel
Attendance:	**City of Santa Fe:** Dan Esquibel **Developer Team:** Brian Nenninger (Agent), Maureen Mestas (Agent), Scott Herbert, Dave Delgado, Karl Sommer, Esq. **Neighborhood/Public:** 1 attendee. An unidentified neighbor who was on a non-video tile but did not identify him/herself or speak.

Notes/Comments:

14 November 2023/ 5:30 – 6:12pm Meeting

The meeting started at approximately 5:39pm. Roll call and introduction of those attending was held. Dan Esquivel indicated that he would like to wait an additional few minutes to allow others to log in. After a brief wait, the meeting continued without any additional attendees.

Brian Nenninger then introduced the Developer Team.

Brian Nenninger informed the group that this ENN is for the purposes of noticing a General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5 of all parcels in the Las Soleras Master Plan; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.

Highlights Brian shared during the presentation included:

The property is located within the 545 acre Las Soleras Master Plan Subdivision that was first created via an annexation ordinance in 2009. Since 2009 the Master Plan has been amended multiple times – the most recent being October 2019.

- Eight (8) existing legal parcels that together comprise 57.63-acres.
- Existing Zoning:

C-2: Two parcels
C-1: Four parcels
MU: One parcel
BIP: One parcel

- Master Plan Items that need to be "Cleaned Up."

Rail Runner Loop Road realignment to meet Rail Runner Road
Lot Line adjustments and resizing of parcels to better accommodate Commercial Users
Rambla open space design including location of "parklet."

The Applications that are being shared in the ENN are:

- General Plan Amendment Application
- Master Plan Amendment Application

Address Realignment of Rail Runner Loop Road
Propose modification to Rambla width.
Propose flexibility of "parklet" location along the Rambla
Discussion of Master Plat/Parcel Realignment

- Rezoning Application

Propose C-2 Zoning for eight parcels.

- Planned Unit Development (PUD) Application under consideration/discussion.

with City of Santa Fe

Brian wanted to take particular note that this is not an application for Development Plan Per the Santa Fe City Code. Qualified development/building construction will require separate Development Plan Applications, ENNs and Planning Commission Hearings.

He further stated that the proposed rezoning, along with the General Plan and Master Plan amendments lay the groundwork for better development needed to meet local market demands.

Those possible mix of uses for local market demand are:

- Neighborhood Commercial Retail, such as, Restaurants, Bakeries, Pubs, Coffee Shops, Marketplace/Grocery Coop, Copy/Printing, Dry Cleaning, Pharmacy
- Office (including Medical Office)
- Medical Education
- Multifamily Residential
- Hotel

Las Soleras Junction has transit-oriented improvements, specifically:

- Completion of Las Soleras bridge (triggered by 20 acres and 300,000 sf of development of parcels 19-26.)
- Further build out of Las Soleras trails system including the Rambla and "Parklet"
- Additional Bus stop/access on Rail Runner Loop Road
- Place holder for future Rail Runner Stop

Las Soleras Junction is a work in progress. Conceptual test fits to understand options for flow of pedestrians and vehicles within the site. Engineering and Design of Las Soleras Bridge to complete Las Soleras Drive from Cerrillos to Beckner. Utility and Traffic Study activity will be required. Design Guidelines are being developed to provide a cohesive, responsible, and pleasing experience for those who use and access the site. Guidelines will stay within the Santa Fe City Code and address, Architecture Concepts, Landscape Design, Lighting, Trails, Sidewalk and Roadway Connectivity to and within the site.

Brian then summarized the intention of the applications for this ENN, those key points being:

- Clean up issues in the Master Plan created from past developments/amendments. including the realignment of Rail Runner Loop Road with the relocated Rail Runner Road.
- Lay the groundwork for more effective use of parcels 19-26 through consistent zoning to allow for administrative lot line adjustments.
- Provide greater flexibility in providing neighborhood retail services including Food and Beverage. Uses brought to the site will be driven by the local and area market.
- Facilitate the completion of Las Soleras Drive and Bridge connecting Cerrillos to Beckner.

Brian opened the ENN for questions from the City Staff and neighbors. No one in attendance who was believed to be a neighbor asked to speak. No neighbor or other interested party was on the CHAT feature to ask questions.

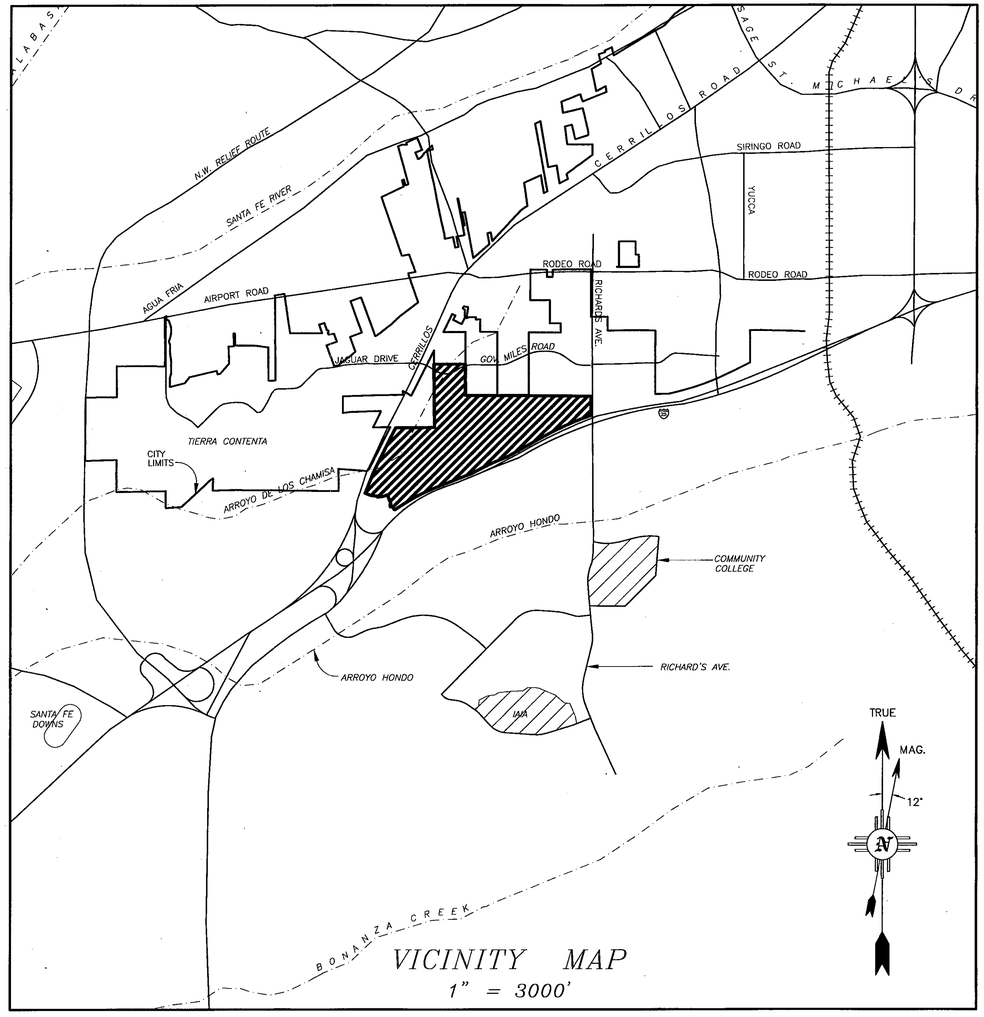
There was a brief discussion between Dan Esquivel and Brian Nenninger about the status of the applications after the meeting. The meeting was then adjourned by Dan Esquivel.

**********END**********

LAS SOLERAS

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS

714014



VICINITY MAP
1" = 3000'

TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.

OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
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JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
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LAS SOLERAS COMMUNITY DESIGN, LLC
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GERONIMO EQUITIES, LLC
FRED GARDNER, MANAGING MEMBER
9400 SAN RAFAEL, NE
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(505) 271-1944

MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
ALBUQUERQUE, NM 87158
(505) 241-4442

CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
SANTA FE, NM 87501
(505) 995-1200

CONSULTANTS:

JAMES W. SIEBERT & ASSOCIATES, INC.
915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

COMMUNITY DESIGN & ARCHITECTURE
350 FRANK OGAVE PLAZA, FIFTH FLOOR
OAKLAND, CA 94612
(510) 839-4568

TERRY BROWN
P.O. BOX 92051
ALBURQUERQUE, NM 87199
(505) 883-8807

DAWSON SURVEYS INC.
2501 CAMINO ENTRADA
SANTA FE, NM 87501
(505) 471-6660

SOMMER, KARNES & ASSOCIATES, P.A.
2000 W. MARCY ST. #142
SANTA FE, NM 87501
(505) 989-3800

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CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF DECEMBER 18, 2008. AS CASE #'s M2008-27, M-2008-28, SD 2008-15 & ZA 2008-11.

CHAIRPERSON — 2-22-10 DATE

PLANNING COMMISSION SECRETARY — 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009. AS ORDINANCE NO. 2009-6

MAYOR — 2/22/10 DATE

ATTEST BY CITY CLERK — 2-24-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, A.D. 1891 NEW MEXICO

CITY REVIEW

CITY ENGINEER — 02/22/10 DATE

CITY PLANNER — 2.22.10 DATE

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010
		DRAWN BY: PST/HP	CHECKED BY: JWS
	COVER SHEET	REVISED: 1/18/10	–
		WORKED ON: 1/18/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXCOV-12
		NORTH:	SHEET: P-1

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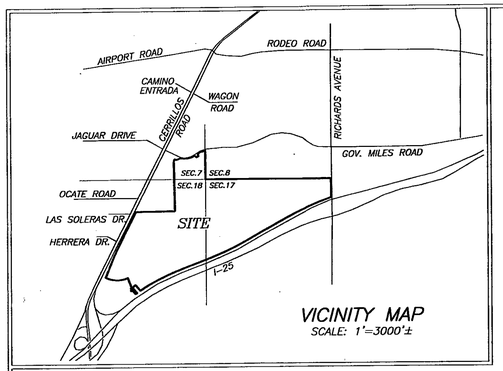


VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

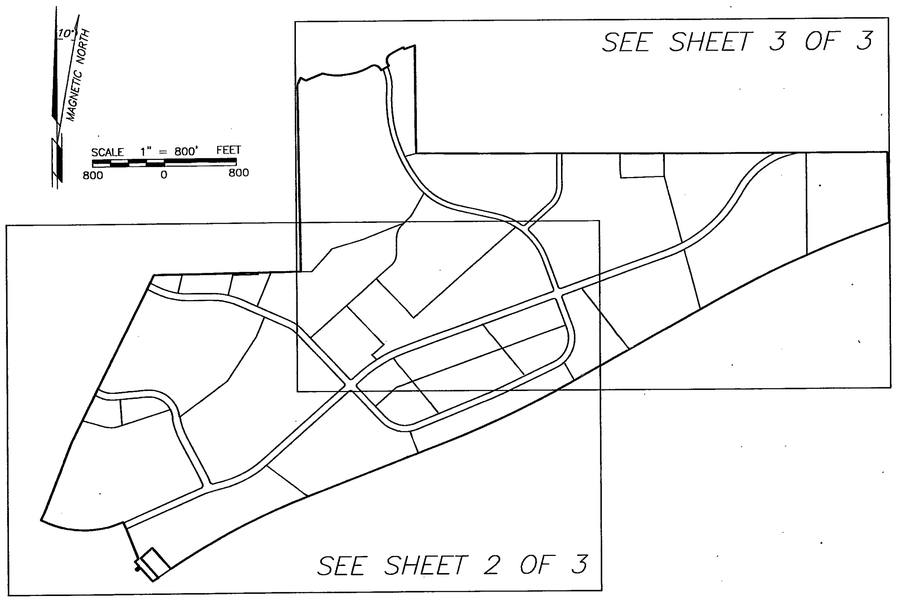
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC.
(AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC Linda J. VanMeter 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANMETER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-17-09 DATE
AS ORDINANCE # 2009–6

2-22-10
MAYOR: DAVID COSS DATE

2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 DATE AS CASE # SD–2008–15
M–2008–27
M–2008–28
ZA–2008–11

2-4-10
CHAIR DATE

2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 159245
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

UTILITIES

9-23-09
QWEST COMMUNICATIONS, INC. (TELEPHONE) DATE

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

Susie Rogers Sr. ROW Agent 09/04/2009
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) DATE

9-23-2009
NEW MEXICO GAS COMPANY DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S–1

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET (200 0 200)

N/F VOLA VALE HORST FAMILY TRUST 1700/766

N/F CLOVERDALE, LLC 1641/397–400

N/F RUTLEDGE 990/222

TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910

CERRILLOS ROAD – US 85 – N.M.P. I-025-5(3) (WIDTH VARIES)

LAS SOLERAS DRIVE 76' R/W

BECKNER ROAD 76' R/W

BECKNER ROAD 92' R/W

RAIL RUNNER ROAD 70' R/W

CROSSING AT CHAMISO 66' R/W

1 35.68 Ac.± 5407 BECKNER ROAD

2 2.60 Ac.± 5500 CROSSING AT CHAMISO

3 2.60 Ac.± 5508 CROSSING AT CHAMISO

4 34.81 Ac.± 5300 LAS SOLERAS DRIVE

5 1.20 Ac.± 5301 LAS SOLERAS DR.

6 3.00 Ac.± 5251 LAS SOLERAS DRIVE

7 2.63 Ac.± 5221 LAS SOLERAS DRIVE

8 39.03 Ac.± 4981 BECKNER ROAD

9 43.69 Ac.± 4780 RAIL RUNNER ROAD

10 8.08 Ac.± 5011 LAS SOLERAS DRIVE

11 28.32 Ac.± 4850 RAIL RUNNER ROAD

19 9.17 Ac.± 5001 RAIL RUNNER ROAD

20 10.70 Ac.± 5151 RAIL RUNNER ROAD

21 4.70 Ac.± 5190 RAIL RUNNER ROAD

22 10.21 Ac.± 5150 RAIL RUNNER ROAD

23 5.09 Ac.± 5002 RAIL RUNNER ROAD

24 5.97 Ac.± 4354 BECKNER ROAD

25 8.01 Ac.± 4552 BECKNER ROAD

26 3.78 Ac.± 4756 RAIL RUNNER ROAD

27 22.67 Ac.± 4980 BECKNER ROAD

28 21.77 Ac.± 5152 BECKNER ROAD

29 1.18 Ac.± 5400 BECKNER ROAD

LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428

LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824

LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039

LOT 2B N/F THE TANAGER CO. 1754/595

FORMERLY "CHAMISO CROSSING" 659/146 690/29

BRYANT PROPERTY

24' ACCESS & UTILITY EASEMENT FOR BENEFIT OF CHARLES P. BRYANT PROPERTY 934/123-131

979.03' N89°17'08"E 1640.00'

N00°14'54"W 2613.81'

N00°47'54"W 2661.81'

N26°33'49"E 1098.24'

N26°32'50"E 852.07'

N21°30'59"E

S68°58'01"W 712.99'

S89°17'08"W 316.66'

S85°30'44"W 368.21'

S73°41'34"E 262.83'

S21°37'09"E 354.30'

S33°30'43"W 583.33'

S22°27'33"W 243.71'

S53°32'30"W 662.81'

S48°27'26"W 546.79'

S43°25'33"E 631.27'

S43°25'33"E 449.25'

S43°25'33"E 27.56'

S43°25'33"E 71.03'

N43°25'33"W 141.83'

N43°25'33"W 766.96'

N43°25'33"W 168.95'

N48°27'26"E 181.09'

N48°27'26"E 322.00'

N48°27'26"E 289.86'

N48°27'26"E 478.07'

N48°27'26"E 1233.52'

N22°30'39"E 410.08'

N52°24'49"W 380.36'

N66°13'00"E 916.67'

N66°13'00"E 918.12'

N89°59'59"E 273.42'

S89°59'59"W 273.42'

N65°34'37"W 12.18'

N47°26'49"W 21.63'

N13°52'06"E 210.19'

N13°52'06"E 213.52'

N71°52'07"E 213.52'

S68°36'16"W 404.15'

S72°59'55"W 372.79'

S40°09'41"W 340.09'

S41°28'23"W

S48°27'26"W 605.44'

S48°27'26"W 1520.86'

S48°27'26"W 1776.56'

S48°27'26"W 1761.56'

S48°27'26"W 1226.38'

S48°27'26"W 888.62'

S48°27'26"W 1191.06'

S77°19'58"E 426.56'

S67°41'41"W 434.42'

S67°41'41"W 664.37'

S64°35'21"W 1880.73'

S64°35'21"W 608.86'

S29°09'45"E 231.46'

S38°49'24"E 343.87'

S38°49'24"E 397.20'

S38°49'24"E 336.87'

S38°49'24"E 465.37'

S38°49'24"E 284.84'

S20°57'43"E 258.94'

S00°04'36"W 1252.12'

S00°04'36"W 1407.39'

S00°04'36"W 829.95'

S19°55'24"E 346.30'

S19°55'24"E 346.30'

S19°55'24"E 304.33'

N70°04'36"E 1252.12'

N70°04'36"E 1407.39'

N70°04'36"E 1761.56'

N70°04'36"E 1072.84'

N70°04'36"E 536.42'

N70°04'36"E 187.19'

N37°29'40"W 866.35'

N38°49'24"W 397.20'

N38°49'24"W 343.87'

N38°49'24"W 336.87'

N38°49'24"W 465.37'

N38°49'24"W 284.84'

N38°49'24"W 258.94'

N38°49'24"W 1233.52'

N38°49'24"W 1191.06'

N38°49'24"W 888.62'

N38°49'24"W 664.37'

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N38°49'24"W 478.07'

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N38°49'24"W 916.67'

N38°49'24"W 918.12'

N38°49'24"W 273.42'

N38°49'24"W 273.42'

N38°49'24"W 316.66'

N38°49'24"W 819.76'

N38°49'24"W 281.75'

N38°49'24"W 169.85'

N38°49'24"W 410.08'

N38°49'24"W 333.78'

N38°49'24"W 213.52'

N38°49'24"W 210.19'

N38°49'24"W 213.52'

N38°49'24"W 404.15'

N38°49'24"W 372.79'

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N38°49'24"W 343.87'

N38°49'24"W 397.20'

N38°49'24"W 336.87'

N38°49'24"W 465.37'

N38°49'24"W 284.84'

N38°49'24"W 258.94'

N38°49'24"W 1252.12'

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N38°49'24"W 284.84'

N38°49'24"W 258.94'

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N38°49'24"W 664.37'

N38°49'24"W 434.42'

N38°49'24"W 478.07'

N38°49'24"W 1880.73'

N38°49'24"W 608.86'

N38°49'24"W 231.46

GOVERNOR MILES ROAD

714020

SCALE 1" = 200 FEET
200 0 200

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

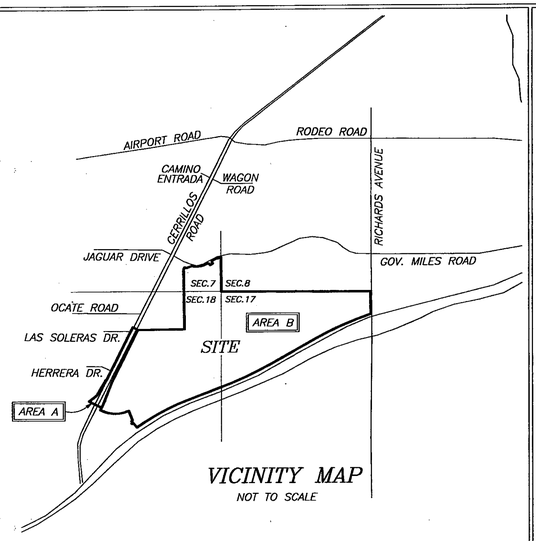
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008-15 FILE# 8348 DATE: 8/26/09

S-3



VICINITY MAP

NOT TO SCALE

SURVEYORS CERTIFICATE

I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS#7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- ∘ DENOTES CALCULATED POINT, NOT SET
- ——— DENOTES EXISTING LOT LINES
- ═══ DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ——, PAGE ——. INST NO. 1892456
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:22 o'clock PM, and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

SANTA FE COUNTY CLERK

ANNEXATION DESCRIPTION AREA "A"

ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.88 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 337.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S30°04'14"W, 99.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"

ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"W, 92.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 49.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'49"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°55'29"W, 792.93 FEET;
THENCE N89°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N00°25'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N23°59'52"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'59"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'59"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°05'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S68°01'32"W, 204.06 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA	
TOTAL AREA	561.65 ACRES
ANNEXATION AREA A	16.35 ACRES
**ANNEXATION AREA B	545.30 ACRES
ANNEXATION A PERIMETER	6785 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS	2101 FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS	31%
ANNEXATION B PERIMETER	26726 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS	4517 FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS	17%
TOTAL ANNEXATION PERIMETER	27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS	6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS	24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON. ROADS DEDICATED BY COUNTY RESOLUTION 2007-98 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24 DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC-STATE OF NEW MEXICO My Commission Expires: 5/23/2011

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 7th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK. 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12th DAY OF November, 2009

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANAUKER Notary Public State of New Mexico My Commission Expires: 3/12/11

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009

NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

714015

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE

ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE

CITY PLANNER — 02.10.10 DATE

CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — 2-22-10 DATE

ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:
12/18/2008 DATE AS CASE # SD-2008-15
M-2008-27
M-2008-28
ZA-2008-11

CHAIR — 2-4-10 DATE

SECRETARY — 3/9/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

SHEET 1 OF 3

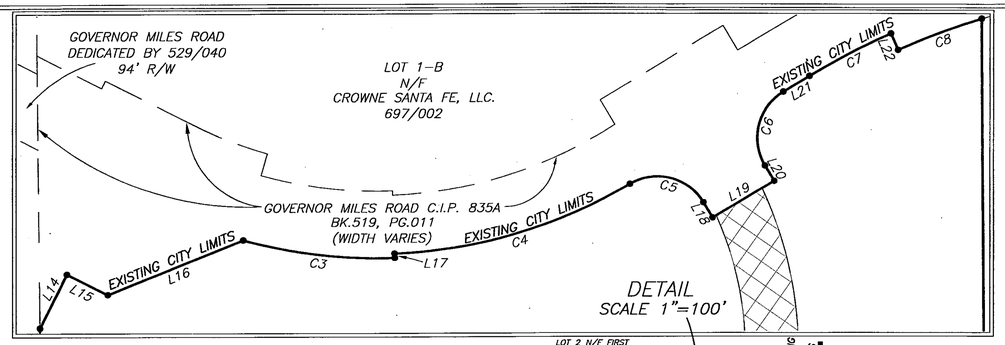
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

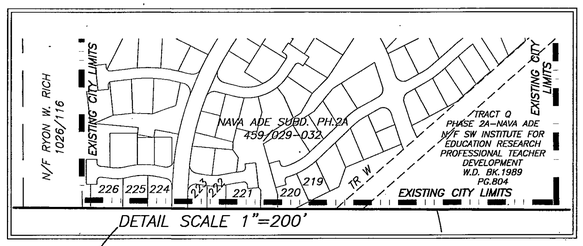
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-4

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'





714016

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

POB AND TIE POINT
NMC83
1681259.25N
1706314.91E

ANNEXATION AREA "A" 16.35 Ac.±

ANNEXATION AREA "B" 545.30 Ac.±

SEE SHEET 3 OF 3 FOR NEW ROAD DEDICATION ALIGNMENT

ALL HATCHED ROAD AREAS INDICATE PORTIONS OF ROADWAYS BEING VACATED BY THIS PLAT. (SEE DEDICATION, CONSENT AND AFFIDAVIT ON SHEET 1)

NMC83
168582.82N
1714506.16E

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

SHEET 2 OF 3
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-5

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°42'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'26"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ⊕ DENOTES REBAR, OR AS SHOWN, FOUND
- ● DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • DENOTES CALCULATED POINT, NOT SET
- DENOTES EXISTING LOT LINES
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

714017

SCALE 1"=300'
300 0 300

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002
GOV. MILES RD.
EXISTING CITY LIMITS
C/L TIE N59°03'01"E 100.00'
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F SHANNON 249/976
N/F RYON W. RICH 1026/116
SANTA FE COUNTY
TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
NAVA ADE SUBD PH.2A 459/029–032
LOT 3 N/F BUILDING SERVICES OF SANTA FE 560/040
RICHARDS AVE.
LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1319415
N/F KOBURI 2298/179
LOTS 1 & 2 N/F CANVASBACK CO. 1347/058
LOTS 1,2,3 N/F WORCESTER/CATE INSTR.#1452304
N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397–400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
CERRILLOS ROAD
DANCING GROUND ROAD 56' R/W
RAIL RUNNER ROAD 57' R/W
76' R/W BECKNER ROAD
LAS SOLERAS DRIVE 76' R/W
25'RADIUS (TYPICAL THIS INTERSECTION)
BEARINGS AND DISTANCES ARE FOR ROAD CENTERLINES (TYPICAL)
BECKNER ROAD 76' R/W
RAIL RUNNER ROAD 70' R/W
CROSSING AT CHAMISO 76'R/W 86'R/W R/W VARIES
35' RADIUS (TYPICAL THIS INTERSECTION)
PORTION OF BECKNER ROAD ALREADY DEDICATED WITH SANTA FE COUNTY RESOLUTION #2006–199
92'R/W BECKNER ROAD
TRADITIONAL C/L (NOT FOR CONSTRUCTION)
LOT 2A–1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A–2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 1B PNM
N.M.P. I–025–5(36)272 I–25 WIDTH VARIES
OPEN SPACE TRACT A
LA PRADERA SUBDIVISION 612/024
OPEN SPACE TRACT C
TRACT A N/F LOUISE BURTRAM 704/724
TRACT B 165/35
TRACT C 165/35
TRACT D 165/35
N/F JANE AND GENE PETCHESKY
LOT 1 N/F GILLENTINE
LOT 6
LOT 2 CHURCHILL ESTATES SUBD

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

NOTE:
ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT–OF–WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBDIVISION PLAT APPROVAL.

ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE–ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS EVIDENCED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008–28

S-6

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE

REFER TO "LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC." SHEETS 1, 2, AND 3 OF 3, BY GARY E. DAWSON, DATED 8/26/09, FOR OTHER EASEMENTS WITHIN THIS PROPERTY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON — NEW MEXICO — 7014 — REGISTERED PROFESSIONAL SURVEYOR

ZONING LEGEND

C-2	– GENERAL COMMERCIAL
SC-2	– COMMUNITY COMMERCIAL
C-1	– OFFICE
BIP	– BUSINESS INDUSTRIAL PARK
HZ	– HOSPITAL ZONE–LAS SOLERAS
MU	– MIXED USE
RM-1	– RESIDENTIAL HIGH DENSITY
RM-LD	– RESIDENTIAL MEDIUM DENSITY
R-6	– RESIDENTIAL LOW DENSITY

GOVERNOR MILES ROAD

714021

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

GOVERNOR MILES ROAD 519/011

PARCELS A & B N/F TRUJILLO 319/972

N/F PAUL & NANCY LEWIS 1009/780

N/F DALLAS KELLY SHANNON 791/742

N/F SHANNON 249/976

N/F RYON W. RICH 1026/116

NAVA ADE SUBD PH.2A 459/029–032

DANCING GROUND ROAD

TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

106' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21–22

N/F FIRST NATIONAL BANK OF SANTA FE LOT 1 INSTR.#1314415

N/F KOBIR 2288/179

N/F CANNEBACK CO. LOTS 1 & 2 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F RUTLEDGE 990/222

PAN AM ROAD N/F

R-6 (13) 6.80 Ac.± 4601 RAIL RUNNER ROAD

RM–LD (12) 50.09 Ac.± 4600 RAIL RUNNER ROAD

R-6 (14) 22.16 Ac.± 4781 RAIL RUNNER ROAD

RM–LD (15) 52.57 Ac.± 4251 BECKNER ROAD

R-1 (16) 3.02 Ac.± 4161 WALKING RAIN

SC–2 (17) 20.21 Ac.± 3750 BECKNER ROAD

C–2 (18) 48.99 Ac.± 4000 BECKNER ROAD

MU (19) 9.17 Ac.± 5001 RAIL RUNNER ROAD

BIP (20) 10.70 Ac.± 5151 RAIL RUNNER ROAD

C–2 (22) 10.21 Ac.± 5150 RAIL RUNNER ROAD

C–1 (21)

RM–1 (9) 43.69 Ac.± 4780 RAIL RUNNER ROAD

MU (11) 28.32 Ac.± 4850 RAIL RUNNER ROAD

C–1 (10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE

C–2 (25) 8.01 Ac.± 4552 BECKNER ROAD

C–1 (24) 5.97 Ac.± 4354 BECKNER ROAD

C–1 (23) 5.09 Ac.± 5002 RAIL RUNNER ROAD

C–1 (26) 3.78 Ac.± 4756 RAIL RUNNER ROAD

RAIL RUNNER ROAD 57' R/W

DANCING GROUND ROAD 56' R/W

BECKNER ROAD 76' R/W

RAIL RUNNER ROAD 70' R/W

50' P.N.M. EASEMENT

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

180' RAMBLA EASEMENT

90' RAMBLA EASEMENT

182' RAMBLA EASEMENT

NE COR SECTION 18

1" PIPE W/MARKED STONE

REBAR #889

TIE POINT NMC83 1681790.32N 1714518.95E

T–RAIL STA. 668+96.92

T–RAIL STA. 650+16.3

N.M.P. I–025–5(36)272 I–25 INTERSTATE (WIDTH VARIES)

SCALE 1" = 200 FEET (200 0 200)

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

SHEET 1 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

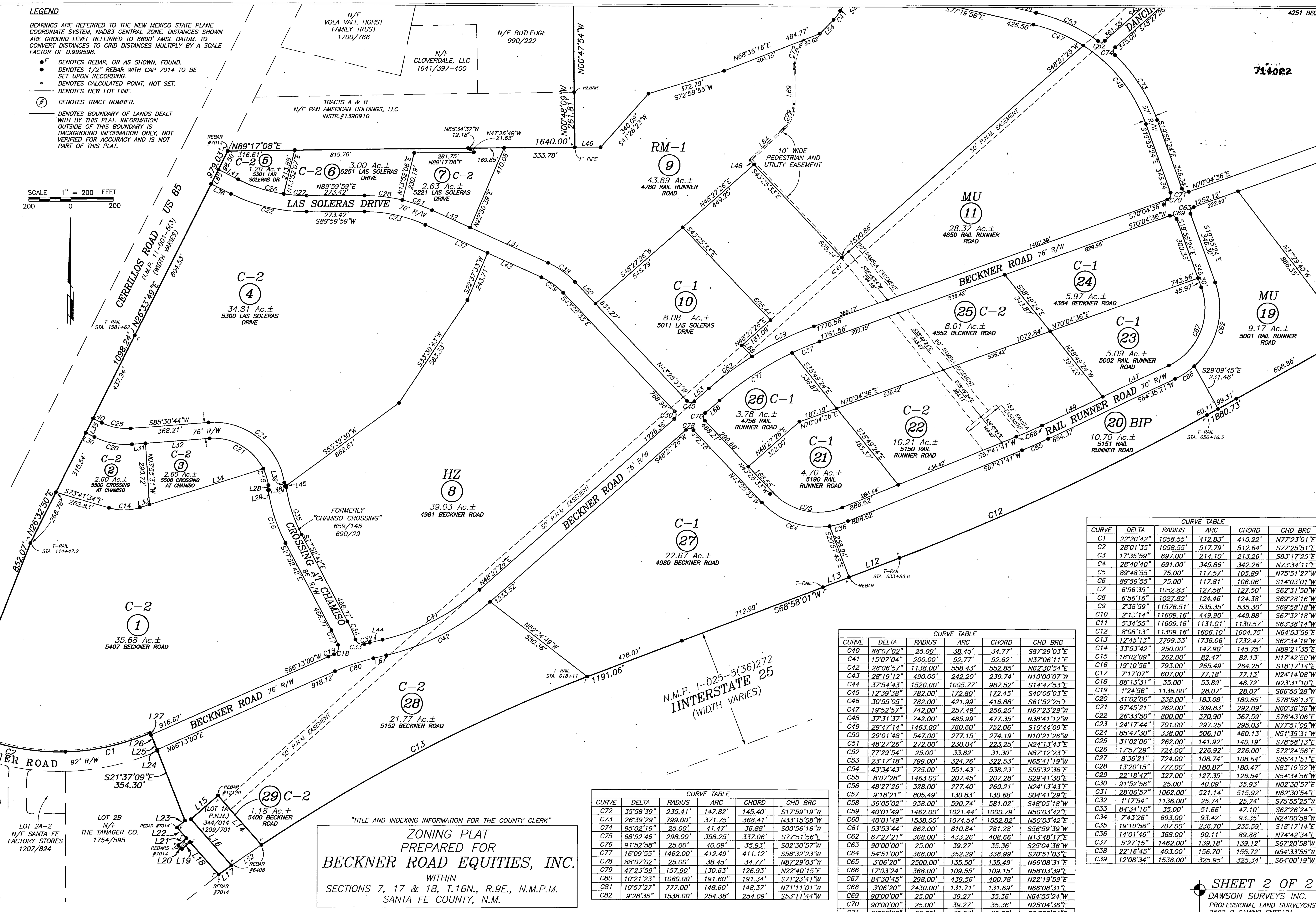
S-9

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- —— DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- —— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

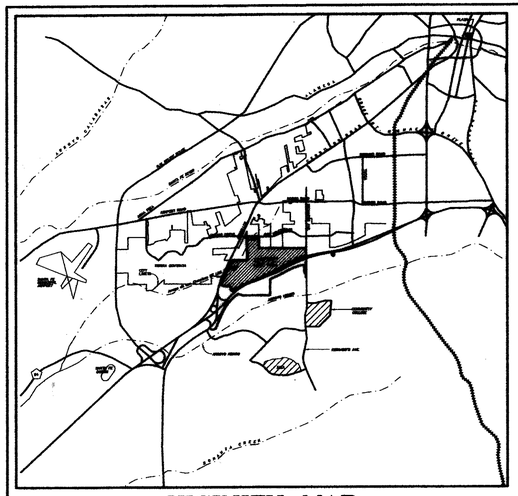
ZONING PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

SHEET 2 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-10



VICINITY MAP
1"=8000'

TRUE
MAG.
12°
N
NORTH
SCALE: 1"=400'
400' 200' 0' 400' 800'

STATE POLICE
AUTO PARK
JAGUAR DRIVE
GOVERNOR MILES ROAD
NOT A PART
HIGHWAY DEPARTMENT
APPROVED COMMERCIAL
714023
CERRILLOS
OCATE ROAD
WAL-MART
LAS SOLERAS DRIVE
RAIL RUNNER ROAD
BECKNER ROAD
DRAGON ROAD
DAMONS GROUND RD.
NAVA AVE
RICHARDS AVE
WARREN CHANNEL
GRADING AT CHAMISO
DINOSAUR TRAIL
INTERSTATE 25 SOUTHBOUND
INTERSTATE 25 NORTHBOUND
SLEEP INN HOTEL
VACANT
SANTA FE STORES
AMERICAN FURNITURE CURRENTLY VACANT

1 C-2 REGIONAL COMMERCIAL 35.68 AC± (INCLUDES O.S.) 5407 BECKNER RD.
2 C-2 REGIONAL COMMERCIAL 2.00 AC± (INCL. OS) 5500 CROSSING AT CHAMISO
3 5508 CROSSING AT CHAMISO C-3 REGIONAL COMMERCIAL 2.00 AC±
4 C-2 REGIONAL COMMERCIAL 34.81 AC± (INCLUDES O.S.) 5300 LAS SOLERAS DR
5 C-2 REGIONAL COMMERCIAL 1.20 AC± (INCLUDES O.S.) 5301 LAS SOLERAS DR
6 C-2 REGIONAL COMMERCIAL 3.00 AC± 5281 LAS SOLERAS DR
7 C-2 COMMUNITY COMMERCIAL 2.83 AC± (INCLUDES O.S.) 5221 LAS SOLERAS DR
8 HZ HOSPITAL & MEDICAL USES INSTITUTIONAL 39.03 AC± (INCLUDES O.S.) 4981 BECKNER RD.
9 RM-1 RESIDENTIAL HIGH DENSITY 43.69 AC± (INC. OS) 4780 RAIL RUNNER RD.
10 C-1 OFFICE 8.08 AC± (INC. OS) 5051 LAS SOLERAS DR.
11 MU MIXED USE 28.32 AC± (INC. OS) 4850 RAIL RUNNER RD.
12 RM-LD RESIDENTIAL MEDIUM DENSITY 50.09 AC± (INC. OS & PARK) 4600 RAIL RUNNER RD.
13 R-6 RESIDENTIAL LOW DENSITY 6.80 AC± 4601 RAIL RUNNER RD.
14 R-6 RESIDENTIAL LOW DENSITY/ INSTITUTIONAL 22.16 AC± (INCLUDES OS) 4781 RAIL RUNNER RD.
15 RM-LD RESIDENTIAL MEDIUM DENSITY 52.57 AC± (INCLUDES O.S) 4251 BECKNER RD.
16 R-1 MONTE DEL SOL CHARTER SCHOOL 3.02 Ac.± 4161 WALKING RAIN
17 SC-2 COMMUNITY COMMERCIAL 20.21 AC± (INCLUDES O.S.) 3750 BECKNER RD.
18 C-2 COMMUNITY COMMERCIAL (BUSINESS PARK) 48.99 AC± (INCLUDES O.S.) 4000 BECKNER RD.
19 MU MIXED USE 9.17 AC± (INC. OS) 5001 RAIL RUNNER RD.
20 B.I.P. 10.70 AC±
21 5190 RAIL RUNNER RD. C-1 OFFICE 4.70 AC± 70' R.O.W.
22 C-2 COMMUNITY COMMERCIAL 10.21 AC± (INC. OS) 5150 RAIL RUNNER RD.
23 C-1 OFFICE 5.09 AC± 5002 RAIL RUNNER RD.
24 C-1 OFFICE 5.97 AC± (INC. OS) 4354 BECKNER RD.
25 ACCESS/ RAMBLA EASE. 0.71 AC.
26 C-1 OFFICE 3.78 AC± (INC. OS) 4756 BECKNER RD.
27 C-1 OFFICE 22.67 AC± (INCLUDES O.S.) 4980 BECKNER RD.
28 C-2 COMMUNITY COMMERCIAL 21.77 AC± (INCLUDES O.S.) 5152 BECKNER RD.
29 PNM ELECTRIC SUBSTATION C-2 1.16 Ac.± 5480 BECKNER RD.

OPEN SPACE .68 AC±
FLOOD PLAIN PER 2008 FEMA MAPS
OPEN SPACE 3.59 AC±
17' PUBLIC UTILITY & ROAD EASEMENT
57' R.O.W.
20' SAN SEWER LINE EASEMENT PLAT 362/006 DOC 2076/782
OPEN SPACE 4.13 AC±
50' EFFLUENT LINE EASEMENT
OPEN SPACE 5.72 AC±
POTENTIAL ROAD ALIGNMENT
ROAD ALIGNMENT TO BE DETERMINED AT DEVELOPMENT PLAN PER CONDITION #30 ON SHEET P-6
OPEN SPACE 0.34 AC
OPEN SPACE 1.07 AC
OPEN SPACE 0.88 AC
OPEN SPACE 0.34 AC
OPEN SPACE 0.73 AC
OPEN SPACE 0.17 AC
10' PEDESTRIAN TRAIL & PARK MAINTENANCE PATH & EMERGENCY ACCESS
10' PED EASE
10' EFFLUENT LINE EASEMENT
20' SEWERLINE EASEMENT
50' ELECTRIC TRANSMISSION LINE
1% CHANCE FLOOD PLAIN DERIVED FROM PENDING LOMA
CLOMR FEMA CASE# 08-06-2258R
50' MRGCD EASEMENT / R.O.W.
90' ACCESS/ RAMBLA EASE.
RAMBLA & PLAZA EASE 1.25 AC±
ACCESS/ RAMBLA EASE 0.71 AC.
SETBACK
POTENTIAL FUTURE ACCESS & POSSIBLE PEDESTRIAN AND/OR VEHICULAR UNDERPASS OR OVERPASS TO BE DETERMINED BY NMDOT PER CONDITION #31 ON SHEET P-6 ONE LOCATION TO BE SELECTED
NM RAIL RUNNER EXPRESS STATION APPROVED BY MPO MEETING OF DECEMBER 11, 2008

CITY REVIEW

Risana Zaxus — 02/22/10
CITY ENGINEER — DATE

Tamara Baer — 02.10.10
CITY PLANNER — DATE

STORMWATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

Beckner Road Equities, Inc.
by Gordon L. Skarsgard
(OWNER) Gordon L. SKARSGARD — JAN 18, 2010 DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2010

Victoria M. Reyes — 5/22/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO

NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL

LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1592456 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSMENT# SD 2008-15
REZONING# ZA 2008-11

LAND AREA

REGIONAL COMMERCIAL **C-2**	–	82.52 AC±
COMMUNITY COMMERCIAL **C-2**	–	39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) **C-2**	–	48.99 AC±
COMMUNITY COMMERCIAL **SC-2**	–	20.21 AC±
OFFICE **C-1**	–	50.29 AC±
BUSINESS INDUSTRIAL PARK **BIP**	–	10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES **I**	–	39.03 AC±
MIXED USE **MU**	–	37.49 AC±
RESIDENTIAL HIGH DENSITY **RM-1**	–	43.69 AC±
RESIDENTIAL MEDIUM DENSITY **RM-LD**	–	102.66 AC±
RESIDENTIAL LOW DENSITY **R-6**	–	28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.

JAMES W. SIEBERT AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN

SCALE: 1"=400'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HF	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET: P-5	
WORKED ON: 1/15/10	FILE NAME: 20026 12-09 ANNEXPLN 026-ANNEXPLN-12		

\\SIBERTSERVER\V2000\20026\12\01\01\ANNEXPLN-01\026-ANNEXPLN-01.dwg

SPECIAL WARRANTY DEED

Las Soleras Center, LLC, a New Mexico limited liability company (collectively, "**Grantor**"), for consideration paid, grants and conveys to ***Beckner Road Partners, LLC***, a New Mexico limited liability company ("**Grantee**"), whose address is 150 Washington Avenue, Suite 201, Santa Fe, New Mexico 87501, the real property located in Santa Fe County, New Mexico legally described as follows:

> Tract 19, Tract 24, Tract 25 and Tract 26 of Las Soleras, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-19 and 24-27...lying within Section 17 & 18 T16N, R9E, NMPM City: Santa Fe County: Santa Fe State: New Mexico", recorded October 31, 2016 in Plat Book 809, Pages 003-004, # 1808503, records of Santa Fe County, New Mexico.
>
> Tract 20 of Las Soleras, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts Township 16N, Range 9E, Sections...17 & 18", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.
>
> Lot 21, Lot 22 and Lot 23 of Las Soleras, as shown and delineated on plat of survey entitled "ALTA/ACSM Boundary Survey prepared for Paseo Nuevo, Ltd. Co. of Lots 21, 22, and 23 Las Soleras lying within Sections 17 and 18, T.16N., R.9E., N.M.P.M. Santa Fe County, N.M.", recorded February 14, 2012 in Plat Book 742, Page 018, # 1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Sewer maintenance and garbage disposal assessments not yet due and payable.

SUBJECT TO: Reservations and exceptions contained in Patents from the United States of America to Samuel A. Larson, recorded December 10, 1921 in Patent Book A, Page 180 and Patent recorded November 4, 1943 in Patent Book C, Page 93, records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations and exceptions contained in Patent from the United States of America to Amos W. Beckner, recorded February 17, 1941 in Patent Book C, Page 14, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in Annexation Agreement recorded March 4, 2010 as Instrument #1592456, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593744, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593745, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, easements and rights incident thereto as shown and delineated on plat of survey entitled "ALTA/ ACSM Boundary Survey prepared for Paseo Nuevo, LTD. Co. of Lots 21, 22, and 23 Las Soleras...", recorded February 14, 2012 in Plat Book 742, Page 018, #1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-9...", recorded October 31, 2016 in Plat Book 809, Pages 003-004, #1808503, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, restrictions and conditions, as shown and delineated on plat of survey entitled "Las Soleras Amended Master Plan Township 16N, Range 9E, Sections 7, 8, 17 & 18.", recorded January 4, 2017 in Plat Book 812, Pages 037-046, # 1814047 and recorded July 17, 2018 in Plat Book 836, Pages 047-050D, # 1862707, records of Santa Fe County, New Mexico.

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Village, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802604, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26).

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Center, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802605, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26)

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.

Witness my hand and seal this 23 day of January, 2023.

GRANTOR:

LAS SOLERAS CENTER, LLC,
a New Mexico limited liability company

Gordon L. Skarsgard

Gordon L. Skarsgard, Operations Manager

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this ~~27th~~ day of January, 2023 by **Gordon L. Skarsgard** as Operations Manager of Las Soleras Center, LLC, a New Mexico limited liability company.

STATE OF NEW MEXICO
NOTARY PUBLIC
DIANA SLIWICKI
Commission # 1115266
My Comm. Exp. June 17, 2024

Diane Sliwicki

Title of Office: Notary Public

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7898
Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment ("General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tracts 21 and 26, comprising approximately 8.18 acres and Tracts 23 and 24, comprising 13.45 acres from Commercial Office to Community Commercial ("Project"). The property is located at the southeast quadrant of the Las Soleras / Beckner Road roundabout ("Property") and is zoned C-1 (General Office).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7898.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. The Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan Amendment.
10. The Planning Commission heard Case #2024-7898 concurrently with Cases #2024-7899, 2024-7900, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tracts 21, 23, 24 and 26.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for General Plan amendments, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing.
16. The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment the proposal is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
18. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
    The General Plan Amendment affects an area greater than two acres. Tracts 21 and 26 encompass 8.18 acres, and Tracts 23 and 24 encompass 13.45 acres (+/-21.63 total acres), both of which exceed the minimum size requirement for land use amendments.
19. General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
20. With the necessary infrastructure improvements as required by the conditions of approval, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
21. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
22. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
23. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the

Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing. All applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the General Plan Amendment is consistent with growth projections for Santa Fe, and that the project The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
7. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
8. The General Plan Amendment complies with SFCC 1987 Section 14-3.2(E)(1)(c), because it:
    a. does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby;
    b. affects an area greater than two acres. Tracts 21 and 26 encompass 8.18 acres, and Tracts 23 and 24 encompass 13.45 acres (+/-21.63 total acres), both of which exceed the minimum size requirement for land use amendments; and
    c. does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
9. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
12. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
13. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.
14. The Commission recommends approval of the requested General Plan amendment because the

applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-7898 to the Governing Body, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report.

Janet Clow
Chair

October 21,2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8852
Las Soleras Master Plan Tract 19 General Plan Amendment
Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment (the "General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tract 19, comprising approximately 9.11 acres from Transitional Mixed Use to Community Commercial ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned MU (Mixed Use).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8852.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023,virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan Amendment.
10. The Planning Commission heard Case #2024-8852 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8853, 2024-8854 and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tract 19.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for general plan approval, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. Based on the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Planning Commission finds that all applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
16. The General Plan Amendment is consistent with growth projections for Santa Fe, and the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.).
    i. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
    ii. The General Plan Amendment affects an area greater than two acres. Tract 19 encompass 9.11 acres, and which exceeds the minimum size requirement for land use amendments.
    iii. The General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
18. With the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
19. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
20. The General Plan Amendment does not conflict with any existing City policies, or ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
21. The additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
5. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(c), the Commission finds that:
   iv. The amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
   v. The amendment affects an area greater than two acres. Tract 19 encompass 9.11 acres, and which exceeds the minimum size requirement for land use amendments.
   vi. The amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
7. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the Commission finds that with the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
8. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
9. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the Commission finds that the proposed amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(g), the Commission finds that the proposed amendment does not conflict with any existing City policies, or ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan
12. The Applicant met the applicable Submittal Requirements.
13. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING

COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-8852 to the Governing Body, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report.



Janet Clow
Chair

October 24, 2024
Date:

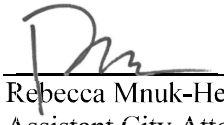
FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:



Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8854
Las Soleras Master Plan Tract 20 General Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment ("General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tract 20, comprising approximately 10.7 acres from Commercial Business Use to Community Commercial ("Project"). The property is located south of the Rail Runner Loop ("Property") and is zoned BIP (Business Industrial Park).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8854.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. The Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.
9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan

Amendment.

10. The Planning Commission heard Case #2024-8854 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8852, 2024-8853, and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tract 20.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for General Plan amendments, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing.
16. The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
18. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
19. The General Plan Amendment affects an area greater than two acres. Tract 20 (+/-10.70 acres), exceeds the minimum size requirement for land use amendments.
20. General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
21. With the necessary infrastructure improvements as required by the conditions of approval, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
22. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
23. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
24. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing. All applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the General Plan Amendment is consistent with growth projections for Santa Fe, and that the project The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
7. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
8. The General Plan Amendment complies with SFCC 1987 Section 14-3.2(E)(1)(c), because it:
    a. does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby;
    b. affects an area greater than two acres. Tract 20 encompass 10.70 which exceed the minimum size requirement for land use amendments; and
    c. does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
9. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
12. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
13. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.
14. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-8854 to the Governing Body.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7899
Las Soleras Master Plan Amendment Master Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a master plan amendment ("Master Plan Amendment") to the Las Soleras Master Plan, changing the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet, on a property located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout on the south side of Beckner Rd, encompassing Tracts 19-26 within the Las Soleras Master Plan. (Project).

After conducting a public hearing and having heard from staff and all interested persons, the Planning Commission hereby FINDS and CONCLUDES as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987, Section 14-3.9(C) sets out procedures for the creation of a Master Plan and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7899.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. "SFCC") 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.9(C) sets out procedures for master plan approval and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body,

together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.

8. Staff recommended that the Commission recommend approval of the Las Soleras Master Plan Amendment, subject to conditions and technical corrections identified in the Staff Report.
9. The Planning Commission heard Case #2024-7899 concurrently with Cases #2024-7898, 2024-7900, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
10. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Master Plan Amendment.
11. Pursuant to SFCC 1987 Sections 14-3.9(C)(4), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
12. SFCC 1987 Section 14-3.9(D)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
13. The Master Plan Amendment consistent with the City of Santa Fe growth projections and economic development goals.
14. . The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
15. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.), maintaining a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan. The amendment to C-2 zoning provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such as full-service dining and more. The Master Plan amendment will facilitate future development that is expected to trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System, further enhancing the area's coordinated development.
16. The amendment aligns with the predominant zoning patterns in the area, which primarily are uses (multifamily and nonresidential) allowed within a C-2 District. The variety of C-2 uses, ranging from residential to light industrial, adheres to the Las Soleras Master Plan's original intent to foster a mix of uses, despite the proposed elimination of both Mixed Use and Business Industrial Park Districts, while also responding to current market demands. The master plan continues to maintain a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan.
17. This Master Plan amendment will significantly enhance the site’s ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of Tracts 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System.
18. The net impact of the Master Plan Amendment on the utility system infrastructure is minimal and the existing infrastructure, water, wastewater, and parks are adequate to accommodate the Master Plan Amendment. Inadequacies in roads and fire service capacity can be adequately addressed as conditions of approval during the development of this project such that health and safety goals are met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the Master plan Amendment.
3. Pursuant to SFCC 1987, 14-3.9(C)(4) the Planning Commission has the authority to review and recommend approve of a Master Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community.
6. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.).
7. Pursuant to 14-3.9(D)(1)(b), the Master Plan Amendment is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts.
8. Pursuant to 14-3.9(D)(1)(c)), the Master Plan Amendment will contribute to the coordinated and efficient development of the community.
9. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(d), the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:
Considering the foregoing findings and conclusions, the Planning Commission approves the Master Plan, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report for Case #2024-7899.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7900
Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tracts 21 and 26, comprising approximately 8.18 acres and Tracts 23 and 24, comprising 13.45 acres from General Office (C-1) to General Commercial (C-2) ("Project"). The property is located at the southeast quadrant of the Las Soleras / Beckner Road roundabout ("Property") and is zoned C-1.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7900.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).

9. Staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.
10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from C-1 to C-2.
11. The Planning Commission heard Case #2024-7900 concurrently with Cases #2024-7899, 2024-7898, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tracts 21, 23, 24, and 26 Rezoning from C-1 to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from C-1 (General Office Use) to C-2 (General Commercial) for Tracts 21, 23, 24, and 26.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe;

and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tracts 21 and 26 (8.18 acres) and Tracts 23 and 24 (13.45 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 21.63 acres across Tracts 21, 23, 24, and 26.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tracts 21, 23, 24, and 26. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from C-1 (General Office Use) to C-2 (General Commercial) for Tracts 21, 23, 24, and 26.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tracts 21 and 26 (8.18 acres) and Tracts 23 and 24 (13.45 acres), which meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or

general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from C-1 to C-2, as requested in the Application for Case #2024-7900.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8853
Las Soleras Master Plan Tract 19 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024, (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tract 19, comprising approximately 9.11 acres from Mixed Use (MU) to General Commercial (C-2) ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned MU.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8853.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).
9. Staff reviewed the Application and related materials submitted by the Applicant for conformity

with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from MU to C-2.
11. The Planning Commission heard Case #2024-8853 concurrently with Cases #2024-7900, 2024-7898 2024-7899, 2024-7900, 2024-8852, 2024-8855, 2024-8854, and 2024-8855.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tract 19 Rezoning from MU to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from MU (Mixed Use) to C-2 (General Commercial) for Tract 19.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tract19 (9.11 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 9.11 acres for Tract 19.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tract 19. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from MU (Mixed Use) to C-2 (General Commercial) for Tract 19.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tract 19 (9.11 acres) meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from MU to C-2, as requested in the Application for Case #2024-8853.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8855
Las Soleras Master Plan Tract 20 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024, (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tract 20, comprising approximately 10.70 acres from Business Industrial Park (BIP) to General Commercial (C-2) ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned BIP.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8855.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).
9. Staff reviewed the Application and related materials submitted by the Applicant for conformity

with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from BIP to C-2.
11. The Planning Commission heard Case #2024-8855 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8852, 2024-8853, and 2024-8854.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tract 20 Rezoning from BIP to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from BIP (Business Industrial Park) to C-2 (General Commercial) for Tract 20.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tract 20 (10.70 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 10.70 acres for Tract 20.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tract 20. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from BIP (Business Industrial Park) to C-2 (General Commercial) for Tract 20.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tract 19 (9.11 acres) meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from BIP to C-2, as requested in the Application for Case #2024-8855.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe

MINUTES

**REGULAR MEETING OF
THE PLANNING COMMISSION
SEPTEMBER 05, 2024 AT
6:00 PM**

A. ROLL CALL

Members Present:
Chair Janet Clow
Vice Chair Jessica Eaton Lawrence
Member Gurushabad Mirando
Member Peter Smith
Member Thomas (TJ) Reiland

Members Excused:
Member Phil Lucero
Member Sasha McGhee

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Vice Chair Eaton Lawrence moved, seconded by Commissioner Reiland, to approved the agenda as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Smith, Member Reiland

Against: None

Abstain: Member Mirando

D. APPROVAL OF MINUTES:

1. August 1, 2024

MOTION: Vice Chair Eaton Lawrence moved, seconded by Commissioner Reiland, to approve as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Smith, Member Reiland

Against: None

Abstain: Member Mirando

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2023-7079. Bungalows on Cerrillos Development Plan. AMENDED

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

2. Case #2023-7662. Bungalows on Cerrillos variance (Setback). AMENDED

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

3. **Case #2023-7663. Bungalows on Cerrillos variance (Slopes). AMENDED**

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

6. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2024-7899. Las Soleras Master Plan Amendment.** Orion-West LLC., Agent for Beckner Road Partnership, LLC, Owner, requests a Master Plan Amendment to the Las Soleras Master Plan to change the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial). Additionally, they seek to reduce the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet. The property is located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout, and on the south side of Beckner Rd, encompassing

Parcels 19-26 within the Las Soleras Master Plan. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

2. **Case # 2024-7898. Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, Owner, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout. Additionally, a General Plan Amendment is requested to change the existing General Plan Future Land Use Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from Commercial Office Use to Community Commercial. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

3. **Case # 2024-7900. Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning.** Orion-West LLC., Agent for Beckner Road Partnership, LLC, Orion-West LLC., agent for Beckner Road Partnership, LLC, Owner, requests approval of a rezoning to change the Official Zoning Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout. Additionally, a rezoning is requested to change the existing Official Zoning Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) Use to C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

4. **Case #2024-8852. Las Soleras Master Plan Tract 19 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use designation for approximately 9.11 acres from Transitional Mixed Use to Community Commercial. The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the informational as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

5. **Case #2024-8853. Las Soleras Master Plan Tract 19 Rezoning.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 9.11 acres from MU (Mixed Use) Use to C-2 (General Commercial). The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

   MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

   VOTE: The motion was approved on the following Roll Call vote:

   For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

   Against: Member Reiland

   Abstain: None

6. **Case #2024-8854. Las Soleras Master Plan Tract 20 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use designation for approximately 10.70 acres from Commercial Business Use to Community Commercial. The property, known as Tract 20 of the Las Soleras Master Plan, and is located south of the Rail Runner Loop. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

7. **Case #2024-8855. Las Soleras Master Plan Tract 20 Rezoning.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 10.70 acres from BIP (Business Industrial Park) Use to C-2 (General Commercial). The property, known as Tract 20 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

8. **Case #2024-8523. 235 West San Francisco Street, Variance.** Sommer Karnes & Associates LLP, Agent for G.E. Senlic, LLC., owners and applicant requests a variance to SFCC 1987, Section 14.8-6(C)(2)b to allow off-site parking more than 600 feet from the property within the Business Commercial District. The property

is zoned Business Commercial District, within the Lensic Subdistrict, with an approved 70 room hotel (Case #2019-1535) on .99-acre property. (Carly Venditti, Case Manager, cavenditti@santafenm.gov)

Postponed to October 3, 2024

9. **Case #2024-8342. 4851 Hart Road Development Plan.** NM Land Solutions LLC, Agent, for ODY- HFS Partners LLP, Owner, requests approval of a development plan to establish development standards for 2 warehouses totaling 63,920 SF on a 9.755 Acre lot located at 4851 Hart Road. The property is zoned I-1 (Light Industrial) and is within the River and Trails Archeological Review District. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

10. **Case #2024-8343. 4851 Hart Road Terrain Management Variance.** NM Land Solutions LLC, Agent, for ODY- HFS Partners LLP, Owner, requests approval of a variance to the Terrain Management standards located in SFCC Ch. 14-8.2(D)(2)(b) to disturb natural slopes of thirty-percent or greater to develop 2 warehouses totaling 63,920 SF on a 9.755 Acre lot located at 4851 Hart Road. The property is zoned I-1 (Light Industrial) and is within the River and Trails Archeological Review District. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to deny the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

H. STAFF COMMUNICATIONS

1. City of Santa Fe Transportation Impact Analysis Guidelines – Erik Aune, AICP, Director Santa Fe MPO

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

.

Geraldine Gurule
Liaison

Chair

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2025-01

A BILL

REZONING LAS SOLERAS TRACTS 21 AND 26, APPROXIMATELY 8.18 ACRES OF LAND, AND TRACTS 23 AND 24, APPROXIMATELY 13.45 ACRES OF LAND, LOCATED AT THE SOUTHEAST QUADRANT OF THE LAS SOLERAS/BECKNER ROAD ROUNDABOUT, FROM C-1 (GENERAL OFFICE) TO C-2 (GENERAL COMMERCIAL) (CASE NO. 2024-7900).

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. The real property located within the municipal boundaries of the city of Santa Fe, which is restricted to and classified as C-1, more particularly described as consisting of Tracts 21 and 26 in Attachment A, incorporated herein, and Tracts 23 and 24 in Attachment B, incorporated herein, (the "Property"), is now restricted to and reclassified as C-2.

Section 2. The official zoning map of the city of Santa Fe, adopted by Ordinance No. 2001-27, is amended to conform to the change of zoning classification for the Property set forth in Section 1 of this Ordinance.

Section 3. Pursuant to SFCC 1987, Section 2-2.4, this Ordinance shall be published by title and general summary and shall become effective five (5) days after publication.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2025.

_____

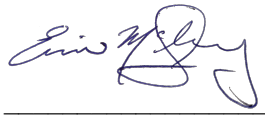
ALAN M. WEBBER, MAYOR

ATTEST:

_____

ANDRÉA SALAZAR, CITY CLERK

APPROVED AS TO FORM:



_____

ERIN K. MCSHERRY, CITY ATTORNEY

Legislation/ Land Use Legislation/Bills/ Las Soleras Tracts 21, 23, 24 and 26 Rezoning

ATTACHMENT A

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF TRACT 26, LOS SOLERAS, AS THE SAME IS SHOWN AND DESIGNATED ON THE BECKNER ROAD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES, SPECTRUM ACQUISITION SANTA FE, LLC, LAS SOLERAS VILLAGE, LLC, LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC, RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON OCTOBER 31, 2016, IN BOOK 809, PAGES 3-4, TOGETHER WITH LOT 21, LAS SOLERAS, AS THE SAME IS SHOWN AND DEDICATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE COUNTY CLERK'S OFFICE OF SANTA FE COUNTY ON MARCH 4, 2010, IN BOOK 714, PAGES 14-26, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21 BEING A SET NO. 5 REBAR WITH PINK PLASTIC CAP "L. MEDRANO PS 11993", LYING ON THE NORTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP I-025-5(36)272 BEARS S 70°40'09" W, A DISTANCE OF 2457.17 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE S 67°40'57" W, A DISTANCE OF 284.62 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 358.43 FEET, A RADIUS OF 298.00 FEET, A DELTA ANGLE OF 68°54'54", A CHORD BEARING OF N 77°50'38" W, AND A CHORD LENGTH OF 337.21 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE);

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N 43°27'11" W, A DISTANCE OF 399.79 FEET TO POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 58.30 FEET, A RADIUS OF 63.00 FEET, A DELTA ANGLE OF 53°01'25", A CHORD BEARING OF N 04°01'30" E, AND A CHORD LENGTH OF 56.24 FEET, TO A POINT OF COMPOUND CURVATURE, LYING ON THE SOUTH RIGHT OF WAY LINE OF BECKNER ROAD MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 77.78 FEET, A RADIUS OF 558.00 FEET, A DELTA ANGLE OF 07°59'11", A CHORD BEARING OF N 34°31'42" E, AND A CHORD LENGTH OF 77.72 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 9.87 FEET, A RADIUS OF 783.00 FEET, A DELTA ANGLE OF 00°43'20", A CHORD BEARING OF N 38°52'56" E, AND A CHORD LENGTH OF 9.87 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 47°56'27" E, A DISTANCE OF 25.29 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 32°17'22" E, A DISTANCE OF 14.94 FEET TO A POINT OF NON-TANGENT CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 248.60 FEET, A RADIUS OF 782.00 FEET, A DELTA ANGLE OF 18°12'53", A CHORD BEARING OF N 51°16'09" E, AND A CHORD LENGTH OF 247.56 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 110.22 FEET, A RADIUS OF 1450.29 FEET, A DELTA ANGLE OF 04°21'17", A CHORD BEARING OF N 62°33'05" E, AND A CHORD LENGTH OF 110.20 FEET, TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 38°50'23" E, A DISTANCE OF 325.50 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986;

THENCE S 38°49'46" E, A DISTANCE OF 465.57 FEET TO THE POINT OF BEGINNING, CONTAINING 8.1805 ACRES (356,343 SQUARE FEET), MORE OR LESS.

ATTACHMENT B

LEGAL DESCRITION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 17, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF TRACT 24, LOS SOLERAS, AS THE SAME IS SHOWN AND DESIGNATED ON THE BECKNER RAOD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES, SPECTRUM ACQUISITION SANTA FE, LLC, LAS SOLERAS VILLAGE, LLC, LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC, RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON OCTOBER 31, 2016, IN BOOK 809, PAGES 3-4, TOGETHER WITH LOT 23, LAS SOLERAS, AS THE SAME IS SHOWN AND DEDICATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE COUNTY CLERK'S OFFICE OF SANTA FE COUNTY ON MARCH 4, 2010, IN BOOK 714, PAGES 14-26, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23 BEING A SET NO. 5 REBAR WITH PINK PLASTIC CAP "L. MEDRANO PS 11993", LYING ON THE NORTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP 1-025-5(36)272 BEARS N 73°44'16" E A DISTANCE OF 1409.20 FEET;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, FROM SAID POINT OF BEGINNING, N 38°49'41" W, A DISTANCE OF 397.23 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE N 38°49'39" W, A DISTANCE OF 297.31 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF BECKNER ROAD MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 7.73 FEET, A RADIUS OF 45.03 FEET, A DELTA ANGLE OF 09°50'08", A CHORD BEARING OF N 47°57'36" E, AND A CHORD LENGTH OF 7.72 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 95.45 FEET, A RADIUS OF 663.00 FEET, A DELTA ANGLE OF 08°14'55", A CHORD BEARING OF N 57°00'16" E, AND A CHORD LENGTH OF 95.37 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 70°18'08" E, A DISTANCE OF 17.92 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 52°31'45" E, A DISTANCE OF 13.10 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 66.93 FEET, A RADIUS OF 476.00 FEET, A DELTA ANGLE OF 08°03'23", A CHORD BEARING OF N 66°04'21" E, AND A CHORD LENGTH OF 66.88 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE N 70°04'42" E, A DISTANCE OF 638.46 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 14.86 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 34°03'14", A CHORD BEARING OF S 36°56'58" E, AND A CHORD LENGTH OF 14.64 FEET, TO A POINT OF TANGENCY, LYING ON THE WEST RIGHT OF WAY LINE OF RAIL RUNNER ROAD, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 19°55'23" E, A DISTANCE OF 300.35 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, S 19°53'14" E, A DISTANCE OF 45.94 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 439.56 FEET, A RADIUS OF 298.00 FEET, A DELTA ANGLE OF 84°30'49", A CHORD BEARING OF S 22°19'47" W, AND A CHORD LENGTH OF 400.78 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 12352";

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD, S 64°35'45" W, A DISTANCE OF 346.96 FEET TO THE POINT OF BEGINNING, CONTAINING 10.7916 ACRES (470,081 SQUARE FEET), MORE OR LESS.

City of Santa Fe

MINUTES

**REGULAR MEETING OF
THE PLANNING COMMISSION
SEPTEMBER 05, 2024 AT
6:00 PM**

A. ROLL CALL

Members Present:
Chair Janet Clow
Vice Chair Jessica Eaton Lawrence
Member Gurushabad Mirando
Member Peter Smith
Member Thomas (TJ) Reiland

Members Excused:
Member Phil Lucero
Member Sasha McGhee

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Vice Chair Eaton Lawrence moved, seconded by Commissioner Reiland, to approved the agenda as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Smith, Member Reiland

Against: None

Abstain: Member Mirando

D. APPROVAL OF MINUTES:

1. August 1, 2024

MOTION: Vice Chair Eaton Lawrence moved, seconded by Commissioner Reiland, to approve as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Smith, Member Reiland

Against: None

Abstain: Member Mirando

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2023-7079. Bungalows on Cerrillos Development Plan. AMENDED

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

2. Case #2023-7662. Bungalows on Cerrillos variance (Setback). AMENDED

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

3. **Case #2023-7663. Bungalows on Cerrillos variance (Slopes). AMENDED**

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

6. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2024-7899. Las Soleras Master Plan Amendment.** Orion-West LLC., Agent for Beckner Road Partnership, LLC, Owner, requests a Master Plan Amendment to the Las Soleras Master Plan to change the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial). Additionally, they seek to reduce the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet. The property is located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout, and on the south side of Beckner Rd, encompassing

Parcels 19-26 within the Las Soleras Master Plan. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

2. **Case # 2024-7898. Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, Owner, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout. Additionally, a General Plan Amendment is requested to change the existing General Plan Future Land Use Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from Commercial Office Use to Community Commercial. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

3. **Case # 2024-7900. Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning.** Orion-West LLC., Agent for Beckner Road Partnership, LLC, Orion-West LLC., agent for Beckner Road Partnership, LLC, Owner, requests approval of a rezoning to change the Official Zoning Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout. Additionally, a rezoning is requested to change the existing Official Zoning Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) Use to C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

4. **Case #2024-8852. Las Soleras Master Plan Tract 19 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use designation for approximately 9.11 acres from Transitional Mixed Use to Community Commercial. The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the informational as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

5. **Case #2024-8853. Las Soleras Master Plan Tract 19 Rezoning.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 9.11 acres from MU (Mixed Use) Use to C-2 (General Commercial). The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

   MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

   VOTE: The motion was approved on the following Roll Call vote:

   For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

   Against: Member Reiland

   Abstain: None

6. **Case #2024-8854. Las Soleras Master Plan Tract 20 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use designation for approximately 10.70 acres from Commercial Business Use to Community Commercial. The property, known as Tract 20 of the Las Soleras Master Plan, and is located south of the Rail Runner Loop. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

7. **Case #2024-8855. Las Soleras Master Plan Tract 20 Rezoning.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 10.70 acres from BIP (Business Industrial Park) Use to C-2 (General Commercial). The property, known as Tract 20 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

8. **Case #2024-8523. 235 West San Francisco Street, Variance.** Sommer Karnes & Associates LLP, Agent for G.E. Senlic, LLC., owners and applicant requests a variance to SFCC 1987, Section 14.8-6(C)(2)b to allow off-site parking more than 600 feet from the property within the Business Commercial District. The property

is zoned Business Commercial District, within the Lensic Subdistrict, with an approved 70 room hotel (Case #2019-1535) on .99-acre property. (Carly Venditti, Case Manager, cavenditti@santafenm.gov)

Postponed to October 3, 2024

9. **Case #2024-8342. 4851 Hart Road Development Plan.** NM Land Solutions LLC, Agent, for ODY- HFS Partners LLP, Owner, requests approval of a development plan to establish development standards for 2 warehouses totaling 63,920 SF on a 9.755 Acre lot located at 4851 Hart Road. The property is zoned I-1 (Light Industrial) and is within the River and Trails Archeological Review District. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

10. **Case #2024-8343. 4851 Hart Road Terrain Management Variance.** NM Land Solutions LLC, Agent, for ODY- HFS Partners LLP, Owner, requests approval of a variance to the Terrain Management standards located in SFCC Ch. 14-8.2(D)(2)(b) to disturb natural slopes of thirty-percent or greater to develop 2 warehouses totaling 63,920 SF on a 9.755 Acre lot located at 4851 Hart Road. The property is zoned I-1 (Light Industrial) and is within the River and Trails Archeological Review District. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to deny the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

H. STAFF COMMUNICATIONS

1. City of Santa Fe Transportation Impact Analysis Guidelines – Erik Aune, AICP, Director Santa Fe MPO

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

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Geraldine Jurule
Liaison

Chair

City of Santa Fe, New Mexico

memo

DATE: January 9, 2025

TO: Governing Body

VIA: Randy Randall, Interim Community Development Director
Heather L. Lamboy, AICP, Planning and Land Use Director
Maggie Moore, Interim Assistant Land Use Director

FROM: Daniel A. Esquibel, Interim Planning Manager, Current Planning Division

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1. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2024-7898. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use Map designation for Las Soleras Tracts 21 and 26, +/- 8.18 acres, and for Tracts 23 and 24, +/- 13.45 acres, from Commercial Office Use to Community Commercial.

2. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2024-8852. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use designation for Las Soleras Tract 19, +/- 9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout, from Transitional Mixed Use to Community Commercial.

3. CONSIDERATION OF A RESOLUTION
General Plan Amendment. Case #2024-8854. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use designation for Las Soleras Tract 20, +/-10.70 acres, located south of the Rail Runner Loop from Commercial Business Use to Community Commercial.

4. CONSIDERATION OF A RESOLUTION

Master Plan Amendment. Case #2024-7899. Orion-West LLC, Agent for Applicant Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the Las Soleras Master Plan land use designations on Tracts 19, 20, 21, 23, 24 and 26, from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to a uniform classification of C-2 (General Commercial), and to reduce the width of the Utility and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet on the south side of Beckner Road.

5. CONSIDERATION OF BILL NO. 2025-1
   Rezoning. Case #2024-7900. Orion-West LLC, Agent for Applicant, Beckner Road Partnership, asks the Governing Body to adopt Bill 2025-01 to rezone Las Soleras Tracts 21 and 26, +/- 8.18 acres, and Tracts 23 and 24, +/-13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) to C-2 (General Commercial).

6. CONSIDERATION OF BILL NO. 2025-2
   Rezoning. Case #2024-8853. Orion-West LLC, agent for Applicant Beckner Road Partnership, LLC, ask the Governing Body to adopt Bill 2025-2 to rezone Las Soleras Tract 19, +/-9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout, from MU (Mixed Use) to C-2 (General Commercial).

7. CONSIDERATION OF BILL NO. 2025-3
   Rezoning. Case #2024-8855. Orion-West LLC, agent for Applicant Beckner Road Partnership, LLC, asks the Governing Body to adopt Bill 2025-3 to rezone Las Soleras Tract 20, +/-10.70 acres located southwest of the Walking Rain Road / Beckner Road roundabout, from BIP (Business Industrial Park) to C-2 (General Commercial).

I. Planning Commission Recommendations:

On September 5, 2024, the Planning Commission ("Commission") recommended the Governing Body take the following actions:

1. **APPROVE** Case #2024-7899. Las Soleras Master Plan Amendment, changing land use designations for Las Soleras Master Plan Tracts 19, 20, 21, 23, 24 and 26, from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet, subject to the Master Plan conditions listed in Section III, Table 1 "Master Plan Conditions" and Master Plan Technical Corrections listed in attachment "A".
2. **APPROVE** Case #2024-7898. General Plan Amendment for Las Soleras Tracts 21, 23, 24, and 26 from Commercial Office Use to Community Commercial.
3. **APPROVE** Case #2024-7900. Rezoning for Las Soleras Tracts 21, 23, 24 and 26 from C-1 (General Office) to C-2 (General Commercial).
4. **APPROVE** Case #2024-8852**.** General Plan Amendment for Las Soleras Tract 19, from Transitional Mixed Use to Community Commercial.

5. **APPROVE** Case #2024-8853. Rezoning for Las Soleras Tract 19, from MU (Mixed Use) to C-2 (General Commercial).
6. **APPROVE** Case #2024-8854. General Plan Amendment for Las Soleras Tract 20, from Commercial Business Use to Community Commercial.
7. **APPROVE** Case #2024-8855. Rezoning for Las Soleras Tract 20, from BIP (Business Industrial Park) to C-2 (General Commercial).

II. Sample Motions:

Seven (7) motions will be required. Land Use recommends the motions in the following order:

1. **Move to approve or deny** Case #2024-7898, adopting a resolution amending the General Plan Future Land Use Map designation from Commercial Office Use to Community Commercial, for Las Soleras Tracts 21 and 26, +/- 8.18 acres, and for Tracts 23 and 24, +/- 13.45 acres.

2. **Move to approve or deny** Case #2024-8852**,** adopting a resolution amending the General Plan Future Land Use designation from Transitional Mixed Use to Community Commercial, for Las Soleras Tract 19, +/- 9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout.

3. **Move to approve or deny** Case #2024-8854, adopting a resolution amending the General Plan Future Land Use designation from Commercial Business Use to Community Commercial, for Las Soleras Tract 20, +/-10.70 acres, located south of the Rail Runner Loop.

4. **Move to approve or deny** Case #2024-7899, adopting a resolution amending the Las Soleras Master Plan land use designations for Tracts 19, 20, 21, 23, 24 and 26 from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) to from 90 feet to 45 feet, subject to conditions of approval and technical corrections.

5. **Move to approve or deny** Case #2024-7900, adopting Bill 2025-01, changing the official Zoning Map designation from C-1 (General Office) to C-2 (General Commercial) for Las Soleras Tracts 21 and 26, +/- 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and Tracts 23 and 24, +/-13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout.

6. **Move to approve or deny** Case #2024-8853, adopting Bill 2025-02 changing the official Zoning Map designation from MU (Mixed Use) to C-2 (General Commercial), for Las Soleras Tract 19, +/-9.11 acres, located southwest of the Walking Rain Road/ Beckner Road roundabout.

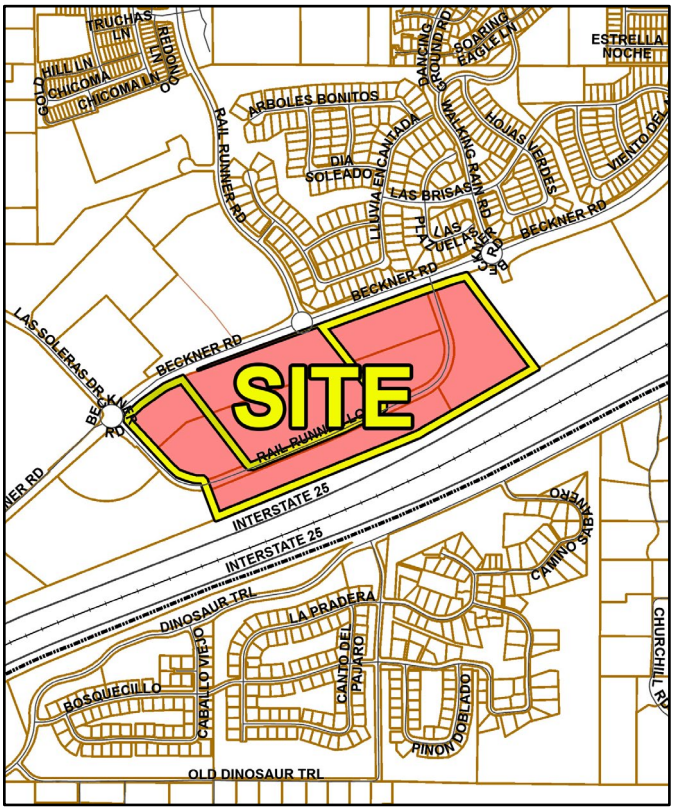
7. **Move to approve or deny** Case #2024-8855. adopting Bill 2025-03 changing the official Zoning Map designation from BIP (Business Industrial Park) to C-2 (General Commercial) Las Soleras Tract 20, +/-10.70 acres, located southwest of the Walking Rain Road / Beckner Road roundabout.

III. Executive Summary

Beckner Road Partnership, LLC, Owner, (the "Applicant"), through its agent, Orion-West LLC, requests a master plan amendment ("Master Plan Amendment"), three (3) general plan amendments ("GP Amendments"), and three (3) Rezonings ("Rezonings") for Tracts 19, 20, 21, 23, 24, and 26 ("Tracts") within the Las Soleras Master Plan area (Master Plan) (see Figure 1) (together, the "Project"). The Applicant's goal is to amend the land use designations and zoning on the six (6) tracts from their current zoning designations of General Office (C-1), Mixed Use (MU) and Business Industrial Park (BIP) to Community Commercial (C-2). The Rezonings must be consistent with the Master Plan and General Plan.

On February 11, 2009, the Governing Body approved the Master Plan when it annexed the area, encompassing +/- 539 acres with a mix of uses including low, medium, and high-density residential; community and regional commercial; business industrial park; mixed-use; institutional uses; office and open space. The Master Plan included a walkable neighborhood supported by an anticipated Rail Runner transit stop, which has since been postponed indefinitely by the state. The mix of uses was intended to encourage a citywide balance of residential and nonresidential uses and to set those uses among extensive open spaces, parks and trail networks.

Since approval in 2009, the Governing Body amended the Master Plan four (4) times:



1. September 9, 2015, which realigned roads, reconfigured open space and trails, reduced park land and reconfigured certain tracts of land.
2. September 24, 2016, which established alternative height and setback standards for the R-6 and R-12 residentially zoned districts for Estancias de Las Soleras and Ross's Peak developments.
3. September 12, 2018, which changed the land use designation from "Transitional Mixed Use" to "High Density Residential" to reflect contemporaneous zoning and General Plan amendments, reduced a 90-foot utility, access, and trail corridor to 45 feet (La Rambla) on the north side of Beckner Road, and amended a condition related to dust control.
4. May 31, 2023, which increased the density from six units per acre to ten units per acre for land located at 4601 Rail Runner Road (pending recordation).

The proposed three (3) GP Amendments, Master Plan Amendment, and three (3) Rezonings, (together, the "Project") will allow the Applicant to develop Las Soleras Tracts 19, 20, 21, 23, 24, and 26 under the Community Commercial (C-2) zoning district. The Tracts

are currently zoned C-1 (General Office), MU (mixed use), and BIP (Business Industrial Park) (see Figure 2). A uniform C-2 designation for the project area will allow amenities such as neighborhood grocery stores to exist side-by side with residences. (Grocery stores and residences could not exist side-by-side in the existing BIP and C-1 districts.) In addition, the rezoning will remove restrictions on ratios for housing versus commercial development (as currently required in the Mixed Use districts). Staff anticipates that these changes will result in more cohesive and pedestrian friendly mixed use development.

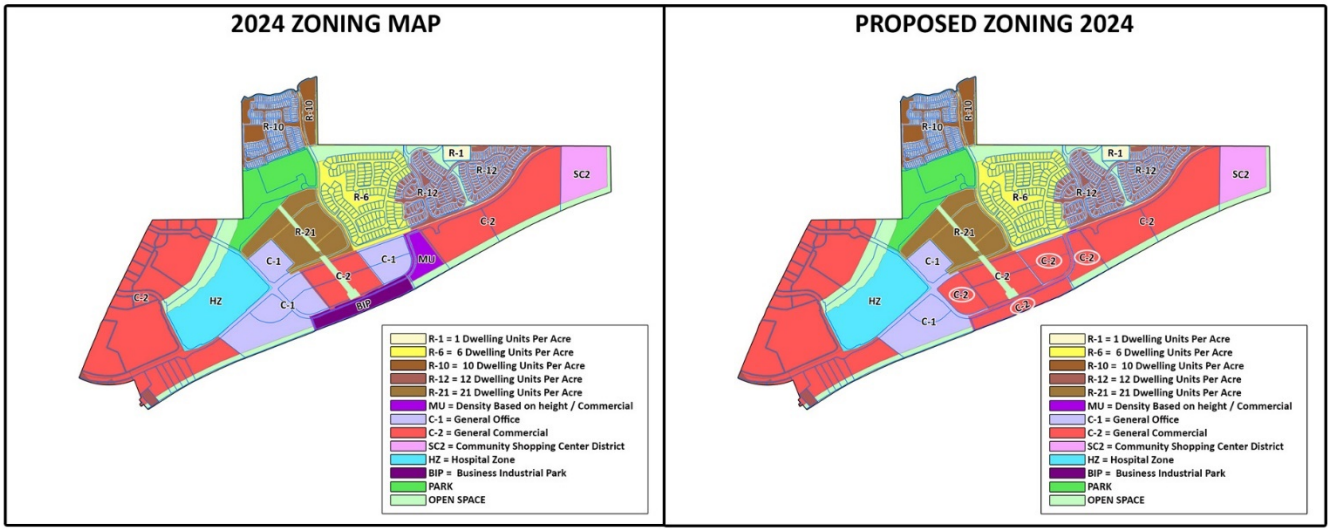


Figure 1 Existing (left) and Proposed Zoning (right)

The Applicant conducted a pre-application conference on September 28, 2023, and an Early Neighborhood Notification (ENN) meeting on November 14, 2023. On September 5, 2024, the Commission held a public hearing to review Case #2024-7899, Case #2024-7898, Case #2024-7900, Case #2024-8852, Case #2024-8853, Case #2024-8854, and Case #2024-8855 during which the Commission heard reports from City Planning and Land Use Department staff ("Staff"), testimony and evidence from the Applicant, and public comments by interested members of the public. The Commission found that the Master Plan Amendment, three (3) GP Amendments and three (3) Rezonings were consistent with the General Plan and that all approval criteria had been met.

The Commission voted to recommend that the Governing Body *approve* the Project on September 5th, 2024, subject to a condition of approval for the Master Plan Amendment. On October 3, 2024, the Commission adopted Findings of Fact and Conclusions of Law, (Attachment B, "Planning Commission Approved Findings of Fact and Conclusions of Law") and Commission Minutes (Attachment C, "Planning Commission Minutes"), reflecting its holdings from the public hearing.

IV. General Plan Amendment Approval Criteria

Table 2 analyzes all three (3) proposed General Plan Amendment according to approval criteria as set forth in the Santa Fe City Code, 14-3.2 "Amendments to the General Plan" for Case #2024-7879, Case #2024-8852, and Case #2024-8854.

Table 1 General Plan Amendment Approval Criteria Analysis

General Plan Amendment Criterion 1 [14-3.2(E)(1)(a)]: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met: (Yes/No) Yes**

Applicant's Response (General Plan Amendment):

"The requested General Plan Amendment to allow a uniform Land Use Classification of Community Commercial across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals[1] are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan, it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

[Staff has removed three (3) paragraphs here. The Applicant's full response may be found in Attachment E, Applicant's materials]

[1] Staff Commentary: the policies referenced in this response are described in the City of Santa Fe 1999 General Plan, *available at* https://santafenm.gov/land-use/current-planning/long-range-planning/general-plan-1999.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

Growth Projections, Economic Diversification, and Community Development are also addressed within this amendment. The proposed amendment is consistent with the goals and policies of community services outlined in the General Plan, which states the guiding policies for economic development are to: 1) Promote diversification of the Santa Fe economy, 2) Promote increased job opportunities with higher wages for Santa Fe residents, 3) Support services that serve the needs of Santa Fe residents and workers, 4) Develop and maintain an attractive climate for conducting business in Santa Fe, and 5) Promote small businesses.

Santa Fe County's population is projected to reach approximately 156,151 in 2024, reflecting a growth rate of 0.13% over the past year according to the most recent United States Census data. This projected growth highlights the need for adaptive planning and development to accommodate increasing residential and commercial demands.

The Angelou Report[2] further emphasizes the importance of diversifying Santa Fe's economic base to ensure sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

The proposed amendment enables the land to support these economic development policies by allowing for a greater variety of developments, which would better meet the needs of different ages, incomes, and family sizes. Additionally, it is strategically designed to create space for diverse industries to expand and prosper, encouraging the creation of community hubs that attract investment and generate high-quality employment opportunities. This supports Santa Fe's growth projections and the targeted diversification of its economic base, facilitating development that enhances the economic landscape and community well-being."

Staff Response (General Plan Amendment): Staff finds that the General Plan Amendments meet Criterion 1.

Staff agrees with the Applicant's response. The General Plan Amendments for the Tracts align with Santa Fe's growth and economic development strategies. The Applicant cites two (2) strategic documents that are reliable sources for understanding Santa Fe's future growth: the Angelou Plan ("Cultivating Santa Fe's Future Economy Economic Development Strategy, April 2004, by Angelou

[2] The "Angelou Plan" (referred to by the Applicant as the "Angelou Report") is a 2004 economic report from Angelou Economics. The Angelou Plan proposes a roadmap for Santa Fe's future economic development efforts based on economic analysis and community input. The Angelou Plan is included as Attachment C, "Economic Strategy".

Economics) and the 2008 Economic Development Strategy (included here as Attachment C, "Economic Strategy"). The General Plan Amendments are likely to allow for the type of neighborhood and community planning that are encouraged in the 1999 General Plan (*see* General Plan Themes, I-5). Specifically, the General Plan Amendments will allow for development designed to serve the immediate community, which helps reduce car-dependence and encourages community-oriented development (*see* General Plan Themes, I-13). Staff agrees that the Applicant's requested General Plan Amendments are consistent with projected growth patterns as described in both the Angelou Plan and the 2008 Economic Development Strategy.

General Plan Amendment Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;	**Criterion Met: (Yes/No)** **Yes**

Applicant's Response: *"This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application).*

Las Soleras Master Plan Tracts 19 – 26 are immediately adjacent to Community Commercial Tracts to the East. In addition, Tracts 22 and 25 are already designated Community Commercial. More Community Commercial along with Regional Commercial Land Use designations can be found a short distance to the West between I-25 and Beckner Road and then again North of Beckner Road just West of the Presbyterian hospital tract.

In fact, it could be observed that the existing land use classifications for Tracts 19 and 20 currently designated as Transitional Mixed Use and Business Park are the designations not consistent with the adjacent General Plan classifications which are a majority Community Commercial and Office.

The infrastructure serving Las Soleras is relatively new and it is also designed to accommodate the build out of the Master Plan including expansion of roads, trails and utilities as vacant Tracts are developed."

Staff Response: Staff agrees that Criterion 2 is met.

Staff agrees with the Applicant's response. The 1999 General Plan Policy Overlay designates the land at issue as an "infill area" (*see* 1999 General Plan, Chapter 3, "Land Use", p. 4). Guiding Policy 3-G-3 provides that "[t]here shall be infill development at densities that support the construction of affordable housing and a designated mix of land uses that provide an adequate balance of service retail and employment opportunities to address residential growth throughout the Urban Area".

1999 General Plan Guiding Policy 3-G-2 encourages mixed commercial/residential development throughout the City "[t]here shall be a mix of uses and housing types in all parts of the city." Additionally, much of the land near the Project site, along Cerrillos Road and I-25, is already

designated Community Commercial by the Future Land Use Map[3]. The General Plan Amendments will uniformly classify Las Soleras Master Plan Tracts 19 – 26 as Community Commercial, which will allow for development throughout the Project site that is consistent with the General Plan goal of encouraging mixed uses in all parts of the City.	
General Plan Amendment Criterion 3 [14-3.2(E)(1)(c)]: the amendment does not: **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met: (Yes/No)** **Yes**

Applicant Response (General Plan Amendment):

***"(i) Response**:*

"With the exception of the Transitional Mixed Use and Business Park Classifications of Tracts 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

"(ii) Response:

The site and Tracts in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(iii) Response:

As noted above, the Community Commercial land use classification is consistent with land use designations and patterns already assigned to adjacent Tracts within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Tracts 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services."

Staff Response (General Plan Amendment): Criterion 3 is met.

The Applicant's response does not contain enough detail to fully address all subsections of this criterial. However, based on Staff's own investigation, which included review of the applicant's submittals, and all other material included in the attachments to this Report, Staff is able to conclude that the Amendment does not allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area, does not affect an area of less than two acres, and does not benefit one or a few landowners at the expense of the surrounding landowners or the general public.

[3] See City of Santa Fe Future Land Use Map, *available at* https://santafenm.gov/FutureLandUse.pdf (12/30/2024).

General Plan Amendment Criterion 4 [14-3.2(E)(1)(d)]: an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met: (Yes/No) N/A**
Applicant's Response: *"The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos."* **Staff Response:** Criterion 14-3.2(E)(1)(c) is met, and therefore no further justification is needed at this time.	
General Plan Amendment Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans; **Staff Response:** There are no extraterritorial zoning ordinances or extraterritorial plans that affect the Property.	**Not Applicable**
General Plan Amendment Criterion 6 [14-3.2(E)(1)(f)]: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;	**Criterion Met: (Yes/No) Yes**
Applicant's Response: *"A consistent land use designation of Community Commercial for Tracts 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.* *In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan."* **Staff Response:** Staff finds that Criterion 6[14-3.2(E)(1)(f)] is met. Staff agrees with the applicant's response, in that a Community Commercial designation across the entire Project site would provide an opportunity for growth that is consistent with 1999 General Plan Guiding Policy 3-G-2 ("[t]here shall be a mix of uses and housing types in all parts of the city") and allow development that, aligns well with the adjacent land uses. The Amendment promotes more coordinated and harmonious development of the Las Solares Master Plan within Santa Fe area, consistent with past discussions under Criteria 1, 2, and 4. Furthermore, the potential for increased job opportunities and additional retail and food services directly supports the economic and social prosperity of the neighborhood.	

General Plan Amendment Criterion 7 [14-3.2(E)(1)(g)]: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	Criterion Met: (Yes/No) YES
Applicant's Response: *"Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed."* **Staff Response:** Staff agrees with the Applicant's response. The General Plan Amendments are consistent with multiple City policies that support the proposed change. The General Plan Amendments do not conflict with any existing city ordinances or regulations. Additionally, the Project meets all applicable Code criteria. The General Plan Amendments foster a harmonious development strategy, promote general welfare, and correspond with adjacent land uses and broader city policies, ensuring there are no conflicts with existing regulations. Staff finds that Criterion 7[14-3.2(E)(1)(g)] is met.	
General Plan Amendment Criterion 8 [14-3.2(E)(2)] Additional Criteria for Amendments to Land Use Policies **In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:** **(a) the growth and economic projections contained within the general plan are erroneous or have changed;** **(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or** **(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.**	**Not Applicable**
Staff Response: The Applicant is not required to document compliance with Criterion 8, since the application does not amend land use policies.	

V. APPROVAL CRITERIA – MASTER PLAN AMENDMENT

Table 2 provides the Applicant's responses and staff's analysis of the Master Plan approval criteria, 14-3.9 "Master Plan", for Case #2024-7899 Las Soleras Master Plan Amendment.

According to City Code Section 14-3.9 (B)(3), "[f]inal actions by the governing body… concerning rezonings… shall include a specific finding or determination that the action complies with all applicable provisions of the master plan." Consequently, it is Staff's recommendation that the Governing Body consider the Master Plan Amendment before considering the Applicant's proposed Rezonings.

Staff recommends *conditional approval* of the Master Plan Amendment, effective upon approval of the relevant rezonings and an additional condition. As further discussed in the Planning Commission Staff Report, Staff finds that the Master Plan Amendment meets the criteria for approval, subject to a condition that the Master Plan Amendment include a "Master Sign Plan" that comprehensively addresses the design, placement, and specifications of all signs within the project area that are compatible with the historic and rural character and visual openness of the Historic Route 66 (I-25) corridor and acknowledge the significance of development of the project along the primary entrance into Santa Fe. (*See* Attachment A, p. 4). Staff proposes that the Applicant must complete this condition prior to recording the Master Plan Amendment.

Table 2 Master Plan Amendment Approval Criteria Analysis

Criterion 1 (14-3.9(D)(1)(a)): the master plan is consistent with the general plan;	**Criterion Met: (Yes/No) YES**
Applicant's Response (Master Plan): *The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan Tracts 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals.* *Specifically, the following General Plan policy goals are supported:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.* *Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.* *Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and* *Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.* *Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and* *Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.* *Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and* *Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and* *Policy 9-2-G-5: Promote small business.* *The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the*	

local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial.

Staff Response (Master Plan): Staff finds that the Master Plan meets Criterion 1 is met.

Staff agrees that the Master Plan Amendment is consistent with the proposed General Plan Amendments. The Master Plan Amendment still maintains the potential for a diverse range of uses as allowed within the C-2 District and allows for neighborhood-focused development as described in the policies referenced in the Applicant's response, above.

Criterion 2 (14-3.9(D)(1)(b)): the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):
"This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Tracts 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across Tracts 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Staff Response (Master Plan): Staff finds that Criterion 2 is met.

Staff agrees with the Applicant's response. The Master Plan Amendment is consistent with the Rezonings proposed for the area. . The variety of C-2 uses, ranging from residential to light industrial, are consistent with the Las Soleras Master Plan's original scheme to foster a mix of uses, by allowing for a more cohesive, neighborhood-focused development scheme across the Project site than Mixed Use, BIP, and C1, which restrict certain types of development to certain parts of Project site. . .

Criterion 3 (14-3.9(D)(1)(c)): development of the master plan area will contribute to the coordinated and efficient development of the community;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):
"This Master Plan amendment will significantly enhance the site's ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of Tracts 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System."

Staff Response (Master Plan): Criterion 3 is met.

Staff agrees with the applicant's response. The Master Plan Amendment provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such as full-service dining throughout the entire Project site, and more, which would not be allowed with the current combination of zoning restrictions. This approach addresses the evolving needs of the surrounding neighborhood. The diverse mix of uses is likely to stimulate local economic growth.

Criterion 4 (14-3.9(D)(1)(d)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development:	**Criterion Met: (Yes/No) YES**

Applicant Response (Master Plan):

"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Master Plan): Staff finds that Criterion 4 is met.

Staff generally agrees with the Applicant's response regarding the minimal impact of the Master Plan Amendment on utility systems and the adequacy of existing infrastructure to support the proposed changes. Although the Applicant's "Conceptual Test Fit" land plan, included in the application, evaluates the amendment's impact on area traffic, water, and sewer utilities, the Applicant's test is not an actionable item on the agenda and cannot be used to establish compliance with the criteria.

While the Traffic Division agrees with the Applicant's Traffic Analysis, the Traffic Division has raised certain points for consideration regarding future phases of the project (*See* Attachment B, Development Review Team (DRT) Comments):
1. Per the original approved Master Plan note 46A, Beckner Road must be constructed as a four-lane major arterial in accordance with Chapter 14 of the City Code, unless otherwise approved by the City of Santa Fe Public Works Department, consistent with an approved or amended Traffic Impact Analysis.
2. The updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road, as stipulated in the original Master Plan.

Additionally, Fire Preventions comments have outlined necessary precautions and requirements for future development:
1. A comprehensive assessment of fire service capacity and requirements should be conducted for all substantial new master plan developments.
2. Before construction begins, the water division and fire department must approve all infrastructure, including hydrants and water lines.
3. An all-weather access road capable of supporting a 75,000-pound fire apparatus must be provided before any combustible materials are brought onto the site.

The Water Division did not "have any concerns at this time from a water engineering standpoint", however, it noted that "the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project." *See* Attachment B, DRT Comments.

The Wastewater Division has "determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development." *See* Attachment B, DRT Comments.

The Parks Division raised no concerns for the project. *See* Attachment B, DRT Comments.

VI. Rezoning Approval Criteria

SFCC 1987, Sec. 14-3.5(C) requires the Governing Body to consider approval criteria for all rezoning proposals, and make complete findings of fact with respect to each criterion "sufficient to show that these criteria have been met", before the Governing Body approves a rezoning. Table 3, below, contains analysis of the three (3) Rezoning requests for Case #2024-7900, Case #2024-8853, and Case #2024-8855.

Table 3 Rezoning Las Soleras Master Plan Tracts 19, 20, 21, 23, 24 and 26

Rezoning Criterion 1 (14-3.5(C)(1)(a)) one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met: (Yes/No)** **YES**
Applicant's Response (Rezoning from C-1, MU, and BIP to C-2): *(i) "Not applicable"* *(ii) "As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within Tracts 19 -26. This loop road realignment has left the lot configurations of Tracts 19 – 26 contrary to efficient development.* *Las Soleras Tracts 19-26 have been referenced collectively as triggers for various infrastructure development – most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for Tracts 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative impact on Master Plan Tracts 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue."* *(iii) "As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.*	

Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road. The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response: Criterion 1 is met.

Staff agrees that a different use category (here, Community Commercial/ C2) is more advantageous to the community as articulated in the General Plan policy sections cited in the Applicant's response. The Rezonings support a variety of uses, enhance walkability, and promote economic self-sufficiency within the master planned area by balancing residential and commercial development opportunities, which provides opportunities for shopping and employment in the immediate area. The Rezonings are designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs.

Rezoning Criterion 2 (14-3.5(C)(1)(b)): all the rezoning requirements of Chapter 14 have been met;	**Criterion Met: (Yes/No) YES**

Applicant's Response:
"Yes, all zoning requirements of Chapter 14 have been met."

Staff Response: Staff agrees with the Applicant's response, above. The Rezonings meet all applicable Chapter 14 requirements. The proposed Rezonings therefore meets Criterion 2.

Rezoning Criterion 3 (14-3.5(C)(1)(c)): the rezoning is consistent with the applicable policies of the general plan, including the future land use map;	**Criterion Met: (Yes/No) Yes**

Applicant's Response (Rezoning):
As previously noted and in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

This rezoning request will be consistent with the General Plan upon approval of the companion General Plan Amendment application.

Staff Response (Rezoning): Staff finds that Criterion 3 is met.

Staff agrees with the Applicant's response that rezoning the Tracts to a uniform Community Commercial C-2 district across aligns with the City of Santa Fe's General Plan as proposed to be amended, and economic development goals. The proposal matches City policies on diverse land uses, reduced auto dependence, and balanced growth, supporting the Future Land use Map, which designates the area Community Commercial.

Rezoning Criterion 4 (14-3.5(C)(1)(d)): the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):

"The total acreage under consideration is 57.63, which is in conformance with the criteria set forth in the City Code. Once again, the rezoning application is consistent with the General Plans Goals for Growth Management."

Staff Response (Rezoning from R-3 to C-2): Staff finds that Criterion 4 is met.

For City policy regarding the amount of land sufficient to meet Rezoning Criterion 4, Staff looks to City Code General Plan Amendment Criteria, Section 14-3.2(E)(1)(c), which requires in part that an amendment does not "affect an area of less than two acres, except when adjusting boundaries between districts."

Based on this requirement, Staff concludes that the amount of land proposed for rezoning will not create a pocket of inconsistent development and is sufficient to help meet the City's land use goals of creating neighborhood-focused communities that include opportunities for both residential and commercial development.

Rezoning Criterion 5 (14-3.5(C)(1)(e)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met: (Yes/No) YES**

Applicant's Response:

"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response: Staff finds that Criterion 5 is met.

Staff agrees with the Applicant's response the "subject property can be served by existing roadways and public water and sewer infrastructure."

Staff agrees with the Applicant's response that the existing infrastructure is adequate for the proposed development. However, the "Conceptual Test Fit" that the Applicant referenced is not from the City Code and is not a test that the City uses to evaluate projects. Additionally, DRT evaluations have outlined necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development, which will be reviewed at the permitting or development plan stage.

Rezoning Criterion 6 (14-3.5(C)(2)): Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts; or** **(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met: (Yes/No)** **Yes**

Applicant's Response:

14-3.5(C)(2)(a):

"With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

14-3.5(C)(2)(b):

"The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement."

14-3.5(C)(2)(c):

"As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las

Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services."

Staff Response: Staff finds that Criterion 6 [14- (14-3.5(C)(2)] is met.

The Rezonings are consistent with applicable 1999 General Plan policies referenced in detail in the analysis of the previous criteria. The Rezonings are anticipated to bring broader economic benefits, such as increased employment, higher property and sales tax revenues, and expanded services, all of which would serve the general public interest.

VII. CONCLUSION

The Applicant has complied with all application process requirements of Santa Fe City Code 1987, Chapter 14 as follows:

a) The Applicant complied with the following steps required by the Santa Fe City Code:
   1) Pursuant to 14-3.1(E) "Pre-application", the Applicant conducted a pre-application on September 28, 2023.
   2) Pursuant to 14-3.1(F) "Early Neighborhood Notification" (ENN) the Applicant conducted one ENN on November 14, 2023.
   3) The Applicant has addressed the Master Plan Approval Criteria per Section 14-3.9(D)(1) *"Necessary Findings."*
   4) The Applicant has addressed the General Plan Amendment Approval Criteria per Section 14.3-9(E)(1) *"Criteria for All Amendments to the General Plan."*
   5) The Applicant has addressed the Rezoning Approval Criteria per Section 14-3.5(C) *"Approval Criteria."*

Staff and the DRT have analyzed the Project and found that it meets all applicable Code criteria. The Land Use Department recommends APPROVAL of the Project, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A."

VIII. ATTACHMENTS

A. Planning Commission Staff Report
B. DRT Comments
C. Economic Strategy
D. Maps and Images
E. Applicant's Materials
F. Planning Commission Approved Findings of Fact and Conclusions of Law (all case numbers)

G. Planning Commission Minutes

A Resolution Amending the Las Soleras Master Plan land use designations for Tracts 19, 20, 21, 23, 24 and 26 from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) to from 90 feet to 45 feet.

A Resolution Amending the General Plan Future Land Use Map designation from Commercial Office Use to Community Commercial, with Legal Description.

Bill 2025-01, Changing the Official Zoning Map from C-1 (General Office) to C-2 (General Commercial), with Legal Description.

A Resolution Amending the General Plan Future Land Use Map from Transitional Mixed Use to Community Commercial, with Legal Description.

Bill 2025-02 Changing the Official Zoning Map from MU (Mixed Use) to C-2 (General Commercial), with Legal Description.

A Resolution Amending the General Plan Future Land Use designation from Commercial Business Use to Community Commercial, with Legal Description.

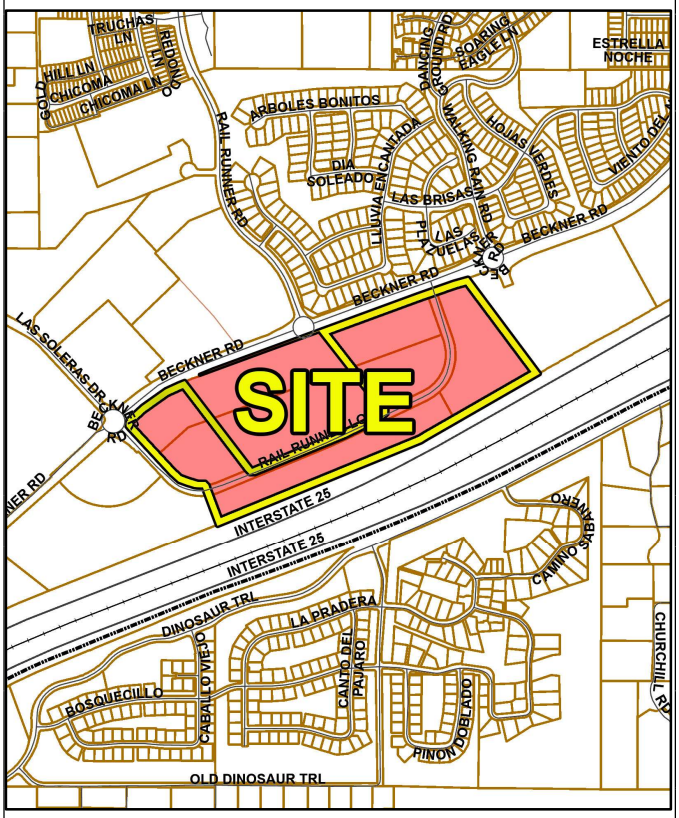
Bill 2025-03 Changing the Official Zoning Map from BIP (Business Industrial Park) to C-2 (General Commercial), with Legal Description

ATTACHMENT A

CITY OF SANTA FE

Planning and Land Use Department
Planning Commission Staff Report

Case Nos:	2024-(7899)(898)(7900)(8852)(8853)(8854)(8855)
Hearing Date:	September 5, 2024
Applicant:	Beckner Road Partnership, LLC
Request:	Master Plan Amendment, General Plan Amendments & Rezonings
Location:	The property is located SE of the Las Soleras/Beckner Rd roundabout & South of the Rail Runner Rd/Beckner Rd roundabout, & on the South side of Beckner Rd, being Tracts 19-26, within the Las Solares Master Plan.
Case Mgr.:	Daniel A. Esquibel
Existing Zoning:	C-1 (General Office), MU (Mixed Use), and BIP (Business Industrial Park)
Overlay:	Suburban Archaeological Review District
Pre-app. Mtg.:	September 28, 2023
ENN Mtg.:	November 14, 2023



Proposal: The Applicant's project includes 7 applications: an amendment to the Las Soleras Master Plan, 3 General Plan Amendments, (GPA) 3 rezonings (RZ), and a request to reduce the La Rambla Trail easement width from 90 feet to 45 feet. The GPAs change the Future Land Use Map designations from "Transitional Mixed Use, Business Commercial, and Commercial Office" to "Community Commercial". The RZs change the Official City Zoning Map designations from MU, BIP, and C-1, to C-2.

Case #2024-7899. Las Soleras Master Plan Amendment. Orion-West LLC, Agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a Master Plan Amendment to the Las Soleras Master Plan, changing the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet, on a property located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout on the south side of Beckner Rd, encompassing Tracts 19-26 within the Las Soleras Master Plan. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-7898. Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and also that the Planning Commission recommend that the Governing Body approve an additional General Plan Amendment changing the existing General Plan Future Land Use Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from Commercial Office Use to Community Commercial. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case # 2024-7900. Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning. Orion-West LLC, Agent for Beckner Road Partnership, Owner, asks the Planning Commission to recommend that the Governing Body approve a rezoning, changing the Official Zoning Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and that the Planning Commission also recommend the Governing Body to change the existing Official Zoning Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) Use to C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8852. Las Soleras Master Plan Tract 19 General Plan Amendment. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use designation for approximately 9.11 acres from Transitional Mixed Use to Community Commercial, for a property, described as Tract 19 on the Las Soleras Master Plan located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8853. Las Soleras Master Plan Tract 19 Rezoning. Orion-West LLC, agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 9.11 acres from MU (Mixed Use) Use to C-2 (General Commercial). The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8854. Las Soleras Master Plan Tract 20 General Plan Amendment. Orion-West LLC., agent for

Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use designation for approximately 10.70 acres from Commercial Business Use to Community Commercial, on a property described as Tract 20 on the Las Soleras Master Plan, and located south of the Rail Runner Loop. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8855. Las Soleras Master Plan Tract 20 Rezoning. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, ask the Planning Commission to recommend the Governing Body approve a rezoning changing the existing Official Zoning Land Use Map designation for approximately 10.70 acres from BIP (Business Industrial Park) to C-2 (General Commercial) on a property described as Tract 20 on the Las Soleras Master Plan, and located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** of the following cases, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A":

1. Case #2024-7899: Las Soleras Master Plan Amendment allowing General Plan Amendments and Rezonings for Las Soleras Tracts 21, 23, 24, and 26,
2. Case #2024-7898: Las Soleras Tracts 21, 23, 24, and 26 General Plan Amendment,
3. Case #2024-7900: Las Soleras Tracts 21, 23, 24, and 26 Rezoning,
4. Case #2024-8852: Tract 19 General Plan Amendment,
5. Case #2024-8853: Las Soleras Tract 19 Rezoning,
6. Case #2024-8854: Las Soleras Tract 20 General Plan Amendment, and
7. Case #2024-8855: Las Soleras Tract 20 Rezoning

Seven motions are required for these Cases:

1. Recommend the Governing Body approve or deny Case #2024-7899: Las Soleras Master Plan Amendment allowing General Plan Amendments and Rezonings for Las Soleras Tracts 21, 23, 24, and 26,
2. Recommend the Governing Body approve or deny Case #2024-7898: Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment, subject to the Master Plan conditions listed in Section II, Table 1 *"Master Plan Conditions"*, and Master Plan Technical Corrections listed in attachment "*A*",
3. Recommend the Governing Body approve or deny Case #2024-7900: Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning,
4. Recommend the Governing Body approve or deny Case #2024-8852: Tract 19 General Plan Amendment
5. Recommend the Governing Body approve or deny Case #2024-8853: Las Soleras Master Plan Tract 19 Rezoning,
6. Recommend the Governing Body approve or deny Case #2024-8854: Las Soleras Master Plan Tract 20 General Plan Amendment, and
7. Recommend the Governing Body approve or deny Case #2024-8855: Las Soleras Master Plan Tract 20 Rezoning

II. Master Plan Conditions

Table 1 Master Plan Conditions

#	Condition of approval	Dept/Division	Completed By:
1	The Applicant shall submit a Master Sign Plan to be included with the Master Plan amendment as a permanent component of future development of the Project. This Master Sign Plan must comprehensively address the design, placement, and specifications of all signs within the project area to ensure compatibility with the historic and rural character and visual openness of the Historic Route 66 (I-25) corridor and acknowledge the significance of development of the project along the primary entrance into Santa Fe. This requirement shall apply to the entire project area, irrespective of any future subdivision or ownership change, and must be adhered to by all current and subsequent owners or developers.	Land Use/ Current Planning Division	Prior to recording the Master Plan

III. EXECUTIVE SUMMARY

The Governing Body approved the Las Soleras Master Plan (Master Plan) on February 11, 2009, encompassing approximately 539 acres with a mix of uses including low, medium and high-density residential; community and regional commercial; business industrial park; mixed-use; institutional uses; office and open space. The original master plan concept proposed a walkable mixed-use neighborhood focused on an anticipated Rail Runner transit stop. The mix of uses was intended to approximate the citywide balance of residential and nonresidential uses, set among extensive open spaces.

Since adoption in 2009, there have been 4 amendments to the Las Solares Master Plan:

A. September 9, 2015
   i. Realignment of roads, reconfiguration of open space and trail, reconfiguration and reduction of park land and the reconfiguration of land tracts.
B. September 24, 2016
   i. Establish alternative height and setback standards for the R-6 and R-12 residentially zoned districts of Las Soleras for Estancias de Las Soleras and Ross's Peak.
C. September 12, 2018

i. Rezoning from MU (Mixed Use) to R-21 (Residential-twenty-one dwelling units per acre) and a reduction in the 90-foot utility, access, and trail corridor to 45 feet (La Rambla).

ii. Amending Las Soleras Master Plan condition related to dust control

D. October 31, 2019

i. Rezoning from R-6 to R-10 for Las Solares Tract 13

IV. COMPARISON MAPS OF ZONING AND THE FUTURE LAND USE MAP

Figure 1 depicts a comparison between the 2010 Future Land Use Map (left), illustrating the land uses at the time of adoption of the Master Plan and Annexation into the City, and the current 2024 Future Land Use Map designations (right). The primary differences being within the project area where 4 lots (lots 21,23,24 and 26) were annexed in as Community Commercial (red) and are now designated as commercial office (light purple). There has also been an expansion of residential low density (yellow) and residential high density (goldenrod) and a reduction in Transitional Mixed Use (mauve) north of Beckner Road.

Figure 1 2010 / 2024 Future Land Use Map Comparison

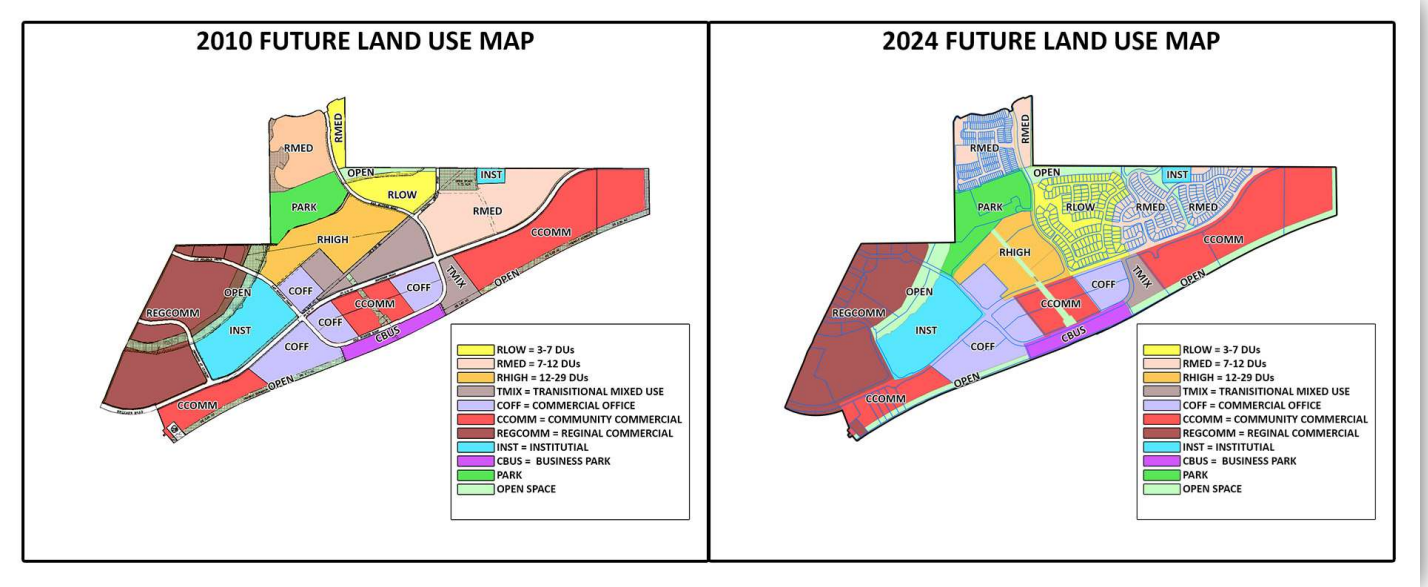
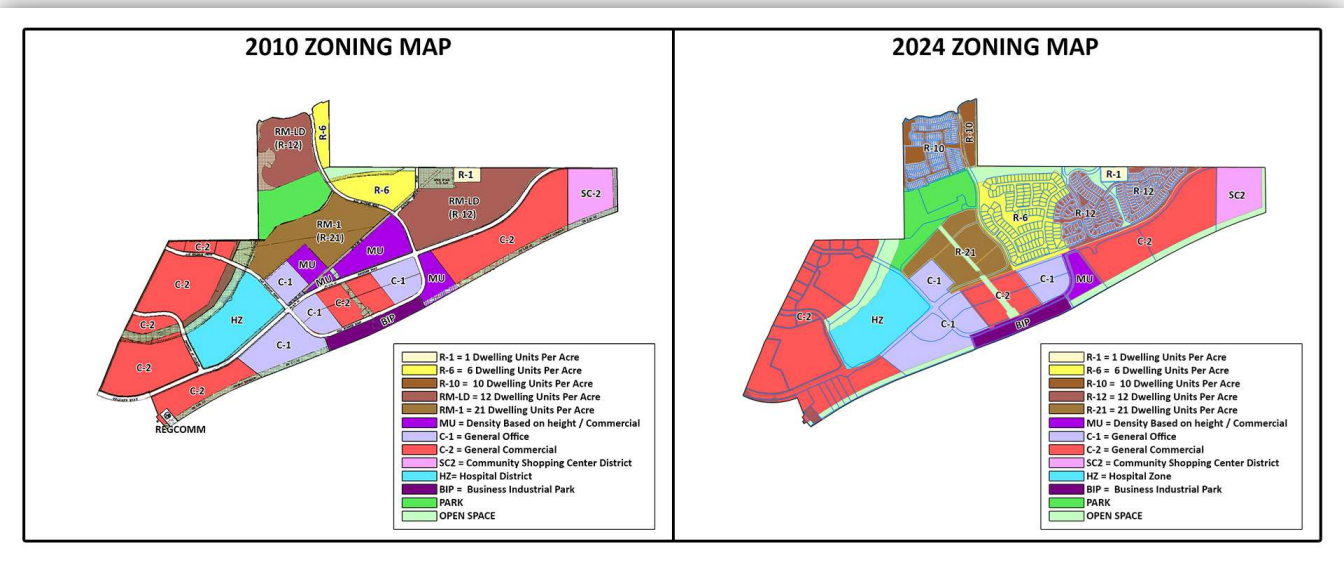


Figure 2 depicts a comparison between the 2010 Zoning Map established at annexation and the 2024 Zoning Map. The primary difference being a reduction in Mixed Use zoning (purple) in favor of more residential uses north of Beckner Road.

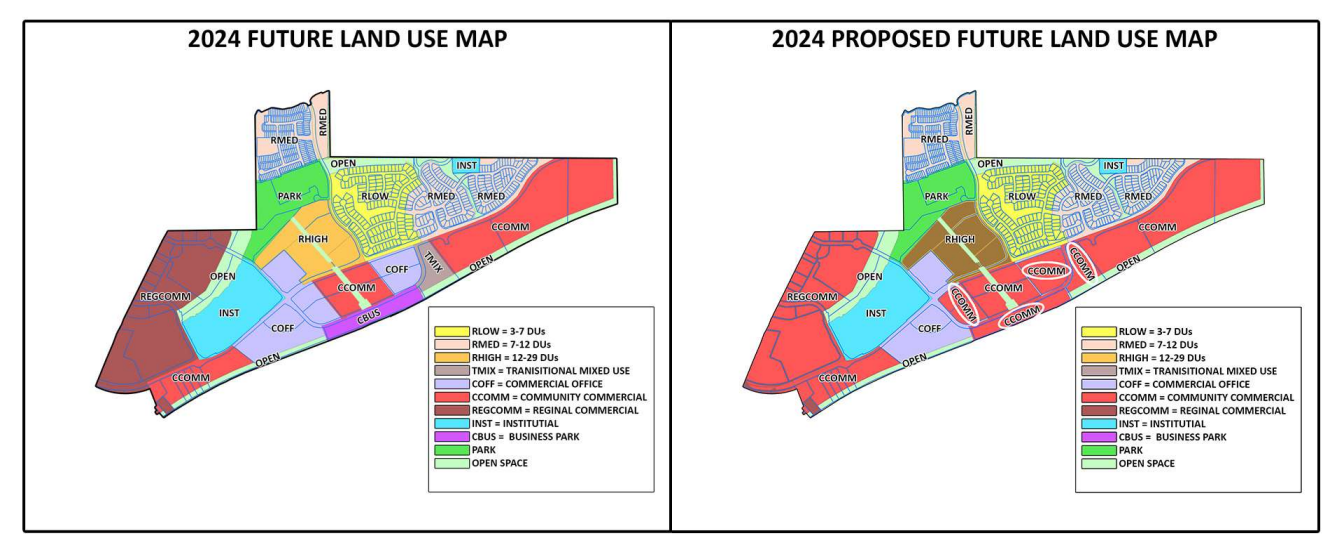
Figure 2 2010 Master Plan Zoning and 2024 Zoning Map Comparison



The Applicant's Proposed Changes

Figure 3 compares the existing 2024 Future Land Use Map and the applicant's proposed changes, from Commercial office (light purple), Business Park (dark purple), and Transitional Mixed Use (mauve) to Community Commercial (red).

Figure 3 2024 Future Land Use Map Comparison



The General Plan describes Community Commercial Office as providing:

> *Sites for retail shopping areas, focus on a plaza, containing a wide variety of businesses, including retail stores; eating and drinking establishments; commercial recreation; service stations; automobile sales and repair services; financial, business, and personal services; and educational and social services.*

The General Plan describes Business Park as:

> *Business Parks shall provide areas appropriate for moderate- to low-intensity industrial and business park uses capable of being located next to commercial and residential areas with minimum buffering. Allowable uses include research and development related uses, light manufacturing, wholesaling, distribution and storage, retailing and small-scale restaurants as a related use only, and offices in a master planned landscaped setting. No raw materials processing or bulk handling would be allowed.*
>
> *The Business Park designation on the Future Land Use Map of the General Plan is intended to encompass the 11, Light Industrial District, and the IP, Industrial Park District, existing zoning categories. It is recommended that both districts be re-examined for allowable uses and appropriate standards. It is further recommended that the IP zoning district be restructured with a stronger emphasis on research and development, offices, and related uses, to be developed in a master planned landscaped setting, and that the district name be modified to Business and Industrial Park in order to reflect these changes.*
>
> *For new development and for rezonings within the Business Park designation, the appropriateness of 1 versus BIP (IP) is determined by the nature of adjacent land uses. Where an area designated Business Park on the Future Land Use map is adjacent to non-residential zoning, an existing non-residential use, or non-residential Future Land Use, then that area may be considered for 11 zoning. Where an area designated Business Park on the Future Land Use map is adjacent to residential zoning, an existing residential use, or residential Future Land Use, then that area may be considered for IP (BIP) zoning.*

The General Plan describes Transition Mixed Use as:

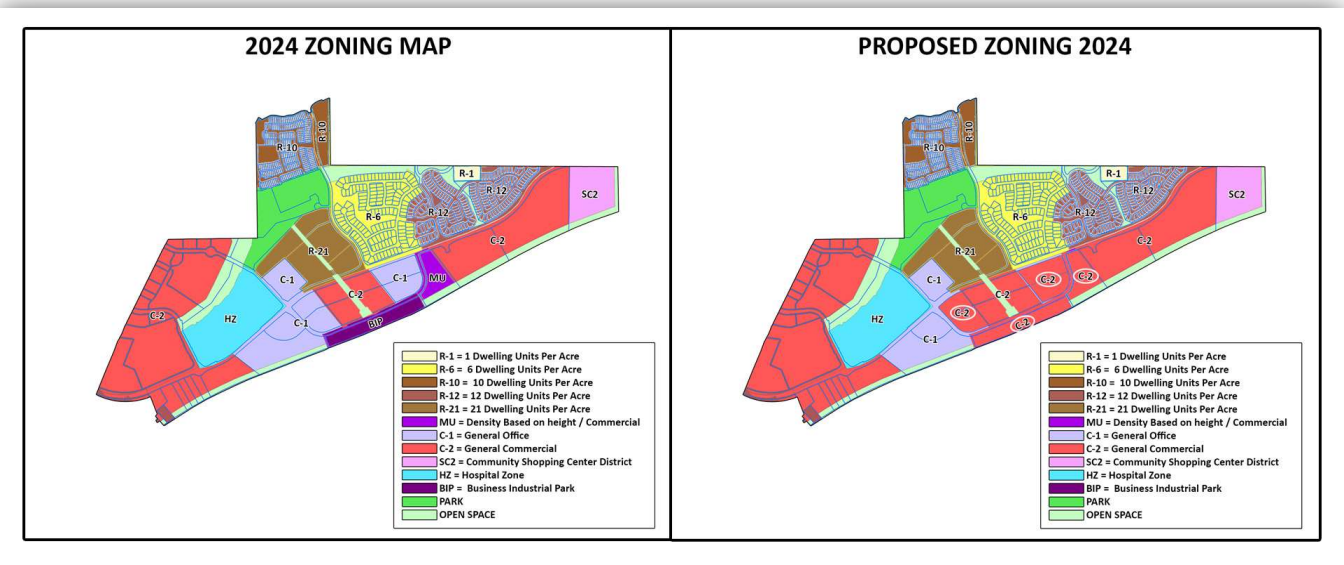
> *…mixed-use development, providing a variety of commercial (specific locations for big box retail), residential, and institutional opportunities.*

The General Plan describes Office as:

> *This classification provides sites for administrative, financial, business, professional, medical, and public offices, and small-scale restaurants (as a related use only) in areas where retail and other community commercial uses are not appropriate*.

Figure 4 compares the Applicant's proposed changes to the City Zoning Map, namely replacing C-1 (General Office), BIP (Business Industrial Park) and MU (Mixed Use) with C2 (General Commercial).

Figure 4 Existing and Proposed Zoning Map Comparison



Zoning Modifications

Table 2 *"Zoning Acreage Change"* depicts acreage changes affected by Master Plan Amendments for Las Solares Master.

Table 2 Zoning Acreage Change

Zoning	2010 Annexation (Acreages+/-)	2024 Current Zoning (Acreages +/-)	Proposed Changes (Acreages+/-)
R-1	3.02	3.02	3.02
R-6	28.96	46.9	46.9
RM-LD (R-10 & R-12)	102.66	81.19	81.19
RM-1 (R-21)	43.69	28.59	28.59
MU	37.49	9.11	0
C-1	50.29	50.45	30.75
C-2	171.5	171.5	~~239.47~~ 211.01
SC-2	20.21	20.21	20.21
HZ	39.03	39.03	39.03
BIP	10.7	10.7	0

Park	21.4	31.1	31.1

Figure 5 Line Graph

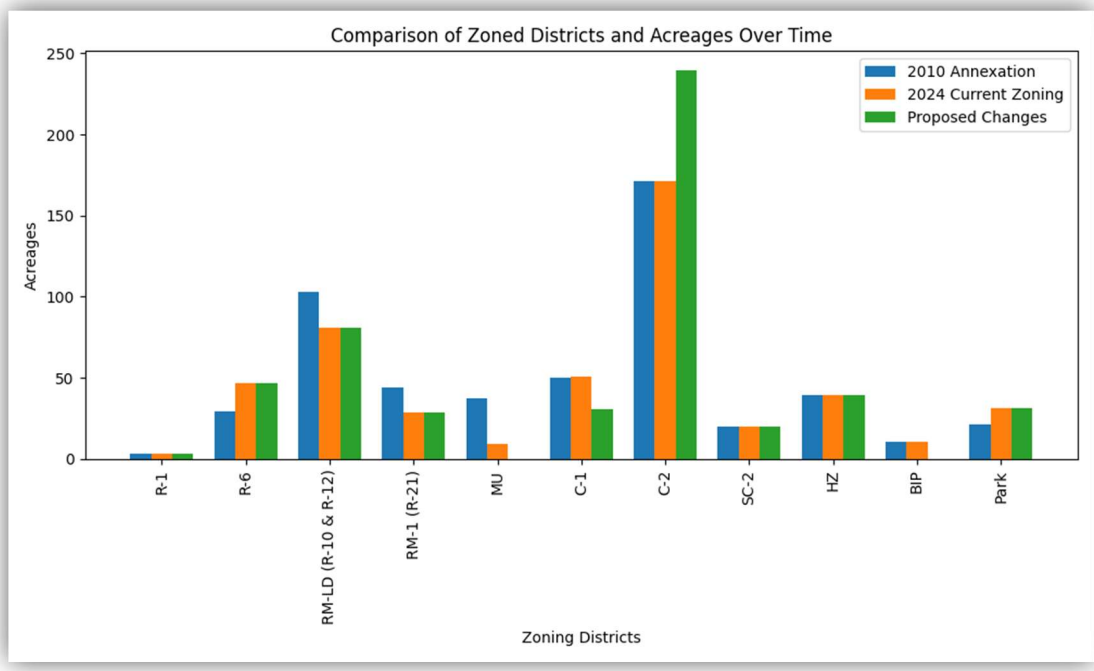


Figure 5, together with Figures 1-4 and Table 2 present an overview of modifications across various zoning categories, from the annexation agreement established in 2010 to the present year, and the applicants requested amendments. Figures 1-5 offer a general view of how acreages within the Master Plan area have changed across different zoning categories over time. The Master Plan amendment proposes modifications to the Master Plan zoning designations for Tracts 19, 21, 23, 24, and 26. The Master Plan amendment eliminates two zoning categories—MU (Mixed Use) from 9.11 acres to 0; and BIP (Business Industrial Park) from 10.7 acres to 0 acres—while reducing the area zoned as C-1 (General Office) from 50.45 acres to 30.75; and increasing those areas zoned as C-2 (General Commercial) from 171.5 acres to 239.47. In addition to the zoning changes, the applicant seeks to reduce the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet.

Relevant Chapter 14 Zoning District purpose statements:

14-4.3(A) C-1 Office and Related Commercial District

The purpose of the C-1 office and related commercial district is to provide areas for government offices; professional and business offices; medical and dental offices or clinics; personal care facilities for the elderly ; and hospitals , laboratories, pharmacies and related complementary businesses that provide sales or service of office equipment, medical and dental supplies and office supplies. This

district serves as a transitional buffer between more intense commercial use districts and residential districts.

14-4.3(B) C-2 General Commercial District

The C-2 general commercial district includes areas along streets carrying large volumes of traffic where commercial uses are appropriate. Regulations are designed to guide future additions or changes so as to discourage extension of existing and formation of future strip commercial development , to preserve the carrying capacity of the streets and to provide for off-street parking and loading.

14-4.3(H) BIP Business and Industrial Park District

1) Purpose

(a) The purpose of the BIP district is to provide locations for the development of jobs in research and development activities and in offices, institutions and limited light industrial settings. The BIP district regulations intend to ensure that district locations may be adjacent to residential and commercial areas with minimum buffering.

(b) It is also the purpose of the BIP district to allow related uses that complement or support the primary employment-based uses to create a functional and pedestrian-friendly development.

2) Rezoning Requirements

(a) Property is eligible for rezoning to BIP if the property is a minimum of four acres in size and all other applicable requirements of Chapter 14 are satisfied.

(b) Rezoning to BIP requires consideration and approval by the planning commission and governing body of a master plan or development plan for the property as provided in Sections 14-3.8 and 14-3.9."

14-4.3(L) MU Mixed-Use District

1) Purpose

It is the purpose of the MU mixed-use district to provide for the creative infill and development of underused and vacant land and buildings in Santa Fe. This zoning category allows office, commercial and residential uses in the same building or on the same property . MU zoning should accomplish the following goals:

(a) control sprawl by creating a more efficient use of land and more opportunities for infill ;

(b) promote affordable housing and economic development by emphasizing a variety of land uses

(c) promote creative and flexible land uses within Santa Fe;

(d) foster alternative means of transportation, including transit, bicycles and walking;

(e) promote infill development and pedestrian-oriented streetscapes in currently underused parking areas and along existing roadway corridors; and

(f) promote shared parking areas in the design and development of mixed-use projects.

(2) Rezoning Requirements

(a) Application for rezoning to MU is not allowed for residentially zoned properties located in historic districts, as shown on the official zoning map.

(b) *Rezoning to MU requires consideration and approval by the planning commission and governing-body of preliminary or final development plans for the property as provided in Section 14-3.8.*

As districts expand, contract, or are eliminated, the urban fabric of the Los Soleras Master Plan area shifts. Expansion of C-2 zones might encourage more robust commercial development but could risk higher traffic and reduced pedestrian safety and less open space. Shrinking or eliminating MU districts could undermine efforts to increase urban density and mixed-use developments, potentially leading to greater vehicle dependence and loss of vibrant, multi-functional urban areas. Changes in BIP zoning could affect the availability of land for high-tech and industrial jobs, impacting local employment landscapes. Conversely, growth in C-1 areas could promote quieter, service-based environments but might limit opportunities for larger commercial ventures. Each adjustment to these zoning districts needs to be considered carefully to balance growth, community needs, and infrastructure capabilities.

The Applicant complied with Subsections 14-3.1(E) *"Pre-Application Conferences,"* 14-3.1(F) "Early Neighborhood Notification Procedures," and 14-3.1(H) *"Notice Requirements."*

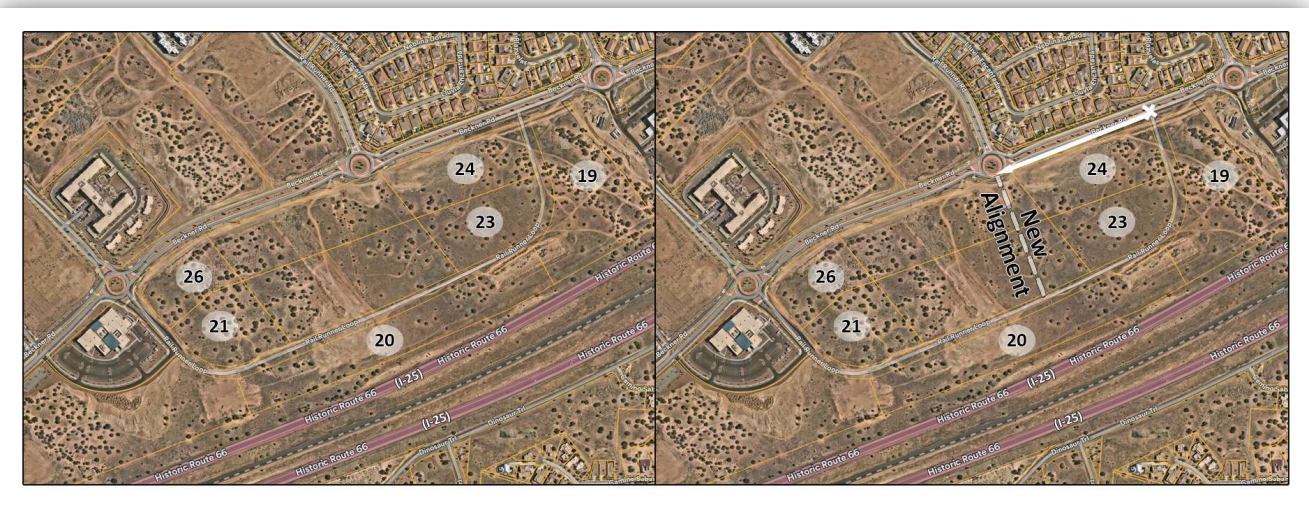
Staff's analysis finds that the Applicant met the approval criteria as outlined in Subsection 14-3.9(D) for Master Plans, Subsection 14-3.2(E) for amendments to the General Plan, and Subsection 14-3.5(C) for the rezoning request across all 7 case requests.

V. PROJECT ANALYSIS

A. Property Information:

Tracts 19, 20, 21, 23, 24, and 26 are vacant tracts of land measuring 9.11, 10.70, 4.70, 7.27, 6.18, and 3.48 acres, respectively, totaling approximately 41.44 acres. Tracts 19-23 are located off Rail Runner Loop. Per the approved Las Soleras Master Plan the Applicant will align Railrunner Loop to with the Railrunner Road Roundabout. Currently, Rail Runner Loop aligns with the Solares Drive/Beckner Road intersection at a roundabout on the west end and lies between the intersections of Rail Runner Road and Walking Rain Road/Beckner Road, each featuring roundabouts, at the east juncture. The eastern intersection will be realigned with the Rail Runner Road and Beckner Road intersection roundabout. Tracts 24 and 26 are located off Beckner Road (Reference Figure 6 *"Tract Location"*).

Figure 6 Tract Location

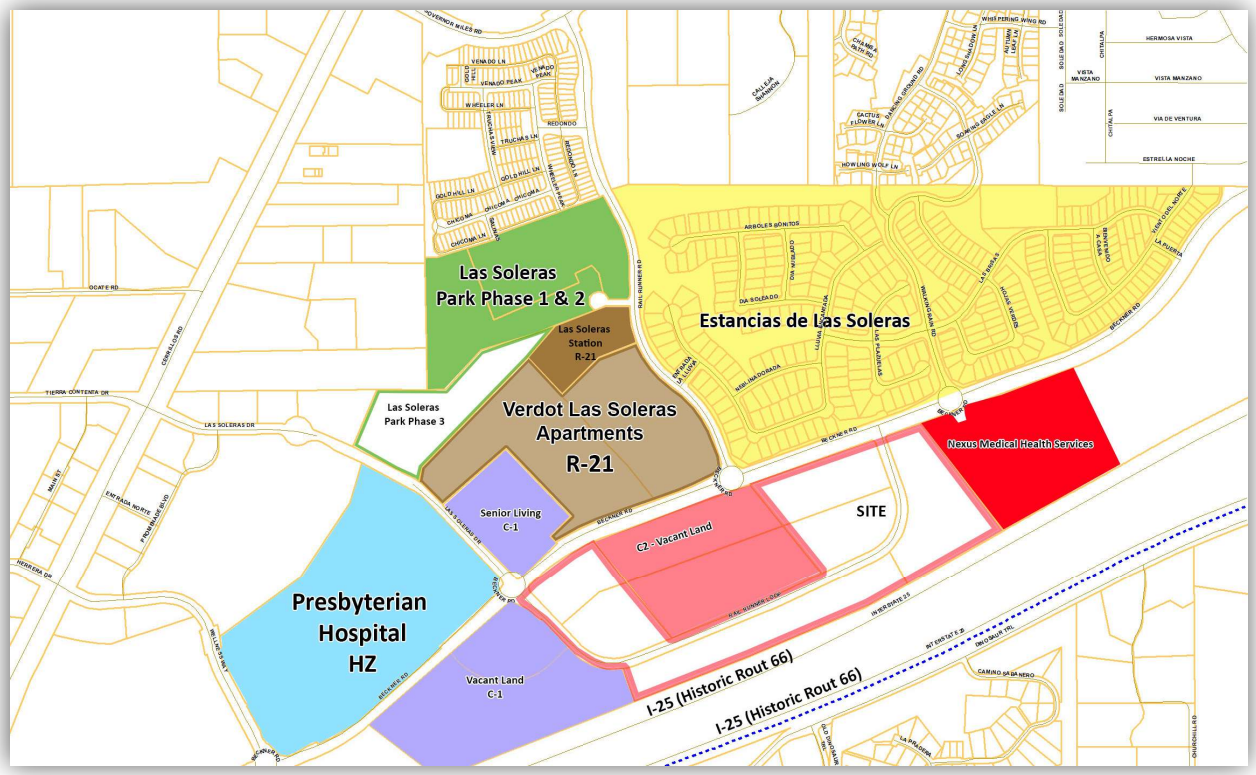


B. Adjacent Uses

Table 3 Nearby Development (Reference Figure 7 "Adjoining Uses")

Direction	Zoning
North	C-1 (General Office) 5011 Las Soleras Dr, R-21 (Residential - 21 dwelling units per acre) Verdot apartments, R-6 (Residential – dwelling units per acre) Estancias De Las Soleras
West	C-1 (General Office) vacant land
East	C-2 (General Commercial) - Nexus Medical Health Services
South	I-25 (Historic Rout 66)

Figure 7 Adjoining Uses



C. La Rambla Trail Easement

In addition to general plan amendments and rezoning requests, the application includes the realignment of Rail Runner Loop. The realignment is required as a condition of the Las Solares Master Plan, and the Applicant is adhearing to the required realignment condition. The applicant also seeks approval to reduce the La Rambla that traverses across Los Solares Tracts 22 and 25,. Tracts 22 and 25 are also currently owned by the applicant and will be integrated into future development, but they are not part of the current application as they are already zoned C2. The Master Plan amendment proposes reducing the La Rambla, originally established in 2010 as 90 feet wide, to 45 feet to align with the Rambla Trail width set by a previous Las Soleras Master Plan Amendment approved in 2019. Additionally, the applicant proposes the flexibility to adjust the location of the larger Plaza open space area anywhere along the Rambla between Beckner Road and Rail Runner Loop Road (Reference Figure 7 *"La Rambla Trail Easement.").*

Figure 8 La Rambla Trail Easement



VI. PROPOSED INFRASTRUCTURE

The City Code requires that proposed infrastructure can accommodate the impacts of the proposed development. "[T]he existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development." SFCC 1987, § 14-3.5(C)(1)(e). The Development Review Team ("DRT") concluded that City resources and infrastructure can accommodate the proposed request. *See* Attachment a, "DRT Comments".

VII. EARLY NEIGHBORHOOD NOTIFICATION MEETING

The Applicant conducted a virtual Early Neighborhood Notification Meeting (ENN) via Zoom on November 14, 2023. No members of the public attended the ENN. The Applicant complied with all notice and other procedural requirements as per City Code Section 14-3.1(F).

VIII. APPROVAL CRITERIA – MASTER PLAN

Section 14-3.9 Necessary Findings: (A) and (D):

Table 4 Master Plan

Criteria 1 (14-3.9(D)(1)(a)): the master plan is consistent with the general plan;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):

"The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan Tracts 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals are supported:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the

Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response (Master Plan):

Staff agrees with the Applicant's response. The proposed Master Plan is consistent with several policy goals of the City of Santa Fe General Plan. Despite the elimination two zoned districts (Mixed Use and Business Industrial Park) originally envisioned in the Las Soleras Master Plan, the Master Plan still maintains the potential for a diverse range of uses as allowed within the C-2 District.

Staff finds that the Master Plan meets Criterion 1 (14-3.9(D)(1)(a).

Criteria 2 (14-3.9(D)(1)(b)): the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):

"This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Tracts 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across Tracts 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Staff Response (Master Plan):

Staff agrees with the applicant's response. The amendment aligns with the predominant zoning patterns in the area, which primarily are uses (multifamily and nonresidential) allowed within a C-2 District. The variety of C-2 uses, ranging from residential to light industrial, adheres to the Las Soleras Master Plan's original intent to foster a mix of uses, despite the proposed elimination of both Mixed Use and Business Industrial Park Districts, while also responding to current market demands. The master plan continues to maintain a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan.

Staff finds that the Master Plan meets Criterion 2 (14-3.9(D)(1)(b).

Criteria 3 (14-3.9(D)(1)(c)): development of the master plan area will contribute to the coordinated and efficient development of the community;	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (Master Plan):

"This Master Plan amendment will significantly enhance the site's ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of Tracts 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System."

Staff Response (Master Plan):

Staff agrees with the applicant's response. The amendment to C-2 zoning provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such

as full-service dining and more. This approach addresses the evolving needs of the surrounding neighborhood. The diverse mix of uses is likely to stimulate local economic growth. Moreover, the rezoning of the property will facilitate future development that is expected to trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System, further enhancing the area's coordinated development. The Las Soleras Master Plan originally contained a Rail Runner Stop. However, the Rail Runner stop was canceled during Governor Martinez's Term in office. It is unclear if the Rail Runner Stop will occur at Las Soleras in the Future.

Staff finds that the Master Plan meets Criterion 3 (14-3.9(D)(1)(c)].

Criteria 4 (14-3.9(D)(1)(d)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development:	**Criterion Met: (Yes/No)** **YES**

Applicant Response (Master Plan):
"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Master Plan):
Staff generally agrees with the applicant's response regarding the minimal impact of the proposed amendment on utility systems and the adequacy of existing infrastructure to support the proposed changes. Although the applicant's "Conceptual Test Fit" land plan, included in the application, evaluates the amendment's impact on area traffic, water, and sewer utilities, is not an actionable item on the agenda and cannot be used to establish compliance with the criteria.

While the Traffic Division agrees with the Traffic Analysis provided by the applicant, it has raised certain points for consideration regarding future phases of the project:
1. Per the original approved Master Plan note 46A, Beckner Road must be constructed as a four-lane major arterial in accordance with Chapter 14 of the City Code, unless otherwise approved by the City of Santa Fe Public Works Department, consistent with an approved or amended TIA.
2. The updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road, as stipulated in the original Master Plan.

Additionally, Fire Preventions comments have outlined necessary precautions and requirements for

future development:

1. A comprehensive assessment of fire service capacity and requirements should be conducted for all substantial new master plan developments.
2. Before construction begins, the water division and fire department must approve all infrastructure, including hydrants and water lines.
3. An all-weather access road capable of supporting a 75,000-pound fire apparatus must be provided before any combustible materials are brought onto the site.

The Water Division did not *"have any concerns at this time from a water engineering standpoint. The existing 12" main in Beckner should be able to accommodate the changes being proposed with no issues. For the future developments that come in under the general plan and master plan, the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project."*

The Wastewater Division has *"determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development."*

The Parks Division raised no concerns for the project.

Staff finds that the Master Plan meets Criterion 4 (14-3.9(D)(1)(d).

IX. General Plan

14-3.2 *"Amendments to the General Plan"* establishes approval criteria for amendments to the General Plan.

Table 5 General Plan Amendment Criteria

Criterion 1 [14-3.2(E)(1)(a)]: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met: (Yes/No) YES**
Applicant's Response (General Plan Amendment): *"The requested General Plan Amendment to allow a uniform Land Use Classification of Community Commercial across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.* *Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.* *Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and* *Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*	

Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

Growth Projections, Economic Diversification, and Community Development are also addressed within this amendment. The proposed amendment is consistent with the goals and policies of community services outlined in the General Plan, which states the guiding policies for economic development are to: 1) Promote diversification of the Santa Fe economy, 2) Promote increased job opportunities with higher wages for Santa Fe residents, 3) Support services that serve the needs of Santa Fe residents and workers, 4) Develop and maintain an attractive climate for conducting business in Santa Fe, and 5) Promote small businesses.

Santa Fe County's population is projected to reach approximately 156,151 in 2024, reflecting a growth rate of 0.13% over the past year according to the most recent United States Census data. This projected growth highlights the need for adaptive planning and development to accommodate increasing residential and commercial demands.

The Angelou Report further emphasizes the importance of diversifying Santa Fe's economic base to ensure

sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

The proposed amendment enables the land to support these economic development policies by allowing for a greater variety of developments, which would better meet the needs of different ages, incomes, and family sizes. Additionally, it is strategically designed to create space for diverse industries to expand and prosper, encouraging the creation of community hubs that attract investment and generate high-quality employment opportunities. This supports Santa Fe's growth projections and the targeted diversification of its economic base, facilitating development that enhances the economic landscape and community well-being."

Staff Response (General Plan Amendment):
Staff agrees with the Applicant's response. The proposed amendment for Las Soleras Tracts 19-26 aligns with Santa Fe's growth and economic development strategies. By citing strategic documents like the Angelou Report and the 2008 Economic Development Strategy, the response demonstrates that the amendment supports city policies on economic diversification and infrastructure development. The Applicant's use of demographic data underscores the amendment's relevance to current and future community needs, ensuring it contributes to Santa Fe's long-term prosperity and resilience.

Staff finds that the proposed amendment meets Criterion 1 [14-3.2(E)(1)(a)].

Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;	**Criterion Met: (Yes/No) YES**

Applicant's Response (General Plan Amendment):
"This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application).

Las Soleras Master Plan Tracts 19 – 26 are immediately adjacent to Community Commercial Tracts to the East. In addition, Tracts 22 and 25 are already designated Community Commercial. More Community Commercial along with Regional Commercial Land Use designations can be found a short distance to the West between I-25 and Beckner Road and then again North of Beckner Road just West of the Presbyterian hospital tract.

In fact, it could be observed that the existing land use classifications for Tracts 19 and 20 currently designated as Transitional Mixed Use and Business Park are the designations not consistent with the adjacent General Plan classifications which are a majority Community Commercial and Office.

The infrastructure serving Las Soleras is relatively new and it is also designed to accommodate the build out of the Master Plan including expansion of roads, trails and utilities as vacant Tracts are developed."

Staff Response (General Plan Amendment):
Staff agrees with the applicant's response. The applicant's request is to uniformly classify Las Soleras Master Plan Tracts 19 – 26 as Community Commercial. A Community Commercial classification aligns with the existing land use patterns nearby, where adjacent and nearby Tracts are already designated as Community Commercial. Eliminating the Transitional Mixed Use and Business Park designations for Tracts 19 and 20 resolves inconsistencies with the surrounding areas, streamlining the land use classifications and enhancing urban coherence.

As illustrated in this report (Figures 3 and 4) the Future Land Use Map, Tracts immediately adjacent to the east of Tracts 19 – 26 are already designated as Community Commercial. Additionally, Tracts 22 and 25 within the targeted area are currently classified as Community Commercial. Furthermore, there are areas designated Community and Regional Commercial only a short distance from the subject property to the west between I-25 and Beckner Road and to the north near the Presbyterian hospital.

The fact that Tracts 19 and 20 are currently designated as Transitional Mixed Use and Business Park, respectively, seems inconsistent with the predominantly Community Commercial and Office designations in the vicinity. This suggests that the proposed amendment to Community Commercial could harmonize the land use classifications in this part of the Las Soleras Master Plan area.

Moreover, the infrastructure in place serving Las Soleras—including roads, trails, and utilities has been designed to support the Master Plan as vacant Tracts are developed.

Staff finds that the proposed amendment meets Criterion 2 [14-3.2(E)(1)(b)].

Criterion 3 [14-3.2(E)(1)(c)]: the amendment does not: **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met: (Yes/No)** **YES**

Applicant Response (General Plan Amendment):

***"(i) Response**:*

With the exception of the Transitional Mixed Use and Business Park Classifications of Tracts 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

"(ii) Response:

The site and Tracts in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(iii) Response:

As noted above, the Community Commercial land use classification is consistent with land use designations and patterns already assigned to adjacent Tracts within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Tracts 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

Staff Response (General Plan Amendment):

Response to (i):

The applicant's response to item "(i)" of Criterion 3 focuses on reclassifying Tracts 19 and 20 from Transitional Mixed Use and Business Park to Community Commercial, matching the existing nearby uses of Community Commercial and Office. This standardizes land use according to the area's predominant commercial orientation. However, the response lacks specific details on how the changes for additional tracts (21, 23, 24, and 26) fit with their existing land use or if they conflict with the prevailing use and character of their surroundings.

The lack of detailed information on tracts 21, 23, 24, and 26 leaves a gap in determining full compliance with this criterion.

Response to (ii):
Staff agrees with the applicant response to item "(ii)." The Tracts involved in the amendment collectively exceed 2 acres.

Response to (iii):
Staff agrees with the applicant response to item "(iii)." The proposal to classify these Tracts as Community Commercial reflects the existing land use designations of adjacent areas and does not disproportionately benefit a single or small group of landowners at the expense of others. Instead, it is likely to provide broader economic benefits through job creation, enhanced tax revenues, and expanded service offerings, thus serving the general public interest.

Staff did not find sufficient detail within in the Applicant's response to address Criterion 3 [14-3.2(E)(1)(c)]. However, based on Staff's own investigation, which included review of the applicant's submittals, and all other material included in the attachments to this Report, Staff is able to conclude that the proposed amendment does not allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area, does not affect an area of less than two acres, and does not benefit one or a few landowners at the expense of the surrounding landowners or the general public. Therefore, it is Staff's conclusion that the proposed amendment is consistent with Criterion 3.

Criterion 4 [14-3.2(E)(1)(d)]: an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (General Plan Amendment):
"The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos."

Staff Response (General Plan Amendment):
Staff agrees with the Applicant's response. The proposed amendment promotes general welfare by accelerating development in the Las Soleras area, which includes completing the Las Soleras Bridge over Arroyo de Los Chamisos. This infrastructure enhancement directly benefits the public.

Staff agrees with the Applicant's response. The proposed a General Plan Amendment that offers significant public advantages. Specifically, the Applicant highlights that the effective and accelerated development resulting from the amendment will facilitate the completion of critical infrastructure, notably the Las Soleras Bridge crossing Arroyo de Los Chamisos. This critical infrastructure is as a benefit to the general welfare, indicating that the amendment provides substantial public advantages beyond mere compliance, thereby satisfying the conditions set forth in Criterion 4.

Staff finds that the proposed amendment meets Criterion 4 [14-3.2(E)(1)(d)].

Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans;	**Not Applicable**
Criterion 6 [14-3.2(E)(1)(f)]: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;	**Criterion Met: (Yes/No) YES**

Applicant's Response (General Plan Amendment):
"A consistent land use designation of Community Commercial for Tracts 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.

In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan."

Staff Response (General Plan Amendment): Staff agrees with the applicant's response. The applicant's proposal for a uniform Community Commercial land use designation across Tracts 19-26, combined with the uses allowed under C-2 Zoning, aligns well with the adjacent land uses. This alignment promotes a more coordinated and harmonious development of the Las Solares Master Plan within Santa Fe area, consistent with past discussions under Criteria 1, 2, and 4.

The application outlines several key benefits that contribute to the overall welfare of the community. These include the expansion of the Las Soleras trails system and the construction of the Las Soleras Bridge, which are anticipated to improve local infrastructure and connectivity significantly. Furthermore, the potential for increased job opportunities and additional retail and food services directly supports the economic and social prosperity of the neighborhood.

Staff finds that the Criterion 6[14-3.2(E)(1)(f)] is met.

Criterion 7 [14-3.2(E)(1)(g)]: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	**Criterion Met: (Yes/No) YES**

Applicant's Response (General Plan Amendment):
"Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed."

Staff Response (General Plan Amendment):
Staff agrees with the applicant's response. The applicant has referenced multiple policies that support the proposed change, which is in line with the criteria for a General Plan amendment. This proposed change does not conflict with any existing city ordinances or regulations. The applicant asserts that the development from this amendment will conform to the City of Santa Fe's land use policies and adhere to the conditions outlined in the Las Soleras Master Plan.

The applicant's response aligns with the discussions under Criteria 1, 2, 4, and 6. These criteria collectively highlight that the amendment fosters a harmonious development strategy, promotes general welfare, and corresponds with adjacent land uses and broader city policies, ensuring there are no conflicts with existing

regulations. Staff finds that Criterion 7[14-3.2(E)(1)(g)] is met.	
Criterion 8 [14-3.2(E)(2) Additional Criteria for Amendments to Land Use Policies **In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:** **(a)the growth and economic projections contained within the general plan are erroneous or have changed;(b)no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or(c)conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.**	**Criterion Met: (Yes/No)** **Not Applicable**
The Applicant is not required to document compliance with Criterion 2, since the application does not amend land use policies.	

X. ZONING APPROVAL CRITERIA

Section 14-3.5(A) and (C) SFCC 2001 sets forth approval criteria for rezoning as follows:

(1) The Planning Commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

Table 6 Rezoning from R-3 to C-2

Criteria 1 (14-3.5(C)(1)(a)) one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met: (Yes/No)** **YES**
Applicant's Response (Rezoning): ***Response to Criterion (1)(a)(i):*** *"Not applicable"* ***Response to Criterion (1)(a)(ii):*** *"As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within Tracts 19 -* *26. This loop road realignment has left the lot configurations of Tracts 19 – 26 contrary to efficient development.* *Las Soleras Tracts 19-26 have been referenced collectively as triggers for various infrastructure development –*	

most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for Tracts 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative impact on Master Plan Tracts 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue."

Response to criterion (1)(a)(iii):

"As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.

Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.

Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and

Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.

Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and

Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.

Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and

Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road. The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response (Rezoning):

(i) The applicant addressed the first criteria "(i)" as "Not Applicable." Staff analysis found that there was no mistake in the original zoning.

(ii) Staff partially agrees with the Applicant's response. The Applicant, along with the information provided in this report, effectively demonstrates a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. However, the response does not provide a detailed justification for the zoning changes across all the mentioned tracts (19-26). This lack of comprehensive detail results in an incomplete response to the criteria.

(iii) Staff agrees with the Applicant's response regarding the rezoning of Tracts 19-26 to a uniform Community Commercial C-2 district, which is in line with Santa Fe's growth and economic development plans. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.

Staff finds that the Criterion 1 [14-3.5(C)(1)(a)] is met.

Criteria 2 (14-3.5(C)(1)(b)): all the rezoning requirements of Chapter 14 have been met;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
"Yes, all zoning requirements of Chapter 14 have been met."

Staff Response (Rezoning): Staff Agrees with the applicant. The application provides all components to address the criteria for a rezoning request. Criterion 2 [14-3.5(C)(1)(b)] is met.

Criteria 3 (14-3.5(C)(1)(c)): the rezoning is consistent with the applicable policies of the general plan, including the future land use map;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
As previously noted and in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

This rezoning request will be consistent with the General Plan upon approval of the companion General Plan Amendment application.

Staff Response (Rezoning):
Staff agrees with the Applicant's response that the rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 aligns with the City of Santa Fe's General Plan and economic development goals. The proposal matches city policies on diverse land uses, reduced auto dependence, and balanced growth, supporting the future land use map.

Staff finds that Criterion 3 [14-3.5(C)(1)(c)] is met.

Criteria 4 (14-3.5(C)(1)(d)): the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
"The total acreage under consideration is 57.63, which is in conformance with the criteria set forth in the City Code. Once again, the rezoning application is consistent with the General Plans Goals for Growth Management."

Staff Response (Rezoning from R-3 to C-2): Staff agrees with the Applicant's response, the land proposed for rezoning is greater than 2 acres.

Staff finds that Criterion 4 [14-3.5(C)(1)(d)] is met.

Criteria 5 (14-3.5(C)(1)(e)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Rezoning):
Staff agrees with the Applicant's response that the existing infrastructure is claimed to be adequate for the proposed development. However, this assertion is primarily based on comments from the Traffic Division, Fire Prevention, Water and Sewer Divisions and Parks Division. It is important to note that the "Conceptual Test Fit" land plan, while included, cannot be used to establish compliance with the criteria since it is not an actionable item on the agenda. Additionally, Development Review Team (DRT) evaluations have outlined necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development.

Staff finds that Criterion 5 [14-3.5(C)(1)(e)] is met.

Criteria 6 (14-3.5(C)(2)): Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts; or** **(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (Rezoning):
Response to 14-3.5(C)(2)(a):
"With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Response to 14-3.5(C)(2)(b):
"The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement."

Response to 14-3.5(C)(2)(c):
"As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services."

Staff Response (Rezoning):

Response to 14-3.5(C)(2)(a):

The Applicant's response mainly focuses on Tracts 19 and 20, discussing their current zoning and the proposal to change them to Community Commercial. Although the response mentions that the broader area predominantly features Community Commercial and Office zones, it does not provide detailed information on the land use classifications for each of the other tracts from 19 to 26. Thus, the response does not comprehensively address all the tracts involved in the rezoning proposal.

Response to 14-3.5(C)(2)(b):

Staff agrees with the applicant response to item "(b)." The Tracts involved in the amendment collectively exceed 2 acres.

Response to 14-3.5(C)(2)(c):

Staff agrees with the Applicant's response. The C-2 Zoning for Tracts 19-26 is consistent with the existing land use patterns in adjacent areas within the Las Soleras Master Plan. This alignment indicates that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Furthermore, it is anticipated to bring broader economic benefits, such as increased employment, higher property and sales tax revenues, and expanded services, all of which would serve the general public interest.

Staff finds that Criterion 6 [14- (14-3.5(C)(2)] is met.

XI. CONCLUSION:

The Applicant has complied with all application process requirements of Santa Fe City Code 1987, Chapter 14 as follows:

a) The Applicant complied with the following steps required by the Santa Fe City Code:
   1) Pursuant to 14-3.1(E) "Pre-application", the Applicant conducted a pre-application on March 9, 2023.
   2) Pursuant to 14-3.1(F) "Early Neighborhood Notification" (ENN) the Applicant conducted one ENN on November 14, 2023.
   3) The Applicant has addressed the Master Plan Approval Criteria per Section 14-3.9(D)(1) *"Necessary Findings."*
   4) The Applicant has addressed the General Plan Amendment Approval Criteria per Section 14.3-9(E)(1) *"Criteria for All Amendments to the General Plan."*
   5) The Applicant has addressed the Rezoning Approval Criteria per Section 14-3.5(C) *"Approval Criteria."*

The Land Use Department together with the DRT have analyzed the project. The Applicant has addressed all criteria necessary to submit an amendment for review to the Las Soleras Master Plan, Amendment to the General Plan Future Land Use Map and a rezoning for Las Soleras Tracts 19, 21, 23, 24, and 26. The Land Use Department recommends APPROVAL of the Project, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A."

1. **Attachments:**

Attachment a - Development Review Team (DRT) Comments
Attachment b - Angelou Plan and Economic Development Strategy for May 21, 2008
Attachment c - Maps or Images
Attachment d - Applicant Submittals

APPROVED AS TO FORM:

Title	**Name**	**Initials**
Interim Land Use Director	Heather Lamboy	*MRM for HLL*
Interim Assistant Land Use Director	Maggie Moore	*MRM*
Interim Land Use Current Planning, Planning Manager	Dan Esquibel	DAE

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT A

Development Review Team (DRT)

1. Traffic Division
2. Fire Prevention
3. Water Division
4. Wastewater Division
5. Parks Division

Development Review Team (DRT)
Comment Form

Date: August 26, 2024

DRT Member: Leroy N. Pacheco, PE

Phil Gallegos, PE (Wilson & Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Las Soleras GP, Rezoning & Master Plan, Parcels 19 – 26

Case Planner: Dan Esquibel, Planner and Case Manager

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**
1. N/A	N/A	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. As described and listed in the attached email from Wilson & Co. dated 3/7/24	Prior to Filing Master Plan	
2.		
3.		
4.		

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. The original approved Master Plan note 46A states: "… Beckner Road shall be constructed as a four lane major arterial consistent with Chapter 14 of the City Code unless otherwise approved by the City of Santa Fe Public Works Department (consistent with approved or amended TIA).
2. Note that the updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road as described as a condition of approval in the original Master Plan.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Las Soleras Tracts 19 through 26 Traffic Study for Zone Change REVISED

From Gallegos, Phil <Philip.Gallegos@wilsonco.com>

To engineer@leroypacheco.com<Engineer@leroypacheco.com>

CC Audra Gallegos (audra.gallegos@wilsonco.com)<Audra.Gallegos@wilsonco.com>

Date Thursday, March 7th, 2024 at 11:52 AM

Leroy, I have reviewed the Las Soleras Tracts 19 through 26 Traffic Study for Zone Change and have the following comments.

It should be noted and updated in the Executive Summary and Report that the proposed zone change indicates that a four lane facility on Beckner is required between Las Soleras to east of Rail Runner Road with a dual lane roundabout at Beckner and Rail Runner. Beckner should be expanded to a 4-lane facility from Cerrillos Road to East of Rail Runner Road with a dual lane roundabout at Beckner and Wellness Way as well for system continuity. As development in the area progresses Beckner may in the future be required to expand to a 4-lane facility from Cerrillos Road to Richards Ave. with dual lane roundabouts.

In general, I concur with the findings and recommendations in the report with the following comments. The markups can be viewed on the link below. Please let me know if you have any questions or need more information. Thanks, Phil

On page 12, 16 and 19 indicate page number for the 9 other proposed development projects

On page 28 the intersection of Beckner and Las Soleras should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 30 the intersection of Beckner and Rail Runner should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 32 the intersection Number 9 Walking Rain Road should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 35 intersection number 10 Beckner and Calle de Alegria is referenced as roundabout but on page 34 is referenced as an unsignalized intersection right in/right out.

On page 36 Beckner road/Calle de Alegria is reference instead of Governor Miles/Rail Runner

LS_Tr_19_26_TIS_Review_Markups.pdf

Phil Gallegos

Civil Engineer

Wilson & Company, Inc., Engineers & Architects

4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109

505-348-4126 (direct)

wilsonco.com

We bring people together to practice their craft, to create value, and to accomplish great things.

Confidential/Proprietary Note: The information in this email is confidential and may be legally privileged. Access to this email by anyone other than the intended addressee is unauthorized. If you are not the intended recipient of this message, any review, disclosure, copying, distribution, retention, or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful. If you are not the intended recipient, please reply to or forward a copy of this message to the sender and delete the message, any attachments, and any copies thereof from your system. Thank you.

Development Review Team (DRT)
Comment Form

Date: August 26, 2024

DRT Member: Geronimo Griego, Fire Marshal

Dept/Div: Fire Prevention Divisions

Case No.: 2024-7898, 7900, 7899 Las Soleras GP, Rezoning & Master Plan, Parcels 19 – 26

Case Planner: Daniel Esquibel

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



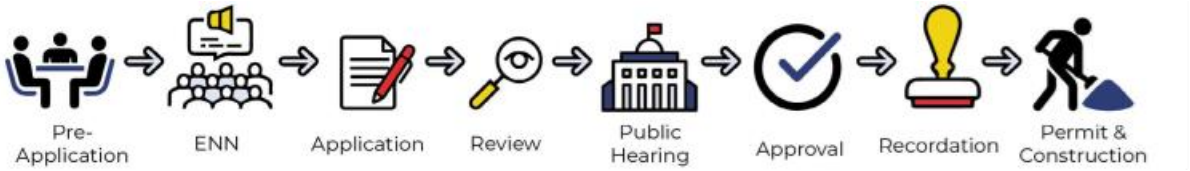
Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

Form Updated: March 2024

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. code provisions or other requirements below.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1.		
2.		
3.		
4.		

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. A comprehensive assessment of the fire service's capacity and requirements should be conducted for all substantial new masterplan developments.

2. Prior to the commencement of any construction, the water division and fire department must provide the approval of all infrastructure hydrants and waterlines.

3. Prior to the arrival of any combustible materials, a suitable all-weather access road capable of accommodating a 75,000-pound fire apparatus shall be provided

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: March 2024

ESQUIBEL, DANIEL A.

From: JURGENS, TAYLOR R.
Sent: Thursday, March 7, 2024 5:14 PM
To: ESQUIBEL, DANIEL A.
Cc: DELMAR, JOHN P.
Subject: Case 2024-7898, 7899, 7900 - Las Soleras General Plan Amendment, Master Plan Amendment, and Rezoning

Dan,

For the subject cases, we don't have any concerns at this time from a water engineering standpoint. The existing 12" main in Beckner should be able to accommodate the changes being proposed with no issues. For the future developments that come in under the general plan and master plan, the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project.

Let me know if you have any questions.

Thanks,
Taylor

Taylor Jurgens, P.E.
Engineer
City of Santa Fe Water
Office 505-955-4265
Web www.santafenm.gov/water_division
Email trjurgens@santafenm.gov

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

April 8, 2024

Daniel,

This letter is to confirm that the Wastewater Division has reviewed the proposed changes to the Las Soleras project as shown in the following documents;

- 2024- 7898 Las Soleras General Plan Amendment
- 2024- 7899 Las Soleras Parcels 19-26 Rezoning
- 2024- 7900 Las Soleras Master Plan Amendment

The Wastewater Division has determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development.

T. Stanley Holland, P. E.
Wastewater Division
73 Paseo Real
Santa Fe, New Mexico 87507
505-955-4637

M:\Engineering_2-Collection System\Development Review Team (DRT)\2024 DRT\2024-7898-7899-7900 Las Soleras Amendment and Rezoning.docx

ESQUIBEL, DANIEL A.

From: MCDONALD, MELISSA A.
Sent: Monday, August 26, 2024 3:34 PM
To: ESQUIBEL, DANIEL A.
Cc: OVERLIE, SCOTT A.
Subject: Las Soleras 2024-7899,7898.7900.8852.8853,8854,8855--Master Plan Amended Rezone for Las Soleras tracts 19,20,21,23, 24, 26

Parks & Open Space Division can accommodate the rezone request to C-2 zoning.

Melissa McDonald, PLA
Parks and Open Space Division Director
mamcdonald@santafenm.gov
505-303-9502

CITY OF SANTA FE
PARKS & OPEN SPACE

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT B

Economic Strategy information

1. Angelou Plan
2. Economic Development Strategy for May 21, 2008

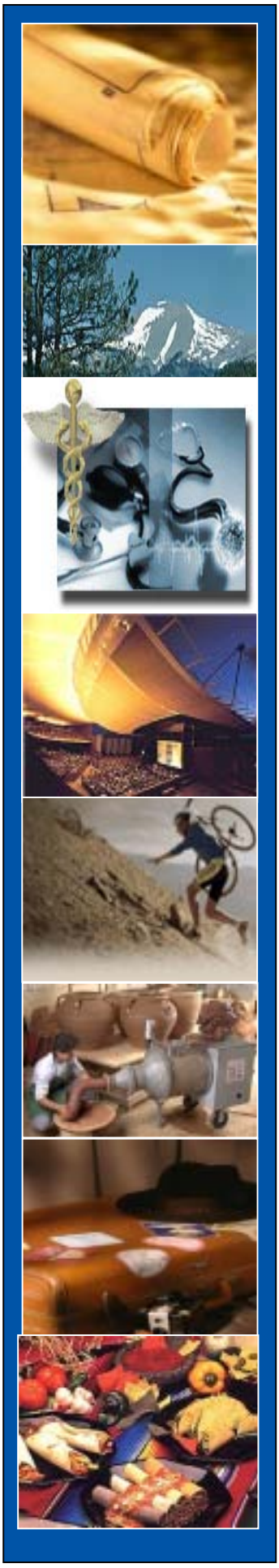


Cultivating Santa Fe's Future Economy

Economic Development Strategy

April 2004

AngelouEconomics
technology-based economic development



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Introduction

This report contains a roadmap for Santa Fe's future economic development efforts. It reflects a planning process that has spanned the past seven months, involved hundreds of hours of research, and collected input from approximately 1,500 people in Santa Fe.

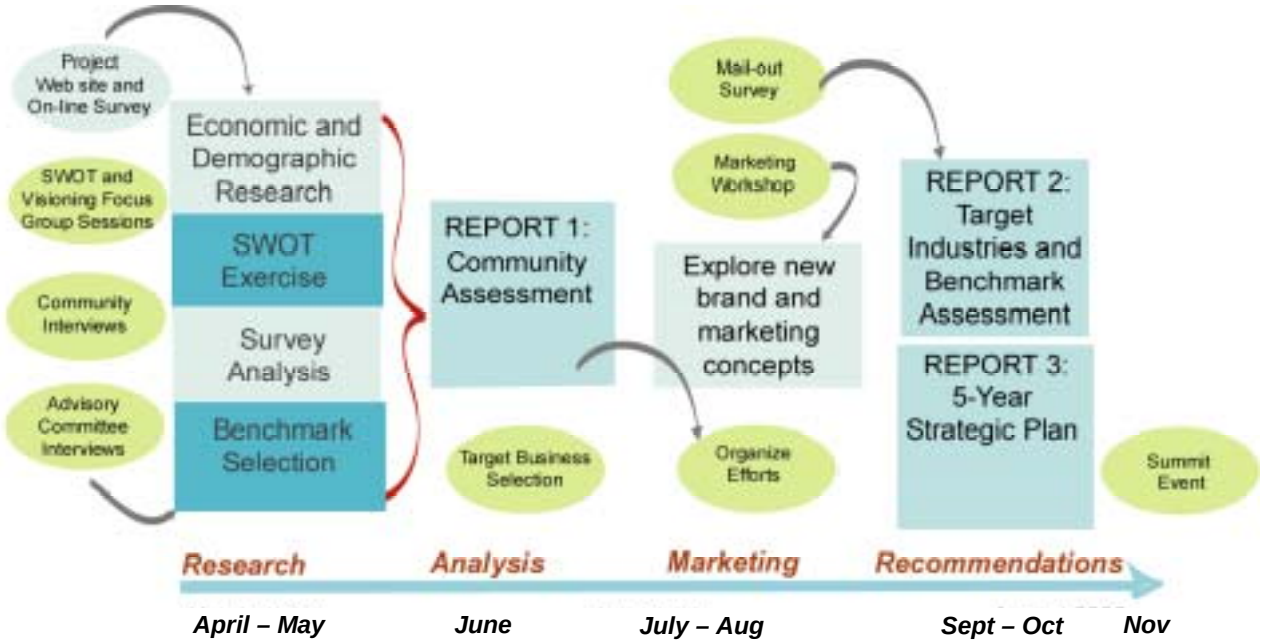
The strategic planning process began with an analysis of Santa Fe's current economic situation. This analysis, contained in *Report One: Community Assessment*, examines the strengths and challenges that Santa Fe faces in five areas that impact the city's effectiveness in economic development: business climate, infrastructure, workforce and education, quality of life, and economic development efforts. For each topic, several issues were examined and Santa Fe's performance was ranked. This report was the first step toward identifying the city's future opportunities and major areas for improvement.

Based on the results of the *Community Assessment* and input received from the community, AngelouEconomics (AE) identified seven major business sectors on which Santa Fe should focus its economic development efforts. These industries are: **Arts and Culture; Design; Hospitality; Water Conservation and Clean Energy Technologies; Software Development; Publishing and New Media; and Outdoor Gear and Apparel**. These industries should become the primary audience for future marketing efforts, and their needs should be considered in all community development activities. A description of the methodology used to identify these targets, a profile of each targeted business sector, and descriptions of the economic development efforts of several benchmark communities are provided in the second report of this project*, the Target Industry Report*. Secondary Target Industries were also identified, and included Health Services (both traditional and non-traditional), Retiree Services and Food and Beverage products.

This is the final report of the strategic planning process. It contains specific recommendations to (1) improve the city's economic health; (2) improve conditions for cultivating new target sector businesses, small entrepreneurial businesses; and (3) provide new opportunities for all Santa Fe families.

An illustration of the strategic planning process is provided on the following page.

Strategic Planning Process



Acknowledgements

The project team conducted interviews and focus groups with more than 200 individuals and organizations from the Santa Fe region, including those listed below. Their input shaped this strategy, and their future support will be critical to the implementation of the City's economic development initiative and achievement of long-term economic health.

Focus Group and Interview Participants
Santa Fe Economic Development Strategy

Name	Organization
Larry A. Delgado	Mayor, City of Santa Fe
Councilors:	
Carol Robertson-Lopez	Mayor Pro Tem, Dist 4
Patti J. Bushee	Dist. 1
David Pfeffer	Dist. 1
Karen Heldmeyer	Dist. 2
Rebecca Wurzburger	Dist. 2
Miguel M. Chavez	Dist. 3
David Coss	Dist. 3
Matthew E. Ortiz	Dist. 4
Jim Romero	City Manager
All other participants:	
Al Lucero	Maria's Resturant
Al Padilla	Boys and Girls Club
Alan Teitelbaum	Morgan Stanley
Alex Martinez	SER - Jobs for Progress
Alexandra Ladd	City of Santa Fe
Ana Gallegos y Reinhardt	Warehouse 21
Annie O'Carroll	O'Carroll Assoc.
Anita Pisa	TRADE
April Woods	Santa Fe Circle Magazine
Barbara Deaux	NCNMEDD
Barbara Hagood	Museum of NM
Barbara Harrelson	Four Winds Antiques
Barton Bond	Santa Fe Community College
Belinda Wong-Swanson	Innov8, LLC
Bergit Salazar	NM Dept of Cultural Affairs
Bernadette Salazar	Santa Fe County Government
Bill Field	Spanish Colonial Museum
Billie Blair	Santa Fe Community Foundation
Bob Martin	Lensic Performing Arts Center
Bob Samuel	Living Wage Committee

Brian Berwald	NM Dept. of Education
Bruce Poster	Southwest Planning & Marketing
Candy Cook	Airport Advisory Board
Carl Benanty	First National Bank of Santa Fe
Carl Boaz	Recorder
Carl Condit	Santa Fe Economic Development, Inc
Carol Radosevich	Public New Mexico (PNM)
Carol Romero-Wirth	Resident
Carole Ely	Santa Fe Opera
Cathie Zacher	Santa Fe Economic Development Inc.
Cece Derringer	SF Chamber Music Festival
Chip Chippeaux	Century Bank
Chris Lopez	Siete Del Norte
Christie Mazuera Davis	Lannan Foundation
Christina McCandless	Regional Development Corporation
Christopher Wright	Kokopele Productions
Chuck Pacheco	Los Alamos National Laboratories
Clair Fenton	Santa Fe Community College
Clarissa Lovato	Elevate Media
Craig Fiels	City of Santa Fe
Craig Strong	Santa Fe Stages
Dan Kunkle	Redfish Group
Dani Frye	League of Women Voters
Daniel Peirpont	Resident
Daniel Primozic	Santa Fe Community College
Daniel Razatos	Santa Fe County
Darlene Griego	Santa Fe Convention & Visitors Bureau
David Bacon	Local Energy
David Franklin	Strategic Analytics
David Kaseman	SF Independent Business/Community Alliance
David Pierpont	Resident
DeAnn Paul	Santa Fe Opera
Debbie O' Callahan	PNM
Deborah D. Johnson	Whirling Rainbow
Deborah Gaynor	Santa Fe Opera
Deborah Massey	Collected Works
Dena Aquilina	WESSTCorp
Diane R. Karp	Santa Fe Art Institute
Dianne Quarles	Regional Planning Authority
Dierdre Densmore	Complexity Workshop
Dick Mincheff	SCORE
Don Wiviott	Economic Development Review Committee
Dorothy Massey	Collected Works Bookstore
Dr. Lucas	St. Vincent Hospital
Edward Borins	Garcia St. Books
Elaine Bergman	Historic Santa Fe Foundation
Elaine Sullivan	SFIBCA
Ellen Bradbury	Recursos
Ellen Marshall	Prudential Financial
Emily Smith	Santa Fe Community College
Francisco J. Rivera	City of Santa Fe

Frank Romero	City of Santa Fe
Gayle Rust	Sun Microsystems
Gary Elhert	Santa Fe Area Home Builders
Gary Schiltz	Consultant
Gemtria St. Clair	NDI - NM
George King	O'Keeffe Museum
Gerald T.E. Gonzales	SF County
Gerald Rivera	Resident
Gilbert R. Martinez	New Mexico Workforce Connection
Dr. Gloria Rendon	Santa Fe Public Schools (SFPS)
Greg Eichman	Serious Grippage & Light
Greg Manz	Consultant
Dr. Hal Schultz	Santa Fe Indian School
Herb Burling	Resident
Howard Meehan	Firefly Studio
Hoyt Mutz	SFPS
Hugo Hinojosa	Regional Development Corp.
Ike Pino	Rancho Viejo
Iona Regala	League of Women Voters of SF County
Jack Jekowski	Regional Development Corp.
Jack Kolkmeyer	Santa Fe County
James Bradbury	La Fonda Hotel
Jane Gunter	Santa Fe Economic Development, Inc.
Janey Potts	Santa Fe Shakespeare Company
Jean Eva Thumm	Beyond the Horizon Consulting
Jennifer Marshall	Museum of New Mexico
Jennifer Tripplet	United Way of Santa Fe County
Jenny Kim	O'Keeffe Museum
Jerry Easley	Santa Fe Chamber of Commerce
Jerry Nelson	Santa Fe Opera
Jill Markstein	The Market Place
Jim Glover	Glover/Associates
Jim Langley	SCORE
Jim "Swede" Malmstrom	TRADE
Jim Mueller	TRADE
Jim Weyrauch	Nambe Mills
Jodi Medell	The Running Hub LLC
Joe Hoback	EDRC
Joe Horace	Horace Automotive/Chamber of Commerce
Joe Schepps	Schepps Development Corp/Lensic board
Joel Serra	EDRC
Dr. John Lucas	St. Vincent Hospital
John Stadvold	Bank of America
John McCarthy	Museum of NM
Joseph Abeyta	Santa Fe Indian School
Joseph R. Montoya	Regional Development Corp.
Joseph M. Montoya	Santa Fe Economic Development
Karen Walker	Karen Walker Real Estate
Kathleen Meehan	Firefly Studio
Kathryn Harris Tijerina	University of Phoenix, SF Campus
Kathy Medina	Coca-cola

Kathy Reyes	League of Women Voters of SF County
Katie Peters	Muse Media
Kelley Barnes	NDI-NM
Ken Hughes	NM DFA Local Government Division
Kim Ford	Regional Development Corrp.
Kim Perry	Kim Perry & Assoc.
Kirk Watson	former Mayor, Austin Texas
Dr. Lana Paolillo	SFPS
Larry Icerman	Icerman & Assoc.
Larry Miller	NM General Services Department
Leslie Neal	First National Bank of SF
Leo Baca	Qwest
Lielle Arad	Resident
Lillian Montoya-Rael	Regional Development Corp
Linda Hanson	College of Santa Fe
Lisa Cochrun	TRADE
Lisa Van Allen	City of Santa Fe
Lois Snyderman	Neighborhood Networks
Lorna Alesi	SFPS
Lou Bachrach	SCORE
Lou Schreiber	Santa Fe Community College
Louise Williams	NM Workforce Connection
Lorenna Shalev	Resident
Lynn Wasilewski	SFPS
Lynne Canning	Santa Fe Land Use Resource Center
Lynnwood Brown	Regional Development Corp.
Margo Covington	Sustainable SF Commission
Mark Sardella	Local Energy Assistance Project
Margaret O'Dell	St. John's College
Marie Longserre	SF Business Incubator
Marsha Bol	Museum of Fine Arts
Mary Ellen Degnan	Santa Fe Stages
Mary James	Branding Consultant
Mary Louise Romero	Intensive Community Monitoring
Mary Massey	SFPS
Matthew Noe	Pronto! Signs and Graphics
Maureen Nelson	SFPS
Michael Carroll	Santa Fe Gallery Association
Michael Mender	Strategy First
Michael Roach	CleanAir Systems
Michele Lowrance	YMCA
Mike Ginn	Retired
Mike McGonagle	Century Financial Services Corp.
Mike Mender	SCORE
Mike Warren	Century Bank
Mike Mykris	SFCC - Small Business Development Center
Missy Gurule	NM Dept of Labor/1 Stop Youth Career Center
Monica Montoya	SFEDI
Nancy Zeckendorf	Lensic Performing Arts Center
Neil Rosenshein	Resident
Neva Van Peski	League of Women Voters of SF County

Noel Keith	NoelDev, Inc.
Noreen Scott	NM Economic Development Department
Owen Densmore	Complexity Workshop
Owen Lopez	McCune Foundation
Pam Roy	Farm to Table
Paul Campos	SF County Commission
Paul Goblet	NMSBIC
Randy Randall	Eldorado Hotel
Richard J. Martinez	SER Jobs for Progress, Inc.
Robbie Williams	Four Winds Trading Co.
Robert Glick	SF Chamber Music Festival
Robert Griego	Santa Fe County
Robert Haspel	SCI/ ZERI-NM
Robert Holmes	Consultant
Robin Konz	Santa Fe Film Festival
Roger Critchlow	Consultant
Roger Frye	Roger Frye Company
Romiro Pompa	Bank of America
Ron Pokrasso	SF Arts Commission
Sabrina Pratt	City of Santa Fe
Sage Davis	Sage's Coffee Café
Sandra Aguilar	City of Santa Fe
Sarah Grant	NM Farmers' Market Assoc.
Sara Welton	Realtor
Sharron Walsh	SF Community Housing Trust
Sheila Ortego	Santa Fe Community College
Sigmund Silbuer	Industrial Consultant
Simon Brackley	Santa Fe Chamber of Commerce
Sophia Collaros	Santa Fe County
Stan Bochenski	Beyond the Horizon Consulting
Stan Rosen	Living Wage Network
Stephen Guerin	Redfish Group
Steve Burke	Eldorado Hotel
Steve Gonzales	NM Economic Development Department
Steve Whitman	City of Santa Fe
Stuart Ashman	NM Dept of Cultural Affairs
Susan Benjamin	Santa Fe Family Center
Susan Bolaty	Santa Fe Institute
Susan Gorges	Technology Ventures Corp.
Susan Martin	Some Serious Business
Susan Meece	SFPS
Susan Strom	Strom SW
Susanne Zilke	Susanne Zilke Consulting
Suzanne Goetz	Alliance for Affordable Housing
Teresa Trujillo	LANL
Thomas L. Atkins	Thomas Atkins & Assoc. LLP
Tiffany Harrington	National Center for Genome Resources
Tom Aageson	Museum of New Mexico Foundation
Tom Maguire	City of Santa Fe
Tom Morris	Santa Fe Opera
Tom Udall	Member of Congress

Trevor Loy	Venture Capitalist
Veronica Rodriguez	Sen. Domenici's office
Walter Dashnol	Santa Fe Indian School
William Wolstern	Thermogenics
Zia Cross	Whirling Rainbow Productions

In addition to the individuals listed above, the consulting team received **survey responses from 1,352 individuals and businesses located in the city**. The survey was a valuable tool used to measure impressions of the city's strengths and challenges and learn more about what residents believe makes Santa Fe special. We offer our gratitude to each individual who took the time to fill out the survey. Your comments helped mold the recommendations we offer in this report.

AngelouEconomics' core team for this project included Angelos Angelou, Amy Holloway, Chris Engle, Nicole Urbis, and Daniel Kah.

Executive Summary

What does Economic Development mean for Santa Fe?

How economic development is defined differs among communities. For many years, cities' economic development activities were focused on recruiting new employers. Recently, the focus of economic development in many cities has shifted, placing a stronger emphasis on community development activities that improve local workforce, infrastructure, and business climate to help local companies grow and new ones to emerge. This latter definition is more appropriate for Santa Fe.

The term "economic cultivation" has been chosen to describe Santa Fe's economic development practices. **The city's focus should be more on creating a climate that is ripe for entrepreneurship and small business success than on recruiting large companies.** The ultimate goal of economic cultivation in Santa Fe is to achieve long-term economic health. A healthy economy benefits all residents and businesses in the region, from the business community to not-for-profit organizations to the arts and to the native populations.

Overview of the Economic Development Plan

During the past seven months, AE has worked closely with Santa Fe leaders to compose an economic development strategy for the region. The driving objective of this strategy is to generate sustainable economic health and prosperity for the citizens of Santa Fe and the surrounding region.

Based on extensive research, the consulting team has developed a series of recommendations to accomplish this objective. All recommendations offered in this report are both (1) sustainable (creating consistent long-term economic growth in a non-damaging way) and (2) strategic (tailored and coordinated for meeting the city's long-term objectives).

The *Economic Development Plan* should be viewed as a living document. The New Mexico Media Strategies Report and the University of New Mexico's Bureau of Business & Economic Research's report on the cultural industries, for example, will be used to develop specific work plans for those clusters when they become available. The *Economic Development Plan* offers guidelines and techniques designed to improve the city's economic health. It provides Santa Fe with a structure to incorporate other activities, particularly specific initiatives within each targeted business sector. Other recommendations might be added or current ones eliminated as economic conditions change.

Recommendations fall into five categories:

- **Workforce development and education**
- **Entrepreneurship**
- **Sites and infrastructure**
- **Community development**

- **Marketing**

Santa Fe suffers from an increasing gap between local wages and cost of living. The gap can be narrowed through a variety of techniques – from increasing the minimum wage to assisting residents to find and finance affordable housing. These activities have already begun in Santa Fe. The Living Wage Ordinance (Ordinances 2002-12 and 2003-8) demonstrates the City's commitment to improving the incomes and wage rates of Santa Fe's citizens.

Economic development provides another approach to making it easier for Santa Feans to afford to live and work in the region. A strong economic development initiative has been laid out in this strategy. It focuses on diversifying Santa Fe's employment base through new business recruitment, expanding local companies, and supporting entrepreneurship. It contains tools that the City, the Community Development Division, and a wide range of regional organizations can use to increase the range of job opportunities available to Santa Feans. With a greater diversity of employment options comes a greater opportunity for residents to improve and employ their unique talents, generating new wealth for every Santa Fe family.

Themes of Santa Fe's Economic Development Plan

During the course of this project, several important themes have emerged in our discussions with the community. First, Santa Fe is a unique city and any new development should reflect its creative character. Second, Santa Fe wants to attract a targeted audience of visitors and businesses to the community. Tourists, for example, must come to Santa Fe with the intention (and financial wherewithal) to shop in local galleries, eat in locally-owned restaurants, and stay overnight in downtown and locally-owned accommodations. Third, Santa Feans feel a strong connection to the region's heritage. Many people who participated in focus groups and interviews, for example, have a deep desire to preserve the downtown space so that it does not become overly congested and lose its historical presence.

These themes appear throughout the Economic Development Plan. Based on these themes, we offer four overarching recommendations:

1. To be successful in economic development, Santa Fe's leaders should strive to foster a culture that creates jobs that complement the community's unique character.
2. Santa Fe cannot avoid change. The City should aggressively direct how those changes occur.
3. The key to economic development in Santa Fe is to ensure that new developments – whether it is a new civic center, new infrastructure project, or new educational program – retain the essence of the community. The essence of Santa Fe lies in its creative people, its strong history, and its core of arts and culture.
4. For the City to support a project, the project must provide new opportunities to Santa Fe's workforce.

Summary of Recommendations

To be successful, Santa Fe must develop highly integrated networks of businesses, training programs, capital providers, educational institutions, non-profit organizations, labor organizations, and government agencies. Economic development cannot be successful unless these groups work in a coordinated, collaborative fashion.

It is important that City officials adopt a more focused approach to economic development. It starts with City leaders identifying and agreeing to long-term goals. All future City decisions should be checked against these aforementioned overarching goals. Only initiatives that work toward accomplishing the City's long-term goals should be adopted. To jump-start the City's goal-setting activities, we have proposed specific goals for workforce development and education, entrepreneurship, sites and infrastructure, community development, and marketing.

A summary of recommendations is provided below. We have provided detailed action items for each recommendation within the body of the strategy.

I. Workforce Development and Education

Goal One: The community will place an increased value on education, realizing that education performance increases the quality of life for all Santa Fe residents and makes the community better able to retain a talented workforce. Pre-K - 12 education will be as strong as possible because the community invests in it. (p.15)

Strategies:

1. Help parents place a greater value on education.
2. Promote the value of quality education within the community. Turn Pre-K - 12 education into a "cause" around which the community can rally.

Goal Two: Educational and workforce development programs will be well-coordinated and in tune with the needs of the city's targeted business sectors. (p.19)

Strategies:

1. Develop an inventory of all workforce training programs in Santa Fe that prepare individuals for skills demanded by the city's targeted business sectors.
2. Closely link local Workforce Development One-Stop Centers with economic development efforts.
3. Enhance Santa Fe Community College's existing programs and start new programs aimed at the needs of Santa Fe's targeted business sectors.
4. Ensure the College of Santa Fe, the Institute of American Indian Arts, St. John's College, the University of Phoenix and branches of

Highlands University and UNM are kept up-to-date and involved in economic development.

II. Entrepreneurship

GOAL: Infrastructure, capital, and educational resources for entrepreneurs will be well networked both at the local and state level. (p.24)

Strategies:

1. Financially support the Santa Fe Business Incubator. Help the Incubator expand by offering more customized business resources. Help start-up companies by linking them to local and state financial capital.
2. Make information and training about starting businesses widely available. Celebrate entrepreneurial success stories as inspiration to potential entrepreneurs.
3. Motivate Santa Feans to start new companies.
4. Keep Santa Fe's existing small businesses strong.

III. Sites and Infrastructure

GOAL: Improvements to sites and infrastructure will consider the long-term needs of Santa Fe's targeted business sectors and small, entrepreneurial businesses. (p.32)

Strategies:

1. Take steps to make Santa Fe the water conservation and clean energy capital of the U.S.
2. Provide better infrastructure and processes to support creative activities.
3. Partner with Santa Fe County to solve infrastructure and site issues.
4. Approve and construct a new convention center that showcases the unique character of Santa Fe.

IV. Community Development

GOAL: Santa Fe's community and economic development activities support an environment that is favorable to (1) talented residents, (2) small, locally-owned businesses, and (3) targeted business sectors. (p.39)

Strategies:

1. Adopt a more business friendly attitude within City government.
2. Santa Fe's City Council should set goals for future development and allow those goals to drive decisions.
3. Provide greater support to the Community Development Division, and, particularly the Economic Development section.

4. Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.
5. Ensure that Santa Fe contains an atmosphere that is fun and attractive to young, creative people.

V. Marketing and Public Relations

GOAL: Santa Fe will engage in a targeted marketing campaign that builds local and national awareness of the city as a place to do business. (p.46)

Strategies:

1. Establish specific marketing roles for each organization currently involved in economic development.
2. Create and adopt a single economic development brand.
3. Better understand the target audiences.
4. Gain local media support.
5. Launch internal marketing.
6. Implement external campaigns.

Within these strategies, many individual action items are offered. Among these, we would like to point out five activities that are of particular significance:

1. **Construct a new civic center to replace the Sweeney Center.** The new civic center will support all of Santa Fe's target industries. The civic center should be designed to host executive level events, attracting those events that will bring the greatest benefit to Santa Fe's economy. In addition, the City should consider integrating high-end workforce training capacity within the civic center. The workforce training resources, from classrooms to high-tech audio/visual equipment, should be made available to local workforce service activities as well as to executive training events.
2. **Create a National Center for Art and Design Center and an arts incubator.** The National Center for Arts and Design will provide a single location in which multiple arts and design organizations could collaborate on projects of national significance. The one-of-a-kind concept would be modeled after national research consortia or laboratories, only with arts, rather than science, as its focus. As its first major project, the Center should consider developing a first-rate on-line Santa Fe Arts Market for selling locally produced artistic and handmade objects.

   This Center should be home to a variety of related activities, with educational programs at the core. Other activities that should be co-located within the facility include: office space for professional arts organizations and guilds; studios; exhibit space; retail shop for selling art. In the future, the campus could also contain loft apartments, a café, and an entrepreneurial resources center.

3. **Lobby the State to pass proposed legislation to create a certification program and network of small-business incubators.** The currently

proposed incubator certification program will possibly increase State funding to the Santa Fe Business Incubator. Lobby State legislators to pass this legislation. Long-term, Santa Fe leaders should work with the State to create a network of entrepreneurship one-stop shops, similar to the system utilized by the New Mexico Department of Labor. This would probably be more of a network of collaborating agencies and programs rather than an additional set of facilities. Santa Fe's leaders should work with the State to create a statewide network of small business incubators. The network of certified incubators could serve as a funnel of investment opportunities for the New Mexico Venture Capital Fund and as a built-in system of due diligence for State investment.

4. **Santa Fe should become the water conservation and clean energy capital of the U.S.** Water conservation technology companies locating in Santa Fe will be in a market with high internal demand for their products and will, therefore, be in close proximity to their customers. Santa Fe should create programs that promote the adoption of energy conservation while promoting a "buy local" campaign that would attract new clean energy providers to Santa Fe. Credits and incentives for consumers can be tied to their purchase from local suppliers. Santa Fe is an ideal pilot market for several technologies and should do what it can to bring those suppliers to the region.

5. **Santa Fe's leaders should agree to goals that will promote the long-term health of the local economy**. The community is widely known as a place that is unfriendly and difficult for business. This distinction makes it difficult for Santa Fe to remedy its suffering economic conditions. The City must take several initial steps before any economic recovery can occur. First, City leaders must agree that all decisions will be driven by one simple goal: To attain healthy economic conditions that will preserve Santa Fe's unique character and open opportunities for all Santa Fe families.

   Within City government, several actions will help the city create an easier environment in which to expand and start businesses. First, the City should strengthen and expand the Small Business Ombudsman position. Second, the City should provide strong support to the Community Development Division and Economic Development section. Economic development cannot occur unless this division is stable and well funded. Finally, the City should support a strong internal and external marketing effort. Marketing activities will require financial and human power resources from the City as well as other Santa Fe organizations.

The activities outlined in this strategy will require five years to complete, and the results of these activities may not be immediately apparent. Santa Fe's leaders must stay committed to the overarching goal of creating a healthy economy.

1. Workforce Development and Education

This project marks the beginning of a long-term economic development effort to improve the atmosphere in Santa Fe for growth of small to medium-sized businesses. Workforce development and education recommendations have been developed to help Santa Fe achieve the following three goals:

1. **The community will place an increased value on education, realizing that education performance increases the quality of life for Santa Fe residents and makes the community better able to retain a talented workforce.**

2. **Educational and workforce development programs will be well-coordinated, providing services that are in tune with the needs of the city's targeted business sectors.**

3. **Santa Fe's workforce development programs will offer advancement opportunities for individuals from all socioeconomic backgrounds.**

Santa Fe's workforce development programs should offer advancement opportunities for individuals from all socioeconomic backgrounds. Santa Fe's recommended targeted business sectors (see p. one)were selected, in part, because they contain a wide variety of occupations and ample opportunity for workers to advance their careers. (See the Target Industries Report for more detail on the target industries and how they were identified.)

Workforce development and economic development are closely linked. A strong workforce leads to business recruitment. A strong industry base generates a workforce that leads to entrepreneurship and long-term economic growth. Considering Santa Fe's current economic conditions, community leaders should make workforce development a top priority. A strong pool of workers is critical to business expansion and recruitment to the region, industrial diversification, and growing the population of young professionals.

For Santa Fe to experience the greatest possible benefit, education and workforce development activities must be viewed as an integrated continuum that spans from infant care to adult education. We encourage Santa Fe to communicate the workforce skill needs of the targeted business sectors to all educators. Show them how entrepreneurial skills, for example, will help students succeed once they graduate. Provide them with examples of other communities that have integrated entrepreneurship education into the early education curriculum.

Businesses in the targeted business sectors that have been recommended by AE demand that the best possible Pre-K - 12 education system, workforce training, and college programs are in place to prepare the workforce to succeed in targeted industry businesses. This ensures that they will be able to retain and recruit skilled workers, managers and executives who demand that their children

receive an excellent education. It also shows them that the community is willing to invest in itself, its future, and therefore will support them into the future. Goal One: The community will place an increased value on education, realizing that education performance increases the quality of life for all Santa Fe residents and makes the community better able to retain a talented workforce. Pre-K - 12 education will be as strong as possible because the community invests in it.

Basic education should be considered the foundation of successful economic development. Those regions across the U.S. that have invested in basic education are also the most successful in growing high tech, high wage employers. The two go hand-in-hand.

Before an aggressive economic development campaign is launched, it is essential that Santa Fe invest in the core of the community: local Pre-K - 12 education, the downtown, and infrastructure developed to support new economy businesses. This investment will have much greater pay off in the long term by helping the city retain its current employers and high skilled workers, as well as renew a positive spirit across the community.

Strategy One: Help parents place greater value on public education.

Actions

1. Get parents involved in the schools

- Adopt a take-home computer program. In this program, schools lend computers to parents for 4-6 weeks at a time. To be eligible for the program, parents are required to take an orientation workshop that teaches them the basics of operating a computer, common software packages, and how to use the Internet.
- Use local school facilities for evening community college or university classes. Courses could be for-credit or continuing education, ranging from computer literacy, self esteem, English as a second language, or literacy. Teachers or other parents can teach classes. Invite a local non-profit to fund a babysitter to be on-site for the duration of the class period.
- Start a cultural orientation program to help parents, teachers, and students understand and appreciate the culture of their peers.
- Use art exhibits and performances by students to attract parents to the schools and enhance cultural understanding.

2. Provide parents the tools to support learning at home

- Offer workshops, hands-on training, and home visits that train parents how to teach kids at home. Parents can make educational materials such as flash cards and board games at the workshops that they take home and use with their children. Alamo Navajo Community School provides excellent examples of effective programs:
    - Parents and Teachers as Partners Program – regularly scheduled meal shared by teachers and parents including a workshop on language/math skills development, reading, cooking with children, etc.

- Parent-Teacher meetings and open houses are scheduled at the same time as other community events (e.g. sports events) to attract more parents
- Bilingual home school liaisons make about 25 home visits per month to personalize school communications

Strategy Two: Promote the value of quality education within the community. Turn Pre-K - 12 education into a "cause" around which the community can rally.

Action:

1. ***Launch an internal marketing campaign to inform parents (and students) about the value of Pre-K - 12 education.***
   - Each school should adopt a program aimed at keeping parents informed about school events. Consider the following examples that have worked for other communities:
     - Weekly take-home folders that include a parent participation sheet, information on upcoming events, recent curriculum activities, and graded tests. Parents sign and students return to school. One single format could be developed for the Santa Fe School District- with easy ways for each school to customize it. Ideally, take home information would be available in both English and Spanish.
     - Ask for parent volunteers to serve on a phone chain to call other parents with updates about school events, get feedback, and answer questions.
   - Create a series of public service announcements aimed at instilling the value of public education in Santa Fe residents.
     - Work with school district to assign an internal marketing task force that meets for six months to one year. The task force will be responsible for organizing and overseeing the communication campaign. Task force members should include: representatives from the local school district, the parent-teacher organizations, education-related non-profit organizations, Santa Fe Community College, and other workforce service providers.
     - The internal marketing task force should seek a local advertising or public relations agency that will provide services pro bono or for a reduced rate.
     - Funding for the communications campaign could come from grants from local, state, or national education-related non-profit organizations and foundations.
     - Announcements should be based around a central theme, but available in various media forms, including radio spots, newspaper advertisements, posters and fliers, or television spots. Both English and Spanish language announcements are necessary.
     - Possible themes include: (1) the importance of staying in school; (2) opportunities for high school graduates other than attending a four-year university; (3) how students can help their families even more in the long term by continuing education or training after high school; (4) post-high school work, training, and education opportunities located in Santa Fe to retain young people; (5) the

benefits of investing in Santa Fe's schools to residents who do not have children in the school system.

- Start a school-by-school campaign to show middle school and high school students the range of alternatives to attending a four-year university.
    - Ask representatives from Santa Fe Community College, apprenticeship programs, SER Jobs for Progress and non-profit organizations to present their programs / non-university alternatives during classes or at after-school events
    - Ask representatives from Santa Fe Community College, apprenticeship programs, SER Jobs for Progress, and non-profit organizations to compile a short, easily understandable brochure on the programs they offer to high schoolers and recent graduates. Provide this brochure to all high school and junior high school guidance councilors. Place in locations where students congregate: libraries, after-school hangouts, shopping malls.
    - Over time, develop a Web site containing resources for non-university bound youth. The Web site should contain information about non-college options, links with training organizations, apprenticeship programs, and the community college. It could also contain job postings.
- Launch an Annual Education Day, a one-day outreach and educational event at which parents, teachers, non-profits, and community leaders share information about local schools, programs, services, and successes. The event could provide training to parents about how to continue the educational process at home.

Possible Funding Sources for Pre-K - 12 Education Improvements

- G&T Dropout Demonstration, Indian Health Services, Title IX
- Parent-Teacher Organization fundraising http://www.ptotoday.com/fundraising.html
- US Department of Health and Human Services GrantNet http://www.hhs.gov/grantsnet/
- State of New Mexico Department of Education http://164.64.166.11/fedpro/programs/index.html
- Edna McConnell Clark Foundation (http://www.emcf.org/)
- This site contains links to several good drop-out prevention programs: http://www.dropoutprevention.org/resource/grant/funding.htm
- The Foundation Center is a good overall Web site for researching grant funding available in the U.S. for a wide variety of causes. Their education page is at http://fdncenter.org/research/grants_class/taxb.html

Other resources:

- This site contains a listing of and links to a variety of non-college options for high school students: http://www.nohum.k12.ca.us/ahs/career/non_col.html

Goal Two: Educational and workforce development programs will be well coordinated and in tune with the needs of the city's targeted business sectors.

The recommended targeted business sectors will determine more than Santa Fe's audience for its marketing efforts. Rather, the needs of targeted business sectors should drive the infrastructure that Santa Fe develops, the business climate that it fosters, and the workforce development and educational programs that it supports. Economic development efforts will be most successful if all aspects of community development are in tune with targeted business sectors' needs and are well coordinated.

To target workforce development programs and educational programs, it is important to first understand the skill sets that are required by Santa Fe's targeted business sectors. The *Target Industry Report* provided a list of each targeted business sector's predominant occupations. The end of the workforce development recommendations section of this report (page 24) contains a table summarizes the workforce needs of Santa Fe's target industries and illustrates how they overlap with one another.

In the following section, we offer recommendations for programs at Santa Fe Community College that would help the College, and the community, better train people for targeted business-appropriate occupations. These programs also provide opportunities for Santa Fe residents of all skill levels to improve their education and become better qualified for the city's targeted business sectors.

Strategy One: Develop an inventory of all workforce training and college programs in Santa Fe that prepare individuals for skills demanded by the city's targeted business sectors.

During public input sessions, one predominant issue that emerged was the difficulty in finding information on workforce development and educational options. Individually, while the community college, College of Santa Fe, the Institute of American Indian Arts, St. John's College, University of Phoenix, one-stop center, and not-for-profits offer good information about their own programs: no single source of information is currently available.

To involve all Santa Feans in workforce development and education, this single source of information should be available in both print and on-line formats, and available in both English and Spanish.

Actions:

1. ***Develop the inventory and make available in print and on-line formats.***
    - The inventory should contain a listing of programs. Within each program, include information on eligibility requirements, cost, time required to complete the program, and possible career tracks for individuals completing the program.
    - The on-line inventory should allow users to sort based on all criteria: by eligibility requirements, by time to complete and cost, and by potential career tracks.

- Ensure that the inventory's Web site address is simple and memorable. (The inventory could also be made available on SFEDI's Web site. http://www.sfedi.org/workforce, for example.)
- Distribute the inventory and Web site address to a wide range of organizations in Santa Fe, including: One-Stop Centers; local high schools; Santa Fe Community College; the City of Santa Fe; local libraries; faith-based organizations, and; non-profit organizations.

2. ***Begin a series of informational sessions on workforce training options in Santa Fe neighborhoods and community organizations.***
   - Community outreach may be a more effective way to provide workforce service information to Santa Fe residents. Plan a series of informational sessions at local schools, faith-based organizations, and recreation centers.
   - Ask attendees to fill out a brief survey to determine their educational and employment background.
   - Bring one-stop shop employees to the event to provide one-to-one counseling on career opportunities.
   - Follow up with attendees after the session to provide them with additional information. Review survey responses to estimate what services may be more appropriate for each individual, and use this profile to determine the most appropriate course of action.

Strategy Two: Closely connect local Workforce Development One-Stop Centers with economic development efforts.

Actions:

1. ***Train One-Stop Center employees on the occupational and skill needs of Santa Fe's targeted business sectors.***

2. ***One-Stop Center career councilors should direct clients to programs at Santa Fe Community College and other workforce service providers that train workers for targeted business sectors' skills.***
   - Core skill requirements for all targeted business sectors fall into several broad categories, including computer training, design skills, creative skills, small business management, and hospitality.
   - One-Stop Centers should utilize the inventory of targeted skills programs as a tool to assist their clients.

3. ***Widely promote One-Stop Center services across Santa Fe. Local residents may not be aware that those services are available.***
   - Links to the One-Stop Center and future inventory of targeted businesses' training program Web sites should be widely available on all major community Web sites; including, for example, the City, County, Chamber of Commerce, SFEDI, Santa Fe Community College, public schools, and non-profit organizations.
   - Include the One-Stop Center (http://www.dol.state.nm.us/wdc15.htm) and/or targeted businesses' training programs Web site in the (earlier recommended) public service announcements. Consider simplifying the

Web site address to Santa Fe's One-Stop Centers. (www.santafejobs.com, www.worksantafe.com, or www.traintowork.com)

Strategy Three: Enhance Santa Fe Community College (SFCC)'s existing programs and start new programs aimed at the needs of Santa Fe's targeted business sectors.

Actions

1. Target SFCC programs around the design industry.

- The SFCC's campus plan calls for building a performing arts facility on campus. The facility should include a multi-purpose auditorium for theater and musical productions, exhibit, and studio space. Invite the community to utilize the center for Santa Fe film and music festivals, and offer free shuttles to auditorium from downtown during those events.
- Develop a core "design curriculum" that serves all design-related majors.
  - Currently, programs in interior design, introductory architecture, studio arts, and fine woodworking, for example, share similar skill sets.
  - The core design curriculum starts all design-related majors with the same coursework. Electives are used to refine the individual's skills into specific design fields as they progress through the program.
  - The core curriculum helps students engage with other creative individuals and provides them with a set of design skills that are transferable between industries.
  - Illustrate the new economic development marketing theme at the new performing facility by incorporating the theme "Creative Spirit of Santa Fe" into its design.
- Adopt a new curriculum / professional development courses to train film crews and pre- and post- production workers.
  - Identify what infrastructure is needed to support Santa Fe's burgeoning film industry.
  - Meet with Garson Studios and other local film support businesses and ask them what services / training they would like to see emerge at SFCC.
  - The curriculum should be coordinated with advanced film support courses offered at the College of Santa Fe.
  - Explore the potential for SFCC to host a pre- and post-production house. The center would provide on-the-job training for students and would be a valuable resource to professional film crews coming to the Santa Fe area. Between the SFCC, the College of Santa Fe and private business, a full range of pre- and post-production facilities should be available in Santa Fe.

2. Create innovative programs for the hospitality industry.

- Connect SFCC's hotel and restaurant management and culinary arts programs to growing needs in the film industry. Set catering and limousine services, for example, could be provided to film crews through the community college, providing students with good on-the-job training experience and would meet a demand.
- SFCC could develop a small hotel and restaurant next to the campus.

- Room rates and meal prices would be offered at a discount.
- The hotel and restaurant would employ students, providing training ground for hotel and restaurant management and culinary arts students. It could also offer guests alternative health care and spa services, which could be provided by individuals just entering the field.
- The design of the hotel should integrate water and energy conservation technologies and allow students to contribute to its design.
- Clients of other workforce training providers, such as SER Jobs for Progress, could also work at the SFCC hotel "incubator."
- If a SFCC hotel "incubator" is not feasible, develop an intensive internship program with local hotels, restaurants and caterers.

4. ***Develop curricula that help Santa Fe become a water and energy conservation role model for other cities.***
   - Create a water conservation curriculum.
     - The curriculum would combine water policy studies, a knowledge of water conservation techniques, and tools for students to design their own water conservation methods / technologies.
     - SFCC could reserve space on or off campus for a light manufacturing center or laboratory in which students could develop their own water conservation products.
     - Connect the program to the SBDC so that students with good business ideas can receive entrepreneurial support.
   - Adopt an alternative fuels curriculum.
   - Professors and students of the program should offer free community workshops that instruct homeowners, business owners, and Pre-K - 12 students about simple methods of conserving water and energy. This EPA Web site provides a good starting point for established curricula: http://www.epa.gov/teachers/curriculumconservation.htm
   - Encourage local real estate developers and businesses to engage students of the program in design of future developments. As part of the curriculum, require one class in which students form teams and are assigned to local businesses and developers to develop an innovative water or energy conservation technique for their facility.
   - Examine top conservation curricula at other US community colleges as models for the SFCC program. This link contains a ranking of the top 50 conservation and natural resource programs at communities and universities across the U.S. http://www.ccweek.com/top100/pdf/2001/topassoc-9900-cons&rnr.pdf
     - Tailor Santa Fe's program to the needs of water conservation and alternative fuels.

5. ***Enhance software and information technology classes to meet the needs of Santa Fe's targeted business sectors.***
   - Survey or organize a forum of Santa Fe bioinformatics and other information technology companies. Ask these businesses to describe the types of workers that they need. Ask them to participate in designing an ideal curriculum for an Associate's Degree and continuing education programs.

- Entice individuals with high tech skills to serve as part-time instructors. The Community College has a difficult time offering the high salaries demanded by individuals with high-tech skills and computer science knowledge, yet Santa Fe has a large population of these individuals. Rather than seeking full-time professors, ask young professionals and new retirees to teach one class per semester.
- Build computer training programs that teach desktop publishing, commercial design, film and sound editing, graphic design, and animation. These courses can be offered as part of a formal Associate's Degree curriculum and continuing education. These skills will be in demand by Santa Fe's targets, particularly in the arts and culture, design / film, and publishing and new media fields.

Strategy Four: Ensure that the four-year and graduate colleges and universities in the region, e.g. the College of Santa Fe, the Institute of American Indian Arts, St. John's College, the University of Phoenix and branches of Highlands University and UNM, are kept up-to-date and involved in economic development.

Actions

1. Inform the four-year and graduate colleges of the workforce needs of each targeted business sector.

- Identify degree programs within each College that fit with target business requirements.
- Include a description of these degree programs within future economic development marketing efforts

2. ***Work with the four-year and graduate colleges to retain graduates in Santa Fe.***
   - Each semester, meet with students within those degree programs to inform them of the opportunities within Santa Fe for graduates of their programs. Ask local target sector business executives to speak to the students.
   - Ensure the College's career placement centers are fully aware of job opportunities within Santa Fe.
   - One to two times each year, speak at a faculty meeting at all three colleges. Inform professors of economic development activities. Give them information about Santa Fe that increases the attractiveness of the community to 18-25 year olds.

3. ***Invite representatives from the four-year and graduate colleges to participate in prospect visits.***
   - When economic development prospects come to Santa Fe, invite College representatives to meet with the prospect or organize a brief tour of the Colleges' campuses.

4. ***Invite representatives from the four-year and graduate colleges to participate on economic development-related committees and task forces.***

Occupational Comparison of Santa Fe's Target Industries

Major Occupations	General Work Skills	Technical	Industry: Art and Culture	Design	Hospitality	Conservation Technologies	Software Development	Publishing and New Media	Outdoor Gear and Equipment
Actors			■						
Administrative support	■		■	■	■	■	■	■	■
Architects				■					
Art directors			■	■				■	
Art, drama, and music teachers			■	■					
Assemblers			■			■			■
Bartenders and waiters			■		■				
Bookeeping and accounting	■		■	■	■	■	■	■	■
Bus, taxi, and other transportation drivers					■				
Cashiers			■		■				
Chemists		■				■			
Chemical technicians		■				■			
Choreographers			■						
Civil engineering technicians		■		■					
Computer programmers		■					■	■	
Computer software engineers		■					■	■	
Computer support and technicians		■					■		
Customer service representatives			■	■	■	■	■	■	■
Desktop publishers				■				■	
Editors				■				■	
Electrical engineers		■							■
Environmental scientists		■				■			
Film and video editors				■				■	
First line production managers									■
Food preparation, chefs			■		■				
Freight movers and handlers				■					■
General operations managers	■		■	■	■	■	■	■	■
Graphic designers			■	■				■	
Hotel desk clerks					■				
Inspectors, testers, sorters						■			■
Jewelers, precious stone, and metal workers			■	■					
Job printers				■				■	
Machine operators		■		■		■			■
Management analysts							■		
Maids and Housekeeping					■				
Maintenance and repair workers					■				
Mechanical engineers		■							■
Musicians and singers			■						
News analysts, reporters, writers				■				■	
Office clerks	■		■	■	■	■	■	■	■
Packers and packagers, hand									■
Prepress technicians and workers		■		■				■	
Printing machine operators		■		■				■	
Protective services / security					■				
Recreation workers			■		■				■
Reservation ticket agents and travel clerks									
Sales managers and representatives	■		■	■	■	■	■	■	■
Self enrichment education teachers			■						
Sewing machine operators		■							■
Shipping and receiving clerks									■
Teacher assistants			■						
Telemarketers					■			■	■
Tour guides and escorts					■				

Represents 2% or more of an industry niche's total occupational composition.

Source: Occupational Employment Statistics, Bureau of Labor Statistics

2. Entrepreneurship

GOAL: Infrastructure, capital, and educational resources for entrepreneurs will be well networked both at the local and state level.

A critical aspect of building sustainable economic competitiveness is linking economic performance to social cohesion. The stimulation of entrepreneurship through the formation and development of new commercial businesses and social enterprises can play a key role in creating a diversity of new jobs and bridging the gap between income levels and cost of living. The entrepreneur in the community is a primary contributor and mobilizer of resources to develop the economy, a provider of employment for others, and a stabilizing factor in the society.

Improvements to the entrepreneurial climate, both in Santa Fe and the state of New Mexico, will benefit not only potential business owners, but also the small businesses that are already in operation. An entrepreneurial climate is well suited for Santa Fe's creative, independent-minded population.

AE recommends that entrepreneurship drive all future economic development activities for the following reasons:

- Entrepreneurial activities are a productive outlet for energies of enterprising and enthusiastic people.
- Small businesses create jobs at relatively low capital cost and low environmental impact, especially in the fast-growing service sector.
- Small businesses develop a pool of skilled and semi-skilled workers who are the base for industrial expansion.
- Small businesses are a source of innovation in products, services and techniques.
- Entrepreneurs can contribute new ideas to economic development initiatives.
- Small businesses serve a social function by creating career opportunities and upward social mobility, and by preserving, in many instances, a set of values.
- Provide information at One-Stop Centers related to entrepreneurship as a career option – linking One-Stop Centers to local SBDC, providing "guide to starting a business in Santa Fe" at one-stop center.
- An entrepreneurial approach to economic development also benefits larger businesses that will be attracted to Santa Fe's unique character.

Small businesses are currently the crux of the Santa Fe economy, and local leaders should support them. The following section offers recommendations for boosting entrepreneurship and small business growth in Santa Fe.

Strategy One: Financially support Santa Fe's business incubator. Help the incubator expand by offering more customized business resources. Help start-up companies by linking them into local and state financial capital.

Actions:

1. ***Expand the Santa Fe Business Incubator to provide business resources appropriate to the targeted business sectors.***

   The most successful business incubators are those that provide more than just reduced rent office space and furniture for tenants. Like the current Santa Fe Business Incubator, they combine office space with knowledge – such as an SBDC office or other mentoring organizations - and are closely connected with local community colleges and universities. They provide first-rate telecommunications infrastructure, conference facilities, business services, and shared laboratory or manufacturing space. A good incubator will become a gathering place for the community for after hours networking events.

   The Santa Fe Business Incubator should also expand its connection to professional business services firms. For example, the incubator could assign volunteer task forces of service providers (e.g. comprised of one accountant, one attorney, and one marketing/advertising firm) to mentor companies during their time at the incubator. This benefits the companies as well as the volunteers, who can view their work with the incubator as business development. Marketing assistance, in particular, should be offered to incubator companies. Assistance should come from local advertising or marketing agencies that offer their services at a pro-bono or reduced rate, or by teams of students from SFCC or the College of Santa Fe.

2. ***Lobby State legislators to pass the current proposed legislation (embedded within the SBDC bill) to certify incubators and to match funding from the State to local incubators.***
   - The successful Santa Fe Business Incubator could serve as a model around which other incubators in New Mexico could be developed.
   - Incubators should be used as a place that sets standards for small business development.
   - The network of certified incubators could serve as a funnel of investment opportunities for the New Mexico Venture Capital Fund as well as serving as a built-in system of due diligence for State investment.

3. ***Work with the State, UNM, the Santa Fe Business Incubator, SFCC-SBDC and SCORE to set up an entrepreneurship one-stop shop center similar to workforce development centers.***
   - A one-stop shop entrepreneurship center would offer the same coaching and information services such as an SBDC combined with the business incubator services of the Santa Fe Business Incubator.
   - The one-stop shop should be established in a central location to provide the greatest access to all Santa Fe residents.

4. ***Establish a Small Business Enterprise Director within the Community Development Division.***
    - This individual should be responsible for: overseeing the entrepreneurship center; working with the SBDC and Incubator in keeping the community informed about how to start a company in Santa Fe; promoting Santa Fe as a good location for entrepreneurship; working with SFIBCA on creating a strong "buy local" campaign; developing and maintaining a searchable on-line inventory of all entrepreneurship resources in the region; and helping entrepreneurs and local small businesses navigate City processes and regulations.

5. ***Establish an arts incubator at a central location in Santa Fe.***
    - The campus should be home to a variety of related activities, with educational programs at the core. Other activities that should be co-located within the facility include: office space for professional arts organizations and guilds; studios; exhibit space; retail shop for selling art. In the future, the campus could also contain loft apartments, a café, and an entrepreneurial resources center.

Strategy Two: Make information and training about starting businesses widely available. Celebrate entrepreneurial success stories as inspiration to potential entrepreneurs.

Actions:

1. ***Involve The Santa Fe New Mexican in covering success stories of local business startups.***
    - Potential entrepreneurs will find inspiration from other individuals who have successfully started businesses.
    - Celebrate the success of local small businesses by featuring them in local news publications. Propose a schedule of small businesses to feature each month to make it easier for The Santa Fe New Mexican.

2. ***Santa Fe's numerous non-profit organizations are entrepreneurial businesses. Provide these organizations with good information to help them increase their financial capacity.***
    - Numbering almost 500 in Santa Fe, non-profits make up an important part of employment and activity in the community.
    - Non-profit organizations should be viewed as entrepreneurial small businesses.
    - Provide information to non-profits to help them learn how to increase their financial capacity.
    - Fund a series of 501c3 training seminars that train managers of non-profits how to be better business people. There are numerous consulting companies that provide non-profit training, as well as on-line guides that provide non-profits with helpful business tools. Check out sites such as: www.onPhilanthropy.com; www.npguides.org; or www.charitiesusa.com which links non-profit to service providers across the U.S.

- Encourage participation in *NGO New Mexico*, New Mexico's central non-profit business association.
- Collaborate with NGO New Mexico to sponsor monthly networking and training events. The training events should be the main vehicle for distributing information about how to make a non-profit profitable.
- NGO New Mexico could create a Web site listing all non-profit organizations, sortable by their service, and containing links to and contact information for each organization's Web site. Examine sites such as www.GuideStar.org and www.envirolink.org as examples of structuring a database of non-profit organizations.

3. ***Develop a single Web site containing an inventory of Santa Fe's entrepreneurship resources. Make the Web site name simple and memorable. Market the Web site address across the community.***
   - The Web site could be developed and maintained by several organizations, such as the Santa Fe Incubator, SCORE, the SBDC, or the (possible future) entrepreneurship one-stop shop.
   - Possible Web site names: www.etools.com or www.santafestartup.com

Strategy Three: Motivate Santa Feans to start new companies.

Actions:

2. ***Streamline the City's permitting process for events, new construction, and new business expansions in Santa Fe.***
   - Focus groups, interviews, and surveys have revealed that many businesses and individuals have experienced difficulty from the City in getting permits for new ventures – from construction or expansion of new facilities to permits for small weekend festivals.
   - Santa Fe's permitting process needs to be thoroughly reviewed and compared against the requirements of targeted business sectors.
   - Santa Fe's City government should commit to easing and shortening the permitting process within one year.
   - The City of Santa Fe's Web site should contain a page dedicated to simply outlining the permitting process and providing downloadable versions of permitting applications.
   - The City of Santa Fe's web site should be reliable and offer current and accurate information.

3. ***Consider waiving permitting fees for small businesses locating in targeted areas of Santa Fe (fees are already waived for certain affordable housing projects).***
   - Small businesses are interested in saving money at every possible point.
   - Waiving permitting fees is not a cost, but foregone revenue for the City.
   - Waiving permitting fees for small businesses moving into key areas of the city, downtown for example, will help small businesses and make a statement that the City supports them.

4. Expand the City of Santa Fe's Small Business Loan program.

- The Small Business Loan program is an important tool for encouraging the growth of local businesses and companies targeted in this economic development plan.
- Leverage the program with additional state and federal funding.
- Restore the program to its original funding levels.
- Take steps to ensure that the entire community is aware of the program and has easy access to it.
- Provide information about the program in the (proposed) entrepreneur resource center.

4. Utilize the results of the New Mexico Media Strategy Report to develop a work plan for the digital and new media industry cluster.

- Look at cities that have fostered the film industry. Identify targeted infrastructure improvements, permitting processes, training programs and other incentives that are geared to the needs of the industry. Draft necessary ordinances to implement those inducements in Santa Fe.
- Austin Film Commission and North Carolina (Advantage West) are models.
- Model a one-stop shop permitting process for the film industry after other good examples, such as Rio Rancho, New Mexico (http://www.rioranchonm.org/film_industry/#One); Film in Florida (http://www.filminflorida.com/prl/perm.asp);

Strategy Four: Keep Santa Fe's existing small businesses strong.

Santa Fe's future economic health will largely be determined by the amount of local spending at local businesses. Every transaction involving a business outside of the area causes money to leak out of the local economy. While seemingly insignificant when considering a single purchase, the sum of these effects is huge across an economy the size of Santa Fe's. *For more information, see AE's Small Business Report, completed for the Santa Fe Independent and Community Alliance.*

A strong tourism economy and large base of unique cultural assets require that city leaders pay particular attention to the role that small businesses play. Eighty-five percent of all businesses in Santa Fe employ fewer than 20 workers. Of these small businesses, over 90 percent are locally-owned. According to the U.S. Small Business Association, 3,900 Santa Fe companies employ fewer than 20 people. This is almost five times the number of all other companies combined.

The last five years, however, have seen a downward shift in the percentage of independently-owned companies in Santa Fe. Almost all industries experienced a decline in independents' share of both employment and number of establishments. The largest percentage drop was in retail, where current levels of independence (approximately 50 percent of all retail firms) are well below that

of the nation (almost 90 percent) and has dropped 40 percent in the past five years. This industry, more than any other, directly affects households and quality-of-life indicators. The change threatens the local diversity found in Santa Fe shopping and endangers the unique character of the area.

Actions:

1. Initiate a "buy local" campaign.

- Support the Santa Fe Independent Business and Community Alliance (SFIBCA).
- Provide funding or other resources to the SFIBCA for launching a "buy local" campaign.
- The campaign should educate local residents and businesses on the importance of buying from other local businesses.
- Each campaign piece should contain a different factoid pointing out the economic and cultural benefit of purchasing products and services from independently-owned small businesses.
- AE's *Santa Fe Small Business Report* provides data and survey results that support the notion of buying local (prepared for the SFIBCA in November 2003).
- To kick off the campaign, prepare a press release highlighting the results of AE's Small Business Report. Distribute the press release to local newspapers, alternative magazines, radio stations, and television stations. Print a series of flyers and direct mail postcards highlighting the main points of the study. Ask local business owners and community organizations to post the flyers in their establishments and to mail out the postcards to their clients.

2. Make downtown and other Santa Fe business districts more accessible to patrons of small businesses.

- The City should make supporting the needs of small, locally owned business a goal against which future decisions are measured.
- The best way to encourage residents to buy locally is to make access to independently-owned businesses convenient. Allow for mixed use developments where retail and small service businesses are intermingled among residences.
- Make downtown more pedestrian- and cyclist-friendly. Repair sidewalks so that shoppers and business people have a safe place to walk. Create a network of bike paths and lanes. This will encourage more pedestrian traffic and reduce automobile traffic in downtown Santa Fe. It will improve access to small downtown businesses and encourage residents who may have been frustrated by limited downtown parking to start shopping in downtown again.
- Improve parking in downtown. Struggles with parking often drive shoppers from downtown and towards big-box retail and malls. Offer free parking, enhance existing parking, and provide free shuttles around town. Encourage business practices that make parking less important, like home delivery of groceries and large bulky items.
- During the weekdays, most household shopping occurs after work, between 7 and 10 p.m. Encourage downtown businesses to stay open until 9 p.m. If it is difficult for small businesses to stay open that late

every night of the week, ask shop owners to agree to the same one or two evenings a week in which they stay open later.

- Start a monthly downtown celebration. In Austin, for example, every first Thursday of the month, stores in one shopping district stay open until 10 p.m. The sidewalks are filled with local artists and merchant booths selling wares. Local bands provide live music in the street. First Thursday now attracts more than 10,000 people every month.
- Provide adequate security downtown to help nighttime shoppers feel comfortable.

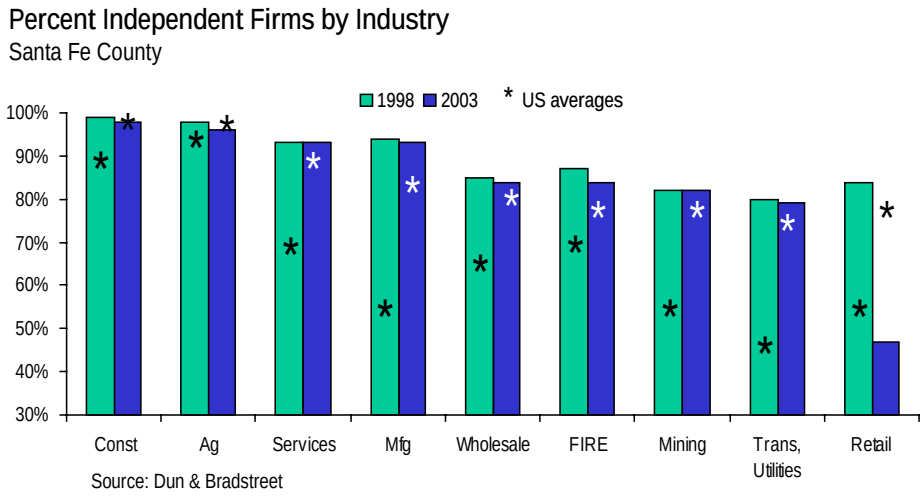
3. Identify business, historical and cultural districts that are suitable for economic development initiatives.

- Recommendations for downtown can be applied to any business or cultural districts.
- Support neighborhood/business events such as the Second Street Experience and explore developing similar events in other districts.
- Initiate planning with two districts per year.
- Link "buy local" initiative to district planning.
- Develop programs that highlight the economic benefits of historic preservation and historic districts.

4. Establish metrics for tracking the success of the "buy local" initiative.

By determining a set of tangible goals, communities establish clear priorities and are able to assess the performance of their programs, allowing more efficient use of resources. Metrics could include the following:

- *Sales receipts of downtown merchants.* Sales of downtown shops and service providers should increase a minimum of 10 percent each year if the buy local initiative is successful.
- *Percentage of independent businesses in Santa Fe.* For most industries, Santa Fe exceeds the national average in the percent of independently-owned businesses (see below chart). Increasing the percentage of locally-owned retail establishments could become a goal for the city.



- *Percentage of major employers headquartered in Santa Fe.* This figure points to the importance of home-grown successes. These companies tend to be more philanthropic and provide greater

economic independence for the region. The information for this metric could be measured from annual reports of local business activity.

- *Duration of local businesses*. This factor could be measured by counting the number of businesses that were established three years ago and are still in business. This method explicitly measures the ability of local businesses to survive in Santa Fe's economy. Santa Fe will know that it is supporting local, small businesses when the number of businesses surviving longer than three years increases. The City's data on business licenses provides this information.
- *Percentage of companies adding employees in the past year*. Expanding companies are as important to the economic health of a region as new companies. This metric can be easily obtained through government employment statistics and surveys.

Strategy Three: Sites and Infrastructure

GOAL: Improvements to sites and infrastructure will consider the long-term needs of Santa Fe's targeted business sectors and small, entrepreneurial businesses.

When companies are asked to rank the factors that most affect which state or region they select to locate in, workforce and education considerations are the most important, followed by access to customers and suppliers and business climate. The only infrastructure that is often mentioned in a regional context is transportation.

When choosing a specific development location within a state or region, however, the availability of infrastructure grows in importance. As infrastructure is available in almost every city, business prospects will compare a region or city's infrastructure (availability and pricing.)

The reason for the apparent contradiction in the importance of regional infrastructure versus specific sites is that larger areas such as regions or states possess sufficient infrastructure somewhere, so it is not a major corporate consideration until after the general location is picked. Therefore, although not the top priority to get a company to choose a region, once they have chosen the Santa Fe region, it is imperative that adequate infrastructure - water, sewers, streets and mass transit – be available to support business growth and development and that this infrastructure fare competitively with that of another region.

Santa Fe's most significant infrastructure issue (and economic development issue) is the region's water shortage. All economic development activities must consider the area's severe water constraints. The Mayor has stated that "water" is his number one goal and the City is in the process of trying to secure funding for the Diversion Plan, which will address this concern. The purpose of the Diversion Plan is to redirect surface water from the Rio Grande river into Santa Fe. Though the Diversion Plan will provide some relief to the city, preserving water and the area's unique environmental characteristics will be a goal of the city for many years to come. In turn, the target businesses recommended for Santa Fe in the *Target Industry Report*, will be environmentally sound and will require minimal water.

Strategy One: Take steps to make Santa Fe the water conservation and clean energy capital of the U.S.

Actions:

1. Incorporate water conservation and clean energy technologies into the design of all current and future public buildings.

2. Begin an annual student competition for design of water conservation innovations.

- The winner could receive funding for further development of the innovation, an internship with a local building contractor, or an opportunity to implement it on a test site.

3. Promote Santa Fe to expanding and relocating water conservation technology companies.

- The long process of developing the Diversion Plan and tackling the water issue has created a network of local water conservation expertise.
- The desperate water situation provides a good environment in which companies can test new water conservation technologies and techniques.
- Water conservation technology companies locating in Santa Fe will be locating in a market with high internal demand for their products and will, therefore, be in close proximity to their customers.
- Develop a marketing package highlighting Santa Fe's dedication to water conservation, its assets, and incentives.
- Organize a delegation of Santa Fe and State representatives to visit 1-2 communities that have successfully supported water conservation and clean energy usage. Use these trips to learn and to promote Santa Fe to businesses.

4. ***Offer incentives for water conservation and clean energy use.***

- Communities around the U.S. are offering incentives to businesses and consumers to adopt clean energy practices. Many utilities already offer their customers rebates or credits for installing energy-efficient equipment for HVAC, lighting, insulation, and windows. In addition, utilities are starting to offer consumers the option to purchase electricity from Green Energy sources such as wind power, solar, and biomass.
- Santa Fe should create programs that promote the adoption of energy conservation while promoting a "buy local" campaign that would attract new clean energy providers to Santa Fe. Credits and incentives for consumers can be tied to their purchase from local suppliers. Santa Fe is an ideal pilot market for several technologies and should do what it can to bring those suppliers to the region.
- Work with State officials to create a package of statewide incentives for clean energy and water conservation companies.
- Good examples include:
    - Austin, Texas has openly announced its intention to grow the consumption of renewable power and also to promote the development and attraction of clean energy companies and providers. Already, the city-owned utility, Austin Energy, sells 500 million KW-hours to local businesses and consumers and has a goal of fulfilling 5 percent of its energy needs with clean power. In addition, Austin is discussing ways of tying conservation incentives to the use of locally-developed services or products. This connection is the real key to promoting the city's Environmental Technologies cluster.
    - The state of New York currently offers incentives to both the producers of clean energy and its consumers. By leveraging state funding for energy conservation projects, the state's agency NYSERDA has promoted local job creation. Funding for this program reaches about $16.5 million per year and funds

approximately 150 projects annually for businesses, municipalities, institutions, and universities. Since 1991, NYSERDA's R&D program has stimulated new product sales of $200 million for New York companies, created 1,174 permanent jobs, developed 141 new products, processes, or services for commercial use, and leveraged nearly $2 of funding from outside sources for every dollar invested by NYSERDA.

- In August 2001, NYSERDA announced the creation of the Saratoga Energy Technology Park, specifically devoted to promoting the development of new, clean energy technologies. NYSERDA, working jointly with the University at Albany and the Saratoga Economic Development Corporation (SEDC), hopes to attract between 1,000 and 1,500 jobs to the Capital Region when emerging, environmentally-friendly energy companies take advantage of the park's resources.

Strategy Two: Provide better infrastructure and processes to support creative activities.

Actions:

1. Create a National Center for Arts and Design in Santa Fe.

- The National Center for Arts and Design will provide a single location in which multiple arts and design organizations could collaborate on projects of national significance. The one-of-a-kind concept would be modeled after national research consortia or laboratories, only with arts, rather than science, as its focus.
- The center would include educational resources, high quality studio space, design-oriented companies and non-profit organizations, exhibit space, and retail.
- The (possible future) arts incubator should become a core component of the Center.
- Consider locating the Center at the Railyards or other central site.
- The Center would invite national and international experts to teach seminars or guide teams of designers and artists on projects.
  - The Center would provide an environment in which teams of designers or artists could form to, for example:
  - Bid on architectural design for major projects within the U.S.
  - Provide creative support to the film industry
  - Create new artistic works
  - Provide design services for New Mexico public sector projects
  - Design unique water and energy conservation techniques
  - Create a one-of-a-kind program to promote Santa Fe's arts, culture, and design products

2. Find ways to centralize internet-based information aimed at promoting arts and culture in Santa Fe.

- Currently, many Web sites – from the Chamber of Commerce to individual galleries – contain information about arts and cultural events in Santa Fe. This is confusing to residents and obscures Santa Fe's image to outsiders.

- Promote links to existing central sites such as santafe.org and nmculturenet.org that are running the statewide calendar of events powered by NM CultureNet.
- Develop one Web site portal for all Santa Fe arts and cultural amenities. Host a contest where local artists and Web design companies submit Web URLs. Promote this contest to the community. Make the Web site name simple and memorable.
- The Web site could contain the following: events calendar; map of galleries and museums; and a searchable database of Santa Fe galleries and arts retail shops by "product" and genre (links to the Web sites of all galleries and shops in the database would be provided).
- Eventually, the Web site could also include a virtual market in which local artists could sell their wares.

Strategy Three: Partner with Santa Fe County to solve infrastructure and site issues.

Actions:

1. ***Develop a joint City / County strategy focused on the Redevelopment District of the Metro Area Highway Corridor Plan.***
   - The Metro Area Highway Corridor Plan was adopted by both the City and County and designates an area to be redeveloped to accommodate economic development around the NM 599 / Airport Road intersection.

2. ***Develop a joint City / County economic development strategy focused on the Community College District to implement programs outlined in this report.***
   - The Santa Fe Community College District includes the Santa Fe Community College, housing, and non-residential development.
   - The District represents an important outlet for providing more affordable housing to Santa Feans.
   - The future development of the District will impact both the City and County.

3. ***Develop a shared City / County business park.***
   - Long-term, the City of Santa Fe will run out of developable land for larger business expansions. Most larger businesses will be locating in the County.
   - Jointly develop a business park with the County. The City and County will share the cost of infrastructure improvements and land acquisition. In turn, the City and County will share tax revenue that is generated from the site.

4. ***Jointly improve the Santa Fe Airport.***
   - The expansion of the Santa Fe Airport will make Santa Fe more accessible to tourists, allow residents easier transportation into and out of the region, and give local companies better travel options.
   - A 1-hour or less drive time from an airport is a common site selection requirement for small and large businesses alike. The Airport can

become a major marketing tool for attracting and retaining companies in both the City and the County.

- Upgrade the Airport to Part 139 standards as soon as possible. The Santa Fe City Council should approve the application for Park 139 certification.
- Both the City and County should provide funding for expanding the Airport fire station (shared with the national guard) and upgrading security along the perimeter of the property.

5. Develop wireless Internet infrastructure in core population centers in the City and in the County.

- Encourage local entrepreneurs to develop wireless infrastructure for downtown Santa Fe and countywide in core neighborhoods and future developments such as the community college district.
- The process of wiring Santa Fe with the latest telecommunications infrastructure is already underway. The Santa Fe Light Trail fiber optic network is expected to be completed in 2004. The Plaza renovation (planned to begin in the spring of 2004) will include the installation of a wireless network for the central downtown area of Santa Fe.

Strategy Four: Approve and construct a new civic center that represents the unique character of Santa Fe.

The Sweeney Center does not serve the needs of the community and does not convey the high-end image of the city. While the existing facility could be renovated, it is more appropriate that the current building is torn down and a new civic center is built in its place.

The Santa Fe City Council is considering a one percent increase to occupancy taxes and a bond to fund a new civic center. This decision will have an important, positive impact on the City for many years to come. A new civic center will support each Santa Fe targeted business sector while providing a valuable asset to local residents.

Consider the civic center a tool for economic development. It draws visitors into the community. If marketed to the appropriate events, it can attract executives from Santa Fe's targeted business sectors, allowing the City to market on its doorstep. Those individuals visiting the civic center will also spend money in Santa Fe – dining out, staying in hotels, and shopping. Indirectly, these activities inject more money into the local economy and gives a boost to job creation.

As a tool for economic development, and an entry to the city, the design of the new civic center can be used to convey a message. It should embody the city's artistic and cultural heritage, history, and connection to the natural environment. It should reflect the community's strong desire to target the type of higher-end tourist that visits the city. The facility should incorporate modern architectural elements and high-tech equipment into traditional Santa Fe style to help counteract a perception that Santa Fe is unwilling to progress. Finally, the facility should incorporate cutting-edge water and renewable energy technologies to show Santa Fe's dedication to conserving natural resources.

The civic center will benefit Santa Fe's workforce in several ways. First, it creates both direct and indirect jobs. In the beginning, designing, building, and completing the civic center will generate employment. Once construction is complete, entry-level positions will be established in event catering, room set-up, and facility maintenance. Middle- and upper-level positions will be created in audio-visual support, facility management, marketing, and event planning.

In addition to the job impact, the civic center can play another very important role for workforce development. It can provide much-needed, centrally-located space for local workforce training activities. Imagine: A civic center that is fully equipped with the latest in audio visual technology from the central, large auditorium space to smaller classrooms and conference rooms. Not only are these amenities highly attractive to executive level conferences and industry events, but they are also a much-needed resource for local workforce training providers and companies. The community college, the workforce development center, and non-profit workforce organizations could share the civic center for their programs, ensuring that Santa Fe's workforce is being trained in world-class facilities.

Action:

Revisit the proposed civic center design. Ensure that the design adheres to the following guidelines:

- The new civic center should be designed to appeal to smaller, executive-level conferences. A larger capacity facility will not necessarily lead to a larger indirect job benefit for Santa Fe. As the size of the event gets larger, a higher portion of attendees will either not be able to find hotel rooms in downtown Santa Fe or will not be able to afford them. These individuals will stay in hotels outside of the central district; eat at restaurants outside of the central district (often large chains); and, with so much commuting, have little time to shop at local stores while congesting Santa Fe's roads.
- The true benefit of the civic center is generated when visitors (both from outside events and Santa Fe functions) spend time and money in locally-owned shops, restaurants, and hotels. This injection of money drives business for local proprietors, who then spend their own revenue hiring additional staff, buying locally-made goods, or shopping for themselves. These funds continue to trickle throughout the economy, driving business, and creating new jobs. Smaller, more targeted events attended by executive-level individuals are much more likely to attract attendees who stay in downtown Santa Fe, bring their families, extend their stay, and spend their money with local merchants.
- A new civic center locating in downtown Santa Fe, targeting executive level conferences, and providing attendees technologically-sophisticated audio / visual equipment will allow the City to charge higher rates for use of the facility.
- Santa Fe prides itself on being the "city different;" therefore, the new civic center should radiate what is distinct about Santa Fe. To do so, consider incorporating the following elements into the design of the facility:
    - Arts and culture are the cornerstones of the building design.

- The center includes gallery and / or exhibit space for local artists.
- The center incorporates the latest water and energy conservation technologies.
- The center contains modern elements in combination with traditional Santa Fe style to communicate the City's deep roots yet willingness to progress to the future.
- The center contains high-tech workforce training spaces of various sizes to make the facility truly community-oriented. Consider a facility that, in addition to a large event room (500 person capacity), also contains one large auditorium-style classroom (e.g. 100-200 seats), two-three classrooms (e.g. 30-50 seats), two conference rooms (25-30 seats), and several small breakout rooms (5-10 people).

Strategy Four: Community Development

GOAL: Santa Fe's community and economic development activities support an environment that is favorable to (1) talented residents, (2) small, locally-owned businesses, and (3) targeted business sectors.

The Community Development recommendations offered in this section center on two major topics: improving Santa Fe's business climate and improving the city's quality-of-life amenities, particularly for young and creative individuals.

The most successful economic development regions in the U.S. also contain very high quality-of-life amenities. Quality of life encompasses many attributes, including healthcare, safety, parks and recreation, arts and culture, and environmental cleanliness. A quality environment plays a large part in the choice of young, skilled professionals in deciding where to locate. It also plays a significant role in retaining good citizens.

A high quality of life is also directly connected to the region's ability to attract tourists. Through the choice of investments in quality-of-life amenities, the region will be able to target the specific type of tourist that visits. Tourists should be considered an economic development audience, and they are actual prospects coming directly to you. Ensure that they overlap with the audience you have for your economic development efforts.

One of the easiest ways for Santa Fe to become top of mind for businesses and entrepreneurs in its targeted business sectors is for those individuals to visit the region and enjoy the time they spend there. Therefore, tourist activities should portray a certain image of the city, one that is appealing to those executives and other decision makers. Make sure all tourist attractions showcase the "Creative Spirit of Santa Fe."

Strategy One: Adopt a more business-friendly attitude within City departments.

Santa Fe's unique character has sometimes been a hindrance to business activity. The city is well known externally for its tough ordinances and unfriendly business leadership, characteristics that will damage Santa Fe as it pursues economic development. Even small businesses and entrepreneurs (the city's primary target audience) will not move to a city where it is not welcoming or affordable to conduct business.

Actions:

1. ***Ensure the permitting process is consistent and efficient.***
    - During this planning process, numerous businesses criticized the city's permitting process for being too complicated, inconsistent, and time-consuming.
    - Consider expediting permits for standard requests. Applying for and receiving permits for, for example, small, after hours or weekend

downtown events should be made as easy as possible with standard application forms and a quick turn around process.

- Be specific and open about permitting requirements. Make this information readily available on City Web sites and in handouts available at City offices.
- Look at other cities' permitting processes for good examples of ways to make Santa Fe's more efficient and consistent.
- Burlington, Vermont's award winning "Doing Business in Burlington" publication offers new and expanding businesses a comprehensive and easy-to-use guide to permitting and city regulations. Sections from this guide are available on the following Web site: http://www.cedoburlington.org/business/doing_business_in_burlington/dbb.htm
- Look at the City of Surrey, located outside of Vancouver, Canada, for a good example of creating a step-by-step guide for local residents on starting their own businesses. http://www.city.surrey.bc.ca/Doing+Business/Business+Development/Starting+Your+Own+Business/default.htm
- Specifically look at other cities that are fostering the film industry – Los Angeles, New York, Toronto, Austin, for example. How have these cities structured their permitting processes to make it easy for and attractive to film production? Apply these best practices in Santa Fe.

5. ***Strengthen the Small Business Ombudsman Position within the City of Santa Fe offices.***
   - The focus of the current Small Business Ombudsman position should be expanded to serve all sizes of businesses.
   - The services of the Ombudsman should be expanded to visiting local businesses on a regular basis, listening to their concerns, and reporting back to City officials.
   - The Ombudsman should also be the single point of contact for a business having trouble navigating city regulations. He/she should walk businesses through the permitting process and help resolve conflicts between City departments and local businesses.
   - The benefits of expanding the role of the Ombudsman are numerous. First, strengthening this position makes a statement that the City is truly interested in supporting local businesses. Second, by regularly visiting with local businesses, the Ombudsman can communicate back to City leaders the current needs of local businesses, giving the City good information on which to base decisions. Finally, it provides a valuable resource to local businesses and helps navigate the permitting processes and acts as a voice for them to City leaders.

6. ***Provide periodic customer service training to City employees who regularly interact with local businesses and residents.***
   - Ask the Small Business Ombudsman to lead the customer service training sessions or hire a professional firm to conduct the training.
   - Training should include not only customer service training, but also an explanation of Santa Fe's new economic development brand and the role City employees play in economic development.

- A customer service guide containing quick tips on customer service should be developed and distributed among City staff.

7. Establish incentives that encourage local businesses to expand in Santa Fe.

- Consider waiving permit and impact fees for local companies that want to expand.
- Incentives should come from both the State and the City, particularly in helping with infrastructure improvements. When Dell was expanding in Tennessee, for example, the State paid 80 percent of the roadway improvement costs while the City of Nashville paid 20 percent.
- Promote incentives to local businesses. Ask the local utility company to help "spread the word" by referring local companies to a Web site with updates on incentives.

Strategy Two: Santa Fe's City Council should set broad goals for future development and allow those goals to drive decisions.

Actions:

1. Invite a moderator to lead a City Council retreat. The retreat should accomplish the following:

- Identify the positive assets of Santa Fe that cause each individual to feel passionate.
- Identify common threads among all council members. List Santa Fe's top assets.
- Agree that these common threads represent the essence of the community. Preserving the community's essence should be the principle that guides all future decisions.
- Set several overarching goals for the city.
- Agree to rules of etiquette among council members that are adhered to in and outside of council meetings.
- Conduct a city council study session prior to each meeting to allow councilors to state their positions on topics that are up for discussion during the upcoming meeting. City Council meetings should not be the first time that councilors hear each other's positions on topics being addressed.

2. The first retreat should occur after the spring 2004 election and occur at least every two years, following the election of new city councilors.

Strategy Three: Provide greater support to the Community Development Division and Economic Development Section.

Although only a few organizations in Santa Fe are directly charged with economic development, the community contains many more groups that impact the effectiveness of economic development programs. More than many other communities, Santa Fe is home to a rich diversity of not-for-profit, government, and business organizations, each perceived to have its own unique vision for the

future of the community. The city, and surrounding region, have become polarized into different "camps" of opinions. Each group seems to view itself as being fiercely independent from the others. This often results in a breakdown of internal communication, the very foundation of strong economic development campaigns.

Communication and cooperation in Santa Fe will improve if these various, and seemingly contradictory, opinion groups realize that they have a common bond: their success depends on Santa Fe's sustained economic health.

Santa Fe's ability to remain economically healthy is important to every organization and individual in the city and region. For example, while local businesses depend on a healthy economy to create a market for their products, non-profit organizations depend on a strong economy so that they can raise funds from local businesses and residents to keep their programs going. Second homeowners rely on a healthy economy so that their property values are retained and that the City can afford to maintain the quality-of-life attributes that originally attracted them to the region. Ethnic and Native American populations rely on a healthy economy that provides them with job opportunities, a market for their products, and ultimately provides them with income to continue living in Santa Fe. (A complete table of Santa Fe opinion groups and their reasons for supporting a healthy economy is provided in the appendix to this report.)

Improved economic health should be important to every Santa Fe resident and business. Santa Fe's elected officials should, therefore, ensure that their decisions lead to stronger economic conditions within the city and surrounding region.

A critical component of a healthy economy is ensuring that a strong economic development team serves the City. This team should be supported with financial and staffing resources that provide it the freedom to implement smart, aggressive community development and economic development activities. A strong economic development team will be required to implement many of the recommendations in this strategy. City leaders should view the economic development team as its task force for managing the day-to-day improvement of Santa Fe's economic conditions.

Actions:

1. ***Increase funding to Santa Fe's Community Development Division.***
    - Funding should be increased incrementally each year for the next five years. Draw additional funding from the Economic Development Fund.
    - Additional funding will be used to do the following:
        - Expand the Small Business Ombudsman position and responsibilities (described in the Entrepreneurship strategies).
        - Establish a Small Business Enterprise Director position that will be responsible for setting up and managing an entrepreneurship one-stop shop in coordination with the Santa Fe Business Incubator, the SBDC, and other small business support organizations.
        - Fund an entrepreneurship resource center. The purpose of the facility is to provide a centrally located office where all Santa

Feans can access a library of helpful information and talk with knowledgeable individuals about starting a business.
    - Increase the City's funding to the Santa Fe Business Incubator (for operations or facility expansions).
    - Provide funding for future incubators, such as an arts incubator.
- Commit funding for a minimum of five years. Longer-term budgets allow the department to conduct better planning and act progressively.

2. Set specific performance objectives for marketing subcontractors.

- Continue to set and monitor annual performance benchmarks for marketing contractors.
- Use the marketing recommendations in this report as a guide for establishing performance benchmarks.
- Agree to a three-year or longer contract with the marketing subcontractor. Include terms that allow the city to cancel the contract if the subcontractor repeatedly misses performance benchmarks. Otherwise, do not make the subcontractor re-apply for funding every year.

3. Clearly define and better coordinate the economic development roles of SFEDI, the Chamber, and the City's economic development team.

- The Chamber's primary role is that of an advocate organization for existing Santa Fe businesses.
- The Chamber should work closely with the (possible future) business liaison within the City's Community Development Division. The Chamber should introduce the liaison to its members and facilitate meetings between the liaison and local companies.
- SFEDI's role should be external and internal marketing. SFEDI should be responsible for polishing the brand identity and core marketing themes recommended in this strategy and incorporating the brand and themes into its Web site, collateral, and public relations activities.
- SFEDI and the Chamber are both responsible for handling visits by site selectors and potential business recruits. SFEDI should be responsible for managing the prospect's itinerary, while the Chamber should assist in setting up meetings between leading Santa Fe businesses and the prospect.
- Santa Fe's economic development team should be responsible for managing the marketing subcontractor contract, initiating community development activities that will support an overall economic development plan, and facilitating the information flow between City government and local businesses, prospects, and business organizations.

Strategy Four: Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.

Santa Fe's essence revolves around the core of arts and cultural activities occurring within the city. Arts and culture define the city's image and quality of life. Its unique character is founded in its tradition of arts and culture. It is what distinguishes Santa Fe around the world, and it is why creative, intelligent individuals are drawn to the city.

Arts and culture have long been the engine for much of Santa Fe's economic development. Although the "industry" of arts and culture is difficult to define, and even more difficult to quantify, it is undeniable that artistic and cultural activities have a tremendous impact on every aspect of Santa Fe, from its international image to its local products to its workforce skills. Arts and culture are the common threads that run throughout the entire region.

Because arts and culture have such a large impact on the local economy, it is critical that artists and artistic organizations are invited to participate in economic development activities. The City must consider the needs of the cultural sector when implementing this Plan. In addition, the City and cultural sector must work together to ensure that the results of the BBER study and the New Mexico New Media Industries Strategy project are incorporated into future activities to grow and promote arts and culture.

Actions:

1. ***Make arts and culture the cornerstone of the new civic center.***
   - Involve local artists in designing the facility.
   - Throughout the facility, integrate space for exhibiting work by local artists.
   - (Additional recommendations have been provided in the Infrastructure section of this strategy.)

2. ***Take steps to ensure Santa Fe's arts and culture will be sustained for generations to come. Ensure that the arts sector is accessible to young people.***
   - Endorse young professionals' arts organizations such as Avant Guard and Intermezzo. Make information on these organizations widely available. Promote these organizations to companies considering Santa Fe as a future business location.
   - Make Santa Fe open and accessible to all New Mexico students. Work with State leaders to initiate a new program in which all New Mexico high school seniors take a senior trip to Santa Fe. The trip would involve a visit to the capital and an introduction to Santa Fe's heritage, artistic and cultural amenities.

3. ***Make Santa Fe's artistic amenities accessible to all Santa Fe residents.***
   - Continue taking steps to make the traditional performing arts more open to the general population, for example, rock operas or free concerts.
   - Ask local businesses to invite local performing and visual artists to perform or display their work at business functions and other community events.

4. ***Increase occupancy tax revenue to support the arts.***
   - Santa Fe provides approximately $950,000 to arts programs annually.
   - Private foundations fund the bulk of arts and cultural activities in Santa Fe.
   - The city's support for the arts could be increased to support one of many activities, such as funding a future arts incubator or National Center for Art and Design or contributing to the cost of a unified national marketing

campaign to promote Santa Fe's arts and culture to collectors, artists, and cultural tourists.

Strategy Five: Ensure that Santa Fe maintains an atmosphere that is entertaining and attractive to young, creative people.

Actions:

1. ***Affordable housing is necessary for retaining young and creative individuals. Make it easy for people to purchase and upgrade their homes.***
   - Continue to offer inducements such as down payment assistance or tax abatements / decreases for individuals within a certain age or income bracket.
   - Consider establishing a fund similar to Austin, Texas' Mayor's Challenge Fund to help young people and people in need of affordable housing to get loans for home improvements and expansions.

2. ***Establish new festivals, expand existing festivals, and widely promote these events.***
   - Santa Fe is an ideal location for festivals, and numerous festivals already take place each year.
   - Festivals help create an entertaining atmosphere in Santa Fe. They provide entertainment for residents from all socioeconomic backgrounds. They also attract people from outside of the region and are, therefore, a good marketing tool for the city.
   - Standardize permitting process for event organizers. Be expedient in responding to their requests.
   - Waive the permit requirement to play music on the plaza.
   - Bolster the annual jazz festival and film festivals. These two events have potential to draw an international audience.
   - Support the new International Folk Art Market. Make it an annual event that compliments Indian Market and Spanish Market. This has the potential to grow to be another important event that extends the tourism season.

3. ***Start an annual winter sports competition for college students in Santa Fe and the surrounding region.***
   - Seven colleges are located in the Santa Fe area. Initially start the competition for students at these colleges.
   - Within five years, begin inviting college students from all New Mexico colleges.
   - Within ten years, begin promoting the competition nationwide.

5. Marketing and Public Relations

GOAL: Santa Fe will engage in a targeted marketing campaign to create local and national awareness of the city as a place to do business.

Santa Fe faces two marketing challenges. First, the City faces internal communications issues. Throughout this report, we have recommended ways to consolidate information sources about educational, workforce development, entrepreneurship, and economic development activities to make it easier for Santa Fe residents to access. In this section, we recommend techniques for spreading the word about why improved economic conditions benefit all Santa Feans.

Outside of the region, Santa Fe is faced with another issue. While Santa Fe is well-known throughout the world for its southwestern style and arts, little is known about Santa Fe as a business location. The external marketing recommendations in this section are designed to provide the city with a more business-friendly appearance to outside businesses and entrepreneurs. We have suggested a new brand theme under which Santa Fe can promote itself to business investors. The brand theme we recommend ties closely to the city's arts and cultural strengths and existing tourism promotions.

Santa Fe has many opinion groups that serve as a good starting point for addressing internal communication problems. As discussed throughout this report, before the city can launch an effective economic development campaign - whether its focus is local entrepreneurship, expanding current businesses, or recruiting new ones - all organizations related to economic development must commit to a single strategy for the community. Communities benefit from a well-orchestrated marketing strategy that is managed by one organization.

Once Santa Fe opinion groups improve communication and collaboration, the city will be ready to market within the community. Internal marketing informs citizens and business leaders of the economic development vision and trains individuals to promote the community with a single message, rather than numerous ones that may dilute or confuse the core message. Internal marketing builds local awareness and buy-in so that when Santa Fe markets outside of its region, it has a strong team in place to augment its message. The most effective communities not only have a well-integrated economic development organization leading the marketing efforts, but they also have hundreds of community ambassadors as part of the team.

The use of local media and personal meetings are good avenues for "building local awareness." **With strong internal support, the chances of successful external marketing increase considerably.**

Once Santa Fe succeeds in its internal marketing efforts, it should incorporate external marketing activities aimed at growing targeted businesses and entrepreneurial activity. External marketing, for most communities, should begin one to two years after internal efforts have begun. The trick is then to balance

both internal and external activities to get the most return – awareness and business.

External marketing is vital to diversifying an economy.

It can significantly improve a community's economic health by creating new, higher paying jobs and increasing the tax base. For communities today, it is important to have a Web site as primary collateral and to also have material to distribute at conferences and meetings. An integrated approach to external marketing that includes the right combination and frequency of word-of-mouth, publicity, and personal meetings is the key to successful marketing.

For the city and surrounding region to retain local businesses and cultivate prospects for economic growth, a more proactive targeted campaign is required.

Strong marketing activities will help accomplish the following economic development goals:

- Improve internal knowledge of the resources that are currently available in the city for residents seeking education and training, for expanding businesses, and for potential entrepreneurs.
- Improve external knowledge of Santa Fe as a top location for young, creative individuals and innovative businesses.
- Increase the number of businesses approaching SFEDI, the Chamber, or the City for information about expanding their business in Santa Fe.
- Cultivate target businesses, helping them create new jobs at all skill levels.
- Increase the amount of positive, national and international publicity that Santa Fe receives.

AE is providing a Marketing Guide (MG) that contains information to assist Santa Fe in implementing the economic development strategies over the next five years. It is meant to be used in conjunction with this report and specifically to support leaders who will execute the marketing campaigns.

Strategy One: Establish specific marketing roles for each organization currently involved in economic development.

The strong opinions, energy, and culture of activism in Santa Fe should become the foundation for unified change and new direction. All Santa Feans have a common goal for their city: **to retain the qualities that make it unique by creating a vibrant and healthy economy.**

Santa Fe is fortunate to have several organizations marketing the city. Santa Fe Economic Development Inc. (SFEDI), Santa Fe Chamber of Commerce, and Santa Fe Convention & Visitors Bureau have made tremendous strides in building a highly recognized tourism brand and in cultivating businesses. External marketing activities, however, should continue to be overseen by one

single organization. All other economic development entities should support this entity's marketing efforts and avoid launching other external efforts that could dilute the city's primary marketing message.

For Santa Fe to reach its desired goals, the city must adopt a marketing strategy and provide specific marketing tasks to the single economic development marketing organization (currently SFEDI). Additional funding of approximately $50,000 will be required to fully implement this marketing plan.

Actions

1. ***The City and SFEDI should adopt the marketing strategy.***
2. ***The City should commit to a minimum of a three-year contract for its marketing subcontractor (currently SFEDI). Provide SFEDI (or other future marketing contractors) with a set budget for as many years as possible under city law. This provides the organization with the ability to focus on marketing rather than continually concerning themselves with contract renewal.***
3. ***Provide the marketing contractor with specific marketing expectations and goals.***
4. ***Tie the marketing contract to the accomplishment of specific marketing objectives. (Recruiting X number of companies per year, for example, is not a realistic marketing objective. Organizing two to three annual marketing missions to other communities, on the other hand, is a realistic marketing objective. Tie objectives to action rather than quantitative results. Action will yield results.)***

Strategy Two: Create and adopt a single economic development brand

Communities that establish an economic development marketing theme that differentiates them have a greater chance of being recognized and trusted. Santa Fe is marketing to build awareness and clarify that it welcomes creative, entrepreneurial people and is a good place for starting new businesses.

Santa Fe should promote a single economic development brand that complements the recognized tourism brand, creates community-wide buy-in and ambassadors, and reaches targeted businesses through a mix of publicity, direct marketing, and collateral. Direct marketing includes one-to-one meetings, targeted electronic campaign messages, missions, and conferences.



To create an economic development theme, AE reviewed Santa Fe's current brands, unique strengths and characteristics, and analyzed target audience requirements. A marketing focus group was also conducted to gain public input. The proposed theme is meant for all organizations involved in economic development-including the City, SFEDI, Chamber and arts and cultural organizations- to use. A logo that communicates Santa Fe's marketing identity and tag line should be developed and incorporated into all print and on-line collateral materials. The marketing contractor should hire an advertising firm to develop professional logos and marketing collateral.

As the *Community Assessment Report,* the first report of this project, states, one of Santa Fe's biggest strengths is its internationally-recognized tourism brand. Several marketing themes and tag lines have been developed and utilized in marketing promotions in the past, including: "Away. To Santa Fe," "The City Different," and "Untamed." These themes, in conjunction with the State's brand, "Land of Enchantment," have very strong and positive connotations. Santa Fe is already known worldwide as being a "different" destination to visit, as well as a place for distinctive culture and arts.

Because awareness of Santa Fe is so high, and its perception is so deeply rooted, the city's business-oriented theme should complement the existing tourism-related themes.

A brand theme conveys "who," "where," and "what" the city offers. Local leaders describe Santa Fe as being "creative" and "spiritual," having a "rich culture," strong "history," and "distinct" personality. These core themes should be communicated through the economic development brand.



Arts and Culture are the cornerstones of Santa Fe's economy, and they also contribute to its exceptional environment. Santa Fe is an economic engine and attractor of creative people. With Arts and Culture, Design, Hospitality, and Software Development being recommended targeted business sectors, and "creativity" being a key descriptor of the city, we recommend that the new brand theme be the "**Creative Spirit of Santa Fe**."

When tourists think of Santa Fe, they think of a center of culture and world-class art within a beautiful and spiritual setting. It is truly a "different" place. When business leaders think of Santa Fe, they think of a city with outstanding quality of life amenities, a rich heritage, and a diverse workforce. Most business professionals live in Santa Fe because of the rare and special quality of life they enjoy.

Using the "Creative Spirit" theme in every marketing activity that promotes economic development for the City of Santa Fe, will promote the city's most differentiating characteristic and will appeal to the targeted audiences.

A positioning pyramid is a technique used to determine a community's brand theme. It answers three questions: What is the community's product? What are its unique benefits? What does the community represent? This simple tool lays the foundation for a community's marketing communication program. This diagram illustrates Santa Fe's positioning pyramid.



Secondary messaging tailors a statement for a specific audience and dictates audience-related benefits. For information about the site selection needs of Santa Fe's marketing audiences, refer to the *Target Industry Report,* the second report of this project.

Actions:

1. ***The City and SFEDI (or future marketing contractor) should discuss and approve the branding theme.***
2. ***The City should ask the future marketing contractor to hire an advertising or graphic design firm to develop a logo and style guide.***
3. ***The future marketing contractor) should distribute the style guide to the City and the Chamber. The style guide should also be made widely available to other community organizations, including schools, not-for-profit organizations, local media, businesses, workforce service providers, and arts and cultural organizations. Encourage as many organizations in Santa Fe as possible to adopt the style guidelines in their own external promotions. The more consistent that Santa Fe's look appears from the outside, the more effective the new business brand will be.***

Strategy Three: Gain a thorough understanding of the target audience

Understanding the internal and external target audiences' needs will help Santa Fe's economic development team in crafting effective secondary messaging. A secondary message occurs after initial inquiry (audience has received primary message), touts quality, and provides detailed information that the target audience desires.

It is important for Santa Fe to first understand the needs of internal audiences and inform them of the city's economic development vision. **Local employers, the current workforce, influencers, and entrepreneurs** are key assets for economic development, and recognizing these sectors as a target audience and understanding their needs is sometimes overlooked. The City, SFEDI, and the Chamber should continue to improve relationships with local businesses and provide additional services that can help them to become more successful. Local media and personal meetings are effective mediums for building awareness and demand for economic development services.

Once the City successfully addresses internal audiences' needs, it should become familiar with targeted business sectors. **The target business sectors include: arts and culture, hospitality and tourism, design, conservation technologies, software development, publishing and new media, and outdoor gear and apparel companies.** Identify target business champions, business leaders with expert knowledge of a particular industry. These individuals understand industry players, trends, challenges and opportunities, and they have powerful connections within an industry. They may also be willing

to meet with site selectors, volunteer to speak at events promoting the county, and share industry knowledge with economic development leaders.

SFEDI has already begun organizing regular meetings of executives from its target clusters. These meetings should continue and expand to include industries that are recommended in this study but are not currently target clusters for SFEDI. Santa Fe should have at least three industry champions for each target business. The *Marketing Guide* (a supplemental report included as part of this project) lists industry associations that can be a resource for target business trends and prospects.

Santa Fe can use the targeted messaging and main "proof points" contained in the MG when crafting secondary messaging for marketing communication.

Each target business will be interested in the following:

- Extremely high quality of life
- Ample supply of artistic, technical, and scientific workers
- Proximity to customers and manufactures
- Workforce development programs and incubators
- Close proximity (1 hour) to the Albuquerque International Airport

Art and Culture, **Design,** and **Hospitality** firms will be interested in the following:

- Embedded artistic community and strong local support for the arts
- World-famous art galleries, museums, Indian Market, Spanish Market and flea markets
- World famous performing arts organizations such as the Santa Fe Opera, the Santa Fe Chamber Music Festival and many other music, dance and theater companies
- Educational offerings in performing and visual artistic disciplines through the College of Santa Fe, the Santa Fe Art Institute, and Santa Fe Community College

Design, Software Development and Publishing companies will be interested in the following:

- Santa Fe's image as an artistic and cultural capital of the Southwest
- Santa Fe's large cluster of software development, film businesses, and publishing companies
- Renowned southwestern culture, architecture, and cuisine
- The successful Santa Fe Business Incubator
- Federal research facilities at Los Alamos, Sandia, and Kirtland AFB are pioneers in many of the world's most advanced software development fields
- The College of Santa Fe's Moving Image Arts Department provides students with access to full range of film production experience
- Santa Fe Institute is a pioneer in the burgeoning complexity systems field
- The National Center for Genome Resources is a leader in bioinformatics research

Conservation Technology companies will be interested in the following:

- Santa Fe makes conservation a top priority
- Santa Fe's strong local market for water conservation and clean energy products
- Santa Fe's high quality workforce and area research facilities

Hospitality businesses will be interested in the following:

- Santa Fe is known as one the top 10 cities in the world to visit, *Travel + Leisure*
- Santa Fe is investing in a new civic center
- Santa Fe has a dedicated bilingual workforce

Outdoor Gear and Apparel companies will be interested in the following:

- Santa Fe offers a creative, active, and artistic workforce
- Santa Fe's mild climate and countless outdoor recreational opportunities make it a strong market for product testing
- Proximity to manufactures and suppliers

Actions:

1. ***Based on the results of the Target Industry Report, the marketing contractor and its advertising partner should develop an audience profile for each target business. The audience profile will detail the specific marketing technique that will most effectively reach each audience.***
2. ***The marketing conatractor and its advertising partner should consider the audience profiles when developing a new logo and collateral and revamping the Web site. The images, messages, and copy contained in collateral must address the industry needs contained in the Target Industry Report and audience profiles.***
3. ***The marketing contractor, SFEDI should work with the City and the Chamber to identify target business "champions."***
4. ***Invite champions to share their industry knowledge and prospects and assist with economic development improvements.***
5. ***Champions may already exist. SFEDI's board members already serve as leaders for each SFEDI cluster industry. These individuals should be involved in the additional target businesses recommended in this strategy.***

Strategy Four: Gain local media support.

As mentioned throughout this project, the need to improve communication throughout the city is an immediate priority. Members of the Advisory Committee of the Cultivate Santa Fe initiative have committed to being media champions.

As the Cultivate Santa Fe project is finalized, Advisory Committee members should **kick off an internal press relations campaign**. Media champions should write and "tell stories" related to economic development to local newspapers, radio stations, company newsletters, and Web sites to inform citizens about Santa Fe's vision. It is imperative that local newspapers, radio,

and television stations provide coverage and speak positively about the city's efforts. This will first create excitement within Santa Fe and will then spread throughout New Mexico. Local media is the first avenue for creating local "buzz**."**

Santa Fe's internal press relations (PR) campaign should focus on stories that discuss what economic cultivation means to Santa Feans. Advisory Committee members are encouraged to contribute articles and editorials (and speaking engagements / interviews) on the following topics: "Growing from Within," "Stay in Santa Fe," "Value of Education," and "The Creative Spirit." Communicate the message that, "for Santa Fe, economic cultivation is focusing on activities that improve workforce services, economic health, and overall community cooperation to help local companies succeed and new job opportunities to emerge for all Santa Fe families."

Additional PR campaigns should discuss Santa Fe's vision, characteristics of target businesses, start-up successes, economic development marketing achievements, and community ambassadors. Over time, the City, SFEDI, and the Chamber should host appreciation and celebration events for small businesses that have made big impacts on the economy.

Economic development leaders should focus additional internal marketing efforts on communicating information about actions the City is taking to improve those issues survey respondents rated as "least satisfactory." Among these issues, the cost of living, housing, growth management, and business growth topics should be continuously discussed so that citizens are informed of progress that is being made in these areas. Supplementary campaign topics should include what Santa Fe is doing to preserve the city "different." Local college professors should be asked to write articles and editorials on new college programs that will provide training for target businesses, and leaders from arts and cultural organizations should be asked to write articles on the importance of culture to Santa Fe's economy. The MG provides more detail on PR campaign topics and contains a media list.

Actions:

1. ***Following the completion of this report, the City and SFEDI should reconvene the project Advisory Committee. Ask Committee members to volunteer to serve as "media champions." Assign each volunteer with a topic on which they should write an editorial or conduct a radio interview.***
2. ***Ideally, two volunteers will partner on writing the editorial or conducting the radio interview, with each volunteer coming from an "opposite" field. A local real estate developer could partner, for example, with a representative from an environmental conservation organization. By partnering with an opposite, the community will understand that regaining Santa Fe's economic health is an issue that transcends traditional rivalries.***
3. ***Local media champions should help garner local publicity by personally meeting with editorial boards of local news companies. Present the editorial boards with background information on the Cultivate Santa Fe plan and the subjects on which the volunteer teams will be writing.***

4. ***Encourage local media companies to dedicate a section of their paper or broadcast to one or more of the following topics: (1) news updates on Santa Fe economic development; (2) how to start a company in Santa Fe or what resources are available to entrepreneurs; (3) profile of each target business and current Santa Fe businesses in those industries.***

Strategy Five: Launch an internal marketing campaign.

With strong internal community support, the likelihood of successful external marketing increases considerably. **For Santa Fe, approximately 70 percent of efforts should be invested in internal activities**. The main goal of internal marketing is to inform citizens of economic development efforts and successes, to garner the community's support for the plan, and to act as promoters. It may take up to two years to see substantial impacts from internal marketing, and Santa Fe should continue this effort indefinitely. City leaders cannot expect overnight results.

Internal marketing began when AE started this project and has occurred each time AE has presented the Cultivate Santa Fe reports to Santa Fe audiences. The next major activity will be the project Roll Out Event in April 2004. During the event, AE and the Advisory Committee will unveil the new economic development vision, theme, and goals to the community. The roll out event should be used to communicate both the purpose and benefits of the new goals as well as the next steps in the process, and to request support.

Publicity, promotion, and collateral are the three vehicles recommended to reach Santa Fe's internal audiences. The goal is to build awareness within each target audience in a quick, cost-effective manner.

Publicity is one of the best vehicles to cost-effectively reach internal audiences and generate interest. To reach its target businesses, Santa Fe should strive to appear in publications and newspapers read by these industries. To reach local businesses, Santa Fe should focus on local and regional newspapers, newsletters, and business publications. To reach businesses outside of Santa Fe, concentrate on industry trade, general business, and lifestyle publications. **Within the next year, a professional public relations firm or new public relations position created within SFEDI should be hired to manage this initiative.**

Other ways to communicate to the public include: delivering newsletters, similar to what is currently done by the Santa Fe Chamber of Commerce; posting news in church bulletins, high school and college papers, regional business journals, on community Web sites and at local business establishments. For instance, SFEDI could create banners with the new logo and Web site address that local establishments can post so that their clientele is informed of the new message and is directed to a Web site to get more information.

A "media outreach" is another PR service SFEDI should consider. It provides economic development leaders with a target media list, press pitch content, and

a distribution list. An excellent PR activity that gains awareness is a bylined article**,** which incorporates both press stories and advertising into one activity. Lastly, since economic development leaders are in the public eye, it is wise to consider press communication skills training, which teaches individuals how to work with reporters to get the most from your marketing investment.

Being rated by *Travel + Leisure* in August 2003, as the Top 10th World's Best City, is an outstanding accomplishment. This is a strong start to generating awareness with many of Santa Fe's targeted audiences – both internal and external.



Promotion includes spreading information by word-of-mouth and through one-to-one meetings, attending regional industry events with local businesses, speaking at business networking events with key influencers, forming relationships with regional economic development teams to sell Santa Fe as a place to do business. It also includes calling prospects to provide information on Santa Fe's unique business climate, available business park space, and the benefits of operating or expanding a business in the city.

The primary **collateral** piece used to promote Santa Fe should be SFEDI's Web site. By revamping the Web site to contain the new marketing message, this can be a strong piece to reach both internal and external audiences. The current Web site offers relevant content for most of the defined target audiences. Santa Fe should ask local businesses to mention the Web site to employees via local business Intranets and in their corporate marketing material when appropriate. These efforts will help build awareness.

SFEDI should consider adding or updating the following components on its Web site:

- Economic and Industry Information
- How to Start a Business in Santa Fe
- Local Company Database
- Sites and Business Parks
- Economic Development Projects
- Job Postings
- News Wire
- Local Company Testimonials
- Quality of Life
- Incentives and Permitting
- Annual Report

The MG provides an explanation of each of these components and also includes examples.

Actions:

1. ***The City and the marketing contractor should review and approve the internal marketing recommendations offered in this report.***
2. ***Identify local volunteers to assist with implementation.***
3. ***Ask individuals from the community with a passion for economic development and Santa Fe's future to volunteer and join the marketing team.***

Please refer to the MG for more detailed recommendations on internal activities.

In 2004 and 2005, SFEDI should implement activities that increase local awareness and improve internal communication. Local campaign ideas are provided below:

1. **Publicity**
   a. Education – "Stay in Santa Fe," "Value of Education," "Take Home Computer Program," and "Make & Take High School Learning Tools Program." SFEDI should involve local Pre-K - 12 schools and SFCC in this internal communications campaign.
   b. Workforce Development – One-Stop Shop for workforce training and new workforce development program Web site
   c. Entrepreneurship – New Web site database of Santa Fe's entrepreneurial resources, business incubator expansion, and creation of a Santa Fe arts incubator
   d. Local business success stories – Feature a new company in each issue
   e. Local Businesses – "Buy Local" campaign
   f. Tourism – Address the issue of the importance of tourism to a healthy Santa Fe economy
   g. New Marketing Strategy and Message – Showcase the new brand theme, logo, and new collateral
   h. Press Relations - Conduct training on working with the media, negotiate for reduced rates and budget $30,000 a year to hire a PR firm.

2. **Collateral - Web sites**
   a. Revamp the marketing contractor's Web site to incorporate new marketing theme (logo) and targeted messaging (*cost of approximately $10,000*).
   b. Assist other economic development-related organizations in incorporating the new logo (and marketing style) into their own Web sites.
   c. Encourage other economic development-related organizations, hospitality businesses, and on-line arts and cultural resources to include a link to SFEDI on their Web sites.
   d. The City and marketing contractor, together with local economic development-related organizations, should develop new Web sites that are mentioned throughout this strategy. New Web sites would include:
      i. An Arts & Culture portal to link all local artists' Web sites and act as a central resource and listing of festivals and events
      ii. A Santa Fe specific workforce development resource portal
      iii. A Web site resource for entrepreneurs, containing all information necessary for starting a business in Santa Fe
      iv. A Santa Fe specific film promotion Web site, e.g. http://www.wncfilm.net/

v. A Santa Fe non-profit organization Web site, containing a searchable database of all non-profit organizations in Santa Fe

3. **Collateral – brochures**
    a. A user-friendly guide to workforce training and educational resources in the Santa Fe region to be made available at schools and public gathering places such as libraries, churches, or social organizations
    b. A simple guide containing entrepreneurial resources. Similar to the Web site, the guide would provide step-by-step instructions on starting a business in Santa Fe. (Examples were provided earlier in this Strategy.)
    c. A SFEDI annual report

    Estimated cost: $10,000

4. **Promotion - Speak at regional business association events**
    a. Project Advisory Committee and / or newly created Implementation Committee.
    b. Support such as the Santa Fe film festival, Russian Summer 2004 Exhibit, International Folk Arts Festival, and Annual Jazz Festival and other events throughout the year.

5. **Promotion – Host an annual Economic Development Forum.** During the event, regional leaders can provide an overview of the year's successful economic development activities and an update of economic data for the Santa Fe and the larger region surrounding the city. The project roll-out event (April 2004) can be the first annual Santa Fe Economic Development Forum.

6. **Promotion – Create a welcome package** for newcomers. Send to new residents when they sign up for utilities.

7. **Promotion - Speak at local business associations** and provide update on Santa Fe's economic development and marketing efforts.

8. **Promotion - Establish a high school group** to gain a better understanding of what factors are important to teens when considering working in Santa Fe in five years. Consider calling the group "Teens Talk."

Strategy Six: Implement external campaigns

External marketing promotes Santa Fe to identified targeted businesses that reside outside of Santa Fe, complement the current economy and help the city meet its economic development vision. External marketing should begin in year 2006.

Web sites, publicity, and targeted direct marketing and selling are the most cost-effective methods for communities to convey their messages. Santa Fe should balance these activities, be consistent in the message it conveys, and

focus on campaigns that will directly reach prospects. The primary vehicle, and one that should be used throughout external efforts, is publicity. Santa Fe should then begin to incorporate collateral (Web site and brochure), marketing missions, and industry associations and conferences.

Publicity

Publicity may be the most effective form of economic development promotion. Santa Fe could significantly increase the amount of publicity it receives in publications, and ultimately reach the city's target business companies by having a PR firm on retainer to develop and distribute releases and bylined articles.

Collateral (Web site and Brochures)

Resources should be invested to redevelop the primary Web site that promotes economic development in Santa Fe to more effectively link it with regional economic development Web sites. The main economic development organization's URL and phone number should be incorporated into every activity that promotes the city. See the MG for more Web site recommendations.

Marketing Missions

Santa Fe leaders need to engage in marketing missions to recruit target business companies from other regions and to see first hand benchmark communities' efforts. Santa Fe can learn from benchmark communities by visiting these cities. Schedule marketing missions each year to a region with a high concentration of its target businesses and visit benchmark cities to observe what is effective and what is not within these business communities. *For example, visit regional neighbor benchmark cities such as Boulder, CO and Albuquerque, NM. In the second year, consider visiting national benchmark communities such as Asheville, NC and Santa Cruz, CA. In the third year, visit a large benchmark site such as Savannah, GA.* Volunteer representatives from business, government, and academia should attend marketing missions, which can involve a series of meetings with local companies to sell Santa Fe as an ideal business location.

Industry Associations and Conferences

Industry associations, a trusted source of information for member companies, offer an opportunity to track trends and prospects. SFEDI should consider joining the leading associations of its target businesses, place articles in industry association newsletters and sponsor two industry conferences per year. Industry conferences provide a unique opportunity for Santa Fe representatives to promote business development, and face-to-face marketing is recommended to supplement other marketing efforts. Santa Fe can attend, sponsor, and exhibit at conferences.

Actions:

1. ***The City and the marketing contractor approve the external marketing component of this strategy.***
2. ***Identify Industry Champions, board members, and other volunteers to assist with implementation. Individuals from the community with a***

passion for economic development and Santa Fe's future can volunteer and become part of the marketing team

3. Volunteers can assist by attending marketing missions or industry events on behalf of Santa Fe, to respond to calls from media, to distribute collateral, and to promote the marketing contractor's Web site.

Santa Fe should consider implementing activities that increase awareness among external audiences.

1. **Publicity campaign** to targeted national publications
    a. *Lifestyle publications*
    b. *Industry trade publications*
    c. *General business publications (e.g. Business Week, Forbes)*
    d. *Travel publications*
    e. CNBC's Odyssey Media feature**.** One 5-7 minute story costs $20,000 and is aired 50 times on national and regional news channels.

    Launch an advertising campaign to support publicity. $4,000 to develop an ad, ad placement costs between $5,000 - $15,000
2. **Direct marketing** – Obtain target business databases and send electronic campaign mail.
3. **Direct marketing** – Sponsor and/or attend 2-3 industry events per year.
4. **Direct marketing** – Once the civic center is complete, promote the facility to executive-level target industry events and training courses.
5. **Direct marketing** – Film a documentary about a well-known Santa Fe artist and submit it to film festivals and public television networks.

6. Direct marketing – Partner Economic Development teams with Albuquerque and other New Mexico economic development groups and take a mission to a market with a high concentration of target businesses.

Appendix: Performance Metrics

An important component of the implementation of Santa Fe's Economic Cultivation Plan is a monitoring system to track the success of the plan in the years to come. AngelouEconomics has identified several data sets that have been used during the strategic planning process that we believe will be good measures of economic performance. These data are easily found at state and national sources, are available at the city and county level, and should be considered good indicators of the overall economic health of Santa Fe and its citizens.

Many state and local economic development organizations already use performance metrics. These data are also called "benchmarks," as local data is usually placed side-by-side state or national data for comparison. By committing to measuring its achievements, Santa Fe will be joining the ranks of communities in Oregon, North Carolina, Minnesota, and Indiana who have developed successful benchmarking systems to monitor their economic performance. The performance metrics proposed in this plan provides Santa Fe's leaders with an excellent opportunity to demonstrate positive results of their efforts and policies and build confidence among the general public that the economy is heading in the right direction.

AngelouEconomics recommends several performance metrics for each major topic of the Cultivation Plan that could be used by Santa Fe's leaders to track progress:

Workforce Development and Education

- Increased job growth in target industry sectors
- Increased household income
- Increased percentage of population with 2- year degree or higher
- Increased average SAT scores for Santa Fe high school students
- Decreased high school drop out rate

Entrepreneurship

- Increased net annual new firm creation
- Increased percentage of companies at Santa Fe incubator classified within a target business sector
- Increased total venture capital funding in Santa Fe
- Decreased retail spending leakage

Infrastructure & Sites

- Successful annual progress and on-time completion of the Water Diversion Plan
- Construction progress and completion of the new Santa Fe convention center
- Increased percentage of new homes and buildings built in Santa Fe that classify as affordable living and/or "green"

Quality of Life

- Increased percentage of total population aged 25-44
- Increased percentage of total graduates from Santa Fe higher education institutions living in Santa Fe 1 year after graduation
- Decreased poverty rate
- Stable cost of living ratio (ratio between Santa Fe's average cost of living and average wage remains stable or decreases)

Marketing

- Increased state or national media mentions related to Santa Fe business activity
- Increased number of qualified target industry leads contacting SFEDI or other economic development-related organization about business expansion, relocation, or start up in Santa Fe (e.g. the City of Santa Fe, Santa Fe County, the Chamber of Commerce, or local real estate agency)
- Increased hotel occupancy, increased hotel occupancy in hotels located in downtown Santa Fe
- Increased visitor spending

AngelouEconomics recommends that performance be measured on a city basis. Benchmark data should be collected for the City of Santa Fe, Santa Fe County, the State of New Mexico, and the U.S. Santa Fe may also choose to include one or more of the comparison communities included in the *Community Assessment* report (Flagstaff, Boulder, Asheville, and Raleigh). Metrics are best used when they are calculated as a share of the U.S. average. For example, Santa Fe's average wage is currently $27,644 or 76.6% of the U.S. average. Santa Fe will know that it is successfully meeting the objectives of this *Economic Cultivation Plan* as this percentage increases over the next 5-10 years.

Performance metrics should be updated by the city's lead economic development organization on a bi-annual or yearly basis. The following page provides a sample format for tracking performance. This table can be expanded to include other performance metrics within each topic, additional historical data, and information on competitor communities.

Sample Performance Benchmarks
Santa Fe, New Mexico

		Workforce & Education	Entrepreneurship	Infrastructure & Sites	Quality of Life	Quality of Life	Marketing & ED
		Household income County	Venture Capital Funding to SF area companies County	Successful annual progress and completion of Water Diversion Plan City/County/State	Percentage of population 25-44 years old County	Cost of Housing Ratio City	Number of qualified target industry leads contacting SF ED orgs about biz expansion, relocation, or startup County
Santa Fe		$ 41,519.00	$37 million	N/A	28.1%	137.8	Collect data
New Mexico		$ 37,623.00	$52 million	N/A	27.8%	N/A	N/A
United States		$ 45,006.00	$25 billion	N/A	29.8%	100	N/A
Santa Fe as % of the U.S.		92.3%	NM = 0.2% of US Total	N/A	N/A	N/A	N/A
Santa Fe Target Benchmarks							
Historical	1997						
Performance:	2000		$21.1 million				
	2002		$37 million	5% complete		137.8	
Set	2005	93.0%	$39 million (5%)	20% complete	28.0%	135	Begin tracking in '05
Goals:	2006	94.0%	$43 million (10%)	60% complete	29.0%	133	
(sample)	2007	95.0%	$47 million (10%)	80% complete	29.5%	130	
	2008	96.0%	$52 million (10%)	100% complete	29.5%	128	
	2009	98.0%	$57 million (10%)		30.0%	126	
	2010	100.0%	$63 million (10%)		30.0%	125	
	2012	102.0%	$76 million (20%)		32.0%	120	
	2015	105.0%	$100 million (30%+)		33.0%	115	▼

Master List of Recommendations

Cultivate Santa Fe
Summary of Workforce Development and Education Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Supporting*
1. Help Parents place greater value on public education					
a. Get parents involved in schools					
Adopt a take home computer program	Mid term	2005	ongoing	SFPS	SF Bus., Dona
Use local school facilities for evening adult ed classes	Mid term	2005	ongoing	SFPS, SFCC	Other training p
Start a cultural education program	Mid term	2006	ongoing	SFPS	
b. Provide parents tools to support learning at home					
Hands-on teaching training for parents	Mid term	2005	ongoing	SFPS	Parent/Teache
Create "make and take" educational materials	Mid term	2005	ongoing	SFPS	Volunteer
Adopt a Parents and Teachers as Partners program	Long term	2007	ongoing	SFPS	Parent/Teache
Bilingual school liaisons to make home visits	Long term	2007	ongoing	SFPS	Volunteer
2. Promote the value of quality education within the community. Turn K-12 education into a "cause."					
a. Launch an internal marketing campaign to promote the value of public education	Short term	2004	2005	SFEDI, City, SFPS	
Schools create weekly take-home folders to inform parents	Mid term	2005	weekly	SFPS	
Start a volunteer phone chain to provide parents with school info	Mid term	2005	ongoing	SFPS	Parent/Teache
b. Create PSAs aimed at promoting the value of public education	Short term	2004	2005	SFEDI, SFPS	Volunteers, Loca
Organize an internal marketing task force	Short term	2004	2004	SFEDI, SFPS	
Seek local ad agencies who will provide service pro bono	Short term	2004	2004	SFEDI, SFPS	Local Agenc
Seek funding from non-profits and foundations to support program	Short term	2004	2004	SFPS, Chamber, SFEDI	Non profits, Fou
Identify a single message for the campaign and use multiple media sources	Short term	2004	2005	SFPS, SFEDI, Local Media	
c. Start a campaign to show students non-college career options	Mid term	2005	2008	SFPS	One Stop Ce
Invite local workforce development programs to present at school functions	Mid term	2005	ongoing	SFPS	One Stop Ce
Create a Web site containing resources for non-university bound youth	Mid term	2006	2006	One Stop Center	SFPS
d. Start an annual Education Day - outreach and educational event	Mid term	2006	annually	SFPS, City, Chamber	Workforce deve

Cultivate Santa Fe
Summary of Entrepreneurship Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Su*
1. Financially support the Santa Fe Incubator					
a. Expand the Incubator to provide resources for SF's target business sectors	Mid term	2005	2008	Incubator	
b. Lobby legislators to pass incubator certification and funding match program	*** Top 5 ***	2004	2004	Chamber, Incubator	Ci
The SF Incubator could be used as a model for incubators in other parts of NM					
The network for certified incubators could be a funnel of investment opps for the NM VC Fund					
c. Work with the State, UNM, the Santa Fe Incubator, and the SFCC-SBDC and SCORE to set up an entrepreneurship one-stop shop center similar to workforce development centers.	Long term	2007	2007	City Sm.Bus.Enterprise Director	SBD
The centrally located center would be a library of info about setting up a business in the region					
d. Set up an entrepreneurship center similar to workforce development centers	Long term	2007	2007	City	SBD
The centrally located center would offer coaching and a library of information					
Use funding from the pending Kaufman grant to help fund the center	Long term	2006	2007	City Sm.Bus.Enterprise Director	SBD
e. Establish a Small Enterprise Director position within the Community Dev. Division	Mid term	2005	ongoing	City	SBD
f. Establish an Arts Incubator at a central location in Santa Fe	***Top 5***	2006	2008	City	SFCC,
2. Make information and training about starting a business widely available - encourage local success.					
a. Involve the New Mexican in covering stories about local business startups	Short term	ongoing		New Mexican	
Potential entrepreneurs will find inspiration from the success of others					
Propose a schedule of small businesses to regularly feature	Short term	2004	ongoing	New Mexican	
Invite successful local entrepreneurs to speak at community events	Long term	ongoing		All SF organizations	
b. Provide Santa Fe non-profits with information to help themincrease their financial capacity					
Non-profits should be viewed as entrepreneurial small businesses					
Encourage participation in NGO New Mexico, New Mexico's central non-profit business organization.	Short term	2004	2005	Chamber	
Provide information and training to non-profits to help them learn how to increase their financial capacity	Mid term	2005	ongoing	Non Profit Business Assoc	Fo
The association should create a searchable Web site listing all non-profits in the region	Mid term	2005	2006	Non Profit Business Assoc	
c. Develop a single Web site containing an inventory resources for entrepreneurs	Mid term	2005	2005	City Sm.Bus.Enterprise Director	
3. Motivate Santa Feans to start new companies.					
a. Streamline the City's permitting process	Short term	2004	2005	City	
Review the current permitting process and compare to the needs of startups and target industries	Short term	2004	2004	City	
City government should commit to easing and shortening the process within one year	Short term	2004	2005	City	
The City Web site should contain easy to use permitting info and applications	Mid term	2005	2005	City	
b. Consider waiving permitting fees for small businesses locating in targeted areas	Mid term	2006	ongoing	City	
c. Expand the City's Small Business Loan Program					
Restore the program to its original funding level	Short term	2005		City	
Take steps to ensure that there is broad awareness of the program across the community	Short term	ongoing		City	

Cultivate Santa Fe
Summary of Sites and Infrastructure Recommendations

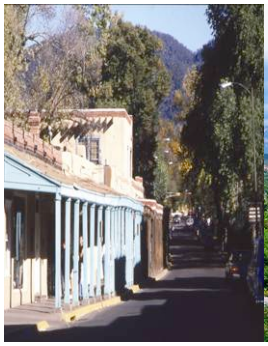
Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Sup*
1. Make Santa Fe the water conservation and clean energy capital of the U.S.	*** Top 5 ***	2004	ongoing	City	Enti
a. Incorporate clean energy and water conservation into the design of all public buildings	Mid term	2005	ongoing	City, County	
b. Begin an annual student competition for design of water conservation innovations	Long term	2007	annually	SFCC, City	Dev
c. Promote Santa Fe to expanding and relocating water conservation companies	Mid term	2005	ongoing	SFEDI, City	Cl
Promote the city's water shortage as an ideal test market for conservation tech and service firms					
Develop a marketing package highlighting SF's dedication to water conservation	Short term	2005	2006	SFEDI	
Organize a delegation to visit other cities that have successfully tackled the water issue	Short term	2004	2005	City, County	
d. Incentivize water conservation and clean energy use					
Expand programs in which utility companies offer rebates or credits to customers of clean energy	Mid term	2005	ongoing	Utilities, City	
Offer incentives to consumers that purchase energy/water or conservation technologies from local businesses	Long term	2007	ongoing	City, Utilities	
Work with State officials to create statewide incentives for energy and water conservation companies	Long term	2006	2008	City, County	
2. Provide better infrastructure and processes to support creative activities.					
a. Create a National Center for Art and Design in Santa Fe	*** Top 5 ***	2005	2008+	City	Ar
The Center is a single location where arts and design organizations can collaborate					
The Center should provide education, studios, small offices, exhibit space, and retail					
Consider placing the Center at the Rail Yards development or other central site, integrate proposed arts incubator					
The Center should invite international experts to teach seminars or lead local collaborative efforts					
b. Create a single Web site aimed at promoting arts and culture in Santa Fe	Short term	2004	2005	Arts Organizations	
One portal for all SF arts and cultural amenities, sets a single distinct image for SF					
Host a contest in which locals submit Web URLs or site design ideas	Short term	2004	2004	Arts Organizations	
Include an events calendar, map, and searchable database of SF arts / culture organizations					
Eventually, include a virtual market on the site in which local artists can sell their wares	Long term	2007	2008	Arts Organizations	
3. Partner with Santa Fe County to solve infrastructure and site issues.					
a. Develop a shared city / county business park	Long term	2006	2008+	City, County	
Share the cost of infrastructure, land, and tax revenue					
b. Jointly improve the Santa Fe Airport	Mid term	2004	2007	City, County	
SF City Council should approve the application for Park 139 certification	Short term	2004	2004	City Council	
Share funding for expanding the airport fire station and upgrading security along the perimeter	Mid term	2005	2006	City, County	
c. Develop wireless Internet infrastructure in core population centers in the city and county	Short term	2004	ongoing	City	L
4. Approve and construct a new convention center that represents the unique character of Santa Fe	*** Top 5 ***	2004	2008	City	Civic
a. Revisit the proposed design	Short term	2004	2005	City	Civic

Cultivate Santa Fe
Summary of Community Development Recommendations

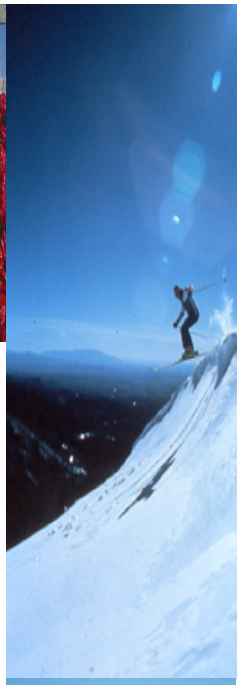
Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Supporting*
1. Adopt a more business friendly attitude within City departments.					
a. Ensure the permitting process is consistent and efficient	Short term	2004	2004	City	
b. Strengthen the Small Business Ombudsman Position within the City of Santa Fe offices.	Short term	2005	2005	City	
c. Provide periodic customer service training to City employees	Mid term	2005	ongoing	City Bus.Ombudsman	City
Ask the Business Ombudsman to organize regular training seminars	Mid term	2005	ongoing	City Bus.Ombudsman	City
Train City employees not only in customer service, but about SF's marketing effort and new brand	Mid term	2005	ongoing	City Bus.Ombudsman	City, SFED
Develop a customer service guide and distribute it among City staff	Mid term	2005	2005	City Bus.Ombudsman	City
2. Santa Fe's City Council should set broad goals for future development and allow those goals to drive decisions.					
a. Invite a moderator to lead a City Council retreat	Short term	Summer 2004	annually	City Council	
Identify common thread among all councilors, identify SF's top assets and essence					
Set several overarching goals for the city	*** Top 5 ***				
Agree to rules of etiquette that are adhered to inside and outside of council meetings					
Conduct a city council study session prior to each formal meeting to discuss topics up for discussion	Short term	Spring 2004	weekly	City Council	
b. Conduct the first retreat after the Spring 2004 election and repeat every year	Short term	Summer 2004	annually	City Council	
3. Provide greater support to Santa Fe's Community Development Division					
a. Increase funding to the Community Development Division	Mid term	2005	2008	City	
Commit to incrementally increase funding each year for the next five years					
b. Set specific performance metrics for marketing subcontractors	Short term	2004	ongoing	City CD Division	SFEDI
Agree to a minimum 3-year contract with marketing subcontractors if they meet performance metrics					
c. Clearly define the ED roles of the Chamber, SFEDI, and the City	Short term	2004	2004	City, Chamber, SFEDI	
4. Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.					
a. Make arts and culture the cornerstone of the new convention center	Short term	2004	2008	City	Arts organizat
b. Ensure that the arts sector is accessible to young people					
Endorse young professionals' arts organizations and make info about them widely available	Short term	ongoing		Arts organizations	Chamber
Work with the State to start a program in which all NM high school seniors take an educational trip to SF	Long term	2008	annually	City, State gov't	NM school dis
c. Make Santa Fe arts amenities accessible to all residents					
Continue taking steps to make traditional arts events to be made open to the public, e.g. free public concerts	Mid term	ongoing		Arts organizations	
Invite local artists or performers to exhibit at business functions and community events	Mid term	ongoing		Entire SF community	
d. Increase occupancy tax revenue to support the arts.	Long term	2006	2008	City	Arts organizat
5. Ensure that Santa Fe maintains an atmosphere that is entertaining and attractive to young, creative people.					

Cultivate Santa Fe
Summary of Marketing Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibi*
1. Establish specific marketing roles for each organization involved in economic development.	Short term	2004	2004	City, SFEDI, Cha
a. The City and the marketing contractor should adopt this marketing strategy	Short term	2004	2004	City, SFED
b. The City should commit to a minimum 3-year contract with its marketing contractor	Short term	2004	ongoing	City
c. The City should tie the contract with the marketing contractor to specific performance metrics	Short term	2004	annually	City
2. Create and adopt a single economic development brand.	Short term	2004	2004	City, SFED
a. The City should strongly consider the brand identity "Creative Spirit of Santa Fe"	Short term	2004	2004	City, SFED
b. The City should ask its marketing contractor to hire a design firm to develop a logo and style guide	Short term	2004	2005	City, SFED
c. Distribute the style guide to all city departments, schools, media, non-profits, and arts organizations	Short term	2004	2005	City, SFED
Encourage as many organizations as possible to adopt the style guidelines in their own marketing				
The more organizations adopting the same marketing, the more powerful Santa Fe's brand will become				
3. Gain a thorough understanding of the target audiences.	Short term	2004	ongoing	City, SFED
a. Based on the Target Industry Report, develop an audience profile for each target	Short term	2004	ongoing	SFEDI
b. The City, its marketing contractor, and design firm should consider th audience profiles when developing the logo, style	Short term	2004	2005	SFEDI, City
c. The marketing contractor, SFEDI and the Chamber should identify target industry "champions"	Short term	2004	ongoing	SFEDI, City, Cha
d. Invite target industry champions to share their industry knowledge with the economic development team	Short term	2004	ongoing	SFEDI, Cham
4. Gain local media support for economic development.	Short - Mid	2004	2006	City, SFEDI, Cha
a. Reconvene the project advisory committee	Short term	2004	2004	City
b. Ask committee members to volunteer to become media champions, to write an article, or interview	Short term	2004	2004	Advisory Comm
c. Meet with local newspaper editorial boards and schedule a series of op/ed pieces on ED	Short term	2004	2005	Advisory Comm
5. Launch an internal economic development marketing campaign.	Short - Mid	2004	2006	SFEDI, City
a. The City and its marketing conatractor should review the internal marketing recommendations and Marketing Guide	Short term	2004	2004	SFEDI, City
b. Identify local volunteers to comprise an internal marketing team	Short term	2004	2004	SFEDI, City
c. Design marketing contractor's Web site to incorporate new brand identity, logo, style, and target industries	Short term	2005	2005	SFEDI
d. Launch other Web sites recommended throughout this strategic plan	Short - Long	2004	2008	Various organiza
e. Develop collateral (recommended throughout this strategic plan) and annual SFEDI report	Short - Mid	2004	2006	Various organiza
f. Host an annual economic development forum for the region; the roll out event can be the first	Short	2004	ongoing	City, SFEDI, Cha
g. Create a Welcome to Santa Fe package for newcomers	Mid term	2005	2005	City, Chamb
h. Establish an advisory group consisting of local students to provide info about what teens like/dislike about SF	Mid term	2005	ongoing	SFEDI, City
6. Launch an external marketing campaign.	Mid - Long	2006	2008+	SFEDI, City, Cha












City of Santa Fe

Economic Development Strategy for

May 21, 2008

Economic Development Division
Strategy for Implementation

ECONOMIC DEVELOPMENT DIVISION
Strategy for Implementation

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ECONOMIC DEVELOPMENT DIVISION
Strategy for Implementation

Mission:

The mission of the Economic Development (ED) Division of the City of Santa Fe is to achieve long-term sustainable and focused economic growth by building a diverse, innovative economy with high-wage, high-impact jobs that provide opportunity and prosperity for the City's residents, businesses and entrepreneurs.

Objectives:

-Diversify the Santa Fe Economy with an emphasis on high wage jobs[1] and career paths.
-Pursue overall affordability where local wages can support living in Santa Fe (reduce leakage[2]).
-Bolster Santa Fe's leadership position and/or potential in innovation.

Background:

More than four years ago Angelou Economics produced a report for "Cultivating Santa Fe's Future Economy." The implementation strategies in this plan are principally derived from that report. In order to effectively institute the recommendations contained in the Angelou Plan the Economic Development Division has worked to outline a process for vetting potential projects. The process is designed to be fair, easily understood and transparent to members of the community.

Angelou Economics calls for the plan to be a 'living document,' and updated as conditions change. To that end, the Economic Development Division has held a series of key informant interviews and a series of professionally facilitated seminar meetings with input from members of the local business and economic community. The values and priorities outlined in this implementation plan were discussed and approved by attendees at these meetings. The implementation plan is designed to be driven by measurable, achievable outcomes in several of the target industries identified in the Angelou Plan.

Desired Outcomes:

The Economic Development Division will work to foster a creative and innovative cultural economy. Specific economic goals that have been identified are as follows:

- Create and attract a greater number of high-wage jobs. This will not be to the exclusion of supporting emerging business opportunities in focused sectors that would lead to high wage jobs, but may not start out with high paying jobs. This will give more of Santa Fe's population the ability to live and work in the community.
- Ensure that Santa Fe has a skilled and competitive workforce to support innovation and key economic base jobs[3] and primary industries[4]. This includes creating and expanding accessible career paths for local youth. Economic base jobs and primary industries are jobs and industries that derive fifty percent or more of their sales from outside of New Mexico and thus expand the local economy.
- Recruit and retain local talent by making professional opportunities in the area available and better understood in the community.
- Improve the climate for doing business in Santa Fe. This includes streamlining the processes of permitting, licensing and other regulatory requirements. The ED division also intends to celebrate innovation and success in leading local businesses.
- Improve the business infrastructure[5] in Santa Fe. This means working regionally to ensure easy, low-cost access to services, utilities, transportation and other key means of support for success in business and community development.
- Develop stronger working partnerships in the region. This means actively engaging key partners in projects and initiatives on a regular basis in order to maximize community input, expertise, support and communication.
- Promote a green and sustainable Santa Fe.
    - Actively promote and stimulate businesses and services consistent with the Sustainable Santa Fe Plan. This will include clean renewable energy, water conservation and waste reduction technologies.
    - Promote and support projects, developments, and initiatives with sustainable infrastructure[6] and that are consistent with the Sustainable Santa Fe Plan.
    - Cultivate and work to develop a green collar workforce[7] to support the clean renewable energy industry as well as both the new and retrofitting of buildings, sites and infrastructure to be more sustainable.

Division Work:

Staff will work consistently with partners on a regional and collaborative approach to economic development. The Chamber of Commerce, Santa Fe Business Alliance, Santa Fe County, the Museum Foundation of New Mexico, Creative Santa Fe, the Santa Fe Community College, SCORE, the Santa Fe incubator and local venture capital firms will all be key partnerships to maintain and strengthen. A responsive, cooperative, customer service oriented approach will be the guiding principle behind all work done by staff.

Staff work will include:

- Project Management (Site development, workforce training program development, business support program development and management, etc.)
- Business Retention, Expansion[8] and Passive Recruitment[9] (Incentive analysis, site location, funding facilitation consultation, strategic assistance, program referral, etc.)
- Marketing (Outreach, production of collateral materials, workshops, etc.)
- Actively Soliciting Proposals to meet community needs. (Proposals can come via our partners including the SF Chamber, the SF Alliance, the State Economic Development Department, staff, Councilors or from other sources.)
- Streamlining Business Processes (Licensing, permitting, etc.)
- Contract Management (Business support services, advocacy, etc.)
- Community and Business Relations (Staff will make regular visits to businesses to gain a firsthand understanding of the industries operating in the region and the challenges they face. During these visits staff will promote awareness of City and State economic development opportunities, policies and capabilities.)

Staff will visit approximately 50 businesses per year or approximately two businesses per week to discuss potential business development resources with each company. The resources that will be discussed will be but not limited to alternative financing programs (i.e. City's Small Business Loan Fund), technical assistance programs (i.e. SF Incubator, SCORE and SBDC programs) and State incentives. Staff will provide a quarterly report containing the following information:

- Number of Companies Visited
- Size of Portfolio (Number of Potential Company Expansions, Start-ups and Recruitments)
- Number of Companies Expanded, Started or Recruited
- Overview of Companies Expanded in Target Sectors, Number of Jobs, Average Wage and Capital Investment
- Progress on the Infrastructure Project implementation.

The Economic Development Division will take a proactive role in engaging a wide range of regional partners in collaborative efforts to benefit the economy. Emphasis will be placed on getting the right partners to cooperate on each project so that work can be focused on achieving measurable outcomes. For example, the Santa Fe Community College will be a key partner in workforce development and the Santa Fe Chamber of Commerce will be a key partner in business development.

Methodology:

The implementation strategy outlines a process for evaluating projects and proposals that meet agreed upon Economic Development Goals. Staff work will be focused along these guidelines:

- The Economic Development Division will focus efforts in a few strategic areas in order to effectively use limited resources. Projects will be outcome driven[10] with an emphasis on getting the greatest return for the investment of City resources.

- Work will be focused along three tracks – business development, workforce development and site & infrastructure development.

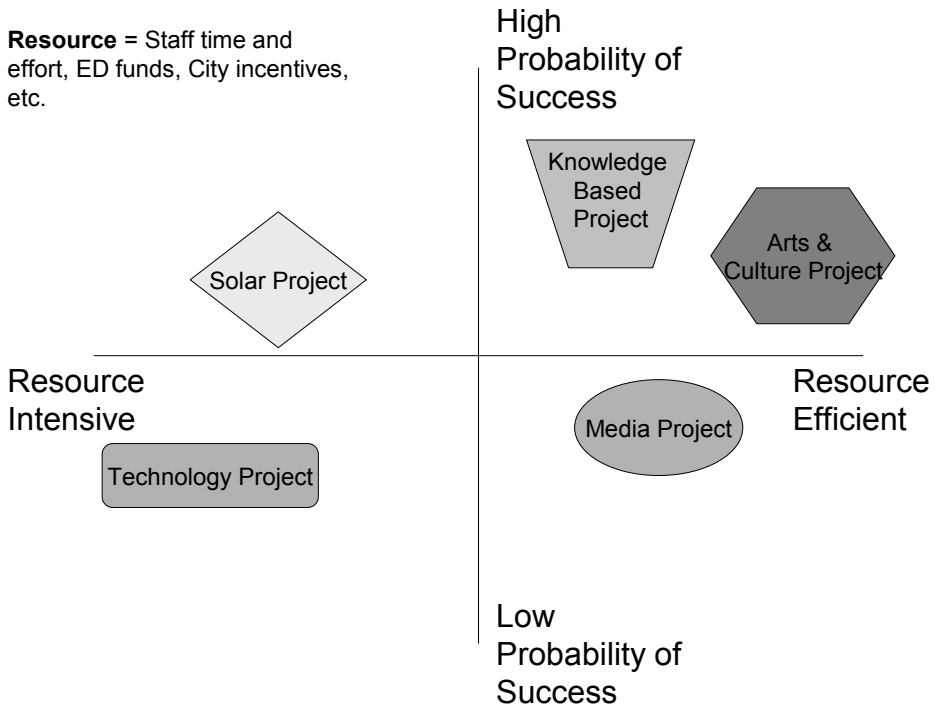
- Staff will work to streamline the process of providing services. Duties and provision of services will be aligned to best utilize resources, time and knowledge of staff.

- Significant effort will be made to provide good customer service and communication. The Division will be accessible to the community and work to ensure clear communication.

- Economic development activities will be regionally oriented with an emphasis on working in partnerships. Anticipated partners will include organizations such as the State of NM, the New Mexico Economic Development Partnership, the Santa Fe Community College, Santa Fe County, the Santa Fe Chamber of Commerce, the Santa Fe Alliance and the Santa Fe Incubator.

- The portfolio of projects will be organized with an investment/venture capital approach[11]. The portfolio will endeavor to balance safe bets and risky bets with an understanding that risky projects have a greater chance of failure but may yield the greatest returns. It is expected that applications for economic development projects, which may or may not solicit funding from the Economic Development fund, will be made throughout the year. All projects will be evaluated within the context of the current portfolio, as well as by taking into consideration pending applications. As staff will be working consistently with potential applications, there will be some preliminary assessment of where new applications will fall within the portfolio management spectrum. It is expected that the investment by the City will fall largely into projects with a high probability of success and efficient use of resources. To manage this portfolio, staff will work closely with projects and continually assess their progress toward meeting agreed upon objectives.

Venture Capital Portfolio



- Projects will be outcome driven and aligned with SMART Goals whenever possible. That is, goals that are - Specific, Measurable (data), Aggressive but Achievable, Relevant to Mission, and Timebound (not just open ended).

- During the working period and upon completion, each project will be assessed in order to make adjustments and improve outcomes. There will be a continuous feedback loop where project impact, strengths and weaknesses will be analyzed and any necessary corrections will be made.

Goals & Measures:

The goals and measures will be cumulative and cover a three year period.

1) Facilitate and assist in the creation of 900 high wage, economic base jobs (see definitions).

2) Facilitate the creation of 36 business expansions, startups, retention or recruitments to the Santa Fe region.
3) Increase the average wage in the Santa Fe region from $14.90 per hour to $15.90. This approach acknowledges and emerging trend in employment where employees contract to work on specific projects and may not be in salaried positions.
4) Complete or develop at least one infrastructure project per year. For example, an Arts & Cultural District[12], Mainstreet Program[13], telecommunications network plan, implementation of an Airport Master Plan, and expansion of solar industry capacity.
5) Facilitate and assist with the increase and/or creation of workforce career pathways and skill levels in targeted industry sectors by developing up to two workforce development programs. This will largely be accomplished by working with our local partners, including the SFCC, Santa Fe Public School District and the Northern Area Workforce Development Board.

Targeted Sectors for Growth and Development:

Economic development activities will focus on targeted industries identified in the Angelou Plan and refined through the recent economic development seminar meetings. Targeted sectors are identified as follows:

- Media (Film, Publishing, Journalism, Video Game Production, etc.)
- Green – Consistent with Sustainable Santa Fe Plan and including: Clean renewable energy (with a focus on the solar industry), water conservation, waste reduction technologies and outdoor and recreational activities and equipment.
- Technology (Biotech, Nanotech, Software design, etc.)
- Knowledge Based Enterprise (Research and Development, Think Tanks, Financial Services, Consulting, Public Policy, etc.)
- Arts & Culture (Artisans, Fine Artists, and Cultural Heritage as described in the City's Cultural, Arts and Tourism Plan.)

Request for Proposal Versus Unsolicited Proposals:

The Economic Development Division anticipates two processes to generate projects and programs that will meet the Economic Development Implementation Strategy. These two processes reflect the nature of economic development work. The first will rely on generating proposals in response to an annual request for proposal and the second will allow for unsolicited proposals for economic development projects that may emerge during the course of a year.

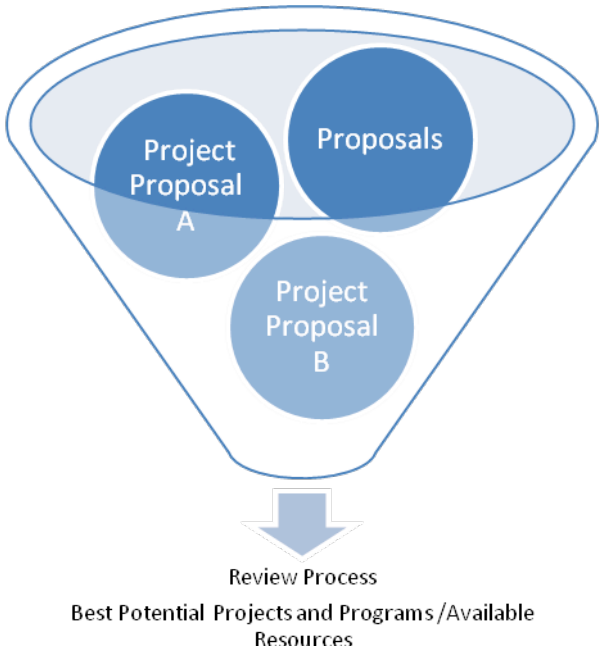
1. *Request for Proposals* – Each year the staff will prepare a Request for Proposal (RFP) for services and/or programs that support local economic development efforts. Typically, these RFP's will allow for three years worth of contracting, subject to funding availability and successfully meeting the agreed upon outcomes

for a particular Scope of Work. These types of RFP's will focus on support services, such as those provided through the Santa Fe Incubator and SCORE and the management of the Santa Fe Loan Fund. These are services paid through the Economic Development Fund, which uses the 1% of the State's share of the GRT as its funding source.

2. *Unsolicited Proposals* – At any time, proposals may be submitted for projects that must meet the Local Economic Development Act. Such proposals may request funding through the EDF, below market rate rent for buildings and/or other types of incentives. These incentives may include fast tracking through the City's various review processes and/or favorable financing or other incentives such as Industrial Revenue Bonds (IRB's). Staff will work closely with organizations and/or entities seeking such support well in advance of an actual application for assistance. The process for evaluating these applications is the same as for those submitting proposals in response to a Request for Proposal.

Process for Evaluating Projects, Proposals and Incentives:

The process is designed to make project, proposal and incentive evaluation fast, easily understandable, transparent and accessible to the community. It is a way for staff to fully vet projects or incentive proposals and thereby determine the allocation of money, staff time and effort. The following illustrates how the evaluation process will consider multiple projects and focus efforts to those with the best potential outcome.



Stage 1 – Economic Development Target and Values Assessment

Staff will assess the project/proposal by applying the following values filters:

A. Environmental Footprint[14] (water, power, emissions etc)
B. Wages and Benefits[15] (Is it possible to live and work in Santa Fe?)
C. Innovative Position/Potential[16]
D. Local[17] (Does it fit with the City Different? Does it enhance the cultural fabric? Is it homegrown? Doest it provide positive impacts to local Santa Fe residents)

The project targets will be assessed qualitatively using a check mark system. When reviewing the project, each target met will be assessed and checked in the project evaluation chart below.

•

Stage 2 – Initial Business Plan/Proposal Review

- Staff will meet with representatives of a project/proposal and work to understand the proposed business plan and/or proposal, identify potential problems, discuss potential resources, and answer any questions.

- Staff will perform an initial evaluation to ascertain the plan strengths and weaknesses. Financial solvency, community need, growth potential and environmental footprint will also be evaluated.

- Staff will work with representatives to match them with appropriate economic development resources. Staff will also ensure that all proposals are in compliance with the State's enabling legislation the Local Economic Development Act[18] which in Santa Fe is the Economic Development Plan Ordinance.

Cost-Benefit Analysis: Economic Development projects will also include a cost-benefit analysis as required by the city's (11-11.1) Economic Development Plan Ordinance. In accordance with the Economic Development Plan ordinance, the projects and/or incentive proposal must provide a return on investment over a 10-year period that recoups the value of the assistance provided by the city to the project. The return on investment shall be of value and may be paid in money, in-kind services, jobs, expanded tax base, property or other thing or service of value for the expansion or improvement of the economy.

The cost-benefit analysis or impact analysis will measure both direct and indirect impacts in accordance with 11-11.9 of the Economic Development Plan ordinance which will include but is not limited to the following:

- Jobs
- Pay scale of jobs
- Anticipated impact of project on local tax base
- Anticipated impact of project on local school system

- Assistance in providing affordable housing to employees or to the community at large may qualify

If a proposal requires funds of less than $30,000 staff will make a recommendation to the City Manager and move forward. Quarterly reports will be made to the BQL on these projects. If the proposal requires funds of more than $30,000 staff will refer the project/proposal to the Economic Development Review Sub-Committee (EDRC) with a recommendation.

Staff will utilize the following target industry evaluation chart to map the benefits and impacts of a project/proposal, The system of checkmarks is designed to provide a quick overview of the project's applicability to the target industry areas and the types of program and/or assistance needed for a particular business plan:

Target Industry Evaluation Chart:

	Business Development	Workforce Development	Sites & Infrastructure
Targets			
Media			
Green			
Tech			
Knowledge Based Enterprise			
Arts & Culture			

The project will also be assessed whether it meets the city's values as defined in the city values filters chart below. The values will be assessed using the following quantitative measures on a scale of 1-3 where three is exceeds values and 1 does not meet values. Use of this scale will provide a quantitative comparison between projects and provide an initial assessment of a proposed project's ability to address agreed upon local values:

3- Exceeds Values Criteria
2 – Meets Values Criteria
1 – Does Not Meet Values Criteria

City's Values Filters Chart:

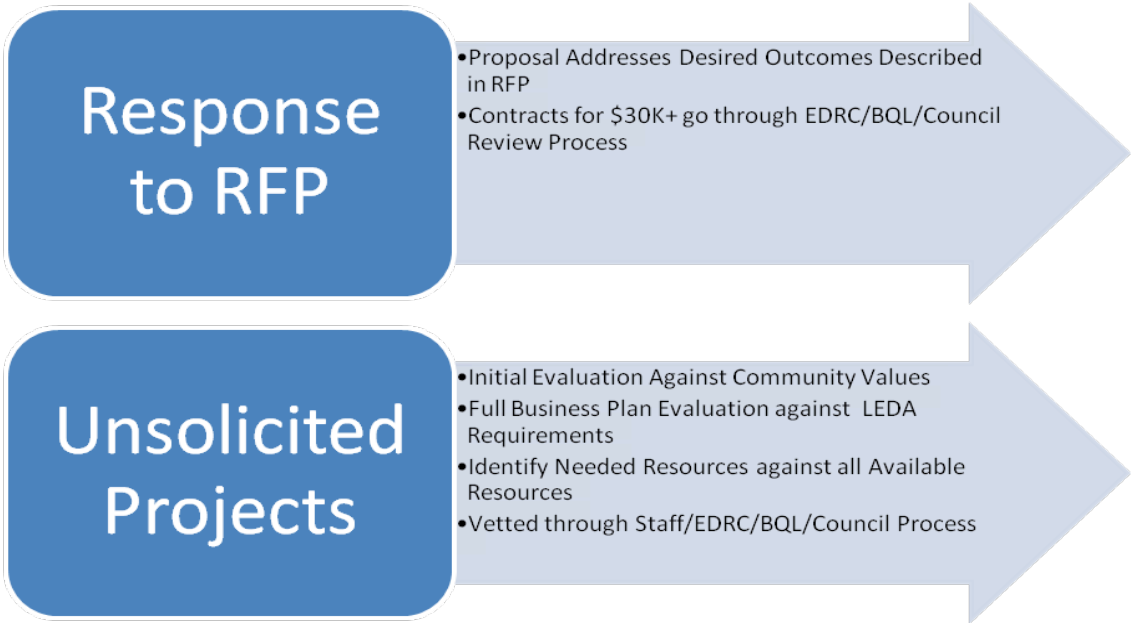
	Business Development	Workforce Development	Sites & Infrastructure
Values			
Low Environmental Footprint			
High Wages & Benefits			
Innovative Position/Potential			
Local			

Stage 3 – EDRC Review
The EDRC will review the staff recommendation and assess the project/proposal against the values filters, desired outcomes and financial feasibility. The EDRC will then make its recommendation to the Business and Quality of Life Committee (BQL).

Stage 4 – BQL Review
BQL will review the EDRC recommendation and assess the project/proposal against the values filters[19], desired outcomes and financial feasibility. BQL will then make its recommendation to the City Council OR reject the project/proposal.

Stage 5 – Council Review
The City Council will assess the project/proposal against the values filters, desired outcomes and financial feasibility. The City Council will approve or reject the project/proposal.

Project/Proposal Evaluation Flow Diagram



Requests for Proposals:

RFPs will be focused on getting results rather than outlining step by step procedures. This will allow for maximum input and creativity from RFP responders. Staff will evaluate RFP responses according to how well each proposal will meet the desired economic development outcomes.

The timeline for RFPs to be issued will be no more than 30 days after approval of the implementation plan by City Council. The RFPs will be reviewed and evaluated by a committee as required under the City's procurement code. The RFPs will be evaluated on how the respondents will meet the desired outcomes. RFP awardees will receive a contract for one year and two one year extensions.

Staff will work with RFP respondents to get more information, clarify how the work will be done and what outcomes need to be reached. For RFPs greater than $30,000 respondents will present their proposal to the EDRC. Staff will provide the EDRC with a funding recommendation.

Staff will administer contracts according to the scope of work and timeframe agreed upon in each contract. If necessary, at the discretion of the Division Director and Department Director, timeframe extensions and contract revisions may be made.

DEFINITIONS

[1] **High Wage Jobs** – In the State of New Mexico these are defined as jobs that pay a salary of $40,000 and above.

[2] **Leakage** – The loss of revenue in taxes and spending and the loss of talent that occurs when people cannot afford to work and live in the community.

[3] **Economic Base Jobs -** Economic base jobs are jobs in primary industries. An economic base job is any job that produces a product or service that is sold outside the community and thus brings in outside money. Most economists believe that the economic base job is the most important factor to a healthy economy.

[4] **Primary Industries** – Primary industries are defined on the same principle as economic base jobs. They are industries that derive fifty percent or more of their sales from outside of New Mexico and thus bring in new money expand the local economy. Businesses that bring in outside money are called primary industries, and they produce the coveted "economic base" jobs.

[5] **Business Infrastructure** – The basic facilities, services, and installations needed for the effective functioning of businesses in the area. This can include transportation and communications systems, water and power lines, as well as public institutions including schools and post offices.

[6] **Sustainable Infrastructure** – Basic facilities, services and installations which take care of the needs of the present generation without compromising the needs of future generations.

[7] **Green Collar Workforce** – A workforce employed in the environmental segment of the economy. Green collar workers include professionals such as conservation movement workers, environmental consultants, environmental or biological systems engineers, LEED's certified building architects, holistic passive solar building designers, solar energy and wind energy engineers, alternative energy vehicle engineers, organic farmers, environmental lawyers, ecology educators, and eco-technology workers. They also include vocational or trade-level employment: electricians who install solar panels, plumbers who install solar water heaters, and construction workers who build energy-efficient LEED certifed buildings, wind power farms, or other clean, renewable, sustainable future energy developments.

[8] **Business Retention and Expansion** – The retention of local businesses located in the Santa Fe region that may leave the community. Expansion is assisting local businesses in the Santa Fe region in growing their operations, employment or sales which results in more jobs and capital investment in Santa Fe.

[9] **Passive Recruitment** – Responding to inquiries and opportunities from businesses considering locating in the Santa Fe area but not actively marketing businesses to locate in Santa Fe from outside of Santa Fe.

[10] **Outcome Driven** – Guided by what results are or can be achieved rather than the method or process of working towards results.

[11]**Investment/Venture Capital Approach** - An approach similar to that taken by investment and venture capital managers wherein resources are balanced between calculated risky and safe ventures where safe ventures produces lower returns on investment and higher risk ventures produces higher returns on investment. Investments are also spread across different areas to achieve stability through diversity.

[12] **Arts & Cultural District** – A State program administered by the Mainstreet program which is designed to enhance local economic development opportunities, in designated districts, by placing an emphasis on indigenous arts and culture. Applying communities develop a plan to support, develop and enhance the selected district's arts and cultural opportunities as a niche for economic development.

[13] **Mainstreet Program** - New Mexico's MainStreet Program is a grassroots economic development program that assists communities in revitalizing their traditional commercial neighborhoods. Mainstreet works to create an economically viable business environment while preserving local cultural and historic resources.

[14] **Environmental Footprint** – A project/proposal's potential impact on the local environment and ecology including water and power use, emissions, amount of solid waste generated, impact on local vegetation and wildlife and traffic impact.

[15] **Wages and Benefits** – A project/proposal's potential impact on or offering of employee pay and benefits including but not limited to retirement, healthcare, educational benefits, flexible scheduling, community service, support and involvement.

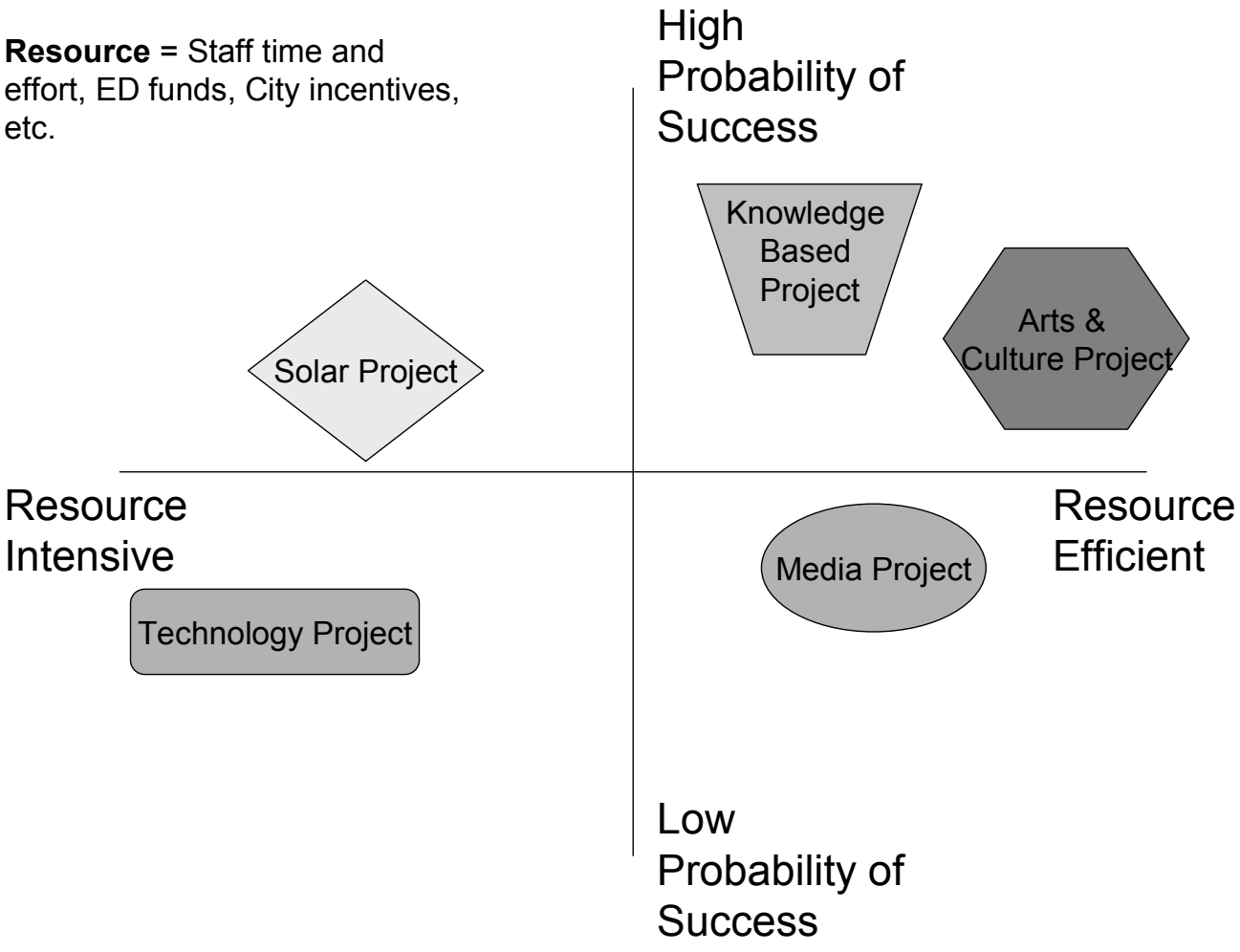
[16] **Innovation Position/Potential** – A project/proposal's potential impact on Santa Fe's innovation in an industry or the possibility of increasing the creative and/or innovative impact on the industry.

[17] **Local** – A project/proposal's homegrown origin or its impact on the cultural fabric, identity i.e. how it fits with the 'City Different,' and/or provides positive economic impacts to residents of Santa Fe,

[18] **Local Economic Development Act** – The State of New Mexico's enabling legislation which allows local governments the ability to use public money for private enterprises (including non-profits) in the form of land, building and infrastructure in order to foster economic development. This legislation allows public investment in private enterprises without violating the anti-donation clause of the New Mexico State Constitution

[19] **Values Filters** – The method for evaluating projects according to what is important to the local community's priorities.

Venture Capital Portfolio



September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

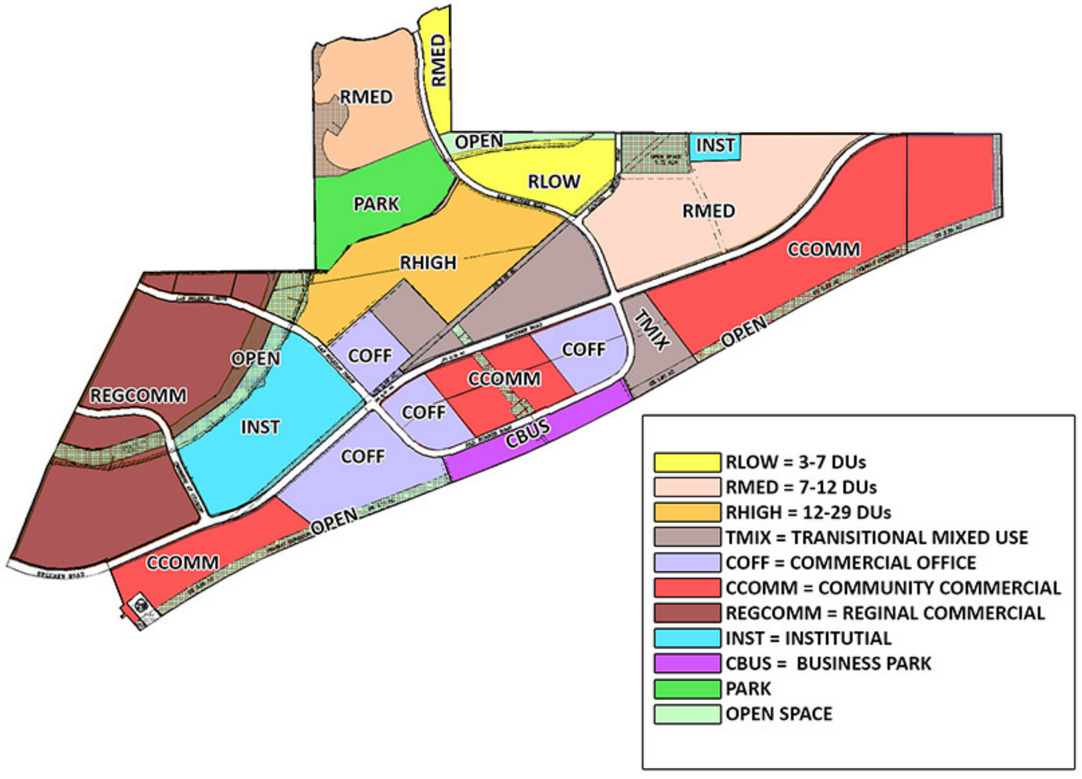
ATTACHMENT C

Maps or Images

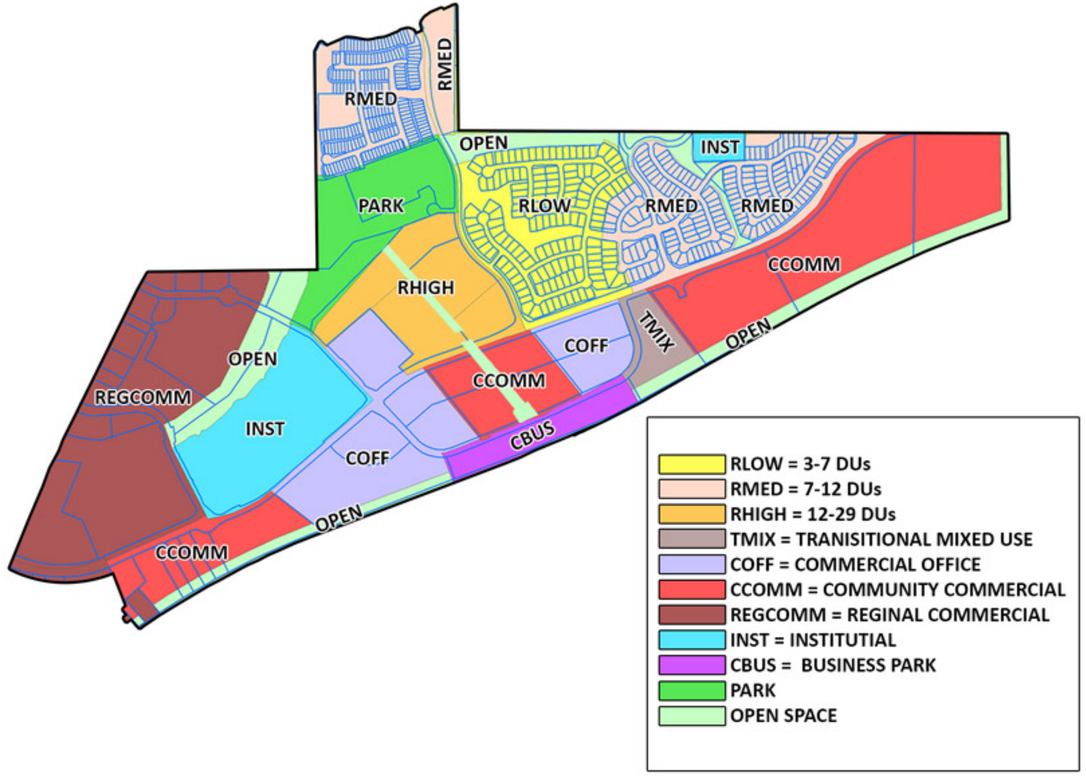
1. Vicinity Map
2. 2010/2024 Future Comparison Map
3. 2010/2024 Zoning Comparison Map
4. 2024/Proposed Zoning Comparison Map
5. Bar Graph
6. Tract Location
7. Adjoining Properties
8. La Rambla Map

TRUCHAS LN
REDONDO LN
GOLD HILL LN
CHICOMA
CHICOMA LN
RAIL RUNNER RD
ARBOLES BONITOS
DIA SOLEADO
LLUVIA ENCANTADA
DANCING GROUND RD
SOARING EAGLE LN
ESTRELLA NOCHE
WALKING RAIN RD
HOJAS VERDES
VIENTO DEL
LAS BRISAS
PLAZUELAS
BECKNER RD
BECKNER RD
BECKNER RD
LAS SOLERAS DR
BECKNER RD
SITE
RAIL RUNNER LOOP
INTERSTATE 25
CAMINO SABANERO
CHURCHILL RD
DINOSAUR TRL
CABALLO VIEJO
BOSQUECILLO
LA PRADERA
CANTO DEL PAJARO
PINON DOBLADO
OLD DINOSAUR TRL

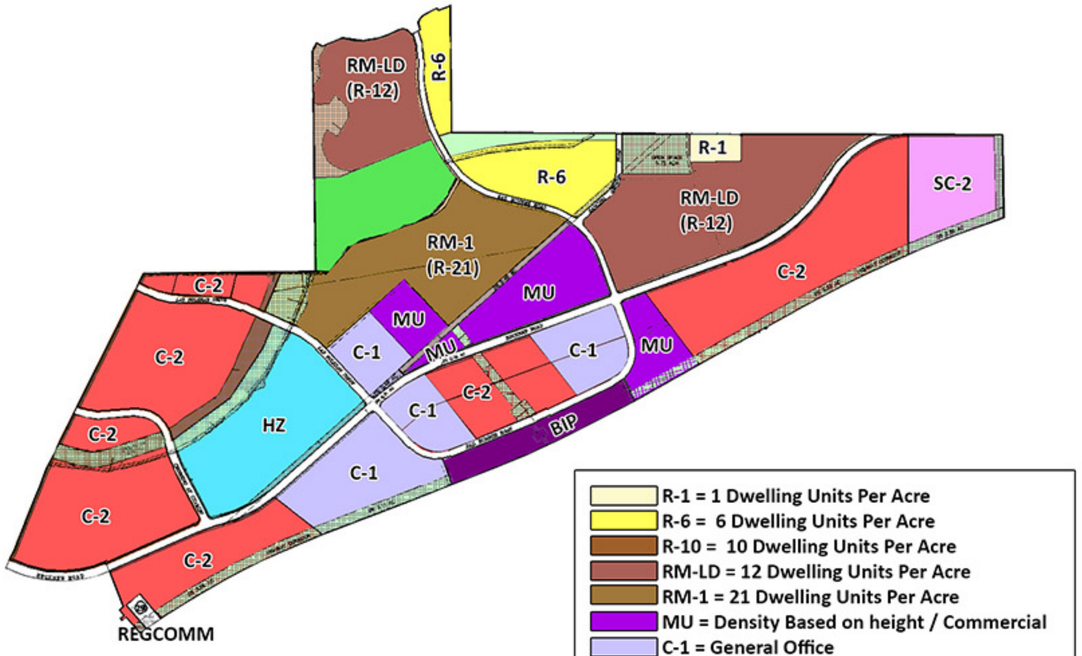
2010 FUTURE LAND USE MAP



2024 FUTURE LAND USE MAP

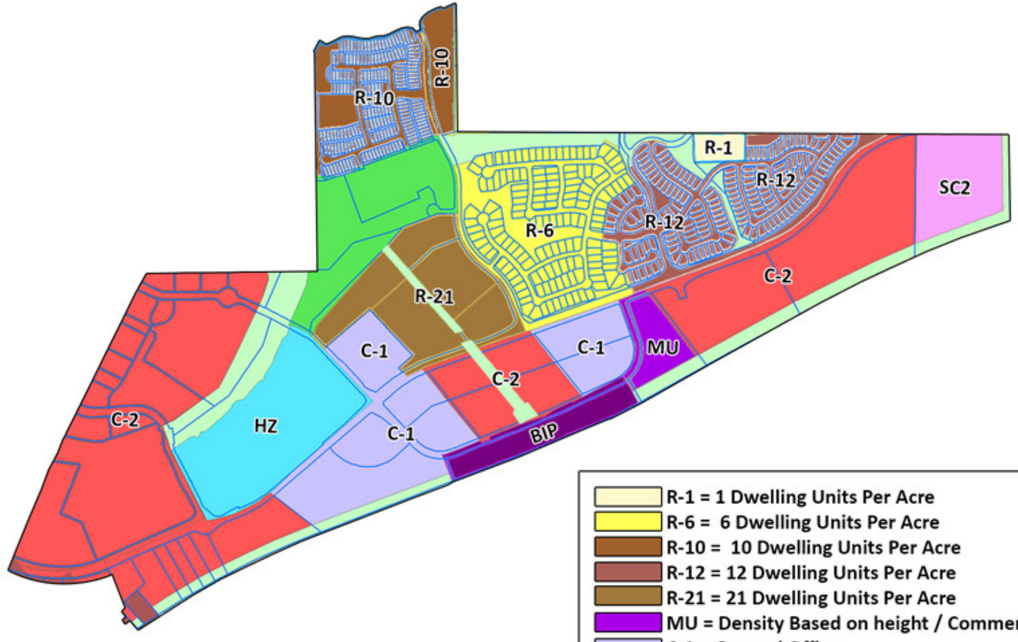


2010 ZONING MAP



- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- RM-LD = 12 Dwelling Units Per Acre
- RM-1 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ= Hospital District
- BIP = Business Industrial Park
- PARK
- OPEN SPACE

2024 ZONING MAP



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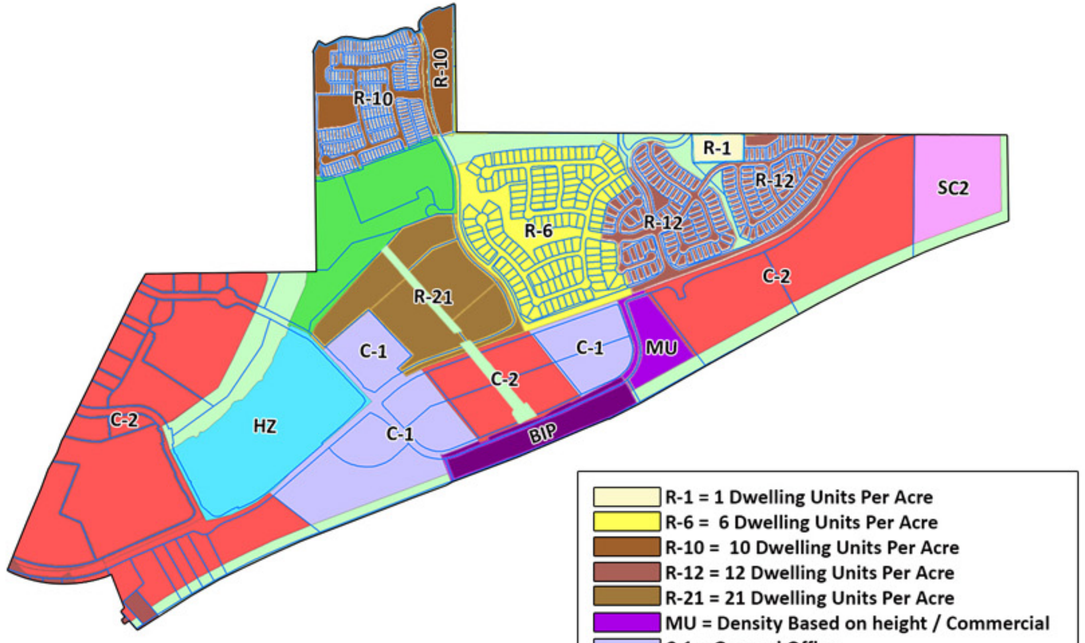
2024 ZONING MAP



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PROPOSED ZONING 2024



- R-1 = 1 Dwelling Units Per Acre
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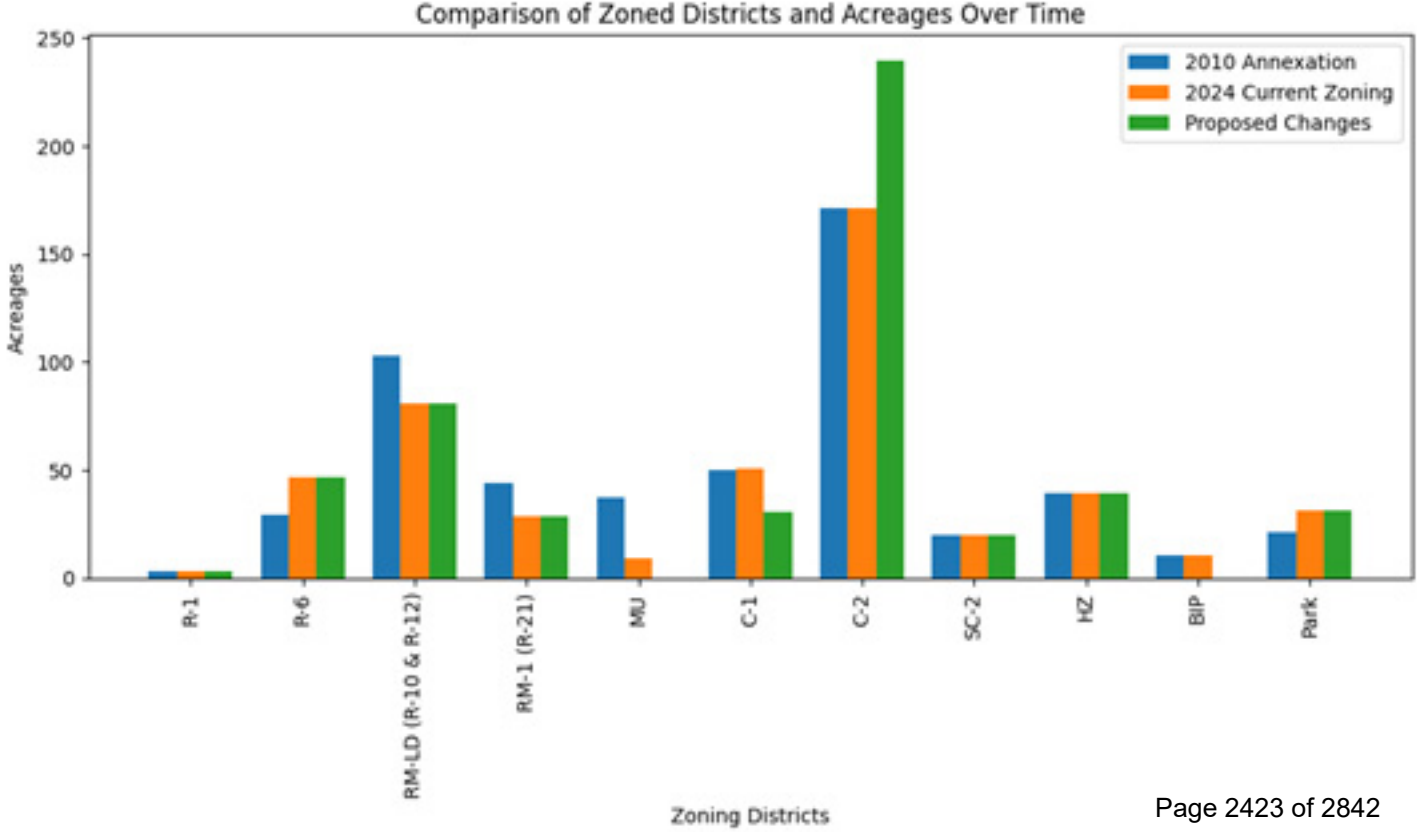
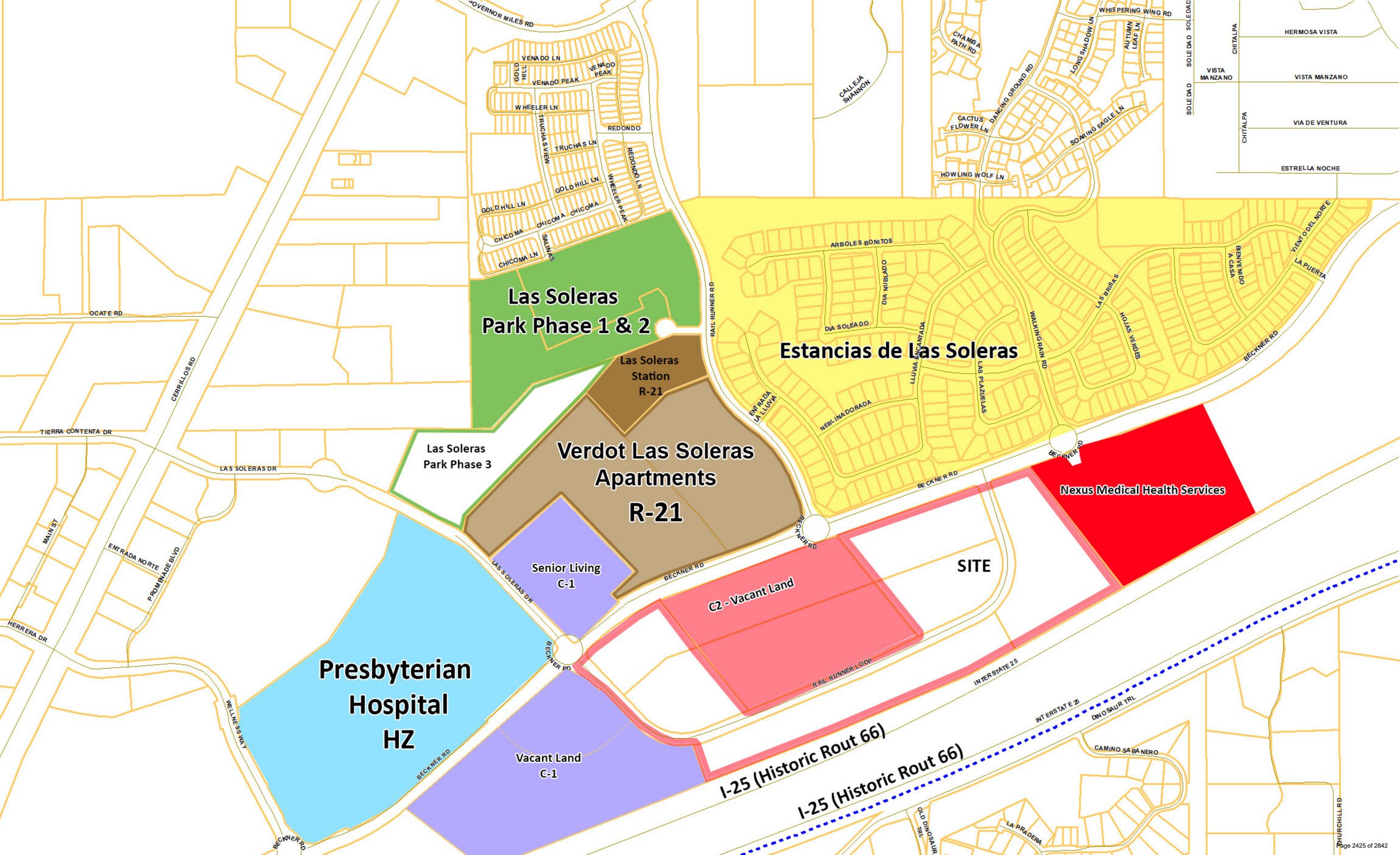

Comparison of Zoned Districts and Acreages Over Time
2010 Annexation
2024 Current Zoning
Proposed Changes
Acreages
250
200
150
100
50
0
R-1
R-6
RM-LD (R-10 & R-12)
RM-1 (R-21)
MU
C-1
C-2
SC-2
HZ
BIP
Park
Zoning Districts


Beckner Rd
Rail Runner Rd
Neblina Dorada
Lluvia Encantada
Beckner Rd
Beckner Rd
24
19
23
Beckner Rd
Rail Runner Loop
26
Historic Route 66
21
Rail Runner Loop
20
Beckner Rd
Rail Runner Loop
Historic Route 66
(I-25)
Historic Route 66
Historic Route 66
(I-25)
Dinosaur Trl
Historic Route 66
Dinosaur Trl
Camino Sabal


Beckner Rd
Rail Runner Rd
Neblina Dorada
Lluvia Encantada
Beckner Rd
Beckner Rd
24
19
New Alignment
Beckner Rd
23
Rail Runner Loop
26
Historic Route 66
21
Rail Runner Loop
20
Beckner Rd
Rail Runner Loop
Historic Route 66
(I-25)
Historic Route 66
Historic Route 66
(I-25)
Dinosaur Trl
Historic Route 66
Dinosaur Trl
Camino Sabal



Las Soleras
Park Phase 1 & 2
Las Soleras
Station
R-21
Las Soleras
Park Phase 3
Verdot Las Soleras
Apartments
R-21
Senior Living
C-1
Presbyterian
Hospital
HZ
Vacant Land
C-1
C2 - Vacant Land
SITE
Nexus Medical Health Services
Estancias de Las Soleras
I-25 (Historic Rout 66)
I-25 (Historic Rout 66)
GOVERNOR MILES RD
VENADO LN
VENADO PEAK
WHEELER LN
REDONDO
TRUCHAS LN
GOLD HILL LN
CHICOMA
CHICOMA LN
SALINAS
WHEELER PEAK
REDONDO LN
TRUCHAS VIEW
CALLEJA SHANNON
CHAMISA PATH RD
DANCING GROUND RD
CACTUS FLOWER LN
HOWLING WOLF LN
SOARING EAGLE LN
LONG SHADOW LN
AUTUMN LEAF LN
WHISPERING WING RD
SOLEDAD
CHITALPA
HERMOSA VISTA
VISTA MANZANO
VIA DE VENTURA
ESTRELLA NOCHE
ARBOLES BONITOS
DIA NUBLADO
DIA SOLEADO
LLUVIA ENCANTADA
LAS PLAZUELAS
WALKING RAIN RD
LAS BRISAS
HOJAS VERDES
BIENVENIDO A CASA
VIENTO DEL NORTE
LA PUERTA
BECKNER RD
RAIL RUNNER RD
ENTRADA LA LLUVIA
NEBLINA DORADA
OCATE RD
CERRILLOS RD
TIERRA CONTENTA DR
LAS SOLERAS DR
MAIN ST
ENTRADA NORTE
PROMENADE BLVD
HERRERA DR
WELLNESS WAY
RAIL RUNNER LOOP
INTERSTATE 25
DINOSAUR TRL
CAMINO SABANERO
OLD DINOSAUR TRL
LA PRADERA
CHURCHILL RD


Las Solares Park
Las Solares Park Phase 3
Proposed 45’ wide La Rambla Trail Easement Reduction
Plaza area
New Alignment
Rail Runner Rd
Rail Runner Loop
Wheeler Peak
Arboles Bonitos
Encantada
Walking Rain Rd
Hojas Verdes
Las Brisas
Viento del Norte
Beckner Rd
Historic Route 66
(I-25)
Dinosaur Trl
Old Dinosaur Trl
Churchill Rd
Camino Real
Bosquecillo
24
19
23
25
26
22
21
20

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT E

Applicant Material

1. Applicant's Reports
    a. Master Plan
    b. General Plan
    c. Rezoning

Las Soleras Master Plan, Parcels 19 – 26
Master Plan Amendment Application

APPLICATION CONTENTS

Application Form

Letter of Application
- Site Description and Location
- Purpose and Intent
- Background
- Adjacent Uses
- Conceptual Test Fit
- Utilities

Approval Criteria Responses

Master Plan Amended Drawings
- P-1 Cover Sheet
- P-2 Amended Master Plan

Conceptual Land Use Test Fit
- Conceptual Site Plan
- Conceptual Site Plan w and Use Data
- Conceptual Water Plan
- Conceptual Sanitary Sewer Plan

Wet Utilities Analysis – Tierra West LLC

Traffic Analysis – Tierra West LLC

ENN Meeting Notes

Legal Lot(s) of Record
Warrantee Deed

MASTER PLAN ~~OR PLAT~~ AMENDMENT APPLICATION

Parcel Information

Project Name: Las Soleras Parcels 19-26 Rezone

Address: 4354, 4552 Beckner Rd; 5021,5091,5140,5090,5040 & 5210 Rail Runner Loop Rd Zoning: Multiple - C1, C2, MU and BIP

Previous Approvals: Last Las Soleras Master Plan Amendment in 2019 Purpose of Amendment: Rezone

Property Owner Information

Company Name: Beckner Road Partners, LLC

Name: Herbert (Last) Scot (First) (M.I.)

Address: 150 Washington Ave (Street Address) Suite 201 (Suite/Unit #)

Santa Fe (City) NM (State) 87501 (ZIP Code)

Phone: ( ) 505.660.2627 E-mail Address: scott.herbert@nexushealth-nm.com

Applicant/Agent Information (if different from owner)

Company Name: Orion West, LLC

Name: Nenninger (Last) Brian (First) (M.I.)

Address: 2213 Brothers Rd (Street Address) Suite 800 (Suite/Unit #)

Santa Fe (City) NM (State) 87505 (ZIP Code)

Phone: **832.338.0364** E-mail Address: brian.nenninger@orion-west.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: see addresses above

I/We authorize Orion West LLC to act as my/our agent to execute this application.

Signed: _____ Date: 12 February 2024

Signed: _____ Date: _____

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 2001. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and annexation requirements.

Signature: Brian J Nenninger Date: 12 February 2024

ORION West LLC
Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024

Dan Esquibel, Senior Planner
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Las Soleras <u>Master Plan Amendment</u> Application – change Zoning Districts for Master Plan Parcels 19, 20, 21, 23, 24 and 26 to a uniform C-2 District and make adjustments to Rambla width in keeping with the North side of Beckner Road.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of applying for an amendment to the Las Soleras Master Plan per the SFCC 14-3.9 – MASTER PLANS. This application is a companion to both a General Plan Amendment and Rezoning application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



PURPOSE AND INTENT:

The current Master Plan zoning districts along with the zoning districts proposed with this application are found in the table below. The combined area of Parcels 19 – 26 is 57.63 acres.

Table I. ***Las Soleras Parcels 19-26 proposed Land Use Classification/Zoning District***

Parcel	Acres	Current Land Use Classification/Zoning District	Proposed Land Use Classification/Zoning District	Address Santa Fe, 87507
19	9.11	Transitional Mixed Use/MU	Community Commercial/C-2	5021 Rail Runner Loop
20	10.70	Business Park/BIP	Community Commercial/C-2	5091 Rail Runner Loop
21	4.70	Office/C-1	Community Commercial/C-2	5140 Rail Runner Loop
22*	9.12	Community Commercial/C-2	Community Commercial/C-2	5090 Rail Runner Loop
23	7.27	Office/C-1	Community Commercial/C-2	5040 Rail Runner Loop
24	6.18	Office/C-1	Community Commercial/C-2	4354 Beckner Road
25*	7.37	Community Commercial/C-2	Community Commercial/C-2	4552 Beckner Road
26	3.48	Office/C-1	Community Commercial/C-2	5210 Rail Runner Loop

**No change in Land Use Classification or Zoning requested*

The purpose of this application is to amend the Las Soleras Master Plan Zoning designations for Parcels 19, 20, 21, 23, 24, and 26 allowing for a uniform C-2, General Commercial Zoning District across parcels 19-26. The intent is to allow for the adjustment of existing lot lines as to accommodate future development in a thoughtful and organized manner as opportunities present themselves. The consistent C-2 zoning will also accommodate three story office and retail services including restaurants. This flexibility in use will provide an opportunity to attract business and commercial uses offering higher salaries and services to the surrounding neighborhood.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses as allowed in a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The rezoning of parcels to a C-2 District will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged.

Finally, this amendment also proposes a house keeping item in reducing the Rambla width from 90’ to 45’ to match the Rambla width as granted in the most recent Las Soleras Master Plan Amendment approved in 2019. The larger Plaza open space area will remain as is but this amendment request flexibility to locate the plaza anywhere along the Rambla between Beckner Road and Rail Runner Loop Road. See the Conceptual Test Fit for more perspective on this request.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be zoned as C-2 General Commercial

will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development. A uniform C-2 zoning across parcels 19-26 will make the relocation of lot lines an administrative process enabling the site parcels to be easily configured to the needs and sizes of a variety of uses.

A future Rail Runner rail stop was envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. A uniform C-2 zoning district could accommodate uses that eventually establish this base level of ridership.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is zoned C-2 General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely and especially within a C-2 Zoning district.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as C-1. It is partially developed with the Presbyterian Medical Services Office Building recently opened in late 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire northern edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as C-1; R21; and R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12" water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10" sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site. Thanks for your review and consideration of this application.

Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,

Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 - Master Plan Amendment Application
Approval Criteria Responses
February 12, 2024

The proposed amendment to reclassify Las Soleras Master Plan parcels from Transitional Mixed Use/MU, Business Park/BIP, and Office/C1 to Community Commercial/C-2 is summarized in Table I. by parcel.

Table I. ***Las Soleras Parcels 19-26 proposed Land Use Classification/Zoning District***

Parcel	Acres	Current Land Use Classification/Zoning District	Proposed Land Use Classification/Zoning District	Address Santa Fe, 87507
19	9.11	Transitional Mixed Use/MU	Community Commercial/C-2	5021 Rail Runner Loop
20	10.70	Business Park/BIP	Community Commercial/C-2	5091 Rail Runner Loop
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24	6.18	Office/C-1	Community Commercial/C-2	4354 Beckner Road
25*	7.37	Community Commercial/C-2	Community Commercial/C-2	4552 Beckner Road
26	3.48	Office/C-1	Community Commercial/C-2	5210 Rail Runner Loop

**No change in Land Use Classification or Zoning requested*

SFCC 14-3.9 (D) MASTER PLAN AMENDMENT APROVAL CRITERIA; CONDITIONS

(1) Necessary Findings
(Ord. No. 2014-31 § 5)
Approval or amendment of a master plan requires the following findings:

(a) the master plan is consistent with the general plan;

Response: The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals are supported:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*
Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
Policy 4-4-G-4: *Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
Policy 4-4-G-6: *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
Policy 9-2-G-1: *Promote diversification of the Santa Fe economy; and*
Policy 9-2-G-2: *Promote increased job opportunities with higher wages for Santa Fe residents; and.*
Policy 9-2-G-3: *Support retail uses that serve the needs of Santa Fe residents and workers; and*
Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe; and*

Policy 9-2-G-5: *Promote small business.*

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

(b) the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;

Response: This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Parcels 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across parcels 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to

develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(c) development of the master plan area will contribute to the coordinated and efficient development of the community; and

Response: This Master Plan amendment will significantly enhance the site's ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of parcels 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System.

(d) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

Response: The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

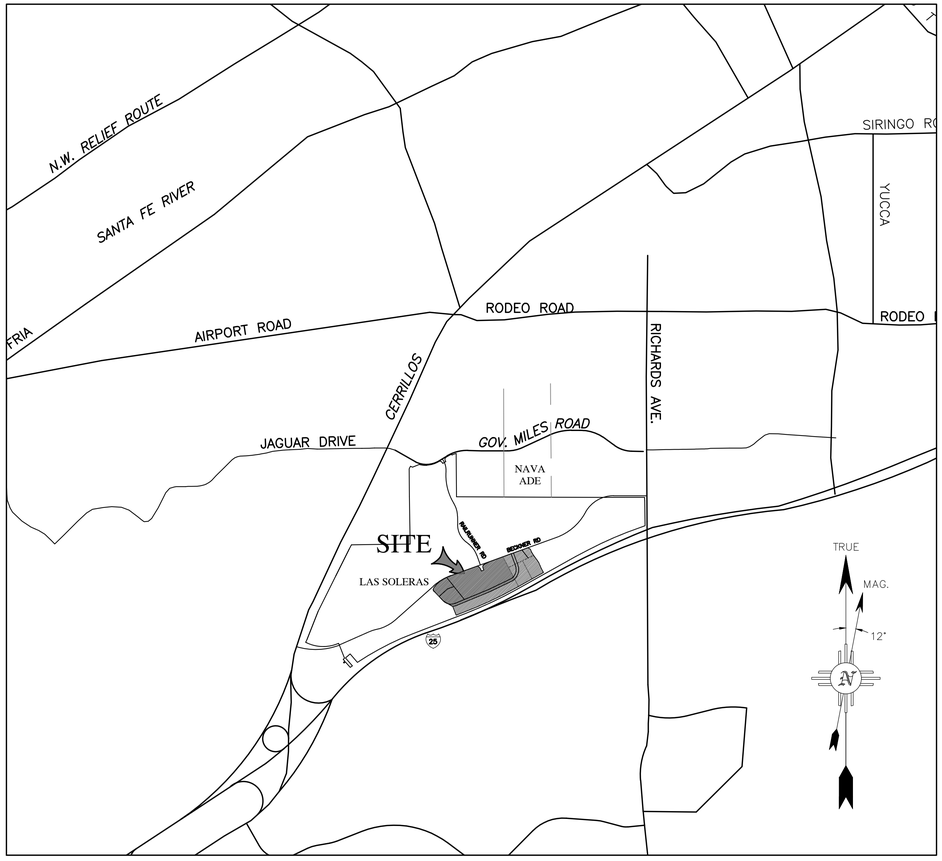
The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request.

LAS SOLERAS LOT 19 THRU 26

GENERAL PLAN AMENDMENT REZONING C1, MU, BIP TO C2

LAS SOLERAS MASTER PLAN AMENDMENT

SANTA FE, NEW MEXICO
TOWNSHIP 16N, RANGE 8E , SEC 17 & 18



VICINITY MAP
1" = 2000'

OWNERS: NEXUS BRP JV, LLC.
150 WASHINGTON AVE, SUITE 201
ALBUQUERQUE, NM 87110

CONSULTANTS: ORION WEST, LLC
DEVELOPMENT/LAND USE/PLANNING/PROJECT MANAGEMENT
2213 BROTHERS RD, SUITE 800
SANTA FE, NM 87505

NEXUS BRP JV, LLC.

SCOTT HERBERT, MANAGING MEMBER

CITY REVIEW

CITY ENGINEER _____ DATE _____

CITY PLANNER _____ DATE _____

CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF _____ AS CASE # _____

CHAIRPERSON _____ DATE _____

PLANNING COMMISSION SECRETARY _____ DATE _____

CASE# 2018-50 APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF SEPTEMBER 12, 2018.

CONDITION #1 RESTATED BY CITY COUNCIL AT THEIR MEETING OF OCTOBER 31, 2018.

MAYOR _____ DATE _____

ATTEST BY CITY CLERK _____ DATE _____

INDEX TO SHEETS

LIST OF SHEETS	SHEET NUMBER
PLANNING	
COVER SHEET	P-1
AMENDED MASTER PLAN	P-2

CASE# ____, LAS SOLERAS LOTS 19 THRU 26 GENERAL PLAN AMENDMENT.
CASE# ____, LAS SOLERAS LOTS 19 THRU 26 REZONING.
CASE# ____, LAS SOLERAS LOTS 19 THRU 26 MASTER PLAN AMENDMENT.

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
2-12-24
RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

COVER SHEET

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm
DATE: 2-12-24
DRAWING:
SHEET #: P-1
JOB #: 2023079

NOTES:

FIRE:
FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION. (IFC 2009 SECTION 503.1.1)

FIRE APPARATUS ACCESS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET EXCLUSIVE OF SHOULDERS AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (IFC 2009 SECTION 503.2.1)

SHALL COMPLY WITH SECTION 507.5. FIRE HYDRANT SYSTEM. COMPLYING WITH SECTIONS 507.501–507.5.6

SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC (APPENDIX B)

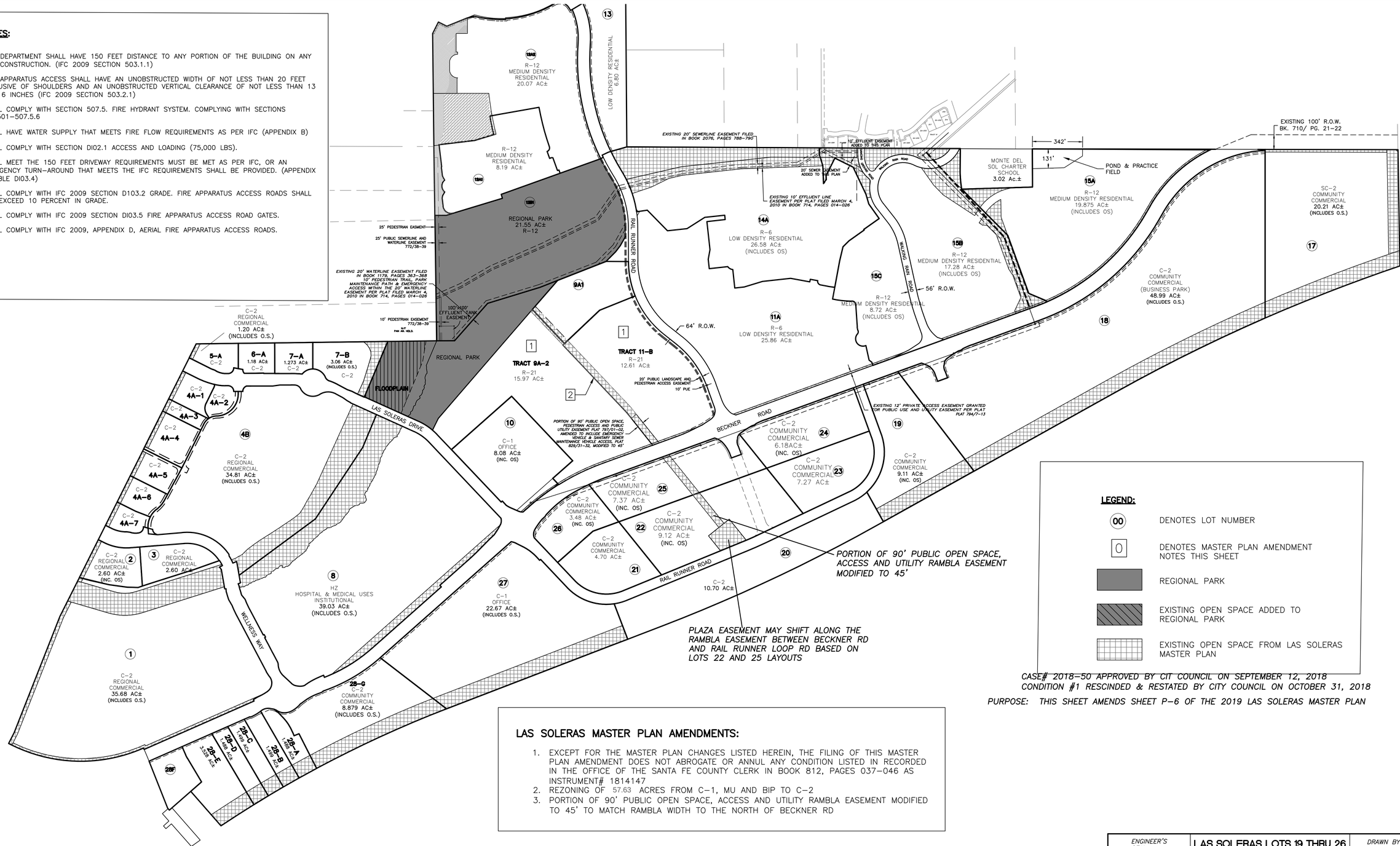
SHALL COMPLY WITH SECTION DI02.1 ACCESS AND LOADING (75,000 LBS).

SHALL MEET THE 150 FEET DRIVEWAY REQUIREMENTS MUST BE MET AS PER IFC, OR AN EMERGENCY TURN–AROUND THAT MEETS THE IFC REQUIREMENTS SHALL BE PROVIDED. (APPENDIX D TABLE DI03.4)

SHALL COMPLY WITH IFC 2009 SECTION D103.2 GRADE. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

SHALL COMPLY WITH IFC 2009 SECTION DI03.5 FIRE APPARATUS ACCESS ROAD GATES.

SHALL COMPLY WITH IFC 2009, APPENDIX D, AERIAL FIRE APPARATUS ACCESS ROADS.



LEGEND:

00	DENOTES LOT NUMBER
0	DENOTES MASTER PLAN AMENDMENT NOTES THIS SHEET
	REGIONAL PARK
	EXISTING OPEN SPACE ADDED TO REGIONAL PARK
	EXISTING OPEN SPACE FROM LAS SOLERAS MASTER PLAN

CASE# 2018–50 APPROVED BY CIT COUNCIL ON SEPTEMBER 12, 2018
CONDITION #1 RESCINDED & RESTATED BY CITY COUNCIL ON OCTOBER 31, 2018

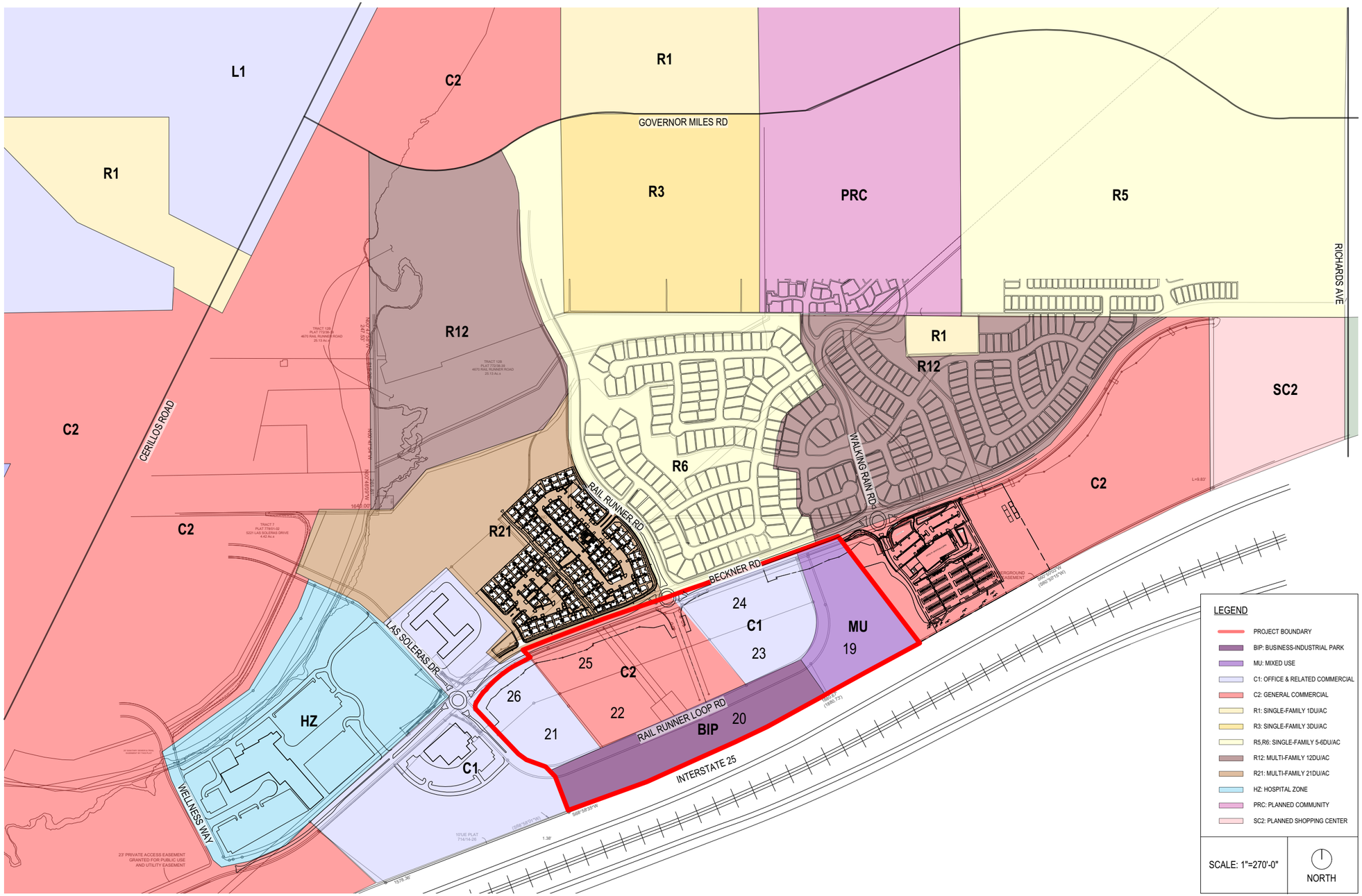
PURPOSE: THIS SHEET AMENDS SHEET P–6 OF THE 2019 LAS SOLERAS MASTER PLAN

LAS SOLERAS MASTER PLAN AMENDMENTS:

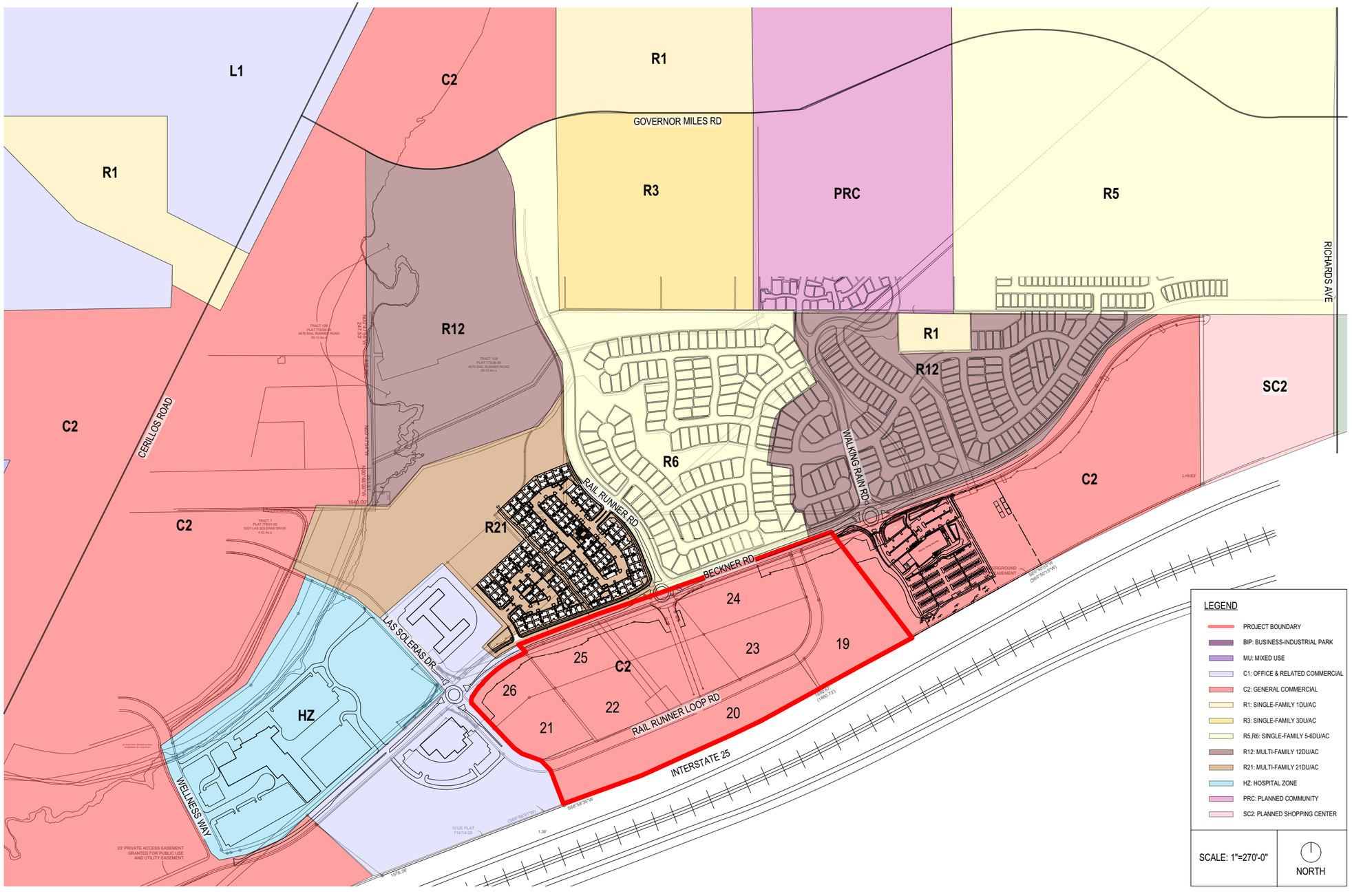
1. EXCEPT FOR THE MASTER PLAN CHANGES LISTED HEREIN, THE FILING OF THIS MASTER PLAN AMENDMENT DOES NOT ABROGATE OR ANNUL ANY CONDITION LISTED IN RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 812, PAGES 037–046 AS INSTRUMENT# 1814147
2. REZONING OF 57.63 ACRES FROM C–1, MU AND BIP TO C–2
3. PORTION OF 90' PUBLIC OPEN SPACE, ACCESS AND UTILITY RAMBLA EASEMENT MODIFIED TO 45' TO MATCH RAMBLA WIDTH TO THE NORTH OF BECKNER RD

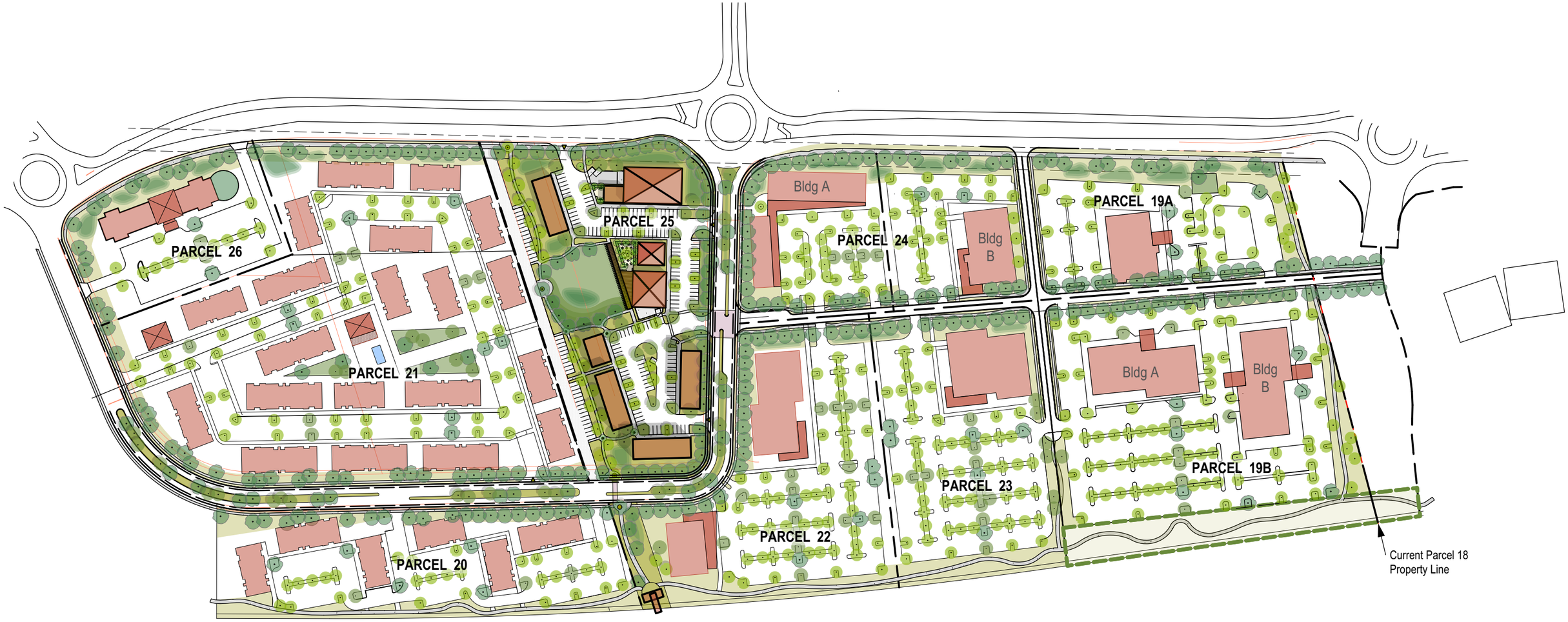
ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 2–12–24 RONALD R. BOHANNAN P.E. #7868	**LAS SOLERAS LOTS 19 THRU 26** **SANTA FE, NM** **MASTER PLAN**	DRAWN BY pm DATE 2–12–24 DRAWING SHEET # **P–2**
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858–3100 www.tierrawestllc.com	JOB # 2023079

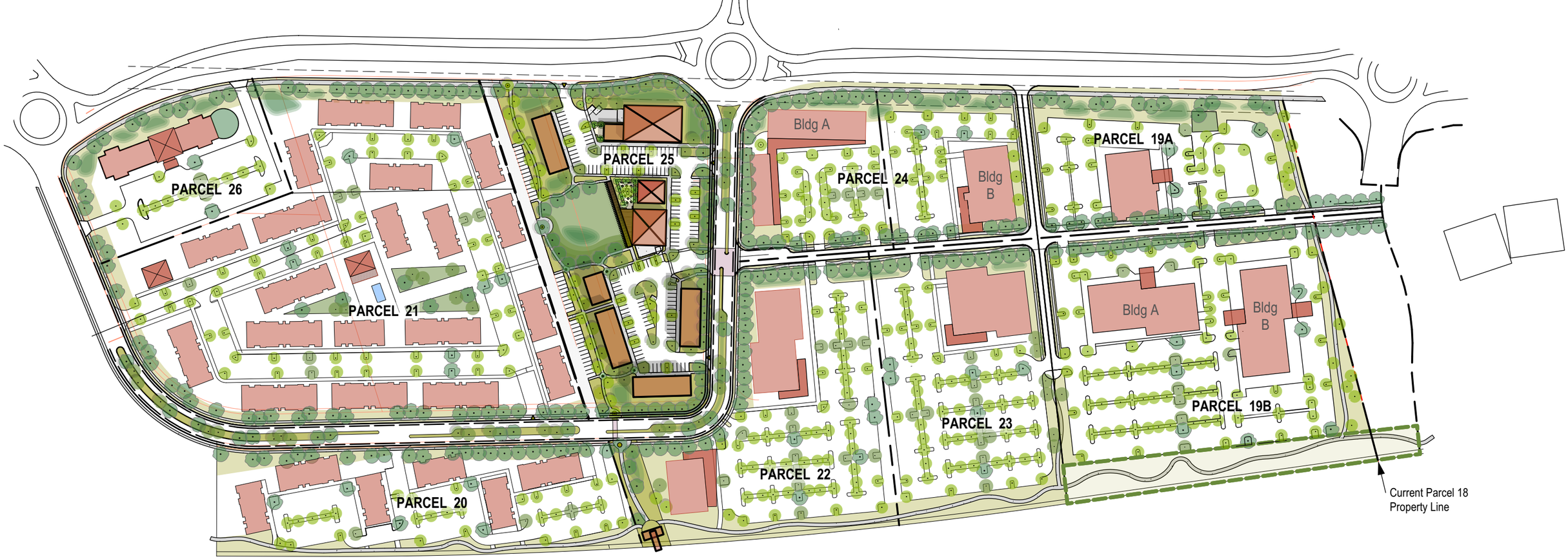
EXISTING ZONING



PROPOSED ZONING




PARCEL 26
PARCEL 25
PARCEL 24
Bldg A
Bldg B
PARCEL 19A
PARCEL 21
PARCEL 23
Bldg A
Bldg B
PARCEL 19B
PARCEL 22
PARCEL 20
Current Parcel 18
Property Line



OVERALL PARCEL DATA
February 12. 2024

NOTES: A. The following is only a test of possible parcels for the Las Soleras Parcels 19 - 26.
B. Building uses are conceptual only, based on ownership best estimates of market interests and do not indicate a required use for any parcel.
C. Building sizes are generic for text fit purposes only and do not reflect actual plans.
D. Parking layout is generic test of parking capacity and does not reflect any actual plans. The parking required minimum noted is best estimate if CoSF Parking Code is applied to building uses being tested. Parking assumes net leasable reduction of 10% for calculations.
E. All components of this test are subject to change and with that any estimates are subject to change.

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 19 A	4.08	Med Offices	15,000	30,000	2	135	171	east road, required city trail at east
PARCEL 19 B	8.97	Bldg A. Med Offices	25,000	75,000	3	676	482	east road, assumes partial structured parking, required O/S and required east and south city trails
		Bldg B. Med Offices	25,000	75,000	3			
PARCEL 20	5.20	Commercial	20,000	76,500	2 & 3	196	194	
PARCEL 21	12.85	Multi-Family	300-330 Units			375	455	

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 22	6.07	Commercial	24,000	79,000	1 & 3	205	316	eaat road, required Rambla
PARCEL 23	5.37	Med Offices	23,000	69,000	3	310	320	east road
PARCEL 24	4.85 Ac	Bldg A Comml/Retail	21500	28700	1 & 2	174	228	east road
		Bldg B Commercial	15,000	30,000	2			
PARCEL 25	6.20	Core-Mixed	See Core Test			See Core Test	See Core Test	required Rambla-Parklet
PARCEL 26	2.56	Hotel	95-100 Units			100	106	



Las Soleras Core

The Las Soleras Core is uniquely able to become the vibrant heart of southern Santa Fe. The Las Soleras Core is in an optimal location and size to host a variety of iconic neighborhood needs--a market, a restaurant, food-beverage outlets, neighborhood retail and commercial. Here is a conceptual look what the Core could be.

- Water harvesting along Becker and along Rail Runner Loop to capture stormwater to support a green edge of trees and native plants.
- Neighborhood Scale Market *(Size example: Kaune Market)*
- Food & Beverage *(Size example: Iconic Coffee)*
- Possible future road connection to east parcels would support an active engagement with lively Core
- Restaurant oriented toward "The Green" *(Size example: Rustica Resturant/SF Brewery)*
- The Long Zaguan would be a shady connector across the Green. An iconic feature with photovoltaic panels--conveying an embrace of art and environment.
- The Green repositions the required Master Plan parklet to be the heart of the Las Soleras Core. Where people can come to meet, eat, relax, and engage in small-scale community events such as music or recreation.
- Two-story buildings at the southern end of the Core would provide retail-commercial services spaces from which to serve the Las Soleras neighborhoods and south Santa Fe.
- The Rambla Trail system connects the Core with the surrounding residential neighborhoods, condominiums, senior living, apartments, office complexes, the regional hospital to the west. possible medical and education facilities, and a potential future rail raod station at I-25.

Las Solares Development Prototypes Data

Sept. 1, 2023

Notes: A. Test based on program and product prototypes

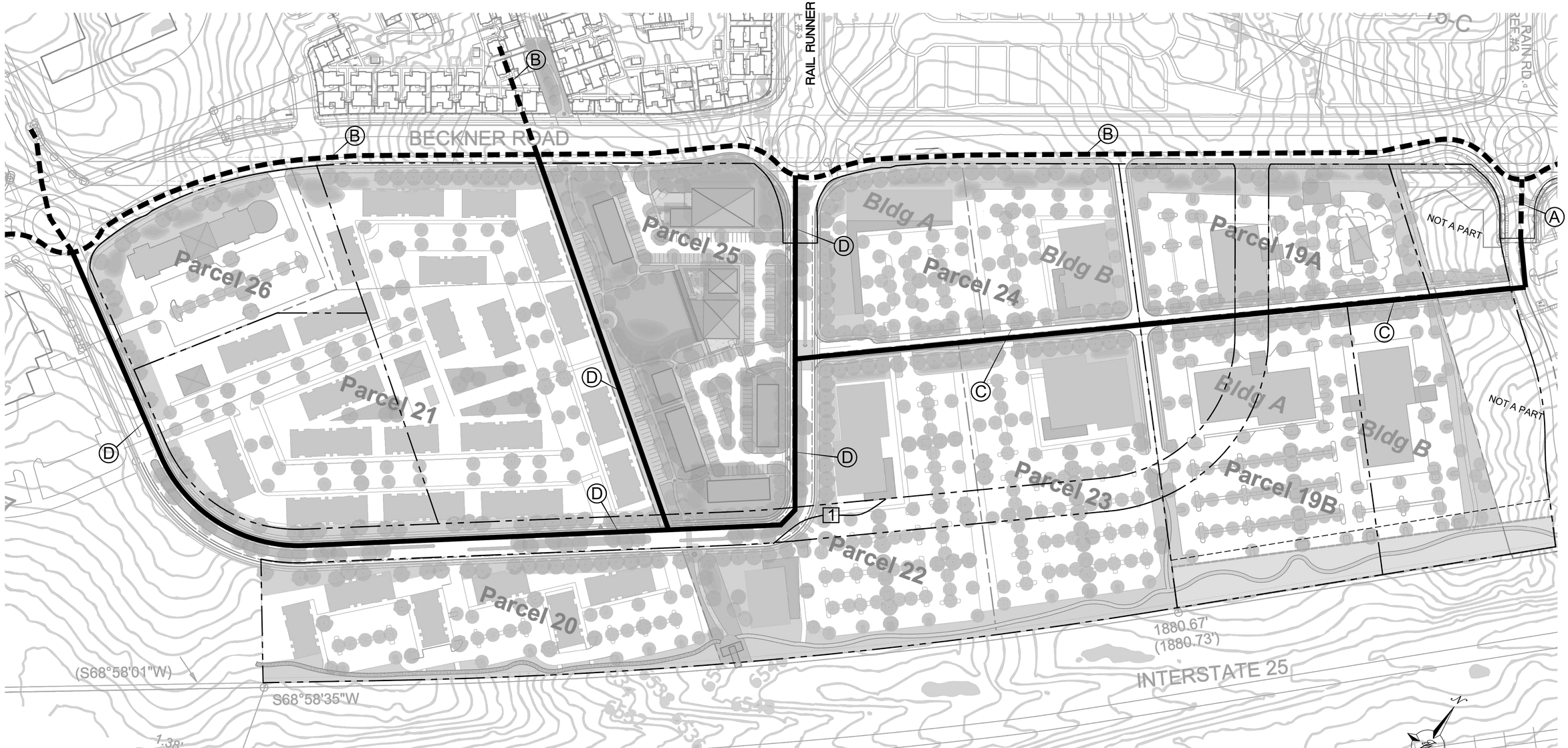
B. Applies CoSF development ordinance requirements

C. Test is for single story development.

D. Parking based on net lease (NL) of 10% reduction of gross square footage (GSF)

Opportunity: Consider asking CoSF to use a shared parking plan to increase density. Target would be for 10% shared of total provided.

Name	Plan Gross Sq. Ft.	Parking Required
Neighborhood Grocery		1 per 400 SF / NL
Market (La Montanita RG)	10400	24
Resturant		1 per 200 SF / NL
Resturant (Rustica/Ranch House)	6000	27
Food & Beverage		1 per 350 SF / NL
Space A	2025	8
Space B	3000	5
Commercial/Non-Medical Office		1 per 350 SF / NL
Commercial (Lena Street Lofts)	21900	62
Miscellaneous		
Kaune's Food Truck Area / Lot Info	6 Trucks	NA
	Total Parking Required	126
	Total Parking Per Test Plan	133
	Current Overage	7
	Remaining Capacity	2500 SF Approx



KEYED NOTES

1. EXISTING 8" WL
2. EXISTING 12" WL
3. PROPOSED 8" WL
4. PROPOSED 12" WL

NOTE

CONCEPTUAL WATER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL WATER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

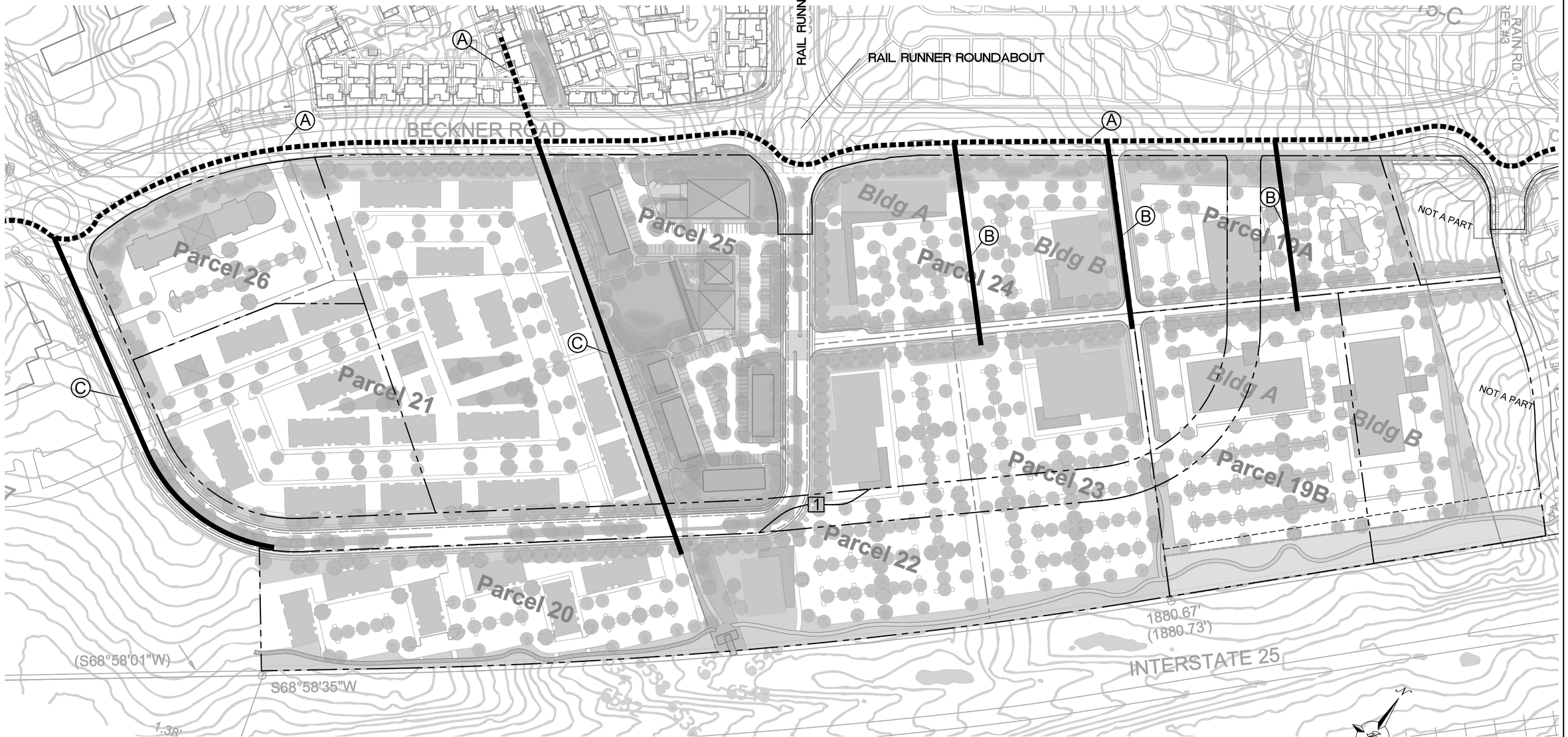
DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET #: TF-3

JOB #: 2023079



KEYED NOTES

(A) EXISTING 10" SAN SEWER LINE

(B) PROPOSED 8" SAN SEWER LINE

(C) PROPOSED 10" SAN SEWER LINE

NOTE

CONCEPTUAL SAN SEWER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL SANITARY SEWER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
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(505) 858-3100
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DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET # TF-4

JOB # 2023079

TIERRA WEST, LLC

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(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

January 3, 2024

Mr. Dan Esquibel
City of Santa Fe Water Division
200 Lincoln Avenue
Santa Fe, NM. 87501

RE: LAS SOLERAS 57 ACRE DEVELOPMENT
LAS SOLERAS PARCELS 19-26
WATER AND WASTEWATER LETTER

Dear Mr. Esquibel:

To ensure that the proposed General Plan land use classification of Community Commercial and associated proposed rezoning to a uniform C-2 district of the 57.63 acres of Las Soleras Master Plan parcels19-26 (located along the Southern edge of Beckner Rd between Las Soleras Dr and Walking Rain Rd) will not produce excessive demand on the existing water and sanitary sewer infrastructure in Beckner Rd, Tierra West LLC has prepared the following summary of existing water and sewer capacities and water and sewer flowrates for a conceptual design we are referencing as "Conceptual Test Fit A" for your review.

Sanitary sewer capacities were calculated assuming gravity flow along two of its segments – the segment from the roundabout at Las Soleras Dr to the roundabout at Rail Runner (along which the minimum slope is 0.73%), and another segment from Rail Runner to the roundabout at Walking Rain (along which the minimum slope is 1.05%). The capacity of the existing water main was calculated assuming an 11 ft/s flow velocity.

The capacity of both existing pipes was found to be sufficient to serve the property if developed per either the existing or proposed zoning, and the water and sewer flowrates for these conditions are summarized below.

For the first segment mentioned above (from Las Soleras Dr to Rail Runner), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 843 gpm with velocity 3.44 ft/s.

For the second segment mentioned above (from Rail Runner to Walking Rain), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 1,011 gpm with velocity 4.13 ft/s.

The peak sanitary sewer flowrate calculated for the development assuming development per the existing zoning was 150 gpm, For design Test Fit Concept "A" it is 191 gpm,

Water discharge was assessed for the existing 12" ductile iron main in Beckner using an assumed velocity of 11 ft/s and was calculated at 2,693 gpm.

The peak water flowrate calculated for the development assuming development per the existing zoning was 167 gpm with average irrigation flowrate 5.79 gpm, for design Test Fit Concept "A" it is 212 gpm with average irrigation flows at 5.52 gpm,

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannan P.E

JN: 2023079

RRB/eb/dd

Attachments:

Exhibit A: Conceptual Test Fit – A Site Plan
Exhibit B: Existing Zoning Water Budget
Exhibit C: Conceptual Test Fit – A Water Budget

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Existing Zoning Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19	396832	49604	MU - MID SZ RETL	* 384 GPD / 10k SF	-	3810	2.65	4.76	0.29
			IRRIGATION	0.68 AC of usable property	0.014 GPD/SF	415			
		* 118 units	MU - MULTI-FAM	** 100 GPD / person	*** 2.4 people / unit	28320	19.67	35.40	0.48
			IRRIGATION	1.14 AC of usable property	0.014 GPD/SF	695			
* Based on the density of units in Parcel 21 of Concept A				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application ** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
20	466092	116523	BIP - LT INDUSTRIAL	* 450 SF per Employee	* 44 GPD per Employee	11393	7.91	14.24	0.68
			IRRIGATION	1.61 AC of usable property	0.014 GPD/SF	982			
				* Based on a study by Metcalf & Eddy (2003). See note 3 of "Assumptions & References" at the bottom of this sheet					
21	204732	51183	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	16515	11.47	20.64	0.60
			IRRIGATION	1.41 AC of usable property	0.014 GPD / SF	860			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
22	397267	99317	C-2 - LARGE RTL	* 402 GPD / 10k SF	-	7985	5.55	9.98	0.97
			IRRIGATION	2.28 AC of usable property	0.014 GPD / SF	1390			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
23	316681	79170	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	25546	17.74	31.93	0.92
			IRRIGATION	2.18 AC of usable property	0.014 GPD / SF	1329			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24	269201	67300	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	21716	15.08	27.14	0.78
			IRRIGATION	1.85 AC of usable property	0.014 GPD / SF	1128			
*Assumed Maximum # of proposed units would be built				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
25	321037	80259	C-2 - MID SZ RETL	* 384 GPD / 10k SF	-	6164	4.28	7.70	0.62
			IRRIGATION	1.47 AC of usable property	0.014 GPD / SF	896			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
26	151589	37897	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	12228	8.49	15.29	0.44
			IRRIGATION	1.04 AC of usable property	0.014 GPD / SF	634			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
					TOTALS (GPM)		**93**	**167**	**5.79**
							AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**150**

Note:

1. All medical office and commercial buildings were assumed to be two-story buildings for comparison with the Concept A and B uses, which was factored in to the calculation of water flowrates in Gallons / Day
2. A floor area ratio of 0.25 was used to calculate all building sizes based on the existing zoning

Assumptions & References

1. Wastewater flowrates for office spaces comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
2. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
3. Industrial Park water use and number of employees determined through *Residential Water Use Research Project of the Johns Hopkins University and the Office of Technical Studies of the Architectural Standards Division of the Federal Housing Administration, 1963 and Metcalf & Eddy, Inc., 2003*

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Concept "A" Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19 A	118919	30000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	4840	3.36	6.05	0.23
			IRRIGATION	2.73 AC of usable property	0.014 GPD / SF	333			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-A	256568	75000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	12100	8.40	15.13	0.37
			IRRIGATION	5.89 AC of usable property	0.014 GPD / SF	539			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-B	140263	75000	MED OFFICES	75 SF / Employee	*11 GPD / Employee	12100	8.40	15.13	0.34
			IRRIGATION	4.73 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
20	215622	76500	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	11220	7.79	14.03	0.63
			IRRIGATION	4.95 AC of usable property	0.014 GPD / SF	906			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
21	559746	* 330 (units)	MULTI-FAMILY	100 GPD / person **	2.4 people / unit ***	79200	55.00	99.00	0.82
			IRRIGATION	12.85 AC of usable property	0.014 GPD / SF	1175			
	*Assumed Maximum # of proposed units would be built			** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
22	264409	79000	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	12745	8.85	15.93	0.64
			IRRIGATION	6.07 AC of usable property	0.014 GPD / SF	925			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
23	233917	69000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	11132	7.73	13.92	0.34
			IRRIGATION	5.37 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24 A	109771	28700	COMML/RETL	* 384 GPD / 10k SF	-	1102	0.77	1.38	0.27
			IRRIGATION	2.52 AC of usable property	0.014 GPD / SF	384			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
24 B	101495	30000	COMMERCIAL	* 384 GPD / 10k SF	-	1152	0.80	1.44	0.25
			IRRIGATION	2.33 AC of usable property	0.014 GPD / SF	355			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
25	270072	Unspecified (See Core Test)	CORE-MIXED	* 402 GPD / 10k SF	-	2714	1.88	3.39	1.05
			IRRIGATION	6.20 AC of usable property	0.014 GPD / SF	1512			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
26	111514	* 100 (units)	HOTEL	65 gallons per person per day	** 120 GPD / Unit	12000	8.33	15.00	0.27
			IRRIGATION	2.56 AC of usable property	0.014 GPD / SF	390			
	*Assumed Maximum # of proposed units would be built			* Based on Daily Water Consumption Rates for Motels (Dewberry, 2008, pg 644)					
						TOTALS (GPM)	**111**	**200**	**5.21**
							AVERAGE	**PEAK**	**AVERAGE**

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**180**

Assumptions & References

1. Parcels 21 and 26 B will have the maximum amount of units proposed per the conceptual site plan.
2. Wastewater flowrates for office and coffee shop uses comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
3. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
4. Assumed Parcels 20, 22, would be used for medical offices and Parcel 25 Would be used for retail

ORION West LLC
Development | Land Use | Planning |
Project Management
PO Box 5744, Santa Fe, NM 87502-5744

EARLY NEIGHBORHOOD MEETING NOTES

Project Name:	Las Soleras
Project Location:	4200 Beckner Road
Project Description:	Development Plan Amendment for Development Plan with Summary Plat/Lot Split for proposed 141-unit Apartment Complex
Applicant:	
Agent:	Orion West LLC
ENN Meeting Date:	14 November 2023
ENN Location:	Via Zoom
Application Type:	General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.
Land Use Planner:	Dan Esquibel
Attendance:	**City of Santa Fe:** Dan Esquibel **Developer Team:** Brian Nenninger (Agent), Maureen Mestas (Agent), Scott Herbert, Dave Delgado, Karl Sommer, Esq. **Neighborhood/Public:** 1 attendee. An unidentified neighbor who was on a non-video tile but did not identify him/herself or speak.

Notes/Comments:

14 November 2023/ 5:30 – 6:12pm Meeting

The meeting started at approximately 5:39pm. Roll call and introduction of those attending was held. Dan Esquivel indicated that he would like to wait an additional few minutes to allow others to log in. After a brief wait, the meeting continued without any additional attendees.

Brian Nenninger then introduced the Developer Team.

Brian Nenninger informed the group that this ENN is for the purposes of noticing a General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5 of all parcels in the Las Soleras Master Plan; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.

Highlights Brian shared during the presentation included:

The property is located within the 545 acre Las Soleras Master Plan Subdivision that was first created via an annexation ordinance in 2009. Since 2009 the Master Plan has been amended multiple times – the most recent being October 2019.

- Eight (8) existing legal parcels that together comprise 57.63-acres.
- Existing Zoning:

C-2: Two parcels
C-1: Four parcels
MU: One parcel
BIP: One parcel

- Master Plan Items that need to be "Cleaned Up."

Rail Runner Loop Road realignment to meet Rail Runner Road
Lot Line adjustments and resizing of parcels to better accommodate Commercial Users
Rambla open space design including location of "parklet."

The Applications that are being shared in the ENN are:

- General Plan Amendment Application
- Master Plan Amendment Application

Address Realignment of Rail Runner Loop Road
Propose modification to Rambla width.
Propose flexibility of "parklet" location along the Rambla
Discussion of Master Plat/Parcel Realignment

- Rezoning Application

Propose C-2 Zoning for eight parcels.

- Planned Unit Development (PUD) Application under consideration/discussion.

with City of Santa Fe

Brian wanted to take particular note that this is not an application for Development Plan Per the Santa Fe City Code. Qualified development/building construction will require separate Development Plan Applications, ENNs and Planning Commission Hearings.

He further stated that the proposed rezoning, along with the General Plan and Master Plan amendments lay the groundwork for better development needed to meet local market demands.

Those possible mix of uses for local market demand are:

- Neighborhood Commercial Retail, such as, Restaurants, Bakeries, Pubs, Coffee Shops, Marketplace/Grocery Coop, Copy/Printing, Dry Cleaning, Pharmacy
- Office (including Medical Office)
- Medical Education
- Multifamily Residential
- Hotel

Las Soleras Junction has transit-oriented improvements, specifically:

- Completion of Las Soleras bridge (triggered by 20 acres and 300,000 sf of development of parcels 19-26.)
- Further build out of Las Soleras trails system including the Rambla and "Parklet"
- Additional Bus stop/access on Rail Runner Loop Road
- Place holder for future Rail Runner Stop

Las Soleras Junction is a work in progress. Conceptual test fits to understand options for flow of pedestrians and vehicles within the site. Engineering and Design of Las Soleras Bridge to complete Las Soleras Drive from Cerrillos to Beckner. Utility and Traffic Study activity will be required. Design Guidelines are being developed to provide a cohesive, responsible, and pleasing experience for those who use and access the site. Guidelines will stay within the Santa Fe City Code and address, Architecture Concepts, Landscape Design, Lighting, Trails, Sidewalk and Roadway Connectivity to and within the site.

Brian then summarized the intention of the applications for this ENN, those key points being:

- Clean up issues in the Master Plan created from past developments/amendments. including the realignment of Rail Runner Loop Road with the relocated Rail Runner Road.
- Lay the groundwork for more effective use of parcels 19-26 through consistent zoning to allow for administrative lot line adjustments.
- Provide greater flexibility in providing neighborhood retail services including Food and Beverage. Uses brought to the site will be driven by the local and area market.
- Facilitate the completion of Las Soleras Drive and Bridge connecting Cerrillos to Beckner.

Brian opened the ENN for questions from the City Staff and neighbors. No one in attendance who was believed to be a neighbor asked to speak. No neighbor or other interested party was on the CHAT feature to ask questions.

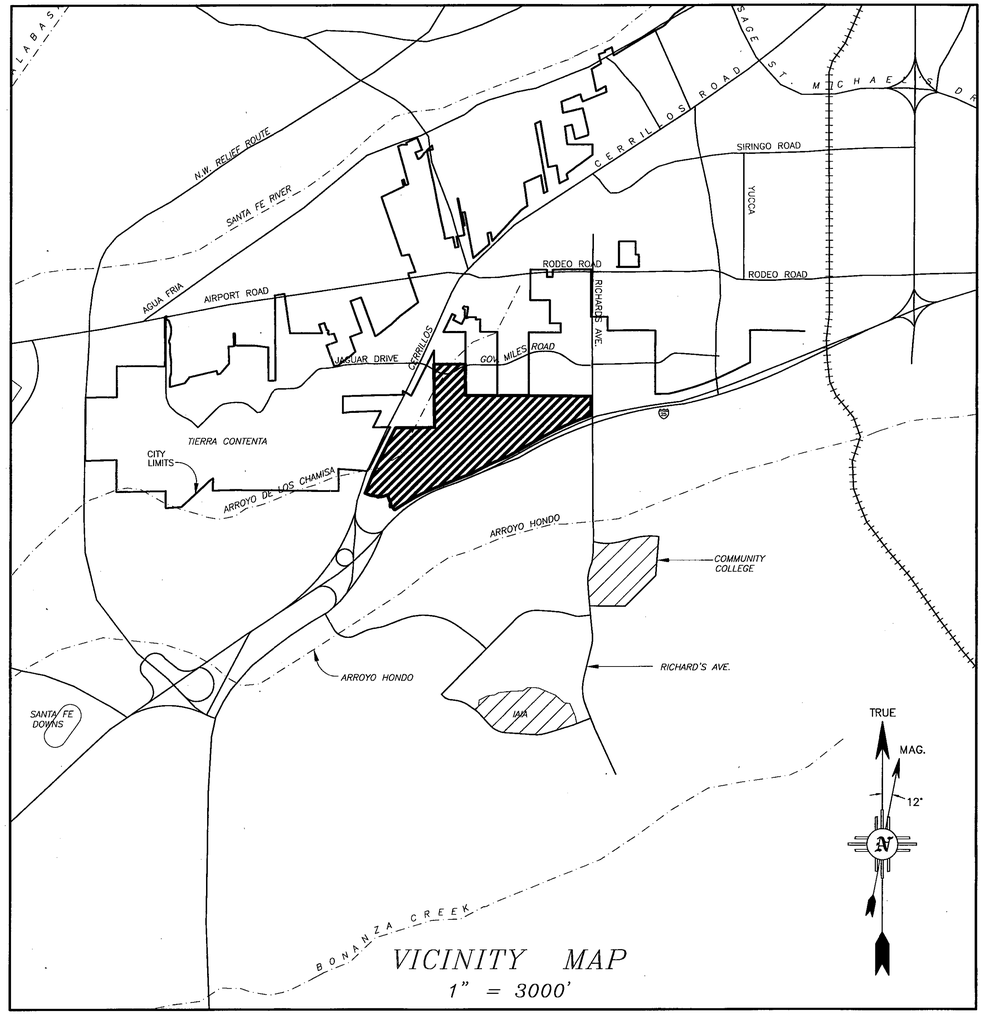
There was a brief discussion between Dan Esquivel and Brian Nenninger about the status of the applications after the meeting. The meeting was then adjourned by Dan Esquivel.

**********END**********

LAS SOLERAS

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS

714014



VICINITY MAP
1" = 3000'

TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.

OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
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THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS COMMUNITY DESIGN, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS OESTE LTD. CO.
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE, SUITE 500
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(505) 262-2323

PRESBYTERIAN HEALTHCARE SERVICES,
A NEW MEXICO NONPROFIT CORPORATION
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ALBUQUERQUE, NM 87125
(505) 841-1234

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GERONIMO EQUITIES, LLC
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MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
ALBUQUERQUE, NM 87158
(505) 241-4442

CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
SANTA FE, NM 87501
(505) 995-1200

CONSULTANTS:

JAMES W. SIEBERT & ASSOCIATES, INC.
915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

COMMUNITY DESIGN & ARCHITECTURE
350 FRANK OGAVE PLAZA, FIFTH FLOOR
OAKLAND, CA 94612
(510) 839-4568

TERRY BROWN
P.O. BOX 92051
ALBURQUERQUE, NM 87199
(505) 883-8807

DAWSON SURVEYS INC.
2501 CAMINO ENTRADA
SANTA FE, NM 87501
(505) 471-6660

SOMMER, KARNES & ASSOCIATES, P.A.
2000 W. MARCY ST. #142
SANTA FE, NM 87501
(505) 989-3800

INDEX TO SHEETS

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CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF DECEMBER 18, 2008. AS CASE #'s M2008-27, M-2008-28, SD 2008-15 & ZA 2008-11.

CHAIRPERSON — 2-22-10 DATE

PLANNING COMMISSION SECRETARY — 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009. AS ORDINANCE NO. 2009-6

MAYOR — 2/22/10 DATE

ATTEST BY CITY CLERK — 2-24-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, AD 1891 NEW MEXICO

CITY REVIEW

CITY ENGINEER — 02/22/10 DATE

CITY PLANNER — 2.22.10 DATE

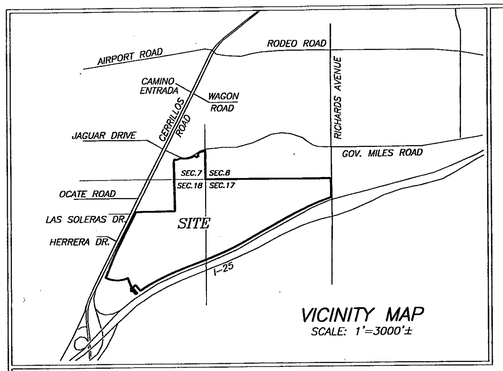
CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC.	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010
915 MERCER STREET • SANTA FE NEW MEXICO 87505		DRAWN BY: PST/HP	CHECKED BY: JWS
(505) 983-5588 FAX (505) 989-7313	COVER SHEET	REVISED: 1/18/10	–
		WORKED ON: 1/18/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXCOV-12

NORTH

SHEET: P-1

X:\2010\20026\10-01-01\ANXMSPLN\026-ANXCOV-12.DWG



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

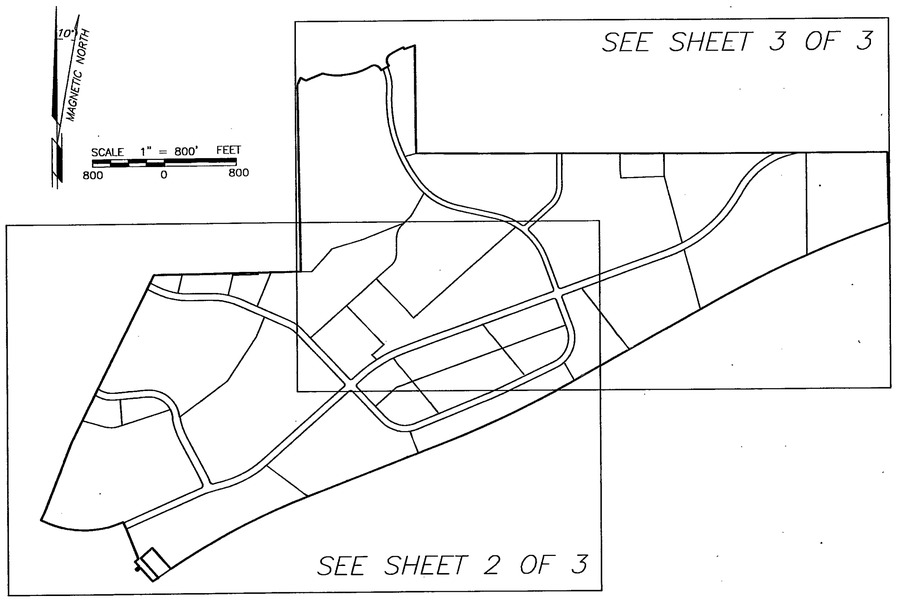
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC.
(AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC Linda J. VanMeter 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANMETER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24th DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

Michael Anaya 10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

Valerie Espinoza 10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-17-09
AS ORDINANCE # 2009–6 DATE

David Coss 2-22-10
MAYOR: DAVID COSS DATE

Yolanda Y. Vigil 2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 AS CASE # SD–2008–15
DATE M–2008–27
M–2008–28
ZA–2008–11

2-4-10
CHAIR DATE

Angela S. Rodriguez 2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 159245
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY, NEW MEXICO

UTILITIES

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

9-23-09
QWEST COMMUNICATIONS, INC. (TELEPHONE) DATE

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

Susie Rogers Sr. ROW Agent 09/04/2009
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) DATE

9-23-2009
NEW MEXICO GAS COMPANY DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S–1

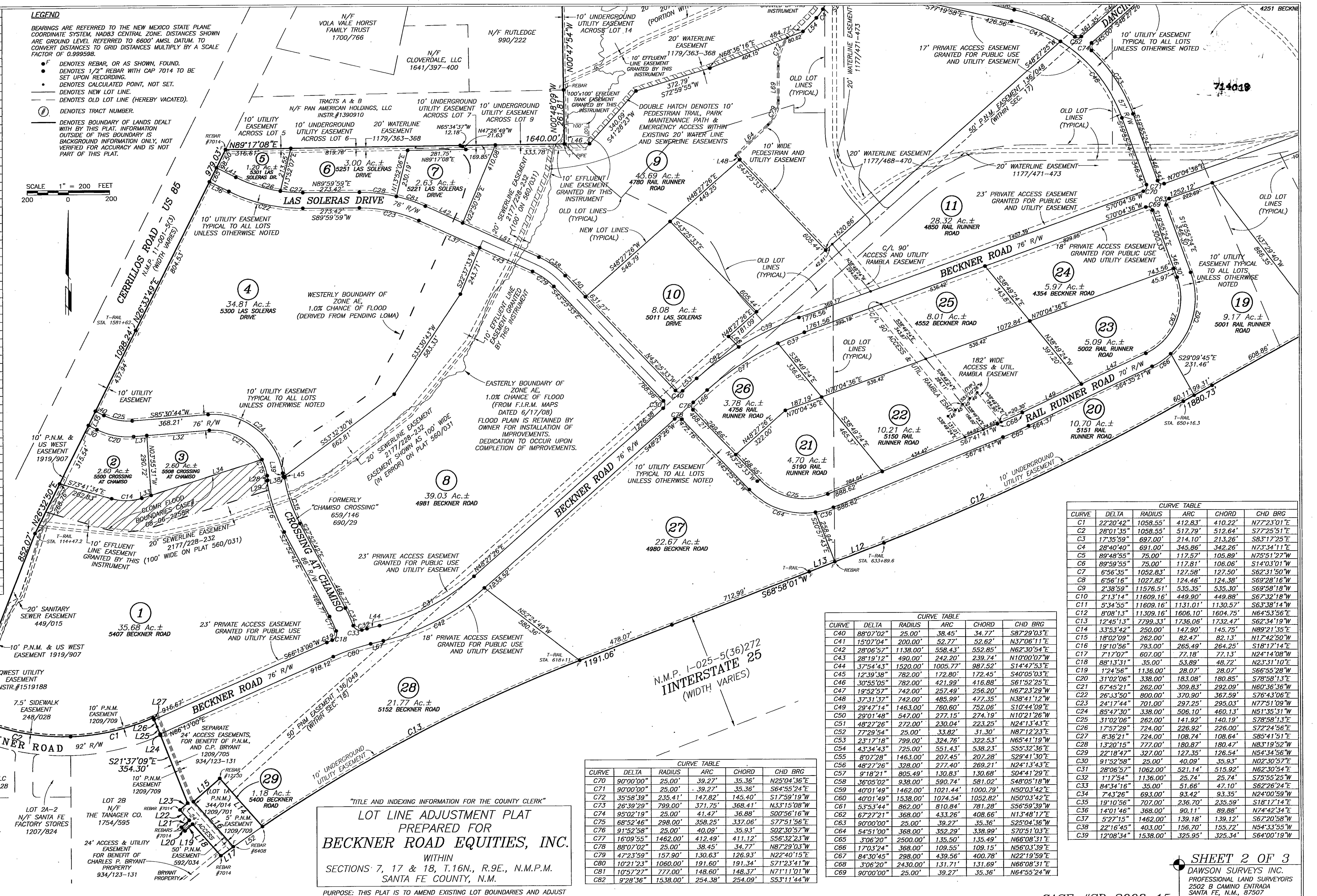
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- —— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- —— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

CASE #SD 2008-15

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

S-2

GOVERNOR MILES ROAD

714020

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

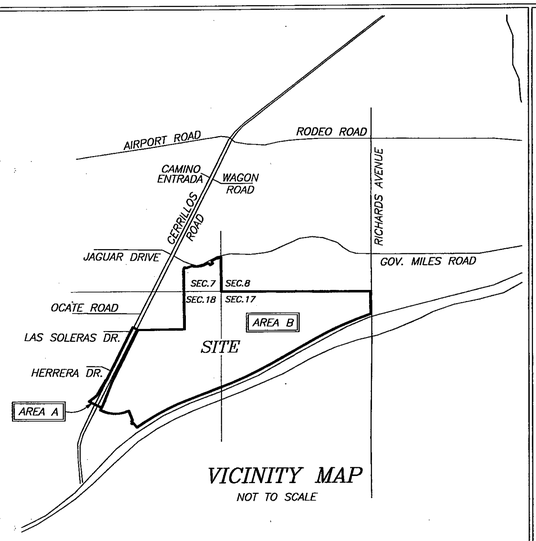
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-3



VICINITY MAP
NOT TO SCALE

SURVEYORS CERTIFICATE
I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS#7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:
BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- ∘ DENOTES CALCULATED POINT, NOT SET
- ——— DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE
THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS
ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES
1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ___, PAGE ___. INST NO. 1892456
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:22 o'clock PM, and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

ANNEXATION DESCRIPTION AREA "A"
ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.88 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 337.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S30°04'14"W, 99.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"
ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"W, 92.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 49.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'49"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°55'29"W, 792.93 FEET;
THENCE N89°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N00°25'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N23°59'52"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'59"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'59"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°05'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S68°01'32"W, 204.06 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA		
TOTAL AREA		561.65 ACRES
ANNEXATION AREA A		16.35 ACRES
**ANNEXATION AREA B		545.30 ACRES
ANNEXATION A PERIMETER		6785 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS		2101 FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS		31%
ANNEXATION B PERIMETER		26726 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS		4517 FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS		17%
TOTAL ANNEXATION PERIMETER		27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS		6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS		24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON. ROADS DEDICATED BY COUNTY RESOLUTION 2007-98 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24 DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC - STATE OF NEW MEXICO My Commission Expires: 5/23/2011

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 7th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK. 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12th DAY OF November, 2009

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANAUKEN Notary Public State of New Mexico My Commission Expires: 3/12/11

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009

NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

714015

BOARD OF COUNTY COMMISSIONERS
MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE

ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE
CITY PLANNER — 02.10.10 DATE

CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE APPROVAL
APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — 2-22-10 DATE

ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF: 12/18/2008 DATE
AS CASE # SD-2008-15
M-2008-27
M-2008-28
ZA-2008-11

CHAIR — 2-4-10 DATE

SECRETARY — 3/9/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT
PREPARED FOR
LAS SOLERAS
WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

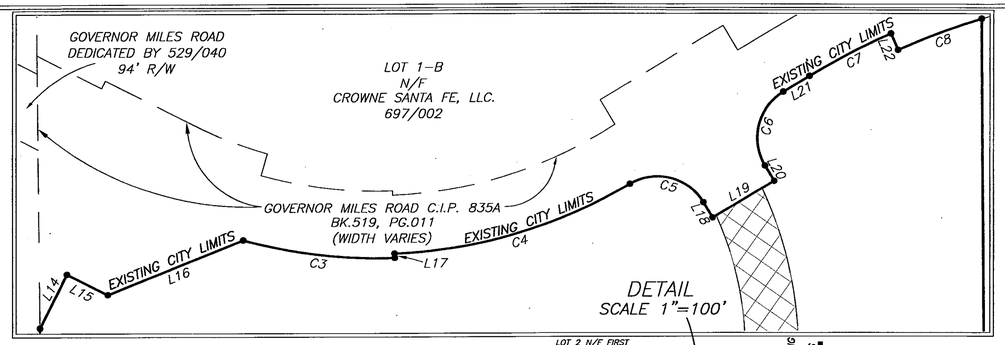
SHEET 1 OF 3

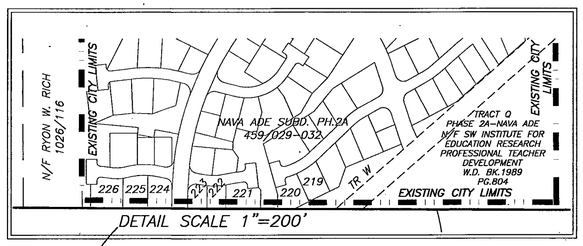
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-4

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'





714016

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

POB AND TIE POINT
NMC83
1681259.25N
1706314.91E

ANNEXATION AREA "A" 16.35 Ac.±

ANNEXATION AREA "B" 545.30 Ac.±

SEE SHEET 3 OF 3 FOR NEW ROAD DEDICATION ALIGNMENT

ALL HATCHED ROAD AREAS INDICATE PORTIONS OF ROADWAYS BEING VACATED BY THIS PLAT. (SEE DEDICATION, CONSENT AND AFFIDAVIT ON SHEET 1)

NMC83
168582.82N
1714506.16E

SCALE 1"=400'
400 0 400

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

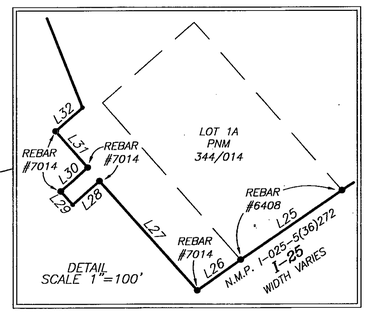
"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.



SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-5

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°42'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'26"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

714017

SCALE 1"=300'
300 0 300

BEARINGS AND DISTANCES ARE FOR ROAD CENTERLINES (TYPICAL)

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

NOTE:
ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT-OF-WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBDIVISION PLAT APPROVAL.

ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE-ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS EVIDENCED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-6

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE

REFER TO "LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC." SHEETS 1, 2, AND 3 OF 3, BY GARY E. DAWSON, DATED 8/26/09, FOR OTHER EASEMENTS WITHIN THIS PROPERTY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON — NEW MEXICO — 7014 — REGISTERED PROFESSIONAL SURVEYOR

ZONING LEGEND

C-2	– GENERAL COMMERCIAL
SC-2	– COMMUNITY COMMERCIAL
C-1	– OFFICE
BIP	– BUSINESS INDUSTRIAL PARK
HZ	– HOSPITAL ZONE–LAS SOLERAS
MU	– MIXED USE
RM-1	– RESIDENTIAL HIGH DENSITY
RM-LD	– RESIDENTIAL MEDIUM DENSITY
R-6	– RESIDENTIAL LOW DENSITY

GOVERNOR MILES ROAD

714021

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

GOVERNOR MILES ROAD 519/011

PARCELS A & B N/F TRUJILLO 319/972

N/F PAUL & NANCY LEWIS 1009/780

N/F DALLAS KELLY SHANNON 791/742

N/F SHANNON 249/976

N/F RYON W. RICH 1026/116

NAVA ADE SUBD PH.2A 459/029–032

DANCING GROUND ROAD

TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

106' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21–22

N/F FIRST NATIONAL BANK OF SANTA FE LOT 1 INSTR.#1314415

N/F KOBIR 2288/179

N/F CANNEBACK CO. LOTS 1 & 2 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F RUTLEDGE 980/222

PAN AM ROAD N/F

R-6 (13) 6.80 Ac.± 4601 RAIL RUNNER ROAD

RM–LD (12) 50.09 Ac.± 4600 RAIL RUNNER ROAD

R-6 (14) 22.16 Ac.± 4781 RAIL RUNNER ROAD

RM–LD (15) 52.57 Ac.± 4251 BECKNER ROAD

R-1 (16) 3.02 Ac.± 4161 WALKING RAIN

SC–2 (17) 20.21 Ac.± 3750 BECKNER ROAD

C–2 (18) 48.99 Ac.± 4000 BECKNER ROAD

MU (19) 9.17 Ac.± 5001 RAIL RUNNER ROAD

BIP (20) 10.70 Ac.± 5151 RAIL RUNNER ROAD

C–2 (22) 10.21 Ac.± 5150 RAIL RUNNER ROAD

C–1 (21)

C–1 (23) 5.09 Ac.± 5002 RAIL RUNNER ROAD

C–1 (24) 5.97 Ac.± 4354 BECKNER ROAD

C–2 (25) 8.01 Ac.± 4552 BECKNER ROAD

C–1 (26) 3.78 Ac.± 4756 RAIL RUNNER ROAD

RM–1 (9) 43.69 Ac.± 4780 RAIL RUNNER ROAD

C–1 (10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE

MU (11) 28.32 Ac.± 4850 RAIL RUNNER ROAD

RAIL RUNNER ROAD 57' R/W

BECKNER ROAD 76' R/W

RAIL RUNNER ROAD 70' R/W

DANCING GROUND ROAD 56' R/W

BECKNER ROAD 76' R/W

RICHARDS' AVE. 113'R/W

50' P.N.M. EASEMENT

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

180' RAMBLA EASEMENT

90' RAMBLA EASEMENT

184' RAMBLA EASEMENT

N.M.P. I–025–5(36)272 I–25 INTERSTATE (WIDTH VARIES)

TIE POINT NMC83 1681790.32N 1714518.95E

SCALE 1" = 200 FEET (200 0 200)

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC. WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

SHEET 1 OF 2

DAWSON SURVEYS INC. PROFESSIONAL LAND SURVEYORS 2502 B CAMINO ENTRADA SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S-9

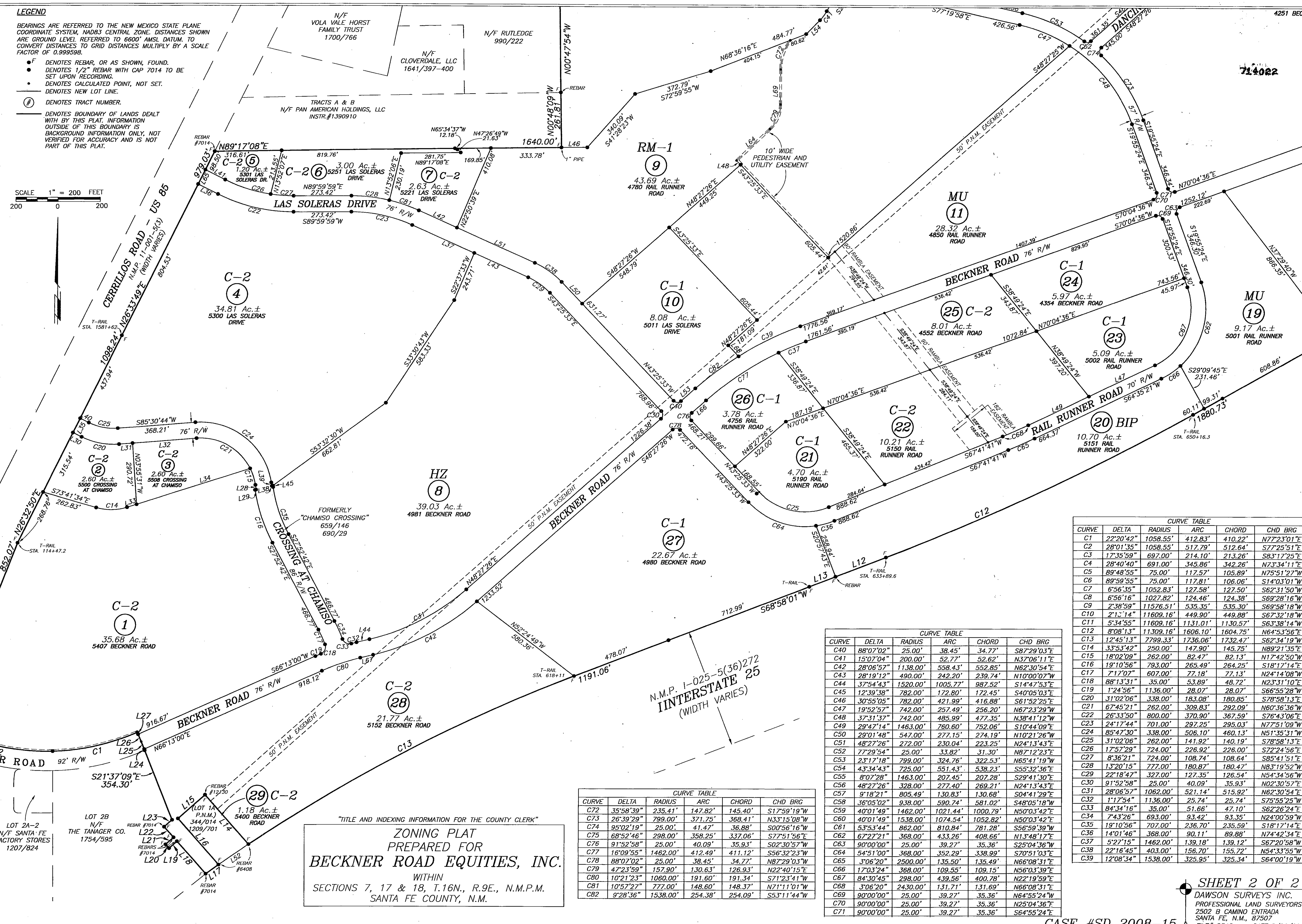
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- —— DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- —— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET



"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°1[illegible]'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

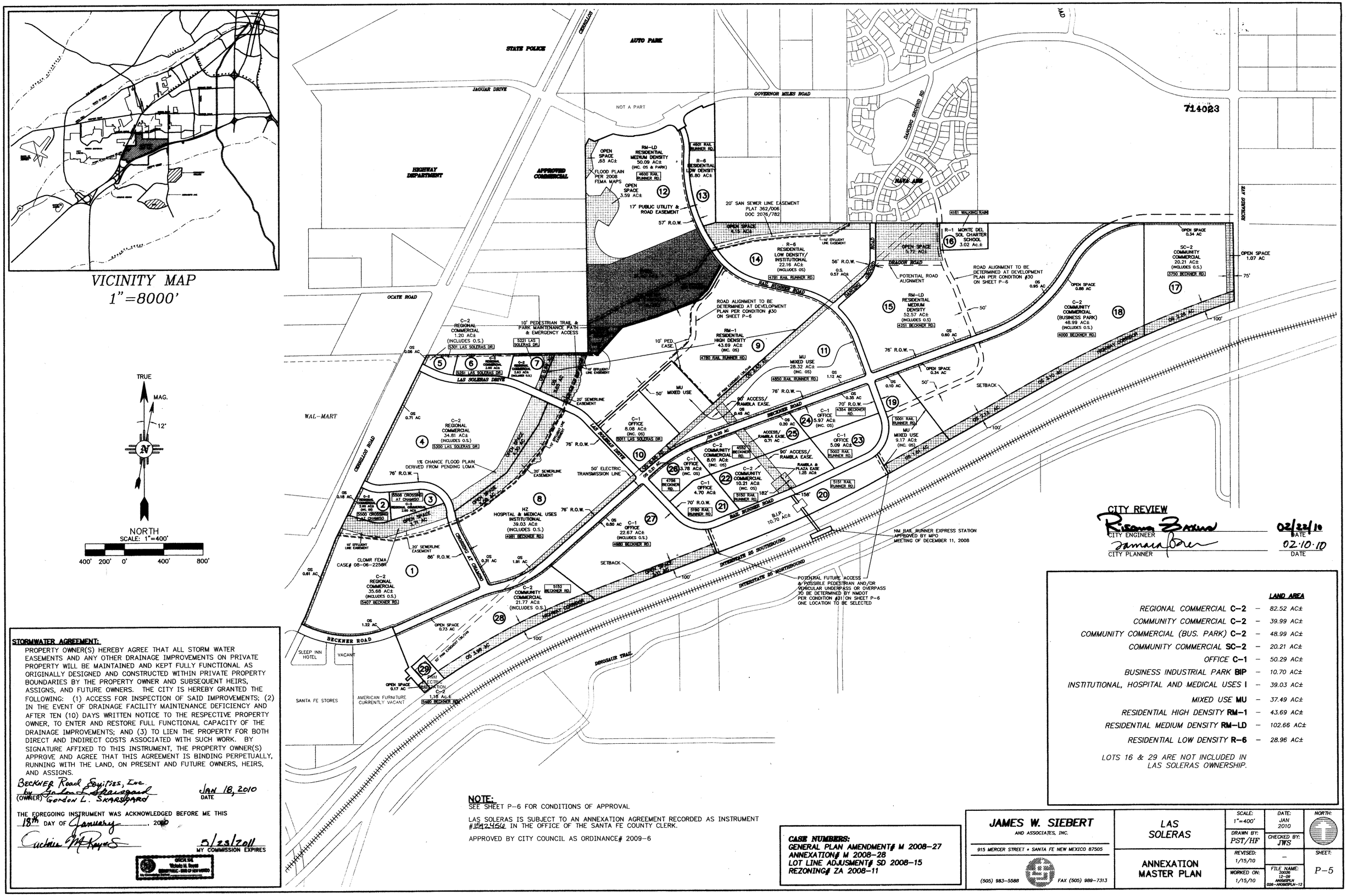
CASE #SD 2008-15

SHEET 2 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

714022

S-10



STORMWATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

Beckner Road Equities, Inc.
by Gordon L. Skarsgard
(OWNER) Gordon L. Skarsgard

JAN 18, 2010
DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2010

Cuchira M Reyes

5/23/2011
MY COMMISSION EXPIRES

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires

NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL

LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1592456 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSMENT# SD 2008-15
REZONING# ZA 2008-11

CITY REVIEW

Rosana Baxius — 02/22/10
CITY ENGINEER — DATE

Tamara Baker — 02.10.10
CITY PLANNER — DATE

		LAND AREA
REGIONAL COMMERCIAL **C-2**	–	82.52 AC±
COMMUNITY COMMERCIAL **C-2**	–	39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) **C-2**	–	48.99 AC±
COMMUNITY COMMERCIAL **SC-2**	–	20.21 AC±
OFFICE **C-1**	–	50.29 AC±
BUSINESS INDUSTRIAL PARK **BIP**	–	10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES **I**	–	39.03 AC±
MIXED USE **MU**	–	37.49 AC±
RESIDENTIAL HIGH DENSITY **RM-1**	–	43.69 AC±
RESIDENTIAL MEDIUM DENSITY **RM-LD**	–	102.66 AC±
RESIDENTIAL LOW DENSITY **R-6**	–	28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN

SCALE: 1"=400'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HF	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET: P-5	
WORKED ON: 1/15/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXMSPLN-12		

SPECIAL WARRANTY DEED

Las Soleras Center, LLC, a New Mexico limited liability company (collectively, "**Grantor**"), for consideration paid, grants and conveys to ***Beckner Road Partners, LLC***, a New Mexico limited liability company ("**Grantee**"), whose address is 150 Washington Avenue, Suite 201, Santa Fe, New Mexico 87501, the real property located in Santa Fe County, New Mexico legally described as follows:

> Tract 19, Tract 24, Tract 25 and Tract 26 of Las Soleras, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-19 and 24-27...lying within Section 17 & 18 T16N, R9E, NMPM City: Santa Fe County: Santa Fe State: New Mexico", recorded October 31, 2016 in Plat Book 809, Pages 003-004, # 1808503, records of Santa Fe County, New Mexico.
>
> Tract 20 of Las Soleras, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts Township 16N, Range 9E, Sections...17 & 18", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.
>
> Lot 21, Lot 22 and Lot 23 of Las Soleras, as shown and delineated on plat of survey entitled "ALTA/ACSM Boundary Survey prepared for Paseo Nuevo, Ltd. Co. of Lots 21, 22, and 23 Las Soleras lying within Sections 17 and 18, T.16N., R.9E., N.M.P.M. Santa Fe County, N.M.", recorded February 14, 2012 in Plat Book 742, Page 018, # 1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Sewer maintenance and garbage disposal assessments not yet due and payable.

SUBJECT TO: Reservations and exceptions contained in Patents from the United States of America to Samuel A. Larson, recorded December 10, 1921 in Patent Book A, Page 180 and Patent recorded November 4, 1943 in Patent Book C, Page 93, records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations and exceptions contained in Patent from the United States of America to Amos W. Beckner, recorded February 17, 1941 in Patent Book C, Page 14, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in Annexation Agreement recorded March 4, 2010 as Instrument #1592456, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593744, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593745, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, easements and rights incident thereto as shown and delineated on plat of survey entitled "ALTA/ ACSM Boundary Survey prepared for Paseo Nuevo, LTD. Co. of Lots 21, 22, and 23 Las Soleras...", recorded February 14, 2012 in Plat Book 742, Page 018, #1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-9...", recorded October 31, 2016 in Plat Book 809, Pages 003-004, #1808503, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, restrictions and conditions, as shown and delineated on plat of survey entitled "Las Soleras Amended Master Plan Township 16N, Range 9E, Sections 7, 8, 17 & 18.", recorded January 4, 2017 in Plat Book 812, Pages 037-046, # 1814047 and recorded July 17, 2018 in Plat Book 836, Pages 047-050D, # 1862707, records of Santa Fe County, New Mexico.

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Village, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802604, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26).

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Center, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802605, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26)

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.

Witness my hand and seal this 23 day of January, 2023.

GRANTOR:

LAS SOLERAS CENTER, LLC,
a New Mexico limited liability company

Gordon L. Skarsgard

Gordon L. Skarsgard, Operations Manager

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this ~~27th~~ day of January, 2023 by **Gordon L. Skarsgard** as Operations Manager of Las Soleras Center, LLC, a New Mexico limited liability company.

STATE OF NEW MEXICO
NOTARY PUBLIC
DIANA SLIWICKI
Commission # 1115266
My Comm. Exp. June 17, 2024

Diane Sliwicki

Title of Office: ~~NOTARY~~ Public

ORION West LLC
Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024
(Revised July 30, 2024)

Dan Esquibel, Senior
Planner City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: General Plan Amendment Application – Change Land Use Designations from Office, Industrial Park, and Transitional Mixed Use to Community Commercial in Las Soleras Master Plan Parcels 19, 20, 21, 23, 24 and 26.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of applying for an amendment to the City of Santa Fe's General Plan per the SFCC 14-3.2 - AMENDMENTS TO THE GENERAL PLAN. This application is a companion to both a Master Plan Amendment and Rezoning application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



PURPOSE AND INTENT:

The current General Plan classification along with the *proposed* land use classification by parcel can be found in the table below. The combined area of all Parcels 19 – 26 is 57.63 acres.

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
22*	9.12	Community Commercial	Community Commercial	5090 Rail Runner Loop	1050094065275000000
23	7.27	Office	Community Commercial	5040 Rail Runner Loop	1050094143308000000
24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification requested*

The purpose of this application is to provide a uniform Community Commercial land use classification along with a uniform C-2 zoning district (via separate rezoning application) across parcels 19-26 to allow for the adjustment of parcel lot lines to deliver future development that is better aligned with the goals and intent of the General Plan.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses as allowed by a Community Commercial land use classification and a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The reclassification of parcels to Community Commercial will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be reclassified as Community Commercial will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development and inconsistent with the goals and intent of the General Plan.

A future Rail Runner rail stop was envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. Although this demand will be difficult to achieve, it will be next to impossible without the somewhat denser development that can be realized by a reclassification to Community Commercial in parallel with a uniform C2 General Commercial zoning district.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is classified as Community Commercial and zoning is C-2, General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as Office. It is partially developed with the Presbyterian Medical Services Medical Office Building recently opened in the second quarter of 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire North edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as Office/C-1; Residential 12-29 dwelling units/R21; and Residential 3-7 dwelling units/R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this General Plan Land Use reclassification and related Rezoning application on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12" water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10" sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site.

Thanks for your review and consideration of this application. Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,



Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 - Master Plan Amendment Application
Approval Criteria Responses
February 12, 2024
Amended to include revised General Plan Approval Criteria: July 30, 2024

The proposed amendment to reclassify Las Soleras Master Plan parcels from Transitional Mixed Use, Business Park, and Office to Community Commercial is summarized in Table I. by parcel.

Table I. ***Las Soleras Parcels 19-26 proposed General Plan Land Use Classification***

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
22*	9.12	Community Commercial	Community Commercial	5090 Rail Runner Loop	1050094065275000000
23	7.27	Office	Community Commercial	5040 Rail Runner Loop	1050094143308000000
24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification requested*

SFCC 14-3.(E) GENERAL PLAN AMENDMENT APROVAL CRITERIA

(1) Criteria for All Amendments to the General Plan: The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

(a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;

Response: The proposed General Plan Amendment for Las Soleras parcels 19-26 aligns with the growth projections for Santa Fe, fulfilling economic development goals as set forth in the comprehensive economic development plans detailed in both the Angelou Report and the 2008 Economic Development Strategy. This alignment ensures consistency with Santa Fe's economic development goals, specifically, the following goals are achieved:

Growth Projections, Economic Diversification, and Community Development: The proposed amendment is consistent with the goals and policies of community services outlined in the General Plan, which states the guiding policies for economic development are to: 1) Promote diversification of the Santa Fe economy, 2) Promote increased job opportunities with higher wages for Santa Fe residents, 3) Support services that serve the needs of Santa Fe residents and workers, 4) Develop and maintain an attractive climate for conducting business in Santa Fe, and 5) Promote small businesses.

Santa Fe County's population is projected to reach approximately 156,151 in 2024, reflecting a growth rate of 0.13% over the past year according to the most recent United States Census data. This projected growth highlights the need for adaptive planning and development to accommodate increasing residential and commercial demands.

The Angelou Report further emphasizes the importance of diversifying Santa Fe's economic base to ensure sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

The proposed amendment to enables the land to support these economic development policies by allowing for a greater variety of developments, which would better meet the needs of different ages, incomes, and family sizes. Additionally, it is strategically designed to create space for diverse industries to expand and prosper, encouraging the creation of community hubs that attract investment and generate high-quality employment opportunities. This supports Santa Fe's growth projections and the targeted diversification of its economic base, facilitating development that enhances the economic landscape and community well-being.

Infrastructure Utilization and Enhancement: The Angelou Report highlights the critical role of effectively utilizing existing infrastructure in fostering sustainable economic development (p. 33). Complementing this, the 2008 Economic Development Strategy details initiatives aimed at enhancing business infrastructure, which includes improving accessibility to essential services, utilities, and transportation systems. These improvements are vital for the success of business operations and the overall development of the community (Economic Development Division Strategy for Implementation pp. 4, 6). The proposed amendment specifically leverages this existing infrastructure to bolster economic growth and sustainability in the Las Soleras area, ensuring that the development aligns with Santa Fe's strategic goals for economic expansion and community enhancement.

Support for Entrepreneurial and Small Business Activities; Enhancement of Local Services and Job Opportunities: Both the Angelou Report and the Economic Development Division Strategy for Implementation emphasize the importance of bolstering Santa Fe's economic health by supporting small businesses and entrepreneurial ventures (Angelou Report p. 25; Economic Development Division Strategy for Implementation pp. 4, 6). The proposed amendment to transition land use to Community Commercial aligns with these objectives by enhancing spaces conducive to the growth of small businesses, thereby fostering job creation and economic resilience. This transformation into Community Commercial spaces is designed to bolster local services and generate employment opportunities, thereby advancing the economic goals of increasing job availability with better wages for Santa Fe residents, as outlined in the 2008 Economic Development Strategy (pp. 4, 6). This approach not only supports emerging business ventures but also contributes significantly to community development and economic diversification.

(b) consistency with other parts of the general plan;

Response: This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application). Specifically, the following policy goals are achieved:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*

Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*

Policy 4-4-G-4: *Promote a balance between residential development and new employment*

opportunities in detailed plans prepared for future growth areas; and

Policy 4-4-G-6: *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*

Policy 9-2-G-1: *Promote diversification of the Santa Fe economy; and*

Policy 9-2-G-2: *Promote increased job opportunities with higher wages for Santa Fe residents; and.*

Policy 9-2-G-3: *Support retail uses that serve the needs of Santa Fe residents and workers; and*

Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe; and*

Policy 9-2-G-5: *Promote small business.*

The proposed amendment for reclassifying parcels 19-26 within the Las Soleras Master Planned community to Community Commercial aligns closely with the 1999 City of Santa Fe General Plan, ensuring the development is in harmony with broader city planning goals. The transition to Community Commercial addresses the need for a variety of housing types and mixed uses in the community, a principle supported by the plan's emphasis on creating diversified urban areas that balance residential and commercial growth. This change is designed to provide the necessary commercial services to a growing residential population, supporting the local community by offering neighborhood-focused retail, restaurants, and services that enhance the quality of life and economic viability of the area.

This amendment also supports strategic economic development by promoting higher-wage job opportunities, particularly in the healthcare sector, as evidenced by new facilities like the Nexus Health Medical Office and Cancer Center and the Presbyterian Hospital. These developments not only cater to the community's health needs but also contribute to the local economy by creating jobs that offer competitive wages. The emphasis on developing commercial areas that are accessible and encourage pedestrian activity aligns with city policies aiming to concentrate population densities in developing areas with central transit nodes, thereby reducing auto dependence and fostering a more sustainable urban environment.

The reclassification also facilitates a strong foundation for economic growth and community well-being by ensuring that new developments are integrated with the existing and planned infrastructure. This includes water and sewer systems and future improvements like the Las Soleras Bridge and expanded trails, enhancing connectivity and accessibility. By creating a cohesive community commercial hub that aligns with adjacent land uses and supports emerging business opportunities, the amendment reinforces the city's goals to develop an attractive climate for conducting business, promote small businesses, and ultimately achieve a community that balances residential and employment-based development.

(c) the amendment does not:

(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or

Response: With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or

Response: The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;

Response: As noted above, the Community Commercial land use classification is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

(d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification.

Response: The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos.

(e) compliance with extraterritorial zoning ordinances and extraterritorial plans;

Response: Since the adoption of the Subdivision Platting and Planning Zoning Ordinance (SPPaZO), the City has relinquished land use regulatory authority outside the city limits and the transfer of authority from extraterritorial jurisdiction to the City.

(f) contribution to a coordinated, adjusted, and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development; and

Response: A consistent land use designation of Community Commercial for parcels 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.

In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan.

(g) consideration of conformity with other city policies, including land use policies, ordinances, regulations, and plans.

Response: Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed.

Las Soleras Master Plan, Parcels 19 – 26
Rezoning Application

APPLICATION CONTENTS

Application Form

Letter of Application
- Site Description and Location
- Purpose and Intent
- Background
- Adjacent Uses
- Conceptual Test Fit
- Utilities

Approval Criteria Responses

Current and Proposed Zoning Maps

Conceptual Land Use Test Fit
- Conceptual Site Plan and Use Data
- Conceptual Water Plan
- Conceptual Sanitary Sewer Plan

Wet Utilities Analysis – Tierra West LLC

Traffic Analysis – Tierra West LLC

ENN Meeting Notes

Legal Lot(s) of Record
Warrantee Deed

(date stamp)

REZONING APPLICATION 14-3.5

Parcel Information

Project Name: **Las Soleras Parcels 19-26 - Rezone** Property Size: **57.63 acres**

Address: **4354, 4552 Beckner Rd and 5021, 5091, 5140, 5090, 5040, 5210 Rail Runner Loop Road**

Current Zoning: **C1, C2, MU, BIP** Proposed Zoning: **C2**

Does a Development Plan application accompany this application? YES ☐ NO ☒

Preapplication Conference Date: **September 28, 2023** UPC Code Number: **Multiple – see page 3 of application**

Early Neighborhood Notice (ENN) meeting date: **November 14, 2023**

Property Owner Information

Name: **Beckner Road Partners LLC** (*First*) **ATTN: Dr. Scott Herbert** (*Last*)

Address: **150 Washington Ave** (*Street Address*) **Suite 201** (*Suite/Unit #*)

Santa Fe (*City*) **NM** (*State*) **87501** (*ZIP Code*)

Phone: **505-660-2627** E-mail Address: **scott.herbert@nexushealth-nm.com**

Applicant/Agent Information (if different from owner)

Company Name: **Orion West LLC**

Name: **Brian** (*First*) **Nenninger** (*Last*)

Address: **2213 Brothers Road** (*Street Address*) **Suite 800** (*Suite/Unit #*)

Santa Fe (*City*) **NM** (*State*) **87505** (*ZIP Code*)

Phone: **832-338-0364** E-mail Address: **brian.nenninger@orion-west.com**

Correspondence Directed to: ☐ Owner xx Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize Orion West LLC to act as my/our agent to execute this application.

Signed: _____ Date: 17 October 2023

(Dr. Scott Herbert)

Signed: _____ Date: _____

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, we will contact you regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Please contact the Land Use Department staff at (505) 955-6647 with any questions.

Submittal Checklist (Requirements found in Section 14-3.5 SFCC 1987)

One (1) 24"x36" or 11"x17" scalable plan set and 1 CD or Flashdrive with a PDF copy are required. Submittal requirements may vary based on the individual application and the requested zoning district. The City reserves the right to request additional information at any time during the review process. See Section 14-4 and 14-5 SFCC 1987 for rezoning regulations related to specific zones. Please include the following and check box to indicate submittal:

☒	Letter of Application (intent, location, acreage)	☒	Narrative addressing approval criteria below	☒	Legal Lot of Record, Legal Description	☐	Development Plan (see Section 14-3.8 SFCC 1987)	☐ NA	Landscape, Parking and Lighting Plan, Signage Specifications
						☒	No Development Plan		
☐ NA	Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	☒	Traffic Impact Analysis ***(if required)***	☐ NA	Archaeological Clearance ***(if applicable)***	☐ NA	Sewer and Water Plan (including profiles and details), letter of availability ***(if applicable)***	☐ NA	Phasing Plan ***(if applicable)***
☒	ENN Meeting Notes								

Rezoning Approval Criteria, Sections 14-3.5(C) and (D) SFCC 1987

(C) Approval Criteria

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:
  (i) there was a mistake in the original zoning;
  (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or
  (iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

(b) all the rezoning requirements of Chapter 14 have been met;

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

(D) Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

(2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning requirements.

Signature:  Date: **12 February 2024**

Updated 12-20-19

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
22*	9.12	Community Commercial	Community Commercial	5090 Rail Runner Loop	1050094065275000000
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25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

ORION West LLC
Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024

Dan Esquibel, Senior Planner
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Las Soleras <u>Rezoning</u> Application – change Zoning Districts for Master Plan Parcels 19, 20, 21, 23, 24 and 26 to a uniform C-2 District.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of submitting a rezoning application per the SFCC 14-3.5 – REZONINGS. This application is a companion to both a General Plan Amendment and Master Plan Amendment application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



The current Master Plan zoning districts along with the zoning districts proposed with this application are found in the table below. The combined area of Parcels 19 – 26 is 57.63 acres.

Table I. ***Las Soleras Parcels 19-26 proposed Zoning***

Parcel	Acres	Current Zoning District	Proposed Zoning District	Address Santa Fe, 87507	UPC Number
19	9.11	MU	C-2	5021 Rail Runner Loop	1050094200323000000
20	10.70	BIP	C-2	5091 Rail Runner Loop	1050094093244000000
21	4.70	C-1	C-2	5140 Rail Runner Loop	1049094529247000000
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25*	7.37	C-2	C-2	4552 Beckner Road	1050094041306000000
26	3.48	C-1	C-2	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification or Zoning requested*

The purpose of this application is to propose the rezoning of Las Soleras Master Plan Parcels 19, 20, 21, 23, 24, and 26 allowing for a uniform C-2, General Commercial Zoning District across parcels 19-26 collectively. The intent is to allow for the adjustment of existing lot lines needed to accommodate future development in a thoughtful and efficient manner. The consistent C-2 zoning can accommodate three story office along with retail services including full-service restaurants. This flexibility in use will provide an opportunity to pursue business and commercial uses that offer higher salaries and much needed services for the surrounding neighborhood.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses allowed in a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The rezoning of parcels to a C-2 District will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged within the site.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be zoned as C-2 General Commercial will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development. A uniform C-2 zoning across parcels 19-26 will make the relocation of lot lines an

administrative process enabling the site parcels to be easily configured to the needs and sizes of a variety of uses.

A future Rail Runner rail stop was originally envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. A uniform C-2 zoning district could accommodate uses that eventually establish this base level of ridership.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is zoned C-2 General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely and especially within C-2 Zoning districts.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as C-1. It is partially developed with the Presbyterian Medical Services Office Building recently opened in late 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire northern edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as C-1; R21; and R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12" water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10" sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site.
Thanks for your review and consideration of this application.

Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,



Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 – Rezoning Application
Approval Criteria Responses
February 12, 2024

The proposed rezoning of Las Soleras Master Plan parcels 19, 20, 21, 23, 24, and 26 from MU, BIP, and C-1 to a uniform C-2 is summarized in Table I.

Table I. ***Las Soleras Parcels 19-26 proposed Zoning***

Parcel	Acres	Current Zoning District	Proposed Zoning District	Address Santa Fe, 87507	UPC Number
19	9.11	MU	C-2	5021 Rail Runner Loop	1050094200323000000
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26	3.48	C-1	C-2	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification or Zoning requested*

SFCC 14-3.5 (C) REZONING - APPROVAL CRITERIA

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:

(i) there was a mistake in the original zoning;

Response: Not applicable

(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or

Response: As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 - 26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development.

Las Soleras parcels 19-26 have been referenced collectively as triggers for various infrastructure development – most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for parcels 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative

impact on Master Plan parcels 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue.

(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

Response: As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*
Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
Policy 4-4-G-4: *Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
Policy 4-4-G-6: *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
Policy 9-2-G-1: *Promote diversification of the Santa Fe economy; and*
Policy 9-2-G-2: *Promote increased job opportunities with higher wages for Santa Fe residents; and.*
Policy 9-2-G-3: *Support retail uses that serve the needs of Santa Fe residents and workers; and*
Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe; and*
Policy 9-2-G-5: *Promote small business.*

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The

intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

(b) all the rezoning requirements of Chapter 14 have been met;

Response: Yes, all zoning requirements of Chapter 14 have been met.

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

Response: As previously noted and in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2:	*There shall be a mix of uses and housing types in all parts of the city.*
Policy 4-1-G-2:	*Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
Policy 4-4-G-4:	*Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
Policy 4-4-G-6:	*Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
Policy 9-2-G-1:	*Promote diversification of the Santa Fe economy; and*
Policy 9-2-G-2:	*Promote increased job opportunities with higher wages for Santa Fe residents; and.*
Policy 9-2-G-3:	*Support retail uses that serve the needs of Santa Fe residents and workers; and*
Policy 9-2-G-4:	*Develop and maintain an attractive climate for conducting business in Santa Fe; and*
Policy 9-2-G-5:	*Promote small business.*

This rezoning request will be consistent with the General Plan upon approval of the companion General Plan Amendment application.

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

Response: The total acreage under consideration is 57.63, which is in conformance with the criteria set forth in the City Code. Once again, the rezoning application is consistent with the General Plans Goals for Growth Management.

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

Response: The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

Response: With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

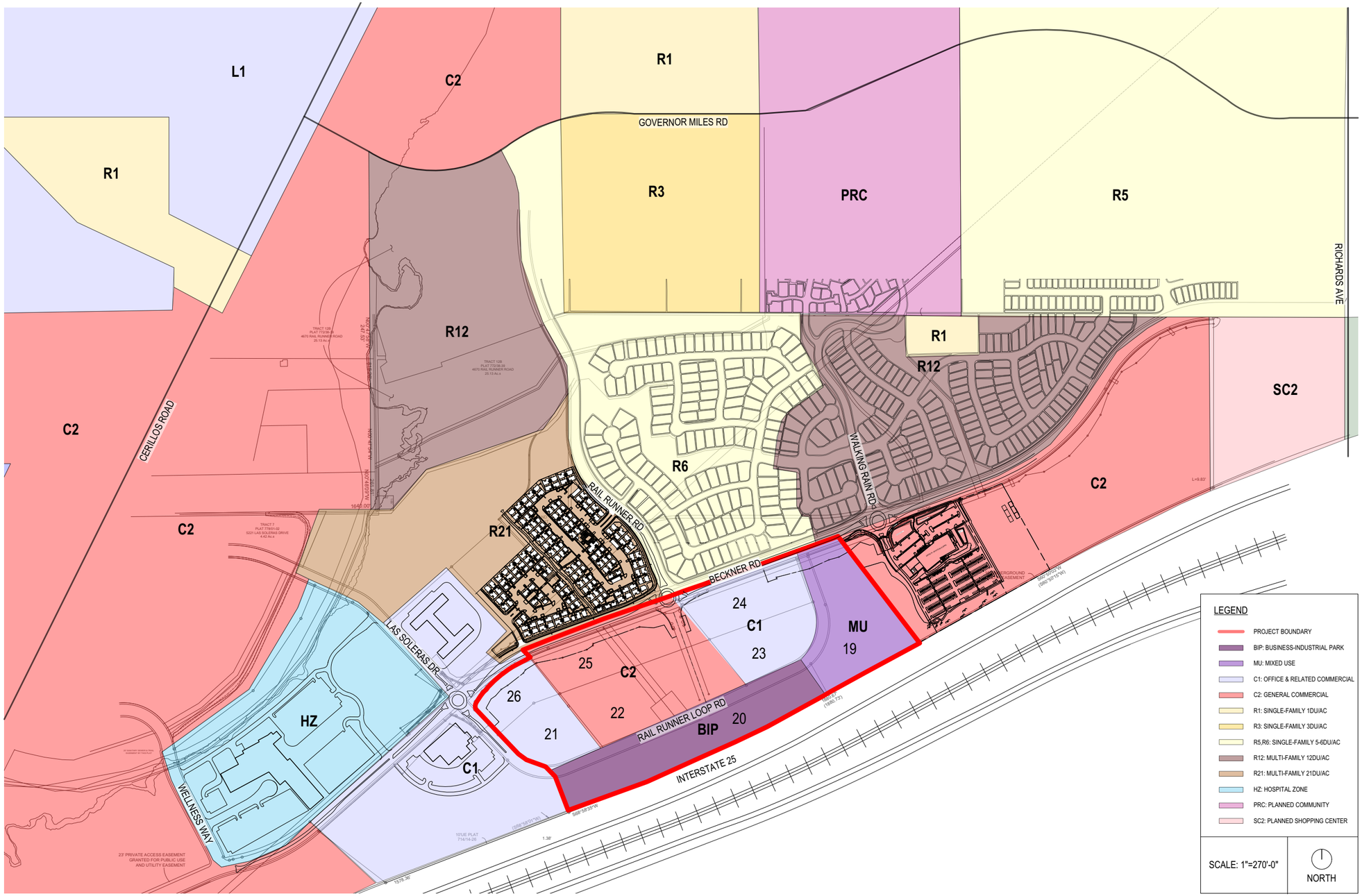
Response: The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

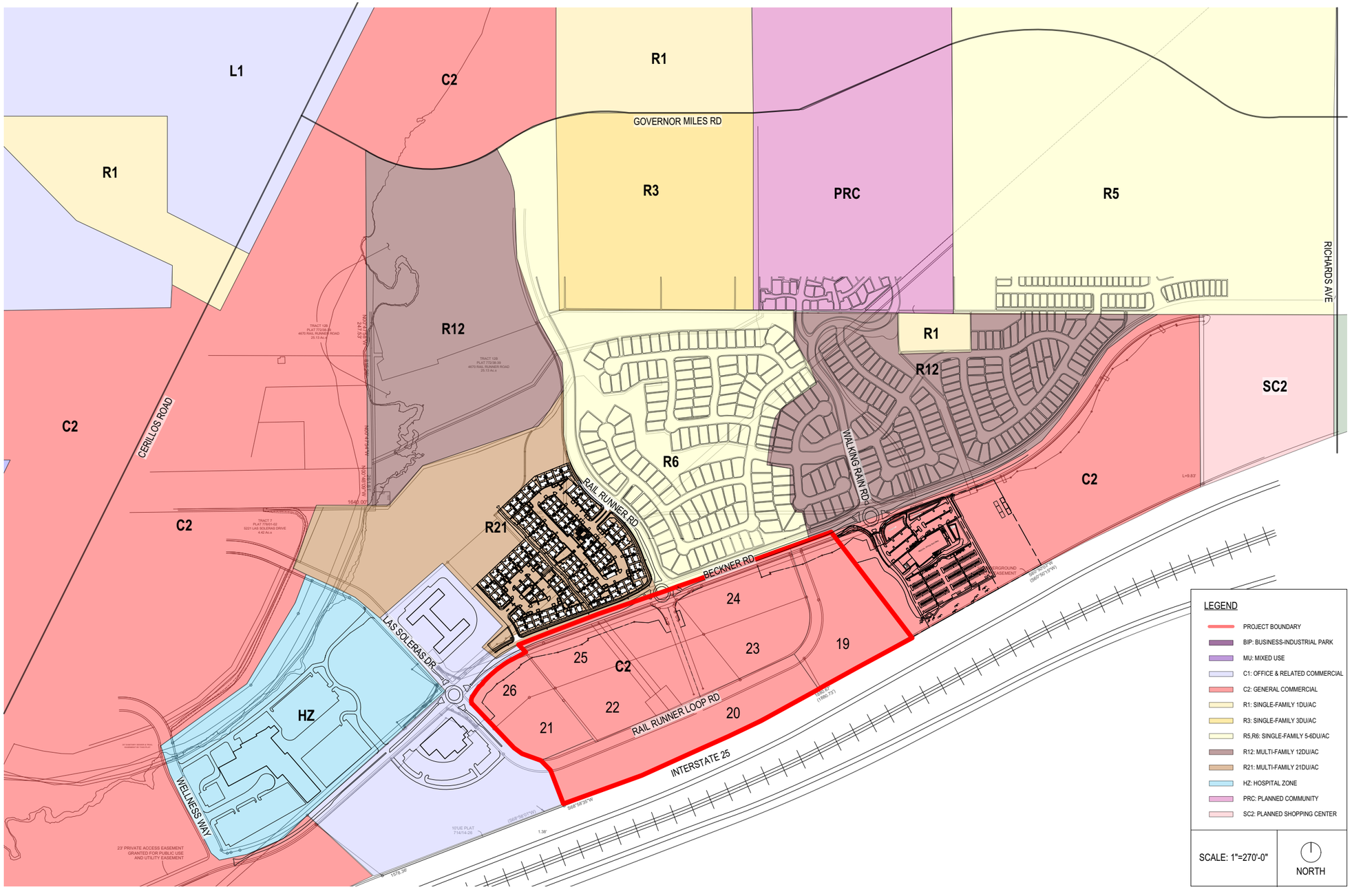
Response: As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

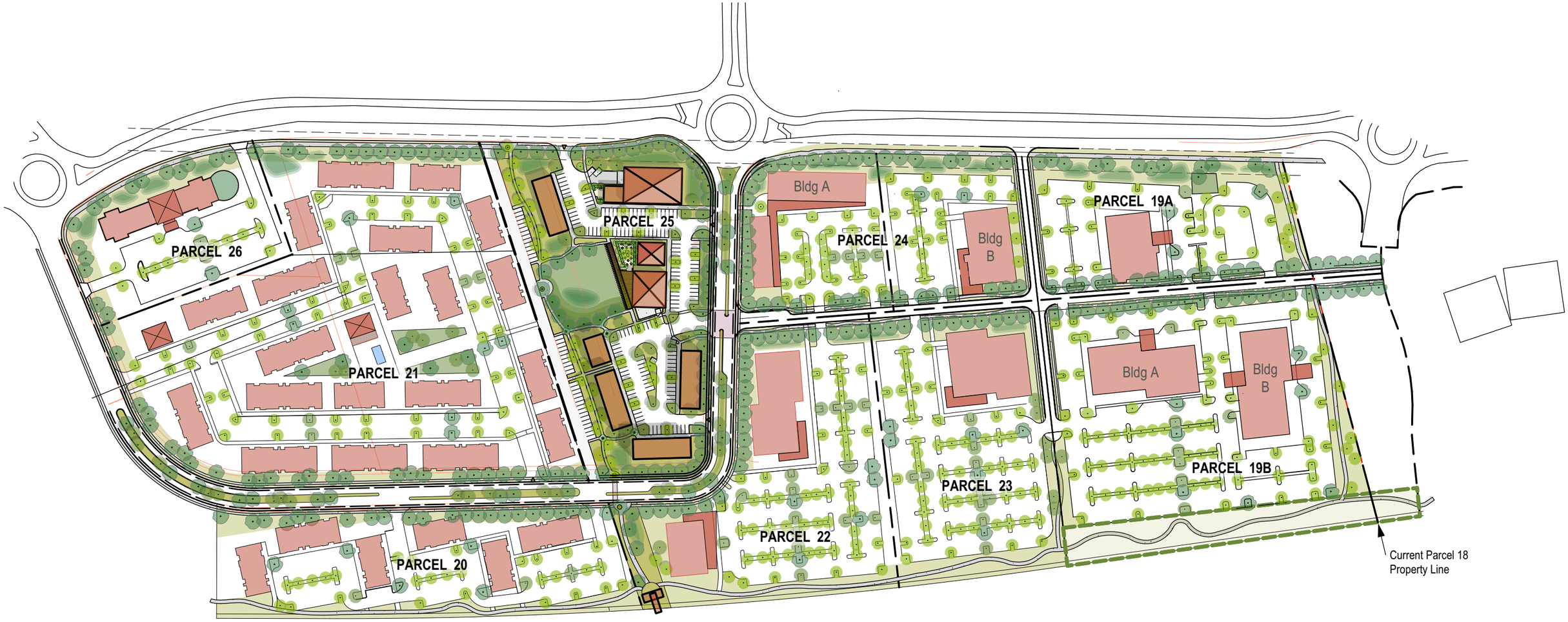
On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

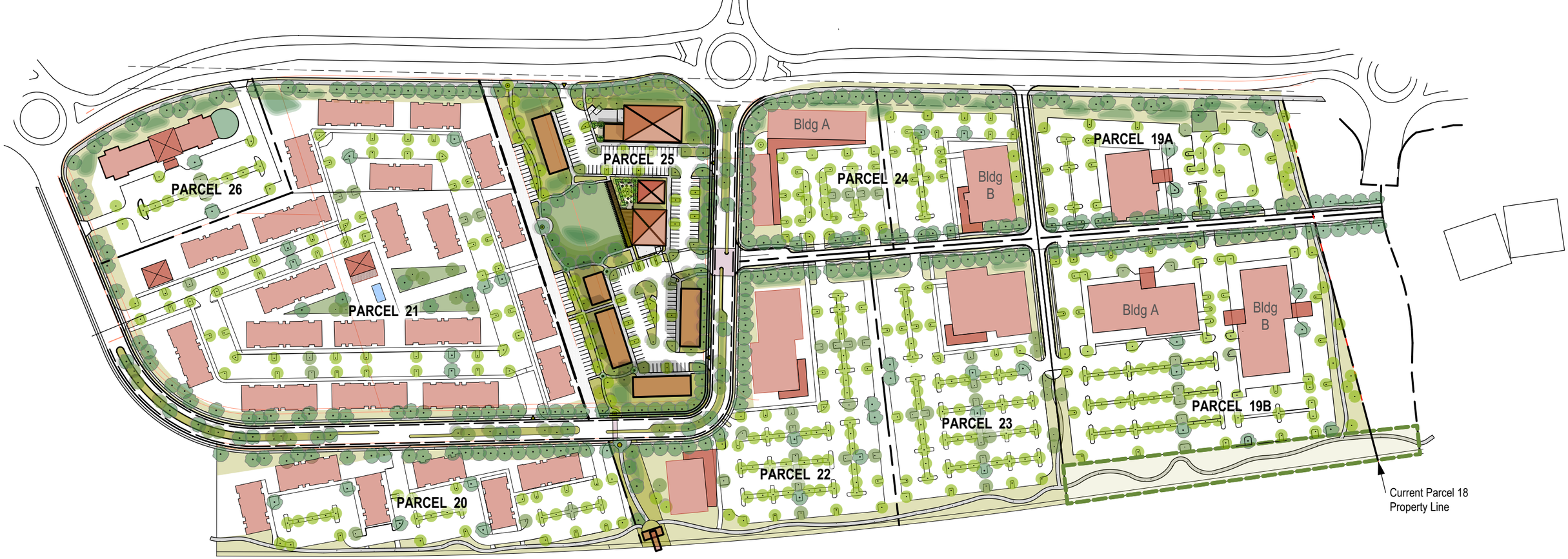
EXISTING ZONING



PROPOSED ZONING




PARCEL 26
PARCEL 25
PARCEL 24
Bldg A
Bldg B
PARCEL 19A
PARCEL 21
PARCEL 23
Bldg A
Bldg B
PARCEL 19B
PARCEL 22
PARCEL 20
Current Parcel 18
Property Line



OVERALL PARCEL DATA
February 12. 2024

NOTES: A. The following is only a test of possible parcels for the Las Soleras Parcels 19 - 26.
B. Building uses are conceptual only, based on ownership best estimates of market interests and do not indicate a required use for any parcel.
C. Building sizes are generic for text fit purposes only and do not reflect actual plans.
D. Parking layout is generic test of parking capacity and does not reflect any actual plans. The parking required minimum noted is best estimate if CoSF Parking Code is applied to building uses being tested. Parking assumes net leasable reduction of 10% for calculations.
E. All components of this test are subject to change and with that any estimates are subject to change.

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 19 A	4.08	Med Offices	15,000	30,000	2	135	171	east road, required city trail at east
PARCEL 19 B	8.97	Bldg A. Med Offices	25,000	75,000	3	676	482	east road, assumes partial structured parking, required O/S and required east and south city trails
		Bldg B. Med Offices	25,000	75,000	3			
PARCEL 20	5.20	Commercial	20,000	76,500	2 & 3	196	194	
PARCEL 21	12.85	Multi-Family	300-330 Units			375	455	

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 22	6.07	Commercial	24,000	79,000	1 & 3	205	316	eaat road, required Rambla
PARCEL 23	5.37	Med Offices	23,000	69,000	3	310	320	east road
PARCEL 24	4.85 Ac	Bldg A Comml/Retail	21500	28700	1 & 2	174	228	east road
		Bldg B Commercial	15,000	30,000	2			
PARCEL 25	6.20	Core-Mixed	See Core Test			See Core Test	See Core Test	required Rambla-Parklet
PARCEL 26	2.56	Hotel	95-100 Units			100	106	

Las Soleras Core

The Las Soleras Core is uniquely able to become the vibrant heart of southern Santa Fe. The Las Soleras Core is in an optimal location and size to host a variety of iconic neighborhood needs--a market, a restaurant, food-beverage outlets, neighborhood retail and commercial. Here is a conceptual look what the Core could be.



- Water harvesting along Becker and along Rail Runner Loop to capture stormwater to support a green edge of trees and native plants.
- Neighborhood Scale Market *(Size example: Kaune Market)*
- Food & Beverage *(Size example: Iconic Coffee)*
- Possible future road connection to east parcels would support an active engagement with lively Core
- Restaurant oriented toward "The Green" *(Size example: Rustica Resturant/SF Brewery)*
- The Long Zaguan would be a shady connector across the Green. An iconic feature with photovoltaic panels--conveying an embrace of art and environment.
- The Green repositions the required Master Plan parklet to be the heart of the Las Soleras Core. Where people can come to meet, eat, relax, and engage in small-scale community events such as music or recreation.
- Two-story buildings at the southern end of the Core would provide retail-commercial services spaces from which to serve the Las Soleras neighborhoods and south Santa Fe.
- The Rambla Trail system connects the Core with the surrounding residential neighborhoods, condominiums, senior living, apartments, office complexes, the regional hospital to the west. possible medical and education facilities, and a potential future rail raod station at I-25.

Las Solares Development Prototypes Data

Sept. 1, 2023

Notes: A. Test based on program and product prototypes

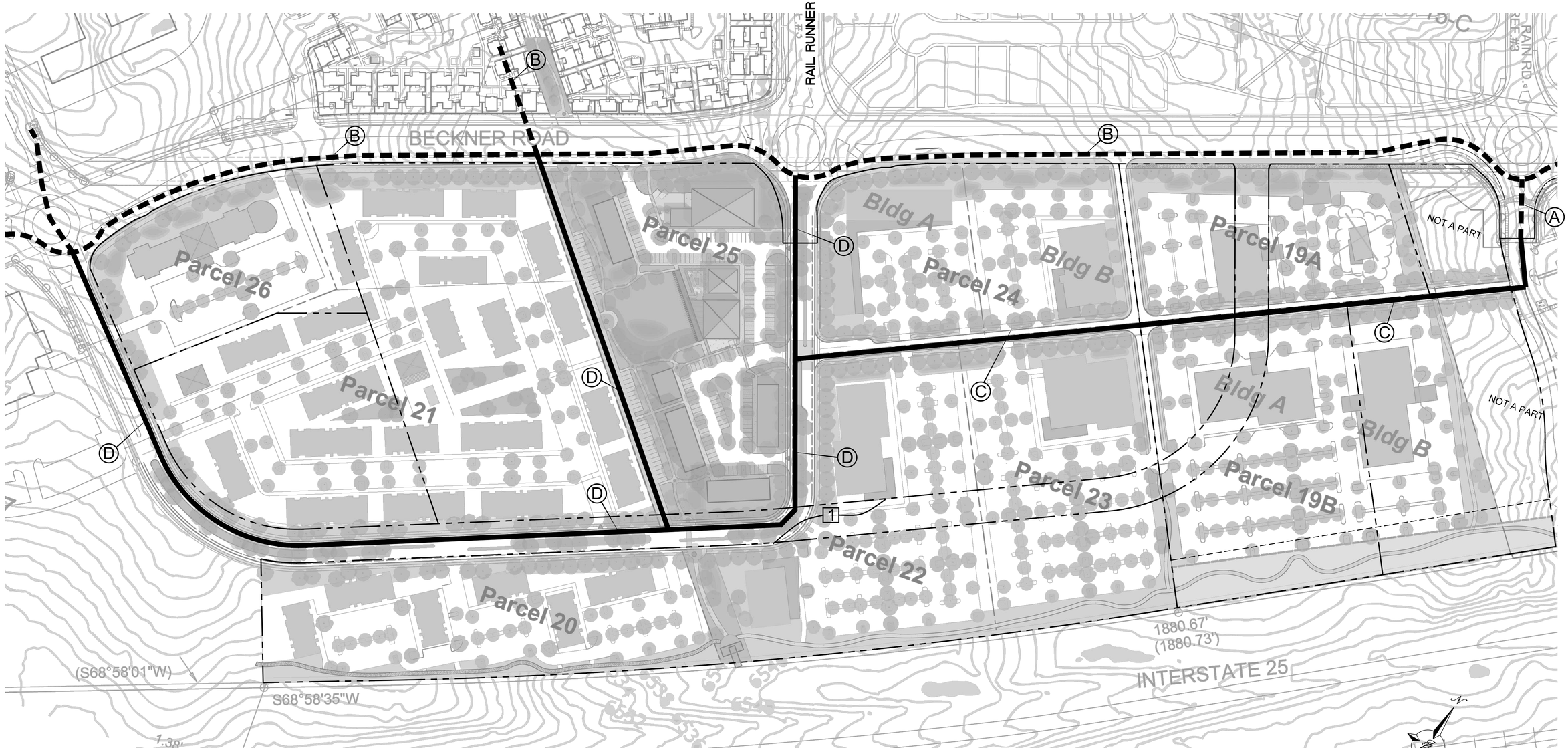
B. Applies CoSF development ordinance requirements

C. Test is for single story development.

D. Parking based on net lease (NL) of 10% reduction of gross square footage (GSF)

Opportunity: Consider asking CoSF to use a shared parking plan to increase density. Target would be for 10% shared of total provided.

Name	Plan Gross Sq. Ft.	Parking Required
Neighborhood Grocery		1 per 400 SF / NL
Market (La Montanita RG)	10400	24
Resturant		1 per 200 SF / NL
Resturant (Rustica/Ranch House)	6000	27
Food & Beverage		1 per 350 SF / NL
Space A	2025	8
Space B	3000	5
Commercial/Non-Medical Office		1 per 350 SF / NL
Commercial (Lena Street Lofts)	21900	62
Miscellaneous		
Kaune's Food Truck Area / Lot Info	6 Trucks	NA
	Total Parking Required	126
	Total Parking Per Test Plan	133
	Current Overage	7
	Remaining Capacity	2500 SF Approx



KEYED NOTES

1. EXISTING 8" WL
2. EXISTING 12" WL
3. PROPOSED 8" WL
4. PROPOSED 12" WL

NOTE

CONCEPTUAL WATER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

1 PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL WATER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

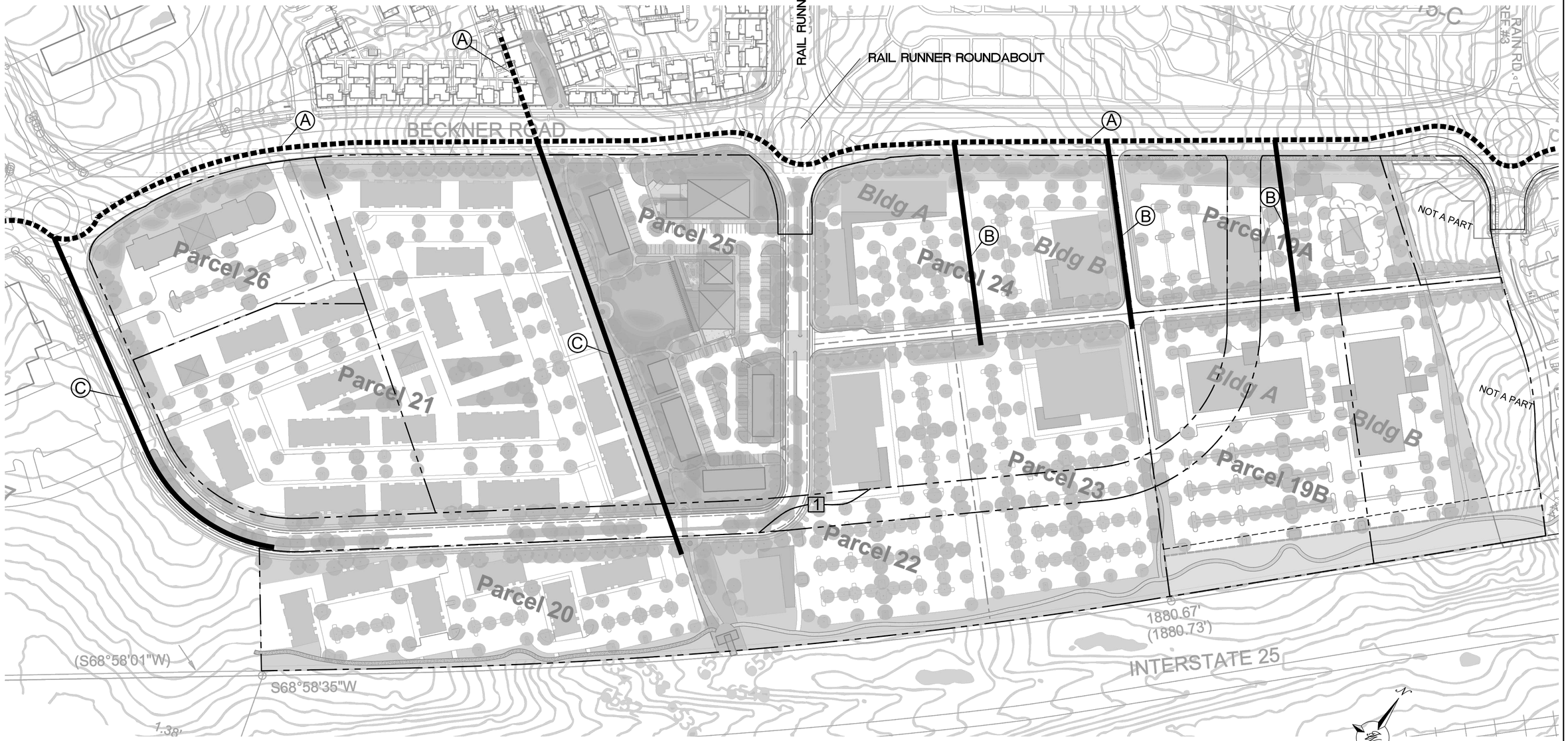
DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET # TF-3

JOB # 2023079



KEYED NOTES

(A) EXISTING 10" SAN SEWER LINE

(B) PROPOSED 8" SAN SEWER LINE

(C) PROPOSED 10" SAN SEWER LINE

NOTE

CONCEPTUAL SAN SEWER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26 SANTA FE, NM

CONCEPTUAL SANITARY SEWER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET #: TF-4

JOB #: 2023079

TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

January 3, 2024

Mr. Dan Esquibel
City of Santa Fe Water Division
200 Lincoln Avenue
Santa Fe, NM. 87501

RE: LAS SOLERAS 57 ACRE DEVELOPMENT
LAS SOLERAS PARCELS 19-26
WATER AND WASTEWATER LETTER

Dear Mr. Esquibel:

To ensure that the proposed General Plan land use classification of Community Commercial and associated proposed rezoning to a uniform C-2 district of the 57.63 acres of Las Soleras Master Plan parcels19-26 (located along the Southern edge of Beckner Rd between Las Soleras Dr and Walking Rain Rd) will not produce excessive demand on the existing water and sanitary sewer infrastructure in Beckner Rd, Tierra West LLC has prepared the following summary of existing water and sewer capacities and water and sewer flowrates for a conceptual design we are referencing as "Conceptual Test Fit A" for your review.

Sanitary sewer capacities were calculated assuming gravity flow along two of its segments – the segment from the roundabout at Las Soleras Dr to the roundabout at Rail Runner (along which the minimum slope is 0.73%), and another segment from Rail Runner to the roundabout at Walking Rain (along which the minimum slope is 1.05%). The capacity of the existing water main was calculated assuming an 11 ft/s flow velocity.

The capacity of both existing pipes was found to be sufficient to serve the property if developed per either the existing or proposed zoning, and the water and sewer flowrates for these conditions are summarized below.

For the first segment mentioned above (from Las Soleras Dr to Rail Runner), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 843 gpm with velocity 3.44 ft/s.

For the second segment mentioned above (from Rail Runner to Walking Rain), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 1,011 gpm with velocity 4.13 ft/s.

The peak sanitary sewer flowrate calculated for the development assuming development per the existing zoning was 150 gpm, For design Test Fit Concept "A" it is 191 gpm,

Water discharge was assessed for the existing 12" ductile iron main in Beckner using an assumed velocity of 11 ft/s and was calculated at 2,693 gpm.

The peak water flowrate calculated for the development assuming development per the existing zoning was 167 gpm with average irrigation flowrate 5.79 gpm, for design Test Fit Concept "A" it is 212 gpm with average irrigation flows at 5.52 gpm,

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannan, P.E

JN: 2023079
RRB/eb/dd

Attachments:

Exhibit A: Conceptual Test Fit – A Site Plan
Exhibit B: Existing Zoning Water Budget
Exhibit C: Conceptual Test Fit – A Water Budget

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Existing Zoning Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19	396832	49604	MU - MID SZ RETL	* 384 GPD / 10k SF	-	3810	2.65	4.76	0.29
			IRRIGATION	0.68 AC of usable property	0.014 GPD/SF	415			
		* 118 units	MU - MULTI-FAM	** 100 GPD / person	*** 2.4 people / unit	28320	19.67	35.40	0.48
			IRRIGATION	1.14 AC of usable property	0.014 GPD/SF	695			
* Based on the density of units in Parcel 21 of Concept A				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application ** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
20	466092	116523	BIP - LT INDUSTRIAL	* 450 SF per Employee	* 44 GPD per Employee	11393	7.91	14.24	0.68
			IRRIGATION	1.61 AC of usable property	0.014 GPD/SF	982			
				* Based on a study by Metcalf & Eddy (2003). See note 3 of "Assumptions & References" at the bottom of this sheet					
21	204732	51183	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	16515	11.47	20.64	0.60
			IRRIGATION	1.41 AC of usable property	0.014 GPD / SF	860			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
22	397267	99317	C-2 - LARGE RTL	* 402 GPD / 10k SF	-	7985	5.55	9.98	0.97
			IRRIGATION	2.28 AC of usable property	0.014 GPD / SF	1390			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
23	316681	79170	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	25546	17.74	31.93	0.92
			IRRIGATION	2.18 AC of usable property	0.014 GPD / SF	1329			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24	269201	67300	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	21716	15.08	27.14	0.78
			IRRIGATION	1.85 AC of usable property	0.014 GPD / SF	1128			
*Assumed Maximum # of proposed units would be built				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
25	321037	80259	C-2 - MID SZ RETL	* 384 GPD / 10k SF	-	6164	4.28	7.70	0.62
			IRRIGATION	1.47 AC of usable property	0.014 GPD / SF	896			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
26	151589	37897	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	12228	8.49	15.29	0.44
			IRRIGATION	1.04 AC of usable property	0.014 GPD / SF	634			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
					TOTALS (GPM)		**93**	**167**	**5.79**
							AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**150**

Note:

1. All medical office and commercial buildings were assumed to be two-story buildings for comparison with the Concept A and B uses, which was factored in to the calculation of water flowrates in Gallons / Day
2. A floor area ratio of 0.25 was used to calculate all building sizes based on the existing zoning

Assumptions & References

1. Wastewater flowrates for office spaces comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
2. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
3. Industrial Park water use and number of employees determined through *Residential Water Use Research Project of the Johns Hopkins University and the Office of Technical Studies of the Architectural Standards Division of the Federal Housing Administration, 1963 and Metcalf & Eddy, Inc., 2003*

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Concept "A" Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19 A	118919	30000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	4840	3.36	6.05	0.23
			IRRIGATION	2.73 AC of usable property	0.014 GPD / SF	333			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-A	256568	75000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	12100	8.40	15.13	0.37
			IRRIGATION	5.89 AC of usable property	0.014 GPD / SF	539			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-B	140263	75000	MED OFFICES	75 SF / Employee	*11 GPD / Employee	12100	8.40	15.13	0.34
			IRRIGATION	4.73 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
20	215622	76500	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	11220	7.79	14.03	0.63
			IRRIGATION	4.95 AC of usable property	0.014 GPD / SF	906			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
21	559746	* 330 (units)	MULTI-FAMILY	100 GPD / person **	2.4 people / unit ***	79200	55.00	99.00	0.82
			IRRIGATION	12.85 AC of usable property	0.014 GPD / SF	1175			
	*Assumed Maximum # of proposed units would be built			** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
22	264409	79000	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	12745	8.85	15.93	0.64
			IRRIGATION	6.07 AC of usable property	0.014 GPD / SF	925			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
23	233917	69000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	11132	7.73	13.92	0.34
			IRRIGATION	5.37 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24 A	109771	28700	COMML/RETL	* 384 GPD / 10k SF	-	1102	0.77	1.38	0.27
			IRRIGATION	2.52 AC of usable property	0.014 GPD / SF	384			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
24 B	101495	30000	COMMERCIAL	* 384 GPD / 10k SF	-	1152	0.80	1.44	0.25
			IRRIGATION	2.33 AC of usable property	0.014 GPD / SF	355			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
25	270072	Unspecified (See Core Test)	CORE-MIXED	* 402 GPD / 10k SF	-	2714	1.88	3.39	1.05
			IRRIGATION	6.20 AC of usable property	0.014 GPD / SF	1512			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
26	111514	* 100 (units)	HOTEL	65 gallons per person per day	** 120 GPD / Unit	12000	8.33	15.00	0.27
			IRRIGATION	2.56 AC of usable property	0.014 GPD / SF	390			
	*Assumed Maximum # of proposed units would be built			* Based on Daily Water Consumption Rates for Motels (Dewberry, 2008, pg 644)					
						TOTALS (GPM)	**111**	**200**	**5.21**
							AVERAGE	**PEAK**	**AVERAGE**

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**180**

Assumptions & References

1. Parcels 21 and 26 B will have the maximum amount of units proposed per the conceptual site plan.
2. Wastewater flowrates for office and coffee shop uses comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
3. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
4. Assumed Parcels 20, 22, would be used for medical offices and Parcel 25 Would be used for retail

ORION West LLC
Development | Land Use | Planning |
Project Management
PO Box 5744, Santa Fe, NM 87502-5744

EARLY NEIGHBORHOOD MEETING NOTES

Project Name:	Las Soleras
Project Location:	4200 Beckner Road
Project Description:	Development Plan Amendment for Development Plan with Summary Plat/Lot Split for proposed 141-unit Apartment Complex
Applicant:	
Agent:	Orion West LLC
ENN Meeting Date:	14 November 2023
ENN Location:	Via Zoom
Application Type:	General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.
Land Use Planner:	Dan Esquibel
Attendance:	**City of Santa Fe:** Dan Esquibel **Developer Team:** Brian Nenninger (Agent), Maureen Mestas (Agent), Scott Herbert, Dave Delgado, Karl Sommer, Esq. **Neighborhood/Public:** 1 attendee. An unidentified neighbor who was on a non-video tile but did not identify him/herself or speak.

Notes/Comments:

14 November 2023/ 5:30 – 6:12pm Meeting

The meeting started at approximately 5:39pm. Roll call and introduction of those attending was held. Dan Esquivel indicated that he would like to wait an additional few minutes to allow others to log in. After a brief wait, the meeting continued without any additional attendees.

Brian Nenninger then introduced the Developer Team.

Brian Nenninger informed the group that this ENN is for the purposes of noticing a General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5 of all parcels in the Las Soleras Master Plan; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.

Highlights Brian shared during the presentation included:

The property is located within the 545 acre Las Soleras Master Plan Subdivision that was first created via an annexation ordinance in 2009. Since 2009 the Master Plan has been amended multiple times – the most recent being October 2019.

- Eight (8) existing legal parcels that together comprise 57.63-acres.
- Existing Zoning:

C-2: Two parcels
C-1: Four parcels
MU: One parcel
BIP: One parcel

- Master Plan Items that need to be "Cleaned Up."

Rail Runner Loop Road realignment to meet Rail Runner Road
Lot Line adjustments and resizing of parcels to better accommodate Commercial Users
Rambla open space design including location of "parklet."

The Applications that are being shared in the ENN are:

- General Plan Amendment Application
- Master Plan Amendment Application

Address Realignment of Rail Runner Loop Road
Propose modification to Rambla width.
Propose flexibility of "parklet" location along the Rambla
Discussion of Master Plat/Parcel Realignment

- Rezoning Application

Propose C-2 Zoning for eight parcels.

- Planned Unit Development (PUD) Application under consideration/discussion.

with City of Santa Fe

Brian wanted to take particular note that this is not an application for Development Plan Per the Santa Fe City Code. Qualified development/building construction will require separate Development Plan Applications, ENNs and Planning Commission Hearings.

He further stated that the proposed rezoning, along with the General Plan and Master Plan amendments lay the groundwork for better development needed to meet local market demands.

Those possible mix of uses for local market demand are:

- Neighborhood Commercial Retail, such as, Restaurants, Bakeries, Pubs, Coffee Shops, Marketplace/Grocery Coop, Copy/Printing, Dry Cleaning, Pharmacy
- Office (including Medical Office)
- Medical Education
- Multifamily Residential
- Hotel

Las Soleras Junction has transit-oriented improvements, specifically:

- Completion of Las Soleras bridge (triggered by 20 acres and 300,000 sf of development of parcels 19-26.)
- Further build out of Las Soleras trails system including the Rambla and "Parklet"
- Additional Bus stop/access on Rail Runner Loop Road
- Place holder for future Rail Runner Stop

Las Soleras Junction is a work in progress. Conceptual test fits to understand options for flow of pedestrians and vehicles within the site. Engineering and Design of Las Soleras Bridge to complete Las Soleras Drive from Cerrillos to Beckner. Utility and Traffic Study activity will be required. Design Guidelines are being developed to provide a cohesive, responsible, and pleasing experience for those who use and access the site. Guidelines will stay within the Santa Fe City Code and address, Architecture Concepts, Landscape Design, Lighting, Trails, Sidewalk and Roadway Connectivity to and within the site.

Brian then summarized the intention of the applications for this ENN, those key points being:

- Clean up issues in the Master Plan created from past developments/amendments. including the realignment of Rail Runner Loop Road with the relocated Rail Runner Road.
- Lay the groundwork for more effective use of parcels 19-26 through consistent zoning to allow for administrative lot line adjustments.
- Provide greater flexibility in providing neighborhood retail services including Food and Beverage. Uses brought to the site will be driven by the local and area market.
- Facilitate the completion of Las Soleras Drive and Bridge connecting Cerrillos to Beckner.

Brian opened the ENN for questions from the City Staff and neighbors. No one in attendance who was believed to be a neighbor asked to speak. No neighbor or other interested party was on the CHAT feature to ask questions.

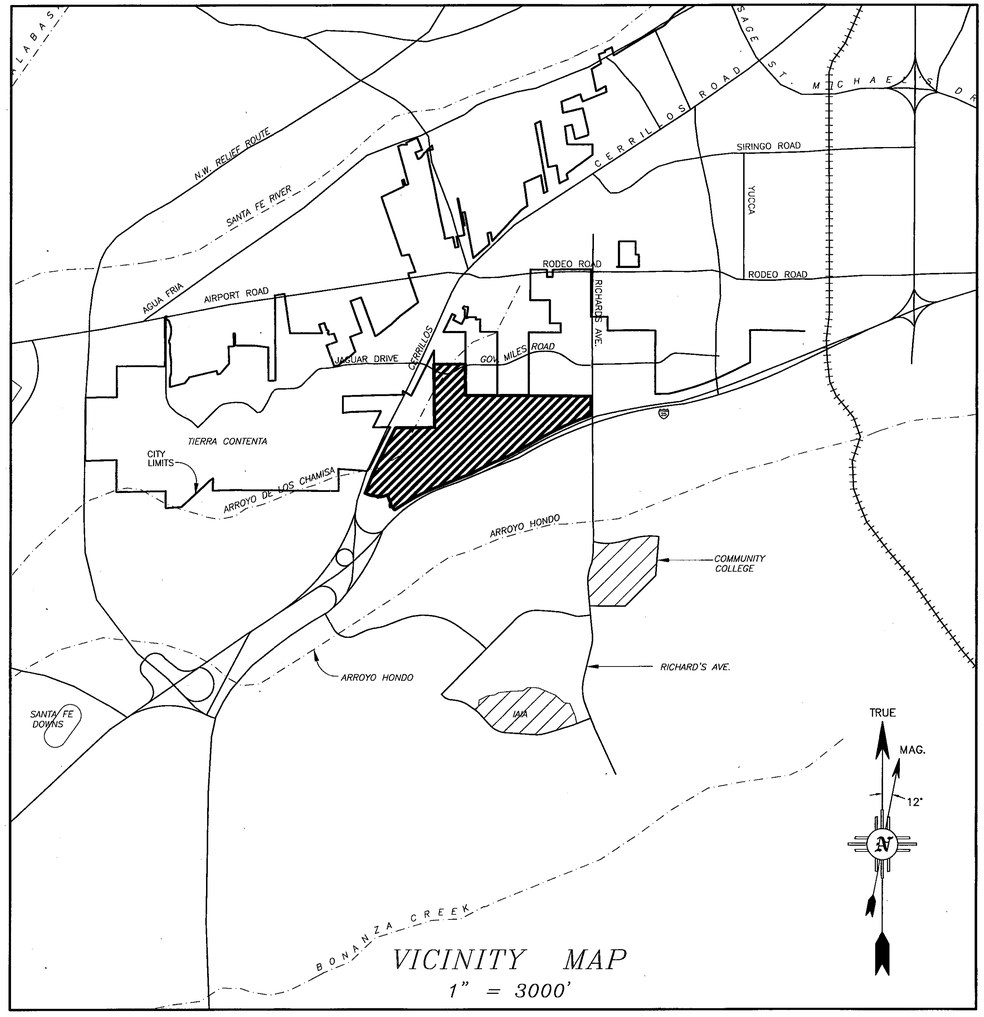
There was a brief discussion between Dan Esquivel and Brian Nenninger about the status of the applications after the meeting. The meeting was then adjourned by Dan Esquivel.

**********END**********

LAS SOLERAS

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS

714014



VICINITY MAP
1" = 3000'

TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.

OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS COMMUNITY DESIGN, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS OESTE LTD. CO.
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113
(505) 262-2323

PRESBYTERIAN HEALTHCARE SERVICES,
A NEW MEXICO NONPROFIT CORPORATION
DIANE FISHER, SECRETARY
P.O. BOX 26666
ALBUQUERQUE, NM 87125
(505) 841-1234

LAS SOLERAS DEL SUR, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

GERONIMO EQUITIES, LLC
FRED GARDNER, MANAGING MEMBER
9400 SAN RAFAEL, NE
ALBUQUERQUE, NM 87109
(505) 271-1944

MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
ALBUQUERQUE, NM 87158
(505) 241-4442

CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
SANTA FE, NM 87501
(505) 995-1200

CONSULTANTS:

JAMES W. SIEBERT & ASSOCIATES, INC.
915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

COMMUNITY DESIGN & ARCHITECTURE
350 FRANK OGAVE PLAZA, FIFTH FLOOR
OAKLAND, CA 94612
(510) 839-4568

TERRY BROWN
P.O. BOX 92051
ALBURQUERQUE, NM 87199
(505) 883-8807

DAWSON SURVEYS INC.
2501 CAMINO ENTRADA
SANTA FE, NM 87501
(505) 471-6660

SOMMER, KARNES & ASSOCIATES, P.A.
2000 W. MARCY ST. #142
SANTA FE, NM 87501
(505) 989-3800

INDEX TO SHEETS

LIST OF SHEETS	SHEET NUMBER
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COVER SHEET	P-1
TOPOGRAPHY & NATURAL DRAINAGE	P-2
EXISTING CONDITIONS MAP	P-3
VICINITY LAND USE MAP	P-4
ANNEXATION MASTER PLAN	P-5
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CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF DECEMBER 18, 2008. AS CASE #'s M2008-27, M-2008-28, SD 2008-15 & ZA 2008-11.

CHAIRPERSON — 2-22-10 DATE

PLANNING COMMISSION SECRETARY — 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009. AS ORDINANCE NO. 2009-6

MAYOR — 2/22/10 DATE

ATTEST BY CITY CLERK — 2-24-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, A.D. 1891 NEW MEXICO

CITY REVIEW

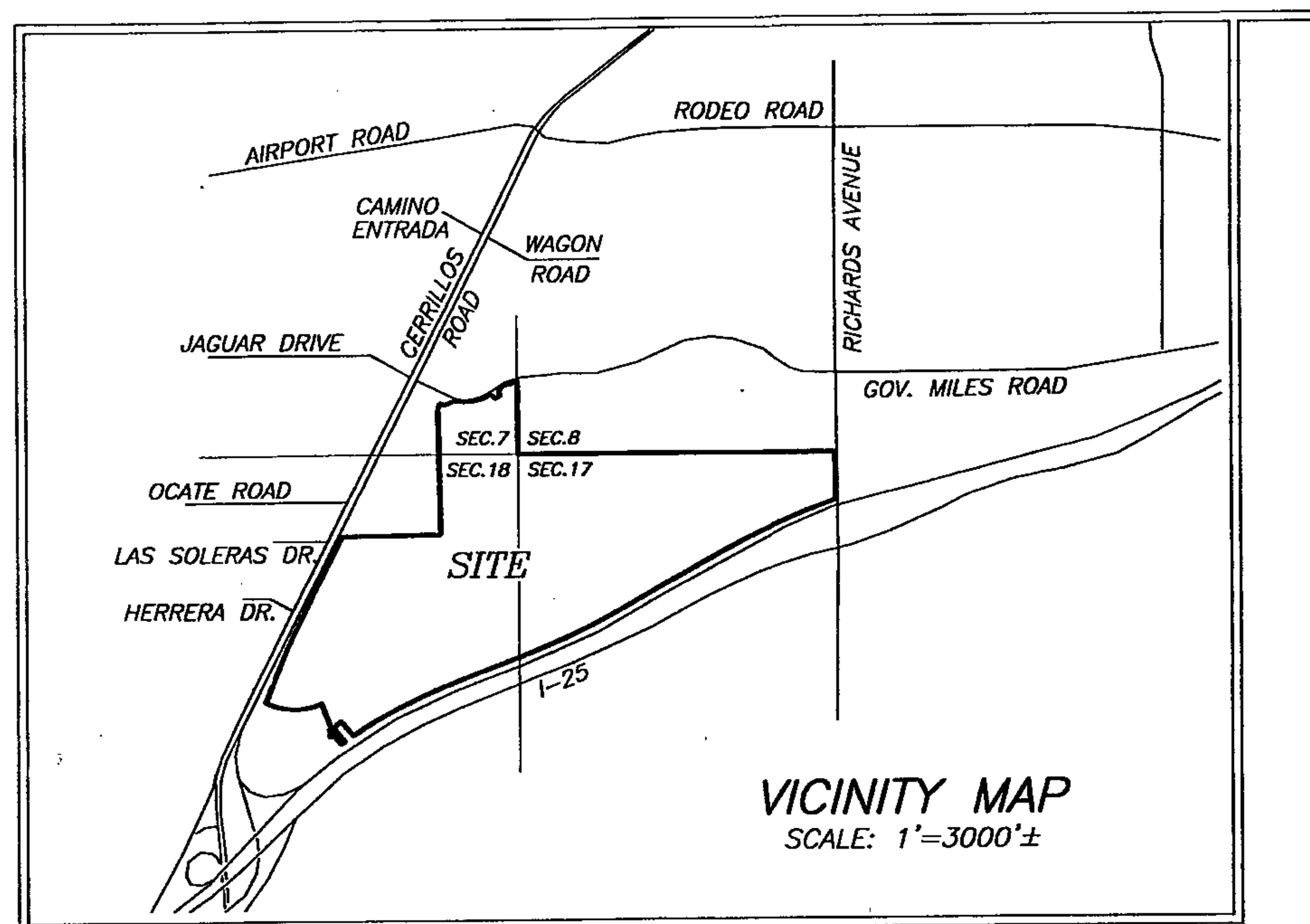
CITY ENGINEER — 02/22/10 DATE

CITY PLANNER — 2.22.10 DATE

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC.	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010
915 MERCER STREET • SANTA FE NEW MEXICO 87505		DRAWN BY: PST/HP	CHECKED BY: JWS
(505) 983-5588 FAX (505) 989-7313	COVER SHEET	REVISED: 1/18/10	–
		WORKED ON: 1/18/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXCOV-12
		NORTH:	SHEET: P-1

X:\2010\20026\10-01\ANXMSPLN\026-ANXCOV-12.DWG



NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I-25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029-031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008-27, CASE # M 2008-28, AND CASE # ZA 2008-11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — —— DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON-MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33-34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46-47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29-31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC.
(AMENDED PARCELS A, B1, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED. BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9 DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK THIS 23 DAY OF September, 2009
NOTARY PUBLIC april 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11th DAY OF November, 2009
NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES
OFFICIAL SEAL LINDA J. VANAUKER Notary Public State of New Mexico My Commission Expires 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24th DAY OF September, 2009
NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES
OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC, STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE
ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE:

CITY PLANNER — 02·10·10 DATE
Risana Brown — CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, AD 1891 NEW MEXICO

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-11-09 DATE
AS ORDINANCE # 2009-6
MAYOR: DAVID COSS — 2-22-10 DATE
ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 DATE AS CASE # SD-2008-15, M-2008-27, M-2008-28, ZA-2008-11

CHAIR — 2-4-10 DATE
SECRETARY — 2/4/10 DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS#7014

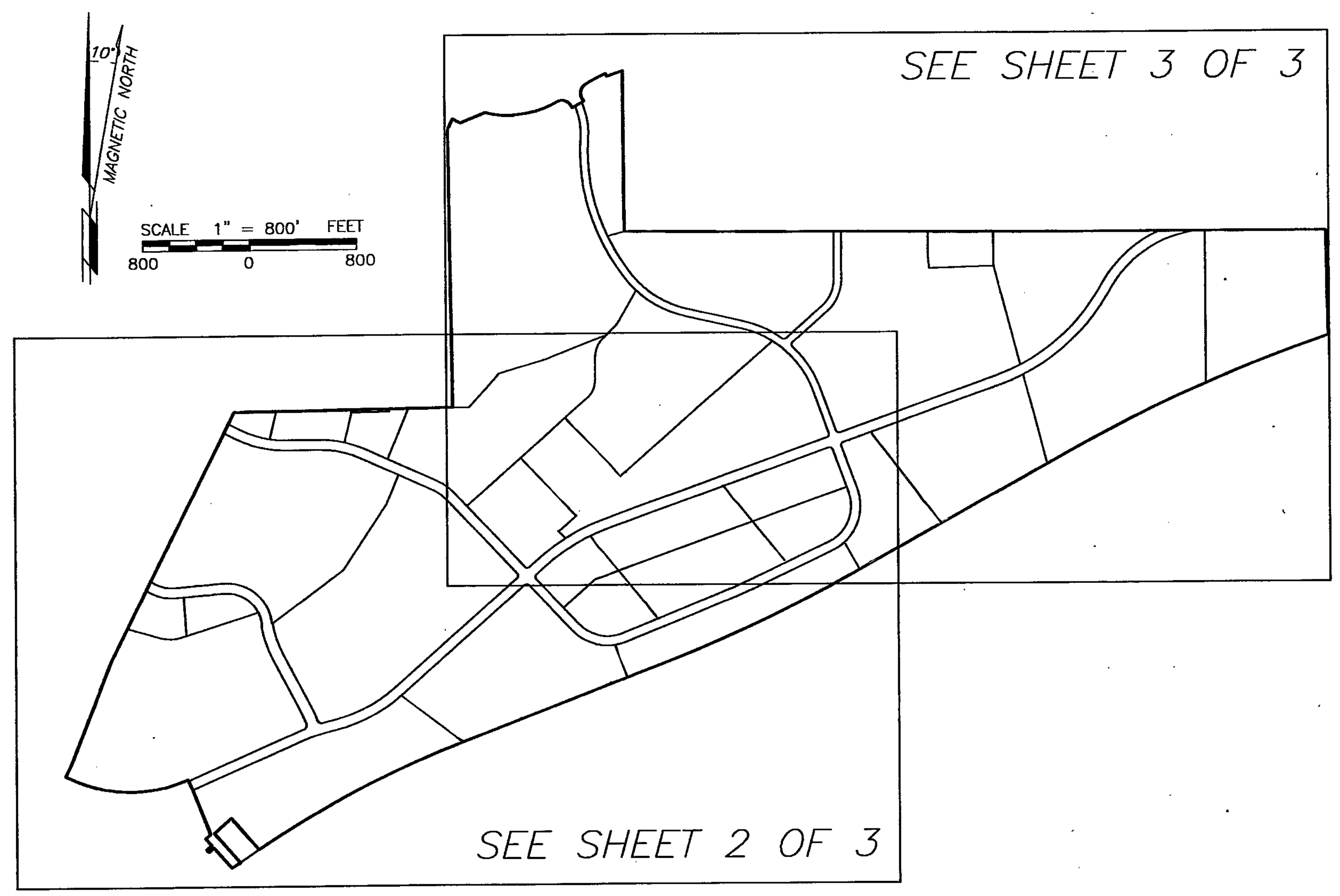
GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock Pm, and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

Deputy

COUNTY CLERK VALERIE ESPINOZA SANTA FE COUNTY NEW MEXICO



Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

UTILITIES

QWEST COMMUNICATIONS, INC. (TELEPHONE) — 9-23-09 DATE
COMCAST (CABLE TV) — 9-23-09 DATE
CITY OF SANTA FE WASTEWATER — 10-8-09 DATE
SANGRE DE CRISTO WATER DIVISION — 10-2-09 DATE
Susie Rogers, Sr. ROW Agent — PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) — 09/04/2009 DATE
NEW MEXICO GAS COMPANY — 9-23-2009 DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-1

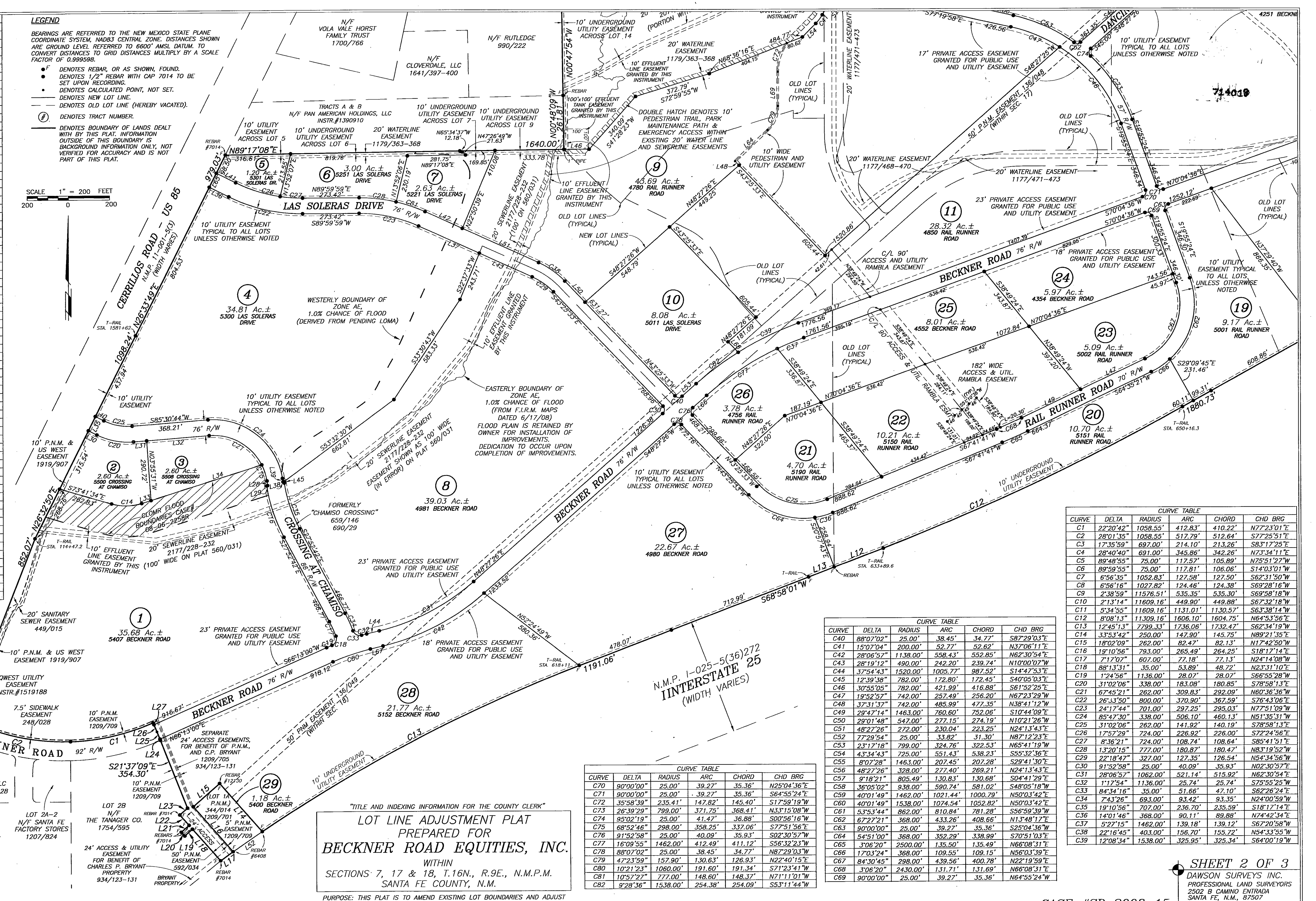
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200



"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-2

GOVERNOR MILES ROAD

714020

SCALE 1" = 200 FEET
200 0 200

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

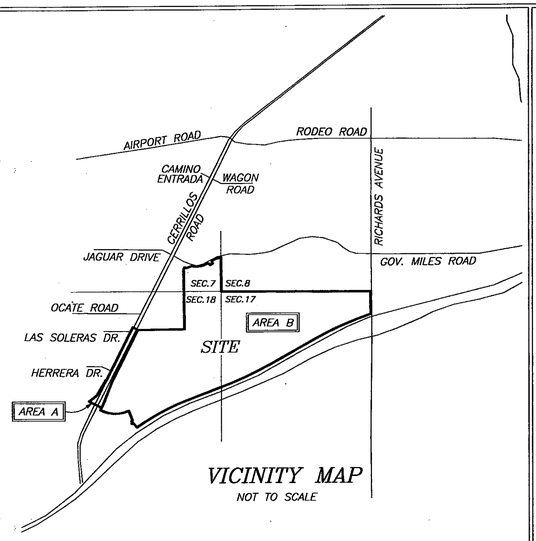
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008-15 FILE# 8348 DATE: 8/26/09

S-3



VICINITY MAP

NOT TO SCALE

SURVEYORS CERTIFICATE

I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS#7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- ∘ DENOTES CALCULATED POINT, NOT SET
- ——— DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ——, PAGE ——. INST NO. 1892456
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 2010 A.D. at 2:22 o'clock PM, and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

SANTA FE COUNTY CLERK

ANNEXATION DESCRIPTION AREA "A"

ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.88 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 337.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S30°04'14"W, 99.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"

ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"W, 92.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 49.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'49"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°55'29"W, 792.93 FEET;
THENCE N89°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N00°25'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N23°59'52"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'59"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'59"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°05'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S68°01'32"W, 204.06 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA		
TOTAL AREA	561.65	ACRES
ANNEXATION AREA A	16.35	ACRES
**ANNEXATION AREA B	545.30	ACRES
ANNEXATION A PERIMETER	6785	FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS	2101	FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS	31%	
ANNEXATION B PERIMETER	26726	FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS	4517	FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS	17%	
TOTAL ANNEXATION PERIMETER	27482	FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS	6618	FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS	24%	

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON. ROADS DEDICATED BY COUNTY RESOLUTION 2007-98 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 7th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/16/2013 MY COMMISSION EXPIRES

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK. 23 DAY OF September, 2009

Shirley Rodnig April 25, 2011
NOTARY PUBLIC MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12th DAY OF November, 2009

OFFICIAL SEAL LINDA J. VANAUKER Notary Public State of New Mexico My Commission Expires: 3/12/11

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24 DAY OF September, 2009

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC-STATE OF NEW MEXICO My Commission Expires: 5/23/2011

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009

Michelle Vanna Bellegy 2-25-2012
NOTARY PUBLIC MY COMMISSION EXPIRES

714015

BOARD OF COUNTY COMMISSIONERS

MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE

ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE

CITY PLANNER — 02.10.10 DATE

CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — 2-22-10 DATE

ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:
12/18/2008 DATE AS CASE # SD-2008-15
M-2008-27
M-2008-28
ZA-2008-11

CHAIR — 2-4-10 DATE

SECRETARY — 3/9/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

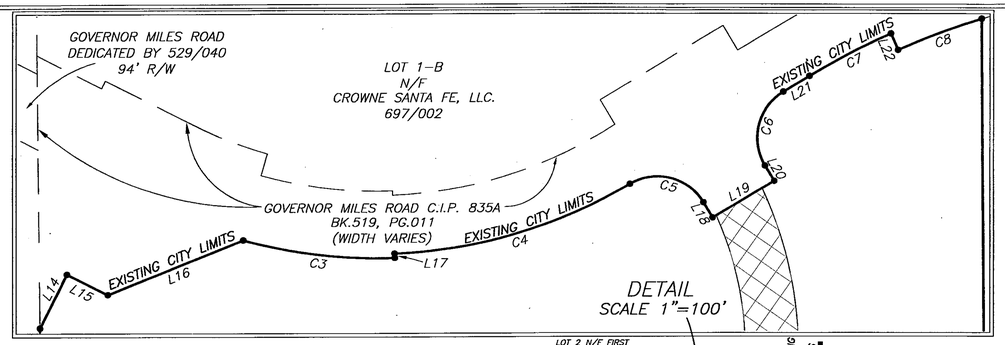
SHEET 1 OF 3

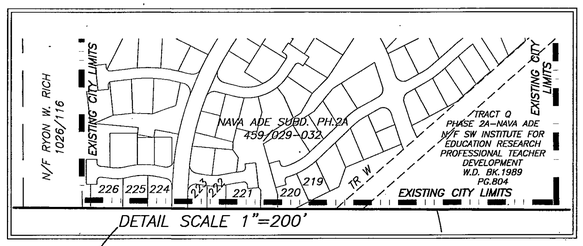
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

CASE #M 2008-28 FILE# 8343 DATE: 8/26/09

S-4

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'





714016

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1"=400'
400 0 400

POB AND TIE POINT
NMC83
1681259.25N
1706314.91E

ANNEXATION AREA "A" 16.35 Ac.±

ANNEXATION AREA "B" 545.30 Ac.±

ALL HATCHED ROAD AREAS INDICATE PORTIONS OF ROADWAYS BEING VACATED BY THIS PLAT. (SEE DEDICATION, CONSENT AND AFFIDAVIT ON SHEET 1)

SEE SHEET 3 OF 3 FOR NEW ROAD DEDICATION ALIGNMENT

NMC83
168582.82N
1714506.16E

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

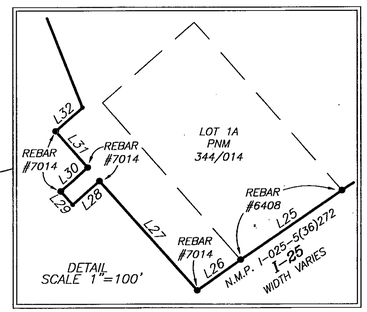
"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.



SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-5

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'26"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ⊕ DENOTES REBAR, OR AS SHOWN, FOUND
- ● DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • DENOTES CALCULATED POINT, NOT SET
- DENOTES EXISTING LOT LINES
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

714017

SCALE 1"=300'
300 0 300

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002
GOV. MILES RD.
EXISTING CITY LIMITS
C/L TIE N59°03'01"E 100.00'
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F SHANNON 249/976
N/F RYON W. RICH 1026/116
SANTA FE COUNTY
TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
NAVA ADE SUBD PH.2A 459/029–032
LOT 3 N/F BUILDING SERVICES OF SANTA FE 560/040
RICHARDS AVE.
LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1319415
N/F KOBURI 2298/179
LOTS 1 & 2 N/F CANVASBACK CO. 1347/058
LOTS 1,2,3 N/F WORCESTER/CATE INSTR.#1452304
N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397–400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
CERRILLOS ROAD
DANCING GROUND ROAD 56' R/W
RAIL RUNNER ROAD 57' R/W
S77°19'58"E 426.56'
N48°27'26"E 415.20'
N00°07'07"E 399.51'
S89°53'02"E C/L TIE 1138.03'
269.12' S89°42'01"E C/L TIE
25'RADIUS (TYPICAL THIS INTERSECTION)
BEARINGS AND DISTANCES ARE FOR ROAD CENTERLINES (TYPICAL)
76' R/W BECKNER ROAD
S70°04'36"W
S19°55'24"E 409.30'
1312.12'
C/L TIE N26°33'49"E 136.50'
LAS SOLERAS DRIVE 76' R/W
S65°42'17"E 802.08'
475.83' N26°32'59"E C/L TIE
S85°30'44"W 368.21'
76'R/W 86'R/W CROSSING AT CHAMISO R/W VARIES
S27°52'42"E 466.27'
35' RADIUS (TYPICAL THIS INTERSECTION)
1291.49'
BECKNER ROAD 76' R/W
S66°13'00"W
PORTION OF BECKNER ROAD ALREADY DEDICATED WITH SANTA FE COUNTY RESOLUTION #2006–199
92'R/W BECKNER ROAD
TRADITIONAL C/L (NOT FOR CONSTRUCTION)
917.09'
C/L TIE N26°35'03"E 46.00'
C/L TIE S22°13'53"E 38.01'
C/L TIE S00°05'15"E 46.01'
LOT 2A–1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A–2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 1B PNM
EXISTING CITY LIMITS SANTA FE COUNTY
25'RADIUS (TYPICAL THIS INTERSECTION)
1821.56'
BECKNER ROAD 76' R/W
834.06'
S48°27'26"W
S43°25'33"E 533.22'
888.62'
N67°41'41"E
N64°35'21"E 664.37'
RAIL RUNNER ROAD 70' R/W
N.M.P. I–025–5(36)272 I–25 WIDTH VARIES
OPEN SPACE TRACT A
LA PRADERA SUBDIVISION 612/024
OPEN SPACE TRACT C
TRACT A N/F LOUISE BURTRAM 704/724
TRACT D 165/35
TRACT C 165/35
TRACT B 165/35
TRACT A
N/F JANE AND GENE PETCHESKY
LOT 1 N/F GILLENTINE
LOT 6
LOT 2 CHURCHILL ESTATES SUBD

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

NOTE:
ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT–OF–WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBDIVISION PLAT APPROVAL.

ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE–ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS EVIDENCED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008–28

S-6

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD.83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE

REFER TO "LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC." SHEETS 1, 2, AND 3 OF 3, BY GARY E. DAWSON, DATED 8/26/09, FOR OTHER EASEMENTS WITHIN THIS PROPERTY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

ZONING LEGEND

C-2	– GENERAL COMMERCIAL
SC-2	– COMMUNITY COMMERCIAL
C-1	– OFFICE
BIP	– BUSINESS INDUSTRIAL PARK
HZ	– HOSPITAL ZONE–LAS SOLERAS
MU	– MIXED USE
RM-1	– RESIDENTIAL HIGH DENSITY
RM-LD	– RESIDENTIAL MEDIUM DENSITY
R-6	– RESIDENTIAL LOW DENSITY

GOVERNOR MILES ROAD

714021

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

GOVERNOR MILES ROAD 519/011

PARCELS A & B N/F TRUJILLO 319/972

N/F PAUL & NANCY LEWIS 1009/780

N/F DALLAS KELLY SHANNON 791/742

N/F SHANNON 249/976

N/F RYON W. RICH 1026/116

NAVA ADE SUBD PH.2A 459/029–032

DANCING GROUND ROAD

TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

106' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21–22

N/F FIRST NATIONAL BANK OF SANTA FE LOT 1 INSTR.#1314415

N/F KOBIR 2288/179

N/F CANNEBACK CO. LOTS 1 & 2 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F RUTLEDGE 980/222

PAN AM ROAD

RAIL RUNNER ROAD 57' R/W

DANCING GROUND ROAD 56' R/W

BECKNER ROAD 76' R/W

RAIL RUNNER ROAD 70' R/W

RICHARDS' AVE. 113'R/W

50' P.N.M. EASEMENT

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

180' RAMBLA EASEMENT

90' RAMBLA EASEMENT

182' RAMBLA EASEMENT

N/F RYON W. RICH 1026/116

N/F SHANNON 249/976

N/F DALLAS KELLY SHANNON 791/742

N/F PAUL & NANCY LEWIS 1009/780

N/F TRUJILLO 319/972

N/F CROWNE SANTA FE, LLC. 697/002

N/F RUTLEDGE 980/222

N/F AM. HOD

N/F CANNEBACK CO. LOTS 1 & 2 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F FIRST NATIONAL BANK OF SANTA FE LOT 1 INSTR.#1314415

N/F KOBIR 2288/179

N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

N/F RUTLEDGE 980/222

N/F AM. HOD

N/F CANNEBACK CO. LOTS 1 & 2 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F FIRST NATIONAL BANK OF SANTA FE LOT 1 INSTR.#1314415

N/F KOBIR 2288/179

N/F SHANNON 249/976

N/F DALLAS KELLY SHANNON 791/742

N/F RYON W. RICH 1026/116

NAVA ADE SUBD PH.2A 459/029–032

N/F PAUL & NANCY LEWIS 1009/780

N/F TRUJILLO 319/972

N/F CROWNE SANTA FE, LLC. 697/002

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL. REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397-400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
N00°47'54"W 2618.09'
REBAR
1640.00'
1" PIPE
N89°17'08"E 979.03'
REBAR #7014
N65°34'37"W 12.18'
N47°26'49"W 21.63'
333.78'
L46
L48
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L6
L5
L4
L3
L2
L1

C-2 (5) 1.20 Ac.± 5301 LAS SOLERAS DR.
C-2 (6) 3.00 Ac.± 5251 LAS SOLERAS DRIVE
C-2 (7) 2.63 Ac.± 5221 LAS SOLERAS DRIVE
LAS SOLERAS DRIVE 76' R/W
N89°59'59"E 273.42'
S89°59'59"W 273.42'
N13°32'07"E 215.55'
N11°32'06"E 230.19'
N22°50'19"E 410.08'
281.75' N89°17'08"E
169.85'
819.76'
316.61'
88.50'
265.41'

CERRILLOS ROAD - US 85
N.M.P. I-025-5(3)
(WIDTH VARIES)
804.53'
1098.24'
437.94'
T-RAIL STA. 1581+62
N26°33'49"E
N21°30'59"E 852.07'
N26°32'50"E 268.76'
T-RAIL STA. 114+47.2
315.54'
S73°41'34"E 262.83'

C-2 (1) 35.68 Ac.± 5407 BECKNER ROAD
C-2 (2) 2.60 Ac.± 5590 CROSSING AT CHAMISO
C-2 (3) 2.60 Ac.± 5508 CROSSING AT CHAMISO
C-2 (4) 34.81 Ac.± 5300 LAS SOLERAS DRIVE
RM-1 (9) 43.69 Ac.± 4780 RAIL RUNNER ROAD
C-1 (10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE
MU (11) 28.32 Ac.± 4850 RAIL RUNNER ROAD
C-1 (24) 5.97 Ac.± 4354 BECKNER ROAD
C-2 (25) 8.01 Ac.± 4552 BECKNER ROAD
C-1 (26) 3.78 Ac.± 4756 RAIL RUNNER ROAD
C-2 (22) 10.21 Ac.± 5150 RAIL RUNNER ROAD
C-1 (21) 4.70 Ac.± 5190 RAIL RUNNER ROAD
C-1 (23) 5.09 Ac.± 5002 RAIL RUNNER ROAD
BIP (20) 10.70 Ac.± 5151 RAIL RUNNER ROAD
MU (19) 9.17 Ac.± 5001 RAIL RUNNER ROAD
HZ (8) 39.03 Ac.± 4981 BECKNER ROAD
C-1 (27) 22.67 Ac.± 4980 BECKNER ROAD
C-2 (28) 21.77 Ac.± 5152 BECKNER ROAD
C-2 (29) 1.18 Ac.± 5400 BECKNER ROAD

FORMERLY "CHAMISO CROSSING" 659/146 690/29
CROSSING AT CHAMISO 66' R/W
S27°57'42"E 466.77'
N27°57'42"W 466.77'

BECKNER ROAD 76' R/W
S66°13'00"W 918.12'
N66°13'00"E 916.67'
BECKNER ROAD 92' R/W
S21°37'09"E 354.30'
BECKNER ROAD 70' R/W
S64°35'21"W 1880.73'
RAIL RUNNER ROAD

50' P.N.M. EASEMENT
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
50' RAMBLA EASEMENT
S48°27'26"W 548.79'
S43°25'33"E 605.44'
N48°27'26"E 449.25'
S43°25'33"E 631.27'
S22°13'53"E 243.71'
S33°30'43"W 583.33'
S53°32'30"W 662.81'
N43°25'33"W 768.96'
S48°27'26"W 1226.38'
N48°27'26"E 1233.52'
N52°24'49"W 580.36'
S68°58'01"W 712.99'
478.07'
1191.06'
T-RAIL STA. 618+11
N.M.P. I-025-5(36)272 INTERSTATE 25 (WIDTH VARIES)
N37°29'40"W 886.35'
S70°04'36"W 1407.39'
N70°04'36"E 1252.12'
S19°55'24"E 346.34'
S29°09'45"E 231.46'
608.86'
1520.86'
1776.56'
1761.56'
1072.84'
743.56'
536.42'
829.95'
222.69'
346.34'
300.37'
45.97'
42.61'
169.17'
395.19'
343.87'
397.20'
284.64'
888.62'
258.64'
434.42'
465.37'
322.00'
336.67'
187.19'
204.27'
168.55'
466.27'
472.76'
299.86'
60.11'
69.31'
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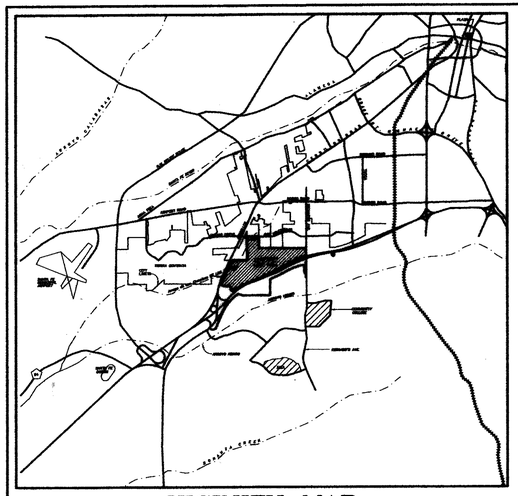

VICINITY MAP
1"=8000'

TRUE
MAG.
12°
N
NORTH
SCALE: 1"=400'
400' 200' 0' 400' 800'

STATE POLICE
AUTO PARK
HIGHWAY DEPARTMENT
APPROVED COMMERCIAL
NOT A PART
JAGUAR DRIVE
CERRILLOS
GOVERNOR MILES ROAD
DAMONS GROUND RD
NAVA AVE
RICHARDS AVE
714023
OCATE ROAD
WAL-MART
CERRILLOS ROAD
LAS SOLERAS DRIVE
RAIL RUNNER ROAD
BECKNER ROAD
DRAGON ROAD
DINOSAUR TRAIL
SLEEP INN HOTEL
VACANT
SANTA FE STORES
AMERICAN FURNITURE CURRENTLY VACANT
NM RAIL RUNNER EXPRESS STATION APPROVED BY MPO MEETING OF DECEMBER 11, 2008

1 C-2 REGIONAL COMMERCIAL 35.68 AC± (INCLUDES O.S.) 5407 BECKNER RD.
2 C-2 REGIONAL COMMERCIAL 2.00 AC± (INCL. OS) 5500 CROSSROADS AT CHAMISO
3 C-3 REGIONAL COMMERCIAL 2.00 AC± 5508 CROSSROADS AT CHAMISO
4 C-2 REGIONAL COMMERCIAL 34.81 AC± (INCLUDES O.S.) 5300 LAS SOLERAS DR
5 C-2 REGIONAL COMMERCIAL 1.20 AC± (INCLUDES O.S.) 5301 LAS SOLERAS DR
6 C-2 REGIONAL COMMERCIAL 3.00 AC± 5281 LAS SOLERAS DR
7 C-2 COMMUNITY COMMERCIAL 2.83 AC± (INCLUDES O.S.) 5221 LAS SOLERAS DR
8 HZ HOSPITAL & MEDICAL USES INSTITUTIONAL 39.03 AC± (INCLUDES O.S.) 4981 BECKNER RD.
9 RM-1 RESIDENTIAL HIGH DENSITY 43.69 AC± (INC. OS) 4780 RAIL RUNNER RD.
10 C-1 OFFICE 8.08 AC± (INC. OS) 5051 LAS SOLERAS DR.
11 MU MIXED USE 28.32 AC± (INC. OS) 4850 RAIL RUNNER RD.
12 RM-LD RESIDENTIAL MEDIUM DENSITY 50.09 AC± (INC. OS & PARK) 4600 RAIL RUNNER RD.
13 R-6 RESIDENTIAL LOW DENSITY 6.80 AC± 4601 RAIL RUNNER RD.
14 R-6 RESIDENTIAL LOW DENSITY/ INSTITUTIONAL 22.16 AC± (INCLUDES OS) 4781 RAIL RUNNER RD.
15 RM-LD RESIDENTIAL MEDIUM DENSITY 52.57 AC± (INCLUDES O.S) 4251 BECKNER RD.
16 R-1 MONTE DEL SOL CHARTER SCHOOL 3.02 Ac.±
17 SC-2 COMMUNITY COMMERCIAL 20.21 AC± (INCLUDES O.S.) 3750 BECKNER RD.
18 C-2 COMMUNITY COMMERCIAL (BUSINESS PARK) 48.99 AC± (INCLUDES O.S.) 4000 BECKNER RD.
19 MU MIXED USE 9.17 AC± (INC. OS) 5001 RAIL RUNNER RD.
20 C-1 OFFICE 10.70 AC± BIP
21 C-1 OFFICE 4.70 AC± 5190 RAIL RUNNER RD.
22 C-2 COMMUNITY COMMERCIAL 10.21 AC± (INC. OS) 5150 RAIL RUNNER RD.
23 C-1 OFFICE 5.09 AC± 5002 RAIL RUNNER RD.
24 C-1 OFFICE 5.97 AC± (INC. OS) 4354 BECKNER RD.
25 C-2 COMMUNITY COMMERCIAL 8.01 AC± (INC. OS) 4582 BECKNER RD.
26 C-1 OFFICE 3.78 AC± (INC. OS) 4756 BECKNER RD.
27 C-1 OFFICE 22.67 AC± (INCLUDES O.S.) 4980 BECKNER RD.
28 C-2 COMMUNITY COMMERCIAL 21.77 AC± (INCLUDES O.S.) 5152 BECKNER RD.
29 PNM ELECTRIC SUBSTATION C-2 1.16 Ac.± 5480 BECKNER RD.

OPEN SPACE .68 AC±
OPEN SPACE 3.59 AC±
OPEN SPACE 4.13 AC±
OPEN SPACE 5.72 AC±
OPEN SPACE 0.73 AC
OPEN SPACE 0.17 AC
OPEN SPACE 0.34 AC
OPEN SPACE 0.88 AC
OPEN SPACE 1.07 AC
FLOOD PLAIN PER 2008 FEMA MAPS
1% CHANCE FLOOD PLAIN DERIVED FROM PENDING LOMA
CLOMR FEMA CASE# 08-06-2258R
17' PUBLIC UTILITY & ROAD EASEMENT
20' SAN SEWER LINE EASEMENT PLAT 362/006 DOC 2076/782
10' PEDESTRIAN TRAIL & PARK MAINTENANCE PATH & EMERGENCY ACCESS
10' PED EASE.
20' SEWERLINE EASEMENT
50' ELECTRIC TRANSMISSION LINE
10' EFFLUENT LINE EASEMENT
ROAD ALIGNMENT TO BE DETERMINED AT DEVELOPMENT PLAN PER CONDITION #30 ON SHEET P-6
POTENTIAL ROAD ALIGNMENT
POTENTIAL FUTURE ACCESS & POSSIBLE PEDESTRIAN AND/OR VEHICULAR UNDERPASS OR OVERPASS TO BE DETERMINED BY NMDOT PER CONDITION #31 ON SHEET P-6 ONE LOCATION TO BE SELECTED
SETBACK
INTERSTATE 25 SOUTHBOUND
INTERSTATE 25 NORTHBOUND
RAMBLA & PLAZA EASE 1.25 AC±
90' ACCESS/ RAMBLA EASE.
ACCESS/ RAMBLA EASE 0.71 AC±
RAMBLA EASE
OS 0.06 AC
OS 0.71 AC
OS 0.18 AC
OS 0.61 AC
OS 0.91 AC
OS 1.22 AC
OS 3.99 AC
OS 0.57 AC±
OS 0.95 AC
OS 0.60 AC
OS 1.12 AC
OS 0.10 AC
OS 0.35 AC
OS 0.45 AC
OS 0.20 AC
OS 0.80 AC
OS 0.10 AC
OS 0.10 AC
OS 0.10

SPECIAL WARRANTY DEED

Las Soleras Center, LLC, a New Mexico limited liability company (collectively, "**Grantor**"), for consideration paid, grants and conveys to ***Beckner Road Partners, LLC***, a New Mexico limited liability company ("**Grantee**"), whose address is 150 Washington Avenue, Suite 201, Santa Fe, New Mexico 87501, the real property located in Santa Fe County, New Mexico legally described as follows:

> Tract 19, Tract 24, Tract 25 and Tract 26 of Las Soleras, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-19 and 24-27...lying within Section 17 & 18 T16N, R9E, NMPM City: Santa Fe County: Santa Fe State: New Mexico", recorded October 31, 2016 in Plat Book 809, Pages 003-004, # 1808503, records of Santa Fe County, New Mexico.
>
> Tract 20 of Las Soleras, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts Township 16N, Range 9E, Sections...17 & 18", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.
>
> Lot 21, Lot 22 and Lot 23 of Las Soleras, as shown and delineated on plat of survey entitled "ALTA/ACSM Boundary Survey prepared for Paseo Nuevo, Ltd. Co. of Lots 21, 22, and 23 Las Soleras lying within Sections 17 and 18, T.16N., R.9E., N.M.P.M. Santa Fe County, N.M.", recorded February 14, 2012 in Plat Book 742, Page 018, # 1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Sewer maintenance and garbage disposal assessments not yet due and payable.

SUBJECT TO: Reservations and exceptions contained in Patents from the United States of America to Samuel A. Larson, recorded December 10, 1921 in Patent Book A, Page 180 and Patent recorded November 4, 1943 in Patent Book C, Page 93, records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations and exceptions contained in Patent from the United States of America to Amos W. Beckner, recorded February 17, 1941 in Patent Book C, Page 14, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in Annexation Agreement recorded March 4, 2010 as Instrument #1592456, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593744, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593745, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, easements and rights incident thereto as shown and delineated on plat of survey entitled "ALTA/ ACSM Boundary Survey prepared for Paseo Nuevo, LTD. Co. of Lots 21, 22, and 23 Las Soleras...", recorded February 14, 2012 in Plat Book 742, Page 018, #1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-9...", recorded October 31, 2016 in Plat Book 809, Pages 003-004, #1808503, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, restrictions and conditions, as shown and delineated on plat of survey entitled "Las Soleras Amended Master Plan Township 16N, Range 9E, Sections 7, 8, 17 & 18.", recorded January 4, 2017 in Plat Book 812, Pages 037-046, # 1814047 and recorded July 17, 2018 in Plat Book 836, Pages 047-050D, # 1862707, records of Santa Fe County, New Mexico.

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Village, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802604, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26).

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Center, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802605, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26)

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.

Witness my hand and seal this 23 day of January, 2023.

GRANTOR:

LAS SOLERAS CENTER, LLC,
a New Mexico limited liability company

Gordon L. Skarsgard

Gordon L. Skarsgard, Operations Manager

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 27th day of January, 2023 by **Gordon L. Skarsgard** as Operations Manager of Las Soleras Center, LLC, a New Mexico limited liability company.

STATE OF NEW MEXICO
NOTARY PUBLIC
DIANA SLIWICKI
Commission # 1115266
My Comm. Exp. June 17, 2024

Diane Sliwicki

Title of Office: Notary Public

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7898
Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment ("General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tracts 21 and 26, comprising approximately 8.18 acres and Tracts 23 and 24, comprising 13.45 acres from Commercial Office to Community Commercial ("Project"). The property is located at the southeast quadrant of the Las Soleras / Beckner Road roundabout ("Property") and is zoned C-1 (General Office).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7898.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. The Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan Amendment.
10. The Planning Commission heard Case #2024-7898 concurrently with Cases #2024-7899, 2024-7900, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tracts 21, 23, 24 and 26.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for General Plan amendments, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing.
16. The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment the proposal is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
18. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
    The General Plan Amendment affects an area greater than two acres. Tracts 21 and 26 encompass 8.18 acres, and Tracts 23 and 24 encompass 13.45 acres (+/-21.63 total acres), both of which exceed the minimum size requirement for land use amendments.
19. General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
20. With the necessary infrastructure improvements as required by the conditions of approval, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
21. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
22. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
23. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the

Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing. All applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the General Plan Amendment is consistent with growth projections for Santa Fe, and that the project The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
7. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
8. The General Plan Amendment complies with SFCC 1987 Section 14-3.2(E)(1)(c), because it:
    a. does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby;
    b. affects an area greater than two acres. Tracts 21 and 26 encompass 8.18 acres, and Tracts 23 and 24 encompass 13.45 acres (+/-21.63 total acres), both of which exceed the minimum size requirement for land use amendments; and
    c. does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
9. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
12. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
13. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.
14. The Commission recommends approval of the requested General Plan amendment because the

applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-7898 to the Governing Body, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report.

Janet Clow
Chair

October 21,2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8852
Las Soleras Master Plan Tract 19 General Plan Amendment
Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment (the "General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tract 19, comprising approximately 9.11 acres from Transitional Mixed Use to Community Commercial ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned MU (Mixed Use).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8852.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023,virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan Amendment.
10. The Planning Commission heard Case #2024-8852 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8853, 2024-8854 and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tract 19.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for general plan approval, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. Based on the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Planning Commission finds that all applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
16. The General Plan Amendment is consistent with growth projections for Santa Fe, and the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.).
    i. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
    ii. The General Plan Amendment affects an area greater than two acres. Tract 19 encompass 9.11 acres, and which exceeds the minimum size requirement for land use amendments.
    iii. The General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
18. With the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
19. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
20. The General Plan Amendment does not conflict with any existing City policies, or ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
21. The additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
5. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(c), the Commission finds that:
    iv. The amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
    v. The amendment affects an area greater than two acres. Tract 19 encompass 9.11 acres, and which exceeds the minimum size requirement for land use amendments.
    vi. The amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
7. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the Commission finds that with the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
8. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
9. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the Commission finds that the proposed amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(g), the Commission finds that the proposed amendment does not conflict with any existing City policies, or ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan
12. The Applicant met the applicable Submittal Requirements.
13. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING

COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-8852 to the Governing Body, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report.

Janet Clow
Chair

October 24, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8854
Las Soleras Master Plan Tract 20 General Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment ("General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tract 20, comprising approximately 10.7 acres from Commercial Business Use to Community Commercial ("Project"). The property is located south of the Rail Runner Loop ("Property") and is zoned BIP (Business Industrial Park).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8854.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. The Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.
9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan

Amendment.

10. The Planning Commission heard Case #2024-8854 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8852, 2024-8853, and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tract 20.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for General Plan amendments, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing.
16. The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
18. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
19. The General Plan Amendment affects an area greater than two acres. Tract 20 (+/-10.70 acres), exceeds the minimum size requirement for land use amendments.
20. General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
21. With the necessary infrastructure improvements as required by the conditions of approval, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
22. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
23. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
24. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing. All applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the General Plan Amendment is consistent with growth projections for Santa Fe, and that the project The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
7. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
8. The General Plan Amendment complies with SFCC 1987 Section 14-3.2(E)(1)(c), because it:
    a. does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby;
    b. affects an area greater than two acres. Tract 20 encompass 10.70 which exceed the minimum size requirement for land use amendments; and
    c. does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
9. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
12. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
13. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.
14. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-8854 to the Governing Body.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7899
Las Soleras Master Plan Amendment Master Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a master plan amendment ("Master Plan Amendment") to the Las Soleras Master Plan, changing the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet, on a property located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout on the south side of Beckner Rd, encompassing Tracts 19-26 within the Las Soleras Master Plan. (Project).

After conducting a public hearing and having heard from staff and all interested persons, the Planning Commission hereby FINDS and CONCLUDES as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987, Section 14-3.9(C) sets out procedures for the creation of a Master Plan and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7899.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. "SFCC") 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.9(C) sets out procedures for master plan approval and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body,

together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.

8. Staff recommended that the Commission recommend approval of the Las Soleras Master Plan Amendment, subject to conditions and technical corrections identified in the Staff Report.
9. The Planning Commission heard Case #2024-7899 concurrently with Cases #2024-7898, 2024-7900, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
10. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Master Plan Amendment.
11. Pursuant to SFCC 1987 Sections 14-3.9(C)(4), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
12. SFCC 1987 Section 14-3.9(D)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
13. The Master Plan Amendment consistent with the City of Santa Fe growth projections and economic development goals.
14. . The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
15. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.), maintaining a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan. The amendment to C-2 zoning provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such as full-service dining and more. The Master Plan amendment will facilitate future development that is expected to trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System, further enhancing the area's coordinated development.
16. The amendment aligns with the predominant zoning patterns in the area, which primarily are uses (multifamily and nonresidential) allowed within a C-2 District. The variety of C-2 uses, ranging from residential to light industrial, adheres to the Las Soleras Master Plan's original intent to foster a mix of uses, despite the proposed elimination of both Mixed Use and Business Industrial Park Districts, while also responding to current market demands. The master plan continues to maintain a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan.
17. This Master Plan amendment will significantly enhance the site’s ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of Tracts 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System.
18. The net impact of the Master Plan Amendment on the utility system infrastructure is minimal and the existing infrastructure, water, wastewater, and parks are adequate to accommodate the Master Plan Amendment. Inadequacies in roads and fire service capacity can be adequately addressed as conditions of approval during the development of this project such that health and safety goals are met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the Master plan Amendment.
3. Pursuant to SFCC 1987, 14-3.9(C)(4) the Planning Commission has the authority to review and recommend approve of a Master Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community.
6. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.).
7. Pursuant to 14-3.9(D)(1)(b), the Master Plan Amendment is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts.
8. Pursuant to 14-3.9(D)(1)(c)), the Master Plan Amendment will contribute to the coordinated and efficient development of the community.
9. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(d), the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:
Considering the foregoing findings and conclusions, the Planning Commission approves the Master Plan, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report for Case #2024-7899.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7900
Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tracts 21 and 26, comprising approximately 8.18 acres and Tracts 23 and 24, comprising 13.45 acres from General Office (C-1) to General Commercial (C-2) ("Project"). The property is located at the southeast quadrant of the Las Soleras / Beckner Road roundabout ("Property") and is zoned C-1.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7900.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).

9. Staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.
10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from C-1 to C-2.
11. The Planning Commission heard Case #2024-7900 concurrently with Cases #2024-7899, 2024-7898, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tracts 21, 23, 24, and 26 Rezoning from C-1 to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from C-1 (General Office Use) to C-2 (General Commercial) for Tracts 21, 23, 24, and 26.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe;

and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tracts 21 and 26 (8.18 acres) and Tracts 23 and 24 (13.45 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 21.63 acres across Tracts 21, 23, 24, and 26.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tracts 21, 23, 24, and 26. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from C-1 (General Office Use) to C-2 (General Commercial) for Tracts 21, 23, 24, and 26.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tracts 21 and 26 (8.18 acres) and Tracts 23 and 24 (13.45 acres), which meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or

general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from C-1 to C-2, as requested in the Application for Case #2024-7900.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8853
Las Soleras Master Plan Tract 19 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024, (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tract 19, comprising approximately 9.11 acres from Mixed Use (MU) to General Commercial (C-2) ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned MU.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8853.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).
9. Staff reviewed the Application and related materials submitted by the Applicant for conformity

with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from MU to C-2.
11. The Planning Commission heard Case #2024-8853 concurrently with Cases #2024-7900, 2024-7898 2024-7899, 2024-7900, 2024-8852, 2024-8855, 2024-8854, and 2024-8855.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tract 19 Rezoning from MU to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from MU (Mixed Use) to C-2 (General Commercial) for Tract 19.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tract19 (9.11 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 9.11 acres for Tract 19.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tract 19. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from MU (Mixed Use) to C-2 (General Commercial) for Tract 19.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tract 19 (9.11 acres) meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from MU to C-2, as requested in the Application for Case #2024-8853.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8855
Las Soleras Master Plan Tract 20 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024, (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tract 20, comprising approximately 10.70 acres from Business Industrial Park (BIP) to General Commercial (C-2) ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned BIP.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8855.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).
9. Staff reviewed the Application and related materials submitted by the Applicant for conformity

with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from BIP to C-2.
11. The Planning Commission heard Case #2024-8855 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8852, 2024-8853, and 2024-8854.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tract 20 Rezoning from BIP to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from BIP (Business Industrial Park) to C-2 (General Commercial) for Tract 20.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tract 20 (10.70 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 10.70 acres for Tract 20.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tract 20. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from BIP (Business Industrial Park) to C-2 (General Commercial) for Tract 20.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tract 19 (9.11 acres) meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from BIP to C-2, as requested in the Application for Case #2024-8855.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2025-02

A BILL

REZONING LAS SOLERAS TRACT 19, APPROXIMATELY 9.11 ACRES OF LAND, LOCATED AT THE SOUTHWEST QUADRANT OF THE WALKING RAIN ROAD /BECKNER ROAD ROUNDABOUT, FROM MU (MIXED USE) TO C-2 (GENERAL COMMERCIAL) (CASE NO. 2024-8853).

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. The real property located within the municipal boundaries of the city of Santa Fe, which is restricted to and classified as MU, comprised of approximately 9.11 acres of land, more particularly described as Tract 19 lying and situated within Sections 17 and 18, Township 16 North, Range 9 East New Mexico Prime Meridian, recorded in Plat Book 809, Pages 3-4 of the Office of the County Clerk, and being more particularly described in Attachment A, incorporated herein (the "Property"), is now restricted to and reclassified as C-2.

Section 2. The official zoning map of the City of Santa Fe, adopted by Ordinance No. 2001-27, is amended to conform to the change of zoning classification for the Property set forth in Section 1 of this Ordinance.

Section 3. Pursuant to SFCC 1987, Section 2-2.4, this Ordinance shall be published by title and general summary and shall become effective five (5) days after publication.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2025.

_____

ALAN M. WEBBER, MAYOR

ATTEST:

_____

ANDRÉA SALAZAR, CITY CLERK

APPROVED AS TO FORM:



_____

ERIN K. MCSHERRY, CITY ATTORNEY

Legislation/ Land Use Legislation/Bills/ Las Soleras Tracts 21, 23, 24 and 26 Rezoning

ATTACHMENT A

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF TRACT 19, LOS SOLERAS ,AS THE SAME IS SHOWN AND DESIGNATED ON THE BECKNER ROAD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES, SPECTRUM ACQUISITION SANTA FE, LLC, LAS SOLERAS VILLAGE, LLC, LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC, RECORDED IN THE SANTA FE COUNTY CLERK;S OFFICE ON OCTOBER 31, 2016, IN BOOK 809, PAGES 3-4, TOGETHER WITH LOT 20, LAS SOLERAS, AS THE SAME IS SHOWN AND DEDICATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE COUNTY CLERK'S OFFICE OF SANTA FE COUNTY ON MARCH 4, 2010, IN BOOK 714, PAGES 14-26, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 19 BEING A FOUND REBAR WITH YELLOW PLASTIC CAP PLS NO. 13986, LYING ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 25 FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP I-025-5(36)272 BEARS N 60°49'43" E, A DISTANCE OF 215.15 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE, S 60°48'43" W, A DISTANCE OF 608.76 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986”;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 60°57'12" W, A DISTANCE OF 99.29 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 60°58'43" W, A DISTANCE OF 60.13 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND ROW T-RAIL "650+16.30;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1606.05 FEET, A RADIUS OF 11309.16 FEET, A DELTA ANGLE OF 08°08'12", A CHORD BEARING OF S 64°53'40" W, AND A CHORD LENGTH OF 1604.71 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND ROW T-RAIL"

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 68°58'55" W, A DISTANCE OF 254.66 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND 5/8" REBAR;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 20°59'34" W, A DISTANCE OF 258.67 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 90.10 FEET, A RADIUS OF 368.00 FEET, A DELTA ANGLE OF 14°01'41", A CHORD BEARING OF N 74°42'30" E, AND A CHORD LENGTH OF 89.88 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 67°41'37" E, A DISTANCE OF 888.57 FEET TO POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 135.50 FEET, A RADIUS OF 2500.00 FEET, A DELTA ANGLE OF 03°06'20", A CHORD BEARING OF N 66°08'27" E, AND A CHORD LENGTH OF 135.48 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 64°35'17" E, A DISTANCE OF 664.33 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 542.82 FEET, A RADIUS OF 368.00 FEET, A DELTA ANGLE OF 84°30'54", A CHORD BEARING OF N 22°20'43" E, AND A CHORD LENGTH OF 494.93 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986"

THENCE ALONG THE EAST RIGHT OF WAY LINE OF RAIL RUNNER ROAD, N 19°56'08" W, A DISTANCE OF 346.29 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 14.86 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 34°03'02", A CHORD BEARING OF N 02°54'27" W, AND A CHORD LENGTH OF 14.64 FEET, TO AN ANGLE POINT, LYING AT THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE OF BEKCNER ROAD, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 70°03'52" E, A DISTANCE OF 246.88 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 37°29'43" E, A DISTANCE OF 854.55 FEET TO THE POINT OF BEGINNING, CONTAINING 19.7979 ACRES (862,397 SQUARE FEET), MORE OR LESS.

City of Santa Fe, New Mexico

memo

DATE: January 9, 2025

TO: Governing Body

VIA: Randy Randall, Interim Community Development Director
Heather L. Lamboy, AICP, Planning and Land Use Director
Maggie Moore, Interim Assistant Land Use Director

FROM: Daniel A. Esquibel, Interim Planning Manager, Current Planning Division

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1. CONSIDERATION OF A RESOLUTION
   General Plan Amendment. Case #2024-7898. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use Map designation for Las Soleras Tracts 21 and 26, +/- 8.18 acres, and for Tracts 23 and 24, +/- 13.45 acres, from Commercial Office Use to Community Commercial.

2. CONSIDERATION OF A RESOLUTION
   General Plan Amendment. Case #2024-8852. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use designation for Las Soleras Tract 19, +/- 9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout, from Transitional Mixed Use to Community Commercial.

3. CONSIDERATION OF A RESOLUTION
   General Plan Amendment. Case #2024-8854. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use designation for Las Soleras Tract 20, +/-10.70 acres, located south of the Rail Runner Loop from Commercial Business Use to Community Commercial.

4. CONSIDERATION OF A RESOLUTION

Master Plan Amendment. Case #2024-7899. Orion-West LLC, Agent for Applicant Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the Las Soleras Master Plan land use designations on Tracts 19, 20, 21, 23, 24 and 26, from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to a uniform classification of C-2 (General Commercial), and to reduce the width of the Utility and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet on the south side of Beckner Road.

5. CONSIDERATION OF BILL NO. 2025-1
   Rezoning. Case #2024-7900. Orion-West LLC, Agent for Applicant, Beckner Road Partnership, asks the Governing Body to adopt Bill 2025-01 to rezone Las Soleras Tracts 21 and 26, +/- 8.18 acres, and Tracts 23 and 24, +/-13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) to C-2 (General Commercial).

6. CONSIDERATION OF BILL NO. 2025-2
   Rezoning. Case #2024-8853. Orion-West LLC, agent for Applicant Beckner Road Partnership, LLC, ask the Governing Body to adopt Bill 2025-2 to rezone Las Soleras Tract 19, +/-9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout, from MU (Mixed Use) to C-2 (General Commercial).

7. CONSIDERATION OF BILL NO. 2025-3
   Rezoning. Case #2024-8855. Orion-West LLC, agent for Applicant Beckner Road Partnership, LLC, asks the Governing Body to adopt Bill 2025-3 to rezone Las Soleras Tract 20, +/-10.70 acres located southwest of the Walking Rain Road / Beckner Road roundabout, from BIP (Business Industrial Park) to C-2 (General Commercial).

I. Planning Commission Recommendations:

On September 5, 2024, the Planning Commission ("Commission") recommended the Governing Body take the following actions:

1. **APPROVE** Case #2024-7899. Las Soleras Master Plan Amendment, changing land use designations for Las Soleras Master Plan Tracts 19, 20, 21, 23, 24 and 26, from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet, subject to the Master Plan conditions listed in Section III, Table 1 "Master Plan Conditions" and Master Plan Technical Corrections listed in attachment "A".
2. **APPROVE** Case #2024-7898. General Plan Amendment for Las Soleras Tracts 21, 23, 24, and 26 from Commercial Office Use to Community Commercial.
3. **APPROVE** Case #2024-7900. Rezoning for Las Soleras Tracts 21, 23, 24 and 26 from C-1 (General Office) to C-2 (General Commercial).
4. **APPROVE** Case #2024-8852**.** General Plan Amendment for Las Soleras Tract 19, from Transitional Mixed Use to Community Commercial.

5. **APPROVE** Case #2024-8853. Rezoning for Las Soleras Tract 19, from MU (Mixed Use) to C-2 (General Commercial).
6. **APPROVE** Case #2024-8854. General Plan Amendment for Las Soleras Tract 20, from Commercial Business Use to Community Commercial.
7. **APPROVE** Case #2024-8855. Rezoning for Las Soleras Tract 20, from BIP (Business Industrial Park) to C-2 (General Commercial).

II. Sample Motions:

Seven (7) motions will be required. Land Use recommends the motions in the following order:

1. **Move to approve or deny** Case #2024-7898, adopting a resolution amending the General Plan Future Land Use Map designation from Commercial Office Use to Community Commercial, for Las Soleras Tracts 21 and 26, +/- 8.18 acres, and for Tracts 23 and 24, +/- 13.45 acres.

2. **Move to approve or deny** Case #2024-8852**,** adopting a resolution amending the General Plan Future Land Use designation from Transitional Mixed Use to Community Commercial, for Las Soleras Tract 19, +/- 9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout.

3. **Move to approve or deny** Case #2024-8854, adopting a resolution amending the General Plan Future Land Use designation from Commercial Business Use to Community Commercial, for Las Soleras Tract 20, +/-10.70 acres, located south of the Rail Runner Loop.

4. **Move to approve or deny** Case #2024-7899, adopting a resolution amending the Las Soleras Master Plan land use designations for Tracts 19, 20, 21, 23, 24 and 26 from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) to from 90 feet to 45 feet, subject to conditions of approval and technical corrections.

5. **Move to approve or deny** Case #2024-7900, adopting Bill 2025-01, changing the official Zoning Map designation from C-1 (General Office) to C-2 (General Commercial) for Las Soleras Tracts 21 and 26, +/- 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and Tracts 23 and 24, +/-13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout.

6. **Move to approve or deny** Case #2024-8853, adopting Bill 2025-02 changing the official Zoning Map designation from MU (Mixed Use) to C-2 (General Commercial), for Las Soleras Tract 19, +/-9.11 acres, located southwest of the Walking Rain Road/ Beckner Road roundabout.

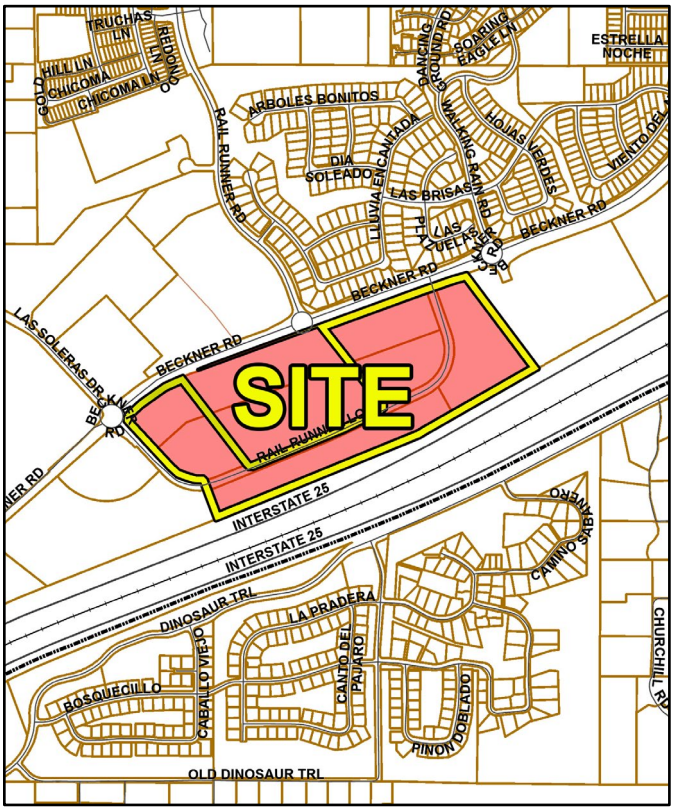
7. **Move to approve or deny** Case #2024-8855. adopting Bill 2025-03 changing the official Zoning Map designation from BIP (Business Industrial Park) to C-2 (General Commercial) Las Soleras Tract 20, +/-10.70 acres, located southwest of the Walking Rain Road / Beckner Road roundabout.

III. Executive Summary

Beckner Road Partnership, LLC, Owner, (the "Applicant"), through its agent, Orion-West LLC, requests a master plan amendment ("Master Plan Amendment"), three (3) general plan amendments ("GP Amendments"), and three (3) Rezonings ("Rezonings") for Tracts 19, 20, 21, 23, 24, and 26 ("Tracts") within the Las Soleras Master Plan area (Master Plan) (see Figure 1) (together, the "Project"). The Applicant's goal is to amend the land use designations and zoning on the six (6) tracts from their current zoning designations of General Office (C-1), Mixed Use (MU) and Business Industrial Park (BIP) to Community Commercial (C-2). The Rezonings must be consistent with the Master Plan and General Plan.

On February 11, 2009, the Governing Body approved the Master Plan when it annexed the area, encompassing +/- 539 acres with a mix of uses including low, medium, and high-density residential; community and regional commercial; business industrial park; mixed-use; institutional uses; office and open space. The Master Plan included a walkable neighborhood supported by an anticipated Rail Runner transit stop, which has since been postponed indefinitely by the state. The mix of uses was intended to encourage a citywide balance of residential and nonresidential uses and to set those uses among extensive open spaces, parks and trail networks.

Since approval in 2009, the Governing Body amended the Master Plan four (4) times:



1. September 9, 2015, which realigned roads, reconfigured open space and trails, reduced park land and reconfigured certain tracts of land.
2. September 24, 2016, which established alternative height and setback standards for the R-6 and R-12 residentially zoned districts for Estancias de Las Soleras and Ross's Peak developments.
3. September 12, 2018, which changed the land use designation from "Transitional Mixed Use" to "High Density Residential" to reflect contemporaneous zoning and General Plan amendments, reduced a 90-foot utility, access, and trail corridor to 45 feet (La Rambla) on the north side of Beckner Road, and amended a condition related to dust control.
4. May 31, 2023, which increased the density from six units per acre to ten units per acre for land located at 4601 Rail Runner Road (pending recordation).

The proposed three (3) GP Amendments, Master Plan Amendment, and three (3) Rezonings, (together, the "Project") will allow the Applicant to develop Las Soleras Tracts 19, 20, 21, 23, 24, and 26 under the Community Commercial (C-2) zoning district. The Tracts

are currently zoned C-1 (General Office), MU (mixed use), and BIP (Business Industrial Park) (see Figure 2). A uniform C-2 designation for the project area will allow amenities such as neighborhood grocery stores to exist side-by side with residences. (Grocery stores and residences could not exist side-by-side in the existing BIP and C-1 districts.) In addition, the rezoning will remove restrictions on ratios for housing versus commercial development (as currently required in the Mixed Use districts). Staff anticipates that these changes will result in more cohesive and pedestrian friendly mixed use development.

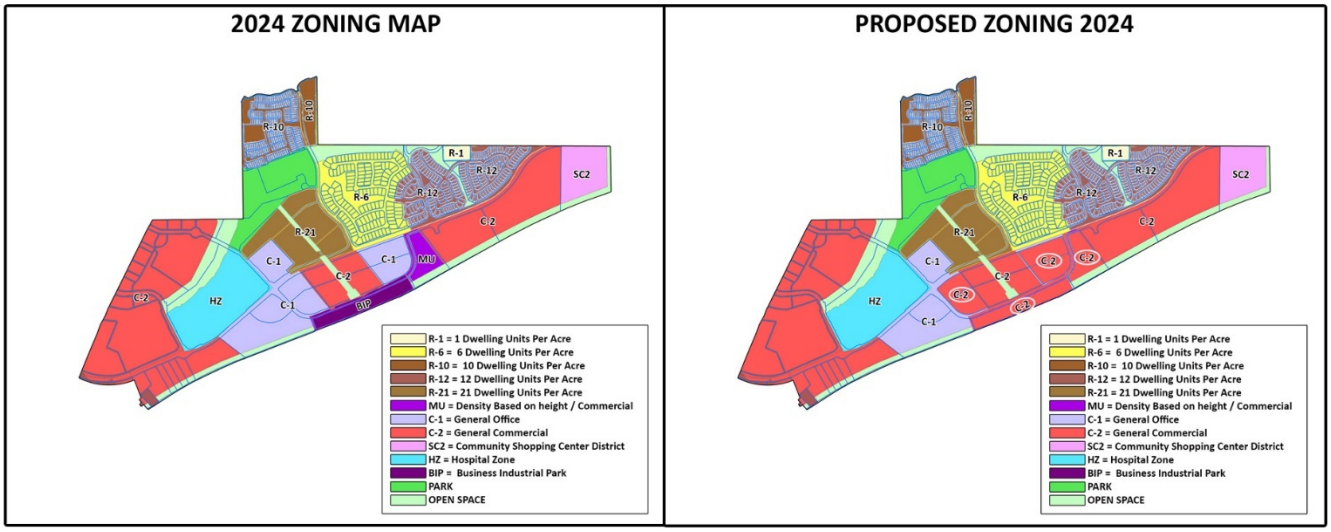


Figure 1 Existing (left) and Proposed Zoning (right)

The Applicant conducted a pre-application conference on September 28, 2023, and an Early Neighborhood Notification (ENN) meeting on November 14, 2023. On September 5, 2024, the Commission held a public hearing to review Case #2024-7899, Case #2024-7898, Case #2024-7900, Case #2024-8852, Case #2024-8853, Case #2024-8854, and Case #2024-8855 during which the Commission heard reports from City Planning and Land Use Department staff ("Staff"), testimony and evidence from the Applicant, and public comments by interested members of the public. The Commission found that the Master Plan Amendment, three (3) GP Amendments and three (3) Rezonings were consistent with the General Plan and that all approval criteria had been met.

The Commission voted to recommend that the Governing Body *approve* the Project on September 5th, 2024, subject to a condition of approval for the Master Plan Amendment. On October 3, 2024, the Commission adopted Findings of Fact and Conclusions of Law, (Attachment B, "Planning Commission Approved Findings of Fact and Conclusions of Law") and Commission Minutes (Attachment C, "Planning Commission Minutes"), reflecting its holdings from the public hearing.

IV. General Plan Amendment Approval Criteria

Table 2 analyzes all three (3) proposed General Plan Amendment according to approval criteria as set forth in the Santa Fe City Code, 14-3.2 "Amendments to the General Plan" for Case #2024-7879, Case #2024-8852, and Case #2024-8854.

Table 1 General Plan Amendment Approval Criteria Analysis

General Plan Amendment Criterion 1 [14-3.2(E)(1)(a)]: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met: (Yes/No) Yes**

Applicant's Response (General Plan Amendment):

"The requested General Plan Amendment to allow a uniform Land Use Classification of Community Commercial across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals[1] are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan, it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

[Staff has removed three (3) paragraphs here. The Applicant's full response may be found in Attachment E, Applicant's materials]

[1] Staff Commentary: the policies referenced in this response are described in the City of Santa Fe 1999 General Plan, *available at* https://santafenm.gov/land-use/current-planning/long-range-planning/general-plan-1999.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

Growth Projections, Economic Diversification, and Community Development are also addressed within this amendment. The proposed amendment is consistent with the goals and policies of community services outlined in the General Plan, which states the guiding policies for economic development are to: 1) Promote diversification of the Santa Fe economy, 2) Promote increased job opportunities with higher wages for Santa Fe residents, 3) Support services that serve the needs of Santa Fe residents and workers, 4) Develop and maintain an attractive climate for conducting business in Santa Fe, and 5) Promote small businesses.

Santa Fe County's population is projected to reach approximately 156,151 in 2024, reflecting a growth rate of 0.13% over the past year according to the most recent United States Census data. This projected growth highlights the need for adaptive planning and development to accommodate increasing residential and commercial demands.

The Angelou Report[2] further emphasizes the importance of diversifying Santa Fe's economic base to ensure sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

The proposed amendment enables the land to support these economic development policies by allowing for a greater variety of developments, which would better meet the needs of different ages, incomes, and family sizes. Additionally, it is strategically designed to create space for diverse industries to expand and prosper, encouraging the creation of community hubs that attract investment and generate high-quality employment opportunities. This supports Santa Fe's growth projections and the targeted diversification of its economic base, facilitating development that enhances the economic landscape and community well-being."

Staff Response (General Plan Amendment): Staff finds that the General Plan Amendments meet Criterion 1.

Staff agrees with the Applicant's response. The General Plan Amendments for the Tracts align with Santa Fe's growth and economic development strategies. The Applicant cites two (2) strategic documents that are reliable sources for understanding Santa Fe's future growth: the Angelou Plan ("Cultivating Santa Fe's Future Economy Economic Development Strategy, April 2004, by Angelou

[2] The "Angelou Plan" (referred to by the Applicant as the "Angelou Report") is a 2004 economic report from Angelou Economics. The Angelou Plan proposes a roadmap for Santa Fe's future economic development efforts based on economic analysis and community input. The Angelou Plan is included as Attachment C, "Economic Strategy".

Economics) and the 2008 Economic Development Strategy (included here as Attachment C, "Economic Strategy"). The General Plan Amendments are likely to allow for the type of neighborhood and community planning that are encouraged in the 1999 General Plan (*see* General Plan Themes, I-5). Specifically, the General Plan Amendments will allow for development designed to serve the immediate community, which helps reduce car-dependence and encourages community-oriented development (*see* General Plan Themes, I-13). Staff agrees that the Applicant's requested General Plan Amendments are consistent with projected growth patterns as described in both the Angelou Plan and the 2008 Economic Development Strategy.

General Plan Amendment Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;	**Criterion Met: (Yes/No)** **Yes**

Applicant's Response: *"This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application).*

Las Soleras Master Plan Tracts 19 – 26 are immediately adjacent to Community Commercial Tracts to the East. In addition, Tracts 22 and 25 are already designated Community Commercial. More Community Commercial along with Regional Commercial Land Use designations can be found a short distance to the West between I-25 and Beckner Road and then again North of Beckner Road just West of the Presbyterian hospital tract.

In fact, it could be observed that the existing land use classifications for Tracts 19 and 20 currently designated as Transitional Mixed Use and Business Park are the designations not consistent with the adjacent General Plan classifications which are a majority Community Commercial and Office.

The infrastructure serving Las Soleras is relatively new and it is also designed to accommodate the build out of the Master Plan including expansion of roads, trails and utilities as vacant Tracts are developed."

Staff Response: Staff agrees that Criterion 2 is met.

Staff agrees with the Applicant's response. The 1999 General Plan Policy Overlay designates the land at issue as an "infill area" (*see* 1999 General Plan, Chapter 3, "Land Use", p. 4). Guiding Policy 3-G-3 provides that "[t]here shall be infill development at densities that support the construction of affordable housing and a designated mix of land uses that provide an adequate balance of service retail and employment opportunities to address residential growth throughout the Urban Area".

1999 General Plan Guiding Policy 3-G-2 encourages mixed commercial/residential development throughout the City "[t]here shall be a mix of uses and housing types in all parts of the city." Additionally, much of the land near the Project site, along Cerrillos Road and I-25, is already

designated Community Commercial by the Future Land Use Map[3]. The General Plan Amendments will uniformly classify Las Soleras Master Plan Tracts 19 – 26 as Community Commercial, which will allow for development throughout the Project site that is consistent with the General Plan goal of encouraging mixed uses in all parts of the City.

General Plan Amendment Criterion 3 [14-3.2(E)(1)(c)]: the amendment does not: **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met: (Yes/No)** **Yes**

Applicant Response (General Plan Amendment):

***"(i) Response**:*

"With the exception of the Transitional Mixed Use and Business Park Classifications of Tracts 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

"(ii) Response:

The site and Tracts in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(iii) Response:

As noted above, the Community Commercial land use classification is consistent with land use designations and patterns already assigned to adjacent Tracts within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Tracts 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services."

Staff Response (General Plan Amendment): Criterion 3 is met.

The Applicant's response does not contain enough detail to fully address all subsections of this criterial. However, based on Staff's own investigation, which included review of the applicant's submittals, and all other material included in the attachments to this Report, Staff is able to conclude that the Amendment does not allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area, does not affect an area of less than two acres, and does not benefit one or a few landowners at the expense of the surrounding landowners or the general public.

[3] See City of Santa Fe Future Land Use Map, *available at* https://santafenm.gov/FutureLandUse.pdf (12/30/2024).

General Plan Amendment Criterion 4 [14-3.2(E)(1)(d)]: an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met: (Yes/No) N/A**
Applicant's Response: *"The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos."* **Staff Response:** Criterion 14-3.2(E)(1)(c) is met, and therefore no further justification is needed at this time.	
General Plan Amendment Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans; **Staff Response:** There are no extraterritorial zoning ordinances or extraterritorial plans that affect the Property.	**Not Applicable**
General Plan Amendment Criterion 6 [14-3.2(E)(1)(f)]: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;	**Criterion Met: (Yes/No) Yes**
Applicant's Response: *"A consistent land use designation of Community Commercial for Tracts 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.* *In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan."* **Staff Response:** Staff finds that Criterion 6[14-3.2(E)(1)(f)] is met. Staff agrees with the applicant's response, in that a Community Commercial designation across the entire Project site would provide an opportunity for growth that is consistent with 1999 General Plan Guiding Policy 3-G-2 ("[t]here shall be a mix of uses and housing types in all parts of the city") and allow development that, aligns well with the adjacent land uses. The Amendment promotes more coordinated and harmonious development of the Las Solares Master Plan within Santa Fe area, consistent with past discussions under Criteria 1, 2, and 4. Furthermore, the potential for increased job opportunities and additional retail and food services directly supports the economic and social prosperity of the neighborhood.	

General Plan Amendment Criterion 7 [14-3.2(E)(1)(g)]: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	Criterion Met: (Yes/No) YES
Applicant's Response: *"Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed."* **Staff Response:** Staff agrees with the Applicant's response. The General Plan Amendments are consistent with multiple City policies that support the proposed change. The General Plan Amendments do not conflict with any existing city ordinances or regulations. Additionally, the Project meets all applicable Code criteria. The General Plan Amendments foster a harmonious development strategy, promote general welfare, and correspond with adjacent land uses and broader city policies, ensuring there are no conflicts with existing regulations. Staff finds that Criterion 7[14-3.2(E)(1)(g)] is met.	
General Plan Amendment Criterion 8 [14-3.2(E)(2)] Additional Criteria for Amendments to Land Use Policies **In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:** **(a) the growth and economic projections contained within the general plan are erroneous or have changed;** **(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or** **(c) conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.**	**Not Applicable**
Staff Response: The Applicant is not required to document compliance with Criterion 8, since the application does not amend land use policies.	

V. APPROVAL CRITERIA – MASTER PLAN AMENDMENT

Table 2 provides the Applicant's responses and staff's analysis of the Master Plan approval criteria, 14-3.9 "Master Plan", for Case #2024-7899 Las Soleras Master Plan Amendment.

According to City Code Section 14-3.9 (B)(3), "[f]inal actions by the governing body… concerning rezonings… shall include a specific finding or determination that the action complies with all applicable provisions of the master plan." Consequently, it is Staff's recommendation that the Governing Body consider the Master Plan Amendment before considering the Applicant's proposed Rezonings.

Staff recommends *conditional approval* of the Master Plan Amendment, effective upon approval of the relevant rezonings and an additional condition. As further discussed in the Planning Commission Staff Report, Staff finds that the Master Plan Amendment meets the criteria for approval, subject to a condition that the Master Plan Amendment include a "Master Sign Plan" that comprehensively addresses the design, placement, and specifications of all signs within the project area that are compatible with the historic and rural character and visual openness of the Historic Route 66 (I-25) corridor and acknowledge the significance of development of the project along the primary entrance into Santa Fe. (*See* Attachment A, p. 4). Staff proposes that the Applicant must complete this condition prior to recording the Master Plan Amendment.

Table 2 Master Plan Amendment Approval Criteria Analysis

Criterion 1 (14-3.9(D)(1)(a)): the master plan is consistent with the general plan;	**Criterion Met: (Yes/No) YES**
Applicant's Response (Master Plan): *The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan Tracts 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals.* *Specifically, the following General Plan policy goals are supported:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.* *Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.* *Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and* *Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.* *Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and* *Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.* *Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and* *Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and* *Policy 9-2-G-5: Promote small business.* *The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the*	

local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial.

Staff Response (Master Plan): Staff finds that the Master Plan meets Criterion 1 is met.

Staff agrees that the Master Plan Amendment is consistent with the proposed General Plan Amendments. The Master Plan Amendment still maintains the potential for a diverse range of uses as allowed within the C-2 District and allows for neighborhood-focused development as described in the policies referenced in the Applicant's response, above.

Criterion 2 (14-3.9(D)(1)(b)): the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (Master Plan):
"This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Tracts 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across Tracts 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Staff Response (Master Plan): Staff finds that Criterion 2 is met.

Staff agrees with the Applicant's response. The Master Plan Amendment is consistent with the Rezonings proposed for the area. . The variety of C-2 uses, ranging from residential to light industrial, are consistent with the Las Soleras Master Plan's original scheme to foster a mix of uses, by allowing for a more cohesive, neighborhood-focused development scheme across the Project site than Mixed Use, BIP, and C1, which restrict certain types of development to certain parts of Project site. . .

Criterion 3 (14-3.9(D)(1)(c)): development of the master plan area will contribute to the coordinated and efficient development of the community;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):
"This Master Plan amendment will significantly enhance the site's ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of Tracts 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System."

Staff Response (Master Plan): Criterion 3 is met.

Staff agrees with the applicant's response. The Master Plan Amendment provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such as full-service dining throughout the entire Project site, and more, which would not be allowed with the current combination of zoning restrictions. This approach addresses the evolving needs of the surrounding neighborhood. The diverse mix of uses is likely to stimulate local economic growth.

Criterion 4 (14-3.9(D)(1)(d)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development:	**Criterion Met: (Yes/No) YES**

Applicant Response (Master Plan):

"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Master Plan): Staff finds that Criterion 4 is met.

Staff generally agrees with the Applicant's response regarding the minimal impact of the Master Plan Amendment on utility systems and the adequacy of existing infrastructure to support the proposed changes. Although the Applicant's "Conceptual Test Fit" land plan, included in the application, evaluates the amendment's impact on area traffic, water, and sewer utilities, the Applicant's test is not an actionable item on the agenda and cannot be used to establish compliance with the criteria.

While the Traffic Division agrees with the Applicant's Traffic Analysis, the Traffic Division has raised certain points for consideration regarding future phases of the project (*See* Attachment B, Development Review Team (DRT) Comments):
1. Per the original approved Master Plan note 46A, Beckner Road must be constructed as a four-lane major arterial in accordance with Chapter 14 of the City Code, unless otherwise approved by the City of Santa Fe Public Works Department, consistent with an approved or amended Traffic Impact Analysis.
2. The updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road, as stipulated in the original Master Plan.

Additionally, Fire Preventions comments have outlined necessary precautions and requirements for future development:
1. A comprehensive assessment of fire service capacity and requirements should be conducted for all substantial new master plan developments.
2. Before construction begins, the water division and fire department must approve all infrastructure, including hydrants and water lines.
3. An all-weather access road capable of supporting a 75,000-pound fire apparatus must be provided before any combustible materials are brought onto the site.

The Water Division did not "have any concerns at this time from a water engineering standpoint", however, it noted that "the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project." *See* Attachment B, DRT Comments.

The Wastewater Division has "determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development." *See* Attachment B, DRT Comments.

The Parks Division raised no concerns for the project. *See* Attachment B, DRT Comments.

VI. Rezoning Approval Criteria

SFCC 1987, Sec. 14-3.5(C) requires the Governing Body to consider approval criteria for all rezoning proposals, and make complete findings of fact with respect to each criterion "sufficient to show that these criteria have been met", before the Governing Body approves a rezoning. Table 3, below, contains analysis of the three (3) Rezoning requests for Case #2024-7900, Case #2024-8853, and Case #2024-8855.

Table 3 Rezoning Las Soleras Master Plan Tracts 19, 20, 21, 23, 24 and 26

Rezoning Criterion 1 (14-3.5(C)(1)(a)) one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met: (Yes/No)** **YES**
Applicant's Response (Rezoning from C-1, MU, and BIP to C-2): *(i) "Not applicable"* *(ii) "As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within Tracts 19 -26. This loop road realignment has left the lot configurations of Tracts 19 – 26 contrary to efficient development.* *Las Soleras Tracts 19-26 have been referenced collectively as triggers for various infrastructure development – most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for Tracts 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative impact on Master Plan Tracts 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue."* *(iii) "As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.*	

Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road. The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response: Criterion 1 is met.

Staff agrees that a different use category (here, Community Commercial/ C2) is more advantageous to the community as articulated in the General Plan policy sections cited in the Applicant's response. The Rezonings support a variety of uses, enhance walkability, and promote economic self-sufficiency within the master planned area by balancing residential and commercial development opportunities, which provides opportunities for shopping and employment in the immediate area. The Rezonings are designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs.

Rezoning Criterion 2 (14-3.5(C)(1)(b)): all the rezoning requirements of Chapter 14 have been met;	**Criterion Met: (Yes/No) YES**

Applicant's Response:
"Yes, all zoning requirements of Chapter 14 have been met."

Staff Response: Staff agrees with the Applicant's response, above. The Rezonings meet all applicable Chapter 14 requirements. The proposed Rezonings therefore meets Criterion 2.

Rezoning Criterion 3 (14-3.5(C)(1)(c)): the rezoning is consistent with the applicable policies of the general plan, including the future land use map;	**Criterion Met: (Yes/No) Yes**

Applicant's Response (Rezoning):
As previously noted and in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

This rezoning request will be consistent with the General Plan upon approval of the companion General Plan Amendment application.

Staff Response (Rezoning): Staff finds that Criterion 3 is met.

Staff agrees with the Applicant's response that rezoning the Tracts to a uniform Community Commercial C-2 district across aligns with the City of Santa Fe's General Plan as proposed to be amended, and economic development goals. The proposal matches City policies on diverse land uses, reduced auto dependence, and balanced growth, supporting the Future Land use Map, which designates the area Community Commercial.

Rezoning Criterion 4 (14-3.5(C)(1)(d)): the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):

"The total acreage under consideration is 57.63, which is in conformance with the criteria set forth in the City Code. Once again, the rezoning application is consistent with the General Plans Goals for Growth Management."

Staff Response (Rezoning from R-3 to C-2): Staff finds that Criterion 4 is met.

For City policy regarding the amount of land sufficient to meet Rezoning Criterion 4, Staff looks to City Code General Plan Amendment Criteria, Section 14-3.2(E)(1)(c), which requires in part that an amendment does not "affect an area of less than two acres, except when adjusting boundaries between districts."

Based on this requirement, Staff concludes that the amount of land proposed for rezoning will not create a pocket of inconsistent development and is sufficient to help meet the City's land use goals of creating neighborhood-focused communities that include opportunities for both residential and commercial development.

Rezoning Criterion 5 (14-3.5(C)(1)(e)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met: (Yes/No) YES**

Applicant's Response:

"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response: Staff finds that Criterion 5 is met.

Staff agrees with the Applicant's response the "subject property can be served by existing roadways and public water and sewer infrastructure."

Staff agrees with the Applicant's response that the existing infrastructure is adequate for the proposed development. However, the "Conceptual Test Fit" that the Applicant referenced is not from the City Code and is not a test that the City uses to evaluate projects. Additionally, DRT evaluations have outlined necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development, which will be reviewed at the permitting or development plan stage.

Rezoning Criterion 6 (14-3.5(C)(2)): Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts; or** **(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met: (Yes/No)** **Yes**

Applicant's Response:

14-3.5(C)(2)(a):

"With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

14-3.5(C)(2)(b):

"The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement."

14-3.5(C)(2)(c):

"As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las

Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services."

Staff Response: Staff finds that Criterion 6 [14- (14-3.5(C)(2)] is met.

The Rezonings are consistent with applicable 1999 General Plan policies referenced in detail in the analysis of the previous criteria. The Rezonings are anticipated to bring broader economic benefits, such as increased employment, higher property and sales tax revenues, and expanded services, all of which would serve the general public interest.

VII. CONCLUSION

The Applicant has complied with all application process requirements of Santa Fe City Code 1987, Chapter 14 as follows:

a) The Applicant complied with the following steps required by the Santa Fe City Code:
   1) Pursuant to 14-3.1(E) "Pre-application", the Applicant conducted a pre-application on September 28, 2023.
   2) Pursuant to 14-3.1(F) "Early Neighborhood Notification" (ENN) the Applicant conducted one ENN on November 14, 2023.
   3) The Applicant has addressed the Master Plan Approval Criteria per Section 14-3.9(D)(1) *"Necessary Findings."*
   4) The Applicant has addressed the General Plan Amendment Approval Criteria per Section 14.3-9(E)(1) *"Criteria for All Amendments to the General Plan."*
   5) The Applicant has addressed the Rezoning Approval Criteria per Section 14-3.5(C) *"Approval Criteria."*

Staff and the DRT have analyzed the Project and found that it meets all applicable Code criteria. The Land Use Department recommends APPROVAL of the Project, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A."

VIII. ATTACHMENTS

A. Planning Commission Staff Report
B. DRT Comments
C. Economic Strategy
D. Maps and Images
E. Applicant's Materials
F. Planning Commission Approved Findings of Fact and Conclusions of Law (all case numbers)

G. Planning Commission Minutes

A Resolution Amending the Las Soleras Master Plan land use designations for Tracts 19, 20, 21, 23, 24 and 26 from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) to from 90 feet to 45 feet.

A Resolution Amending the General Plan Future Land Use Map designation from Commercial Office Use to Community Commercial, with Legal Description.

Bill 2025-01, Changing the Official Zoning Map from C-1 (General Office) to C-2 (General Commercial), with Legal Description.

A Resolution Amending the General Plan Future Land Use Map from Transitional Mixed Use to Community Commercial, with Legal Description.

Bill 2025-02 Changing the Official Zoning Map from MU (Mixed Use) to C-2 (General Commercial), with Legal Description.

A Resolution Amending the General Plan Future Land Use designation from Commercial Business Use to Community Commercial, with Legal Description.

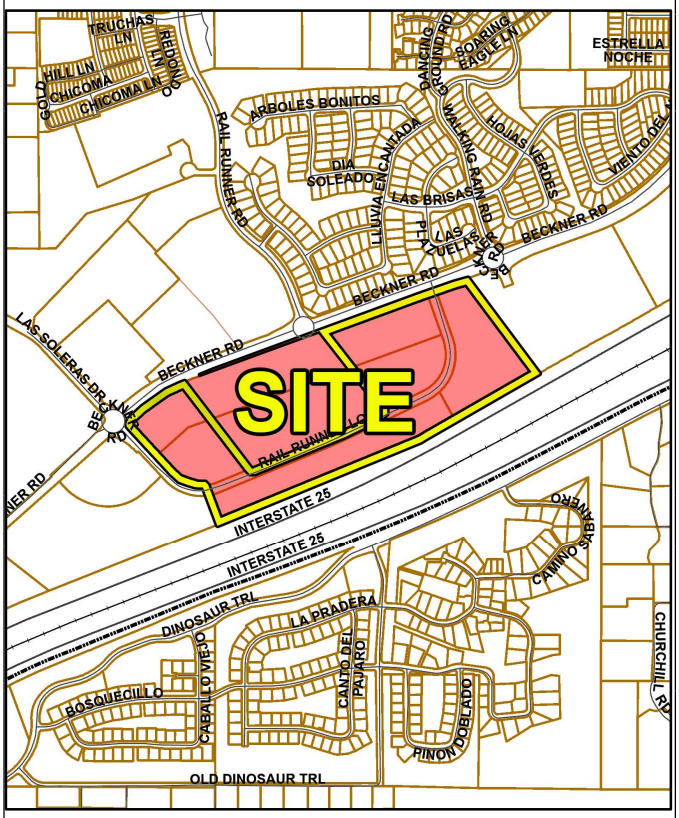
Bill 2025-03 Changing the Official Zoning Map from BIP (Business Industrial Park) to C-2 (General Commercial), with Legal Description

ATTACHMENT A

CITY OF SANTA FE

Planning and Land Use Department
Planning Commission Staff Report

Case Nos:	2024-(7899)(898)(7900)(8852)(8853)(8854)(8855)
Hearing Date:	September 5, 2024
Applicant:	Beckner Road Partnership, LLC
Request:	Master Plan Amendment, General Plan Amendments & Rezonings
Location:	The property is located SE of the Las Soleras/Beckner Rd roundabout & South of the Rail Runner Rd/Beckner Rd roundabout, & on the South side of Beckner Rd, being Tracts 19-26, within the Las Solares Master Plan.
Case Mgr.:	Daniel A. Esquibel
Existing Zoning:	C-1 (General Office), MU (Mixed Use), and BIP (Business Industrial Park)
Overlay:	Suburban Archaeological Review District
Pre-app. Mtg.:	September 28, 2023
ENN Mtg.:	November 14, 2023



Proposal: The Applicant's project includes 7 applications: an amendment to the Las Soleras Master Plan, 3 General Plan Amendments, (GPA) 3 rezonings (RZ), and a request to reduce the La Rambla Trail easement width from 90 feet to 45 feet. The GPAs change the Future Land Use Map designations from "Transitional Mixed Use, Business Commercial, and Commercial Office" to "Community Commercial". The RZs change the Official City Zoning Map designations from MU, BIP, and C-1, to C-2.

Case #2024-7899. Las Soleras Master Plan Amendment. Orion-West LLC, Agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a Master Plan Amendment to the Las Soleras Master Plan, changing the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet, on a property located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout on the south side of Beckner Rd, encompassing Tracts 19-26 within the Las Soleras Master Plan. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-7898. Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and also that the Planning Commission recommend that the Governing Body approve an additional General Plan Amendment changing the existing General Plan Future Land Use Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from Commercial Office Use to Community Commercial. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case # 2024-7900. Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning. Orion-West LLC, Agent for Beckner Road Partnership, Owner, asks the Planning Commission to recommend that the Governing Body approve a rezoning, changing the Official Zoning Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and that the Planning Commission also recommend the Governing Body to change the existing Official Zoning Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) Use to C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8852. Las Soleras Master Plan Tract 19 General Plan Amendment. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use designation for approximately 9.11 acres from Transitional Mixed Use to Community Commercial, for a property, described as Tract 19 on the Las Soleras Master Plan located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8853. Las Soleras Master Plan Tract 19 Rezoning. Orion-West LLC, agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 9.11 acres from MU (Mixed Use) Use to C-2 (General Commercial). The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8854. Las Soleras Master Plan Tract 20 General Plan Amendment. Orion-West LLC., agent for

Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use designation for approximately 10.70 acres from Commercial Business Use to Community Commercial, on a property described as Tract 20 on the Las Soleras Master Plan, and located south of the Rail Runner Loop. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8855. Las Soleras Master Plan Tract 20 Rezoning. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, ask the Planning Commission to recommend the Governing Body approve a rezoning changing the existing Official Zoning Land Use Map designation for approximately 10.70 acres from BIP (Business Industrial Park) to C-2 (General Commercial) on a property described as Tract 20 on the Las Soleras Master Plan, and located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** of the following cases, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A":

1. Case #2024-7899: Las Soleras Master Plan Amendment allowing General Plan Amendments and Rezonings for Las Soleras Tracts 21, 23, 24, and 26,
2. Case #2024-7898: Las Soleras Tracts 21, 23, 24, and 26 General Plan Amendment,
3. Case #2024-7900: Las Soleras Tracts 21, 23, 24, and 26 Rezoning,
4. Case #2024-8852: Tract 19 General Plan Amendment,
5. Case #2024-8853: Las Soleras Tract 19 Rezoning,
6. Case #2024-8854: Las Soleras Tract 20 General Plan Amendment, and
7. Case #2024-8855: Las Soleras Tract 20 Rezoning

Seven motions are required for these Cases:

1. Recommend the Governing Body approve or deny Case #2024-7899: Las Soleras Master Plan Amendment allowing General Plan Amendments and Rezonings for Las Soleras Tracts 21, 23, 24, and 26,
2. Recommend the Governing Body approve or deny Case #2024-7898: Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment, subject to the Master Plan conditions listed in Section II, Table 1 *"Master Plan Conditions"*, and Master Plan Technical Corrections listed in attachment "*A*",
3. Recommend the Governing Body approve or deny Case #2024-7900: Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning,
4. Recommend the Governing Body approve or deny Case #2024-8852: Tract 19 General Plan Amendment
5. Recommend the Governing Body approve or deny Case #2024-8853: Las Soleras Master Plan Tract 19 Rezoning,
6. Recommend the Governing Body approve or deny Case #2024-8854: Las Soleras Master Plan Tract 20 General Plan Amendment, and
7. Recommend the Governing Body approve or deny Case #2024-8855: Las Soleras Master Plan Tract 20 Rezoning

II. Master Plan Conditions

Table 1 Master Plan Conditions

#	Condition of approval	Dept/Division	Completed By:
1	The Applicant shall submit a Master Sign Plan to be included with the Master Plan amendment as a permanent component of future development of the Project. This Master Sign Plan must comprehensively address the design, placement, and specifications of all signs within the project area to ensure compatibility with the historic and rural character and visual openness of the Historic Route 66 (I-25) corridor and acknowledge the significance of development of the project along the primary entrance into Santa Fe. This requirement shall apply to the entire project area, irrespective of any future subdivision or ownership change, and must be adhered to by all current and subsequent owners or developers.	Land Use/ Current Planning Division	Prior to recording the Master Plan

III. EXECUTIVE SUMMARY

The Governing Body approved the Las Soleras Master Plan (Master Plan) on February 11, 2009, encompassing approximately 539 acres with a mix of uses including low, medium and high-density residential; community and regional commercial; business industrial park; mixed-use; institutional uses; office and open space. The original master plan concept proposed a walkable mixed-use neighborhood focused on an anticipated Rail Runner transit stop. The mix of uses was intended to approximate the citywide balance of residential and nonresidential uses, set among extensive open spaces.

Since adoption in 2009, there have been 4 amendments to the Las Solares Master Plan:

A. September 9, 2015
   i. Realignment of roads, reconfiguration of open space and trail, reconfiguration and reduction of park land and the reconfiguration of land tracts.
B. September 24, 2016
   i. Establish alternative height and setback standards for the R-6 and R-12 residentially zoned districts of Las Soleras for Estancias de Las Soleras and Ross's Peak.
C. September 12, 2018

i. Rezoning from MU (Mixed Use) to R-21 (Residential-twenty-one dwelling units per acre) and a reduction in the 90-foot utility, access, and trail corridor to 45 feet (La Rambla).

ii. Amending Las Soleras Master Plan condition related to dust control

D. October 31, 2019

i. Rezoning from R-6 to R-10 for Las Solares Tract 13

IV. COMPARISON MAPS OF ZONING AND THE FUTURE LAND USE MAP

Figure 1 depicts a comparison between the 2010 Future Land Use Map (left), illustrating the land uses at the time of adoption of the Master Plan and Annexation into the City, and the current 2024 Future Land Use Map designations (right). The primary differences being within the project area where 4 lots (lots 21,23,24 and 26) were annexed in as Community Commercial (red) and are now designated as commercial office (light purple). There has also been an expansion of residential low density (yellow) and residential high density (goldenrod) and a reduction in Transitional Mixed Use (mauve) north of Beckner Road.

Figure 1 2010 / 2024 Future Land Use Map Comparison

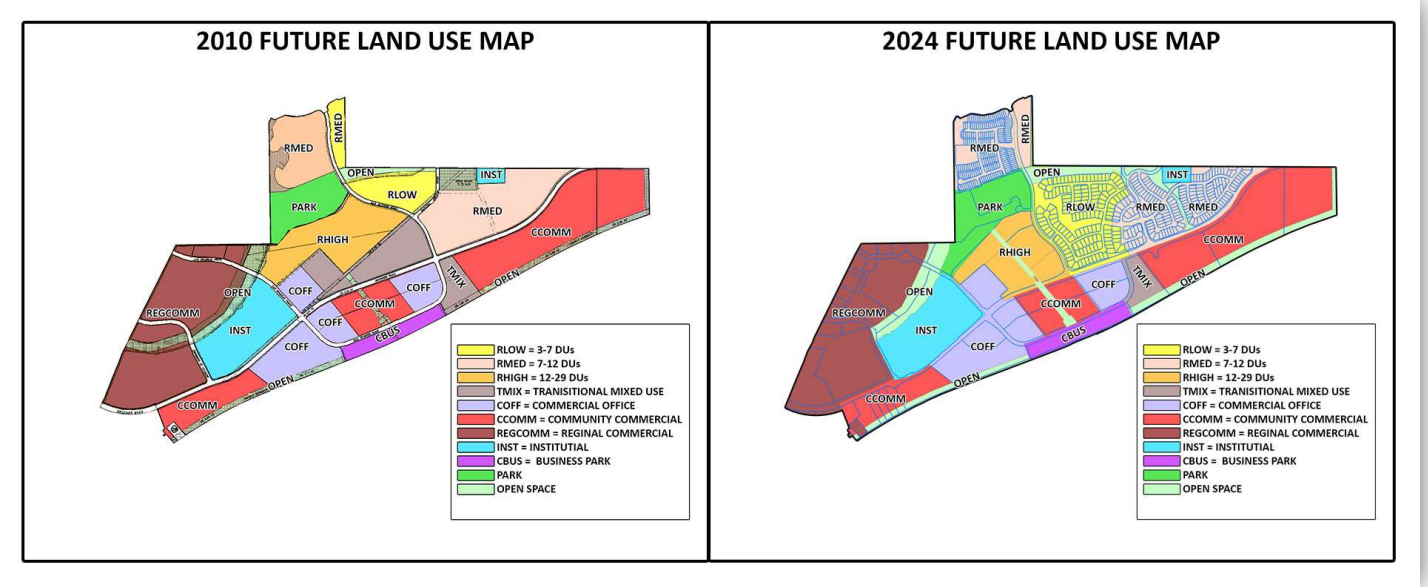
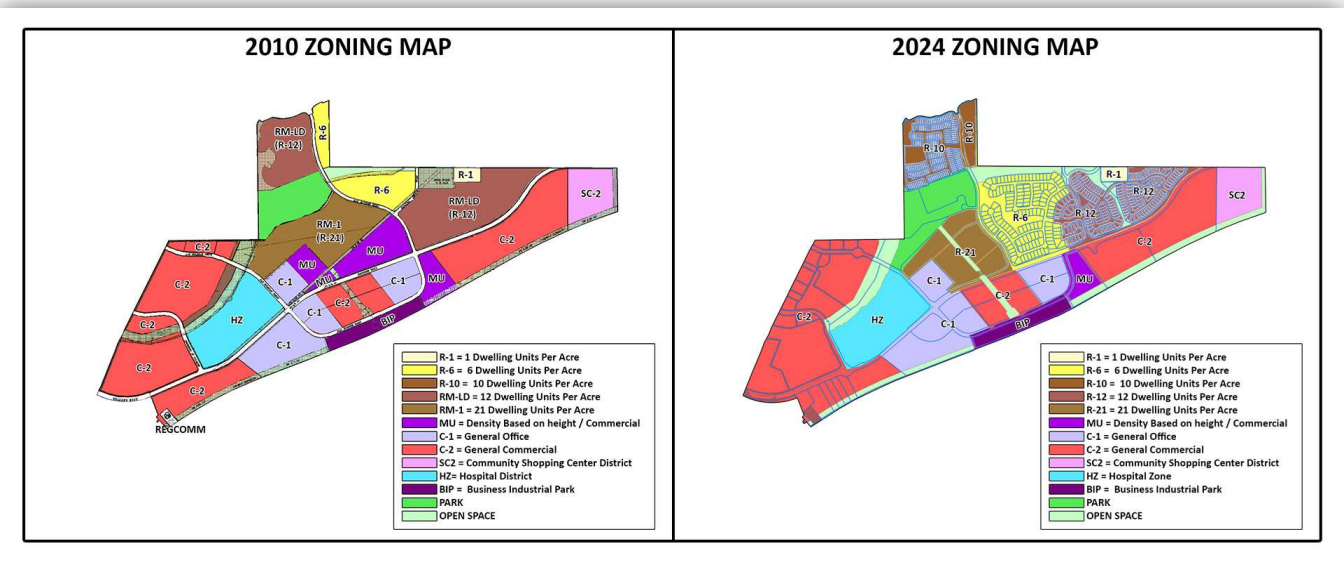


Figure 2 depicts a comparison between the 2010 Zoning Map established at annexation and the 2024 Zoning Map. The primary difference being a reduction in Mixed Use zoning (purple) in favor of more residential uses north of Beckner Road.

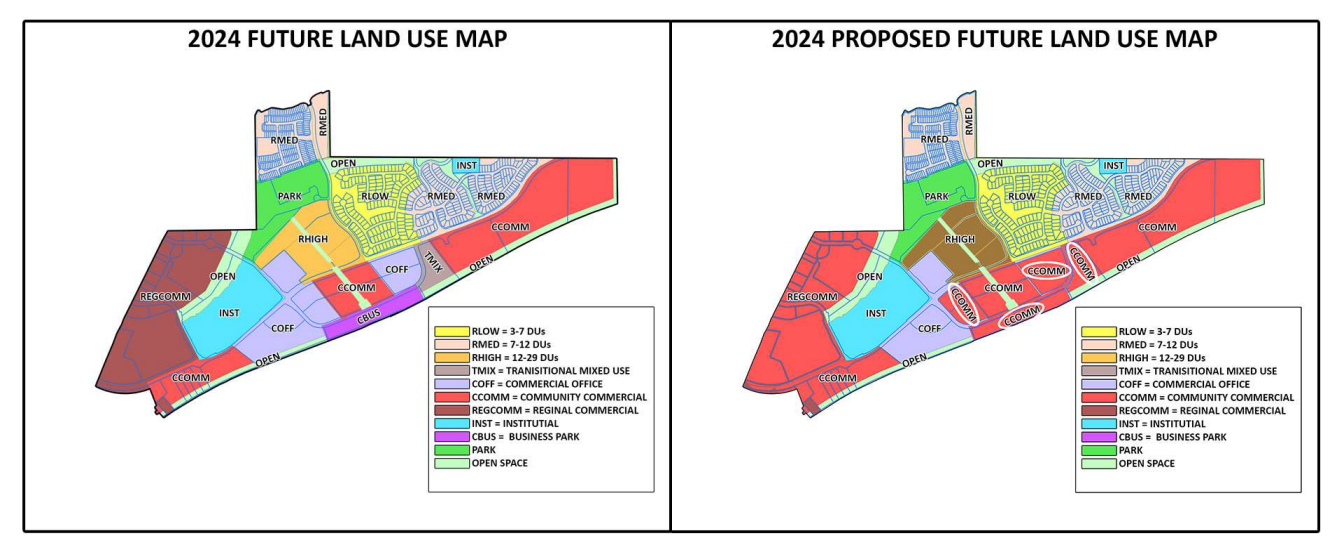
Figure 2 2010 Master Plan Zoning and 2024 Zoning Map Comparison



The Applicant's Proposed Changes

Figure 3 compares the existing 2024 Future Land Use Map and the applicant's proposed changes, from Commercial office (light purple), Business Park (dark purple), and Transitional Mixed Use (mauve) to Community Commercial (red).

Figure 3 2024 Future Land Use Map Comparison



The General Plan describes Community Commercial Office as providing:

> *Sites for retail shopping areas, focus on a plaza, containing a wide variety of businesses, including retail stores; eating and drinking establishments; commercial recreation; service stations; automobile sales and repair services; financial, business, and personal services; and educational and social services.*

The General Plan describes Business Park as:

> *Business Parks shall provide areas appropriate for moderate- to low-intensity industrial and business park uses capable of being located next to commercial and residential areas with minimum buffering. Allowable uses include research and development related uses, light manufacturing, wholesaling, distribution and storage, retailing and small-scale restaurants as a related use only, and offices in a master planned landscaped setting. No raw materials processing or bulk handling would be allowed.*
>
> *The Business Park designation on the Future Land Use Map of the General Plan is intended to encompass the 11, Light Industrial District, and the IP, Industrial Park District, existing zoning categories. It is recommended that both districts be re-examined for allowable uses and appropriate standards. It is further recommended that the IP zoning district be restructured with a stronger emphasis on research and development, offices, and related uses, to be developed in a master planned landscaped setting, and that the district name be modified to Business and Industrial Park in order to reflect these changes.*
>
> *For new development and for rezonings within the Business Park designation, the appropriateness of 1 versus BIP (IP) is determined by the nature of adjacent land uses. Where an area designated Business Park on the Future Land Use map is adjacent to non-residential zoning, an existing non-residential use, or non-residential Future Land Use, then that area may be considered for 11 zoning. Where an area designated Business Park on the Future Land Use map is adjacent to residential zoning, an existing residential use, or residential Future Land Use, then that area may be considered for IP (BIP) zoning.*

The General Plan describes Transition Mixed Use as:

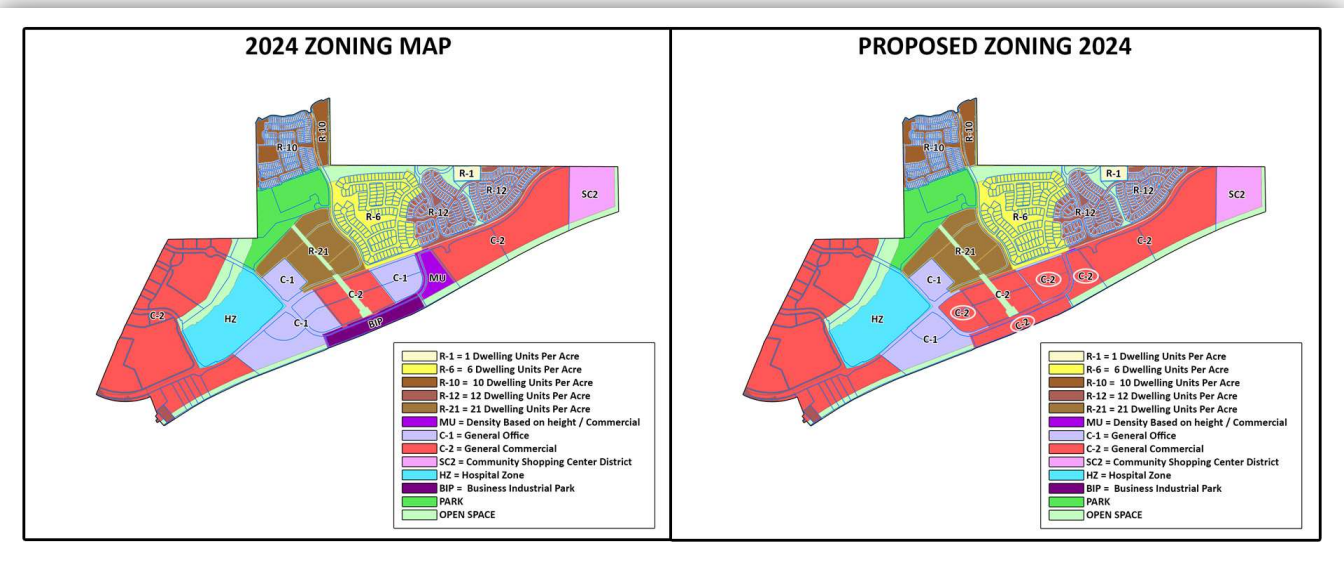
> *…mixed-use development, providing a variety of commercial (specific locations for big box retail), residential, and institutional opportunities.*

The General Plan describes Office as:

> *This classification provides sites for administrative, financial, business, professional, medical, and public offices, and small-scale restaurants (as a related use only) in areas where retail and other community commercial uses are not appropriate*.

Figure 4 compares the Applicant's proposed changes to the City Zoning Map, namely replacing C-1 (General Office), BIP (Business Industrial Park) and MU (Mixed Use) with C2 (General Commercial).

Figure 4 Existing and Proposed Zoning Map Comparison



Zoning Modifications

Table 2 *"Zoning Acreage Change"* depicts acreage changes affected by Master Plan Amendments for Las Solares Master.

Table 2 Zoning Acreage Change

Zoning	2010 Annexation (Acreages+/-)	2024 Current Zoning (Acreages +/-)	Proposed Changes (Acreages+/-)
R-1	3.02	3.02	3.02
R-6	28.96	46.9	46.9
RM-LD (R-10 & R-12)	102.66	81.19	81.19
RM-1 (R-21)	43.69	28.59	28.59
MU	37.49	9.11	0
C-1	50.29	50.45	30.75
C-2	171.5	171.5	~~239.47~~ 211.01
SC-2	20.21	20.21	20.21
HZ	39.03	39.03	39.03
BIP	10.7	10.7	0

Park	21.4	31.1	31.1

Figure 5 Line Graph

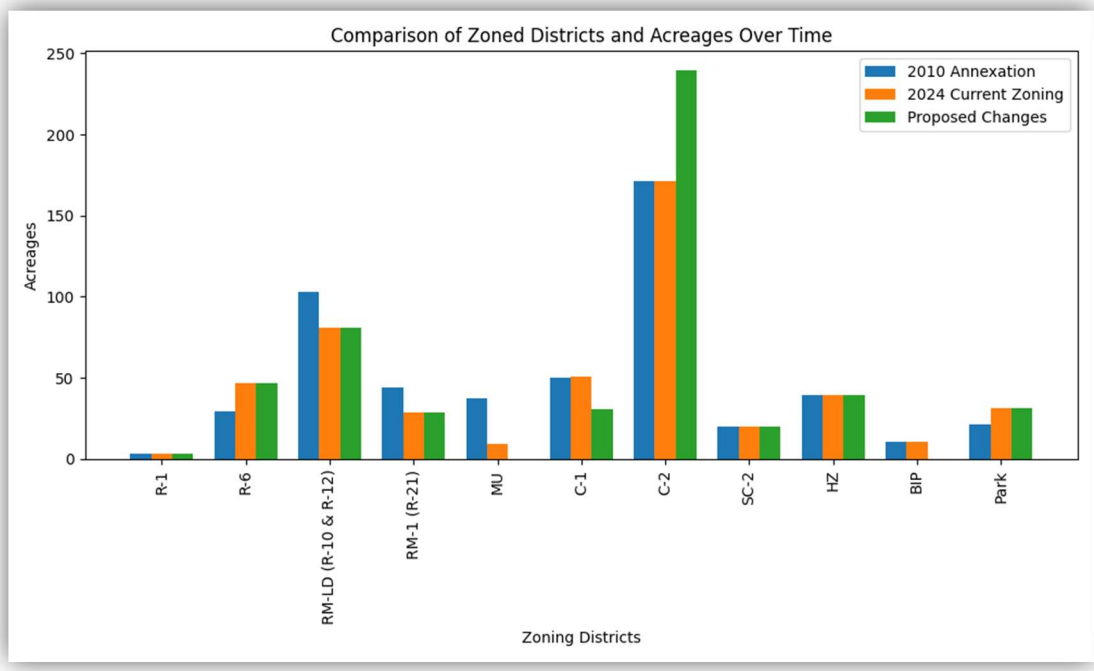


Figure 5, together with Figures 1-4 and Table 2 present an overview of modifications across various zoning categories, from the annexation agreement established in 2010 to the present year, and the applicants requested amendments. Figures 1-5 offer a general view of how acreages within the Master Plan area have changed across different zoning categories over time. The Master Plan amendment proposes modifications to the Master Plan zoning designations for Tracts 19, 21, 23, 24, and 26. The Master Plan amendment eliminates two zoning categories—MU (Mixed Use) from 9.11 acres to 0; and BIP (Business Industrial Park) from 10.7 acres to 0 acres—while reducing the area zoned as C-1 (General Office) from 50.45 acres to 30.75; and increasing those areas zoned as C-2 (General Commercial) from 171.5 acres to 239.47. In addition to the zoning changes, the applicant seeks to reduce the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet.

Relevant Chapter 14 Zoning District purpose statements:

14-4.3(A) C-1 Office and Related Commercial District

The purpose of the C-1 office and related commercial district is to provide areas for government offices; professional and business offices; medical and dental offices or clinics; personal care facilities for the elderly ; and hospitals , laboratories, pharmacies and related complementary businesses that provide sales or service of office equipment, medical and dental supplies and office supplies. This

district serves as a transitional buffer between more intense commercial use districts and residential districts.

14-4.3(B) C-2 General Commercial District

The C-2 general commercial district includes areas along streets carrying large volumes of traffic where commercial uses are appropriate. Regulations are designed to guide future additions or changes so as to discourage extension of existing and formation of future strip commercial development , to preserve the carrying capacity of the streets and to provide for off-street parking and loading.

14-4.3(H) BIP Business and Industrial Park District

1) Purpose

(a) The purpose of the BIP district is to provide locations for the development of jobs in research and development activities and in offices, institutions and limited light industrial settings. The BIP district regulations intend to ensure that district locations may be adjacent to residential and commercial areas with minimum buffering.

(b) It is also the purpose of the BIP district to allow related uses that complement or support the primary employment-based uses to create a functional and pedestrian-friendly development.

2) Rezoning Requirements

(a) Property is eligible for rezoning to BIP if the property is a minimum of four acres in size and all other applicable requirements of Chapter 14 are satisfied.

(b) Rezoning to BIP requires consideration and approval by the planning commission and governing body of a master plan or development plan for the property as provided in Sections 14-3.8 and 14-3.9."

14-4.3(L) MU Mixed-Use District

1) Purpose

It is the purpose of the MU mixed-use district to provide for the creative infill and development of underused and vacant land and buildings in Santa Fe. This zoning category allows office, commercial and residential uses in the same building or on the same property . MU zoning should accomplish the following goals:

(a) control sprawl by creating a more efficient use of land and more opportunities for infill ;

(b) promote affordable housing and economic development by emphasizing a variety of land uses

(c) promote creative and flexible land uses within Santa Fe;

(d) foster alternative means of transportation, including transit, bicycles and walking;

(e) promote infill development and pedestrian-oriented streetscapes in currently underused parking areas and along existing roadway corridors; and

(f) promote shared parking areas in the design and development of mixed-use projects.

(2) Rezoning Requirements

(a) Application for rezoning to MU is not allowed for residentially zoned properties located in historic districts, as shown on the official zoning map.

(b) *Rezoning to MU requires consideration and approval by the planning commission and governing-body of preliminary or final development plans for the property as provided in Section 14-3.8.*

As districts expand, contract, or are eliminated, the urban fabric of the Los Soleras Master Plan area shifts. Expansion of C-2 zones might encourage more robust commercial development but could risk higher traffic and reduced pedestrian safety and less open space. Shrinking or eliminating MU districts could undermine efforts to increase urban density and mixed-use developments, potentially leading to greater vehicle dependence and loss of vibrant, multi-functional urban areas. Changes in BIP zoning could affect the availability of land for high-tech and industrial jobs, impacting local employment landscapes. Conversely, growth in C-1 areas could promote quieter, service-based environments but might limit opportunities for larger commercial ventures. Each adjustment to these zoning districts needs to be considered carefully to balance growth, community needs, and infrastructure capabilities.

The Applicant complied with Subsections 14-3.1(E) *"Pre-Application Conferences,"* 14-3.1(F) "Early Neighborhood Notification Procedures," and 14-3.1(H) *"Notice Requirements."*

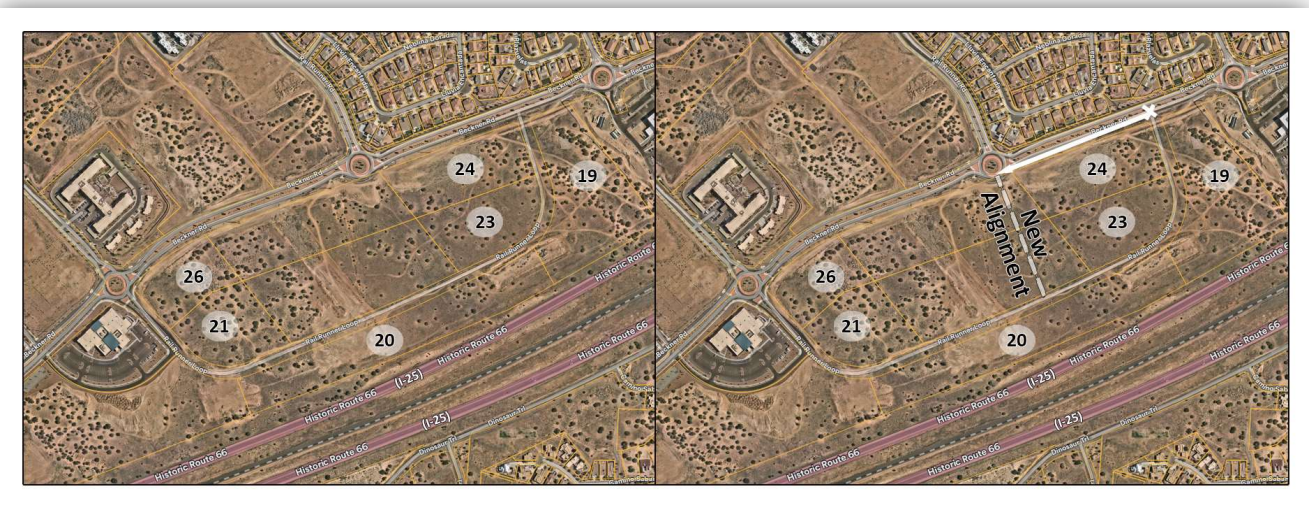
Staff's analysis finds that the Applicant met the approval criteria as outlined in Subsection 14-3.9(D) for Master Plans, Subsection 14-3.2(E) for amendments to the General Plan, and Subsection 14-3.5(C) for the rezoning request across all 7 case requests.

V. PROJECT ANALYSIS

A. Property Information:

Tracts 19, 20, 21, 23, 24, and 26 are vacant tracts of land measuring 9.11, 10.70, 4.70, 7.27, 6.18, and 3.48 acres, respectively, totaling approximately 41.44 acres. Tracts 19-23 are located off Rail Runner Loop. Per the approved Las Soleras Master Plan the Applicant will align Railrunner Loop to with the Railrunner Road Roundabout. Currently, Rail Runner Loop aligns with the Solares Drive/Beckner Road intersection at a roundabout on the west end and lies between the intersections of Rail Runner Road and Walking Rain Road/Beckner Road, each featuring roundabouts, at the east juncture. The eastern intersection will be realigned with the Rail Runner Road and Beckner Road intersection roundabout. Tracts 24 and 26 are located off Beckner Road (Reference Figure 6 *"Tract Location"*).

Figure 6 Tract Location

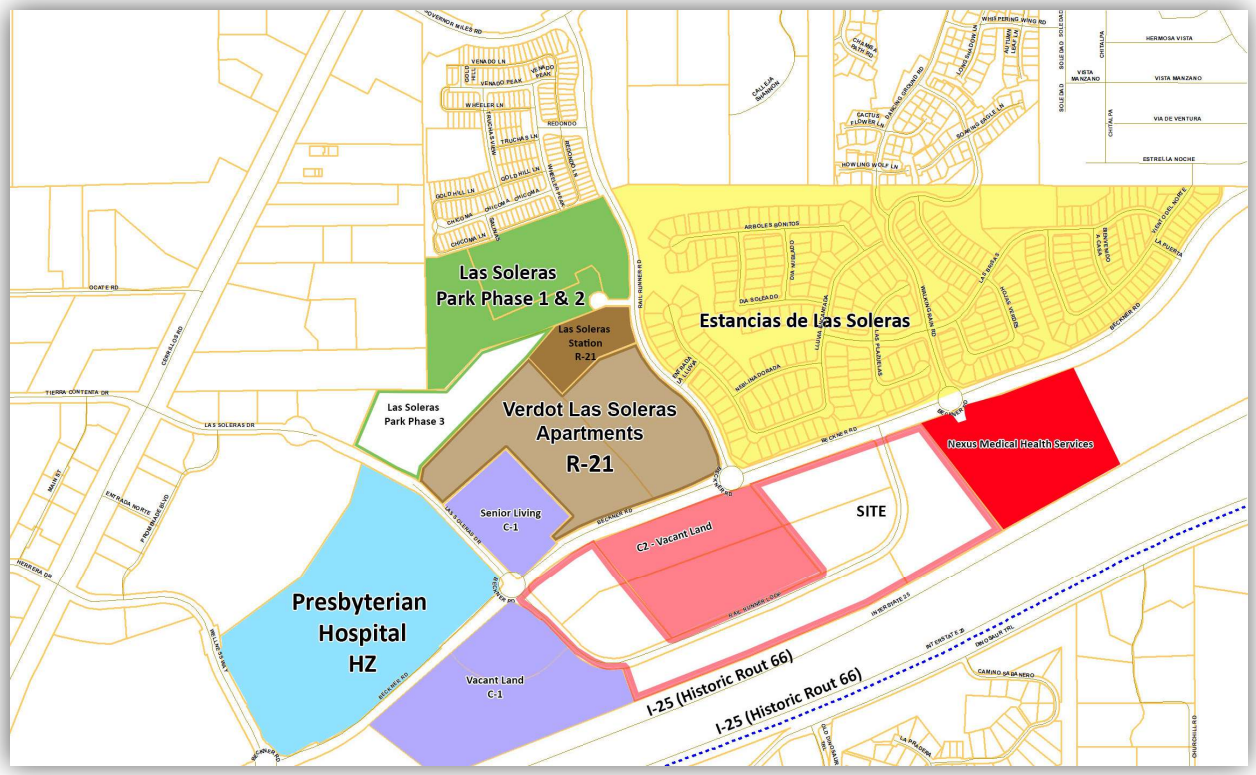


B. Adjacent Uses

Table 3 Nearby Development (Reference Figure 7 "Adjoining Uses")

Direction	Zoning
North	C-1 (General Office) 5011 Las Soleras Dr, R-21 (Residential - 21 dwelling units per acre) Verdot apartments, R-6 (Residential – dwelling units per acre) Estancias De Las Soleras
West	C-1 (General Office) vacant land
East	C-2 (General Commercial) - Nexus Medical Health Services
South	I-25 (Historic Rout 66)

Figure 7 Adjoining Uses



C. La Rambla Trail Easement

In addition to general plan amendments and rezoning requests, the application includes the realignment of Rail Runner Loop. The realignment is required as a condition of the Las Solares Master Plan, and the Applicant is adhearing to the required realignment condition. The applicant also seeks approval to reduce the La Rambla that traverses across Los Solares Tracts 22 and 25,. Tracts 22 and 25 are also currently owned by the applicant and will be integrated into future development, but they are not part of the current application as they are already zoned C2. The Master Plan amendment proposes reducing the La Rambla, originally established in 2010 as 90 feet wide, to 45 feet to align with the Rambla Trail width set by a previous Las Soleras Master Plan Amendment approved in 2019. Additionally, the applicant proposes the flexibility to adjust the location of the larger Plaza open space area anywhere along the Rambla between Beckner Road and Rail Runner Loop Road (Reference Figure 7 *"La Rambla Trail Easement.").*

Figure 8 La Rambla Trail Easement



VI. PROPOSED INFRASTRUCTURE

The City Code requires that proposed infrastructure can accommodate the impacts of the proposed development. "[T]he existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development." SFCC 1987, § 14-3.5(C)(1)(e). The Development Review Team ("DRT") concluded that City resources and infrastructure can accommodate the proposed request. *See* Attachment a, "DRT Comments".

VII. EARLY NEIGHBORHOOD NOTIFICATION MEETING

The Applicant conducted a virtual Early Neighborhood Notification Meeting (ENN) via Zoom on November 14, 2023. No members of the public attended the ENN. The Applicant complied with all notice and other procedural requirements as per City Code Section 14-3.1(F).

VIII. APPROVAL CRITERIA – MASTER PLAN

Section 14-3.9 Necessary Findings: (A) and (D):

Table 4 Master Plan

Criteria 1 (14-3.9(D)(1)(a)): the master plan is consistent with the general plan;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):

"The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan Tracts 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals are supported:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the

Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response (Master Plan):

Staff agrees with the Applicant's response. The proposed Master Plan is consistent with several policy goals of the City of Santa Fe General Plan. Despite the elimination two zoned districts (Mixed Use and Business Industrial Park) originally envisioned in the Las Soleras Master Plan, the Master Plan still maintains the potential for a diverse range of uses as allowed within the C-2 District.

Staff finds that the Master Plan meets Criterion 1 (14-3.9(D)(1)(a).

Criteria 2 (14-3.9(D)(1)(b)): the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Master Plan):

"This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Tracts 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across Tracts 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Staff Response (Master Plan):

Staff agrees with the applicant's response. The amendment aligns with the predominant zoning patterns in the area, which primarily are uses (multifamily and nonresidential) allowed within a C-2 District. The variety of C-2 uses, ranging from residential to light industrial, adheres to the Las Soleras Master Plan's original intent to foster a mix of uses, despite the proposed elimination of both Mixed Use and Business Industrial Park Districts, while also responding to current market demands. The master plan continues to maintain a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan.

Staff finds that the Master Plan meets Criterion 2 (14-3.9(D)(1)(b).

Criteria 3 (14-3.9(D)(1)(c)): development of the master plan area will contribute to the coordinated and efficient development of the community;	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (Master Plan):

"This Master Plan amendment will significantly enhance the site's ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of Tracts 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System."

Staff Response (Master Plan):

Staff agrees with the applicant's response. The amendment to C-2 zoning provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such

as full-service dining and more. This approach addresses the evolving needs of the surrounding neighborhood. The diverse mix of uses is likely to stimulate local economic growth. Moreover, the rezoning of the property will facilitate future development that is expected to trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System, further enhancing the area's coordinated development. The Las Soleras Master Plan originally contained a Rail Runner Stop. However, the Rail Runner stop was canceled during Governor Martinez's Term in office. It is unclear if the Rail Runner Stop will occur at Las Soleras in the Future.

Staff finds that the Master Plan meets Criterion 3 (14-3.9(D)(1)(c)].

Criteria 4 (14-3.9(D)(1)(d)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development:	**Criterion Met: (Yes/No)** **YES**

Applicant Response (Master Plan):
"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Master Plan):
Staff generally agrees with the applicant's response regarding the minimal impact of the proposed amendment on utility systems and the adequacy of existing infrastructure to support the proposed changes. Although the applicant's "Conceptual Test Fit" land plan, included in the application, evaluates the amendment's impact on area traffic, water, and sewer utilities, is not an actionable item on the agenda and cannot be used to establish compliance with the criteria.

While the Traffic Division agrees with the Traffic Analysis provided by the applicant, it has raised certain points for consideration regarding future phases of the project:
1. Per the original approved Master Plan note 46A, Beckner Road must be constructed as a four-lane major arterial in accordance with Chapter 14 of the City Code, unless otherwise approved by the City of Santa Fe Public Works Department, consistent with an approved or amended TIA.
2. The updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road, as stipulated in the original Master Plan.

Additionally, Fire Preventions comments have outlined necessary precautions and requirements for

future development:

1. A comprehensive assessment of fire service capacity and requirements should be conducted for all substantial new master plan developments.
2. Before construction begins, the water division and fire department must approve all infrastructure, including hydrants and water lines.
3. An all-weather access road capable of supporting a 75,000-pound fire apparatus must be provided before any combustible materials are brought onto the site.

The Water Division did not *"have any concerns at this time from a water engineering standpoint. The existing 12" main in Beckner should be able to accommodate the changes being proposed with no issues. For the future developments that come in under the general plan and master plan, the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project."*

The Wastewater Division has *"determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development."*

The Parks Division raised no concerns for the project.

Staff finds that the Master Plan meets Criterion 4 (14-3.9(D)(1)(d).

IX. General Plan

14-3.2 *"Amendments to the General Plan"* establishes approval criteria for amendments to the General Plan.

Table 5 General Plan Amendment Criteria

Criterion 1 [14-3.2(E)(1)(a)]: consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;	**Criterion Met: (Yes/No) YES**
Applicant's Response (General Plan Amendment): *"The requested General Plan Amendment to allow a uniform Land Use Classification of Community Commercial across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:* *Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.* *Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.* *Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and* *Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*	

Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

Growth Projections, Economic Diversification, and Community Development are also addressed within this amendment. The proposed amendment is consistent with the goals and policies of community services outlined in the General Plan, which states the guiding policies for economic development are to: 1) Promote diversification of the Santa Fe economy, 2) Promote increased job opportunities with higher wages for Santa Fe residents, 3) Support services that serve the needs of Santa Fe residents and workers, 4) Develop and maintain an attractive climate for conducting business in Santa Fe, and 5) Promote small businesses.

Santa Fe County's population is projected to reach approximately 156,151 in 2024, reflecting a growth rate of 0.13% over the past year according to the most recent United States Census data. This projected growth highlights the need for adaptive planning and development to accommodate increasing residential and commercial demands.

The Angelou Report further emphasizes the importance of diversifying Santa Fe's economic base to ensure

sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

The proposed amendment enables the land to support these economic development policies by allowing for a greater variety of developments, which would better meet the needs of different ages, incomes, and family sizes. Additionally, it is strategically designed to create space for diverse industries to expand and prosper, encouraging the creation of community hubs that attract investment and generate high-quality employment opportunities. This supports Santa Fe's growth projections and the targeted diversification of its economic base, facilitating development that enhances the economic landscape and community well-being."

Staff Response (General Plan Amendment):
Staff agrees with the Applicant's response. The proposed amendment for Las Soleras Tracts 19-26 aligns with Santa Fe's growth and economic development strategies. By citing strategic documents like the Angelou Report and the 2008 Economic Development Strategy, the response demonstrates that the amendment supports city policies on economic diversification and infrastructure development. The Applicant's use of demographic data underscores the amendment's relevance to current and future community needs, ensuring it contributes to Santa Fe's long-term prosperity and resilience.

Staff finds that the proposed amendment meets Criterion 1 [14-3.2(E)(1)(a)].

Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;	**Criterion Met: (Yes/No) YES**

Applicant's Response (General Plan Amendment):
"This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application).

Las Soleras Master Plan Tracts 19 – 26 are immediately adjacent to Community Commercial Tracts to the East. In addition, Tracts 22 and 25 are already designated Community Commercial. More Community Commercial along with Regional Commercial Land Use designations can be found a short distance to the West between I-25 and Beckner Road and then again North of Beckner Road just West of the Presbyterian hospital tract.

In fact, it could be observed that the existing land use classifications for Tracts 19 and 20 currently designated as Transitional Mixed Use and Business Park are the designations not consistent with the adjacent General Plan classifications which are a majority Community Commercial and Office.

The infrastructure serving Las Soleras is relatively new and it is also designed to accommodate the build out of the Master Plan including expansion of roads, trails and utilities as vacant Tracts are developed."

Staff Response (General Plan Amendment):
Staff agrees with the applicant's response. The applicant's request is to uniformly classify Las Soleras Master Plan Tracts 19 – 26 as Community Commercial. A Community Commercial classification aligns with the existing land use patterns nearby, where adjacent and nearby Tracts are already designated as Community Commercial. Eliminating the Transitional Mixed Use and Business Park designations for Tracts 19 and 20 resolves inconsistencies with the surrounding areas, streamlining the land use classifications and enhancing urban coherence.

As illustrated in this report (Figures 3 and 4) the Future Land Use Map, Tracts immediately adjacent to the east of Tracts 19 – 26 are already designated as Community Commercial. Additionally, Tracts 22 and 25 within the targeted area are currently classified as Community Commercial. Furthermore, there are areas designated Community and Regional Commercial only a short distance from the subject property to the west between I-25 and Beckner Road and to the north near the Presbyterian hospital.

The fact that Tracts 19 and 20 are currently designated as Transitional Mixed Use and Business Park, respectively, seems inconsistent with the predominantly Community Commercial and Office designations in the vicinity. This suggests that the proposed amendment to Community Commercial could harmonize the land use classifications in this part of the Las Soleras Master Plan area.

Moreover, the infrastructure in place serving Las Soleras—including roads, trails, and utilities has been designed to support the Master Plan as vacant Tracts are developed.

Staff finds that the proposed amendment meets Criterion 2 [14-3.2(E)(1)(b)].

Criterion 3 [14-3.2(E)(1)(c)]: the amendment does not: **(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or** **(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or** **(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public**	**Criterion Met: (Yes/No)** **YES**

Applicant Response (General Plan Amendment):

***"(i) Response**:*

With the exception of the Transitional Mixed Use and Business Park Classifications of Tracts 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

"(ii) Response:

The site and Tracts in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(iii) Response:

As noted above, the Community Commercial land use classification is consistent with land use designations and patterns already assigned to adjacent Tracts within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Tracts 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

Staff Response (General Plan Amendment):

Response to (i):

The applicant's response to item "(i)" of Criterion 3 focuses on reclassifying Tracts 19 and 20 from Transitional Mixed Use and Business Park to Community Commercial, matching the existing nearby uses of Community Commercial and Office. This standardizes land use according to the area's predominant commercial orientation. However, the response lacks specific details on how the changes for additional tracts (21, 23, 24, and 26) fit with their existing land use or if they conflict with the prevailing use and character of their surroundings.

The lack of detailed information on tracts 21, 23, 24, and 26 leaves a gap in determining full compliance with this criterion.

Response to (ii):
Staff agrees with the applicant response to item "(ii)." The Tracts involved in the amendment collectively exceed 2 acres.

Response to (iii):
Staff agrees with the applicant response to item "(iii)." The proposal to classify these Tracts as Community Commercial reflects the existing land use designations of adjacent areas and does not disproportionately benefit a single or small group of landowners at the expense of others. Instead, it is likely to provide broader economic benefits through job creation, enhanced tax revenues, and expanded service offerings, thus serving the general public interest.

Staff did not find sufficient detail within in the Applicant's response to address Criterion 3 [14-3.2(E)(1)(c)]. However, based on Staff's own investigation, which included review of the applicant's submittals, and all other material included in the attachments to this Report, Staff is able to conclude that the proposed amendment does not allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area, does not affect an area of less than two acres, and does not benefit one or a few landowners at the expense of the surrounding landowners or the general public. Therefore, it is Staff's conclusion that the proposed amendment is consistent with Criterion 3.

Criterion 4 [14-3.2(E)(1)(d)]: an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (General Plan Amendment):
"The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos."

Staff Response (General Plan Amendment):
Staff agrees with the Applicant's response. The proposed amendment promotes general welfare by accelerating development in the Las Soleras area, which includes completing the Las Soleras Bridge over Arroyo de Los Chamisos. This infrastructure enhancement directly benefits the public.

Staff agrees with the Applicant's response. The proposed a General Plan Amendment that offers significant public advantages. Specifically, the Applicant highlights that the effective and accelerated development resulting from the amendment will facilitate the completion of critical infrastructure, notably the Las Soleras Bridge crossing Arroyo de Los Chamisos. This critical infrastructure is as a benefit to the general welfare, indicating that the amendment provides substantial public advantages beyond mere compliance, thereby satisfying the conditions set forth in Criterion 4.

Staff finds that the proposed amendment meets Criterion 4 [14-3.2(E)(1)(d)].

Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans;	**Not Applicable**
Criterion 6 [14-3.2(E)(1)(f)]: contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;	**Criterion Met: (Yes/No) YES**

Applicant's Response (General Plan Amendment):
"A consistent land use designation of Community Commercial for Tracts 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.

In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan."

Staff Response (General Plan Amendment): Staff agrees with the applicant's response. The applicant's proposal for a uniform Community Commercial land use designation across Tracts 19-26, combined with the uses allowed under C-2 Zoning, aligns well with the adjacent land uses. This alignment promotes a more coordinated and harmonious development of the Las Solares Master Plan within Santa Fe area, consistent with past discussions under Criteria 1, 2, and 4.

The application outlines several key benefits that contribute to the overall welfare of the community. These include the expansion of the Las Soleras trails system and the construction of the Las Soleras Bridge, which are anticipated to improve local infrastructure and connectivity significantly. Furthermore, the potential for increased job opportunities and additional retail and food services directly supports the economic and social prosperity of the neighborhood.

Staff finds that the Criterion 6[14-3.2(E)(1)(f)] is met.

Criterion 7 [14-3.2(E)(1)(g)]: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	**Criterion Met: (Yes/No) YES**

Applicant's Response (General Plan Amendment):
"Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed."

Staff Response (General Plan Amendment):
Staff agrees with the applicant's response. The applicant has referenced multiple policies that support the proposed change, which is in line with the criteria for a General Plan amendment. This proposed change does not conflict with any existing city ordinances or regulations. The applicant asserts that the development from this amendment will conform to the City of Santa Fe's land use policies and adhere to the conditions outlined in the Las Soleras Master Plan.

The applicant's response aligns with the discussions under Criteria 1, 2, 4, and 6. These criteria collectively highlight that the amendment fosters a harmonious development strategy, promotes general welfare, and corresponds with adjacent land uses and broader city policies, ensuring there are no conflicts with existing

regulations. Staff finds that Criterion 7[14-3.2(E)(1)(g)] is met.	
Criterion 8 [14-3.2(E)(2) Additional Criteria for Amendments to Land Use Policies **In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:** **(a)the growth and economic projections contained within the general plan are erroneous or have changed;(b)no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or(c)conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.**	**Criterion Met: (Yes/No)** **Not Applicable**
The Applicant is not required to document compliance with Criterion 2, since the application does not amend land use policies.	

X. ZONING APPROVAL CRITERIA

Section 14-3.5(A) and (C) SFCC 2001 sets forth approval criteria for rezoning as follows:

(1) The Planning Commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

Table 6 Rezoning from R-3 to C-2

Criteria 1 (14-3.5(C)(1)(a)) one or more of the following conditions exist: **(i) there was a mistake in the original zoning;** **(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or** **(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;**	**Criterion Met: (Yes/No)** **YES**
Applicant's Response (Rezoning): ***Response to Criterion (1)(a)(i):*** *"Not applicable"* ***Response to Criterion (1)(a)(ii):*** *"As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within Tracts 19 -* *26. This loop road realignment has left the lot configurations of Tracts 19 – 26 contrary to efficient development.* *Las Soleras Tracts 19-26 have been referenced collectively as triggers for various infrastructure development –*	

most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for Tracts 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative impact on Master Plan Tracts 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue."

Response to criterion (1)(a)(iii):

"As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.

Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.

Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and

Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.

Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and

Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.

Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and

Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road. The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial."

Staff Response (Rezoning):

(i) The applicant addressed the first criteria "(i)" as "Not Applicable." Staff analysis found that there was no mistake in the original zoning.

(ii) Staff partially agrees with the Applicant's response. The Applicant, along with the information provided in this report, effectively demonstrates a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. However, the response does not provide a detailed justification for the zoning changes across all the mentioned tracts (19-26). This lack of comprehensive detail results in an incomplete response to the criteria.

(iii) Staff agrees with the Applicant's response regarding the rezoning of Tracts 19-26 to a uniform Community Commercial C-2 district, which is in line with Santa Fe's growth and economic development plans. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.

Staff finds that the Criterion 1 [14-3.5(C)(1)(a)] is met.

Criteria 2 (14-3.5(C)(1)(b)): all the rezoning requirements of Chapter 14 have been met;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
"Yes, all zoning requirements of Chapter 14 have been met."

Staff Response (Rezoning): Staff Agrees with the applicant. The application provides all components to address the criteria for a rezoning request. Criterion 2 [14-3.5(C)(1)(b)] is met.

Criteria 3 (14-3.5(C)(1)(c)): the rezoning is consistent with the applicable policies of the general plan, including the future land use map;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
As previously noted and in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.

This rezoning request will be consistent with the General Plan upon approval of the companion General Plan Amendment application.

Staff Response (Rezoning):
Staff agrees with the Applicant's response that the rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 aligns with the City of Santa Fe's General Plan and economic development goals. The proposal matches city policies on diverse land uses, reduced auto dependence, and balanced growth, supporting the future land use map.

Staff finds that Criterion 3 [14-3.5(C)(1)(c)] is met.

Criteria 4 (14-3.5(C)(1)(d)): the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
"The total acreage under consideration is 57.63, which is in conformance with the criteria set forth in the City Code. Once again, the rezoning application is consistent with the General Plans Goals for Growth Management."

Staff Response (Rezoning from R-3 to C-2): Staff agrees with the Applicant's response, the land proposed for rezoning is greater than 2 acres.

Staff finds that Criterion 4 [14-3.5(C)(1)(d)] is met.

Criteria 5 (14-3.5(C)(1)(e)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.	**Criterion Met: (Yes/No) YES**

Applicant's Response (Rezoning):
"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Rezoning):
Staff agrees with the Applicant's response that the existing infrastructure is claimed to be adequate for the proposed development. However, this assertion is primarily based on comments from the Traffic Division, Fire Prevention, Water and Sewer Divisions and Parks Division. It is important to note that the "Conceptual Test Fit" land plan, while included, cannot be used to establish compliance with the criteria since it is not an actionable item on the agenda. Additionally, Development Review Team (DRT) evaluations have outlined necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development.

Staff finds that Criterion 5 [14-3.5(C)(1)(e)] is met.

Criteria 6 (14-3.5(C)(2)): Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to: **(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;** **(b) affect an area of less than two acres, unless adjusting boundaries between districts; or** **(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met: (Yes/No)** **YES**

Applicant's Response (Rezoning):
Response to 14-3.5(C)(2)(a):
"With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects."

Response to 14-3.5(C)(2)(b):
"The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement."

Response to 14-3.5(C)(2)(c):
"As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services."

Staff Response (Rezoning):

Response to 14-3.5(C)(2)(a):

The Applicant's response mainly focuses on Tracts 19 and 20, discussing their current zoning and the proposal to change them to Community Commercial. Although the response mentions that the broader area predominantly features Community Commercial and Office zones, it does not provide detailed information on the land use classifications for each of the other tracts from 19 to 26. Thus, the response does not comprehensively address all the tracts involved in the rezoning proposal.

Response to 14-3.5(C)(2)(b):

Staff agrees with the applicant response to item "(b)." The Tracts involved in the amendment collectively exceed 2 acres.

Response to 14-3.5(C)(2)(c):

Staff agrees with the Applicant's response. The C-2 Zoning for Tracts 19-26 is consistent with the existing land use patterns in adjacent areas within the Las Soleras Master Plan. This alignment indicates that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Furthermore, it is anticipated to bring broader economic benefits, such as increased employment, higher property and sales tax revenues, and expanded services, all of which would serve the general public interest.

Staff finds that Criterion 6 [14- (14-3.5(C)(2)] is met.

XI. CONCLUSION:

The Applicant has complied with all application process requirements of Santa Fe City Code 1987, Chapter 14 as follows:

a) The Applicant complied with the following steps required by the Santa Fe City Code:
   1) Pursuant to 14-3.1(E) "Pre-application", the Applicant conducted a pre-application on March 9, 2023.
   2) Pursuant to 14-3.1(F) "Early Neighborhood Notification" (ENN) the Applicant conducted one ENN on November 14, 2023.
   3) The Applicant has addressed the Master Plan Approval Criteria per Section 14-3.9(D)(1) *"Necessary Findings."*
   4) The Applicant has addressed the General Plan Amendment Approval Criteria per Section 14.3-9(E)(1) *"Criteria for All Amendments to the General Plan."*
   5) The Applicant has addressed the Rezoning Approval Criteria per Section 14-3.5(C) *"Approval Criteria."*

The Land Use Department together with the DRT have analyzed the project. The Applicant has addressed all criteria necessary to submit an amendment for review to the Las Soleras Master Plan, Amendment to the General Plan Future Land Use Map and a rezoning for Las Soleras Tracts 19, 21, 23, 24, and 26. The Land Use Department recommends APPROVAL of the Project, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A."

1. **Attachments:**

Attachment a - Development Review Team (DRT) Comments
Attachment b - Angelou Plan and Economic Development Strategy for May 21, 2008
Attachment c - Maps or Images
Attachment d - Applicant Submittals

APPROVED AS TO FORM:

Title	**Name**	**Initials**
Interim Land Use Director	Heather Lamboy	*MRM for HLL*
Interim Assistant Land Use Director	Maggie Moore	*MRM*
Interim Land Use Current Planning, Planning Manager	Dan Esquibel	DAE

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT A

Development Review Team (DRT)

1. Traffic Division
2. Fire Prevention
3. Water Division
4. Wastewater Division
5. Parks Division

Development Review Team (DRT)
Comment Form

Date: August 26, 2024

DRT Member: Leroy N. Pacheco, PE

Phil Gallegos, PE (Wilson & Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Las Soleras GP, Rezoning & Master Plan, Parcels 19 – 26

Case Planner: Dan Esquibel, Planner and Case Manager

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**
1. N/A	N/A	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. As described and listed in the attached email from Wilson & Co. dated 3/7/24	Prior to Filing Master Plan	
2.		
3.		
4.		

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. The original approved Master Plan note 46A states: "… Beckner Road shall be constructed as a four lane major arterial consistent with Chapter 14 of the City Code unless otherwise approved by the City of Santa Fe Public Works Department (consistent with approved or amended TIA).
2. Note that the updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road as described as a condition of approval in the original Master Plan.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Las Soleras Tracts 19 through 26 Traffic Study for Zone Change REVISED

From Gallegos, Phil <Philip.Gallegos@wilsonco.com>

To engineer@leroypacheco.com<Engineer@leroypacheco.com>

CC Audra Gallegos (audra.gallegos@wilsonco.com)<Audra.Gallegos@wilsonco.com>

Date Thursday, March 7th, 2024 at 11:52 AM

Leroy, I have reviewed the Las Soleras Tracts 19 through 26 Traffic Study for Zone Change and have the following comments.

It should be noted and updated in the Executive Summary and Report that the proposed zone change indicates that a four lane facility on Beckner is required between Las Soleras to east of Rail Runner Road with a dual lane roundabout at Beckner and Rail Runner. Beckner should be expanded to a 4-lane facility from Cerrillos Road to East of Rail Runner Road with a dual lane roundabout at Beckner and Wellness Way as well for system continuity. As development in the area progresses Beckner may in the future be required to expand to a 4-lane facility from Cerrillos Road to Richards Ave. with dual lane roundabouts.

In general, I concur with the findings and recommendations in the report with the following comments. The markups can be viewed on the link below. Please let me know if you have any questions or need more information. Thanks, Phil

On page 12, 16 and 19 indicate page number for the 9 other proposed development projects

On page 28 the intersection of Beckner and Las Soleras should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 30 the intersection of Beckner and Rail Runner should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 32 the intersection Number 9 Walking Rain Road should be referenced as an unsignalized roundabout instead of a signalized roundabout

On page 35 intersection number 10 Beckner and Calle de Alegria is referenced as roundabout but on page 34 is referenced as an unsignalized intersection right in/right out.

On page 36 Beckner road/Calle de Alegria is reference instead of Governor Miles/Rail Runner

LS_Tr_19_26_TIS_Review_Markups.pdf

Phil Gallegos

Civil Engineer

Wilson & Company, Inc., Engineers & Architects

4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109

505-348-4126 (direct)

wilsonco.com

We bring people together to practice their craft, to create value, and to accomplish great things.

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Development Review Team (DRT)
Comment Form

Date: August 26, 2024

DRT Member: Geronimo Griego, Fire Marshal

Dept/Div: Fire Prevention Divisions

Case No.: 2024-7898, 7900, 7899 Las Soleras GP, Rezoning & Master Plan, Parcels 19 – 26

Case Planner: Daniel Esquibel

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.



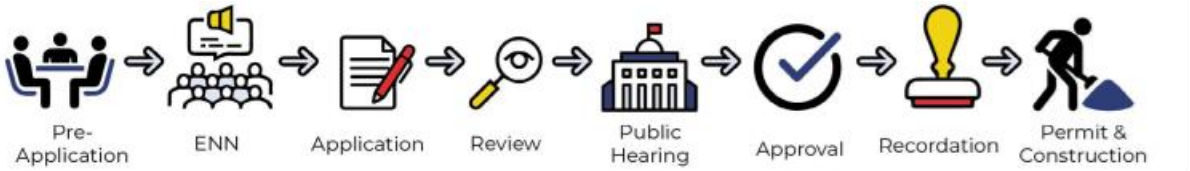
Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

Form Updated: March 2024

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. code provisions or other requirements below.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1.		
2.		
3.		
4.		

***The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. A comprehensive assessment of the fire service's capacity and requirements should be conducted for all substantial new masterplan developments.

2. Prior to the commencement of any construction, the water division and fire department must provide the approval of all infrastructure hydrants and waterlines.

3. Prior to the arrival of any combustible materials, a suitable all-weather access road capable of accommodating a 75,000-pound fire apparatus shall be provided

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: March 2024

ESQUIBEL, DANIEL A.

From: JURGENS, TAYLOR R.
Sent: Thursday, March 7, 2024 5:14 PM
To: ESQUIBEL, DANIEL A.
Cc: DELMAR, JOHN P.
Subject: Case 2024-7898, 7899, 7900 - Las Soleras General Plan Amendment, Master Plan Amendment, and Rezoning

Dan,

For the subject cases, we don't have any concerns at this time from a water engineering standpoint. The existing 12" main in Beckner should be able to accommodate the changes being proposed with no issues. For the future developments that come in under the general plan and master plan, the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project.

Let me know if you have any questions.

Thanks,
Taylor

Taylor Jurgens, P.E.
Engineer
City of Santa Fe Water
Office 505-955-4265
Web www.santafenm.gov/water_division
Email trjurgens@santafenm.gov

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

April 8, 2024

Daniel,

This letter is to confirm that the Wastewater Division has reviewed the proposed changes to the Las Soleras project as shown in the following documents;

- 2024- 7898 Las Soleras General Plan Amendment
- 2024- 7899 Las Soleras Parcels 19-26 Rezoning
- 2024- 7900 Las Soleras Master Plan Amendment

The Wastewater Division has determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development.

T. Stanley Holland, P. E.
Wastewater Division
73 Paseo Real
Santa Fe, New Mexico 87507
505-955-4637

M:\Engineering_2-Collection System\Development Review Team (DRT)\2024 DRT\2024-7898-7899-7900 Las Soleras Amendment and Rezoning.docx

ESQUIBEL, DANIEL A.

From: MCDONALD, MELISSA A.
Sent: Monday, August 26, 2024 3:34 PM
To: ESQUIBEL, DANIEL A.
Cc: OVERLIE, SCOTT A.
Subject: Las Soleras 2024-7899,7898.7900.8852.8853,8854,8855--Master Plan Amended Rezone for Las Soleras tracts 19,20,21,23, 24, 26

Parks & Open Space Division can accommodate the rezone request to C-2 zoning.

Melissa McDonald, PLA
Parks and Open Space Division Director
mamcdonald@santafenm.gov
505-303-9502

CITY OF SANTA FE
PARKS & OPEN SPACE

September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT B

Economic Strategy information

1. Angelou Plan
2. Economic Development Strategy for May 21, 2008

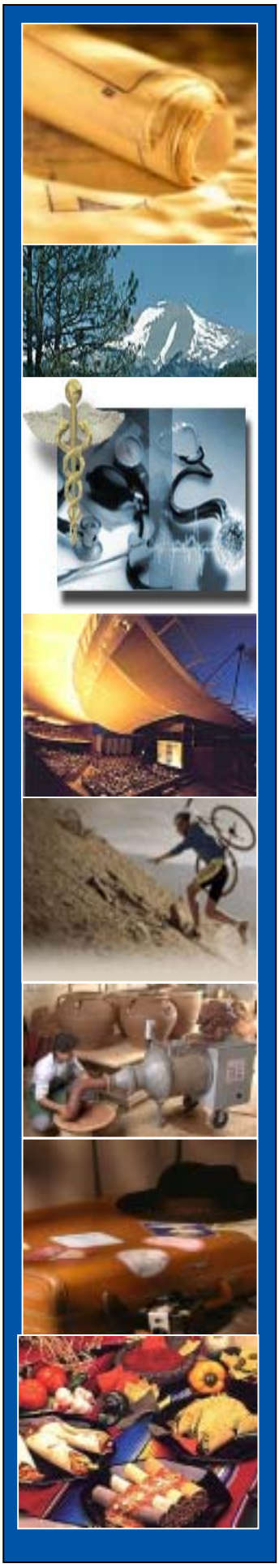


Cultivating Santa Fe's Future Economy

Economic Development Strategy

April 2004

AngelouEconomics
technology-based economic development



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Introduction

This report contains a roadmap for Santa Fe's future economic development efforts. It reflects a planning process that has spanned the past seven months, involved hundreds of hours of research, and collected input from approximately 1,500 people in Santa Fe.

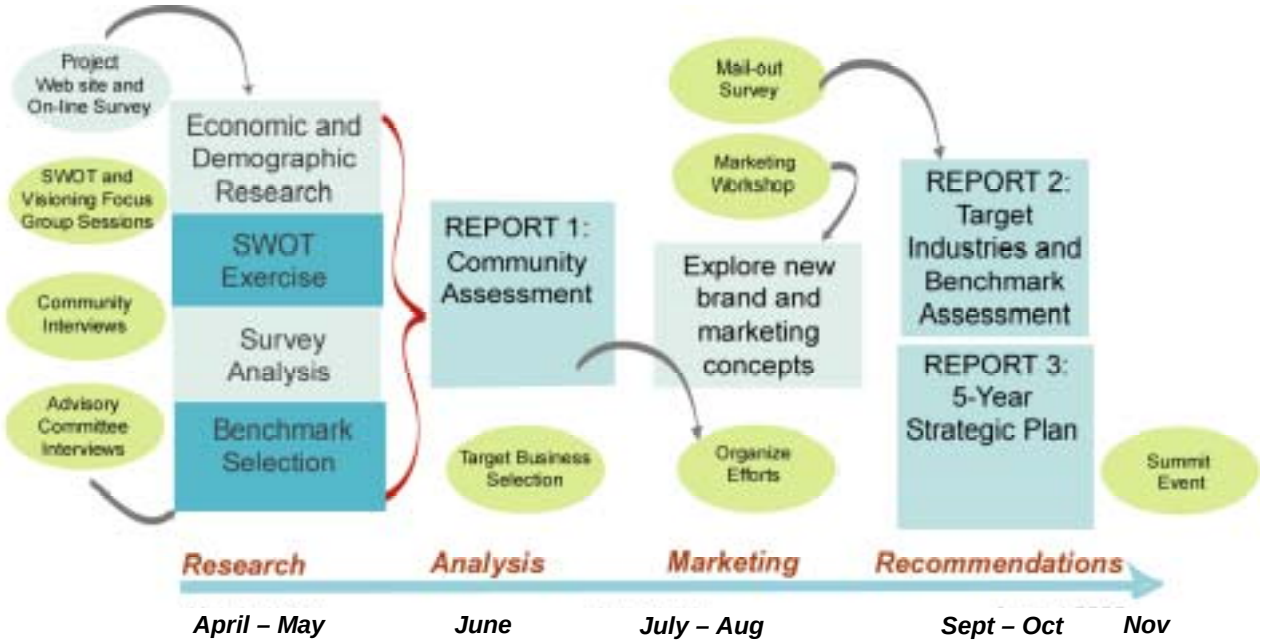
The strategic planning process began with an analysis of Santa Fe's current economic situation. This analysis, contained in *Report One: Community Assessment*, examines the strengths and challenges that Santa Fe faces in five areas that impact the city's effectiveness in economic development: business climate, infrastructure, workforce and education, quality of life, and economic development efforts. For each topic, several issues were examined and Santa Fe's performance was ranked. This report was the first step toward identifying the city's future opportunities and major areas for improvement.

Based on the results of the *Community Assessment* and input received from the community, AngelouEconomics (AE) identified seven major business sectors on which Santa Fe should focus its economic development efforts. These industries are: **Arts and Culture; Design; Hospitality; Water Conservation and Clean Energy Technologies; Software Development; Publishing and New Media; and Outdoor Gear and Apparel**. These industries should become the primary audience for future marketing efforts, and their needs should be considered in all community development activities. A description of the methodology used to identify these targets, a profile of each targeted business sector, and descriptions of the economic development efforts of several benchmark communities are provided in the second report of this project*, the Target Industry Report*. Secondary Target Industries were also identified, and included Health Services (both traditional and non-traditional), Retiree Services and Food and Beverage products.

This is the final report of the strategic planning process. It contains specific recommendations to (1) improve the city's economic health; (2) improve conditions for cultivating new target sector businesses, small entrepreneurial businesses; and (3) provide new opportunities for all Santa Fe families.

An illustration of the strategic planning process is provided on the following page.

Strategic Planning Process



Acknowledgements

The project team conducted interviews and focus groups with more than 200 individuals and organizations from the Santa Fe region, including those listed below. Their input shaped this strategy, and their future support will be critical to the implementation of the City's economic development initiative and achievement of long-term economic health.

Focus Group and Interview Participants
Santa Fe Economic Development Strategy

Name	Organization
Larry A. Delgado	Mayor, City of Santa Fe
Councilors:	
Carol Robertson-Lopez	Mayor Pro Tem, Dist 4
Patti J. Bushee	Dist. 1
David Pfeffer	Dist. 1
Karen Heldmeyer	Dist. 2
Rebecca Wurzburger	Dist. 2
Miguel M. Chavez	Dist. 3
David Coss	Dist. 3
Matthew E. Ortiz	Dist. 4
Jim Romero	City Manager
All other participants:	
Al Lucero	Maria's Resturant
Al Padilla	Boys and Girls Club
Alan Teitelbaum	Morgan Stanley
Alex Martinez	SER - Jobs for Progress
Alexandra Ladd	City of Santa Fe
Ana Gallegos y Reinhardt	Warehouse 21
Annie O'Carroll	O'Carroll Assoc.
Anita Pisa	TRADE
April Woods	Santa Fe Circle Magazine
Barbara Deaux	NCNMEDD
Barbara Hagood	Museum of NM
Barbara Harrelson	Four Winds Antiques
Barton Bond	Santa Fe Community College
Belinda Wong-Swanson	Innov8, LLC
Bergit Salazar	NM Dept of Cultural Affairs
Bernadette Salazar	Santa Fe County Government
Bill Field	Spanish Colonial Museum
Billie Blair	Santa Fe Community Foundation
Bob Martin	Lensic Performing Arts Center
Bob Samuel	Living Wage Committee

Brian Berwald	NM Dept. of Education
Bruce Poster	Southwest Planning & Marketing
Candy Cook	Airport Advisory Board
Carl Benanty	First National Bank of Santa Fe
Carl Boaz	Recorder
Carl Condit	Santa Fe Economic Development, Inc
Carol Radosevich	Public New Mexico (PNM)
Carol Romero-Wirth	Resident
Carole Ely	Santa Fe Opera
Cathie Zacher	Santa Fe Economic Development Inc.
Cece Derringer	SF Chamber Music Festival
Chip Chippeaux	Century Bank
Chris Lopez	Siete Del Norte
Christie Mazuera Davis	Lannan Foundation
Christina McCandless	Regional Development Corporation
Christopher Wright	Kokopele Productions
Chuck Pacheco	Los Alamos National Laboratories
Clair Fenton	Santa Fe Community College
Clarissa Lovato	Elevate Media
Craig Fiels	City of Santa Fe
Craig Strong	Santa Fe Stages
Dan Kunkle	Redfish Group
Dani Frye	League of Women Voters
Daniel Peirpont	Resident
Daniel Primozic	Santa Fe Community College
Daniel Razatos	Santa Fe County
Darlene Griego	Santa Fe Convention & Visitors Bureau
David Bacon	Local Energy
David Franklin	Strategic Analytics
David Kaseman	SF Independent Business/Community Alliance
David Pierpont	Resident
DeAnn Paul	Santa Fe Opera
Debbie O' Callahan	PNM
Deborah D. Johnson	Whirling Rainbow
Deborah Gaynor	Santa Fe Opera
Deborah Massey	Collected Works
Dena Aquilina	WESSTCorp
Diane R. Karp	Santa Fe Art Institute
Dianne Quarles	Regional Planning Authority
Dierdre Densmore	Complexity Workshop
Dick Mincheff	SCORE
Don Wiviott	Economic Development Review Committee
Dorothy Massey	Collected Works Bookstore
Dr. Lucas	St. Vincent Hospital
Edward Borins	Garcia St. Books
Elaine Bergman	Historic Santa Fe Foundation
Elaine Sullivan	SFIBCA
Ellen Bradbury	Recursos
Ellen Marshall	Prudential Financial
Emily Smith	Santa Fe Community College
Francisco J. Rivera	City of Santa Fe

Frank Romero	City of Santa Fe
Gayle Rust	Sun Microsystems
Gary Elhert	Santa Fe Area Home Builders
Gary Schiltz	Consultant
Gemtria St. Clair	NDI - NM
George King	O'Keeffe Museum
Gerald T.E. Gonzales	SF County
Gerald Rivera	Resident
Gilbert R. Martinez	New Mexico Workforce Connection
Dr. Gloria Rendon	Santa Fe Public Schools (SFPS)
Greg Eichman	Serious Grippage & Light
Greg Manz	Consultant
Dr. Hal Schultz	Santa Fe Indian School
Herb Burling	Resident
Howard Meehan	Firefly Studio
Hoyt Mutz	SFPS
Hugo Hinojosa	Regional Development Corp.
Ike Pino	Rancho Viejo
Iona Regala	League of Women Voters of SF County
Jack Jekowski	Regional Development Corp.
Jack Kolkmeyer	Santa Fe County
James Bradbury	La Fonda Hotel
Jane Gunter	Santa Fe Economic Development, Inc.
Janey Potts	Santa Fe Shakespeare Company
Jean Eva Thumm	Beyond the Horizon Consulting
Jennifer Marshall	Museum of New Mexico
Jennifer Tripplet	United Way of Santa Fe County
Jenny Kim	O'Keeffe Museum
Jerry Easley	Santa Fe Chamber of Commerce
Jerry Nelson	Santa Fe Opera
Jill Markstein	The Market Place
Jim Glover	Glover/Associates
Jim Langley	SCORE
Jim "Swede" Malmstrom	TRADE
Jim Mueller	TRADE
Jim Weyrauch	Nambe Mills
Jodi Medell	The Running Hub LLC
Joe Hoback	EDRC
Joe Horace	Horace Automotive/Chamber of Commerce
Joe Schepps	Schepps Development Corp/Lensic board
Joel Serra	EDRC
Dr. John Lucas	St. Vincent Hospital
John Stadvold	Bank of America
John McCarthy	Museum of NM
Joseph Abeyta	Santa Fe Indian School
Joseph R. Montoya	Regional Development Corp.
Joseph M. Montoya	Santa Fe Economic Development
Karen Walker	Karen Walker Real Estate
Kathleen Meehan	Firefly Studio
Kathryn Harris Tijerina	University of Phoenix, SF Campus
Kathy Medina	Coca-cola

Kathy Reyes	League of Women Voters of SF County
Katie Peters	Muse Media
Kelley Barnes	NDI-NM
Ken Hughes	NM DFA Local Government Division
Kim Ford	Regional Development Corrp.
Kim Perry	Kim Perry & Assoc.
Kirk Watson	former Mayor, Austin Texas
Dr. Lana Paolillo	SFPS
Larry Icerman	Icerman & Assoc.
Larry Miller	NM General Services Department
Leslie Neal	First National Bank of SF
Leo Baca	Qwest
Lielle Arad	Resident
Lillian Montoya-Rael	Regional Development Corp
Linda Hanson	College of Santa Fe
Lisa Cochrun	TRADE
Lisa Van Allen	City of Santa Fe
Lois Snyderman	Neighborhood Networks
Lorna Alesi	SFPS
Lou Bachrach	SCORE
Lou Schreiber	Santa Fe Community College
Louise Williams	NM Workforce Connection
Lorenna Shalev	Resident
Lynn Wasilewski	SFPS
Lynne Canning	Santa Fe Land Use Resource Center
Lynnwood Brown	Regional Development Corp.
Margo Covington	Sustainable SF Commission
Mark Sardella	Local Energy Assistance Project
Margaret O'Dell	St. John's College
Marie Longserre	SF Business Incubator
Marsha Bol	Museum of Fine Arts
Mary Ellen Degnan	Santa Fe Stages
Mary James	Branding Consultant
Mary Louise Romero	Intensive Community Monitoring
Mary Massey	SFPS
Matthew Noe	Pronto! Signs and Graphics
Maureen Nelson	SFPS
Michael Carroll	Santa Fe Gallery Association
Michael Mender	Strategy First
Michael Roach	CleanAir Systems
Michele Lowrance	YMCA
Mike Ginn	Retired
Mike McGonagle	Century Financial Services Corp.
Mike Mender	SCORE
Mike Warren	Century Bank
Mike Mykris	SFCC - Small Business Development Center
Missy Gurule	NM Dept of Labor/1 Stop Youth Career Center
Monica Montoya	SFEDI
Nancy Zeckendorf	Lensic Performing Arts Center
Neil Rosenshein	Resident
Neva Van Peski	League of Women Voters of SF County

Noel Keith	NoelDev, Inc.
Noreen Scott	NM Economic Development Department
Owen Densmore	Complexity Workshop
Owen Lopez	McCune Foundation
Pam Roy	Farm to Table
Paul Campos	SF County Commission
Paul Goblet	NMSBIC
Randy Randall	Eldorado Hotel
Richard J. Martinez	SER Jobs for Progress, Inc.
Robbie Williams	Four Winds Trading Co.
Robert Glick	SF Chamber Music Festival
Robert Griego	Santa Fe County
Robert Haspel	SCI/ ZERI-NM
Robert Holmes	Consultant
Robin Konz	Santa Fe Film Festival
Roger Critchlow	Consultant
Roger Frye	Roger Frye Company
Romiro Pompa	Bank of America
Ron Pokrasso	SF Arts Commission
Sabrina Pratt	City of Santa Fe
Sage Davis	Sage's Coffee Café
Sandra Aguilar	City of Santa Fe
Sarah Grant	NM Farmers' Market Assoc.
Sara Welton	Realtor
Sharron Walsh	SF Community Housing Trust
Sheila Ortego	Santa Fe Community College
Sigmund Silbuer	Industrial Consultant
Simon Brackley	Santa Fe Chamber of Commerce
Sophia Collaros	Santa Fe County
Stan Bochenski	Beyond the Horizon Consulting
Stan Rosen	Living Wage Network
Stephen Guerin	Redfish Group
Steve Burke	Eldorado Hotel
Steve Gonzales	NM Economic Development Department
Steve Whitman	City of Santa Fe
Stuart Ashman	NM Dept of Cultural Affairs
Susan Benjamin	Santa Fe Family Center
Susan Bolaty	Santa Fe Institute
Susan Gorges	Technology Ventures Corp.
Susan Martin	Some Serious Business
Susan Meece	SFPS
Susan Strom	Strom SW
Susanne Zilke	Susanne Zilke Consulting
Suzanne Goetz	Alliance for Affordable Housing
Teresa Trujillo	LANL
Thomas L. Atkins	Thomas Atkins & Assoc. LLP
Tiffany Harrington	National Center for Genome Resources
Tom Aageson	Museum of New Mexico Foundation
Tom Maguire	City of Santa Fe
Tom Morris	Santa Fe Opera
Tom Udall	Member of Congress

Trevor Loy	Venture Capitalist
Veronica Rodriguez	Sen. Domenici's office
Walter Dashnol	Santa Fe Indian School
William Wolstern	Thermogenics
Zia Cross	Whirling Rainbow Productions

In addition to the individuals listed above, the consulting team received **survey responses from 1,352 individuals and businesses located in the city**. The survey was a valuable tool used to measure impressions of the city's strengths and challenges and learn more about what residents believe makes Santa Fe special. We offer our gratitude to each individual who took the time to fill out the survey. Your comments helped mold the recommendations we offer in this report.

AngelouEconomics' core team for this project included Angelos Angelou, Amy Holloway, Chris Engle, Nicole Urbis, and Daniel Kah.

Executive Summary

What does Economic Development mean for Santa Fe?

How economic development is defined differs among communities. For many years, cities' economic development activities were focused on recruiting new employers. Recently, the focus of economic development in many cities has shifted, placing a stronger emphasis on community development activities that improve local workforce, infrastructure, and business climate to help local companies grow and new ones to emerge. This latter definition is more appropriate for Santa Fe.

The term "economic cultivation" has been chosen to describe Santa Fe's economic development practices. **The city's focus should be more on creating a climate that is ripe for entrepreneurship and small business success than on recruiting large companies.** The ultimate goal of economic cultivation in Santa Fe is to achieve long-term economic health. A healthy economy benefits all residents and businesses in the region, from the business community to not-for-profit organizations to the arts and to the native populations.

Overview of the Economic Development Plan

During the past seven months, AE has worked closely with Santa Fe leaders to compose an economic development strategy for the region. The driving objective of this strategy is to generate sustainable economic health and prosperity for the citizens of Santa Fe and the surrounding region.

Based on extensive research, the consulting team has developed a series of recommendations to accomplish this objective. All recommendations offered in this report are both (1) sustainable (creating consistent long-term economic growth in a non-damaging way) and (2) strategic (tailored and coordinated for meeting the city's long-term objectives).

The *Economic Development Plan* should be viewed as a living document. The New Mexico Media Strategies Report and the University of New Mexico's Bureau of Business & Economic Research's report on the cultural industries, for example, will be used to develop specific work plans for those clusters when they become available. The *Economic Development Plan* offers guidelines and techniques designed to improve the city's economic health. It provides Santa Fe with a structure to incorporate other activities, particularly specific initiatives within each targeted business sector. Other recommendations might be added or current ones eliminated as economic conditions change.

Recommendations fall into five categories:

- **Workforce development and education**
- **Entrepreneurship**
- **Sites and infrastructure**
- **Community development**

- **Marketing**

Santa Fe suffers from an increasing gap between local wages and cost of living. The gap can be narrowed through a variety of techniques – from increasing the minimum wage to assisting residents to find and finance affordable housing. These activities have already begun in Santa Fe. The Living Wage Ordinance (Ordinances 2002-12 and 2003-8) demonstrates the City's commitment to improving the incomes and wage rates of Santa Fe's citizens.

Economic development provides another approach to making it easier for Santa Feans to afford to live and work in the region. A strong economic development initiative has been laid out in this strategy. It focuses on diversifying Santa Fe's employment base through new business recruitment, expanding local companies, and supporting entrepreneurship. It contains tools that the City, the Community Development Division, and a wide range of regional organizations can use to increase the range of job opportunities available to Santa Feans. With a greater diversity of employment options comes a greater opportunity for residents to improve and employ their unique talents, generating new wealth for every Santa Fe family.

Themes of Santa Fe's Economic Development Plan

During the course of this project, several important themes have emerged in our discussions with the community. First, Santa Fe is a unique city and any new development should reflect its creative character. Second, Santa Fe wants to attract a targeted audience of visitors and businesses to the community. Tourists, for example, must come to Santa Fe with the intention (and financial wherewithal) to shop in local galleries, eat in locally-owned restaurants, and stay overnight in downtown and locally-owned accommodations. Third, Santa Feans feel a strong connection to the region's heritage. Many people who participated in focus groups and interviews, for example, have a deep desire to preserve the downtown space so that it does not become overly congested and lose its historical presence.

These themes appear throughout the Economic Development Plan. Based on these themes, we offer four overarching recommendations:

1. To be successful in economic development, Santa Fe's leaders should strive to foster a culture that creates jobs that complement the community's unique character.
2. Santa Fe cannot avoid change. The City should aggressively direct how those changes occur.
3. The key to economic development in Santa Fe is to ensure that new developments – whether it is a new civic center, new infrastructure project, or new educational program – retain the essence of the community. The essence of Santa Fe lies in its creative people, its strong history, and its core of arts and culture.
4. For the City to support a project, the project must provide new opportunities to Santa Fe's workforce.

Summary of Recommendations

To be successful, Santa Fe must develop highly integrated networks of businesses, training programs, capital providers, educational institutions, non-profit organizations, labor organizations, and government agencies. Economic development cannot be successful unless these groups work in a coordinated, collaborative fashion.

It is important that City officials adopt a more focused approach to economic development. It starts with City leaders identifying and agreeing to long-term goals. All future City decisions should be checked against these aforementioned overarching goals. Only initiatives that work toward accomplishing the City's long-term goals should be adopted. To jump-start the City's goal-setting activities, we have proposed specific goals for workforce development and education, entrepreneurship, sites and infrastructure, community development, and marketing.

A summary of recommendations is provided below. We have provided detailed action items for each recommendation within the body of the strategy.

I. Workforce Development and Education

Goal One: The community will place an increased value on education, realizing that education performance increases the quality of life for all Santa Fe residents and makes the community better able to retain a talented workforce. Pre-K - 12 education will be as strong as possible because the community invests in it. (p.15)

Strategies:

1. Help parents place a greater value on education.
2. Promote the value of quality education within the community. Turn Pre-K - 12 education into a "cause" around which the community can rally.

Goal Two: Educational and workforce development programs will be well-coordinated and in tune with the needs of the city's targeted business sectors. (p.19)

Strategies:

1. Develop an inventory of all workforce training programs in Santa Fe that prepare individuals for skills demanded by the city's targeted business sectors.
2. Closely link local Workforce Development One-Stop Centers with economic development efforts.
3. Enhance Santa Fe Community College's existing programs and start new programs aimed at the needs of Santa Fe's targeted business sectors.
4. Ensure the College of Santa Fe, the Institute of American Indian Arts, St. John's College, the University of Phoenix and branches of

Highlands University and UNM are kept up-to-date and involved in economic development.

II. Entrepreneurship

GOAL: Infrastructure, capital, and educational resources for entrepreneurs will be well networked both at the local and state level. (p.24)

Strategies:

1. Financially support the Santa Fe Business Incubator. Help the Incubator expand by offering more customized business resources. Help start-up companies by linking them to local and state financial capital.
2. Make information and training about starting businesses widely available. Celebrate entrepreneurial success stories as inspiration to potential entrepreneurs.
3. Motivate Santa Feans to start new companies.
4. Keep Santa Fe's existing small businesses strong.

III. Sites and Infrastructure

GOAL: Improvements to sites and infrastructure will consider the long-term needs of Santa Fe's targeted business sectors and small, entrepreneurial businesses. (p.32)

Strategies:

1. Take steps to make Santa Fe the water conservation and clean energy capital of the U.S.
2. Provide better infrastructure and processes to support creative activities.
3. Partner with Santa Fe County to solve infrastructure and site issues.
4. Approve and construct a new convention center that showcases the unique character of Santa Fe.

IV. Community Development

GOAL: Santa Fe's community and economic development activities support an environment that is favorable to (1) talented residents, (2) small, locally-owned businesses, and (3) targeted business sectors. (p.39)

Strategies:

1. Adopt a more business friendly attitude within City government.
2. Santa Fe's City Council should set goals for future development and allow those goals to drive decisions.
3. Provide greater support to the Community Development Division, and, particularly the Economic Development section.

4. Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.
5. Ensure that Santa Fe contains an atmosphere that is fun and attractive to young, creative people.

V. Marketing and Public Relations

GOAL: Santa Fe will engage in a targeted marketing campaign that builds local and national awareness of the city as a place to do business. (p.46)

Strategies:

1. Establish specific marketing roles for each organization currently involved in economic development.
2. Create and adopt a single economic development brand.
3. Better understand the target audiences.
4. Gain local media support.
5. Launch internal marketing.
6. Implement external campaigns.

Within these strategies, many individual action items are offered. Among these, we would like to point out five activities that are of particular significance:

1. **Construct a new civic center to replace the Sweeney Center.** The new civic center will support all of Santa Fe's target industries. The civic center should be designed to host executive level events, attracting those events that will bring the greatest benefit to Santa Fe's economy. In addition, the City should consider integrating high-end workforce training capacity within the civic center. The workforce training resources, from classrooms to high-tech audio/visual equipment, should be made available to local workforce service activities as well as to executive training events.
2. **Create a National Center for Art and Design Center and an arts incubator.** The National Center for Arts and Design will provide a single location in which multiple arts and design organizations could collaborate on projects of national significance. The one-of-a-kind concept would be modeled after national research consortia or laboratories, only with arts, rather than science, as its focus. As its first major project, the Center should consider developing a first-rate on-line Santa Fe Arts Market for selling locally produced artistic and handmade objects.

   This Center should be home to a variety of related activities, with educational programs at the core. Other activities that should be co-located within the facility include: office space for professional arts organizations and guilds; studios; exhibit space; retail shop for selling art. In the future, the campus could also contain loft apartments, a café, and an entrepreneurial resources center.

3. **Lobby the State to pass proposed legislation to create a certification program and network of small-business incubators.** The currently

proposed incubator certification program will possibly increase State funding to the Santa Fe Business Incubator. Lobby State legislators to pass this legislation. Long-term, Santa Fe leaders should work with the State to create a network of entrepreneurship one-stop shops, similar to the system utilized by the New Mexico Department of Labor. This would probably be more of a network of collaborating agencies and programs rather than an additional set of facilities. Santa Fe's leaders should work with the State to create a statewide network of small business incubators. The network of certified incubators could serve as a funnel of investment opportunities for the New Mexico Venture Capital Fund and as a built-in system of due diligence for State investment.

4. **Santa Fe should become the water conservation and clean energy capital of the U.S.** Water conservation technology companies locating in Santa Fe will be in a market with high internal demand for their products and will, therefore, be in close proximity to their customers. Santa Fe should create programs that promote the adoption of energy conservation while promoting a "buy local" campaign that would attract new clean energy providers to Santa Fe. Credits and incentives for consumers can be tied to their purchase from local suppliers. Santa Fe is an ideal pilot market for several technologies and should do what it can to bring those suppliers to the region.

5. **Santa Fe's leaders should agree to goals that will promote the long-term health of the local economy**. The community is widely known as a place that is unfriendly and difficult for business. This distinction makes it difficult for Santa Fe to remedy its suffering economic conditions. The City must take several initial steps before any economic recovery can occur. First, City leaders must agree that all decisions will be driven by one simple goal: To attain healthy economic conditions that will preserve Santa Fe's unique character and open opportunities for all Santa Fe families.

   Within City government, several actions will help the city create an easier environment in which to expand and start businesses. First, the City should strengthen and expand the Small Business Ombudsman position. Second, the City should provide strong support to the Community Development Division and Economic Development section. Economic development cannot occur unless this division is stable and well funded. Finally, the City should support a strong internal and external marketing effort. Marketing activities will require financial and human power resources from the City as well as other Santa Fe organizations.

The activities outlined in this strategy will require five years to complete, and the results of these activities may not be immediately apparent. Santa Fe's leaders must stay committed to the overarching goal of creating a healthy economy.

1. Workforce Development and Education

This project marks the beginning of a long-term economic development effort to improve the atmosphere in Santa Fe for growth of small to medium-sized businesses. Workforce development and education recommendations have been developed to help Santa Fe achieve the following three goals:

1. **The community will place an increased value on education, realizing that education performance increases the quality of life for Santa Fe residents and makes the community better able to retain a talented workforce.**

2. **Educational and workforce development programs will be well-coordinated, providing services that are in tune with the needs of the city's targeted business sectors.**

3. **Santa Fe's workforce development programs will offer advancement opportunities for individuals from all socioeconomic backgrounds.**

Santa Fe's workforce development programs should offer advancement opportunities for individuals from all socioeconomic backgrounds. Santa Fe's recommended targeted business sectors (see p. one)were selected, in part, because they contain a wide variety of occupations and ample opportunity for workers to advance their careers. (See the Target Industries Report for more detail on the target industries and how they were identified.)

Workforce development and economic development are closely linked. A strong workforce leads to business recruitment. A strong industry base generates a workforce that leads to entrepreneurship and long-term economic growth. Considering Santa Fe's current economic conditions, community leaders should make workforce development a top priority. A strong pool of workers is critical to business expansion and recruitment to the region, industrial diversification, and growing the population of young professionals.

For Santa Fe to experience the greatest possible benefit, education and workforce development activities must be viewed as an integrated continuum that spans from infant care to adult education. We encourage Santa Fe to communicate the workforce skill needs of the targeted business sectors to all educators. Show them how entrepreneurial skills, for example, will help students succeed once they graduate. Provide them with examples of other communities that have integrated entrepreneurship education into the early education curriculum.

Businesses in the targeted business sectors that have been recommended by AE demand that the best possible Pre-K - 12 education system, workforce training, and college programs are in place to prepare the workforce to succeed in targeted industry businesses. This ensures that they will be able to retain and recruit skilled workers, managers and executives who demand that their children

receive an excellent education. It also shows them that the community is willing to invest in itself, its future, and therefore will support them into the future. Goal One: The community will place an increased value on education, realizing that education performance increases the quality of life for all Santa Fe residents and makes the community better able to retain a talented workforce. Pre-K - 12 education will be as strong as possible because the community invests in it.

Basic education should be considered the foundation of successful economic development. Those regions across the U.S. that have invested in basic education are also the most successful in growing high tech, high wage employers. The two go hand-in-hand.

Before an aggressive economic development campaign is launched, it is essential that Santa Fe invest in the core of the community: local Pre-K - 12 education, the downtown, and infrastructure developed to support new economy businesses. This investment will have much greater pay off in the long term by helping the city retain its current employers and high skilled workers, as well as renew a positive spirit across the community.

Strategy One: Help parents place greater value on public education.

Actions

1. Get parents involved in the schools

- Adopt a take-home computer program. In this program, schools lend computers to parents for 4-6 weeks at a time. To be eligible for the program, parents are required to take an orientation workshop that teaches them the basics of operating a computer, common software packages, and how to use the Internet.
- Use local school facilities for evening community college or university classes. Courses could be for-credit or continuing education, ranging from computer literacy, self esteem, English as a second language, or literacy. Teachers or other parents can teach classes. Invite a local non-profit to fund a babysitter to be on-site for the duration of the class period.
- Start a cultural orientation program to help parents, teachers, and students understand and appreciate the culture of their peers.
- Use art exhibits and performances by students to attract parents to the schools and enhance cultural understanding.

2. Provide parents the tools to support learning at home

- Offer workshops, hands-on training, and home visits that train parents how to teach kids at home. Parents can make educational materials such as flash cards and board games at the workshops that they take home and use with their children. Alamo Navajo Community School provides excellent examples of effective programs:
    - Parents and Teachers as Partners Program – regularly scheduled meal shared by teachers and parents including a workshop on language/math skills development, reading, cooking with children, etc.

- Parent-Teacher meetings and open houses are scheduled at the same time as other community events (e.g. sports events) to attract more parents
- Bilingual home school liaisons make about 25 home visits per month to personalize school communications

Strategy Two: Promote the value of quality education within the community. Turn Pre-K - 12 education into a "cause" around which the community can rally.

Action:

1. ***Launch an internal marketing campaign to inform parents (and students) about the value of Pre-K - 12 education.***
   - Each school should adopt a program aimed at keeping parents informed about school events. Consider the following examples that have worked for other communities:
     - Weekly take-home folders that include a parent participation sheet, information on upcoming events, recent curriculum activities, and graded tests. Parents sign and students return to school. One single format could be developed for the Santa Fe School District- with easy ways for each school to customize it. Ideally, take home information would be available in both English and Spanish.
     - Ask for parent volunteers to serve on a phone chain to call other parents with updates about school events, get feedback, and answer questions.
   - Create a series of public service announcements aimed at instilling the value of public education in Santa Fe residents.
     - Work with school district to assign an internal marketing task force that meets for six months to one year. The task force will be responsible for organizing and overseeing the communication campaign. Task force members should include: representatives from the local school district, the parent-teacher organizations, education-related non-profit organizations, Santa Fe Community College, and other workforce service providers.
     - The internal marketing task force should seek a local advertising or public relations agency that will provide services pro bono or for a reduced rate.
     - Funding for the communications campaign could come from grants from local, state, or national education-related non-profit organizations and foundations.
     - Announcements should be based around a central theme, but available in various media forms, including radio spots, newspaper advertisements, posters and fliers, or television spots. Both English and Spanish language announcements are necessary.
     - Possible themes include: (1) the importance of staying in school; (2) opportunities for high school graduates other than attending a four-year university; (3) how students can help their families even more in the long term by continuing education or training after high school; (4) post-high school work, training, and education opportunities located in Santa Fe to retain young people; (5) the

benefits of investing in Santa Fe's schools to residents who do not have children in the school system.

- Start a school-by-school campaign to show middle school and high school students the range of alternatives to attending a four-year university.
    - Ask representatives from Santa Fe Community College, apprenticeship programs, SER Jobs for Progress and non-profit organizations to present their programs / non-university alternatives during classes or at after-school events
    - Ask representatives from Santa Fe Community College, apprenticeship programs, SER Jobs for Progress, and non-profit organizations to compile a short, easily understandable brochure on the programs they offer to high schoolers and recent graduates. Provide this brochure to all high school and junior high school guidance councilors. Place in locations where students congregate: libraries, after-school hangouts, shopping malls.
    - Over time, develop a Web site containing resources for non-university bound youth. The Web site should contain information about non-college options, links with training organizations, apprenticeship programs, and the community college. It could also contain job postings.
- Launch an Annual Education Day, a one-day outreach and educational event at which parents, teachers, non-profits, and community leaders share information about local schools, programs, services, and successes. The event could provide training to parents about how to continue the educational process at home.

Possible Funding Sources for Pre-K - 12 Education Improvements

- G&T Dropout Demonstration, Indian Health Services, Title IX
- Parent-Teacher Organization fundraising http://www.ptotoday.com/fundraising.html
- US Department of Health and Human Services GrantNet http://www.hhs.gov/grantsnet/
- State of New Mexico Department of Education http://164.64.166.11/fedpro/programs/index.html
- Edna McConnell Clark Foundation (http://www.emcf.org/)
- This site contains links to several good drop-out prevention programs: http://www.dropoutprevention.org/resource/grant/funding.htm
- The Foundation Center is a good overall Web site for researching grant funding available in the U.S. for a wide variety of causes. Their education page is at http://fdncenter.org/research/grants_class/taxb.html

Other resources:

- This site contains a listing of and links to a variety of non-college options for high school students: http://www.nohum.k12.ca.us/ahs/career/non_col.html

Goal Two: Educational and workforce development programs will be well coordinated and in tune with the needs of the city's targeted business sectors.

The recommended targeted business sectors will determine more than Santa Fe's audience for its marketing efforts. Rather, the needs of targeted business sectors should drive the infrastructure that Santa Fe develops, the business climate that it fosters, and the workforce development and educational programs that it supports. Economic development efforts will be most successful if all aspects of community development are in tune with targeted business sectors' needs and are well coordinated.

To target workforce development programs and educational programs, it is important to first understand the skill sets that are required by Santa Fe's targeted business sectors. The *Target Industry Report* provided a list of each targeted business sector's predominant occupations. The end of the workforce development recommendations section of this report (page 24) contains a table summarizes the workforce needs of Santa Fe's target industries and illustrates how they overlap with one another.

In the following section, we offer recommendations for programs at Santa Fe Community College that would help the College, and the community, better train people for targeted business-appropriate occupations. These programs also provide opportunities for Santa Fe residents of all skill levels to improve their education and become better qualified for the city's targeted business sectors.

Strategy One: Develop an inventory of all workforce training and college programs in Santa Fe that prepare individuals for skills demanded by the city's targeted business sectors.

During public input sessions, one predominant issue that emerged was the difficulty in finding information on workforce development and educational options. Individually, while the community college, College of Santa Fe, the Institute of American Indian Arts, St. John's College, University of Phoenix, one-stop center, and not-for-profits offer good information about their own programs: no single source of information is currently available.

To involve all Santa Feans in workforce development and education, this single source of information should be available in both print and on-line formats, and available in both English and Spanish.

Actions:

1. ***Develop the inventory and make available in print and on-line formats.***
    - The inventory should contain a listing of programs. Within each program, include information on eligibility requirements, cost, time required to complete the program, and possible career tracks for individuals completing the program.
    - The on-line inventory should allow users to sort based on all criteria: by eligibility requirements, by time to complete and cost, and by potential career tracks.

- Ensure that the inventory's Web site address is simple and memorable. (The inventory could also be made available on SFEDI's Web site. http://www.sfedi.org/workforce, for example.)
- Distribute the inventory and Web site address to a wide range of organizations in Santa Fe, including: One-Stop Centers; local high schools; Santa Fe Community College; the City of Santa Fe; local libraries; faith-based organizations, and; non-profit organizations.

2. ***Begin a series of informational sessions on workforce training options in Santa Fe neighborhoods and community organizations.***
   - Community outreach may be a more effective way to provide workforce service information to Santa Fe residents. Plan a series of informational sessions at local schools, faith-based organizations, and recreation centers.
   - Ask attendees to fill out a brief survey to determine their educational and employment background.
   - Bring one-stop shop employees to the event to provide one-to-one counseling on career opportunities.
   - Follow up with attendees after the session to provide them with additional information. Review survey responses to estimate what services may be more appropriate for each individual, and use this profile to determine the most appropriate course of action.

Strategy Two: Closely connect local Workforce Development One-Stop Centers with economic development efforts.

Actions:

1. ***Train One-Stop Center employees on the occupational and skill needs of Santa Fe's targeted business sectors.***

2. ***One-Stop Center career councilors should direct clients to programs at Santa Fe Community College and other workforce service providers that train workers for targeted business sectors' skills.***
   - Core skill requirements for all targeted business sectors fall into several broad categories, including computer training, design skills, creative skills, small business management, and hospitality.
   - One-Stop Centers should utilize the inventory of targeted skills programs as a tool to assist their clients.

3. ***Widely promote One-Stop Center services across Santa Fe. Local residents may not be aware that those services are available.***
   - Links to the One-Stop Center and future inventory of targeted businesses' training program Web sites should be widely available on all major community Web sites; including, for example, the City, County, Chamber of Commerce, SFEDI, Santa Fe Community College, public schools, and non-profit organizations.
   - Include the One-Stop Center (http://www.dol.state.nm.us/wdc15.htm) and/or targeted businesses' training programs Web site in the (earlier recommended) public service announcements. Consider simplifying the

Web site address to Santa Fe's One-Stop Centers. (www.santafejobs.com, www.worksantafe.com, or www.traintowork.com)

Strategy Three: Enhance Santa Fe Community College (SFCC)'s existing programs and start new programs aimed at the needs of Santa Fe's targeted business sectors.

Actions

1. Target SFCC programs around the design industry.

- The SFCC's campus plan calls for building a performing arts facility on campus. The facility should include a multi-purpose auditorium for theater and musical productions, exhibit, and studio space. Invite the community to utilize the center for Santa Fe film and music festivals, and offer free shuttles to auditorium from downtown during those events.
- Develop a core "design curriculum" that serves all design-related majors.
  - Currently, programs in interior design, introductory architecture, studio arts, and fine woodworking, for example, share similar skill sets.
  - The core design curriculum starts all design-related majors with the same coursework. Electives are used to refine the individual's skills into specific design fields as they progress through the program.
  - The core curriculum helps students engage with other creative individuals and provides them with a set of design skills that are transferable between industries.
  - Illustrate the new economic development marketing theme at the new performing facility by incorporating the theme "Creative Spirit of Santa Fe" into its design.
- Adopt a new curriculum / professional development courses to train film crews and pre- and post- production workers.
  - Identify what infrastructure is needed to support Santa Fe's burgeoning film industry.
  - Meet with Garson Studios and other local film support businesses and ask them what services / training they would like to see emerge at SFCC.
  - The curriculum should be coordinated with advanced film support courses offered at the College of Santa Fe.
  - Explore the potential for SFCC to host a pre- and post-production house. The center would provide on-the-job training for students and would be a valuable resource to professional film crews coming to the Santa Fe area. Between the SFCC, the College of Santa Fe and private business, a full range of pre- and post-production facilities should be available in Santa Fe.

2. Create innovative programs for the hospitality industry.

- Connect SFCC's hotel and restaurant management and culinary arts programs to growing needs in the film industry. Set catering and limousine services, for example, could be provided to film crews through the community college, providing students with good on-the-job training experience and would meet a demand.
- SFCC could develop a small hotel and restaurant next to the campus.

- Room rates and meal prices would be offered at a discount.
- The hotel and restaurant would employ students, providing training ground for hotel and restaurant management and culinary arts students. It could also offer guests alternative health care and spa services, which could be provided by individuals just entering the field.
- The design of the hotel should integrate water and energy conservation technologies and allow students to contribute to its design.
- Clients of other workforce training providers, such as SER Jobs for Progress, could also work at the SFCC hotel "incubator."
- If a SFCC hotel "incubator" is not feasible, develop an intensive internship program with local hotels, restaurants and caterers.

4. ***Develop curricula that help Santa Fe become a water and energy conservation role model for other cities.***
   - Create a water conservation curriculum.
     - The curriculum would combine water policy studies, a knowledge of water conservation techniques, and tools for students to design their own water conservation methods / technologies.
     - SFCC could reserve space on or off campus for a light manufacturing center or laboratory in which students could develop their own water conservation products.
     - Connect the program to the SBDC so that students with good business ideas can receive entrepreneurial support.
   - Adopt an alternative fuels curriculum.
   - Professors and students of the program should offer free community workshops that instruct homeowners, business owners, and Pre-K - 12 students about simple methods of conserving water and energy. This EPA Web site provides a good starting point for established curricula: http://www.epa.gov/teachers/curriculumconservation.htm
   - Encourage local real estate developers and businesses to engage students of the program in design of future developments. As part of the curriculum, require one class in which students form teams and are assigned to local businesses and developers to develop an innovative water or energy conservation technique for their facility.
   - Examine top conservation curricula at other US community colleges as models for the SFCC program. This link contains a ranking of the top 50 conservation and natural resource programs at communities and universities across the U.S. http://www.ccweek.com/top100/pdf/2001/topassoc-9900-cons&rnr.pdf
     - Tailor Santa Fe's program to the needs of water conservation and alternative fuels.

5. ***Enhance software and information technology classes to meet the needs of Santa Fe's targeted business sectors.***
   - Survey or organize a forum of Santa Fe bioinformatics and other information technology companies. Ask these businesses to describe the types of workers that they need. Ask them to participate in designing an ideal curriculum for an Associate's Degree and continuing education programs.

- Entice individuals with high tech skills to serve as part-time instructors. The Community College has a difficult time offering the high salaries demanded by individuals with high-tech skills and computer science knowledge, yet Santa Fe has a large population of these individuals. Rather than seeking full-time professors, ask young professionals and new retirees to teach one class per semester.
- Build computer training programs that teach desktop publishing, commercial design, film and sound editing, graphic design, and animation. These courses can be offered as part of a formal Associate's Degree curriculum and continuing education. These skills will be in demand by Santa Fe's targets, particularly in the arts and culture, design / film, and publishing and new media fields.

Strategy Four: Ensure that the four-year and graduate colleges and universities in the region, e.g. the College of Santa Fe, the Institute of American Indian Arts, St. John's College, the University of Phoenix and branches of Highlands University and UNM, are kept up-to-date and involved in economic development.

Actions

1. Inform the four-year and graduate colleges of the workforce needs of each targeted business sector.

- Identify degree programs within each College that fit with target business requirements.
- Include a description of these degree programs within future economic development marketing efforts

2. ***Work with the four-year and graduate colleges to retain graduates in Santa Fe.***

- Each semester, meet with students within those degree programs to inform them of the opportunities within Santa Fe for graduates of their programs. Ask local target sector business executives to speak to the students.
- Ensure the College's career placement centers are fully aware of job opportunities within Santa Fe.
- One to two times each year, speak at a faculty meeting at all three colleges. Inform professors of economic development activities. Give them information about Santa Fe that increases the attractiveness of the community to 18-25 year olds.

3. ***Invite representatives from the four-year and graduate colleges to participate in prospect visits.***

- When economic development prospects come to Santa Fe, invite College representatives to meet with the prospect or organize a brief tour of the Colleges' campuses.

4. ***Invite representatives from the four-year and graduate colleges to participate on economic development-related committees and task forces.***

Occupational Comparison of Santa Fe's Target Industries

Major Occupations	General Work Skills	Technical	Industry: Art and Culture	Design	Hospitality	Conservation Technologies	Software Development	Publishing and New Media	Outdoor Gear and Equipment
Actors			■						
Administrative support	■		■	■	■	■	■	■	■
Architects				■					
Art directors			■	■				■	
Art, drama, and music teachers			■	■					
Assemblers			■			■			■
Bartenders and waiters			■		■				
Bookeeping and accounting	■		■	■	■	■	■	■	■
Bus, taxi, and other transportation drivers					■				
Cashiers			■		■				
Chemists		■				■			
Chemical technicians		■				■			
Choreographers			■						
Civil engineering technicians		■		■					
Computer programmers		■					■	■	
Computer software engineers		■					■	■	
Computer support and technicians		■					■		
Customer service representatives			■	■	■	■	■	■	■
Desktop publishers				■				■	
Editors				■				■	
Electrical engineers		■							■
Environmental scientists		■				■			
Film and video editors				■				■	
First line production managers									■
Food preparation, chefs			■		■				
Freight movers and handlers				■					■
General operations managers	■		■	■	■	■	■	■	■
Graphic designers			■	■				■	
Hotel desk clerks					■				
Inspectors, testers, sorters						■			■
Jewelers, precious stone, and metal workers			■	■					
Job printers				■				■	
Machine operators		■		■		■			■
Management analysts							■		
Maids and Housekeeping					■				
Maintenance and repair workers					■				
Mechanical engineers		■							■
Musicians and singers			■						
News analysts, reporters, writers				■				■	
Office clerks	■		■	■	■	■	■	■	■
Packers and packagers, hand									■
Prepress technicians and workers		■		■				■	
Printing machine operators		■		■				■	
Protective services / security					■				
Recreation workers			■		■				■
Reservation ticket agents and travel clerks									
Sales managers and representatives	■		■	■	■	■	■	■	■
Self enrichment education teachers			■						
Sewing machine operators		■							■
Shipping and receiving clerks									■
Teacher assistants			■						
Telemarketers					■			■	■
Tour guides and escorts					■				

Represents 2% or more of an industry niche's total occupational composition.

Source: Occupational Employment Statistics, Bureau of Labor Statistics

2. Entrepreneurship

GOAL: Infrastructure, capital, and educational resources for entrepreneurs will be well networked both at the local and state level.

A critical aspect of building sustainable economic competitiveness is linking economic performance to social cohesion. The stimulation of entrepreneurship through the formation and development of new commercial businesses and social enterprises can play a key role in creating a diversity of new jobs and bridging the gap between income levels and cost of living. The entrepreneur in the community is a primary contributor and mobilizer of resources to develop the economy, a provider of employment for others, and a stabilizing factor in the society.

Improvements to the entrepreneurial climate, both in Santa Fe and the state of New Mexico, will benefit not only potential business owners, but also the small businesses that are already in operation. An entrepreneurial climate is well suited for Santa Fe's creative, independent-minded population.

AE recommends that entrepreneurship drive all future economic development activities for the following reasons:

- Entrepreneurial activities are a productive outlet for energies of enterprising and enthusiastic people.
- Small businesses create jobs at relatively low capital cost and low environmental impact, especially in the fast-growing service sector.
- Small businesses develop a pool of skilled and semi-skilled workers who are the base for industrial expansion.
- Small businesses are a source of innovation in products, services and techniques.
- Entrepreneurs can contribute new ideas to economic development initiatives.
- Small businesses serve a social function by creating career opportunities and upward social mobility, and by preserving, in many instances, a set of values.
- Provide information at One-Stop Centers related to entrepreneurship as a career option – linking One-Stop Centers to local SBDC, providing "guide to starting a business in Santa Fe" at one-stop center.
- An entrepreneurial approach to economic development also benefits larger businesses that will be attracted to Santa Fe's unique character.

Small businesses are currently the crux of the Santa Fe economy, and local leaders should support them. The following section offers recommendations for boosting entrepreneurship and small business growth in Santa Fe.

Strategy One: Financially support Santa Fe's business incubator. Help the incubator expand by offering more customized business resources. Help start-up companies by linking them into local and state financial capital.

Actions:

1. ***Expand the Santa Fe Business Incubator to provide business resources appropriate to the targeted business sectors.***

   The most successful business incubators are those that provide more than just reduced rent office space and furniture for tenants. Like the current Santa Fe Business Incubator, they combine office space with knowledge – such as an SBDC office or other mentoring organizations - and are closely connected with local community colleges and universities. They provide first-rate telecommunications infrastructure, conference facilities, business services, and shared laboratory or manufacturing space. A good incubator will become a gathering place for the community for after hours networking events.

   The Santa Fe Business Incubator should also expand its connection to professional business services firms. For example, the incubator could assign volunteer task forces of service providers (e.g. comprised of one accountant, one attorney, and one marketing/advertising firm) to mentor companies during their time at the incubator. This benefits the companies as well as the volunteers, who can view their work with the incubator as business development. Marketing assistance, in particular, should be offered to incubator companies. Assistance should come from local advertising or marketing agencies that offer their services at a pro-bono or reduced rate, or by teams of students from SFCC or the College of Santa Fe.

2. ***Lobby State legislators to pass the current proposed legislation (embedded within the SBDC bill) to certify incubators and to match funding from the State to local incubators.***
   - The successful Santa Fe Business Incubator could serve as a model around which other incubators in New Mexico could be developed.
   - Incubators should be used as a place that sets standards for small business development.
   - The network of certified incubators could serve as a funnel of investment opportunities for the New Mexico Venture Capital Fund as well as serving as a built-in system of due diligence for State investment.

3. ***Work with the State, UNM, the Santa Fe Business Incubator, SFCC-SBDC and SCORE to set up an entrepreneurship one-stop shop center similar to workforce development centers.***
   - A one-stop shop entrepreneurship center would offer the same coaching and information services such as an SBDC combined with the business incubator services of the Santa Fe Business Incubator.
   - The one-stop shop should be established in a central location to provide the greatest access to all Santa Fe residents.

4. ***Establish a Small Business Enterprise Director within the Community Development Division.***
   - This individual should be responsible for: overseeing the entrepreneurship center; working with the SBDC and Incubator in keeping the community informed about how to start a company in Santa Fe; promoting Santa Fe as a good location for entrepreneurship; working with SFIBCA on creating a strong "buy local" campaign; developing and maintaining a searchable on-line inventory of all entrepreneurship resources in the region; and helping entrepreneurs and local small businesses navigate City processes and regulations.

5. ***Establish an arts incubator at a central location in Santa Fe.***
   - The campus should be home to a variety of related activities, with educational programs at the core. Other activities that should be co-located within the facility include: office space for professional arts organizations and guilds; studios; exhibit space; retail shop for selling art. In the future, the campus could also contain loft apartments, a café, and an entrepreneurial resources center.

Strategy Two: Make information and training about starting businesses widely available. Celebrate entrepreneurial success stories as inspiration to potential entrepreneurs.

Actions:

1. ***Involve The Santa Fe New Mexican in covering success stories of local business startups.***
   - Potential entrepreneurs will find inspiration from other individuals who have successfully started businesses.
   - Celebrate the success of local small businesses by featuring them in local news publications. Propose a schedule of small businesses to feature each month to make it easier for The Santa Fe New Mexican.

2. ***Santa Fe's numerous non-profit organizations are entrepreneurial businesses. Provide these organizations with good information to help them increase their financial capacity.***
   - Numbering almost 500 in Santa Fe, non-profits make up an important part of employment and activity in the community.
   - Non-profit organizations should be viewed as entrepreneurial small businesses.
   - Provide information to non-profits to help them learn how to increase their financial capacity.
   - Fund a series of 501c3 training seminars that train managers of non-profits how to be better business people. There are numerous consulting companies that provide non-profit training, as well as on-line guides that provide non-profits with helpful business tools. Check out sites such as: www.onPhilanthropy.com; www.npguides.org; or www.charitiesusa.com which links non-profit to service providers across the U.S.

- Encourage participation in *NGO New Mexico*, New Mexico's central non-profit business association.
- Collaborate with NGO New Mexico to sponsor monthly networking and training events. The training events should be the main vehicle for distributing information about how to make a non-profit profitable.
- NGO New Mexico could create a Web site listing all non-profit organizations, sortable by their service, and containing links to and contact information for each organization's Web site. Examine sites such as www.GuideStar.org and www.envirolink.org as examples of structuring a database of non-profit organizations.

3. ***Develop a single Web site containing an inventory of Santa Fe's entrepreneurship resources. Make the Web site name simple and memorable. Market the Web site address across the community.***
   - The Web site could be developed and maintained by several organizations, such as the Santa Fe Incubator, SCORE, the SBDC, or the (possible future) entrepreneurship one-stop shop.
   - Possible Web site names: www.etools.com or www.santafestartup.com

Strategy Three: Motivate Santa Feans to start new companies.

Actions:

2. ***Streamline the City's permitting process for events, new construction, and new business expansions in Santa Fe.***
   - Focus groups, interviews, and surveys have revealed that many businesses and individuals have experienced difficulty from the City in getting permits for new ventures – from construction or expansion of new facilities to permits for small weekend festivals.
   - Santa Fe's permitting process needs to be thoroughly reviewed and compared against the requirements of targeted business sectors.
   - Santa Fe's City government should commit to easing and shortening the permitting process within one year.
   - The City of Santa Fe's Web site should contain a page dedicated to simply outlining the permitting process and providing downloadable versions of permitting applications.
   - The City of Santa Fe's web site should be reliable and offer current and accurate information.

3. ***Consider waiving permitting fees for small businesses locating in targeted areas of Santa Fe (fees are already waived for certain affordable housing projects).***
   - Small businesses are interested in saving money at every possible point.
   - Waiving permitting fees is not a cost, but foregone revenue for the City.
   - Waiving permitting fees for small businesses moving into key areas of the city, downtown for example, will help small businesses and make a statement that the City supports them.

4. Expand the City of Santa Fe's Small Business Loan program.

- The Small Business Loan program is an important tool for encouraging the growth of local businesses and companies targeted in this economic development plan.
- Leverage the program with additional state and federal funding.
- Restore the program to its original funding levels.
- Take steps to ensure that the entire community is aware of the program and has easy access to it.
- Provide information about the program in the (proposed) entrepreneur resource center.

4. Utilize the results of the New Mexico Media Strategy Report to develop a work plan for the digital and new media industry cluster.

- Look at cities that have fostered the film industry. Identify targeted infrastructure improvements, permitting processes, training programs and other incentives that are geared to the needs of the industry. Draft necessary ordinances to implement those inducements in Santa Fe.
- Austin Film Commission and North Carolina (Advantage West) are models.
- Model a one-stop shop permitting process for the film industry after other good examples, such as Rio Rancho, New Mexico (http://www.rioranchonm.org/film_industry/#One); Film in Florida (http://www.filminflorida.com/prl/perm.asp);

Strategy Four: Keep Santa Fe's existing small businesses strong.

Santa Fe's future economic health will largely be determined by the amount of local spending at local businesses. Every transaction involving a business outside of the area causes money to leak out of the local economy. While seemingly insignificant when considering a single purchase, the sum of these effects is huge across an economy the size of Santa Fe's. *For more information, see AE's Small Business Report, completed for the Santa Fe Independent and Community Alliance.*

A strong tourism economy and large base of unique cultural assets require that city leaders pay particular attention to the role that small businesses play. Eighty-five percent of all businesses in Santa Fe employ fewer than 20 workers. Of these small businesses, over 90 percent are locally-owned. According to the U.S. Small Business Association, 3,900 Santa Fe companies employ fewer than 20 people. This is almost five times the number of all other companies combined.

The last five years, however, have seen a downward shift in the percentage of independently-owned companies in Santa Fe. Almost all industries experienced a decline in independents' share of both employment and number of establishments. The largest percentage drop was in retail, where current levels of independence (approximately 50 percent of all retail firms) are well below that

of the nation (almost 90 percent) and has dropped 40 percent in the past five years. This industry, more than any other, directly affects households and quality-of-life indicators. The change threatens the local diversity found in Santa Fe shopping and endangers the unique character of the area.

Actions:

1. Initiate a "buy local" campaign.

- Support the Santa Fe Independent Business and Community Alliance (SFIBCA).
- Provide funding or other resources to the SFIBCA for launching a "buy local" campaign.
- The campaign should educate local residents and businesses on the importance of buying from other local businesses.
- Each campaign piece should contain a different factoid pointing out the economic and cultural benefit of purchasing products and services from independently-owned small businesses.
- AE's *Santa Fe Small Business Report* provides data and survey results that support the notion of buying local (prepared for the SFIBCA in November 2003).
- To kick off the campaign, prepare a press release highlighting the results of AE's Small Business Report. Distribute the press release to local newspapers, alternative magazines, radio stations, and television stations. Print a series of flyers and direct mail postcards highlighting the main points of the study. Ask local business owners and community organizations to post the flyers in their establishments and to mail out the postcards to their clients.

2. Make downtown and other Santa Fe business districts more accessible to patrons of small businesses.

- The City should make supporting the needs of small, locally owned business a goal against which future decisions are measured.
- The best way to encourage residents to buy locally is to make access to independently-owned businesses convenient. Allow for mixed use developments where retail and small service businesses are intermingled among residences.
- Make downtown more pedestrian- and cyclist-friendly. Repair sidewalks so that shoppers and business people have a safe place to walk. Create a network of bike paths and lanes. This will encourage more pedestrian traffic and reduce automobile traffic in downtown Santa Fe. It will improve access to small downtown businesses and encourage residents who may have been frustrated by limited downtown parking to start shopping in downtown again.
- Improve parking in downtown. Struggles with parking often drive shoppers from downtown and towards big-box retail and malls. Offer free parking, enhance existing parking, and provide free shuttles around town. Encourage business practices that make parking less important, like home delivery of groceries and large bulky items.
- During the weekdays, most household shopping occurs after work, between 7 and 10 p.m. Encourage downtown businesses to stay open until 9 p.m. If it is difficult for small businesses to stay open that late

every night of the week, ask shop owners to agree to the same one or two evenings a week in which they stay open later.

- Start a monthly downtown celebration. In Austin, for example, every first Thursday of the month, stores in one shopping district stay open until 10 p.m. The sidewalks are filled with local artists and merchant booths selling wares. Local bands provide live music in the street. First Thursday now attracts more than 10,000 people every month.
- Provide adequate security downtown to help nighttime shoppers feel comfortable.

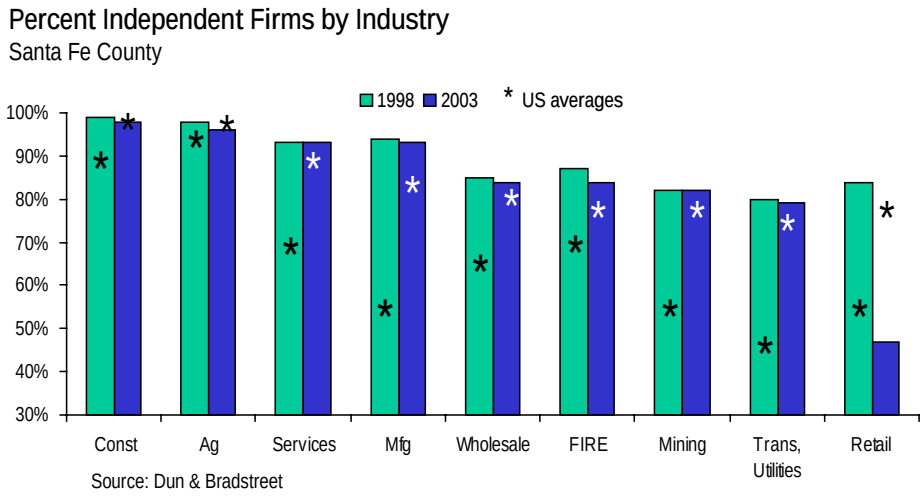
3. Identify business, historical and cultural districts that are suitable for economic development initiatives.

- Recommendations for downtown can be applied to any business or cultural districts.
- Support neighborhood/business events such as the Second Street Experience and explore developing similar events in other districts.
- Initiate planning with two districts per year.
- Link "buy local" initiative to district planning.
- Develop programs that highlight the economic benefits of historic preservation and historic districts.

4. Establish metrics for tracking the success of the "buy local" initiative.

By determining a set of tangible goals, communities establish clear priorities and are able to assess the performance of their programs, allowing more efficient use of resources. Metrics could include the following:

- *Sales receipts of downtown merchants.* Sales of downtown shops and service providers should increase a minimum of 10 percent each year if the buy local initiative is successful.
- *Percentage of independent businesses in Santa Fe.* For most industries, Santa Fe exceeds the national average in the percent of independently-owned businesses (see below chart). Increasing the percentage of locally-owned retail establishments could become a goal for the city.



- *Percentage of major employers headquartered in Santa Fe.* This figure points to the importance of home-grown successes. These companies tend to be more philanthropic and provide greater

economic independence for the region. The information for this metric could be measured from annual reports of local business activity.

- *Duration of local businesses*. This factor could be measured by counting the number of businesses that were established three years ago and are still in business. This method explicitly measures the ability of local businesses to survive in Santa Fe's economy. Santa Fe will know that it is supporting local, small businesses when the number of businesses surviving longer than three years increases. The City's data on business licenses provides this information.
- *Percentage of companies adding employees in the past year*. Expanding companies are as important to the economic health of a region as new companies. This metric can be easily obtained through government employment statistics and surveys.

Strategy Three: Sites and Infrastructure

GOAL: Improvements to sites and infrastructure will consider the long-term needs of Santa Fe's targeted business sectors and small, entrepreneurial businesses.

When companies are asked to rank the factors that most affect which state or region they select to locate in, workforce and education considerations are the most important, followed by access to customers and suppliers and business climate. The only infrastructure that is often mentioned in a regional context is transportation.

When choosing a specific development location within a state or region, however, the availability of infrastructure grows in importance. As infrastructure is available in almost every city, business prospects will compare a region or city's infrastructure (availability and pricing.)

The reason for the apparent contradiction in the importance of regional infrastructure versus specific sites is that larger areas such as regions or states possess sufficient infrastructure somewhere, so it is not a major corporate consideration until after the general location is picked. Therefore, although not the top priority to get a company to choose a region, once they have chosen the Santa Fe region, it is imperative that adequate infrastructure - water, sewers, streets and mass transit – be available to support business growth and development and that this infrastructure fare competitively with that of another region.

Santa Fe's most significant infrastructure issue (and economic development issue) is the region's water shortage. All economic development activities must consider the area's severe water constraints. The Mayor has stated that "water" is his number one goal and the City is in the process of trying to secure funding for the Diversion Plan, which will address this concern. The purpose of the Diversion Plan is to redirect surface water from the Rio Grande river into Santa Fe. Though the Diversion Plan will provide some relief to the city, preserving water and the area's unique environmental characteristics will be a goal of the city for many years to come. In turn, the target businesses recommended for Santa Fe in the *Target Industry Report*, will be environmentally sound and will require minimal water.

Strategy One: Take steps to make Santa Fe the water conservation and clean energy capital of the U.S.

Actions:

1. Incorporate water conservation and clean energy technologies into the design of all current and future public buildings.

2. Begin an annual student competition for design of water conservation innovations.

- The winner could receive funding for further development of the innovation, an internship with a local building contractor, or an opportunity to implement it on a test site.

3. Promote Santa Fe to expanding and relocating water conservation technology companies.

- The long process of developing the Diversion Plan and tackling the water issue has created a network of local water conservation expertise.
- The desperate water situation provides a good environment in which companies can test new water conservation technologies and techniques.
- Water conservation technology companies locating in Santa Fe will be locating in a market with high internal demand for their products and will, therefore, be in close proximity to their customers.
- Develop a marketing package highlighting Santa Fe's dedication to water conservation, its assets, and incentives.
- Organize a delegation of Santa Fe and State representatives to visit 1-2 communities that have successfully supported water conservation and clean energy usage. Use these trips to learn and to promote Santa Fe to businesses.

4. ***Offer incentives for water conservation and clean energy use.***

- Communities around the U.S. are offering incentives to businesses and consumers to adopt clean energy practices. Many utilities already offer their customers rebates or credits for installing energy-efficient equipment for HVAC, lighting, insulation, and windows. In addition, utilities are starting to offer consumers the option to purchase electricity from Green Energy sources such as wind power, solar, and biomass.
- Santa Fe should create programs that promote the adoption of energy conservation while promoting a "buy local" campaign that would attract new clean energy providers to Santa Fe. Credits and incentives for consumers can be tied to their purchase from local suppliers. Santa Fe is an ideal pilot market for several technologies and should do what it can to bring those suppliers to the region.
- Work with State officials to create a package of statewide incentives for clean energy and water conservation companies.
- Good examples include:
    - Austin, Texas has openly announced its intention to grow the consumption of renewable power and also to promote the development and attraction of clean energy companies and providers. Already, the city-owned utility, Austin Energy, sells 500 million KW-hours to local businesses and consumers and has a goal of fulfilling 5 percent of its energy needs with clean power. In addition, Austin is discussing ways of tying conservation incentives to the use of locally-developed services or products. This connection is the real key to promoting the city's Environmental Technologies cluster.
    - The state of New York currently offers incentives to both the producers of clean energy and its consumers. By leveraging state funding for energy conservation projects, the state's agency NYSERDA has promoted local job creation. Funding for this program reaches about $16.5 million per year and funds

approximately 150 projects annually for businesses, municipalities, institutions, and universities. Since 1991, NYSERDA's R&D program has stimulated new product sales of $200 million for New York companies, created 1,174 permanent jobs, developed 141 new products, processes, or services for commercial use, and leveraged nearly $2 of funding from outside sources for every dollar invested by NYSERDA.

- In August 2001, NYSERDA announced the creation of the Saratoga Energy Technology Park, specifically devoted to promoting the development of new, clean energy technologies. NYSERDA, working jointly with the University at Albany and the Saratoga Economic Development Corporation (SEDC), hopes to attract between 1,000 and 1,500 jobs to the Capital Region when emerging, environmentally-friendly energy companies take advantage of the park's resources.

Strategy Two: Provide better infrastructure and processes to support creative activities.

Actions:

1. Create a National Center for Arts and Design in Santa Fe.

- The National Center for Arts and Design will provide a single location in which multiple arts and design organizations could collaborate on projects of national significance. The one-of-a-kind concept would be modeled after national research consortia or laboratories, only with arts, rather than science, as its focus.
- The center would include educational resources, high quality studio space, design-oriented companies and non-profit organizations, exhibit space, and retail.
- The (possible future) arts incubator should become a core component of the Center.
- Consider locating the Center at the Railyards or other central site.
- The Center would invite national and international experts to teach seminars or guide teams of designers and artists on projects.
  - The Center would provide an environment in which teams of designers or artists could form to, for example:
  - Bid on architectural design for major projects within the U.S.
  - Provide creative support to the film industry
  - Create new artistic works
  - Provide design services for New Mexico public sector projects
  - Design unique water and energy conservation techniques
  - Create a one-of-a-kind program to promote Santa Fe's arts, culture, and design products

2. Find ways to centralize internet-based information aimed at promoting arts and culture in Santa Fe.

- Currently, many Web sites – from the Chamber of Commerce to individual galleries – contain information about arts and cultural events in Santa Fe. This is confusing to residents and obscures Santa Fe's image to outsiders.

- Promote links to existing central sites such as santafe.org and nmculturenet.org that are running the statewide calendar of events powered by NM CultureNet.
- Develop one Web site portal for all Santa Fe arts and cultural amenities. Host a contest where local artists and Web design companies submit Web URLs. Promote this contest to the community. Make the Web site name simple and memorable.
- The Web site could contain the following: events calendar; map of galleries and museums; and a searchable database of Santa Fe galleries and arts retail shops by "product" and genre (links to the Web sites of all galleries and shops in the database would be provided).
- Eventually, the Web site could also include a virtual market in which local artists could sell their wares.

Strategy Three: Partner with Santa Fe County to solve infrastructure and site issues.

Actions:

1. ***Develop a joint City / County strategy focused on the Redevelopment District of the Metro Area Highway Corridor Plan.***
   - The Metro Area Highway Corridor Plan was adopted by both the City and County and designates an area to be redeveloped to accommodate economic development around the NM 599 / Airport Road intersection.

2. ***Develop a joint City / County economic development strategy focused on the Community College District to implement programs outlined in this report.***
   - The Santa Fe Community College District includes the Santa Fe Community College, housing, and non-residential development.
   - The District represents an important outlet for providing more affordable housing to Santa Feans.
   - The future development of the District will impact both the City and County.

3. ***Develop a shared City / County business park.***
   - Long-term, the City of Santa Fe will run out of developable land for larger business expansions. Most larger businesses will be locating in the County.
   - Jointly develop a business park with the County. The City and County will share the cost of infrastructure improvements and land acquisition. In turn, the City and County will share tax revenue that is generated from the site.

4. ***Jointly improve the Santa Fe Airport.***
   - The expansion of the Santa Fe Airport will make Santa Fe more accessible to tourists, allow residents easier transportation into and out of the region, and give local companies better travel options.
   - A 1-hour or less drive time from an airport is a common site selection requirement for small and large businesses alike. The Airport can

become a major marketing tool for attracting and retaining companies in both the City and the County.

- Upgrade the Airport to Part 139 standards as soon as possible. The Santa Fe City Council should approve the application for Park 139 certification.
- Both the City and County should provide funding for expanding the Airport fire station (shared with the national guard) and upgrading security along the perimeter of the property.

5. Develop wireless Internet infrastructure in core population centers in the City and in the County.

- Encourage local entrepreneurs to develop wireless infrastructure for downtown Santa Fe and countywide in core neighborhoods and future developments such as the community college district.
- The process of wiring Santa Fe with the latest telecommunications infrastructure is already underway. The Santa Fe Light Trail fiber optic network is expected to be completed in 2004. The Plaza renovation (planned to begin in the spring of 2004) will include the installation of a wireless network for the central downtown area of Santa Fe.

Strategy Four: Approve and construct a new civic center that represents the unique character of Santa Fe.

The Sweeney Center does not serve the needs of the community and does not convey the high-end image of the city. While the existing facility could be renovated, it is more appropriate that the current building is torn down and a new civic center is built in its place.

The Santa Fe City Council is considering a one percent increase to occupancy taxes and a bond to fund a new civic center. This decision will have an important, positive impact on the City for many years to come. A new civic center will support each Santa Fe targeted business sector while providing a valuable asset to local residents.

Consider the civic center a tool for economic development. It draws visitors into the community. If marketed to the appropriate events, it can attract executives from Santa Fe's targeted business sectors, allowing the City to market on its doorstep. Those individuals visiting the civic center will also spend money in Santa Fe – dining out, staying in hotels, and shopping. Indirectly, these activities inject more money into the local economy and gives a boost to job creation.

As a tool for economic development, and an entry to the city, the design of the new civic center can be used to convey a message. It should embody the city's artistic and cultural heritage, history, and connection to the natural environment. It should reflect the community's strong desire to target the type of higher-end tourist that visits the city. The facility should incorporate modern architectural elements and high-tech equipment into traditional Santa Fe style to help counteract a perception that Santa Fe is unwilling to progress. Finally, the facility should incorporate cutting-edge water and renewable energy technologies to show Santa Fe's dedication to conserving natural resources.

The civic center will benefit Santa Fe's workforce in several ways. First, it creates both direct and indirect jobs. In the beginning, designing, building, and completing the civic center will generate employment. Once construction is complete, entry-level positions will be established in event catering, room set-up, and facility maintenance. Middle- and upper-level positions will be created in audio-visual support, facility management, marketing, and event planning.

In addition to the job impact, the civic center can play another very important role for workforce development. It can provide much-needed, centrally-located space for local workforce training activities. Imagine: A civic center that is fully equipped with the latest in audio visual technology from the central, large auditorium space to smaller classrooms and conference rooms. Not only are these amenities highly attractive to executive level conferences and industry events, but they are also a much-needed resource for local workforce training providers and companies. The community college, the workforce development center, and non-profit workforce organizations could share the civic center for their programs, ensuring that Santa Fe's workforce is being trained in world-class facilities.

Action:
Revisit the proposed civic center design. Ensure that the design adheres to the following guidelines:

- The new civic center should be designed to appeal to smaller, executive-level conferences. A larger capacity facility will not necessarily lead to a larger indirect job benefit for Santa Fe. As the size of the event gets larger, a higher portion of attendees will either not be able to find hotel rooms in downtown Santa Fe or will not be able to afford them. These individuals will stay in hotels outside of the central district; eat at restaurants outside of the central district (often large chains); and, with so much commuting, have little time to shop at local stores while congesting Santa Fe's roads.
- The true benefit of the civic center is generated when visitors (both from outside events and Santa Fe functions) spend time and money in locally-owned shops, restaurants, and hotels. This injection of money drives business for local proprietors, who then spend their own revenue hiring additional staff, buying locally-made goods, or shopping for themselves. These funds continue to trickle throughout the economy, driving business, and creating new jobs. Smaller, more targeted events attended by executive-level individuals are much more likely to attract attendees who stay in downtown Santa Fe, bring their families, extend their stay, and spend their money with local merchants.
- A new civic center locating in downtown Santa Fe, targeting executive level conferences, and providing attendees technologically-sophisticated audio / visual equipment will allow the City to charge higher rates for use of the facility.
- Santa Fe prides itself on being the "city different;" therefore, the new civic center should radiate what is distinct about Santa Fe. To do so, consider incorporating the following elements into the design of the facility:
    - Arts and culture are the cornerstones of the building design.

- The center includes gallery and / or exhibit space for local artists.
- The center incorporates the latest water and energy conservation technologies.
- The center contains modern elements in combination with traditional Santa Fe style to communicate the City's deep roots yet willingness to progress to the future.
- The center contains high-tech workforce training spaces of various sizes to make the facility truly community-oriented. Consider a facility that, in addition to a large event room (500 person capacity), also contains one large auditorium-style classroom (e.g. 100-200 seats), two-three classrooms (e.g. 30-50 seats), two conference rooms (25-30 seats), and several small breakout rooms (5-10 people).

Strategy Four: Community Development

GOAL: Santa Fe's community and economic development activities support an environment that is favorable to (1) talented residents, (2) small, locally-owned businesses, and (3) targeted business sectors.

The Community Development recommendations offered in this section center on two major topics: improving Santa Fe's business climate and improving the city's quality-of-life amenities, particularly for young and creative individuals.

The most successful economic development regions in the U.S. also contain very high quality-of-life amenities. Quality of life encompasses many attributes, including healthcare, safety, parks and recreation, arts and culture, and environmental cleanliness. A quality environment plays a large part in the choice of young, skilled professionals in deciding where to locate. It also plays a significant role in retaining good citizens.

A high quality of life is also directly connected to the region's ability to attract tourists. Through the choice of investments in quality-of-life amenities, the region will be able to target the specific type of tourist that visits. Tourists should be considered an economic development audience, and they are actual prospects coming directly to you. Ensure that they overlap with the audience you have for your economic development efforts.

One of the easiest ways for Santa Fe to become top of mind for businesses and entrepreneurs in its targeted business sectors is for those individuals to visit the region and enjoy the time they spend there. Therefore, tourist activities should portray a certain image of the city, one that is appealing to those executives and other decision makers. Make sure all tourist attractions showcase the "Creative Spirit of Santa Fe."

Strategy One: Adopt a more business-friendly attitude within City departments.

Santa Fe's unique character has sometimes been a hindrance to business activity. The city is well known externally for its tough ordinances and unfriendly business leadership, characteristics that will damage Santa Fe as it pursues economic development. Even small businesses and entrepreneurs (the city's primary target audience) will not move to a city where it is not welcoming or affordable to conduct business.

Actions:

1. ***Ensure the permitting process is consistent and efficient.***
    - During this planning process, numerous businesses criticized the city's permitting process for being too complicated, inconsistent, and time-consuming.
    - Consider expediting permits for standard requests. Applying for and receiving permits for, for example, small, after hours or weekend

downtown events should be made as easy as possible with standard application forms and a quick turn around process.

- Be specific and open about permitting requirements. Make this information readily available on City Web sites and in handouts available at City offices.
- Look at other cities' permitting processes for good examples of ways to make Santa Fe's more efficient and consistent.
- Burlington, Vermont's award winning "Doing Business in Burlington" publication offers new and expanding businesses a comprehensive and easy-to-use guide to permitting and city regulations. Sections from this guide are available on the following Web site: http://www.cedoburlington.org/business/doing_business_in_burlington/dbb.htm
- Look at the City of Surrey, located outside of Vancouver, Canada, for a good example of creating a step-by-step guide for local residents on starting their own businesses. http://www.city.surrey.bc.ca/Doing+Business/Business+Development/Starting+Your+Own+Business/default.htm
- Specifically look at other cities that are fostering the film industry – Los Angeles, New York, Toronto, Austin, for example. How have these cities structured their permitting processes to make it easy for and attractive to film production? Apply these best practices in Santa Fe.

5. ***Strengthen the Small Business Ombudsman Position within the City of Santa Fe offices.***
   - The focus of the current Small Business Ombudsman position should be expanded to serve all sizes of businesses.
   - The services of the Ombudsman should be expanded to visiting local businesses on a regular basis, listening to their concerns, and reporting back to City officials.
   - The Ombudsman should also be the single point of contact for a business having trouble navigating city regulations. He/she should walk businesses through the permitting process and help resolve conflicts between City departments and local businesses.
   - The benefits of expanding the role of the Ombudsman are numerous. First, strengthening this position makes a statement that the City is truly interested in supporting local businesses. Second, by regularly visiting with local businesses, the Ombudsman can communicate back to City leaders the current needs of local businesses, giving the City good information on which to base decisions. Finally, it provides a valuable resource to local businesses and helps navigate the permitting processes and acts as a voice for them to City leaders.

6. ***Provide periodic customer service training to City employees who regularly interact with local businesses and residents.***
   - Ask the Small Business Ombudsman to lead the customer service training sessions or hire a professional firm to conduct the training.
   - Training should include not only customer service training, but also an explanation of Santa Fe's new economic development brand and the role City employees play in economic development.

- A customer service guide containing quick tips on customer service should be developed and distributed among City staff.

7. Establish incentives that encourage local businesses to expand in Santa Fe.

- Consider waiving permit and impact fees for local companies that want to expand.
- Incentives should come from both the State and the City, particularly in helping with infrastructure improvements. When Dell was expanding in Tennessee, for example, the State paid 80 percent of the roadway improvement costs while the City of Nashville paid 20 percent.
- Promote incentives to local businesses. Ask the local utility company to help "spread the word" by referring local companies to a Web site with updates on incentives.

Strategy Two: Santa Fe's City Council should set broad goals for future development and allow those goals to drive decisions.

Actions:

1. Invite a moderator to lead a City Council retreat. The retreat should accomplish the following:

- Identify the positive assets of Santa Fe that cause each individual to feel passionate.
- Identify common threads among all council members. List Santa Fe's top assets.
- Agree that these common threads represent the essence of the community. Preserving the community's essence should be the principle that guides all future decisions.
- Set several overarching goals for the city.
- Agree to rules of etiquette among council members that are adhered to in and outside of council meetings.
- Conduct a city council study session prior to each meeting to allow councilors to state their positions on topics that are up for discussion during the upcoming meeting. City Council meetings should not be the first time that councilors hear each other's positions on topics being addressed.

2. The first retreat should occur after the spring 2004 election and occur at least every two years, following the election of new city councilors.

Strategy Three: Provide greater support to the Community Development Division and Economic Development Section.

Although only a few organizations in Santa Fe are directly charged with economic development, the community contains many more groups that impact the effectiveness of economic development programs. More than many other communities, Santa Fe is home to a rich diversity of not-for-profit, government, and business organizations, each perceived to have its own unique vision for the

future of the community. The city, and surrounding region, have become polarized into different "camps" of opinions. Each group seems to view itself as being fiercely independent from the others. This often results in a breakdown of internal communication, the very foundation of strong economic development campaigns.

Communication and cooperation in Santa Fe will improve if these various, and seemingly contradictory, opinion groups realize that they have a common bond: their success depends on Santa Fe's sustained economic health.

Santa Fe's ability to remain economically healthy is important to every organization and individual in the city and region. For example, while local businesses depend on a healthy economy to create a market for their products, non-profit organizations depend on a strong economy so that they can raise funds from local businesses and residents to keep their programs going. Second homeowners rely on a healthy economy so that their property values are retained and that the City can afford to maintain the quality-of-life attributes that originally attracted them to the region. Ethnic and Native American populations rely on a healthy economy that provides them with job opportunities, a market for their products, and ultimately provides them with income to continue living in Santa Fe. (A complete table of Santa Fe opinion groups and their reasons for supporting a healthy economy is provided in the appendix to this report.)

Improved economic health should be important to every Santa Fe resident and business. Santa Fe's elected officials should, therefore, ensure that their decisions lead to stronger economic conditions within the city and surrounding region.

A critical component of a healthy economy is ensuring that a strong economic development team serves the City. This team should be supported with financial and staffing resources that provide it the freedom to implement smart, aggressive community development and economic development activities. A strong economic development team will be required to implement many of the recommendations in this strategy. City leaders should view the economic development team as its task force for managing the day-to-day improvement of Santa Fe's economic conditions.

Actions:

1. ***Increase funding to Santa Fe's Community Development Division.***
    - Funding should be increased incrementally each year for the next five years. Draw additional funding from the Economic Development Fund.
    - Additional funding will be used to do the following:
        - Expand the Small Business Ombudsman position and responsibilities (described in the Entrepreneurship strategies).
        - Establish a Small Business Enterprise Director position that will be responsible for setting up and managing an entrepreneurship one-stop shop in coordination with the Santa Fe Business Incubator, the SBDC, and other small business support organizations.
        - Fund an entrepreneurship resource center. The purpose of the facility is to provide a centrally located office where all Santa

Feans can access a library of helpful information and talk with knowledgeable individuals about starting a business.
    - Increase the City's funding to the Santa Fe Business Incubator (for operations or facility expansions).
    - Provide funding for future incubators, such as an arts incubator.
- Commit funding for a minimum of five years. Longer-term budgets allow the department to conduct better planning and act progressively.

2. Set specific performance objectives for marketing subcontractors.

- Continue to set and monitor annual performance benchmarks for marketing contractors.
- Use the marketing recommendations in this report as a guide for establishing performance benchmarks.
- Agree to a three-year or longer contract with the marketing subcontractor. Include terms that allow the city to cancel the contract if the subcontractor repeatedly misses performance benchmarks. Otherwise, do not make the subcontractor re-apply for funding every year.

3. Clearly define and better coordinate the economic development roles of SFEDI, the Chamber, and the City's economic development team.

- The Chamber's primary role is that of an advocate organization for existing Santa Fe businesses.
- The Chamber should work closely with the (possible future) business liaison within the City's Community Development Division. The Chamber should introduce the liaison to its members and facilitate meetings between the liaison and local companies.
- SFEDI's role should be external and internal marketing. SFEDI should be responsible for polishing the brand identity and core marketing themes recommended in this strategy and incorporating the brand and themes into its Web site, collateral, and public relations activities.
- SFEDI and the Chamber are both responsible for handling visits by site selectors and potential business recruits. SFEDI should be responsible for managing the prospect's itinerary, while the Chamber should assist in setting up meetings between leading Santa Fe businesses and the prospect.
- Santa Fe's economic development team should be responsible for managing the marketing subcontractor contract, initiating community development activities that will support an overall economic development plan, and facilitating the information flow between City government and local businesses, prospects, and business organizations.

Strategy Four: Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.

Santa Fe's essence revolves around the core of arts and cultural activities occurring within the city. Arts and culture define the city's image and quality of life. Its unique character is founded in its tradition of arts and culture. It is what distinguishes Santa Fe around the world, and it is why creative, intelligent individuals are drawn to the city.

Arts and culture have long been the engine for much of Santa Fe's economic development. Although the "industry" of arts and culture is difficult to define, and even more difficult to quantify, it is undeniable that artistic and cultural activities have a tremendous impact on every aspect of Santa Fe, from its international image to its local products to its workforce skills. Arts and culture are the common threads that run throughout the entire region.

Because arts and culture have such a large impact on the local economy, it is critical that artists and artistic organizations are invited to participate in economic development activities. The City must consider the needs of the cultural sector when implementing this Plan. In addition, the City and cultural sector must work together to ensure that the results of the BBER study and the New Mexico New Media Industries Strategy project are incorporated into future activities to grow and promote arts and culture.

Actions:

1. ***Make arts and culture the cornerstone of the new civic center.***
   - Involve local artists in designing the facility.
   - Throughout the facility, integrate space for exhibiting work by local artists.
   - (Additional recommendations have been provided in the Infrastructure section of this strategy.)

2. ***Take steps to ensure Santa Fe's arts and culture will be sustained for generations to come. Ensure that the arts sector is accessible to young people.***
   - Endorse young professionals' arts organizations such as Avant Guard and Intermezzo. Make information on these organizations widely available. Promote these organizations to companies considering Santa Fe as a future business location.
   - Make Santa Fe open and accessible to all New Mexico students. Work with State leaders to initiate a new program in which all New Mexico high school seniors take a senior trip to Santa Fe. The trip would involve a visit to the capital and an introduction to Santa Fe's heritage, artistic and cultural amenities.

3. ***Make Santa Fe's artistic amenities accessible to all Santa Fe residents.***
   - Continue taking steps to make the traditional performing arts more open to the general population, for example, rock operas or free concerts.
   - Ask local businesses to invite local performing and visual artists to perform or display their work at business functions and other community events.

4. ***Increase occupancy tax revenue to support the arts.***
   - Santa Fe provides approximately $950,000 to arts programs annually.
   - Private foundations fund the bulk of arts and cultural activities in Santa Fe.
   - The city's support for the arts could be increased to support one of many activities, such as funding a future arts incubator or National Center for Art and Design or contributing to the cost of a unified national marketing

campaign to promote Santa Fe's arts and culture to collectors, artists, and cultural tourists.

Strategy Five: Ensure that Santa Fe maintains an atmosphere that is entertaining and attractive to young, creative people.

Actions:

1. ***Affordable housing is necessary for retaining young and creative individuals. Make it easy for people to purchase and upgrade their homes.***
   - Continue to offer inducements such as down payment assistance or tax abatements / decreases for individuals within a certain age or income bracket.
   - Consider establishing a fund similar to Austin, Texas' Mayor's Challenge Fund to help young people and people in need of affordable housing to get loans for home improvements and expansions.

2. ***Establish new festivals, expand existing festivals, and widely promote these events.***
   - Santa Fe is an ideal location for festivals, and numerous festivals already take place each year.
   - Festivals help create an entertaining atmosphere in Santa Fe. They provide entertainment for residents from all socioeconomic backgrounds. They also attract people from outside of the region and are, therefore, a good marketing tool for the city.
   - Standardize permitting process for event organizers. Be expedient in responding to their requests.
   - Waive the permit requirement to play music on the plaza.
   - Bolster the annual jazz festival and film festivals. These two events have potential to draw an international audience.
   - Support the new International Folk Art Market. Make it an annual event that compliments Indian Market and Spanish Market. This has the potential to grow to be another important event that extends the tourism season.

3. ***Start an annual winter sports competition for college students in Santa Fe and the surrounding region.***
   - Seven colleges are located in the Santa Fe area. Initially start the competition for students at these colleges.
   - Within five years, begin inviting college students from all New Mexico colleges.
   - Within ten years, begin promoting the competition nationwide.

5. Marketing and Public Relations

GOAL: Santa Fe will engage in a targeted marketing campaign to create local and national awareness of the city as a place to do business.

Santa Fe faces two marketing challenges. First, the City faces internal communications issues. Throughout this report, we have recommended ways to consolidate information sources about educational, workforce development, entrepreneurship, and economic development activities to make it easier for Santa Fe residents to access. In this section, we recommend techniques for spreading the word about why improved economic conditions benefit all Santa Feans.

Outside of the region, Santa Fe is faced with another issue. While Santa Fe is well-known throughout the world for its southwestern style and arts, little is known about Santa Fe as a business location. The external marketing recommendations in this section are designed to provide the city with a more business-friendly appearance to outside businesses and entrepreneurs. We have suggested a new brand theme under which Santa Fe can promote itself to business investors. The brand theme we recommend ties closely to the city's arts and cultural strengths and existing tourism promotions.

Santa Fe has many opinion groups that serve as a good starting point for addressing internal communication problems. As discussed throughout this report, before the city can launch an effective economic development campaign - whether its focus is local entrepreneurship, expanding current businesses, or recruiting new ones - all organizations related to economic development must commit to a single strategy for the community. Communities benefit from a well-orchestrated marketing strategy that is managed by one organization.

Once Santa Fe opinion groups improve communication and collaboration, the city will be ready to market within the community. Internal marketing informs citizens and business leaders of the economic development vision and trains individuals to promote the community with a single message, rather than numerous ones that may dilute or confuse the core message. Internal marketing builds local awareness and buy-in so that when Santa Fe markets outside of its region, it has a strong team in place to augment its message. The most effective communities not only have a well-integrated economic development organization leading the marketing efforts, but they also have hundreds of community ambassadors as part of the team.

The use of local media and personal meetings are good avenues for "building local awareness." **With strong internal support, the chances of successful external marketing increase considerably.**

Once Santa Fe succeeds in its internal marketing efforts, it should incorporate external marketing activities aimed at growing targeted businesses and entrepreneurial activity. External marketing, for most communities, should begin one to two years after internal efforts have begun. The trick is then to balance

both internal and external activities to get the most return – awareness and business.

External marketing is vital to diversifying an economy.

It can significantly improve a community's economic health by creating new, higher paying jobs and increasing the tax base. For communities today, it is important to have a Web site as primary collateral and to also have material to distribute at conferences and meetings. An integrated approach to external marketing that includes the right combination and frequency of word-of-mouth, publicity, and personal meetings is the key to successful marketing.

For the city and surrounding region to retain local businesses and cultivate prospects for economic growth, a more proactive targeted campaign is required.

Strong marketing activities will help accomplish the following economic development goals:

- Improve internal knowledge of the resources that are currently available in the city for residents seeking education and training, for expanding businesses, and for potential entrepreneurs.
- Improve external knowledge of Santa Fe as a top location for young, creative individuals and innovative businesses.
- Increase the number of businesses approaching SFEDI, the Chamber, or the City for information about expanding their business in Santa Fe.
- Cultivate target businesses, helping them create new jobs at all skill levels.
- Increase the amount of positive, national and international publicity that Santa Fe receives.

AE is providing a Marketing Guide (MG) that contains information to assist Santa Fe in implementing the economic development strategies over the next five years. It is meant to be used in conjunction with this report and specifically to support leaders who will execute the marketing campaigns.

Strategy One: Establish specific marketing roles for each organization currently involved in economic development.

The strong opinions, energy, and culture of activism in Santa Fe should become the foundation for unified change and new direction. All Santa Feans have a common goal for their city: **to retain the qualities that make it unique by creating a vibrant and healthy economy.**

Santa Fe is fortunate to have several organizations marketing the city. Santa Fe Economic Development Inc. (SFEDI), Santa Fe Chamber of Commerce, and Santa Fe Convention & Visitors Bureau have made tremendous strides in building a highly recognized tourism brand and in cultivating businesses. External marketing activities, however, should continue to be overseen by one

single organization. All other economic development entities should support this entity's marketing efforts and avoid launching other external efforts that could dilute the city's primary marketing message.

For Santa Fe to reach its desired goals, the city must adopt a marketing strategy and provide specific marketing tasks to the single economic development marketing organization (currently SFEDI). Additional funding of approximately $50,000 will be required to fully implement this marketing plan.

Actions

1. ***The City and SFEDI should adopt the marketing strategy.***
2. ***The City should commit to a minimum of a three-year contract for its marketing subcontractor (currently SFEDI). Provide SFEDI (or other future marketing contractors) with a set budget for as many years as possible under city law. This provides the organization with the ability to focus on marketing rather than continually concerning themselves with contract renewal.***
3. ***Provide the marketing contractor with specific marketing expectations and goals.***
4. ***Tie the marketing contract to the accomplishment of specific marketing objectives. (Recruiting X number of companies per year, for example, is not a realistic marketing objective. Organizing two to three annual marketing missions to other communities, on the other hand, is a realistic marketing objective. Tie objectives to action rather than quantitative results. Action will yield results.)***

Strategy Two: Create and adopt a single economic development brand

Communities that establish an economic development marketing theme that differentiates them have a greater chance of being recognized and trusted. Santa Fe is marketing to build awareness and clarify that it welcomes creative, entrepreneurial people and is a good place for starting new businesses.

Santa Fe should promote a single economic development brand that complements the recognized tourism brand, creates community-wide buy-in and ambassadors, and reaches targeted businesses through a mix of publicity, direct marketing, and collateral. Direct marketing includes one-to-one meetings, targeted electronic campaign messages, missions, and conferences.



To create an economic development theme, AE reviewed Santa Fe's current brands, unique strengths and characteristics, and analyzed target audience requirements. A marketing focus group was also conducted to gain public input. The proposed theme is meant for all organizations involved in economic development-including the City, SFEDI, Chamber and arts and cultural organizations- to use. A logo that communicates Santa Fe's marketing identity and tag line should be developed and incorporated into all print and on-line collateral materials. The marketing contractor should hire an advertising firm to develop professional logos and marketing collateral.

As the *Community Assessment Report,* the first report of this project, states, one of Santa Fe's biggest strengths is its internationally-recognized tourism brand. Several marketing themes and tag lines have been developed and utilized in marketing promotions in the past, including: "Away. To Santa Fe," "The City Different," and "Untamed." These themes, in conjunction with the State's brand, "Land of Enchantment," have very strong and positive connotations. Santa Fe is already known worldwide as being a "different" destination to visit, as well as a place for distinctive culture and arts.

Because awareness of Santa Fe is so high, and its perception is so deeply rooted, the city's business-oriented theme should complement the existing tourism-related themes.

A brand theme conveys "who," "where," and "what" the city offers. Local leaders describe Santa Fe as being "creative" and "spiritual," having a "rich culture," strong "history," and "distinct" personality. These core themes should be communicated through the economic development brand.



Arts and Culture are the cornerstones of Santa Fe's economy, and they also contribute to its exceptional environment. Santa Fe is an economic engine and attractor of creative people. With Arts and Culture, Design, Hospitality, and Software Development being recommended targeted business sectors, and "creativity" being a key descriptor of the city, we recommend that the new brand theme be the "**Creative Spirit of Santa Fe**."

When tourists think of Santa Fe, they think of a center of culture and world-class art within a beautiful and spiritual setting. It is truly a "different" place. When business leaders think of Santa Fe, they think of a city with outstanding quality of life amenities, a rich heritage, and a diverse workforce. Most business professionals live in Santa Fe because of the rare and special quality of life they enjoy.

Using the "Creative Spirit" theme in every marketing activity that promotes economic development for the City of Santa Fe, will promote the city's most differentiating characteristic and will appeal to the targeted audiences.

A positioning pyramid is a technique used to determine a community's brand theme. It answers three questions: What is the community's product? What are its unique benefits? What does the community represent? This simple tool lays the foundation for a community's marketing communication program. This diagram illustrates Santa Fe's positioning pyramid.



Secondary messaging tailors a statement for a specific audience and dictates audience-related benefits. For information about the site selection needs of Santa Fe's marketing audiences, refer to the *Target Industry Report,* the second report of this project.

Actions:

1. ***The City and SFEDI (or future marketing contractor) should discuss and approve the branding theme.***
2. ***The City should ask the future marketing contractor to hire an advertising or graphic design firm to develop a logo and style guide.***
3. ***The future marketing contractor) should distribute the style guide to the City and the Chamber. The style guide should also be made widely available to other community organizations, including schools, not-for-profit organizations, local media, businesses, workforce service providers, and arts and cultural organizations. Encourage as many organizations in Santa Fe as possible to adopt the style guidelines in their own external promotions. The more consistent that Santa Fe's look appears from the outside, the more effective the new business brand will be.***

Strategy Three: Gain a thorough understanding of the target audience

Understanding the internal and external target audiences' needs will help Santa Fe's economic development team in crafting effective secondary messaging. A secondary message occurs after initial inquiry (audience has received primary message), touts quality, and provides detailed information that the target audience desires.

It is important for Santa Fe to first understand the needs of internal audiences and inform them of the city's economic development vision. **Local employers, the current workforce, influencers, and entrepreneurs** are key assets for economic development, and recognizing these sectors as a target audience and understanding their needs is sometimes overlooked. The City, SFEDI, and the Chamber should continue to improve relationships with local businesses and provide additional services that can help them to become more successful. Local media and personal meetings are effective mediums for building awareness and demand for economic development services.

Once the City successfully addresses internal audiences' needs, it should become familiar with targeted business sectors. **The target business sectors include: arts and culture, hospitality and tourism, design, conservation technologies, software development, publishing and new media, and outdoor gear and apparel companies.** Identify target business champions, business leaders with expert knowledge of a particular industry. These individuals understand industry players, trends, challenges and opportunities, and they have powerful connections within an industry. They may also be willing

to meet with site selectors, volunteer to speak at events promoting the county, and share industry knowledge with economic development leaders.

SFEDI has already begun organizing regular meetings of executives from its target clusters. These meetings should continue and expand to include industries that are recommended in this study but are not currently target clusters for SFEDI. Santa Fe should have at least three industry champions for each target business. The *Marketing Guide* (a supplemental report included as part of this project) lists industry associations that can be a resource for target business trends and prospects.

Santa Fe can use the targeted messaging and main "proof points" contained in the MG when crafting secondary messaging for marketing communication.

Each target business will be interested in the following:

- Extremely high quality of life
- Ample supply of artistic, technical, and scientific workers
- Proximity to customers and manufactures
- Workforce development programs and incubators
- Close proximity (1 hour) to the Albuquerque International Airport

Art and Culture, **Design,** and **Hospitality** firms will be interested in the following:

- Embedded artistic community and strong local support for the arts
- World-famous art galleries, museums, Indian Market, Spanish Market and flea markets
- World famous performing arts organizations such as the Santa Fe Opera, the Santa Fe Chamber Music Festival and many other music, dance and theater companies
- Educational offerings in performing and visual artistic disciplines through the College of Santa Fe, the Santa Fe Art Institute, and Santa Fe Community College

Design, Software Development and Publishing companies will be interested in the following:

- Santa Fe's image as an artistic and cultural capital of the Southwest
- Santa Fe's large cluster of software development, film businesses, and publishing companies
- Renowned southwestern culture, architecture, and cuisine
- The successful Santa Fe Business Incubator
- Federal research facilities at Los Alamos, Sandia, and Kirtland AFB are pioneers in many of the world's most advanced software development fields
- The College of Santa Fe's Moving Image Arts Department provides students with access to full range of film production experience
- Santa Fe Institute is a pioneer in the burgeoning complexity systems field
- The National Center for Genome Resources is a leader in bioinformatics research

Conservation Technology companies will be interested in the following:

- Santa Fe makes conservation a top priority
- Santa Fe's strong local market for water conservation and clean energy products
- Santa Fe's high quality workforce and area research facilities

Hospitality businesses will be interested in the following:

- Santa Fe is known as one the top 10 cities in the world to visit, *Travel + Leisure*
- Santa Fe is investing in a new civic center
- Santa Fe has a dedicated bilingual workforce

Outdoor Gear and Apparel companies will be interested in the following:

- Santa Fe offers a creative, active, and artistic workforce
- Santa Fe's mild climate and countless outdoor recreational opportunities make it a strong market for product testing
- Proximity to manufactures and suppliers

Actions:

1. ***Based on the results of the Target Industry Report, the marketing contractor and its advertising partner should develop an audience profile for each target business. The audience profile will detail the specific marketing technique that will most effectively reach each audience.***
2. ***The marketing conatractor and its advertising partner should consider the audience profiles when developing a new logo and collateral and revamping the Web site. The images, messages, and copy contained in collateral must address the industry needs contained in the Target Industry Report and audience profiles.***
3. ***The marketing contractor, SFEDI should work with the City and the Chamber to identify target business "champions."***
4. ***Invite champions to share their industry knowledge and prospects and assist with economic development improvements.***
5. ***Champions may already exist. SFEDI's board members already serve as leaders for each SFEDI cluster industry. These individuals should be involved in the additional target businesses recommended in this strategy.***

Strategy Four: Gain local media support.

As mentioned throughout this project, the need to improve communication throughout the city is an immediate priority. Members of the Advisory Committee of the Cultivate Santa Fe initiative have committed to being media champions.

As the Cultivate Santa Fe project is finalized, Advisory Committee members should **kick off an internal press relations campaign**. Media champions should write and "tell stories" related to economic development to local newspapers, radio stations, company newsletters, and Web sites to inform citizens about Santa Fe's vision. It is imperative that local newspapers, radio,

and television stations provide coverage and speak positively about the city's efforts. This will first create excitement within Santa Fe and will then spread throughout New Mexico. Local media is the first avenue for creating local "buzz**."**

Santa Fe's internal press relations (PR) campaign should focus on stories that discuss what economic cultivation means to Santa Feans. Advisory Committee members are encouraged to contribute articles and editorials (and speaking engagements / interviews) on the following topics: "Growing from Within," "Stay in Santa Fe," "Value of Education," and "The Creative Spirit." Communicate the message that, "for Santa Fe, economic cultivation is focusing on activities that improve workforce services, economic health, and overall community cooperation to help local companies succeed and new job opportunities to emerge for all Santa Fe families."

Additional PR campaigns should discuss Santa Fe's vision, characteristics of target businesses, start-up successes, economic development marketing achievements, and community ambassadors. Over time, the City, SFEDI, and the Chamber should host appreciation and celebration events for small businesses that have made big impacts on the economy.

Economic development leaders should focus additional internal marketing efforts on communicating information about actions the City is taking to improve those issues survey respondents rated as "least satisfactory." Among these issues, the cost of living, housing, growth management, and business growth topics should be continuously discussed so that citizens are informed of progress that is being made in these areas. Supplementary campaign topics should include what Santa Fe is doing to preserve the city "different." Local college professors should be asked to write articles and editorials on new college programs that will provide training for target businesses, and leaders from arts and cultural organizations should be asked to write articles on the importance of culture to Santa Fe's economy. The MG provides more detail on PR campaign topics and contains a media list.

Actions:

1. ***Following the completion of this report, the City and SFEDI should reconvene the project Advisory Committee. Ask Committee members to volunteer to serve as "media champions." Assign each volunteer with a topic on which they should write an editorial or conduct a radio interview.***
2. ***Ideally, two volunteers will partner on writing the editorial or conducting the radio interview, with each volunteer coming from an "opposite" field. A local real estate developer could partner, for example, with a representative from an environmental conservation organization. By partnering with an opposite, the community will understand that regaining Santa Fe's economic health is an issue that transcends traditional rivalries.***
3. ***Local media champions should help garner local publicity by personally meeting with editorial boards of local news companies. Present the editorial boards with background information on the Cultivate Santa Fe plan and the subjects on which the volunteer teams will be writing.***

4. ***Encourage local media companies to dedicate a section of their paper or broadcast to one or more of the following topics: (1) news updates on Santa Fe economic development; (2) how to start a company in Santa Fe or what resources are available to entrepreneurs; (3) profile of each target business and current Santa Fe businesses in those industries.***

Strategy Five: Launch an internal marketing campaign.

With strong internal community support, the likelihood of successful external marketing increases considerably. **For Santa Fe, approximately 70 percent of efforts should be invested in internal activities**. The main goal of internal marketing is to inform citizens of economic development efforts and successes, to garner the community's support for the plan, and to act as promoters. It may take up to two years to see substantial impacts from internal marketing, and Santa Fe should continue this effort indefinitely. City leaders cannot expect overnight results.

Internal marketing began when AE started this project and has occurred each time AE has presented the Cultivate Santa Fe reports to Santa Fe audiences. The next major activity will be the project Roll Out Event in April 2004. During the event, AE and the Advisory Committee will unveil the new economic development vision, theme, and goals to the community. The roll out event should be used to communicate both the purpose and benefits of the new goals as well as the next steps in the process, and to request support.

Publicity, promotion, and collateral are the three vehicles recommended to reach Santa Fe's internal audiences. The goal is to build awareness within each target audience in a quick, cost-effective manner.

Publicity is one of the best vehicles to cost-effectively reach internal audiences and generate interest. To reach its target businesses, Santa Fe should strive to appear in publications and newspapers read by these industries. To reach local businesses, Santa Fe should focus on local and regional newspapers, newsletters, and business publications. To reach businesses outside of Santa Fe, concentrate on industry trade, general business, and lifestyle publications. **Within the next year, a professional public relations firm or new public relations position created within SFEDI should be hired to manage this initiative.**

Other ways to communicate to the public include: delivering newsletters, similar to what is currently done by the Santa Fe Chamber of Commerce; posting news in church bulletins, high school and college papers, regional business journals, on community Web sites and at local business establishments. For instance, SFEDI could create banners with the new logo and Web site address that local establishments can post so that their clientele is informed of the new message and is directed to a Web site to get more information.

A "media outreach" is another PR service SFEDI should consider. It provides economic development leaders with a target media list, press pitch content, and

a distribution list. An excellent PR activity that gains awareness is a bylined article**,** which incorporates both press stories and advertising into one activity. Lastly, since economic development leaders are in the public eye, it is wise to consider press communication skills training, which teaches individuals how to work with reporters to get the most from your marketing investment.

Being rated by *Travel + Leisure* in August 2003, as the Top 10th World's Best City, is an outstanding accomplishment. This is a strong start to generating awareness with many of Santa Fe's targeted audiences – both internal and external.



Promotion includes spreading information by word-of-mouth and through one-to-one meetings, attending regional industry events with local businesses, speaking at business networking events with key influencers, forming relationships with regional economic development teams to sell Santa Fe as a place to do business. It also includes calling prospects to provide information on Santa Fe's unique business climate, available business park space, and the benefits of operating or expanding a business in the city.

The primary **collateral** piece used to promote Santa Fe should be SFEDI's Web site. By revamping the Web site to contain the new marketing message, this can be a strong piece to reach both internal and external audiences. The current Web site offers relevant content for most of the defined target audiences. Santa Fe should ask local businesses to mention the Web site to employees via local business Intranets and in their corporate marketing material when appropriate. These efforts will help build awareness.

SFEDI should consider adding or updating the following components on its Web site:

- Economic and Industry Information
- How to Start a Business in Santa Fe
- Local Company Database
- Sites and Business Parks
- Economic Development Projects
- Job Postings
- News Wire
- Local Company Testimonials
- Quality of Life
- Incentives and Permitting
- Annual Report

The MG provides an explanation of each of these components and also includes examples.

Actions:

1. ***The City and the marketing contractor should review and approve the internal marketing recommendations offered in this report.***
2. ***Identify local volunteers to assist with implementation.***
3. ***Ask individuals from the community with a passion for economic development and Santa Fe's future to volunteer and join the marketing team.***

Please refer to the MG for more detailed recommendations on internal activities.

In 2004 and 2005, SFEDI should implement activities that increase local awareness and improve internal communication. Local campaign ideas are provided below:

1. **Publicity**
   a. Education – "Stay in Santa Fe," "Value of Education," "Take Home Computer Program," and "Make & Take High School Learning Tools Program." SFEDI should involve local Pre-K - 12 schools and SFCC in this internal communications campaign.
   b. Workforce Development – One-Stop Shop for workforce training and new workforce development program Web site
   c. Entrepreneurship – New Web site database of Santa Fe's entrepreneurial resources, business incubator expansion, and creation of a Santa Fe arts incubator
   d. Local business success stories – Feature a new company in each issue
   e. Local Businesses – "Buy Local" campaign
   f. Tourism – Address the issue of the importance of tourism to a healthy Santa Fe economy
   g. New Marketing Strategy and Message – Showcase the new brand theme, logo, and new collateral
   h. Press Relations - Conduct training on working with the media, negotiate for reduced rates and budget $30,000 a year to hire a PR firm.

2. **Collateral - Web sites**
   a. Revamp the marketing contractor's Web site to incorporate new marketing theme (logo) and targeted messaging (*cost of approximately $10,000*).
   b. Assist other economic development-related organizations in incorporating the new logo (and marketing style) into their own Web sites.
   c. Encourage other economic development-related organizations, hospitality businesses, and on-line arts and cultural resources to include a link to SFEDI on their Web sites.
   d. The City and marketing contractor, together with local economic development-related organizations, should develop new Web sites that are mentioned throughout this strategy. New Web sites would include:
      i. An Arts & Culture portal to link all local artists' Web sites and act as a central resource and listing of festivals and events
      ii. A Santa Fe specific workforce development resource portal
      iii. A Web site resource for entrepreneurs, containing all information necessary for starting a business in Santa Fe
      iv. A Santa Fe specific film promotion Web site, e.g. http://www.wncfilm.net/

v. A Santa Fe non-profit organization Web site, containing a searchable database of all non-profit organizations in Santa Fe

3. **Collateral – brochures**
    a. A user-friendly guide to workforce training and educational resources in the Santa Fe region to be made available at schools and public gathering places such as libraries, churches, or social organizations
    b. A simple guide containing entrepreneurial resources. Similar to the Web site, the guide would provide step-by-step instructions on starting a business in Santa Fe. (Examples were provided earlier in this Strategy.)
    c. A SFEDI annual report

    Estimated cost: $10,000

4. **Promotion - Speak at regional business association events**
    a. Project Advisory Committee and / or newly created Implementation Committee.
    b. Support such as the Santa Fe film festival, Russian Summer 2004 Exhibit, International Folk Arts Festival, and Annual Jazz Festival and other events throughout the year.

5. **Promotion – Host an annual Economic Development Forum.** During the event, regional leaders can provide an overview of the year's successful economic development activities and an update of economic data for the Santa Fe and the larger region surrounding the city. The project roll-out event (April 2004) can be the first annual Santa Fe Economic Development Forum.

6. **Promotion – Create a welcome package** for newcomers. Send to new residents when they sign up for utilities.

7. **Promotion - Speak at local business associations** and provide update on Santa Fe's economic development and marketing efforts.

8. **Promotion - Establish a high school group** to gain a better understanding of what factors are important to teens when considering working in Santa Fe in five years. Consider calling the group "Teens Talk."

Strategy Six: Implement external campaigns

External marketing promotes Santa Fe to identified targeted businesses that reside outside of Santa Fe, complement the current economy and help the city meet its economic development vision. External marketing should begin in year 2006.

Web sites, publicity, and targeted direct marketing and selling are the most cost-effective methods for communities to convey their messages. Santa Fe should balance these activities, be consistent in the message it conveys, and

focus on campaigns that will directly reach prospects. The primary vehicle, and one that should be used throughout external efforts, is publicity. Santa Fe should then begin to incorporate collateral (Web site and brochure), marketing missions, and industry associations and conferences.

Publicity

Publicity may be the most effective form of economic development promotion. Santa Fe could significantly increase the amount of publicity it receives in publications, and ultimately reach the city's target business companies by having a PR firm on retainer to develop and distribute releases and bylined articles.

Collateral (Web site and Brochures)

Resources should be invested to redevelop the primary Web site that promotes economic development in Santa Fe to more effectively link it with regional economic development Web sites. The main economic development organization's URL and phone number should be incorporated into every activity that promotes the city. See the MG for more Web site recommendations.

Marketing Missions

Santa Fe leaders need to engage in marketing missions to recruit target business companies from other regions and to see first hand benchmark communities' efforts. Santa Fe can learn from benchmark communities by visiting these cities. Schedule marketing missions each year to a region with a high concentration of its target businesses and visit benchmark cities to observe what is effective and what is not within these business communities. *For example, visit regional neighbor benchmark cities such as Boulder, CO and Albuquerque, NM. In the second year, consider visiting national benchmark communities such as Asheville, NC and Santa Cruz, CA. In the third year, visit a large benchmark site such as Savannah, GA.* Volunteer representatives from business, government, and academia should attend marketing missions, which can involve a series of meetings with local companies to sell Santa Fe as an ideal business location.

Industry Associations and Conferences

Industry associations, a trusted source of information for member companies, offer an opportunity to track trends and prospects. SFEDI should consider joining the leading associations of its target businesses, place articles in industry association newsletters and sponsor two industry conferences per year. Industry conferences provide a unique opportunity for Santa Fe representatives to promote business development, and face-to-face marketing is recommended to supplement other marketing efforts. Santa Fe can attend, sponsor, and exhibit at conferences.

Actions:

1. ***The City and the marketing contractor approve the external marketing component of this strategy.***
2. ***Identify Industry Champions, board members, and other volunteers to assist with implementation. Individuals from the community with a***

passion for economic development and Santa Fe's future can volunteer and become part of the marketing team

3. Volunteers can assist by attending marketing missions or industry events on behalf of Santa Fe, to respond to calls from media, to distribute collateral, and to promote the marketing contractor's Web site.

Santa Fe should consider implementing activities that increase awareness among external audiences.

1. **Publicity campaign** to targeted national publications
    a. *Lifestyle publications*
    b. *Industry trade publications*
    c. *General business publications (e.g. Business Week, Forbes)*
    d. *Travel publications*
    e. CNBC's Odyssey Media feature**.** One 5-7 minute story costs $20,000 and is aired 50 times on national and regional news channels.

    Launch an advertising campaign to support publicity. $4,000 to develop an ad, ad placement costs between $5,000 - $15,000
2. **Direct marketing** – Obtain target business databases and send electronic campaign mail.
3. **Direct marketing** – Sponsor and/or attend 2-3 industry events per year.
4. **Direct marketing** – Once the civic center is complete, promote the facility to executive-level target industry events and training courses.
5. **Direct marketing** – Film a documentary about a well-known Santa Fe artist and submit it to film festivals and public television networks.

6. Direct marketing – Partner Economic Development teams with Albuquerque and other New Mexico economic development groups and take a mission to a market with a high concentration of target businesses.

Appendix: Performance Metrics

An important component of the implementation of Santa Fe's Economic Cultivation Plan is a monitoring system to track the success of the plan in the years to come. AngelouEconomics has identified several data sets that have been used during the strategic planning process that we believe will be good measures of economic performance. These data are easily found at state and national sources, are available at the city and county level, and should be considered good indicators of the overall economic health of Santa Fe and its citizens.

Many state and local economic development organizations already use performance metrics. These data are also called "benchmarks," as local data is usually placed side-by-side state or national data for comparison. By committing to measuring its achievements, Santa Fe will be joining the ranks of communities in Oregon, North Carolina, Minnesota, and Indiana who have developed successful benchmarking systems to monitor their economic performance. The performance metrics proposed in this plan provides Santa Fe's leaders with an excellent opportunity to demonstrate positive results of their efforts and policies and build confidence among the general public that the economy is heading in the right direction.

AngelouEconomics recommends several performance metrics for each major topic of the Cultivation Plan that could be used by Santa Fe's leaders to track progress:

Workforce Development and Education

- Increased job growth in target industry sectors
- Increased household income
- Increased percentage of population with 2- year degree or higher
- Increased average SAT scores for Santa Fe high school students
- Decreased high school drop out rate

Entrepreneurship

- Increased net annual new firm creation
- Increased percentage of companies at Santa Fe incubator classified within a target business sector
- Increased total venture capital funding in Santa Fe
- Decreased retail spending leakage

Infrastructure & Sites

- Successful annual progress and on-time completion of the Water Diversion Plan
- Construction progress and completion of the new Santa Fe convention center
- Increased percentage of new homes and buildings built in Santa Fe that classify as affordable living and/or "green"

Quality of Life

- Increased percentage of total population aged 25-44
- Increased percentage of total graduates from Santa Fe higher education institutions living in Santa Fe 1 year after graduation
- Decreased poverty rate
- Stable cost of living ratio (ratio between Santa Fe's average cost of living and average wage remains stable or decreases)

Marketing

- Increased state or national media mentions related to Santa Fe business activity
- Increased number of qualified target industry leads contacting SFEDI or other economic development-related organization about business expansion, relocation, or start up in Santa Fe (e.g. the City of Santa Fe, Santa Fe County, the Chamber of Commerce, or local real estate agency)
- Increased hotel occupancy, increased hotel occupancy in hotels located in downtown Santa Fe
- Increased visitor spending

AngelouEconomics recommends that performance be measured on a city basis. Benchmark data should be collected for the City of Santa Fe, Santa Fe County, the State of New Mexico, and the U.S. Santa Fe may also choose to include one or more of the comparison communities included in the *Community Assessment* report (Flagstaff, Boulder, Asheville, and Raleigh). Metrics are best used when they are calculated as a share of the U.S. average. For example, Santa Fe's average wage is currently $27,644 or 76.6% of the U.S. average. Santa Fe will know that it is successfully meeting the objectives of this *Economic Cultivation Plan* as this percentage increases over the next 5-10 years.

Performance metrics should be updated by the city's lead economic development organization on a bi-annual or yearly basis. The following page provides a sample format for tracking performance. This table can be expanded to include other performance metrics within each topic, additional historical data, and information on competitor communities.

Sample Performance Benchmarks
Santa Fe, New Mexico

		Workforce & Education	Entrepreneurship	Infrastructure & Sites	Quality of Life	Quality of Life	Marketing & ED
		Household income County	Venture Capital Funding to SF area companies County	Successful annual progress and completion of Water Diversion Plan City/County/State	Percentage of population 25-44 years old County	Cost of Housing Ratio City	Number of qualified target industry leads contacting SF ED orgs about biz expansion, relocation, or startup County
Santa Fe		$ 41,519.00	$37 million	N/A	28.1%	137.8	Collect data
New Mexico		$ 37,623.00	$52 million	N/A	27.8%	N/A	N/A
United States		$ 45,006.00	$25 billion	N/A	29.8%	100	N/A
Santa Fe as % of the U.S.		92.3%	NM = 0.2% of US Total	N/A	N/A	N/A	N/A
Santa Fe Target Benchmarks							
Historical	1997						
Performance:	2000		$21.1 million				
	2002		$37 million	5% complete		137.8	
Set	2005	93.0%	$39 million (5%)	20% complete	28.0%	135	Begin tracking in '05
Goals:	2006	94.0%	$43 million (10%)	60% complete	29.0%	133	
(sample)	2007	95.0%	$47 million (10%)	80% complete	29.5%	130	
	2008	96.0%	$52 million (10%)	100% complete	29.5%	128	
	2009	98.0%	$57 million (10%)		30.0%	126	
	2010	100.0%	$63 million (10%)		30.0%	125	
	2012	102.0%	$76 million (20%)		32.0%	120	
	2015	105.0%	$100 million (30%+)		33.0%	115	▼

Master List of Recommendations

Cultivate Santa Fe
Summary of Workforce Development and Education Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Supporting*
1. Help Parents place greater value on public education					
a. Get parents involved in schools					
Adopt a take home computer program	Mid term	2005	ongoing	SFPS	SF Bus., Dona
Use local school facilities for evening adult ed classes	Mid term	2005	ongoing	SFPS, SFCC	Other training p
Start a cultural education program	Mid term	2006	ongoing	SFPS	
b. Provide parents tools to support learning at home					
Hands-on teaching training for parents	Mid term	2005	ongoing	SFPS	Parent/Teache
Create "make and take" educational materials	Mid term	2005	ongoing	SFPS	Volunteer
Adopt a Parents and Teachers as Partners program	Long term	2007	ongoing	SFPS	Parent/Teache
Bilingual school liaisons to make home visits	Long term	2007	ongoing	SFPS	Volunteer
2. Promote the value of quality education within the community. Turn K-12 education into a "cause."					
a. Launch an internal marketing campaign to promote the value of public education	Short term	2004	2005	SFEDI, City, SFPS	
Schools create weekly take-home folders to inform parents	Mid term	2005	weekly	SFPS	
Start a volunteer phone chain to provide parents with school info	Mid term	2005	ongoing	SFPS	Parent/Teache
b. Create PSAs aimed at promoting the value of public education	Short term	2004	2005	SFEDI, SFPS	Volunteers, Loca
Organize an internal marketing task force	Short term	2004	2004	SFEDI, SFPS	
Seek local ad agencies who will provide service pro bono	Short term	2004	2004	SFEDI, SFPS	Local Agenc
Seek funding from non-profits and foundations to support program	Short term	2004	2004	SFPS, Chamber, SFEDI	Non profits, Fou
Identify a single message for the campaign and use multiple media sources	Short term	2004	2005	SFPS, SFEDI, Local Media	
c. Start a campaign to show students non-college career options	Mid term	2005	2008	SFPS	One Stop Ce
Invite local workforce development programs to present at school functions	Mid term	2005	ongoing	SFPS	One Stop Ce
Create a Web site containing resources for non-university bound youth	Mid term	2006	2006	One Stop Center	SFPS
d. Start an annual Education Day - outreach and educational event	Mid term	2006	annually	SFPS, City, Chamber	Workforce deve

Cultivate Santa Fe
Summary of Entrepreneurship Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Su*
1. Financially support the Santa Fe Incubator					
a. Expand the Incubator to provide resources for SF's target business sectors	Mid term	2005	2008	Incubator	
b. Lobby legislators to pass incubator certification and funding match program	*** Top 5 ***	2004	2004	Chamber, Incubator	Ci
The SF Incubator could be used as a model for incubators in other parts of NM					
The network for certified incubators could be a funnel of investment opps for the NM VC Fund					
c. Work with the State, UNM, the Santa Fe Incubator, and the SFCC-SBDC and SCORE to set up an entrepreneurship one-stop shop center similar to workforce development centers.	Long term	2007	2007	City Sm.Bus.Enterprise Director	SBD
The centrally located center would be a library of info about setting up a business in the region					
d. Set up an entrepreneurship center similar to workforce development centers	Long term	2007	2007	City	SBD
The centrally located center would offer coaching and a library of information					
Use funding from the pending Kaufman grant to help fund the center	Long term	2006	2007	City Sm.Bus.Enterprise Director	SBD
e. Establish a Small Enterprise Director position within the Community Dev. Division	Mid term	2005	ongoing	City	SBD
f. Establish an Arts Incubator at a central location in Santa Fe	***Top 5***	2006	2008	City	SFCC,
2. Make information and training about starting a business widely available - encourage local success.					
a. Involve the New Mexican in covering stories about local business startups	Short term	ongoing		New Mexican	
Potential entrepreneurs will find inspiration from the success of others					
Propose a schedule of small businesses to regularly feature	Short term	2004	ongoing	New Mexican	
Invite successful local entrepreneurs to speak at community events	Long term	ongoing		All SF organizations	
b. Provide Santa Fe non-profits with information to help themincrease their financial capacity					
Non-profits should be viewed as entrepreneurial small businesses					
Encourage participation in NGO New Mexico, New Mexico's central non-profit business organization.	Short term	2004	2005	Chamber	
Provide information and training to non-profits to help them learn how to increase their financial capacity	Mid term	2005	ongoing	Non Profit Business Assoc	Fo
The association should create a searchable Web site listing all non-profits in the region	Mid term	2005	2006	Non Profit Business Assoc	
c. Develop a single Web site containing an inventory resources for entrepreneurs	Mid term	2005	2005	City Sm.Bus.Enterprise Director	
3. Motivate Santa Feans to start new companies.					
a. Streamline the City's permitting process	Short term	2004	2005	City	
Review the current permitting process and compare to the needs of startups and target industries	Short term	2004	2004	City	
City government should commit to easing and shortening the process within one year	Short term	2004	2005	City	
The City Web site should contain easy to use permitting info and applications	Mid term	2005	2005	City	
b. Consider waiving permitting fees for small businesses locating in targeted areas	Mid term	2006	ongoing	City	
c. Expand the City's Small Business Loan Program					
Restore the program to its original funding level	Short term	2005		City	
Take steps to ensure that there is broad awareness of the program across the community	Short term	ongoing		City	

Cultivate Santa Fe
Summary of Sites and Infrastructure Recommendations

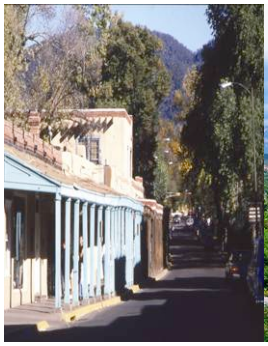
Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Sup*
1. Make Santa Fe the water conservation and clean energy capital of the U.S.	*** Top 5 ***	2004	ongoing	City	Enti
a. Incorporate clean energy and water conservation into the design of all public buildings	Mid term	2005	ongoing	City, County	
b. Begin an annual student competition for design of water conservation innovations	Long term	2007	annually	SFCC, City	Dev
c. Promote Santa Fe to expanding and relocating water conservation companies	Mid term	2005	ongoing	SFEDI, City	Cl
Promote the city's water shortage as an ideal test market for conservation tech and service firms					
Develop a marketing package highlighting SF's dedication to water conservation	Short term	2005	2006	SFEDI	
Organize a delegation to visit other cities that have successfully tackled the water issue	Short term	2004	2005	City, County	
d. Incentivize water conservation and clean energy use					
Expand programs in which utility companies offer rebates or credits to customers of clean energy	Mid term	2005	ongoing	Utilities, City	
Offer incentives to consumers that purchase energy/water or conservation technologies from local businesses	Long term	2007	ongoing	City, Utilities	
Work with State officials to create statewide incentives for energy and water conservation companies	Long term	2006	2008	City, County	
2. Provide better infrastructure and processes to support creative activities.					
a. Create a National Center for Art and Design in Santa Fe	*** Top 5 ***	2005	2008+	City	Ar
The Center is a single location where arts and design organizations can collaborate					
The Center should provide education, studios, small offices, exhibit space, and retail					
Consider placing the Center at the Rail Yards development or other central site, integrate proposed arts incubator					
The Center should invite international experts to teach seminars or lead local collaborative efforts					
b. Create a single Web site aimed at promoting arts and culture in Santa Fe	Short term	2004	2005	Arts Organizations	
One portal for all SF arts and cultural amenities, sets a single distinct image for SF					
Host a contest in which locals submit Web URLs or site design ideas	Short term	2004	2004	Arts Organizations	
Include an events calendar, map, and searchable database of SF arts / culture organizations					
Eventually, include a virtual market on the site in which local artists can sell their wares	Long term	2007	2008	Arts Organizations	
3. Partner with Santa Fe County to solve infrastructure and site issues.					
a. Develop a shared city / county business park	Long term	2006	2008+	City, County	
Share the cost of infrastructure, land, and tax revenue					
b. Jointly improve the Santa Fe Airport	Mid term	2004	2007	City, County	
SF City Council should approve the application for Park 139 certification	Short term	2004	2004	City Council	
Share funding for expanding the airport fire station and upgrading security along the perimeter	Mid term	2005	2006	City, County	
c. Develop wireless Internet infrastructure in core population centers in the city and county	Short term	2004	ongoing	City	L
4. Approve and construct a new convention center that represents the unique character of Santa Fe	*** Top 5 ***	2004	2008	City	Civic
a. Revisit the proposed design	Short term	2004	2005	City	Civic

Cultivate Santa Fe
Summary of Community Development Recommendations

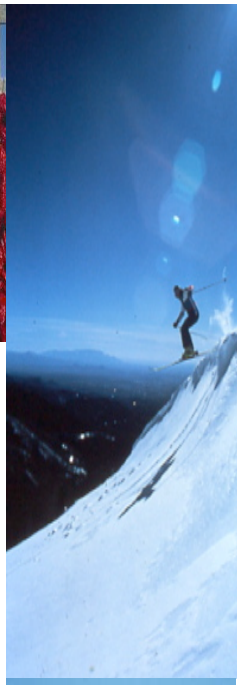
Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibility*	*Supporting*
1. Adopt a more business friendly attitude within City departments.					
a. Ensure the permitting process is consistent and efficient	Short term	2004	2004	City	
b. Strengthen the Small Business Ombudsman Position within the City of Santa Fe offices.	Short term	2005	2005	City	
c. Provide periodic customer service training to City employees	Mid term	2005	ongoing	City Bus.Ombudsman	City
Ask the Business Ombudsman to organize regular training seminars	Mid term	2005	ongoing	City Bus.Ombudsman	City
Train City employees not only in customer service, but about SF's marketing effort and new brand	Mid term	2005	ongoing	City Bus.Ombudsman	City, SFED
Develop a customer service guide and distribute it among City staff	Mid term	2005	2005	City Bus.Ombudsman	City
2. Santa Fe's City Council should set broad goals for future development and allow those goals to drive decisions.					
a. Invite a moderator to lead a City Council retreat	Short term	Summer 2004	annually	City Council	
Identify common thread among all councilors, identify SF's top assets and essence					
Set several overarching goals for the city	*** Top 5 ***				
Agree to rules of etiquette that are adhered to inside and outside of council meetings					
Conduct a city council study session prior to each formal meeting to discuss topics up for discussion	Short term	Spring 2004	weekly	City Council	
b. Conduct the first retreat after the Spring 2004 election and repeat every year	Short term	Summer 2004	annually	City Council	
3. Provide greater support to Santa Fe's Community Development Division					
a. Increase funding to the Community Development Division	Mid term	2005	2008	City	
Commit to incrementally increase funding each year for the next five years					
b. Set specific performance metrics for marketing subcontractors	Short term	2004	ongoing	City CD Division	SFEDI
Agree to a minimum 3-year contract with marketing subcontractors if they meet performance metrics					
c. Clearly define the ED roles of the Chamber, SFEDI, and the City	Short term	2004	2004	City, Chamber, SFEDI	
4. Recognize the importance of arts and culture to Santa Fe's economy. Involve arts and culture in economic development.					
a. Make arts and culture the cornerstone of the new convention center	Short term	2004	2008	City	Arts organizat
b. Ensure that the arts sector is accessible to young people					
Endorse young professionals' arts organizations and make info about them widely available	Short term	ongoing		Arts organizations	Chamber
Work with the State to start a program in which all NM high school seniors take an educational trip to SF	Long term	2008	annually	City, State gov't	NM school dis
c. Make Santa Fe arts amenities accessible to all residents					
Continue taking steps to make traditional arts events to be made open to the public, e.g. free public concerts	Mid term	ongoing		Arts organizations	
Invite local artists or performers to exhibit at business functions and community events	Mid term	ongoing		Entire SF community	
d. Increase occupancy tax revenue to support the arts.	Long term	2006	2008	City	Arts organizat
5. Ensure that Santa Fe maintains an atmosphere that is entertaining and attractive to young, creative people.					

Cultivate Santa Fe
Summary of Marketing Recommendations

Recommendation	*Priority*	*Start Timing*	*End Timing*	*Primary Responsibi*
1. Establish specific marketing roles for each organization involved in economic development.	Short term	2004	2004	City, SFEDI, Cha
a. The City and the marketing contractor should adopt this marketing strategy	Short term	2004	2004	City, SFED
b. The City should commit to a minimum 3-year contract with its marketing contractor	Short term	2004	ongoing	City
c. The City should tie the contract with the marketing contractor to specific performance metrics	Short term	2004	annually	City
2. Create and adopt a single economic development brand.	Short term	2004	2004	City, SFED
a. The City should strongly consider the brand identity "Creative Spirit of Santa Fe"	Short term	2004	2004	City, SFED
b. The City should ask its marketing contractor to hire a design firm to develop a logo and style guide	Short term	2004	2005	City, SFED
c. Distribute the style guide to all city departments, schools, media, non-profits, and arts organizations	Short term	2004	2005	City, SFED
Encourage as many organizations as possible to adopt the style guidelines in their own marketing				
The more organizations adopting the same marketing, the more powerful Santa Fe's brand will become				
3. Gain a thorough understanding of the target audiences.	Short term	2004	ongoing	City, SFED
a. Based on the Target Industry Report, develop an audience profile for each target	Short term	2004	ongoing	SFEDI
b. The City, its marketing contractor, and design firm should consider th audience profiles when developing the logo, style	Short term	2004	2005	SFEDI, City
c. The marketing contractor, SFEDI and the Chamber should identify target industry "champions"	Short term	2004	ongoing	SFEDI, City, Cha
d. Invite target industry champions to share their industry knowledge with the economic development team	Short term	2004	ongoing	SFEDI, Cham
4. Gain local media support for economic development.	Short - Mid	2004	2006	City, SFEDI, Cha
a. Reconvene the project advisory committee	Short term	2004	2004	City
b. Ask committee members to volunteer to become media champions, to write an article, or interview	Short term	2004	2004	Advisory Comm
c. Meet with local newspaper editorial boards and schedule a series of op/ed pieces on ED	Short term	2004	2005	Advisory Comm
5. Launch an internal economic development marketing campaign.	Short - Mid	2004	2006	SFEDI, City
a. The City and its marketing conatractor should review the internal marketing recommendations and Marketing Guide	Short term	2004	2004	SFEDI, City
b. Identify local volunteers to comprise an internal marketing team	Short term	2004	2004	SFEDI, City
c. Design marketing contractor's Web site to incorporate new brand identity, logo, style, and target industries	Short term	2005	2005	SFEDI
d. Launch other Web sites recommended throughout this strategic plan	Short - Long	2004	2008	Various organiza
e. Develop collateral (recommended throughout this strategic plan) and annual SFEDI report	Short - Mid	2004	2006	Various organiza
f. Host an annual economic development forum for the region; the roll out event can be the first	Short	2004	ongoing	City, SFEDI, Cha
g. Create a Welcome to Santa Fe package for newcomers	Mid term	2005	2005	City, Chamb
h. Establish an advisory group consisting of local students to provide info about what teens like/dislike about SF	Mid term	2005	ongoing	SFEDI, City
6. Launch an external marketing campaign.	Mid - Long	2006	2008+	SFEDI, City, Cha












City of Santa Fe

Economic Development Strategy for

May 21, 2008

Economic Development Division
Strategy for Implementation

ECONOMIC DEVELOPMENT DIVISION
Strategy for Implementation

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ECONOMIC DEVELOPMENT DIVISION
Strategy for Implementation

Mission:

The mission of the Economic Development (ED) Division of the City of Santa Fe is to achieve long-term sustainable and focused economic growth by building a diverse, innovative economy with high-wage, high-impact jobs that provide opportunity and prosperity for the City's residents, businesses and entrepreneurs.

Objectives:

-Diversify the Santa Fe Economy with an emphasis on high wage jobs[1] and career paths.
-Pursue overall affordability where local wages can support living in Santa Fe (reduce leakage[2]).
-Bolster Santa Fe's leadership position and/or potential in innovation.

Background:

More than four years ago Angelou Economics produced a report for "Cultivating Santa Fe's Future Economy." The implementation strategies in this plan are principally derived from that report. In order to effectively institute the recommendations contained in the Angelou Plan the Economic Development Division has worked to outline a process for vetting potential projects. The process is designed to be fair, easily understood and transparent to members of the community.

Angelou Economics calls for the plan to be a 'living document,' and updated as conditions change. To that end, the Economic Development Division has held a series of key informant interviews and a series of professionally facilitated seminar meetings with input from members of the local business and economic community. The values and priorities outlined in this implementation plan were discussed and approved by attendees at these meetings. The implementation plan is designed to be driven by measurable, achievable outcomes in several of the target industries identified in the Angelou Plan.

Desired Outcomes:

The Economic Development Division will work to foster a creative and innovative cultural economy. Specific economic goals that have been identified are as follows:

- Create and attract a greater number of high-wage jobs. This will not be to the exclusion of supporting emerging business opportunities in focused sectors that would lead to high wage jobs, but may not start out with high paying jobs. This will give more of Santa Fe's population the ability to live and work in the community.
- Ensure that Santa Fe has a skilled and competitive workforce to support innovation and key economic base jobs[3] and primary industries[4]. This includes creating and expanding accessible career paths for local youth. Economic base jobs and primary industries are jobs and industries that derive fifty percent or more of their sales from outside of New Mexico and thus expand the local economy.
- Recruit and retain local talent by making professional opportunities in the area available and better understood in the community.
- Improve the climate for doing business in Santa Fe. This includes streamlining the processes of permitting, licensing and other regulatory requirements. The ED division also intends to celebrate innovation and success in leading local businesses.
- Improve the business infrastructure[5] in Santa Fe. This means working regionally to ensure easy, low-cost access to services, utilities, transportation and other key means of support for success in business and community development.
- Develop stronger working partnerships in the region. This means actively engaging key partners in projects and initiatives on a regular basis in order to maximize community input, expertise, support and communication.
- Promote a green and sustainable Santa Fe.
    - Actively promote and stimulate businesses and services consistent with the Sustainable Santa Fe Plan. This will include clean renewable energy, water conservation and waste reduction technologies.
    - Promote and support projects, developments, and initiatives with sustainable infrastructure[6] and that are consistent with the Sustainable Santa Fe Plan.
    - Cultivate and work to develop a green collar workforce[7] to support the clean renewable energy industry as well as both the new and retrofitting of buildings, sites and infrastructure to be more sustainable.

Division Work:

Staff will work consistently with partners on a regional and collaborative approach to economic development. The Chamber of Commerce, Santa Fe Business Alliance, Santa Fe County, the Museum Foundation of New Mexico, Creative Santa Fe, the Santa Fe Community College, SCORE, the Santa Fe incubator and local venture capital firms will all be key partnerships to maintain and strengthen. A responsive, cooperative, customer service oriented approach will be the guiding principle behind all work done by staff.

Staff work will include:

- Project Management (Site development, workforce training program development, business support program development and management, etc.)
- Business Retention, Expansion[8] and Passive Recruitment[9] (Incentive analysis, site location, funding facilitation consultation, strategic assistance, program referral, etc.)
- Marketing (Outreach, production of collateral materials, workshops, etc.)
- Actively Soliciting Proposals to meet community needs. (Proposals can come via our partners including the SF Chamber, the SF Alliance, the State Economic Development Department, staff, Councilors or from other sources.)
- Streamlining Business Processes (Licensing, permitting, etc.)
- Contract Management (Business support services, advocacy, etc.)
- Community and Business Relations (Staff will make regular visits to businesses to gain a firsthand understanding of the industries operating in the region and the challenges they face. During these visits staff will promote awareness of City and State economic development opportunities, policies and capabilities.)

Staff will visit approximately 50 businesses per year or approximately two businesses per week to discuss potential business development resources with each company. The resources that will be discussed will be but not limited to alternative financing programs (i.e. City's Small Business Loan Fund), technical assistance programs (i.e. SF Incubator, SCORE and SBDC programs) and State incentives. Staff will provide a quarterly report containing the following information:

- Number of Companies Visited
- Size of Portfolio (Number of Potential Company Expansions, Start-ups and Recruitments)
- Number of Companies Expanded, Started or Recruited
- Overview of Companies Expanded in Target Sectors, Number of Jobs, Average Wage and Capital Investment
- Progress on the Infrastructure Project implementation.

The Economic Development Division will take a proactive role in engaging a wide range of regional partners in collaborative efforts to benefit the economy. Emphasis will be placed on getting the right partners to cooperate on each project so that work can be focused on achieving measurable outcomes. For example, the Santa Fe Community College will be a key partner in workforce development and the Santa Fe Chamber of Commerce will be a key partner in business development.

Methodology:

The implementation strategy outlines a process for evaluating projects and proposals that meet agreed upon Economic Development Goals. Staff work will be focused along these guidelines:

- The Economic Development Division will focus efforts in a few strategic areas in order to effectively use limited resources. Projects will be outcome driven[10] with an emphasis on getting the greatest return for the investment of City resources.

- Work will be focused along three tracks – business development, workforce development and site & infrastructure development.

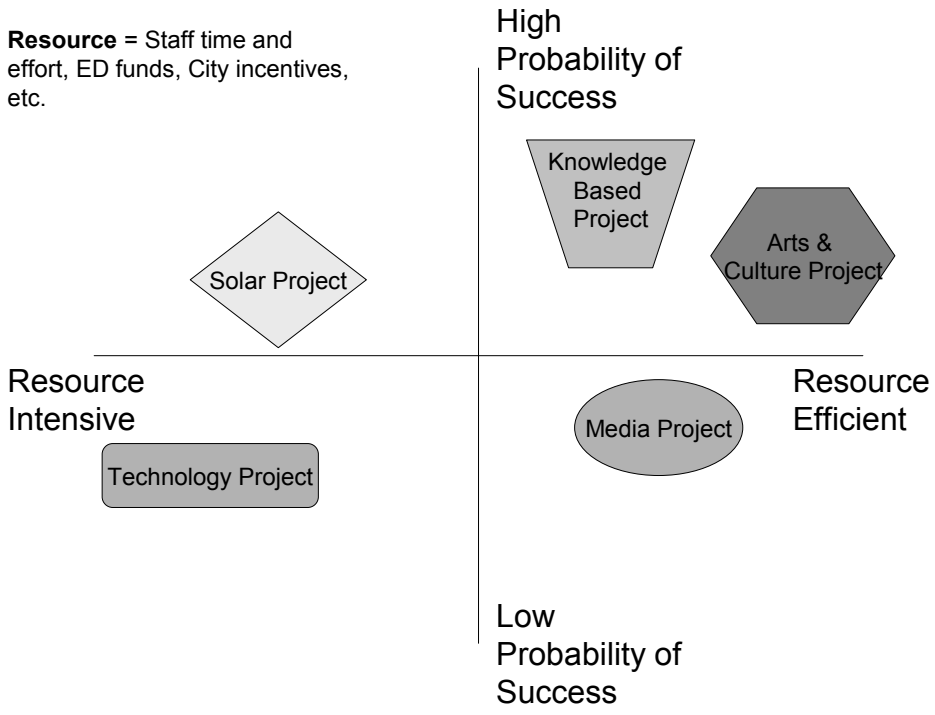
- Staff will work to streamline the process of providing services. Duties and provision of services will be aligned to best utilize resources, time and knowledge of staff.

- Significant effort will be made to provide good customer service and communication. The Division will be accessible to the community and work to ensure clear communication.

- Economic development activities will be regionally oriented with an emphasis on working in partnerships. Anticipated partners will include organizations such as the State of NM, the New Mexico Economic Development Partnership, the Santa Fe Community College, Santa Fe County, the Santa Fe Chamber of Commerce, the Santa Fe Alliance and the Santa Fe Incubator.

- The portfolio of projects will be organized with an investment/venture capital approach[11]. The portfolio will endeavor to balance safe bets and risky bets with an understanding that risky projects have a greater chance of failure but may yield the greatest returns. It is expected that applications for economic development projects, which may or may not solicit funding from the Economic Development fund, will be made throughout the year. All projects will be evaluated within the context of the current portfolio, as well as by taking into consideration pending applications. As staff will be working consistently with potential applications, there will be some preliminary assessment of where new applications will fall within the portfolio management spectrum. It is expected that the investment by the City will fall largely into projects with a high probability of success and efficient use of resources. To manage this portfolio, staff will work closely with projects and continually assess their progress toward meeting agreed upon objectives.

Venture Capital Portfolio



- Projects will be outcome driven and aligned with SMART Goals whenever possible. That is, goals that are - Specific, Measurable (data), Aggressive but Achievable, Relevant to Mission, and Timebound (not just open ended).

- During the working period and upon completion, each project will be assessed in order to make adjustments and improve outcomes. There will be a continuous feedback loop where project impact, strengths and weaknesses will be analyzed and any necessary corrections will be made.

Goals & Measures:

The goals and measures will be cumulative and cover a three year period.

1) Facilitate and assist in the creation of 900 high wage, economic base jobs (see definitions).

2) Facilitate the creation of 36 business expansions, startups, retention or recruitments to the Santa Fe region.
3) Increase the average wage in the Santa Fe region from $14.90 per hour to $15.90. This approach acknowledges and emerging trend in employment where employees contract to work on specific projects and may not be in salaried positions.
4) Complete or develop at least one infrastructure project per year. For example, an Arts & Cultural District[12], Mainstreet Program[13], telecommunications network plan, implementation of an Airport Master Plan, and expansion of solar industry capacity.
5) Facilitate and assist with the increase and/or creation of workforce career pathways and skill levels in targeted industry sectors by developing up to two workforce development programs. This will largely be accomplished by working with our local partners, including the SFCC, Santa Fe Public School District and the Northern Area Workforce Development Board.

Targeted Sectors for Growth and Development:

Economic development activities will focus on targeted industries identified in the Angelou Plan and refined through the recent economic development seminar meetings. Targeted sectors are identified as follows:

- Media (Film, Publishing, Journalism, Video Game Production, etc.)
- Green – Consistent with Sustainable Santa Fe Plan and including: Clean renewable energy (with a focus on the solar industry), water conservation, waste reduction technologies and outdoor and recreational activities and equipment.
- Technology (Biotech, Nanotech, Software design, etc.)
- Knowledge Based Enterprise (Research and Development, Think Tanks, Financial Services, Consulting, Public Policy, etc.)
- Arts & Culture (Artisans, Fine Artists, and Cultural Heritage as described in the City's Cultural, Arts and Tourism Plan.)

Request for Proposal Versus Unsolicited Proposals:

The Economic Development Division anticipates two processes to generate projects and programs that will meet the Economic Development Implementation Strategy. These two processes reflect the nature of economic development work. The first will rely on generating proposals in response to an annual request for proposal and the second will allow for unsolicited proposals for economic development projects that may emerge during the course of a year.

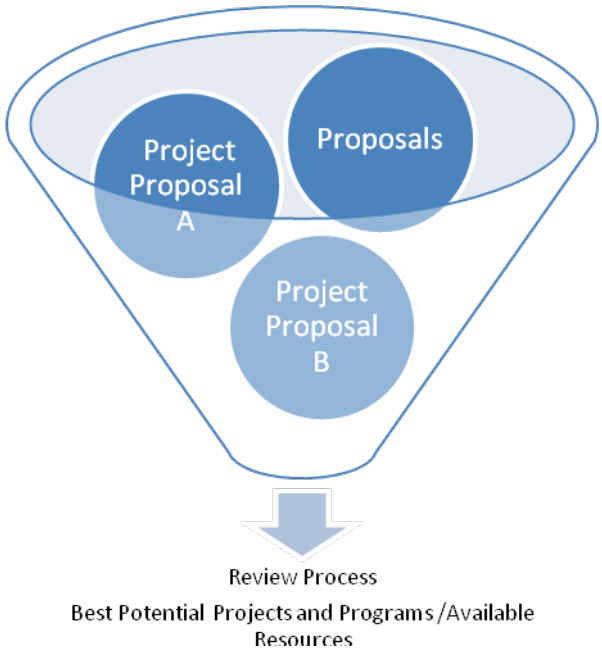
1. *Request for Proposals* – Each year the staff will prepare a Request for Proposal (RFP) for services and/or programs that support local economic development efforts. Typically, these RFP's will allow for three years worth of contracting, subject to funding availability and successfully meeting the agreed upon outcomes

for a particular Scope of Work. These types of RFP's will focus on support services, such as those provided through the Santa Fe Incubator and SCORE and the management of the Santa Fe Loan Fund. These are services paid through the Economic Development Fund, which uses the 1% of the State's share of the GRT as its funding source.

2. *Unsolicited Proposals* – At any time, proposals may be submitted for projects that must meet the Local Economic Development Act. Such proposals may request funding through the EDF, below market rate rent for buildings and/or other types of incentives. These incentives may include fast tracking through the City's various review processes and/or favorable financing or other incentives such as Industrial Revenue Bonds (IRB's). Staff will work closely with organizations and/or entities seeking such support well in advance of an actual application for assistance. The process for evaluating these applications is the same as for those submitting proposals in response to a Request for Proposal.

Process for Evaluating Projects, Proposals and Incentives:

The process is designed to make project, proposal and incentive evaluation fast, easily understandable, transparent and accessible to the community. It is a way for staff to fully vet projects or incentive proposals and thereby determine the allocation of money, staff time and effort. The following illustrates how the evaluation process will consider multiple projects and focus efforts to those with the best potential outcome.



Stage 1 – Economic Development Target and Values Assessment

Staff will assess the project/proposal by applying the following values filters:

A. Environmental Footprint[14] (water, power, emissions etc)
B. Wages and Benefits[15] (Is it possible to live and work in Santa Fe?)
C. Innovative Position/Potential[16]
D. Local[17] (Does it fit with the City Different? Does it enhance the cultural fabric? Is it homegrown? Doest it provide positive impacts to local Santa Fe residents)

The project targets will be assessed qualitatively using a check mark system. When reviewing the project, each target met will be assessed and checked in the project evaluation chart below.

•

Stage 2 – Initial Business Plan/Proposal Review

- Staff will meet with representatives of a project/proposal and work to understand the proposed business plan and/or proposal, identify potential problems, discuss potential resources, and answer any questions.

- Staff will perform an initial evaluation to ascertain the plan strengths and weaknesses. Financial solvency, community need, growth potential and environmental footprint will also be evaluated.

- Staff will work with representatives to match them with appropriate economic development resources. Staff will also ensure that all proposals are in compliance with the State's enabling legislation the Local Economic Development Act[18] which in Santa Fe is the Economic Development Plan Ordinance.

Cost-Benefit Analysis: Economic Development projects will also include a cost-benefit analysis as required by the city's (11-11.1) Economic Development Plan Ordinance. In accordance with the Economic Development Plan ordinance, the projects and/or incentive proposal must provide a return on investment over a 10-year period that recoups the value of the assistance provided by the city to the project. The return on investment shall be of value and may be paid in money, in-kind services, jobs, expanded tax base, property or other thing or service of value for the expansion or improvement of the economy.

The cost-benefit analysis or impact analysis will measure both direct and indirect impacts in accordance with 11-11.9 of the Economic Development Plan ordinance which will include but is not limited to the following:

- Jobs
- Pay scale of jobs
- Anticipated impact of project on local tax base
- Anticipated impact of project on local school system

- Assistance in providing affordable housing to employees or to the community at large may qualify

If a proposal requires funds of less than $30,000 staff will make a recommendation to the City Manager and move forward. Quarterly reports will be made to the BQL on these projects. If the proposal requires funds of more than $30,000 staff will refer the project/proposal to the Economic Development Review Sub-Committee (EDRC) with a recommendation.

Staff will utilize the following target industry evaluation chart to map the benefits and impacts of a project/proposal, The system of checkmarks is designed to provide a quick overview of the project's applicability to the target industry areas and the types of program and/or assistance needed for a particular business plan:

Target Industry Evaluation Chart:

	Business Development	Workforce Development	Sites & Infrastructure
Targets			
Media			
Green			
Tech			
Knowledge Based Enterprise			
Arts & Culture			

The project will also be assessed whether it meets the city's values as defined in the city values filters chart below. The values will be assessed using the following quantitative measures on a scale of 1-3 where three is exceeds values and 1 does not meet values. Use of this scale will provide a quantitative comparison between projects and provide an initial assessment of a proposed project's ability to address agreed upon local values:

3- Exceeds Values Criteria
2 – Meets Values Criteria
1 – Does Not Meet Values Criteria

City's Values Filters Chart:

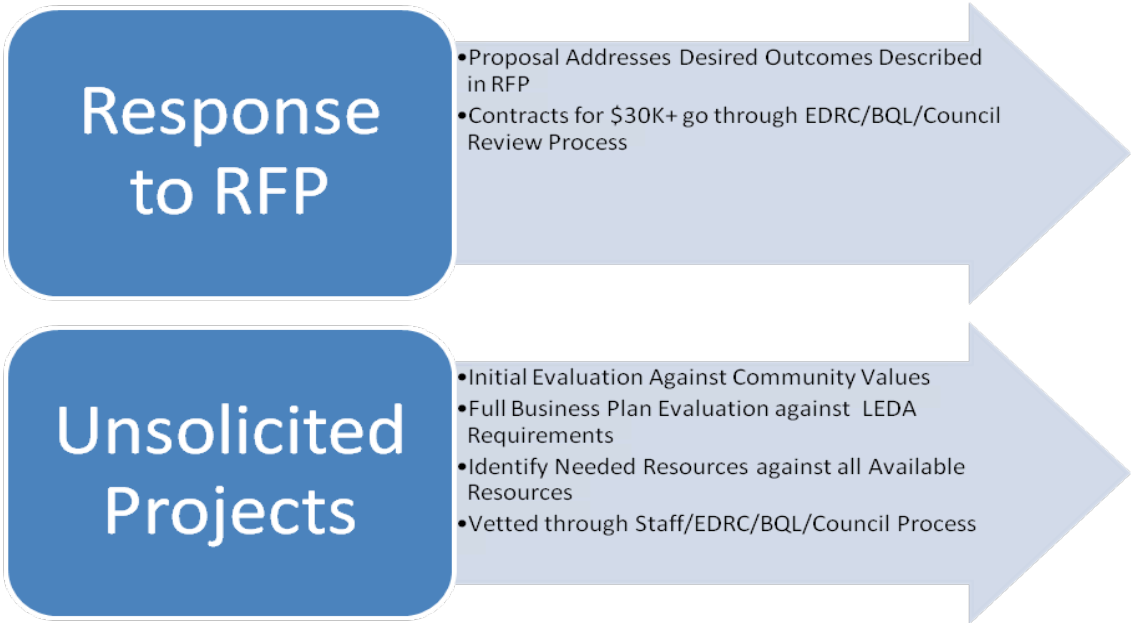
	Business Development	Workforce Development	Sites & Infrastructure
Values			
Low Environmental Footprint			
High Wages & Benefits			
Innovative Position/Potential			
Local			

Stage 3 – EDRC Review
The EDRC will review the staff recommendation and assess the project/proposal against the values filters, desired outcomes and financial feasibility. The EDRC will then make its recommendation to the Business and Quality of Life Committee (BQL).

Stage 4 – BQL Review
BQL will review the EDRC recommendation and assess the project/proposal against the values filters[19], desired outcomes and financial feasibility. BQL will then make its recommendation to the City Council OR reject the project/proposal.

Stage 5 – Council Review
The City Council will assess the project/proposal against the values filters, desired outcomes and financial feasibility. The City Council will approve or reject the project/proposal.

Project/Proposal Evaluation Flow Diagram



Requests for Proposals:

RFPs will be focused on getting results rather than outlining step by step procedures. This will allow for maximum input and creativity from RFP responders. Staff will evaluate RFP responses according to how well each proposal will meet the desired economic development outcomes.

The timeline for RFPs to be issued will be no more than 30 days after approval of the implementation plan by City Council. The RFPs will be reviewed and evaluated by a committee as required under the City's procurement code. The RFPs will be evaluated on how the respondents will meet the desired outcomes. RFP awardees will receive a contract for one year and two one year extensions.

Staff will work with RFP respondents to get more information, clarify how the work will be done and what outcomes need to be reached. For RFPs greater than $30,000 respondents will present their proposal to the EDRC. Staff will provide the EDRC with a funding recommendation.

Staff will administer contracts according to the scope of work and timeframe agreed upon in each contract. If necessary, at the discretion of the Division Director and Department Director, timeframe extensions and contract revisions may be made.

DEFINITIONS

[1] **High Wage Jobs** – In the State of New Mexico these are defined as jobs that pay a salary of $40,000 and above.

[2] **Leakage** – The loss of revenue in taxes and spending and the loss of talent that occurs when people cannot afford to work and live in the community.

[3] **Economic Base Jobs -** Economic base jobs are jobs in primary industries. An economic base job is any job that produces a product or service that is sold outside the community and thus brings in outside money. Most economists believe that the economic base job is the most important factor to a healthy economy.

[4] **Primary Industries** – Primary industries are defined on the same principle as economic base jobs. They are industries that derive fifty percent or more of their sales from outside of New Mexico and thus bring in new money expand the local economy. Businesses that bring in outside money are called primary industries, and they produce the coveted "economic base" jobs.

[5] **Business Infrastructure** – The basic facilities, services, and installations needed for the effective functioning of businesses in the area. This can include transportation and communications systems, water and power lines, as well as public institutions including schools and post offices.

[6] **Sustainable Infrastructure** – Basic facilities, services and installations which take care of the needs of the present generation without compromising the needs of future generations.

[7] **Green Collar Workforce** – A workforce employed in the environmental segment of the economy. Green collar workers include professionals such as conservation movement workers, environmental consultants, environmental or biological systems engineers, LEED's certified building architects, holistic passive solar building designers, solar energy and wind energy engineers, alternative energy vehicle engineers, organic farmers, environmental lawyers, ecology educators, and eco-technology workers. They also include vocational or trade-level employment: electricians who install solar panels, plumbers who install solar water heaters, and construction workers who build energy-efficient LEED certifed buildings, wind power farms, or other clean, renewable, sustainable future energy developments.

[8] **Business Retention and Expansion** – The retention of local businesses located in the Santa Fe region that may leave the community. Expansion is assisting local businesses in the Santa Fe region in growing their operations, employment or sales which results in more jobs and capital investment in Santa Fe.

[9] **Passive Recruitment** – Responding to inquiries and opportunities from businesses considering locating in the Santa Fe area but not actively marketing businesses to locate in Santa Fe from outside of Santa Fe.

[10] **Outcome Driven** – Guided by what results are or can be achieved rather than the method or process of working towards results.

[11]**Investment/Venture Capital Approach** - An approach similar to that taken by investment and venture capital managers wherein resources are balanced between calculated risky and safe ventures where safe ventures produces lower returns on investment and higher risk ventures produces higher returns on investment. Investments are also spread across different areas to achieve stability through diversity.

[12] **Arts & Cultural District** – A State program administered by the Mainstreet program which is designed to enhance local economic development opportunities, in designated districts, by placing an emphasis on indigenous arts and culture. Applying communities develop a plan to support, develop and enhance the selected district's arts and cultural opportunities as a niche for economic development.

[13] **Mainstreet Program** - New Mexico's MainStreet Program is a grassroots economic development program that assists communities in revitalizing their traditional commercial neighborhoods. Mainstreet works to create an economically viable business environment while preserving local cultural and historic resources.

[14] **Environmental Footprint** – A project/proposal's potential impact on the local environment and ecology including water and power use, emissions, amount of solid waste generated, impact on local vegetation and wildlife and traffic impact.

[15] **Wages and Benefits** – A project/proposal's potential impact on or offering of employee pay and benefits including but not limited to retirement, healthcare, educational benefits, flexible scheduling, community service, support and involvement.

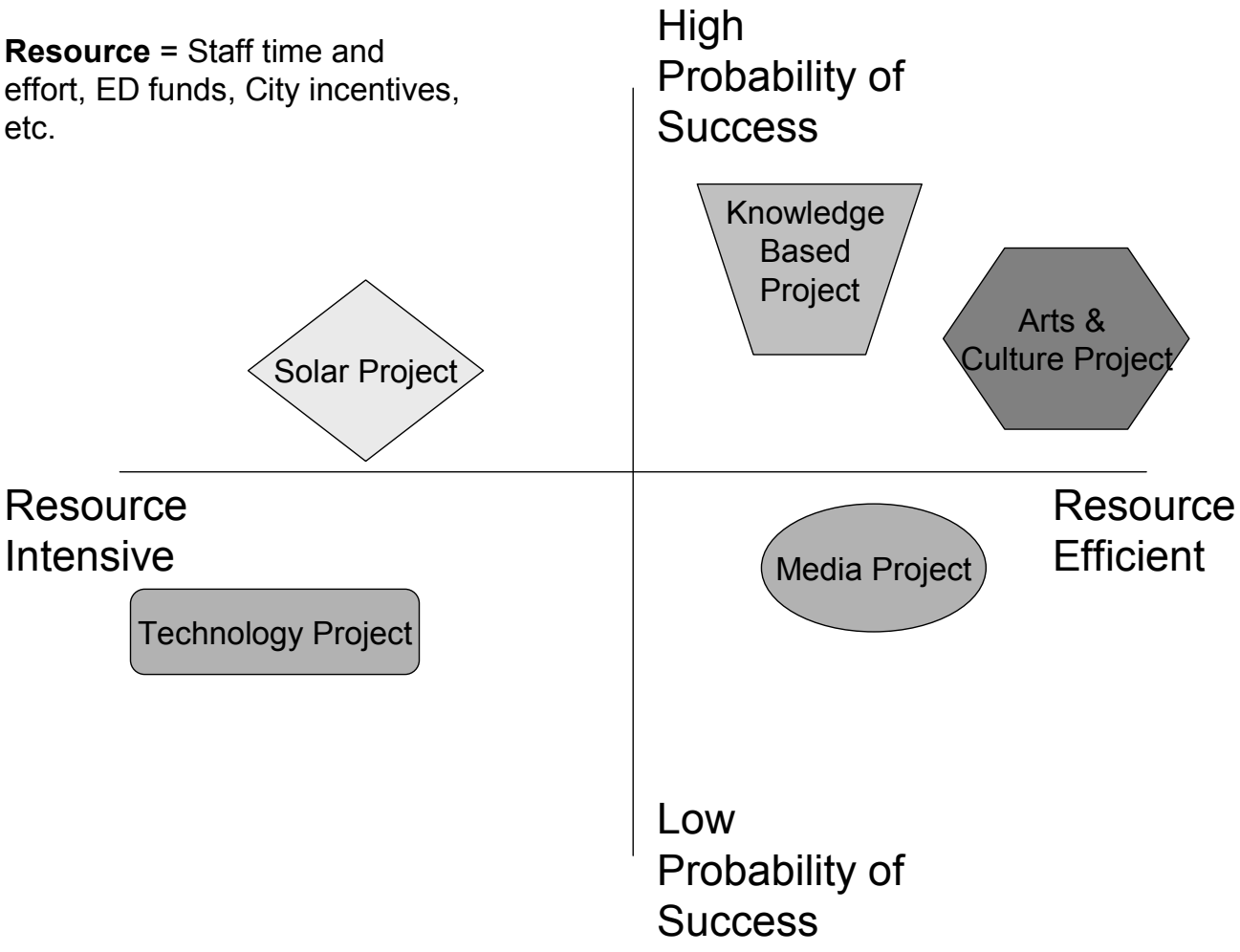
[16] **Innovation Position/Potential** – A project/proposal's potential impact on Santa Fe's innovation in an industry or the possibility of increasing the creative and/or innovative impact on the industry.

[17] **Local** – A project/proposal's homegrown origin or its impact on the cultural fabric, identity i.e. how it fits with the 'City Different,' and/or provides positive economic impacts to residents of Santa Fe,

[18] **Local Economic Development Act** – The State of New Mexico's enabling legislation which allows local governments the ability to use public money for private enterprises (including non-profits) in the form of land, building and infrastructure in order to foster economic development. This legislation allows public investment in private enterprises without violating the anti-donation clause of the New Mexico State Constitution

[19] **Values Filters** – The method for evaluating projects according to what is important to the local community's priorities.

Venture Capital Portfolio



September 5, 2024
Planning Commission
2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

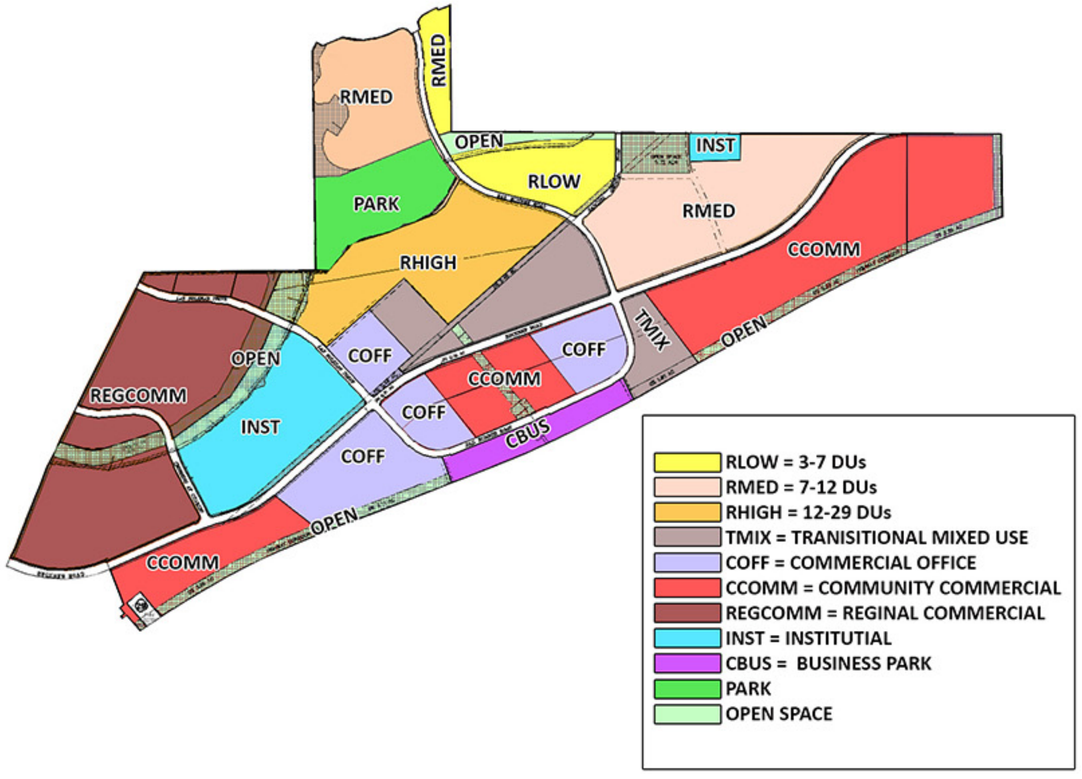
ATTACHMENT C

Maps or Images

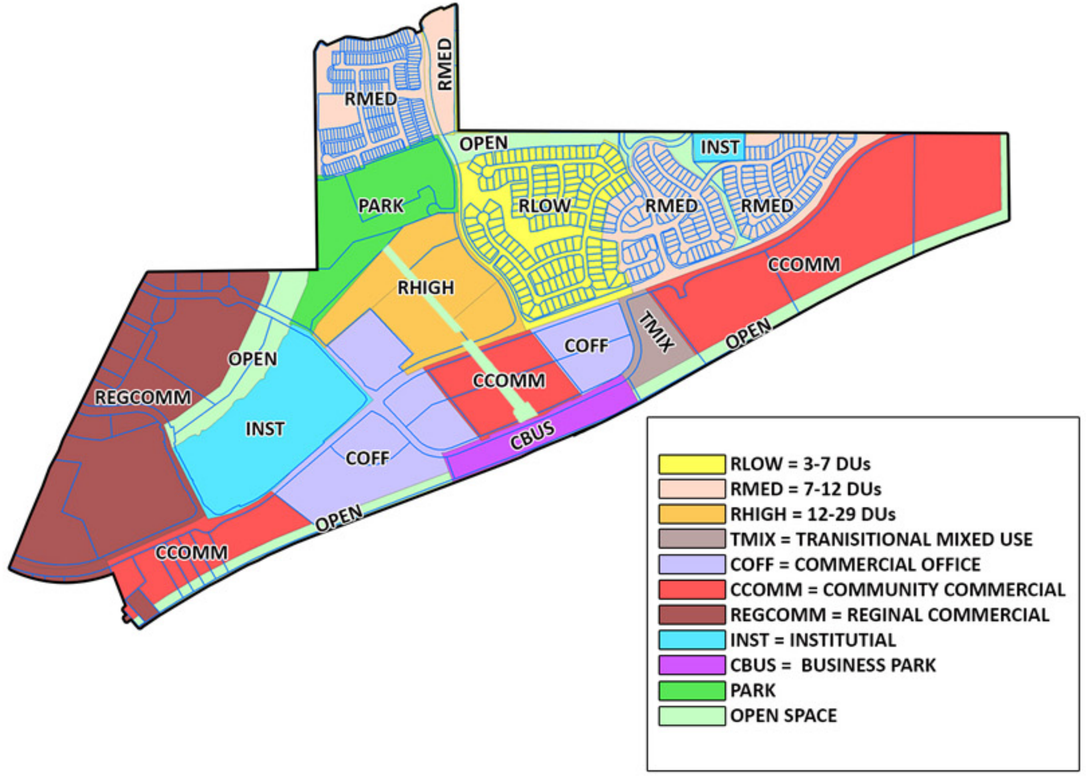
1. Vicinity Map
2. 2010/2024 Future Comparison Map
3. 2010/2024 Zoning Comparison Map
4. 2024/Proposed Zoning Comparison Map
5. Bar Graph
6. Tract Location
7. Adjoining Properties
8. La Rambla Map

TRUCHAS LN
REDONDO LN
GOLD HILL LN
CHICOMA
CHICOMA LN
RAIL RUNNER RD
ARBOLES BONITOS
DIA SOLEADO
LLUVIA ENCANTADA
DANCING GROUND RD
SOARING EAGLE LN
ESTRELLA NOCHE
WALKING RAIN RD
HOJAS VERDES
VIENTO DEL
LAS BRISAS
PLAZUELAS
BECKNER RD
BECKNER RD
BECKNER RD
LAS SOLERAS DR
BECKNER RD
SITE
RAIL RUNNER LOOP
INTERSTATE 25
CAMINO SABANERO
CHURCHILL RD
DINOSAUR TRL
CABALLO VIEJO
BOSQUECILLO
LA PRADERA
CANTO DEL PAJARO
PINON DOBLADO
OLD DINOSAUR TRL

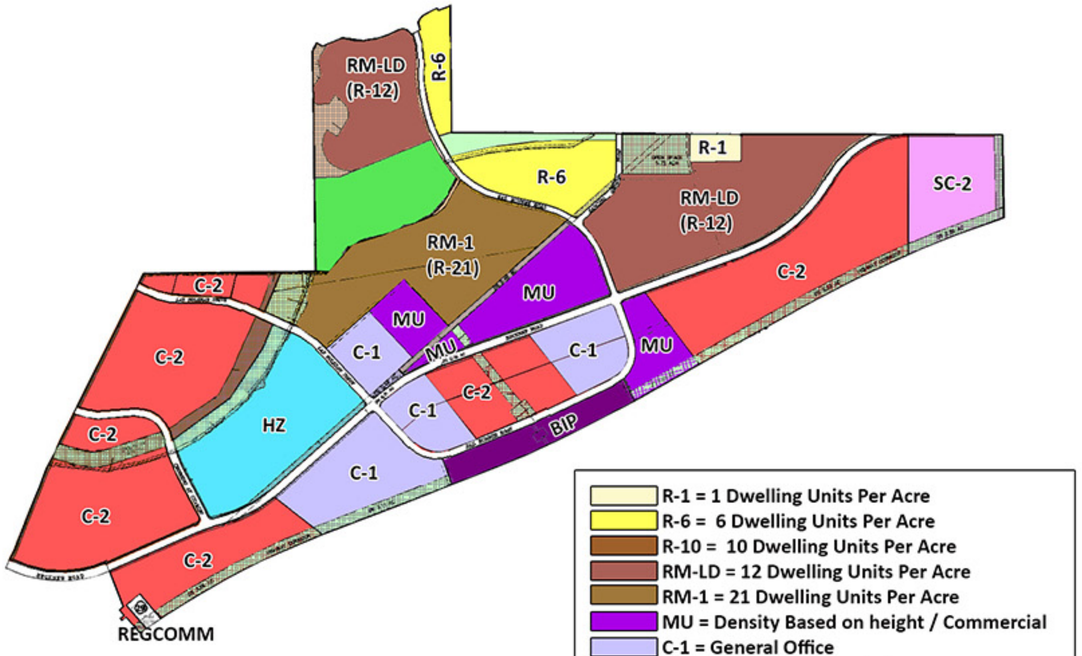
2010 FUTURE LAND USE MAP



2024 FUTURE LAND USE MAP

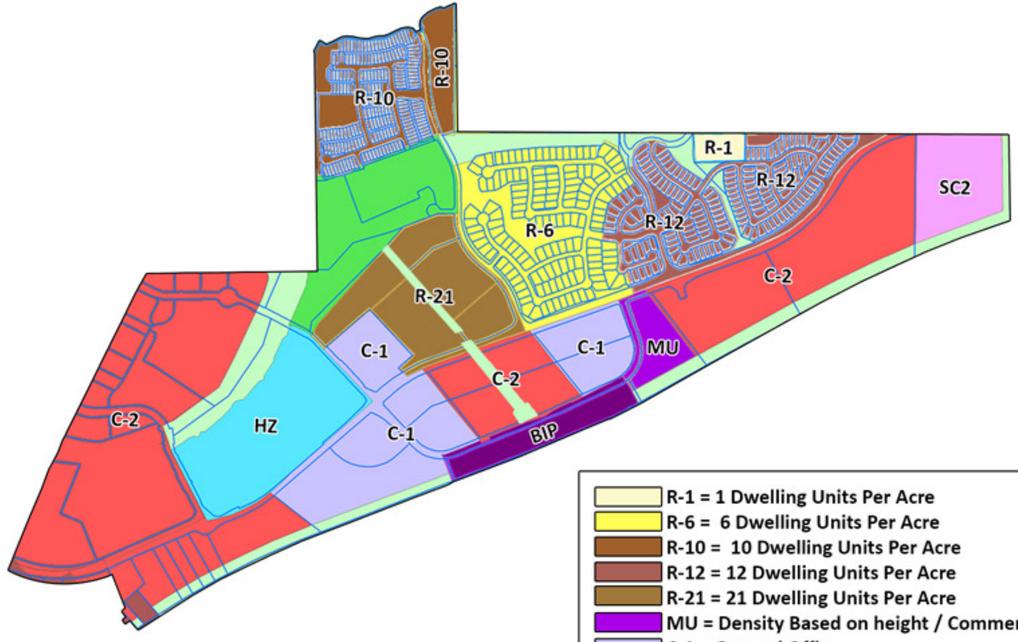


2010 ZONING MAP



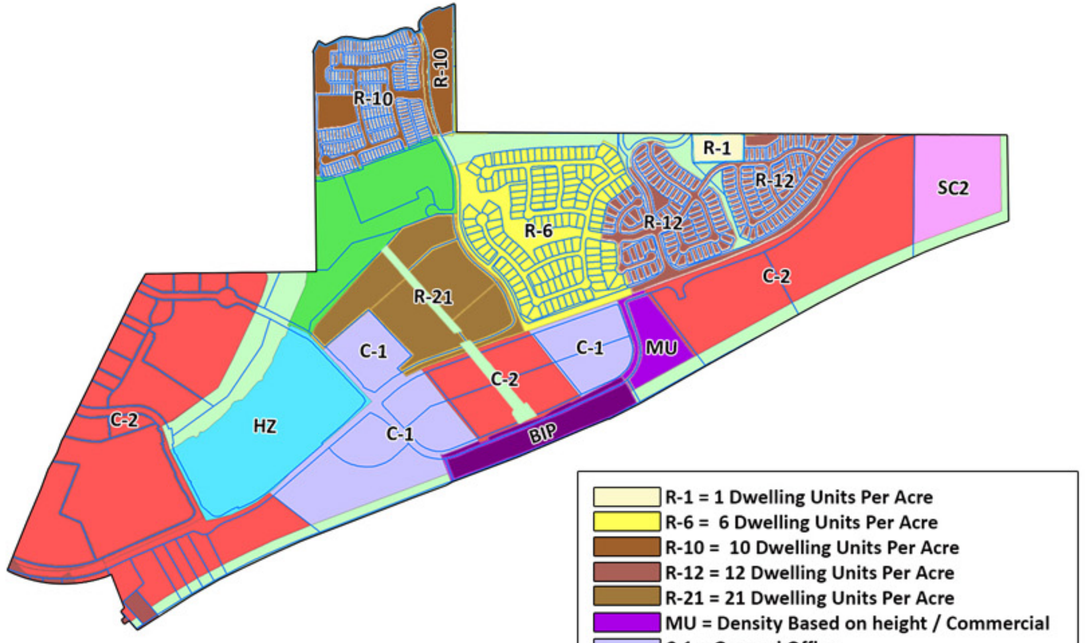
- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- RM-LD = 12 Dwelling Units Per Acre
- RM-1 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ= Hospital District
- BIP = Business Industrial Park
- PARK
- OPEN SPACE

2024 ZONING MAP



- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- R-12 = 12 Dwelling Units Per Acre
- R-21 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ = Hospital Zone
- BIP = Business Industrial Park
- PARK
- OPEN SPACE

2024 ZONING MAP



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- C-2 = General Commercial
- SC2 = Community Shopping Center District
- HZ = Hospital Zone
- BIP = Business Industrial Park
- PARK
- OPEN SPACE

PROPOSED ZONING 2024



- R-1 = 1 Dwelling Units Per Acre
- R-6 = 6 Dwelling Units Per Acre
- R-10 = 10 Dwelling Units Per Acre
- R-12 = 12 Dwelling Units Per Acre
- R-21 = 21 Dwelling Units Per Acre
- MU = Density Based on height / Commercial
- C-1 = General Office
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- SC2 = Community Shopping Center District
- HZ = Hospital Zone
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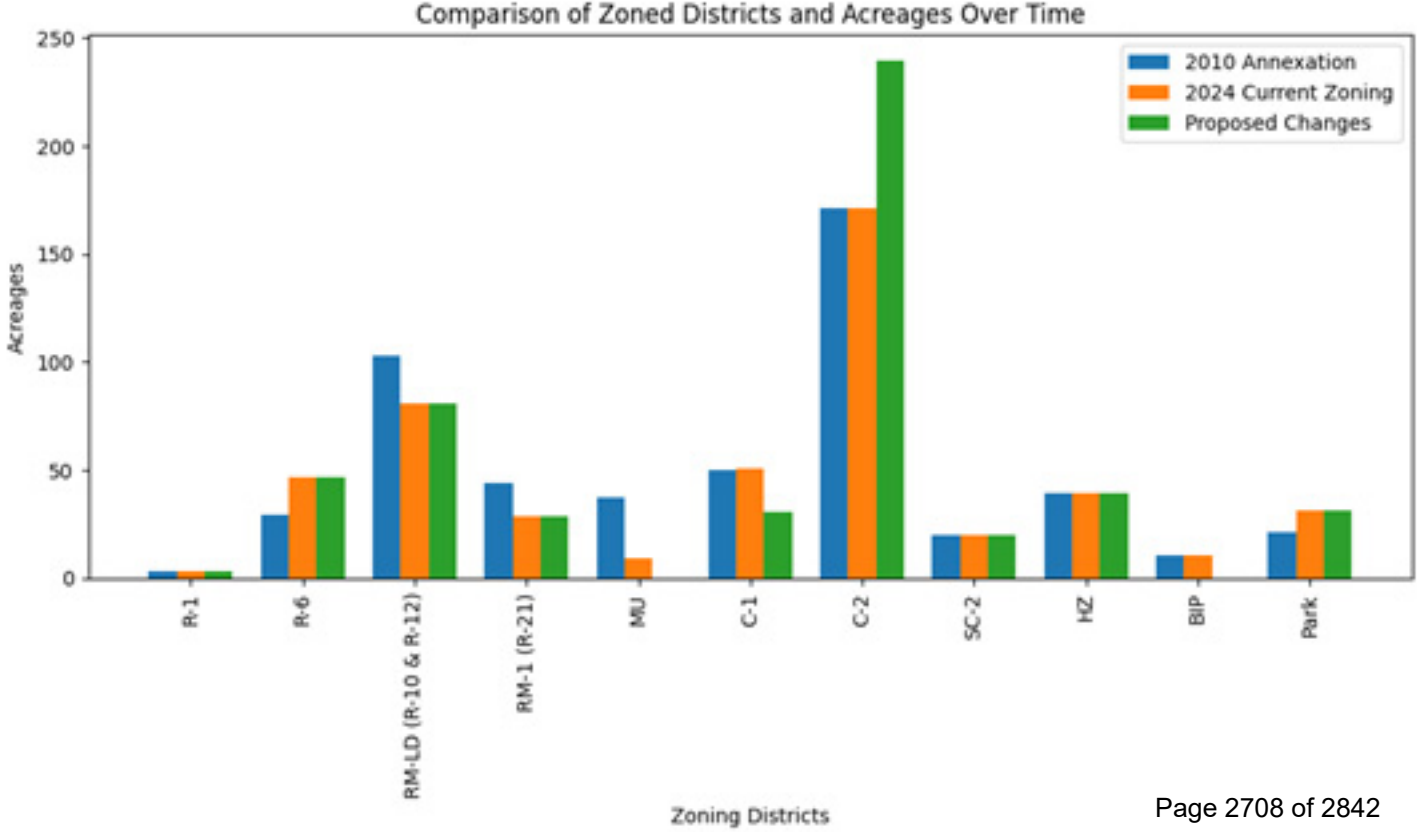
- OPEN SPACE


Comparison of Zoned Districts and Acreages Over Time
2010 Annexation
2024 Current Zoning
Proposed Changes
Acreages
250
200
150
100
50
0
R-1
R-6
RM-LD (R-10 & R-12)
RM-1 (R-21)
MU
C-1
C-2
SC-2
HZ
BIP
Park
Zoning Districts


Beckner Rd
Rail Runner Rd
Lluvia Encantada
Neblina Dorada
Rail Runner Loop
Historic Route 66
(I-25)
Dinosaur Trl
Camino Sabal
24
19
23
26
21
20


Beckner Rd
Rail Runner Rd
Lluvia Encantada
Neblina Dorada
Rail Runner Loop
Historic Route 66
(I-25)
Dinosaur Trl
Camino Sabal
New Alignment
24
19
23
26
21
20

Las Soleras
Park Phase 1 & 2

Las Soleras
Station
R-21

Las Soleras
Park Phase 3

Verdot Las Soleras
Apartments
R-21

Estancias de Las Soleras

Senior Living
C-1

Presbyterian
Hospital
HZ

Vacant Land
C-1

C2 - Vacant Land

SITE

Nexus Medical Health Services

I-25 (Historic Rout 66)

I-25 (Historic Rout 66)

GOVERNOR MILES RD
VENADO LN
GOLD HILL
VENADO PEAK
VENADO PEAK
WHEELER LN
TRUCHAS VIEW
TRUCHAS LN
REDONDO
REDONDO LN
WHEELER PEAK
GOLD HILL LN
GOLD HILL LN
CHICOMA
CHICOMA
CHICOMA
CHICOMA LN
SALINAS
CALLEJA SHANNON
CHAMISA PATH RD
WHISPERING WING RD
LONG SHADOW LN
AUTUMN LEAF LN
DANCING GROUND RD
CACTUS FLOWER LN
SOARING EAGLE LN
HOWLING WOLF LN
SOLEDAD
SOLEDAD
SOLEDAD
CHITALPA
CHITALPA
HERMOSA VISTA
VISTA MANZANO
VISTA MANZANO
VIA DE VENTURA
ESTRELLA NOCHE
ARBOLES BONITOS
DIA NUBLADO
DIA SOLEADO
LLUVIA ENCANTADA
ENTRADA LA LLUVIA
NEBLINA DORADA
LAS PLAZUELAS
WALKING RAIN RD
LAS BRISAS
HOJAS VERDES
BENVENIDO A CASA
VIENTO DEL NORTE
LA PUERTA
BECKNER RD
BECKNER RD
BECKNER RD
BECKNER RD
BECKNER RD
BECKNER RD
RAIL RUNNER RD
RAIL RUNNER LOOP
INTERSTATE 25
INTERSTATE 25
DINOSAUR TRL
CAMINO SABANERO
OLD DINOSAUR TRL
LA PRADERA
CHURCHILL RD
OCATE RD
CERRILLOS RD
TIERRA CONTENTA DR
LAS SOLERAS DR
MAIN ST
ENTRADA NORTE
PROMENADE BLVD
HERRERA DR
WELLNESS WAY
LAS SOLERAS DR
BECKNER RD

Las Solares Park

Las Solares Park Phase 3

Proposed 45’ wide La Rambla Trail Easement Reduction

Plaza area

New Alignment

24

19

23

25

26

22

21

20

Beckner Rd

Historic Route 66

(I-25)

Dinosaur Trl

Rail Runner Loop

Walking Rain Rd

Arboles Bonitos

Las Brisas

Hojas Verdes

Viento del Norte

Encantada

Wheeler Peak

Rail Runner Rd

Cerrillos Rd

Old Dinosaur Trl

Churchill Rd

September 5, 2024
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2024-(7899)(7898)(7900)(8852)(8853)(8854)(8855)
Master Plan Amendment, General Plan Amendment & Rezoning

ATTACHMENT E

Applicant Material

1. Applicant's Reports
    a. Master Plan
    b. General Plan
    c. Rezoning

Las Soleras Master Plan, Parcels 19 – 26
Master Plan Amendment Application

APPLICATION CONTENTS

Application Form

Letter of Application
- Site Description and Location
- Purpose and Intent
- Background
- Adjacent Uses
- Conceptual Test Fit
- Utilities

Approval Criteria Responses

Master Plan Amended Drawings
- P-1 Cover Sheet
- P-2 Amended Master Plan

Conceptual Land Use Test Fit
- Conceptual Site Plan
- Conceptual Site Plan w and Use Data
- Conceptual Water Plan
- Conceptual Sanitary Sewer Plan

Wet Utilities Analysis – Tierra West LLC

Traffic Analysis – Tierra West LLC

ENN Meeting Notes

Legal Lot(s) of Record
Warrantee Deed

MASTER PLAN ~~OR PLAT~~ AMENDMENT APPLICATION

Parcel Information

Project Name: Las Soleras Parcels 19-26 Rezone

Address: 4354, 4552 Beckner Rd; 5021,5091,5140,5090,5040 & 5210 Rail Runner Loop Rd Zoning: Multiple - C1, C2, MU and BIP

Previous Approvals: Last Las Soleras Master Plan Amendment in 2019 Purpose of Amendment: Rezone

Property Owner Information

Company Name: Beckner Road Partners, LLC

Name: Herbert (Last) Scot (First) (M.I.)

Address: 150 Washington Ave (Street Address) Suite 201 (Suite/Unit #)

Santa Fe (City) NM (State) 87501 (ZIP Code)

Phone: ( ) 505.660.2627 E-mail Address: scott.herbert@nexushealth-nm.com

Applicant/Agent Information (if different from owner)

Company Name: Orion West, LLC

Name: Nenninger (Last) Brian (First) (M.I.)

Address: 2213 Brothers Rd (Street Address) Suite 800 (Suite/Unit #)

Santa Fe (City) NM (State) 87505 (ZIP Code)

Phone: **832.338.0364** E-mail Address: brian.nenninger@orion-west.com

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: see addresses above

I/We authorize Orion West LLC to act as my/our agent to execute this application.

Signed: _____ Date: 12 February 2024

Signed: _____ Date: _____

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 2001. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and annexation requirements.

Signature: Brian J Nenninger Date: 12 February 2024

ORION West LLC
Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024

Dan Esquibel, Senior Planner
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Las Soleras <u>Master Plan Amendment</u> Application – change Zoning Districts for Master Plan Parcels 19, 20, 21, 23, 24 and 26 to a uniform C-2 District and make adjustments to Rambla width in keeping with the North side of Beckner Road.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of applying for an amendment to the Las Soleras Master Plan per the SFCC 14-3.9 – MASTER PLANS. This application is a companion to both a General Plan Amendment and Rezoning application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



PURPOSE AND INTENT:

The current Master Plan zoning districts along with the zoning districts proposed with this application are found in the table below. The combined area of Parcels 19 – 26 is 57.63 acres.

Table I. ***Las Soleras Parcels 19-26 proposed Land Use Classification/Zoning District***

Parcel	Acres	Current Land Use Classification/Zoning District	Proposed Land Use Classification/Zoning District	Address Santa Fe, 87507
19	9.11	Transitional Mixed Use/MU	Community Commercial/C-2	5021 Rail Runner Loop
20	10.70	Business Park/BIP	Community Commercial/C-2	5091 Rail Runner Loop
21	4.70	Office/C-1	Community Commercial/C-2	5140 Rail Runner Loop
22*	9.12	Community Commercial/C-2	Community Commercial/C-2	5090 Rail Runner Loop
23	7.27	Office/C-1	Community Commercial/C-2	5040 Rail Runner Loop
24	6.18	Office/C-1	Community Commercial/C-2	4354 Beckner Road
25*	7.37	Community Commercial/C-2	Community Commercial/C-2	4552 Beckner Road
26	3.48	Office/C-1	Community Commercial/C-2	5210 Rail Runner Loop

**No change in Land Use Classification or Zoning requested*

The purpose of this application is to amend the Las Soleras Master Plan Zoning designations for Parcels 19, 20, 21, 23, 24, and 26 allowing for a uniform C-2, General Commercial Zoning District across parcels 19-26. The intent is to allow for the adjustment of existing lot lines as to accommodate future development in a thoughtful and organized manner as opportunities present themselves. The consistent C-2 zoning will also accommodate three story office and retail services including restaurants. This flexibility in use will provide an opportunity to attract business and commercial uses offering higher salaries and services to the surrounding neighborhood.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses as allowed in a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The rezoning of parcels to a C-2 District will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged.

Finally, this amendment also proposes a house keeping item in reducing the Rambla width from 90’ to 45’ to match the Rambla width as granted in the most recent Las Soleras Master Plan Amendment approved in 2019. The larger Plaza open space area will remain as is but this amendment request flexibility to locate the plaza anywhere along the Rambla between Beckner Road and Rail Runner Loop Road. See the Conceptual Test Fit for more perspective on this request.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be zoned as C-2 General Commercial

will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development. A uniform C-2 zoning across parcels 19-26 will make the relocation of lot lines an administrative process enabling the site parcels to be easily configured to the needs and sizes of a variety of uses.

A future Rail Runner rail stop was envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. A uniform C-2 zoning district could accommodate uses that eventually establish this base level of ridership.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is zoned C-2 General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely and especially within a C-2 Zoning district.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as C-1. It is partially developed with the Presbyterian Medical Services Office Building recently opened in late 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire northern edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as C-1; R21; and R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12" water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10" sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site. Thanks for your review and consideration of this application.

Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,

Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 - Master Plan Amendment Application
Approval Criteria Responses
February 12, 2024

The proposed amendment to reclassify Las Soleras Master Plan parcels from Transitional Mixed Use/MU, Business Park/BIP, and Office/C1 to Community Commercial/C-2 is summarized in Table I. by parcel.

Table I. ***Las Soleras Parcels 19-26 proposed Land Use Classification/Zoning District***

Parcel	Acres	Current Land Use Classification/Zoning District	Proposed Land Use Classification/Zoning District	Address Santa Fe, 87507
19	9.11	Transitional Mixed Use/MU	Community Commercial/C-2	5021 Rail Runner Loop
20	10.70	Business Park/BIP	Community Commercial/C-2	5091 Rail Runner Loop
21	4.70	Office/C-1	Community Commercial/C-2	5140 Rail Runner Loop
22*	9.12	Community Commercial/C-2	Community Commercial/C-2	5090 Rail Runner Loop
23	7.27	Office/C-1	Community Commercial/C-2	5040 Rail Runner Loop
24	6.18	Office/C-1	Community Commercial/C-2	4354 Beckner Road
25*	7.37	Community Commercial/C-2	Community Commercial/C-2	4552 Beckner Road
26	3.48	Office/C-1	Community Commercial/C-2	5210 Rail Runner Loop

**No change in Land Use Classification or Zoning requested*

SFCC 14-3.9 (D) MASTER PLAN AMENDMENT APROVAL CRITERIA; CONDITIONS

(1) Necessary Findings
(Ord. No. 2014-31 § 5)
Approval or amendment of a master plan requires the following findings:

(a) the master plan is consistent with the general plan;

Response: The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals are supported:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*
Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
Policy 4-4-G-4: *Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
Policy 4-4-G-6: *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
Policy 9-2-G-1: *Promote diversification of the Santa Fe economy; and*
Policy 9-2-G-2: *Promote increased job opportunities with higher wages for Santa Fe residents; and.*
Policy 9-2-G-3: *Support retail uses that serve the needs of Santa Fe residents and workers; and*
Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe; and*

Policy 9-2-G-5: *Promote small business.*

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

(b) the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;

Response: This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Parcels 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application's request a uniform C-2 District across parcels 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to

develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(c) development of the master plan area will contribute to the coordinated and efficient development of the community; and

Response: This Master Plan amendment will significantly enhance the site's ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of parcels 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System.

(d) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

Response: The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

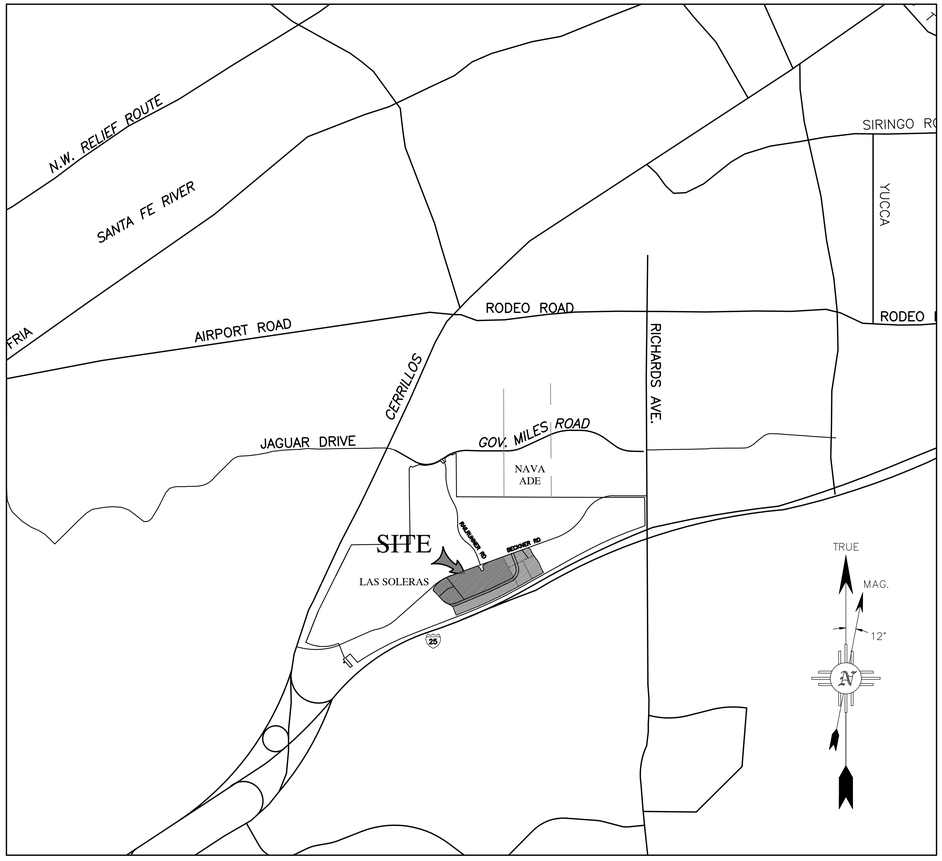
The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request.

LAS SOLERAS LOT 19 THRU 26

GENERAL PLAN AMENDMENT REZONING C1, MU, BIP TO C2

LAS SOLERAS MASTER PLAN AMENDMENT

SANTA FE, NEW MEXICO
TOWNSHIP 16N, RANGE 8E , SEC 17 & 18



VICINITY MAP
1" = 2000'

OWNERS: NEXUS BRP JV, LLC.
150 WASHINGTON AVE, SUITE 201
ALBUQUERQUE, NM 87110

CONSULTANTS: ORION WEST, LLC
DEVELOPMENT/LAND USE/PLANNING/PROJECT MANAGEMENT
2213 BROTHERS RD, SUITE 800
SANTA FE, NM 87505

NEXUS BRP JV, LLC.

SCOTT HERBERT, MANAGING MEMBER

CITY REVIEW

CITY ENGINEER _____ DATE _____

CITY PLANNER _____ DATE _____

CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF _____ AS CASE # _____

CHAIRPERSON _____ DATE _____

PLANNING COMMISSION SECRETARY _____ DATE _____

CASE# 2018-50 APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF SEPTEMBER 12, 2018.

CONDITION #1 RESTATED BY CITY COUNCIL AT THEIR MEETING OF OCTOBER 31, 2018.

MAYOR _____ DATE _____

ATTEST BY CITY CLERK _____ DATE _____

INDEX TO SHEETS

LIST OF SHEETS	SHEET NUMBER
PLANNING	
COVER SHEET	P-1
AMENDED MASTER PLAN	P-2

CASE# ____, LAS SOLERAS LOTS 19 THRU 26 GENERAL PLAN AMENDMENT.
CASE# ____, LAS SOLERAS LOTS 19 THRU 26 REZONING.
CASE# ____, LAS SOLERAS LOTS 19 THRU 26 MASTER PLAN AMENDMENT.

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
2-12-24
RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

COVER SHEET

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm
DATE: 2-12-24
DRAWING
SHEET #: P-1
JOB #: 2023079

NOTES:

FIRE:
FIRE DEPARTMENT SHALL HAVE 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION. (IFC 2009 SECTION 503.1.1)

FIRE APPARATUS ACCESS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET EXCLUSIVE OF SHOULDERS AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (IFC 2009 SECTION 503.2.1)

SHALL COMPLY WITH SECTION 507.5. FIRE HYDRANT SYSTEM. COMPLYING WITH SECTIONS 507.501–507.5.6

SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC (APPENDIX B)

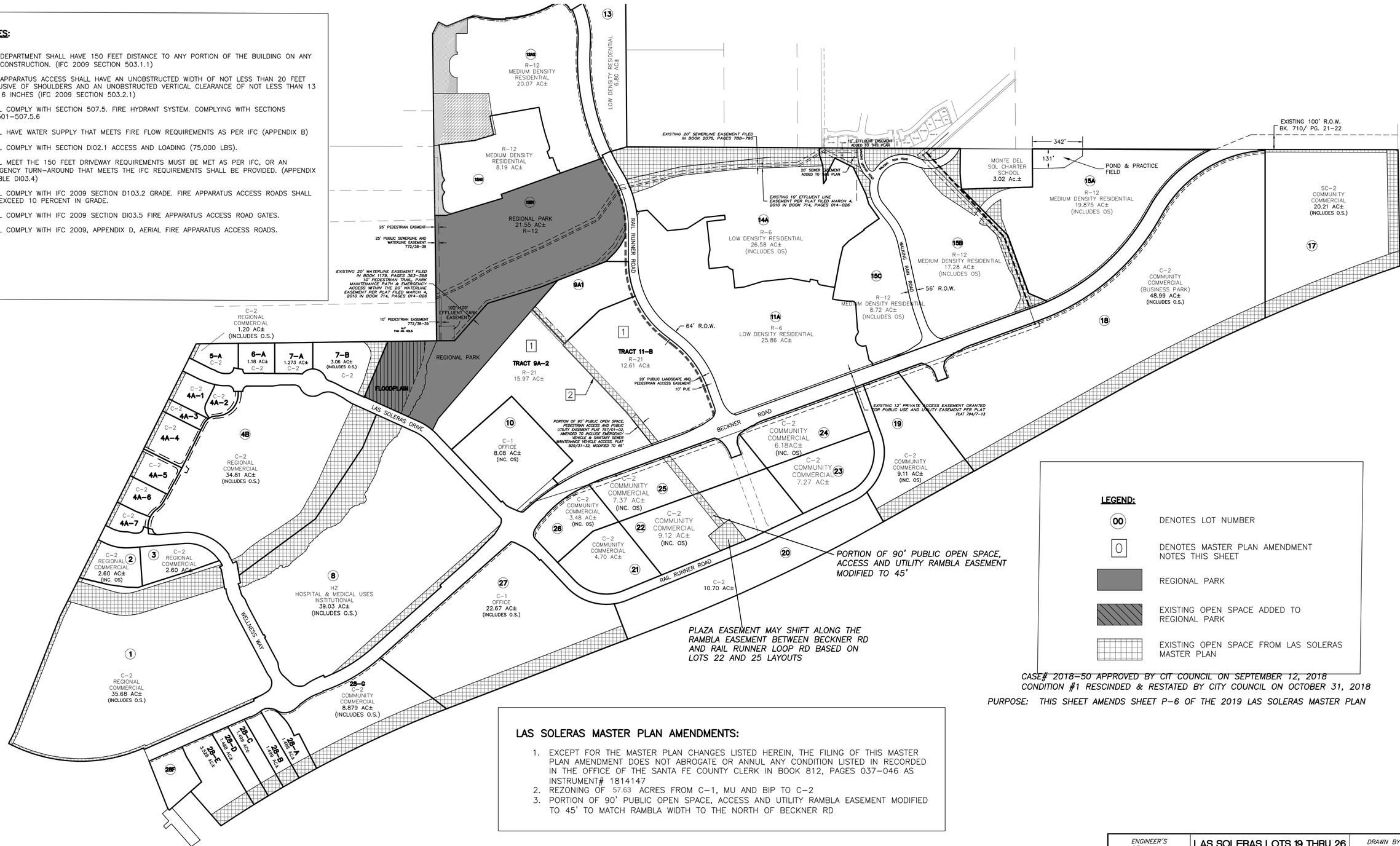
SHALL COMPLY WITH SECTION DI02.1 ACCESS AND LOADING (75,000 LBS).

SHALL MEET THE 150 FEET DRIVEWAY REQUIREMENTS MUST BE MET AS PER IFC, OR AN EMERGENCY TURN–AROUND THAT MEETS THE IFC REQUIREMENTS SHALL BE PROVIDED. (APPENDIX D TABLE DI03.4)

SHALL COMPLY WITH IFC 2009 SECTION D103.2 GRADE. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

SHALL COMPLY WITH IFC 2009 SECTION DI03.5 FIRE APPARATUS ACCESS ROAD GATES.

SHALL COMPLY WITH IFC 2009, APPENDIX D, AERIAL FIRE APPARATUS ACCESS ROADS.



LEGEND:

- (00) DENOTES LOT NUMBER
- [0] DENOTES MASTER PLAN AMENDMENT NOTES THIS SHEET
- REGIONAL PARK
- EXISTING OPEN SPACE ADDED TO REGIONAL PARK
- EXISTING OPEN SPACE FROM LAS SOLERAS MASTER PLAN

CASE# 2018–50 APPROVED BY CIT COUNCIL ON SEPTEMBER 12, 2018
CONDITION #1 RESCINDED & RESTATED BY CITY COUNCIL ON OCTOBER 31, 2018

PURPOSE: THIS SHEET AMENDS SHEET P–6 OF THE 2019 LAS SOLERAS MASTER PLAN

LAS SOLERAS MASTER PLAN AMENDMENTS:

1. EXCEPT FOR THE MASTER PLAN CHANGES LISTED HEREIN, THE FILING OF THIS MASTER PLAN AMENDMENT DOES NOT ABROGATE OR ANNUL ANY CONDITION LISTED IN RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 812, PAGES 037–046 AS INSTRUMENT# 1814147
2. REZONING OF 57.63 ACRES FROM C–1, MU AND BIP TO C–2
3. PORTION OF 90' PUBLIC OPEN SPACE, ACCESS AND UTILITY RAMBLA EASEMENT MODIFIED TO 45' TO MATCH RAMBLA WIDTH TO THE NORTH OF BECKNER RD

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
2–12–24
RONALD R. BOHANNAN P.E. #7868

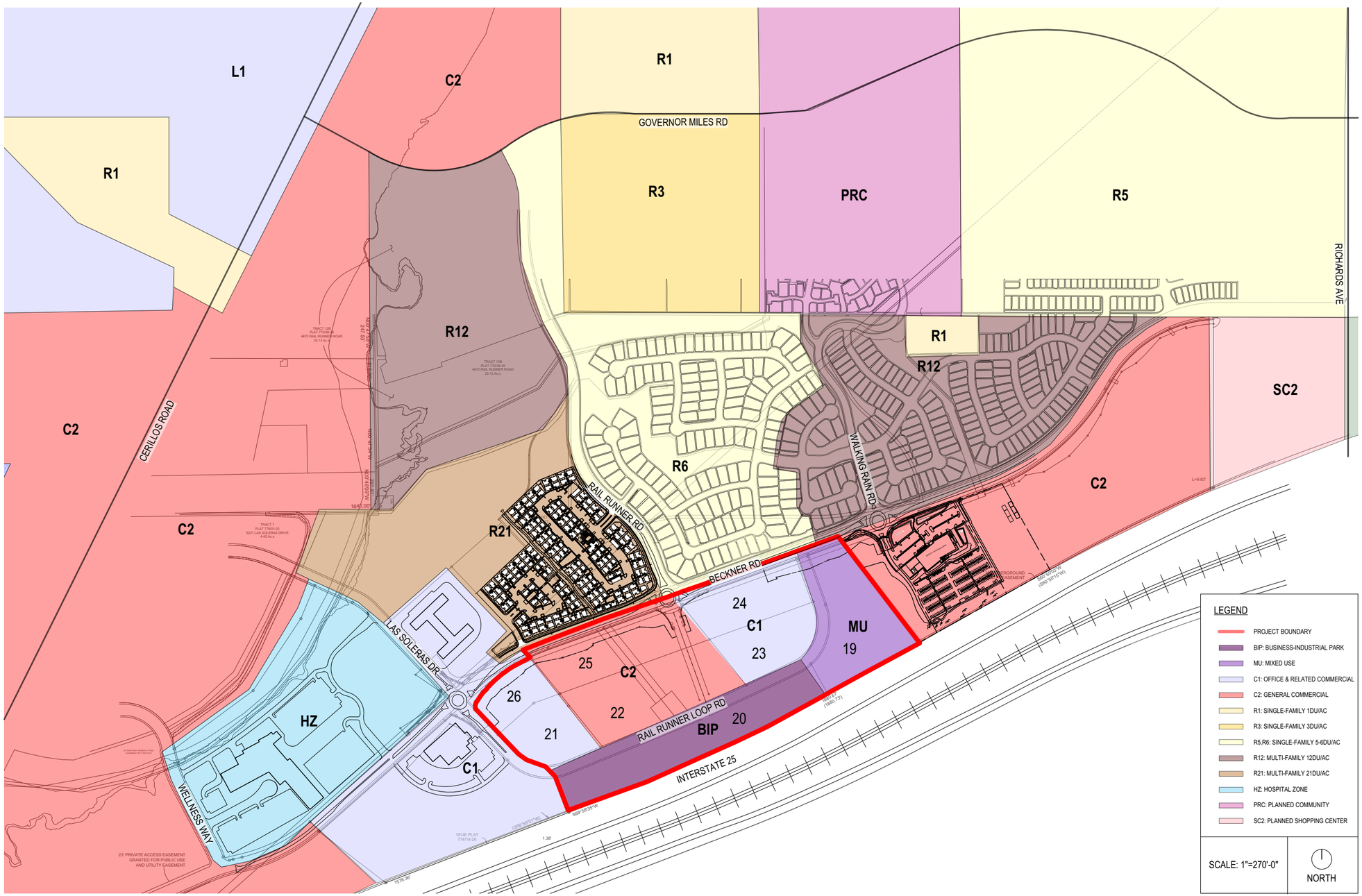
LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

MASTER PLAN

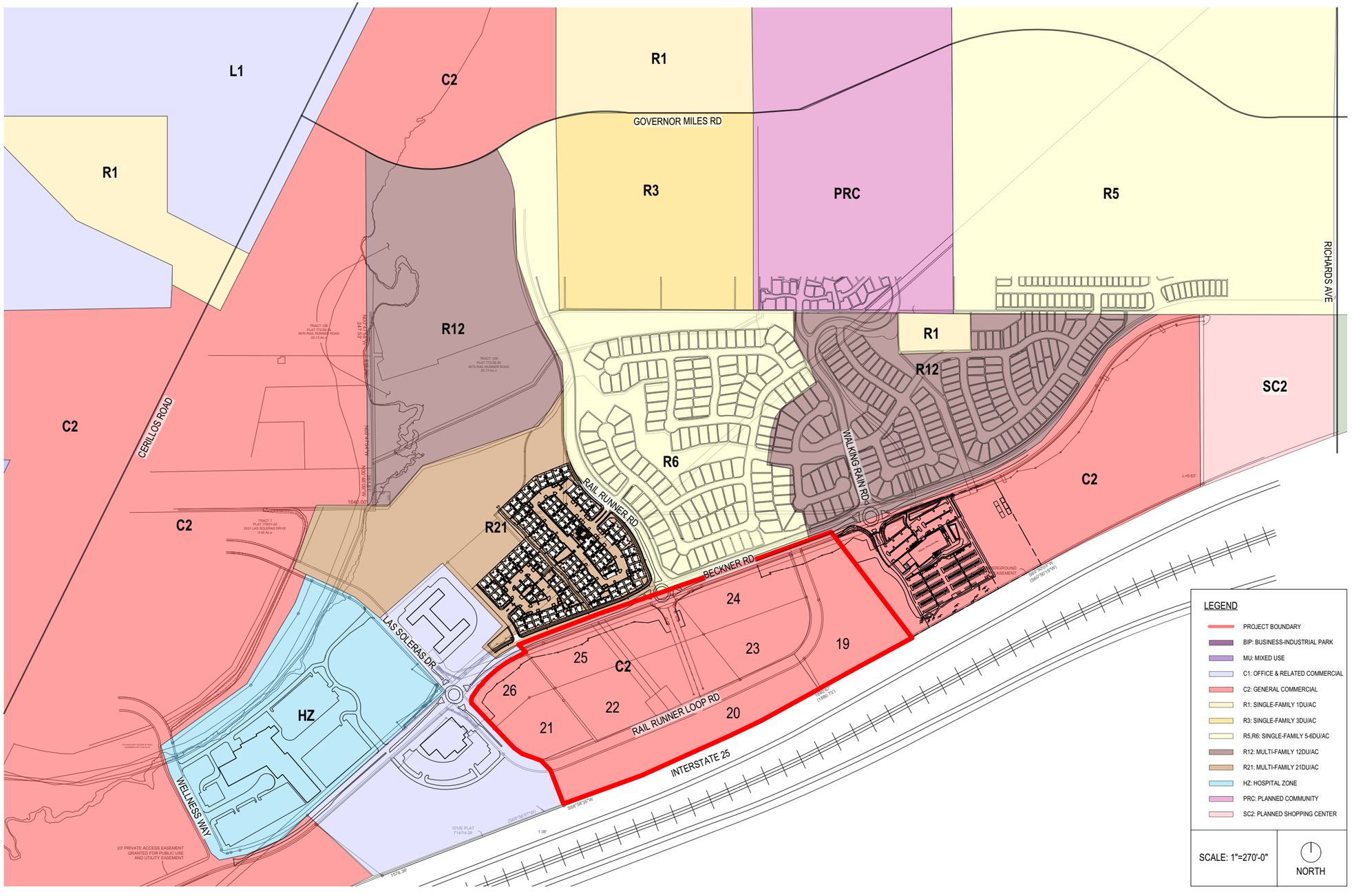
TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858–3100
www.tierrawestllc.com

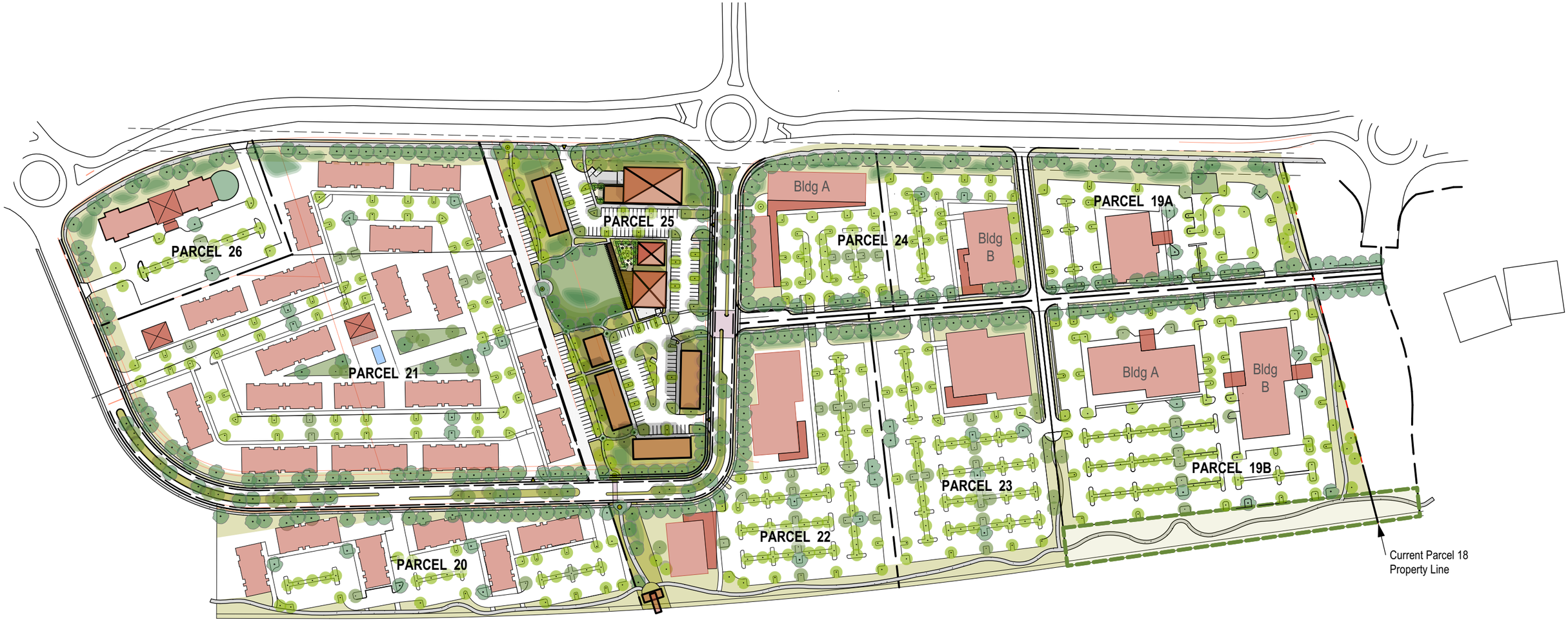
DRAWN BY: pm
DATE: 2–12–24
DRAWING
SHEET #: P–2
JOB #: 2023079

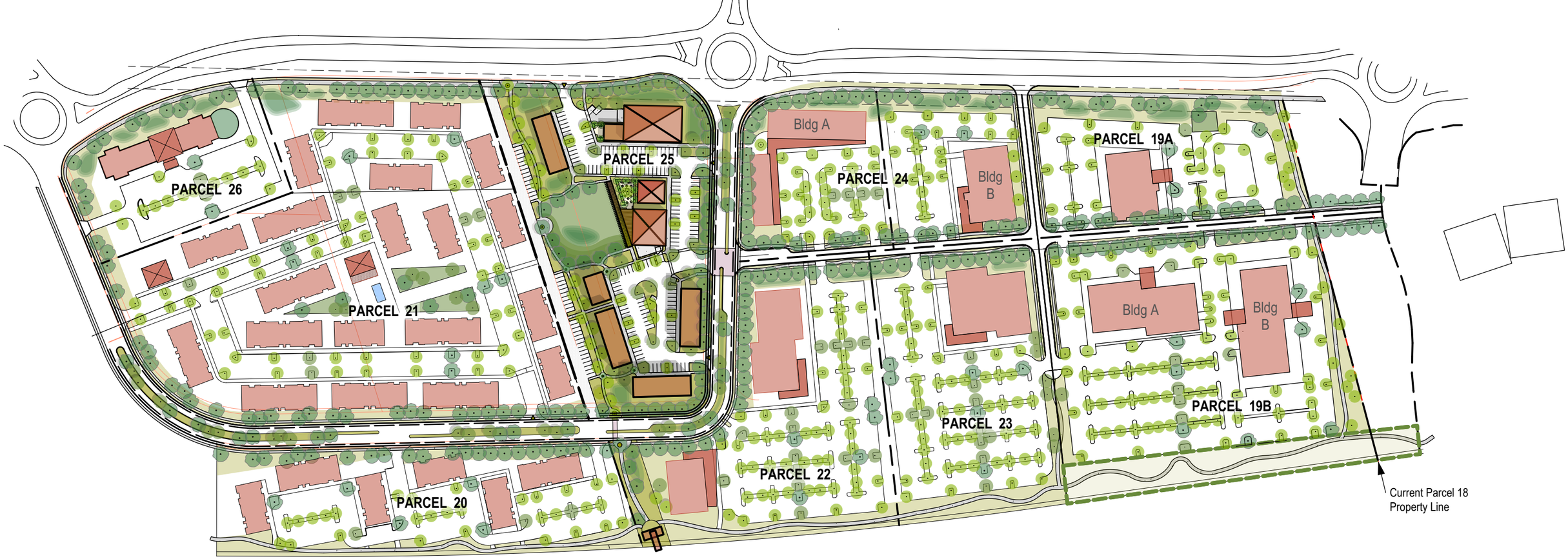
EXISTING ZONING



PROPOSED ZONING




PARCEL 26
PARCEL 25
PARCEL 24
Bldg A
Bldg B
PARCEL 19A
PARCEL 21
PARCEL 23
Bldg A
Bldg B
PARCEL 19B
PARCEL 22
PARCEL 20
Current Parcel 18
Property Line



OVERALL PARCEL DATA
February 12. 2024

NOTES: A. The following is only a test of possible parcels for the Las Soleras Parcels 19 - 26.
B. Building uses are conceptual only, based on ownership best estimates of market interests and do not indicate a required use for any parcel.
C. Building sizes are generic for text fit purposes only and do not reflect actual plans.
D. Parking layout is generic test of parking capacity and does not reflect any actual plans. The parking required minimum noted is best estimate if CoSF Parking Code is applied to building uses being tested. Parking assumes net leasable reduction of 10% for calculations.
E. All components of this test are subject to change and with that any estimates are subject to change.

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 19 A	4.08	Med Offices	15,000	30,000	2	135	171	east road, required city trail at east
PARCEL 19 B	8.97	Bldg A. Med Offices	25,000	75,000	3	676	482	east road, assumes partial structured parking, required O/S and required east and south city trails
		Bldg B. Med Offices	25,000	75,000	3			
PARCEL 20	5.20	Commercial	20,000	76,500	2 & 3	196	194	
PARCEL 21	12.85	Multi-Family	300-330 Units			375	455	

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 22	6.07	Commercial	24,000	79,000	1 & 3	205	316	eaat road, required Rambla
PARCEL 23	5.37	Med Offices	23,000	69,000	3	310	320	east road
PARCEL 24	4.85 Ac	Bldg A Comml/Retail	21500	28700	1 & 2	174	228	east road
		Bldg B Commercial	15,000	30,000	2			
PARCEL 25	6.20	Core-Mixed	See Core Test			See Core Test	See Core Test	required Rambla-Parklet
PARCEL 26	2.56	Hotel	95-100 Units			100	106	

Las Soleras Core

The Las Soleras Core is uniquely able to become the vibrant heart of southern Santa Fe. The Las Soleras Core is in an optimal location and size to host a variety of iconic neighborhood needs--a market, a restaurant, food-beverage outlets, neighborhood retail and commercial. Here is a conceptual look what the Core could be.



- Water harvesting along Becker and along Rail Runner Loop to capture stormwater to support a green edge of trees and native plants.
- Neighborhood Scale Market *(Size example: Kaune Market)*
- Food & Beverage *(Size example: Iconic Coffee)*
- Possible future road connection to east parcels would support an active engagement with lively Core
- Restaurant oriented toward "The Green" *(Size example: Rustica Resturant/SF Brewery)*
- The Long Zaguan would be a shady connector across the Green. An iconic feature with photovoltaic panels--conveying an embrace of art and environment.
- The Green repositions the required Master Plan parklet to be the heart of the Las Soleras Core. Where people can come to meet, eat, relax, and engage in small-scale community events such as music or recreation.
- Two-story buildings at the southern end of the Core would provide retail-commercial services spaces from which to serve the Las Soleras neighborhoods and south Santa Fe.
- The Rambla Trail system connects the Core with the surrounding residential neighborhoods, condominiums, senior living, apartments, office complexes, the regional hospital to the west. possible medical and education facilities, and a potential future rail raod station at I-25.

Las Solares Development Prototypes Data

Sept. 1, 2023

Notes: A. Test based on program and product prototypes

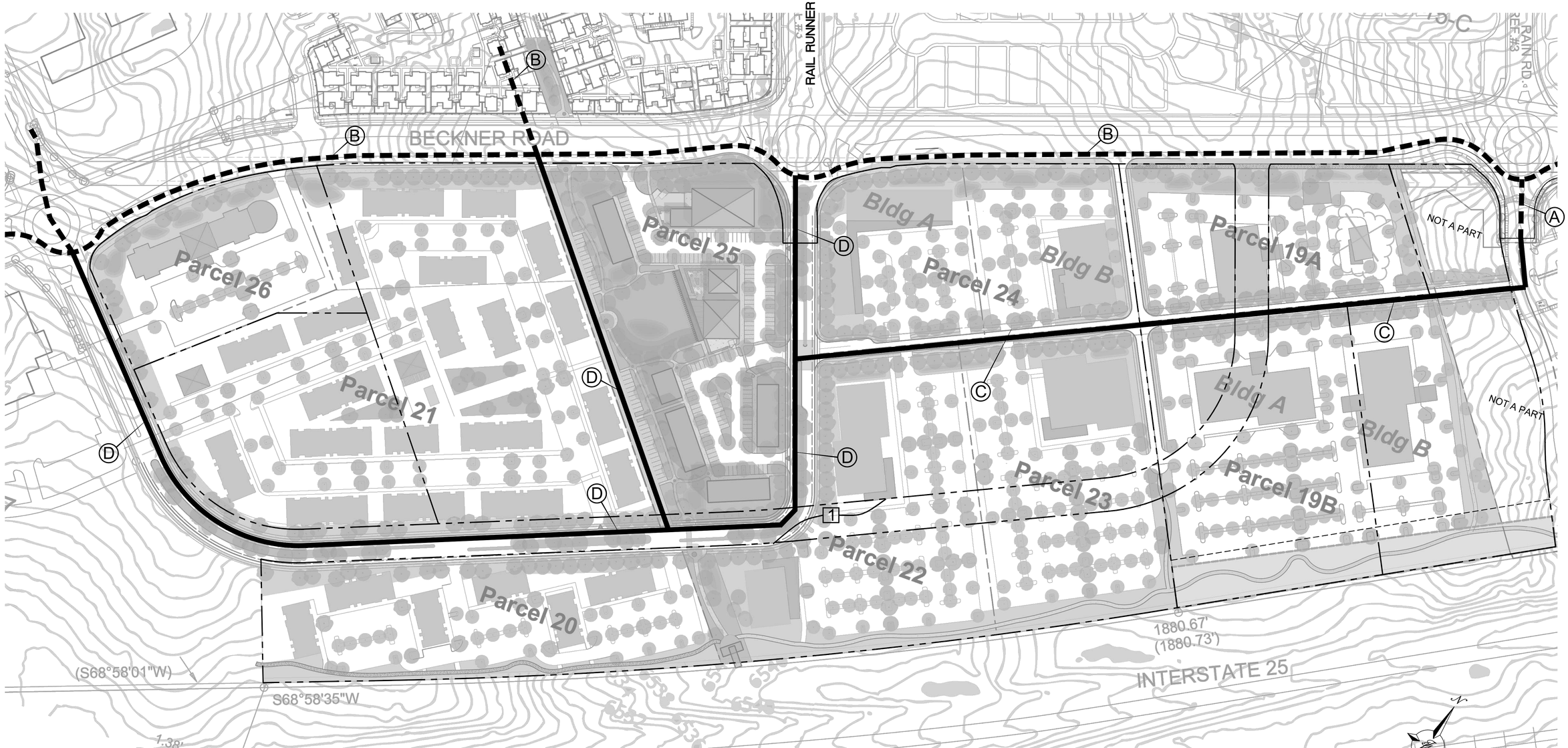
B. Applies CoSF development ordinance requirements

C. Test is for single story development.

D. Parking based on net lease (NL) of 10% reduction of gross square footage (GSF)

Opportunity: Consider asking CoSF to use a shared parking plan to increase density. Target would be for 10% shared of total provided.

Name	Plan Gross Sq. Ft.	Parking Required
Neighborhood Grocery		1 per 400 SF / NL
Market (La Montanita RG)	10400	24
Resturant		1 per 200 SF / NL
Resturant (Rustica/Ranch House)	6000	27
Food & Beverage		1 per 350 SF / NL
Space A	2025	8
Space B	3000	5
Commercial/Non-Medical Office		1 per 350 SF / NL
Commercial (Lena Street Lofts)	21900	62
Miscellaneous		
Kaune's Food Truck Area / Lot Info	6 Trucks	NA
	Total Parking Required	126
	Total Parking Per Test Plan	133
	Current Overage	7
	Remaining Capacity	2500 SF Approx



KEYED NOTES

1. EXISTING 8" WL
2. EXISTING 12" WL
3. PROPOSED 8" WL
4. PROPOSED 12" WL

NOTE

CONCEPTUAL WATER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26 SANTA FE, NM

CONCEPTUAL WATER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
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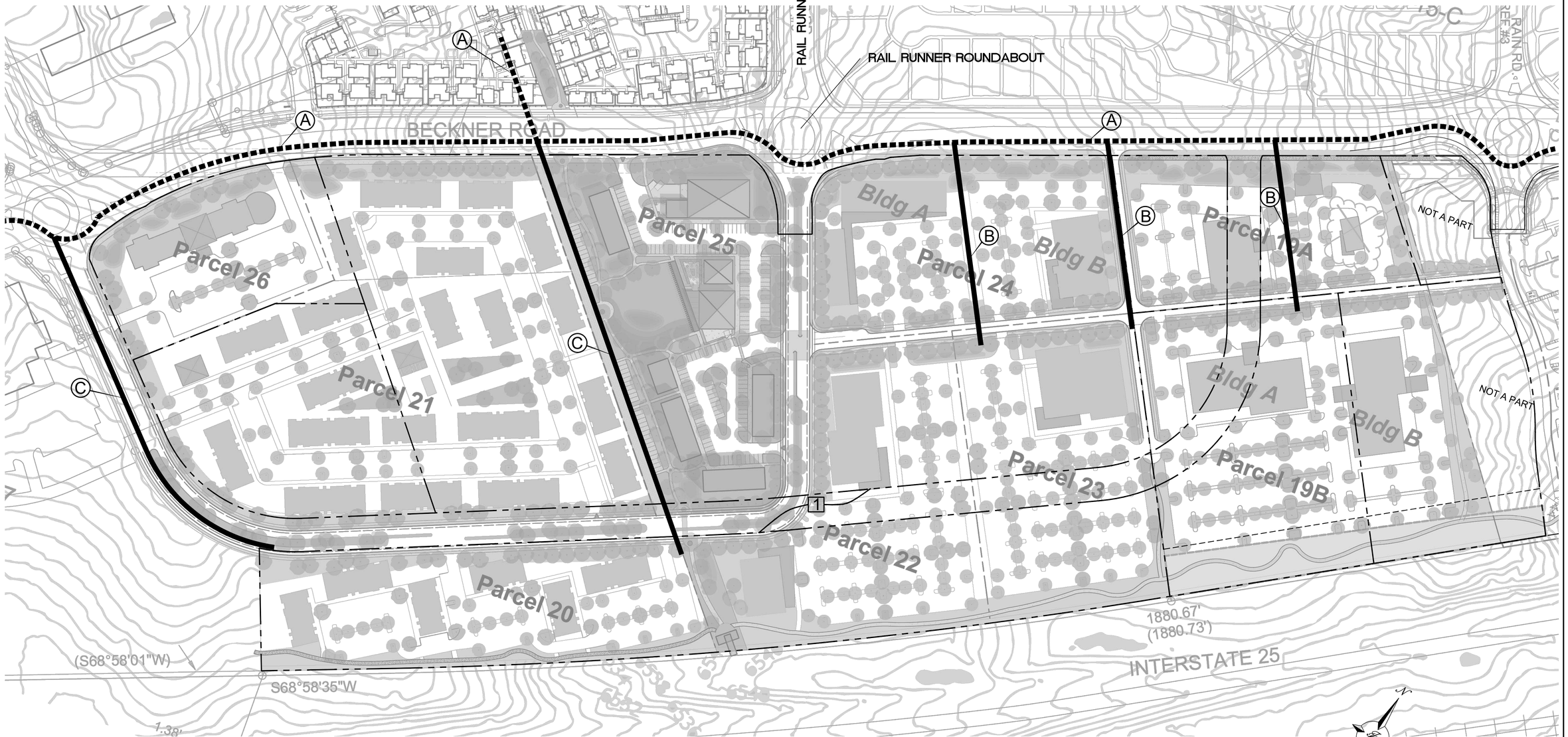
DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET #: TF-3

JOB #: 2023079



KEYED NOTES

(A) EXISTING 10" SAN SEWER LINE

(B) PROPOSED 8" SAN SEWER LINE

(C) PROPOSED 10" SAN SEWER LINE

NOTE

CONCEPTUAL SAN SEWER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL SANITARY SEWER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
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DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET # TF-4

JOB # 2023079

TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

January 3, 2024

Mr. Dan Esquibel
City of Santa Fe Water Division
200 Lincoln Avenue
Santa Fe, NM. 87501

RE: LAS SOLERAS 57 ACRE DEVELOPMENT
LAS SOLERAS PARCELS 19-26
WATER AND WASTEWATER LETTER

Dear Mr. Esquibel:

To ensure that the proposed General Plan land use classification of Community Commercial and associated proposed rezoning to a uniform C-2 district of the 57.63 acres of Las Soleras Master Plan parcels19-26 (located along the Southern edge of Beckner Rd between Las Soleras Dr and Walking Rain Rd) will not produce excessive demand on the existing water and sanitary sewer infrastructure in Beckner Rd, Tierra West LLC has prepared the following summary of existing water and sewer capacities and water and sewer flowrates for a conceptual design we are referencing as "Conceptual Test Fit A" for your review.

Sanitary sewer capacities were calculated assuming gravity flow along two of its segments – the segment from the roundabout at Las Soleras Dr to the roundabout at Rail Runner (along which the minimum slope is 0.73%), and another segment from Rail Runner to the roundabout at Walking Rain (along which the minimum slope is 1.05%). The capacity of the existing water main was calculated assuming an 11 ft/s flow velocity.

The capacity of both existing pipes was found to be sufficient to serve the property if developed per either the existing or proposed zoning, and the water and sewer flowrates for these conditions are summarized below.

For the first segment mentioned above (from Las Soleras Dr to Rail Runner), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 843 gpm with velocity 3.44 ft/s.

For the second segment mentioned above (from Rail Runner to Walking Rain), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 1,011 gpm with velocity 4.13 ft/s.

The peak sanitary sewer flowrate calculated for the development assuming development per the existing zoning was 150 gpm, For design Test Fit Concept "A" it is 191 gpm,

Water discharge was assessed for the existing 12" ductile iron main in Beckner using an assumed velocity of 11 ft/s and was calculated at 2,693 gpm.

The peak water flowrate calculated for the development assuming development per the existing zoning was 167 gpm with average irrigation flowrate 5.79 gpm, for design Test Fit Concept "A" it is 212 gpm with average irrigation flows at 5.52 gpm,

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannan, P.E

JN: 2023079

RRB/eb/dd

Attachments:

Exhibit A: Conceptual Test Fit – A Site Plan
Exhibit B: Existing Zoning Water Budget
Exhibit C: Conceptual Test Fit – A Water Budget

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Existing Zoning Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19	396832	49604	MU - MID SZ RETL	* 384 GPD / 10k SF	-	3810	2.65	4.76	0.29
			IRRIGATION	0.68 AC of usable property	0.014 GPD/SF	415			
		* 118 units	MU - MULTI-FAM	** 100 GPD / person	*** 2.4 people / unit	28320	19.67	35.40	0.48
			IRRIGATION	1.14 AC of usable property	0.014 GPD/SF	695			
* Based on the density of units in Parcel 21 of Concept A				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application ** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
20	466092	116523	BIP - LT INDUSTRIAL	* 450 SF per Employee	* 44 GPD per Employee	11393	7.91	14.24	0.68
			IRRIGATION	1.61 AC of usable property	0.014 GPD/SF	982			
				* Based on a study by Metcalf & Eddy (2003). See note 3 of "Assumptions & References" at the bottom of this sheet					
21	204732	51183	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	16515	11.47	20.64	0.60
			IRRIGATION	1.41 AC of usable property	0.014 GPD / SF	860			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
22	397267	99317	C-2 - LARGE RTL	* 402 GPD / 10k SF	-	7985	5.55	9.98	0.97
			IRRIGATION	2.28 AC of usable property	0.014 GPD / SF	1390			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
23	316681	79170	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	25546	17.74	31.93	0.92
			IRRIGATION	2.18 AC of usable property	0.014 GPD / SF	1329			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24	269201	67300	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	21716	15.08	27.14	0.78
			IRRIGATION	1.85 AC of usable property	0.014 GPD / SF	1128			
*Assumed Maximum # of proposed units would be built				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
25	321037	80259	C-2 - MID SZ RETL	* 384 GPD / 10k SF	-	6164	4.28	7.70	0.62
			IRRIGATION	1.47 AC of usable property	0.014 GPD / SF	896			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
26	151589	37897	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	12228	8.49	15.29	0.44
			IRRIGATION	1.04 AC of usable property	0.014 GPD / SF	634			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
					TOTALS (GPM)		**93**	**167**	**5.79**
							AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**150**

Note:

1. All medical office and commercial buildings were assumed to be two-story buildings for comparison with the Concept A and B uses, which was factored in to the calculation of water flowrates in Gallons / Day
2. A floor area ratio of 0.25 was used to calculate all building sizes based on the existing zoning

Assumptions & References

1. Wastewater flowrates for office spaces comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
2. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
3. Industrial Park water use and number of employees determined through *Residential Water Use Research Project of the Johns Hopkins University and the Office of Technical Studies of the Architectural Standards Division of the Federal Housing Administration, 1963 and Metcalf & Eddy, Inc., 2003*

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Concept "A" Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19 A	118919	30000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	4840	3.36	6.05	0.23
			IRRIGATION	2.73 AC of usable property	0.014 GPD / SF	333			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-A	256568	75000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	12100	8.40	15.13	0.37
			IRRIGATION	5.89 AC of usable property	0.014 GPD / SF	539			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-B	140263	75000	MED OFFICES	75 SF / Employee	*11 GPD / Employee	12100	8.40	15.13	0.34
			IRRIGATION	4.73 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
20	215622	76500	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	11220	7.79	14.03	0.63
			IRRIGATION	4.95 AC of usable property	0.014 GPD / SF	906			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
21	559746	* 330 (units)	MULTI-FAMILY	100 GPD / person **	2.4 people / unit ***	79200	55.00	99.00	0.82
			IRRIGATION	12.85 AC of usable property	0.014 GPD / SF	1175			
	*Assumed Maximum # of proposed units would be built			** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
22	264409	79000	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	12745	8.85	15.93	0.64
			IRRIGATION	6.07 AC of usable property	0.014 GPD / SF	925			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
23	233917	69000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	11132	7.73	13.92	0.34
			IRRIGATION	5.37 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24 A	109771	28700	COMML/RETL	* 384 GPD / 10k SF	-	1102	0.77	1.38	0.27
			IRRIGATION	2.52 AC of usable property	0.014 GPD / SF	384			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
24 B	101495	30000	COMMERCIAL	* 384 GPD / 10k SF	-	1152	0.80	1.44	0.25
			IRRIGATION	2.33 AC of usable property	0.014 GPD / SF	355			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
25	270072	Unspecified (See Core Test)	CORE-MIXED	* 402 GPD / 10k SF	-	2714	1.88	3.39	1.05
			IRRIGATION	6.20 AC of usable property	0.014 GPD / SF	1512			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
26	111514	* 100 (units)	HOTEL	65 gallons per person per day	** 120 GPD / Unit	12000	8.33	15.00	0.27
			IRRIGATION	2.56 AC of usable property	0.014 GPD / SF	390			
	*Assumed Maximum # of proposed units would be built			* Based on Daily Water Consumption Rates for Motels (Dewberry, 2008, pg 644)					
						TOTALS (GPM)	**111**	**200**	**5.21**
							AVERAGE	**PEAK**	**AVERAGE**

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**180**

Assumptions & References

1. Parcels 21 and 26 B will have the maximum amount of units proposed per the conceptual site plan.
2. Wastewater flowrates for office and coffee shop uses comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
3. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
4. Assumed Parcels 20, 22, would be used for medical offices and Parcel 25 Would be used for retail

ORION West LLC
Development | Land Use | Planning |
Project Management
PO Box 5744, Santa Fe, NM 87502-5744

EARLY NEIGHBORHOOD MEETING NOTES

Project Name:	Las Soleras
Project Location:	4200 Beckner Road
Project Description:	Development Plan Amendment for Development Plan with Summary Plat/Lot Split for proposed 141-unit Apartment Complex
Applicant:	
Agent:	Orion West LLC
ENN Meeting Date:	14 November 2023
ENN Location:	Via Zoom
Application Type:	General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.
Land Use Planner:	Dan Esquibel
Attendance:	**City of Santa Fe:** Dan Esquibel **Developer Team:** Brian Nenninger (Agent), Maureen Mestas (Agent), Scott Herbert, Dave Delgado, Karl Sommer, Esq. **Neighborhood/Public:** 1 attendee. An unidentified neighbor who was on a non-video tile but did not identify him/herself or speak.

Notes/Comments:

14 November 2023/ 5:30 – 6:12pm Meeting

The meeting started at approximately 5:39pm. Roll call and introduction of those attending was held. Dan Esquivel indicated that he would like to wait an additional few minutes to allow others to log in. After a brief wait, the meeting continued without any additional attendees.

Brian Nenninger then introduced the Developer Team.

Brian Nenninger informed the group that this ENN is for the purposes of noticing a General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5 of all parcels in the Las Soleras Master Plan; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.

Highlights Brian shared during the presentation included:

The property is located within the 545 acre Las Soleras Master Plan Subdivision that was first created via an annexation ordinance in 2009. Since 2009 the Master Plan has been amended multiple times – the most recent being October 2019.

- Eight (8) existing legal parcels that together comprise 57.63-acres.
- Existing Zoning:

C-2: Two parcels
C-1: Four parcels
MU: One parcel
BIP: One parcel

- Master Plan Items that need to be "Cleaned Up."

Rail Runner Loop Road realignment to meet Rail Runner Road
Lot Line adjustments and resizing of parcels to better accommodate Commercial Users
Rambla open space design including location of "parklet."

The Applications that are being shared in the ENN are:

- General Plan Amendment Application
- Master Plan Amendment Application

Address Realignment of Rail Runner Loop Road
Propose modification to Rambla width.
Propose flexibility of "parklet" location along the Rambla
Discussion of Master Plat/Parcel Realignment

- Rezoning Application

Propose C-2 Zoning for eight parcels.

- Planned Unit Development (PUD) Application under consideration/discussion.

with City of Santa Fe

Brian wanted to take particular note that this is not an application for Development Plan Per the Santa Fe City Code. Qualified development/building construction will require separate Development Plan Applications, ENNs and Planning Commission Hearings.

He further stated that the proposed rezoning, along with the General Plan and Master Plan amendments lay the groundwork for better development needed to meet local market demands.

Those possible mix of uses for local market demand are:

- Neighborhood Commercial Retail, such as, Restaurants, Bakeries, Pubs, Coffee Shops, Marketplace/Grocery Coop, Copy/Printing, Dry Cleaning, Pharmacy
- Office (including Medical Office)
- Medical Education
- Multifamily Residential
- Hotel

Las Soleras Junction has transit-oriented improvements, specifically:

- Completion of Las Soleras bridge (triggered by 20 acres and 300,000 sf of development of parcels 19-26.)
- Further build out of Las Soleras trails system including the Rambla and "Parklet"
- Additional Bus stop/access on Rail Runner Loop Road
- Place holder for future Rail Runner Stop

Las Soleras Junction is a work in progress. Conceptual test fits to understand options for flow of pedestrians and vehicles within the site. Engineering and Design of Las Soleras Bridge to complete Las Soleras Drive from Cerrillos to Beckner. Utility and Traffic Study activity will be required. Design Guidelines are being developed to provide a cohesive, responsible, and pleasing experience for those who use and access the site. Guidelines will stay within the Santa Fe City Code and address, Architecture Concepts, Landscape Design, Lighting, Trails, Sidewalk and Roadway Connectivity to and within the site.

Brian then summarized the intention of the applications for this ENN, those key points being:

- Clean up issues in the Master Plan created from past developments/amendments. including the realignment of Rail Runner Loop Road with the relocated Rail Runner Road.
- Lay the groundwork for more effective use of parcels 19-26 through consistent zoning to allow for administrative lot line adjustments.
- Provide greater flexibility in providing neighborhood retail services including Food and Beverage. Uses brought to the site will be driven by the local and area market.
- Facilitate the completion of Las Soleras Drive and Bridge connecting Cerrillos to Beckner.

Brian opened the ENN for questions from the City Staff and neighbors. No one in attendance who was believed to be a neighbor asked to speak. No neighbor or other interested party was on the CHAT feature to ask questions.

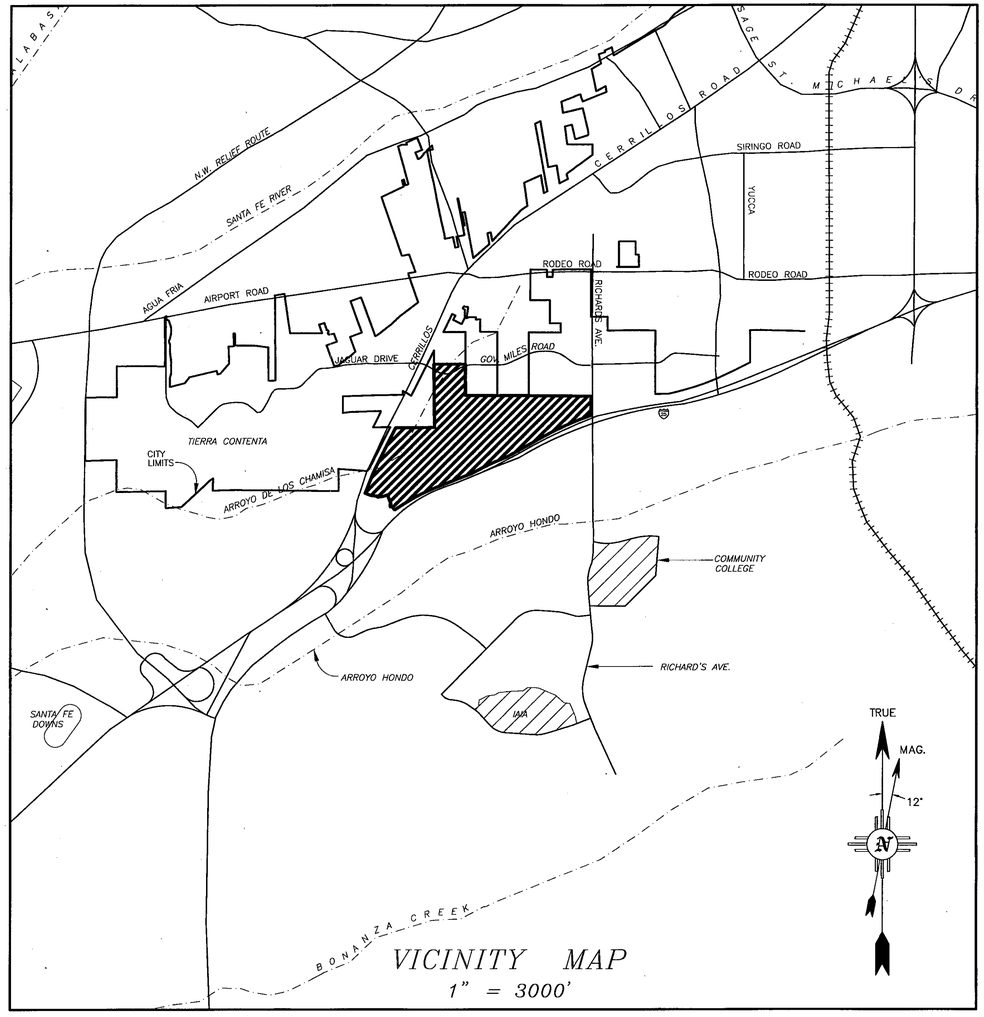
There was a brief discussion between Dan Esquivel and Brian Nenninger about the status of the applications after the meeting. The meeting was then adjourned by Dan Esquivel.

**********END**********

LAS SOLERAS

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS

714014



VICINITY MAP
1" = 3000'

TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.

OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS COMMUNITY DESIGN, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
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LAS SOLERAS OESTE LTD. CO.
GORDON L. SKARSGARD, MANAGING MEMBER
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(505) 262-2323

PRESBYTERIAN HEALTHCARE SERVICES,
A NEW MEXICO NONPROFIT CORPORATION
DIANE FISHER, SECRETARY
P.O. BOX 26666
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LAS SOLERAS DEL SUR, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
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(505) 262-2323

GERONIMO EQUITIES, LLC
FRED GARDNER, MANAGING MEMBER
9400 SAN RAFAEL, NE
ALBUQUERQUE, NM 87109
(505) 271-1944

MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
ALBUQUERQUE, NM 87158
(505) 241-4442

CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
SANTA FE, NM 87501
(505) 995-1200

CONSULTANTS:

JAMES W. SIEBERT & ASSOCIATES, INC.
915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

COMMUNITY DESIGN & ARCHITECTURE
350 FRANK OGAVE PLAZA, FIFTH FLOOR
OAKLAND, CA 94612
(510) 839-4568

TERRY BROWN
P.O. BOX 92051
ALBURQUERQUE, NM 87199
(505) 883-8807

DAWSON SURVEYS INC.
2501 CAMINO ENTRADA
SANTA FE, NM 87501
(505) 471-6660

SOMMER, KARNES & ASSOCIATES, P.A.
2000 W. MARCY ST. #142
SANTA FE, NM 87501
(505) 989-3800

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CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF DECEMBER 18, 2008. AS CASE #'s M2008-27, M-2008-28, SD 2008-15 & ZA 2008-11.

CHAIRPERSON — 2-22-10 DATE

PLANNING COMMISSION SECRETARY — 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009. AS ORDINANCE NO. 2009-6

MAYOR — 2/22/10 DATE

ATTEST BY CITY CLERK — 2-24-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, AD 1891 NEW MEXICO

CITY REVIEW

CITY ENGINEER — 02/22/10 DATE

CITY PLANNER — 2.22.10 DATE

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC.	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010
		DRAWN BY: PST/HP	CHECKED BY: JWS
915 MERCER STREET * SANTA FE NEW MEXICO 87505		REVISED: 1/18/10	–
(505) 983-5588 FAX (505) 989-7313	COVER SHEET	WORKED ON: 1/18/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXCOV-12
			NORTH:
			SHEET: P-1

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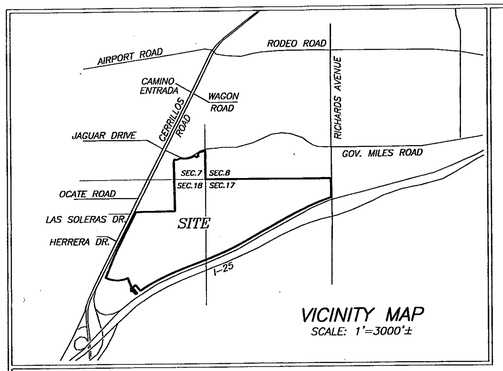


VICINITY MAP
SCALE: 1"=3000'±

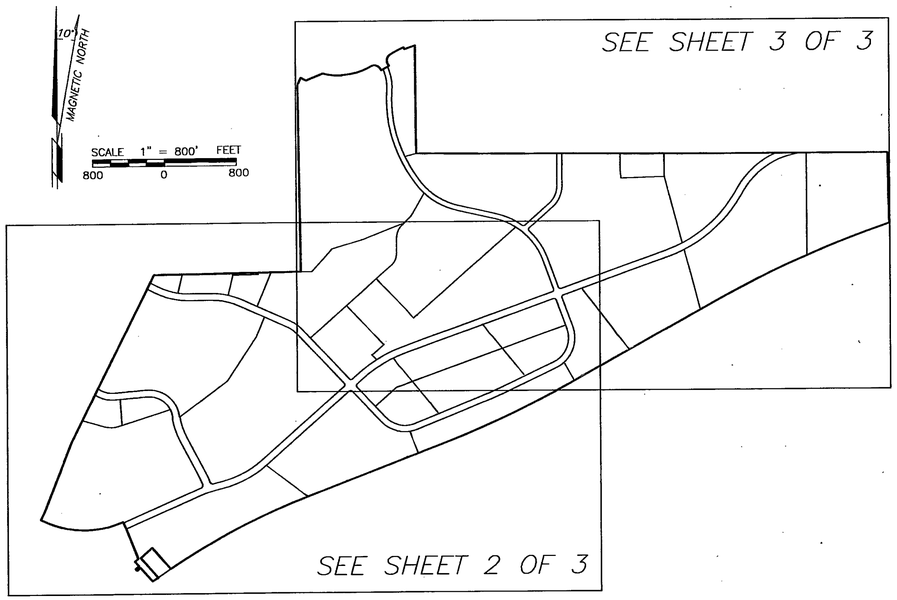
NOTES:
1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE
THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

LEGEND
BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS
ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009
NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES
NOTARY PUBLIC STATE OF NEW MEXICO

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C–1)
BY: DIANE FISHER, SECRETARY
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12TH DAY OF November, 2009
NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES
OFFICIAL SEAL LINDA J. VANWINKLER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER
STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009
NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES
OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL
STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009
NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES
OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS
10-9-09 DATE
MICHAEL ANAYA, CHAIRMAN
10-9-09 DATE
ATTEST COUNTY CLERK

REVIEWED BY CITY OF SANTA FE:
02.10.10 DATE
CITY PLANNER
02/22/10 DATE
CITY ENGINEER

CITY OF SANTA FE APPROVAL
APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-17-09 DATE
AS ORDINANCE # 2009–6
2-22-10 DATE
MAYOR: DAVID COSS
2-24-10 DATE
ATTEST: CITY CLERK

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:
12/18/2008 DATE AS CASE # SD–2008–15, M–2008–27, M–2008–28, ZA–2008–11

2-4-10 DATE
CHAIR
2/4/10 DATE
SECRETARY

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

COUNTY OF SANTA FE)SS 159245
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 8:38 o'clock AM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.
Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.
Deputy

UTILITIES
9-23-09 DATE
QWEST COMMUNICATIONS, INC. (TELEPHONE)
9-23-09 DATE
COMCAST (CABLE TV)
10-8-09 DATE
CITY OF SANTA FE WASTEWATER
10-2-09 DATE
SANGRE DE CRISTO WATER DIVISION
Susie Rogers Sr. ROW Agent 09/04/2009 DATE
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC)
9-23-2009 DATE
NEW MEXICO GAS COMPANY

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008–15

S–1

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F CLOVERDALE, LLC 1641/397–400
N/F RUTLEDGE 990/222
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
CERRILLOS ROAD – US 85 – N.M.P. I-025-5(3) (WIDTH VARIES)
LAS SOLERAS DRIVE 76' R/W
BECKNER ROAD 76' R/W
BECKNER ROAD 92' R/W
RAIL RUNNER ROAD 70' R/W
CROSSING AT CHAMISO 66' R/W
INTERSTATE 25 – N.M.P. I-025-5(36)272 (WIDTH VARIES)
CLOMR FLOOD BOUNDARIES CASE# 08-06-2258R
FORMERLY "CHAMISO CROSSING" 659/146 690/29
WESTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (DERIVED FROM PENDING LOMA)
EASTERLY BOUNDARY OF ZONE AE, 1.0% CHANCE OF FLOOD (FROM F.I.R.M. MAPS DATED 6/17/08) FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.
DOUBLE HATCH DENOTES 10' PEDESTRIAN TRAIL, PARK MAINTENANCE PATH & EMERGENCY ACCESS WITHIN EXISTING 20' WATER LINE AND SEWERLINE EASEMENTS
OLD LOT LINES (TYPICAL)
NEW LOT LINES (TYPICAL)
10' UTILITY EASEMENT TYPICAL TO ALL LOTS UNLESS OTHERWISE NOTED
10' UNDERGROUND UTILITY EASEMENT
10' EFFLUENT LINE EASEMENT GRANTED BY THIS INSTRUMENT
20' SEWERLINE EASEMENT 2177/228–232 (100' ON 560/031)
20' WATERLINE EASEMENT 1179/363–368
20' WATERLINE EASEMENT 1177/471–473
20' WATERLINE EASEMENT 1177/468–470
50' P.N.M. EASEMENT 156/048 (WITHIN SEC. 17)
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
17' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
23' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
18' PRIVATE ACCESS EASEMENT GRANTED FOR PUBLIC USE AND UTILITY EASEMENT
C/L 90' ACCESS AND UTILITY RAMBLA EASEMENT
182' WIDE ACCESS & UTIL. RAMBLA EASEMENT
24' ACCESS & UTILITY EASEMENT FOR BENEFIT OF CHARLES P. BRYANT PROPERTY 934/123–131
SEPARATE 24' ACCESS EASEMENTS, FOR BENEFIT OF P.N.M., AND C.P. BRYANT 1209/705 934/123–131
10' P.N.M. & US WEST EASEMENT 1919/907
20' SANITARY SEWER EASEMENT 449/015
7.5' SIDEWALK EASEMENT 248/028
10' P.N.M. EASEMENT 1209/709
QWEST UTILITY EASEMENT INSTR.#1519188
T–RAIL STA. 1581+62
T–RAIL (BENT) STA. 106+00
T–RAIL STA. 114+47.2
T–RAIL STA. 618+11
T–RAIL STA. 633+89.6
T–RAIL STA. 650+16.3

1 35.68 Ac.± 5407 BECKNER ROAD
2 2.60 Ac.± 5500 CROSSING AT CHAMISO
3 2.60 Ac.± 5508 CROSSING AT CHAMISO
4 34.81 Ac.± 5300 LAS SOLERAS DRIVE
5 1.20 Ac.± 5301 LAS SOLERAS DR.
6 3.00 Ac.± 5251 LAS SOLERAS DRIVE
7 2.63 Ac.± 5221 LAS SOLERAS DRIVE
8 39.03 Ac.± 4981 BECKNER ROAD
9 43.69 Ac.± 4780 RAIL RUNNER ROAD
10 8.08 Ac.± 5011 LAS SOLERAS DRIVE
11 28.32 Ac.± 4850 RAIL RUNNER ROAD
19 9.17 Ac.± 5001 RAIL RUNNER ROAD
20 10.70 Ac.± 5151 RAIL RUNNER ROAD
21 4.70 Ac.± 5190 RAIL RUNNER ROAD
22 10.21 Ac.± 5150 RAIL RUNNER ROAD
23 5.09 Ac.± 5002 RAIL RUNNER ROAD
24 5.97 Ac.± 4354 BECKNER ROAD
25 8.01 Ac.± 4552 BECKNER ROAD
26 3.78 Ac.± 4756 RAIL RUNNER ROAD
27 22.67 Ac.± 4980 BECKNER ROAD
28 21.77 Ac.± 5152 BECKNER ROAD
29 1.18 Ac.± 5400 BECKNER ROAD

LOT 2A–1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A–2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2A–3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 1A (P.N.M.) 344/014 1209/701 5' P.N.M. EASEMENT 1209/709
BRYANT PROPERTY

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.08'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

SHEET 2 OF 3
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008–15

S-2

GOVERNOR MILES ROAD

714020

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

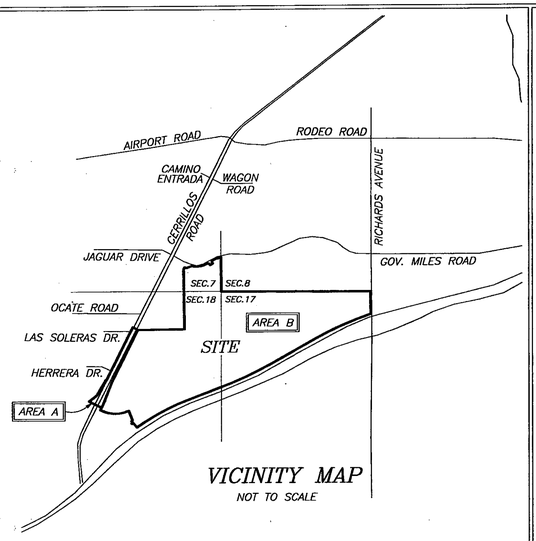
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-3



VICINITY MAP
NOT TO SCALE

SURVEYORS CERTIFICATE
I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS#7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:
BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- ∘ DENOTES CALCULATED POINT, NOT SET
- ——— DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE
THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS
ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES
1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ——, PAGE ——. INST NO. 1892456
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:22 o'clock PM, and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

SANTA FE COUNTY CLERK

ANNEXATION DESCRIPTION AREA "A"
ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.88 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 337.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S30°04'14"W, 99.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"
ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"W, 92.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 49.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'49"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°55'29"W, 792.93 FEET;
THENCE N89°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N00°25'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N23°59'52"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'59"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'59"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°05'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S68°01'32"W, 204.06 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA		
TOTAL AREA		561.65 ACRES
ANNEXATION AREA A		16.35 ACRES
**ANNEXATION AREA B		545.30 ACRES
ANNEXATION A PERIMETER		6785 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS		2101 FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS		31%
ANNEXATION B PERIMETER		26726 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS		4517 FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS		17%
TOTAL ANNEXATION PERIMETER		27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS		6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS		24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON. ROADS DEDICATED BY COUNTY RESOLUTION 2007-98 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/16/2013 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24 DAY OF September, 2009

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC-STATE OF NEW MEXICO My Commission Expires: 5/23/2011

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 7th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK. 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12th DAY OF November, 2009

OFFICIAL SEAL LINDA J. VANAUKEN Notary Public State of New Mexico My Commission Expires: 2-12-11

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009

NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

714015

BOARD OF COUNTY COMMISSIONERS
MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE

ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE
CITY PLANNER — 02.10.10 DATE

CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE APPROVAL
APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — 2-22-10 DATE

ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF: 12/18/2008 DATE
AS CASE # SD-2008-15
M-2008-27
M-2008-28
ZA-2008-11

CHAIR — 2-4-10 DATE

SECRETARY — 2/4/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT
PREPARED FOR
LAS SOLERAS
WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

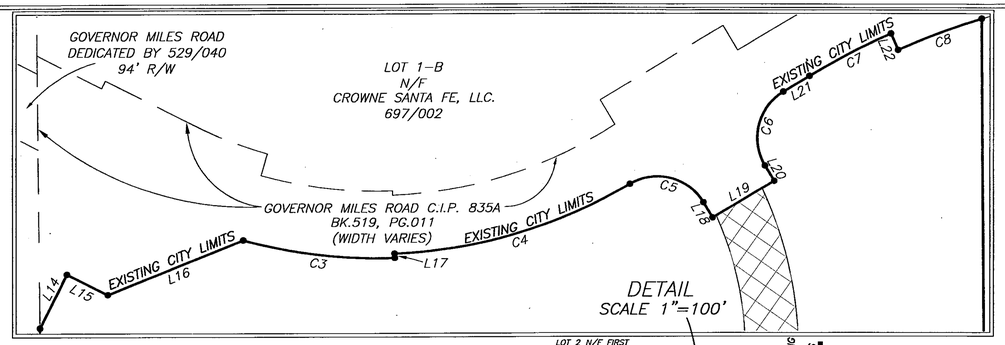
SHEET 1 OF 3

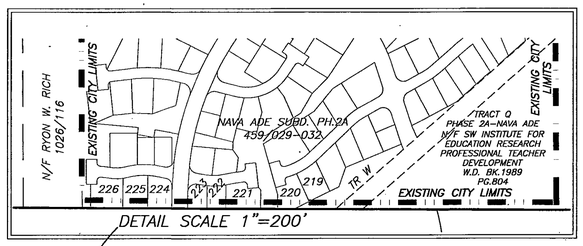
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

CASE #M 2008-28 FILE# 8343 DATE: 8/26/09

S-4

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'





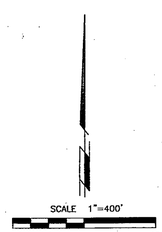
714016

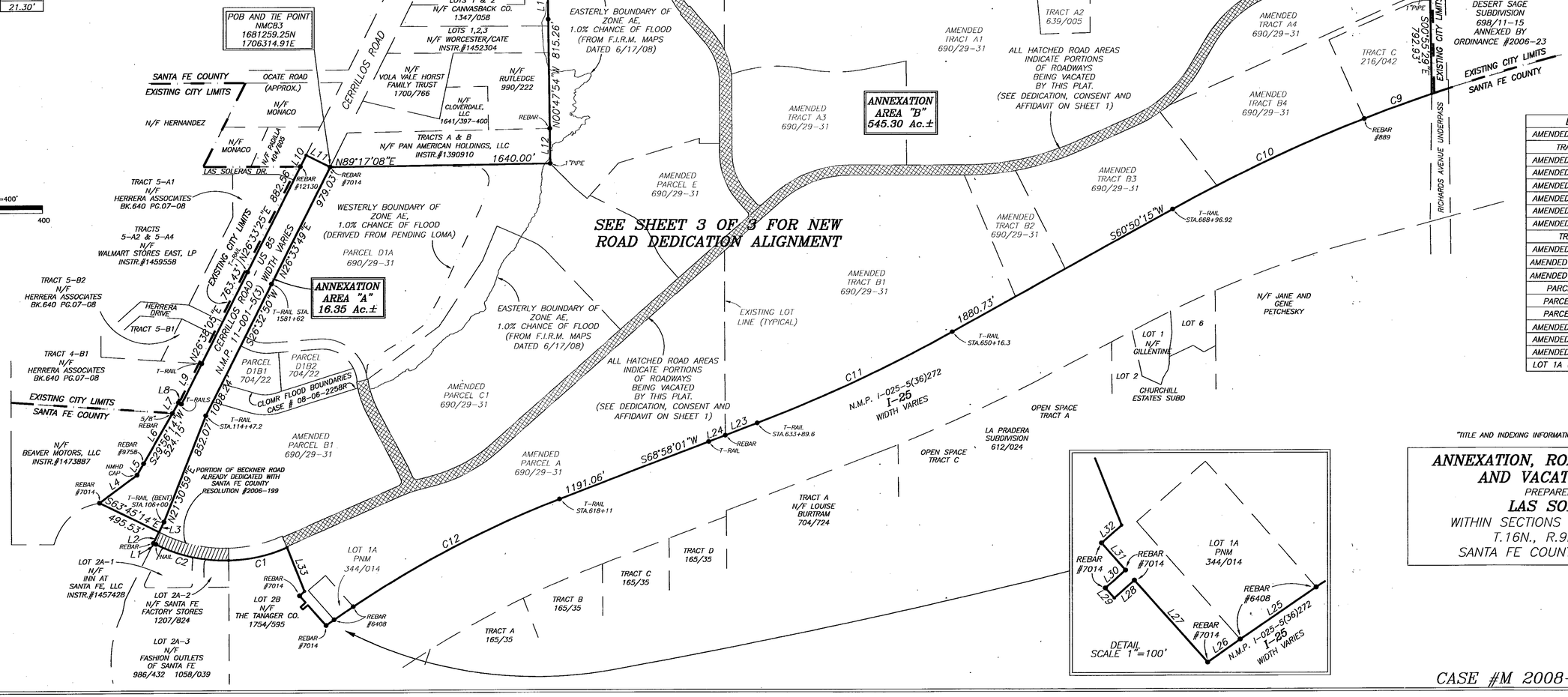
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.





LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-5

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°42'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'26"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ⊕ DENOTES REBAR, OR AS SHOWN, FOUND
- ● DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • DENOTES CALCULATED POINT, NOT SET
- DENOTES EXISTING LOT LINES
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

714017

SCALE 1"=300'
300 0 300

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002
GOV. MILES RD.
EXISTING CITY LIMITS
C/L TIE N59°03'01"E 100.00'
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F SHANNON 249/976
N/F RYON W. RICH 1026/116
SANTA FE COUNTY
TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
NAVA ADE SUBD PH.2A 459/029–032
LOT 3 N/F BUILDING SERVICES OF SANTA FE 560/040
RICHARDS AVE.
LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1319415
N/F KOBURI 2298/179
LOTS 1 & 2 N/F CANVASBACK CO. 1347/058
LOTS 1,2,3 N/F WORCESTER/CATE INSTR.#1452304
N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397–400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
CERRILLOS ROAD
DANCING GROUND ROAD 56' R/W
RAIL RUNNER ROAD 57' R/W
76' R/W BECKNER ROAD
LAS SOLERAS DRIVE 76' R/W
BECKNER ROAD 76' R/W
RAIL RUNNER ROAD 70' R/W
CROSSING AT CHAMISO 76'R/W 86'R/W R/W VARIES
PORTION OF BECKNER ROAD ALREADY DEDICATED WITH SANTA FE COUNTY RESOLUTION #2006–199
92'R/W BECKNER ROAD
TRADITIONAL C/L (NOT FOR CONSTRUCTION)
25'RADIUS (TYPICAL THIS INTERSECTION)
35' RADIUS (TYPICAL THIS INTERSECTION)
BEARINGS AND DISTANCES ARE FOR ROAD CENTERLINES (TYPICAL)
N.M.P. I-025-5(36)272 I–25 WIDTH VARIES
LOT 2A–1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A–2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 1B PNM
TRACT A N/F LOUISE BURTRAM 704/724
TRACT B 165/35
TRACT C 165/35
TRACT D 165/35
OPEN SPACE TRACT C
LA PRADERA SUBDIVISION 612/024
OPEN SPACE TRACT A
N/F JANE AND GENE PETCHESKY
LOT 1 N/F GILLENTINE
LOT 6
LOT 2 CHURCHILL ESTATES SUBD

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

NOTE:
ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT–OF–WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBDIVISION PLAT APPROVAL.

ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE–ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS EVIDENCED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008–28

S-6

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE

REFER TO "LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC." SHEETS 1, 2, AND 3 OF 3, BY GARY E. DAWSON, DATED 8/26/09, FOR OTHER EASEMENTS WITHIN THIS PROPERTY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON — NEW MEXICO — 7014 — REGISTERED PROFESSIONAL SURVEYOR

ZONING LEGEND

C-2	– GENERAL COMMERCIAL
SC-2	– COMMUNITY COMMERCIAL
C-1	– OFFICE
BIP	– BUSINESS INDUSTRIAL PARK
HZ	– HOSPITAL ZONE–LAS SOLERAS
MU	– MIXED USE
RM-1	– RESIDENTIAL HIGH DENSITY
RM-LD	– RESIDENTIAL MEDIUM DENSITY
R-6	– RESIDENTIAL LOW DENSITY

GOVERNOR MILES ROAD

714021

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

GOVERNOR MILES ROAD 519/011

PARCELS A & B N/F TRUJILLO 319/972

N/F PAUL & NANCY LEWIS 1009/780

N/F DALLAS KELLY SHANNON 791/742

N/F SHANNON 249/976

N/F RYON W. RICH 1026/116

NAVA ADE SUBD PH.2A 459/029–032

DANCING GROUND ROAD

TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

N/F FIRST NATIONAL BANK OF SANTA FE LOT 1 INSTR.#1314415

N/F KOBIR 2288/179

N/F CANNEBACK CO. LOTS 1 & 2 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F RUTLEDGE 980/222

PAN AM ROAD N/F

R-6 (13) 6.80 Ac.± 4601 RAIL RUNNER ROAD

RM–LD (12) 50.09 Ac.± 4600 RAIL RUNNER ROAD

R-6 (14) 22.16 Ac.± 4781 RAIL RUNNER ROAD

RM–LD (15) 52.57 Ac.± 4251 BECKNER ROAD

R-1 (16) 3.02 Ac.± 4161 WALKING RAIN

RM-1 (9) 43.69 Ac.± 4780 RAIL RUNNER ROAD

MU (11) 28.32 Ac.± 4850 RAIL RUNNER ROAD

C-1 (10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE

C-2 (25) 8.01 Ac.± 4552 BECKNER ROAD

C-1 (24) 5.97 Ac.± 4354 BECKNER ROAD

C-1 (23) 5.09 Ac.± 5002 RAIL RUNNER ROAD

MU (19) 9.17 Ac.± 5001 RAIL RUNNER ROAD

C-1 (26) 3.78 Ac.± 4756 RAIL RUNNER ROAD

C-2 (22) 10.21 Ac.± 5150 RAIL RUNNER ROAD

BIP (20) 10.70 Ac.± 5151 RAIL RUNNER ROAD

C-1 (21)

C-2 (18) 48.99 Ac.± 4000 BECKNER ROAD

SC-2 (17) 20.21 Ac.± 3750 BECKNER ROAD

RAIL RUNNER ROAD 57' R/W

BECKNER ROAD 76' R/W

DANCING GROUND ROAD 56' R/W

RAIL RUNNER ROAD 70' R/W

BECKNER ROAD 76' R/W

RICHARDS' AVE. 113'R/W

106' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21–22

50' P.N.M. EASEMENT

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

180' RAMBLA EASEMENT

90' RAMBLA EASEMENT

180' RAMBLA EASEMENT

N.M.P. I–025–5(36)272 I–25 INTERSTATE (WIDTH VARIES)

T–RAIL STA. 650+16.3

T–RAIL STA. 668+96.92

TIE POINT NMC83 1681790.32N 1714518.95E

REBAR #889

SCALE 1" = 200 FEET

200 0 200

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

ZONING PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

SHEET 1 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507

CASE #SD 2008–15 FILE# 8348 DATE: 8/26/09

S-9

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL. REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200

N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397-400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
N00°47'54"W 2618.09'
REBAR
1" PIPE
1640.00'
N89°17'08"E 979.03'
REBAR #7014
CERRILLOS ROAD - US 85 N.M.P. 1-001-5(3) (WIDTH VARIES)
T-RAIL STA. 1581+62
1098.24'
N26°33'49"E 804.53'
437.94'
N26°32'50"E 852.07'
T-RAIL STA. 114+47.2
T-RAIL (BENT) STA. 106+00
N21°30'59"E
LAS SOLERAS DRIVE 76' R/W
BECKNER ROAD 76' R/W
BECKNER ROAD 92' R/W
CROSSING AT CHAMISO 86' R/W
RAIL RUNNER ROAD 70' R/W
DANCING
50' P.N.M. EASEMENT
10' WIDE PEDESTRIAN AND UTILITY EASEMENT
50' RAMBLA EASEMENT
N.M.P. I-025-5(36)272 INTERSTATE 25 (WIDTH VARIES)
T-RAIL STA. 618+11
T-RAIL STA. 650+16.3
T-RAIL STA. 633+89.6
FORMERLY "CHAMISO CROSSING" 659/146 690/29
4251 BECKNE
714022

C-2 (1) 35.68 Ac.± 5407 BECKNER ROAD
C-2 (2) 2.60 Ac.± 5590 CROSSING AT CHAMISO
C-2 (3) 2.60 Ac.± 5508 CROSSING AT CHAMISO
C-2 (4) 34.81 Ac.± 5300 LAS SOLERAS DRIVE
C-2 (5) 1.20 Ac.± 5301 LAS SOLERAS DR.
C-2 (6) 3.00 Ac.± 5251 LAS SOLERAS DRIVE
C-2 (7) 2.63 Ac.± 5221 LAS SOLERAS DRIVE
HZ (8) 39.03 Ac.± 4981 BECKNER ROAD
RM-1 (9) 43.69 Ac.± 4780 RAIL RUNNER ROAD
C-1 (10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE
MU (11) 28.32 Ac.± 4850 RAIL RUNNER ROAD
C-1 (21) 4.70 Ac.± 5190 RAIL RUNNER ROAD
C-2 (22) 10.21 Ac.± 5150 RAIL RUNNER ROAD
BIP (20) 10.70 Ac.± 5151 RAIL RUNNER ROAD
C-1 (23) 5.09 Ac.± 5002 RAIL RUNNER ROAD
C-1 (24) 5.97 Ac.± 4354 BECKNER ROAD
C-2 (25) 8.01 Ac.± 4552 BECKNER ROAD
C-1 (26) 3.78 Ac.± 4756 RAIL RUNNER ROAD
C-1 (27) 22.67 Ac.± 4980 BECKNER ROAD
C-2 (28) 21.77 Ac.± 5152 BECKNER ROAD
C-2 (29) 1.18 Ac.± 5400 BECKNER ROAD
MU (19) 9.17 Ac.± 5001 RAIL RUNNER ROAD

LOT 2A-1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A-2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2A-3 N/F FASHION OUTLETS OF SANTA FE 986/432 1058/039
LOT 2B N/F THE TANAGER CO. 1754/595
(LOT 1A P.N.M.) 344/014 1209/701

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°1'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

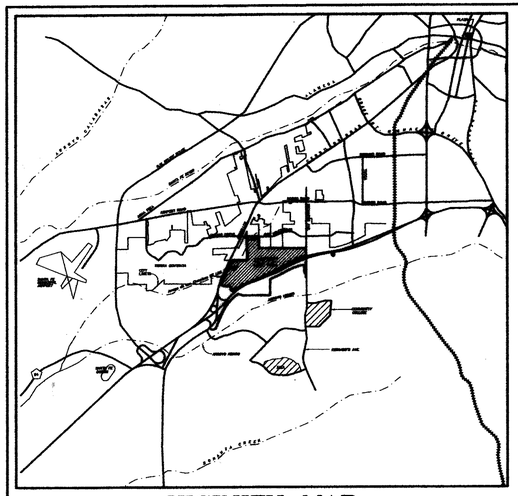
ZONING PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

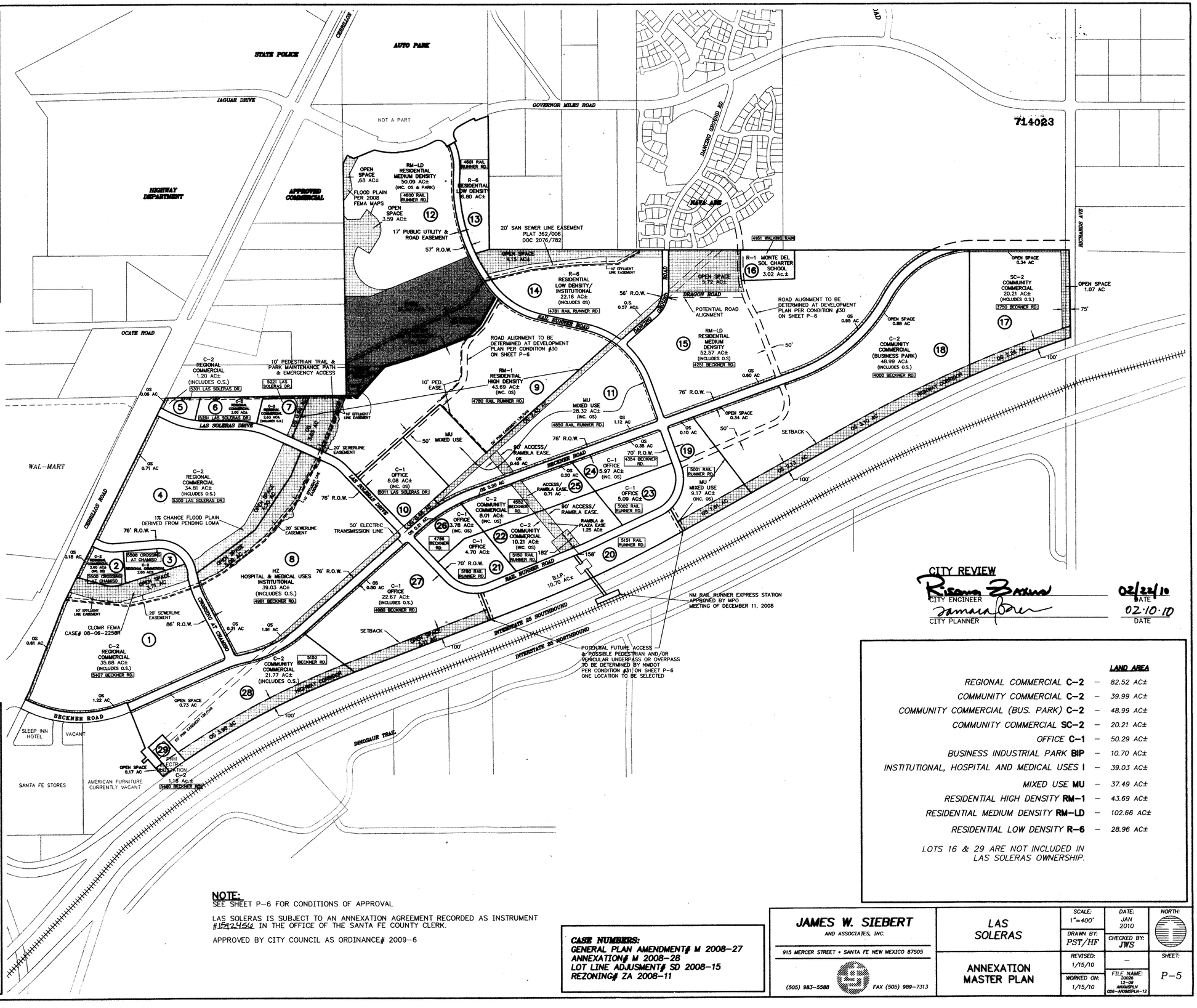
SHEET 2 OF 2
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-10



VICINITY MAP
1"=8000'



TRUE
MAG.
12°
NORTH
SCALE: 1"=400'
400' 200' 0' 400' 800'

CITY REVIEW

CITY ENGINEER — DATE 02/22/10

CITY PLANNER — DATE 02.10.10

STORMWATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

Beckner Road Equities, Inc.
by Gordon L. Skarsgard
(OWNER) Gordon L. SKARSGARD — JAN 18, 2010 DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2010

Victoria M. Reyes — 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO

NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL

LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1592456 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSMENT# SD 2008-15
REZONING# ZA 2008-11

LAND AREA

REGIONAL COMMERCIAL **C-2**	–	82.52 AC±
COMMUNITY COMMERCIAL **C-2**	–	39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) **C-2**	–	48.99 AC±
COMMUNITY COMMERCIAL **SC-2**	–	20.21 AC±
OFFICE **C-1**	–	50.29 AC±
BUSINESS INDUSTRIAL PARK **BIP**	–	10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES **I**	–	39.03 AC±
MIXED USE **MU**	–	37.49 AC±
RESIDENTIAL HIGH DENSITY **RM-1**	–	43.69 AC±
RESIDENTIAL MEDIUM DENSITY **RM-LD**	–	102.66 AC±
RESIDENTIAL LOW DENSITY **R-6**	–	28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN

SCALE: 1"=400'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HF	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET: P-5	
WORKED ON: 1/15/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXMSPLN-12		

\\SIBERTSERVER\V2000\20026\12001\01\ANXMSPLN-01\026-ANXMSPLN-01.dwg

SPECIAL WARRANTY DEED

Las Soleras Center, LLC, a New Mexico limited liability company (collectively, "**Grantor**"), for consideration paid, grants and conveys to ***Beckner Road Partners, LLC***, a New Mexico limited liability company ("**Grantee**"), whose address is 150 Washington Avenue, Suite 201, Santa Fe, New Mexico 87501, the real property located in Santa Fe County, New Mexico legally described as follows:

> Tract 19, Tract 24, Tract 25 and Tract 26 of Las Soleras, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-19 and 24-27...lying within Section 17 & 18 T16N, R9E, NMPM City: Santa Fe County: Santa Fe State: New Mexico", recorded October 31, 2016 in Plat Book 809, Pages 003-004, # 1808503, records of Santa Fe County, New Mexico.
>
> Tract 20 of Las Soleras, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts Township 16N, Range 9E, Sections...17 & 18", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.
>
> Lot 21, Lot 22 and Lot 23 of Las Soleras, as shown and delineated on plat of survey entitled "ALTA/ACSM Boundary Survey prepared for Paseo Nuevo, Ltd. Co. of Lots 21, 22, and 23 Las Soleras lying within Sections 17 and 18, T.16N., R.9E., N.M.P.M. Santa Fe County, N.M.", recorded February 14, 2012 in Plat Book 742, Page 018, # 1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Sewer maintenance and garbage disposal assessments not yet due and payable.

SUBJECT TO: Reservations and exceptions contained in Patents from the United States of America to Samuel A. Larson, recorded December 10, 1921 in Patent Book A, Page 180 and Patent recorded November 4, 1943 in Patent Book C, Page 93, records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations and exceptions contained in Patent from the United States of America to Amos W. Beckner, recorded February 17, 1941 in Patent Book C, Page 14, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in Annexation Agreement recorded March 4, 2010 as Instrument #1592456, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593744, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593745, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, easements and rights incident thereto as shown and delineated on plat of survey entitled "ALTA/ ACSM Boundary Survey prepared for Paseo Nuevo, LTD. Co. of Lots 21, 22, and 23 Las Soleras...", recorded February 14, 2012 in Plat Book 742, Page 018, #1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-9...", recorded October 31, 2016 in Plat Book 809, Pages 003-004, #1808503, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, restrictions and conditions, as shown and delineated on plat of survey entitled "Las Soleras Amended Master Plan Township 16N, Range 9E, Sections 7, 8, 17 & 18.", recorded January 4, 2017 in Plat Book 812, Pages 037-046, # 1814047 and recorded July 17, 2018 in Plat Book 836, Pages 047-050D, # 1862707, records of Santa Fe County, New Mexico.

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Village, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802604, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26).

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Center, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802605, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26)

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.

Witness my hand and seal this 23 day of January, 2023.

GRANTOR:

LAS SOLERAS CENTER, LLC,
a New Mexico limited liability company

Gordon L. Skarsgard

Gordon L. Skarsgard, Operations Manager

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this ~~27th~~ day of January, 2023 by **Gordon L. Skarsgard** as Operations Manager of Las Soleras Center, LLC, a New Mexico limited liability company.

STATE OF NEW MEXICO
NOTARY PUBLIC
DIANA SLIWICKI
Commission # 1115266
My Comm. Exp. June 17, 2024

Diane Sliwicki

Title of Office: ~~NOTARY~~ Public

ORION West LLC
Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024
(Revised July 30, 2024)

Dan Esquibel, Senior
Planner City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: General Plan Amendment Application – Change Land Use Designations from Office, Industrial Park, and Transitional Mixed Use to Community Commercial in Las Soleras Master Plan Parcels 19, 20, 21, 23, 24 and 26.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of applying for an amendment to the City of Santa Fe's General Plan per the SFCC 14-3.2 - AMENDMENTS TO THE GENERAL PLAN. This application is a companion to both a Master Plan Amendment and Rezoning application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



PURPOSE AND INTENT:

The current General Plan classification along with the *proposed* land use classification by parcel can be found in the table below. The combined area of all Parcels 19 – 26 is 57.63 acres.

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
22*	9.12	Community Commercial	Community Commercial	5090 Rail Runner Loop	1050094065275000000
23	7.27	Office	Community Commercial	5040 Rail Runner Loop	1050094143308000000
24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification requested*

The purpose of this application is to provide a uniform Community Commercial land use classification along with a uniform C-2 zoning district (via separate rezoning application) across parcels 19-26 to allow for the adjustment of parcel lot lines to deliver future development that is better aligned with the goals and intent of the General Plan.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses as allowed by a Community Commercial land use classification and a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The reclassification of parcels to Community Commercial will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be reclassified as Community Commercial will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development and inconsistent with the goals and intent of the General Plan.

A future Rail Runner rail stop was envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. Although this demand will be difficult to achieve, it will be next to impossible without the somewhat denser development that can be realized by a reclassification to Community Commercial in parallel with a uniform C2 General Commercial zoning district.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is classified as Community Commercial and zoning is C-2, General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as Office. It is partially developed with the Presbyterian Medical Services Medical Office Building recently opened in the second quarter of 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire North edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as Office/C-1; Residential 12-29 dwelling units/R21; and Residential 3-7 dwelling units/R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this General Plan Land Use reclassification and related Rezoning application on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12" water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10" sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site.

Thanks for your review and consideration of this application. Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,



Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 - Master Plan Amendment Application
Approval Criteria Responses
February 12, 2024
Amended to include revised General Plan Approval Criteria: July 30, 2024

The proposed amendment to reclassify Las Soleras Master Plan parcels from Transitional Mixed Use, Business Park, and Office to Community Commercial is summarized in Table I. by parcel.

Table I. ***Las Soleras Parcels 19-26 proposed General Plan Land Use Classification***

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
22*	9.12	Community Commercial	Community Commercial	5090 Rail Runner Loop	1050094065275000000
23	7.27	Office	Community Commercial	5040 Rail Runner Loop	1050094143308000000
24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification requested*

SFCC 14-3.(E) GENERAL PLAN AMENDMENT APROVAL CRITERIA

(1) Criteria for All Amendments to the General Plan: The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

(a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;

Response: The proposed General Plan Amendment for Las Soleras parcels 19-26 aligns with the growth projections for Santa Fe, fulfilling economic development goals as set forth in the comprehensive economic development plans detailed in both the Angelou Report and the 2008 Economic Development Strategy. This alignment ensures consistency with Santa Fe's economic development goals, specifically, the following goals are achieved:

Growth Projections, Economic Diversification, and Community Development: The proposed amendment is consistent with the goals and policies of community services outlined in the General Plan, which states the guiding policies for economic development are to: 1) Promote diversification of the Santa Fe economy, 2) Promote increased job opportunities with higher wages for Santa Fe residents, 3) Support services that serve the needs of Santa Fe residents and workers, 4) Develop and maintain an attractive climate for conducting business in Santa Fe, and 5) Promote small businesses.

Santa Fe County's population is projected to reach approximately 156,151 in 2024, reflecting a growth rate of 0.13% over the past year according to the most recent United States Census data. This projected growth highlights the need for adaptive planning and development to accommodate increasing residential and commercial demands.

The Angelou Report further emphasizes the importance of diversifying Santa Fe's economic base to ensure sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

The proposed amendment to enables the land to support these economic development policies by allowing for a greater variety of developments, which would better meet the needs of different ages, incomes, and family sizes. Additionally, it is strategically designed to create space for diverse industries to expand and prosper, encouraging the creation of community hubs that attract investment and generate high-quality employment opportunities. This supports Santa Fe's growth projections and the targeted diversification of its economic base, facilitating development that enhances the economic landscape and community well-being.

Infrastructure Utilization and Enhancement: The Angelou Report highlights the critical role of effectively utilizing existing infrastructure in fostering sustainable economic development (p. 33). Complementing this, the 2008 Economic Development Strategy details initiatives aimed at enhancing business infrastructure, which includes improving accessibility to essential services, utilities, and transportation systems. These improvements are vital for the success of business operations and the overall development of the community (Economic Development Division Strategy for Implementation pp. 4, 6). The proposed amendment specifically leverages this existing infrastructure to bolster economic growth and sustainability in the Las Soleras area, ensuring that the development aligns with Santa Fe's strategic goals for economic expansion and community enhancement.

Support for Entrepreneurial and Small Business Activities; Enhancement of Local Services and Job Opportunities: Both the Angelou Report and the Economic Development Division Strategy for Implementation emphasize the importance of bolstering Santa Fe's economic health by supporting small businesses and entrepreneurial ventures (Angelou Report p. 25; Economic Development Division Strategy for Implementation pp. 4, 6). The proposed amendment to transition land use to Community Commercial aligns with these objectives by enhancing spaces conducive to the growth of small businesses, thereby fostering job creation and economic resilience. This transformation into Community Commercial spaces is designed to bolster local services and generate employment opportunities, thereby advancing the economic goals of increasing job availability with better wages for Santa Fe residents, as outlined in the 2008 Economic Development Strategy (pp. 4, 6). This approach not only supports emerging business ventures but also contributes significantly to community development and economic diversification.

(b) consistency with other parts of the general plan;

Response: This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application). Specifically, the following policy goals are achieved:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*

Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*

Policy 4-4-G-4: *Promote a balance between residential development and new employment*

opportunities in detailed plans prepared for future growth areas; and

Policy 4-4-G-6: *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*

Policy 9-2-G-1: *Promote diversification of the Santa Fe economy; and*

Policy 9-2-G-2: *Promote increased job opportunities with higher wages for Santa Fe residents; and.*

Policy 9-2-G-3: *Support retail uses that serve the needs of Santa Fe residents and workers; and*

Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe; and*

Policy 9-2-G-5: *Promote small business.*

The proposed amendment for reclassifying parcels 19-26 within the Las Soleras Master Planned community to Community Commercial aligns closely with the 1999 City of Santa Fe General Plan, ensuring the development is in harmony with broader city planning goals. The transition to Community Commercial addresses the need for a variety of housing types and mixed uses in the community, a principle supported by the plan's emphasis on creating diversified urban areas that balance residential and commercial growth. This change is designed to provide the necessary commercial services to a growing residential population, supporting the local community by offering neighborhood-focused retail, restaurants, and services that enhance the quality of life and economic viability of the area.

This amendment also supports strategic economic development by promoting higher-wage job opportunities, particularly in the healthcare sector, as evidenced by new facilities like the Nexus Health Medical Office and Cancer Center and the Presbyterian Hospital. These developments not only cater to the community's health needs but also contribute to the local economy by creating jobs that offer competitive wages. The emphasis on developing commercial areas that are accessible and encourage pedestrian activity aligns with city policies aiming to concentrate population densities in developing areas with central transit nodes, thereby reducing auto dependence and fostering a more sustainable urban environment.

The reclassification also facilitates a strong foundation for economic growth and community well-being by ensuring that new developments are integrated with the existing and planned infrastructure. This includes water and sewer systems and future improvements like the Las Soleras Bridge and expanded trails, enhancing connectivity and accessibility. By creating a cohesive community commercial hub that aligns with adjacent land uses and supports emerging business opportunities, the amendment reinforces the city's goals to develop an attractive climate for conducting business, promote small businesses, and ultimately achieve a community that balances residential and employment-based development.

(c) the amendment does not:

(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or

Response: With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or

Response: The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;

Response: As noted above, the Community Commercial land use classification is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

(d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification.

Response: The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos.

(e) compliance with extraterritorial zoning ordinances and extraterritorial plans;

Response: Since the adoption of the Subdivision Platting and Planning Zoning Ordinance (SPPaZO), the City has relinquished land use regulatory authority outside the city limits and the transfer of authority from extraterritorial jurisdiction to the City.

(f) contribution to a coordinated, adjusted, and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development; and

Response: A consistent land use designation of Community Commercial for parcels 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.

In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan.

(g) consideration of conformity with other city policies, including land use policies, ordinances, regulations, and plans.

Response: Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed.

Las Soleras Master Plan, Parcels 19 – 26
Rezoning Application

APPLICATION CONTENTS

Application Form

Letter of Application
- Site Description and Location
- Purpose and Intent
- Background
- Adjacent Uses
- Conceptual Test Fit
- Utilities

Approval Criteria Responses

Current and Proposed Zoning Maps

Conceptual Land Use Test Fit
- Conceptual Site Plan and Use Data
- Conceptual Water Plan
- Conceptual Sanitary Sewer Plan

Wet Utilities Analysis – Tierra West LLC

Traffic Analysis – Tierra West LLC

ENN Meeting Notes

Legal Lot(s) of Record
Warrantee Deed

(date stamp)

REZONING APPLICATION 14-3.5

Parcel Information

Project Name: **Las Soleras Parcels 19-26 - Rezone** Property Size: **57.63 acres**

Address: **4354, 4552 Beckner Rd and 5021, 5091, 5140, 5090, 5040, 5210 Rail Runner Loop Road**

Current Zoning: **C1, C2, MU, BIP** Proposed Zoning: **C2**

Does a Development Plan application accompany this application? YES ☐ NO ☒

Preapplication Conference Date: **September 28, 2023** UPC Code Number: **Multiple – see page 3 of application**

Early Neighborhood Notice (ENN) meeting date: **November 14, 2023**

Property Owner Information

Name: **Beckner Road Partners LLC** (*First*) **ATTN: Dr. Scott Herbert** (*Last*)

Address: **150 Washington Ave** (*Street Address*) **Suite 201** (*Suite/Unit #*)

Santa Fe (*City*) **NM** (*State*) **87501** (*ZIP Code*)

Phone: **505-660-2627** E-mail Address: **scott.herbert@nexushealth-nm.com**

Applicant/Agent Information (if different from owner)

Company Name: **Orion West LLC**

Name: **Brian** (*First*) **Nenninger** (*Last*)

Address: **2213 Brothers Road** (*Street Address*) **Suite 800** (*Suite/Unit #*)

Santa Fe (*City*) **NM** (*State*) **87505** (*ZIP Code*)

Phone: **832-338-0364** E-mail Address: **brian.nenninger@orion-west.com**

Correspondence Directed to: ☐ Owner ☒ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize Orion West LLC to act as my/our agent to execute this application.

Signed: _____ Date: 17 October 2023

(Dr. Scott Herbert)

Signed: _____ Date: _____

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, we will contact you regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Please contact the Land Use Department staff at (505) 955-6647 with any questions.

Submittal Checklist (Requirements found in Section 14-3.5 SFCC 1987)

One (1) 24"x36" or 11"x17" scalable plan set and 1 CD or Flashdrive with a PDF copy are required. Submittal requirements may vary based on the individual application and the requested zoning district. The City reserves the right to request additional information at any time during the review process. See Section 14-4 and 14-5 SFCC 1987 for rezoning regulations related to specific zones. Please include the following and check box to indicate submittal:

☒	Letter of Application (intent, location, acreage)	☒	Narrative addressing approval criteria below	☒	Legal Lot of Record, Legal Description	☐	Development Plan (see Section 14-3.8 SFCC 1987)	☐ NA	Landscape, Parking and Lighting Plan, Signage Specifications
						☒	No Development Plan		
☐ NA	Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	☒	Traffic Impact Analysis ***(if required)***	☐ NA	Archaeological Clearance ***(if applicable)***	☐ NA	Sewer and Water Plan (including profiles and details), letter of availability ***(if applicable)***	☐ NA	Phasing Plan ***(if applicable)***
☒	ENN Meeting Notes								

Rezoning Approval Criteria, Sections 14-3.5(C) and (D) SFCC 1987

(C) Approval Criteria

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:
  (i) there was a mistake in the original zoning;
  (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or
  (iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

(b) all the rezoning requirements of Chapter 14 have been met;

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

(D) Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

(2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning requirements.

Signature:  Date: **12 February 2024**

Updated 12-20-19

Parcel	Acres	Current Land Use Classification	Proposed Land Use Classification	Address Santa Fe, 87507	UPC Number
19	9.11	Transitional Mixed Use	Community Commercial	5021 Rail Runner Loop	1050094200323000000
20	10.70	Business Park	Community Commercial	5091 Rail Runner Loop	1050094093244000000
21	4.70	Office	Community Commercial	5140 Rail Runner Loop	1049094529247000000
22*	9.12	Community Commercial	Community Commercial	5090 Rail Runner Loop	1050094065275000000
23	7.27	Office	Community Commercial	5040 Rail Runner Loop	1050094143308000000
24	6.18	Office	Community Commercial	4354 Beckner Road	1050094129338000000
25*	7.37	Community Commercial	Community Commercial	4552 Beckner Road	1050094041306000000
26	3.48	Office	Community Commercial	5210 Rail Runner Loop	1049094503274000000

ORION West LLC
Development | Land Use | Planning | Project Management
PO Box 5744, Santa Fe, NM 87502-5744
832.338.0364

February 12, 2024

Dan Esquibel, Senior Planner
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Las Soleras <u>Rezoning</u> Application – change Zoning Districts for Master Plan Parcels 19, 20, 21, 23, 24 and 26 to a uniform C-2 District.

Dear Mr. Esquibel,

This letter is respectfully submitted on behalf of Nexus BRPJV LLC (100% owners of Beckner Road Partners) for the purpose of submitting a rezoning application per the SFCC 14-3.5 – REZONINGS. This application is a companion to both a General Plan Amendment and Master Plan Amendment application needed to facilitate the thoughtful development of Las Soleras Master Plan Parcels 19-26.

Parcels 19-26 are located between Beckner Road, and I-25 as shown in the aerial map below:



The current Master Plan zoning districts along with the zoning districts proposed with this application are found in the table below. The combined area of Parcels 19 – 26 is 57.63 acres.

Table I. ***Las Soleras Parcels 19-26 proposed Zoning***

Parcel	Acres	Current Zoning District	Proposed Zoning District	Address Santa Fe, 87507	UPC Number
19	9.11	MU	C-2	5021 Rail Runner Loop	1050094200323000000
20	10.70	BIP	C-2	5091 Rail Runner Loop	1050094093244000000
21	4.70	C-1	C-2	5140 Rail Runner Loop	1049094529247000000
22*	9.12	C-2	C-2	5090 Rail Runner Loop	1050094065275000000
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25*	7.37	C-2	C-2	4552 Beckner Road	1050094041306000000
26	3.48	C-1	C-2	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification or Zoning requested*

The purpose of this application is to propose the rezoning of Las Soleras Master Plan Parcels 19, 20, 21, 23, 24, and 26 allowing for a uniform C-2, General Commercial Zoning District across parcels 19-26 collectively. The intent is to allow for the adjustment of existing lot lines needed to accommodate future development in a thoughtful and efficient manner. The consistent C-2 zoning can accommodate three story office along with retail services including full-service restaurants. This flexibility in use will provide an opportunity to pursue business and commercial uses that offer higher salaries and much needed services for the surrounding neighborhood.

No Development Plan approval is requested with this application. However, the applicant anticipates a range of possible uses allowed in a C-2 General Commercial Zoning District. These possible uses include medical office, office, retail/services, food & beverage, residential and hospitality projects. Per the Las Soleras Master Plan, a defined amount of development within parcels 19-26 will also trigger construction of the Las Soleras bridge crossing at Arroyo de Los Chamisos.

The rezoning of parcels to a C-2 District will not significantly change the range of uses originally conceived for these parcels, but instead allow for additional density and needed flexibility in how these uses are located and arranged within the site.

BACKGROUND:

Since first approved in 2009, the Las Soleras Master Plan has seen a significant amount of much needed residential construction with more in the works. This emerging residential community is driving a need for expanded commercial and retail services necessary to serve the local community. Conversely, this residential base has the capacity to support new business growth that will bring employment opportunities to the area. The Presbyterian Hospital is one example of this. Another example is the new Nexus Medical Office and Cancer Center opening July 2024 - just east of parcel 19. Allowing parcels 19, 20, 21, 23, 24 and 26 to be zoned as C-2 General Commercial will provide needed flexibility across the site in attracting additional employment, commercial uses and services desired for the area.

It is also important to note portions of the Master Plan did not materialize as originally conceived - including the location of Rail Runner Road which was constructed almost 900 ft. west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 -26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development. A uniform C-2 zoning across parcels 19-26 will make the relocation of lot lines an

administrative process enabling the site parcels to be easily configured to the needs and sizes of a variety of uses.

A future Rail Runner rail stop was originally envisioned on Las Soleras Master Plan parcel 20 to serve area residents and businesses. However, for the New Mexico Department of Transportation to support such a stop, a base level of ridership demand must be established. A uniform C-2 zoning district could accommodate uses that eventually establish this base level of ridership.

ADJACENT USES:

Las Soleras Parcel 18B is immediately East of the site and is zoned C-2 General Commercial. The Nexus Medical Office Building that includes a Cancer Center is currently under construction on 18B and will be open for business in July of this year. More Medical Office Development is likely and especially within C-2 Zoning districts.

Las Soleras Parcel 27 is immediately to the West of the site and is classified as C-1. It is partially developed with the Presbyterian Medical Services Office Building recently opened in late 2023.

Interstate Highway 25 and its associated Right of Way borders the entire southern boundary of the site.

Beckner Road borders the entire northern edge of the site. Uses North of Beckner Road include the Spectrum Senior Living; the approved, but not yet constructed, Havenly multi-family project; and the southwest corner of the Estancias de Las Soleras residential neighborhood developed by Pulte Homes. These developments are classified as C-1; R21; and R-6 respectively.

Please see the aerial on Page 1 of this application letter for more information.

CONCEPTUAL TEST FITS:

The applicant has developed and included with this application a Conceptual Test Fit land plan. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities.

The Conceptual Test Fit also illustrates the type of potential development that could result from this request.

UTILITIES:

Water Supply – An existing 12" water line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual water plan based on the Conceptual Test Fit and the Las Soleras Master Water Plan is included with this application.

Sanitary Sewer - An existing 10" sewer line is installed in Beckner Road and is more than adequate to accommodate the proposed amendment. A conceptual sanitary sewer plan based on the Conceptual Test Fit and the Las Soleras Master Sewer Plan is included with this application.

Dry Utilities – Electric, communication, and gas lines are all available with adequate capacity to serve the site.
Thanks for your review and consideration of this application.

Please contact me with any questions or additional requests for information at 832-338-0364 or brian.nenninger@orion-west.com.

Sincerely,



Brian Nenninger, P.E.
Orion West, LLC

Las Soleras Parcels 19-26 – Rezoning Application
Approval Criteria Responses
February 12, 2024

The proposed rezoning of Las Soleras Master Plan parcels 19, 20, 21, 23, 24, and 26 from MU, BIP, and C-1 to a uniform C-2 is summarized in Table I.

Table I. ***Las Soleras Parcels 19-26 proposed Zoning***

Parcel	Acres	Current Zoning District	Proposed Zoning District	Address Santa Fe, 87507	UPC Number
19	9.11	MU	C-2	5021 Rail Runner Loop	1050094200323000000
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25*	7.37	C-2	C-2	4552 Beckner Road	1050094041306000000
26	3.48	C-1	C-2	5210 Rail Runner Loop	1049094503274000000

**No change in Land Use Classification or Zoning requested*

SFCC 14-3.5 (C) REZONING - APPROVAL CRITERIA

(1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) one or more of the following conditions exist:

(i) there was a mistake in the original zoning;

Response: Not applicable

(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or

Response: As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within parcels 19 - 26. This loop road realignment has left the lot configurations of parcels 19 – 26 contrary to efficient development.

Las Soleras parcels 19-26 have been referenced collectively as triggers for various infrastructure development – most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for parcels 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative

impact on Master Plan parcels 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue.

(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

Response: As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: *There shall be a mix of uses and housing types in all parts of the city.*
Policy 4-1-G-2: *Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
Policy 4-4-G-4: *Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
Policy 4-4-G-6: *Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
Policy 9-2-G-1: *Promote diversification of the Santa Fe economy; and*
Policy 9-2-G-2: *Promote increased job opportunities with higher wages for Santa Fe residents; and.*
Policy 9-2-G-3: *Support retail uses that serve the needs of Santa Fe residents and workers; and*
Policy 9-2-G-4: *Develop and maintain an attractive climate for conducting business in Santa Fe; and*
Policy 9-2-G-5: *Promote small business.*

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The

intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

(b) all the rezoning requirements of Chapter 14 have been met;

Response: Yes, all zoning requirements of Chapter 14 have been met.

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

Response: As previously noted and in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2:	*There shall be a mix of uses and housing types in all parts of the city.*
Policy 4-1-G-2:	*Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.*
Policy 4-4-G-4:	*Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and*
Policy 4-4-G-6:	*Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.*
Policy 9-2-G-1:	*Promote diversification of the Santa Fe economy; and*
Policy 9-2-G-2:	*Promote increased job opportunities with higher wages for Santa Fe residents; and.*
Policy 9-2-G-3:	*Support retail uses that serve the needs of Santa Fe residents and workers; and*
Policy 9-2-G-4:	*Develop and maintain an attractive climate for conducting business in Santa Fe; and*
Policy 9-2-G-5:	*Promote small business.*

This rezoning request will be consistent with the General Plan upon approval of the companion General Plan Amendment application.

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and

Response: The total acreage under consideration is 57.63, which is in conformance with the criteria set forth in the City Code. Once again, the rezoning application is consistent with the General Plans Goals for Growth Management.

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

Response: The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request.

(2) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

Response: With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

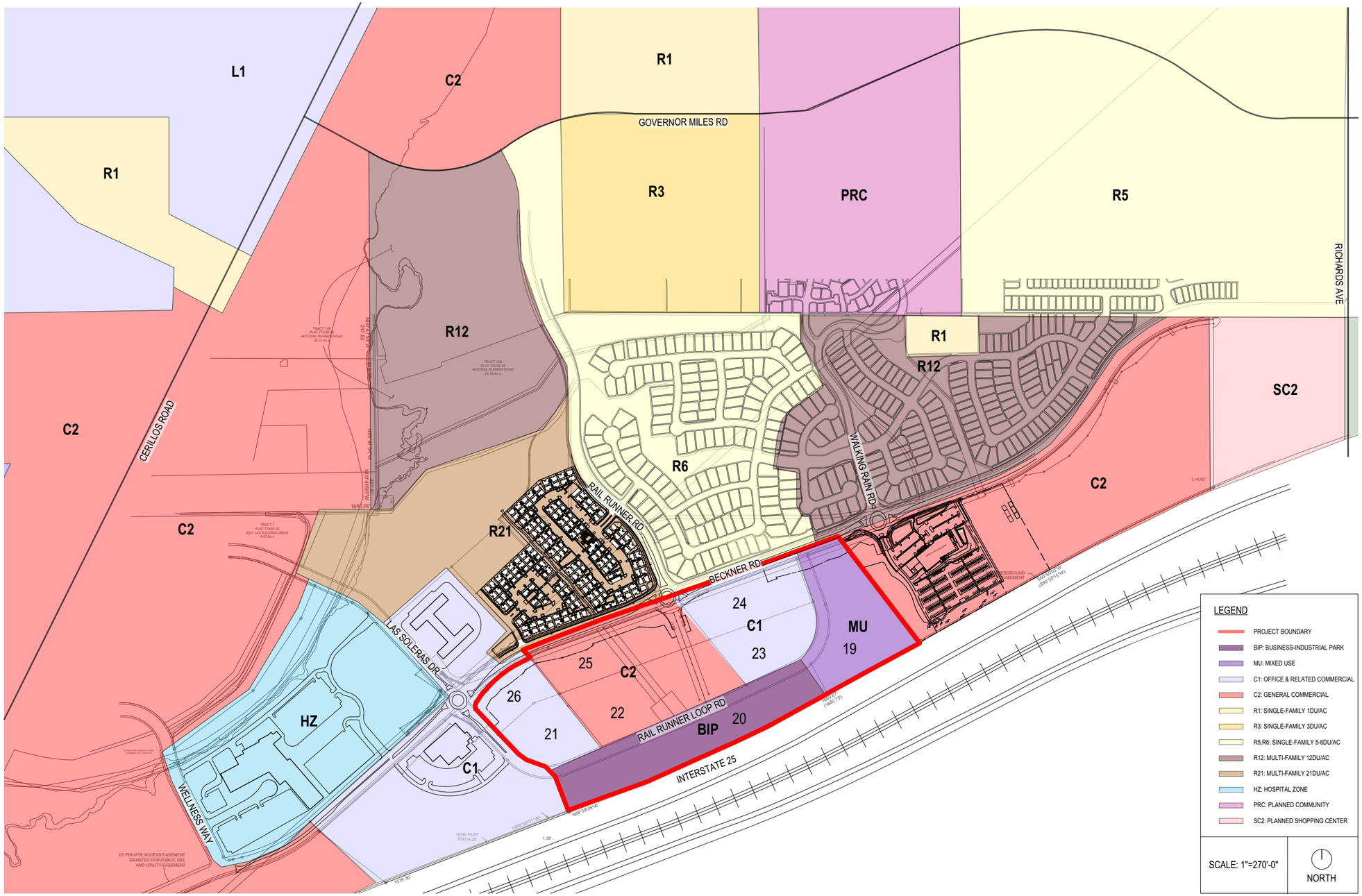
Response: The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

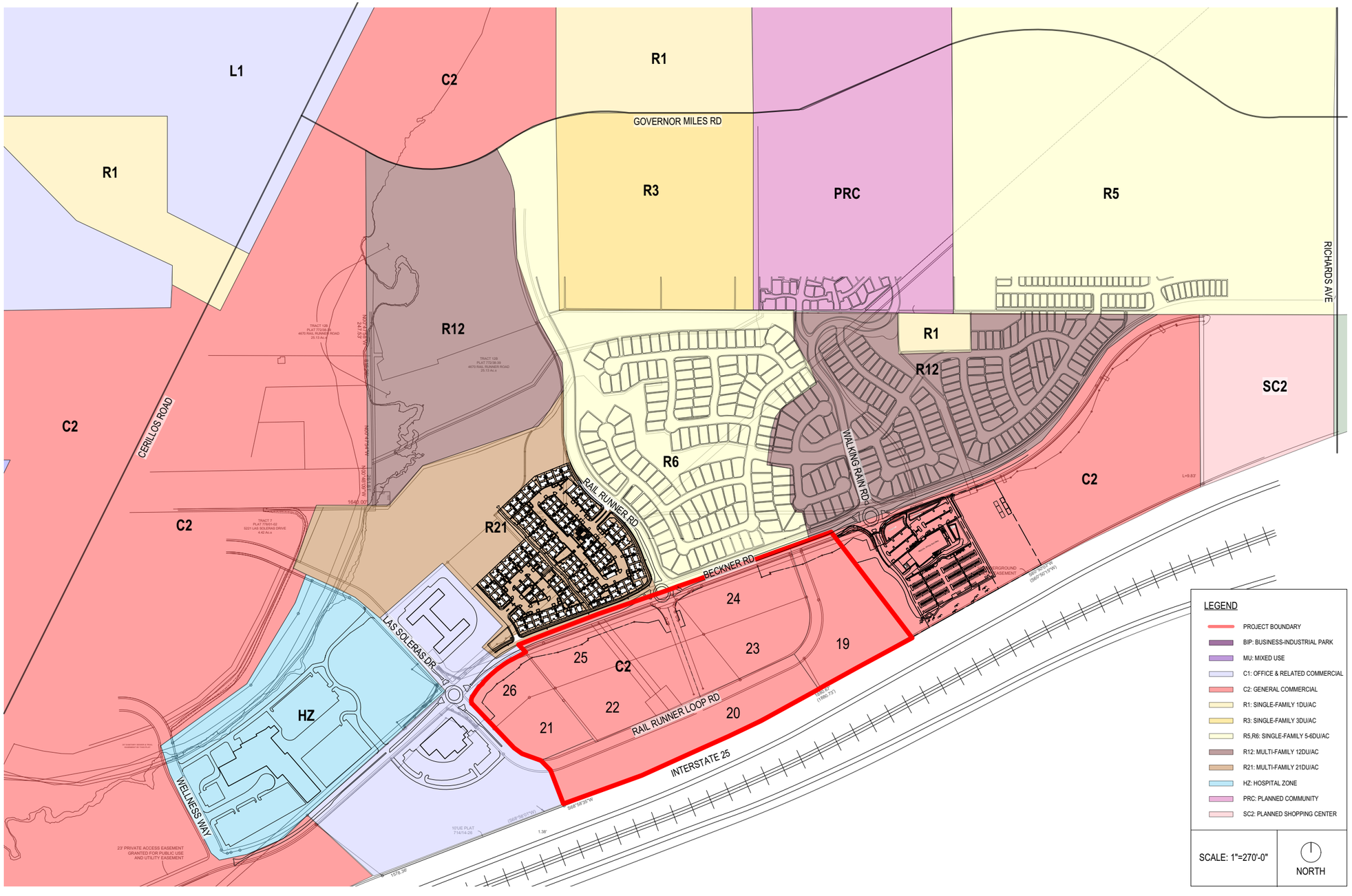
Response: As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

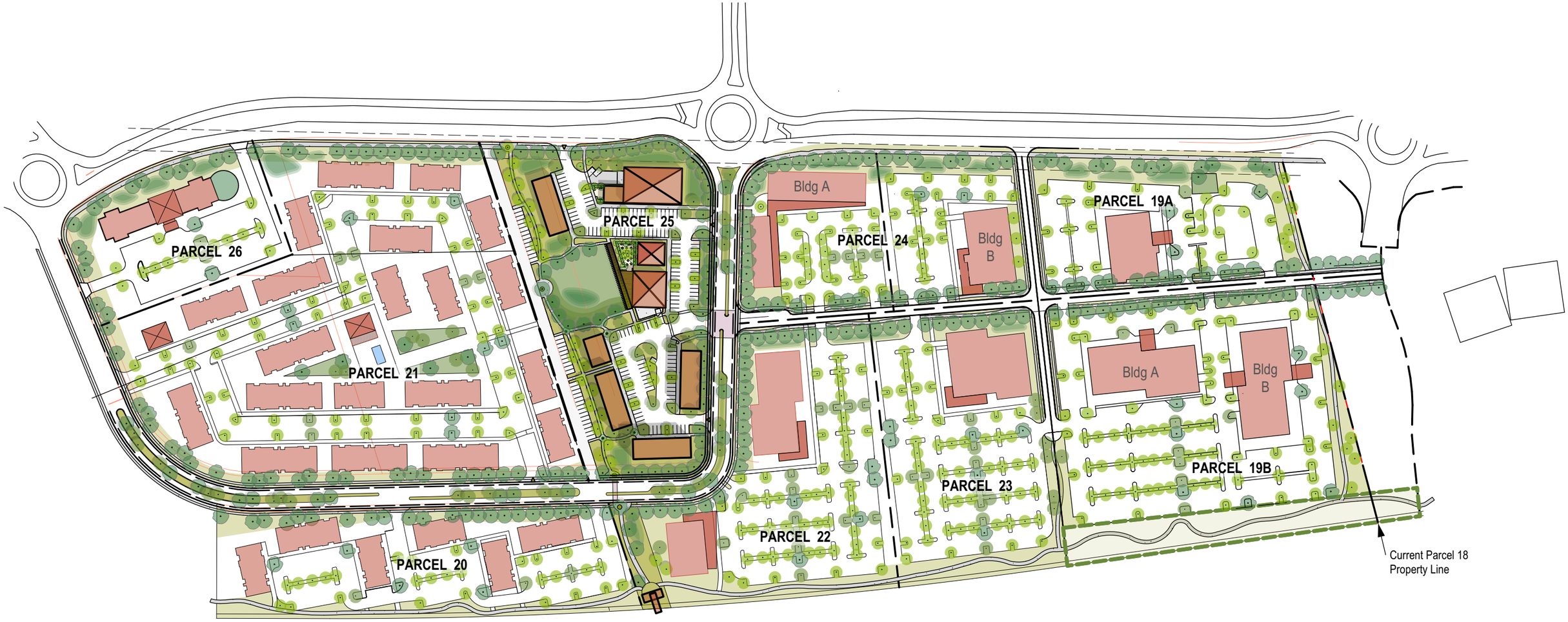
On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

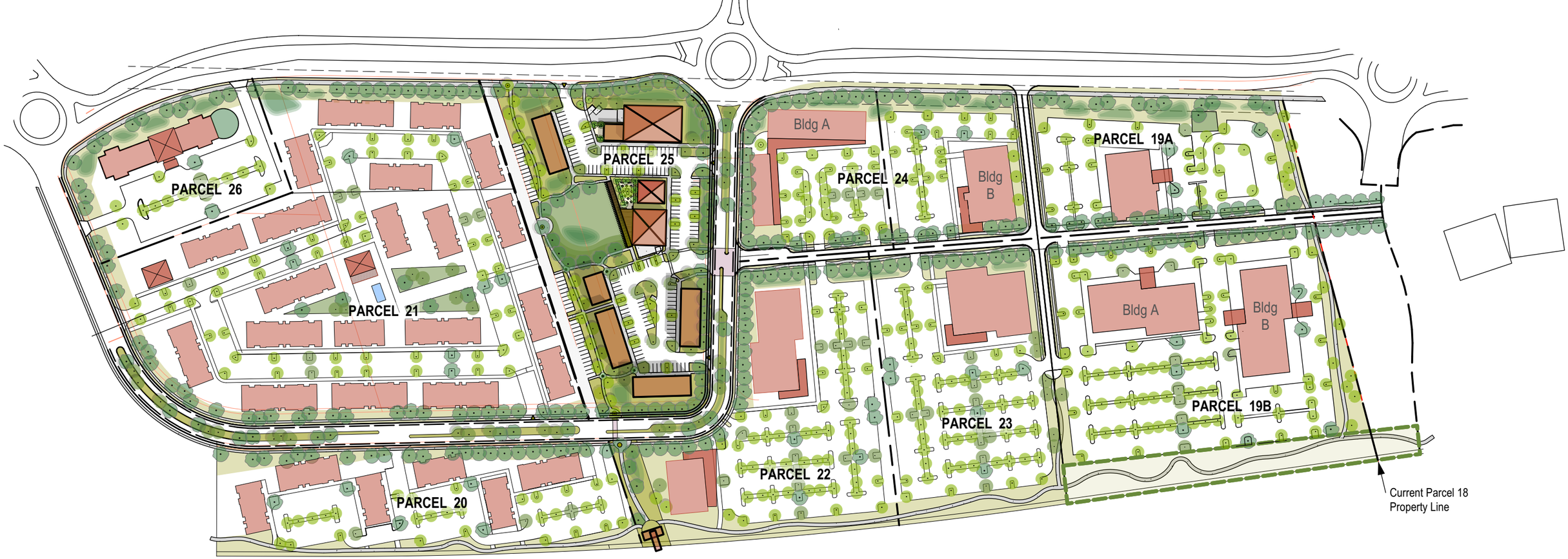
EXISTING ZONING



PROPOSED ZONING




PARCEL 26
PARCEL 25
PARCEL 24
Bldg A
Bldg B
PARCEL 19A
PARCEL 21
PARCEL 23
Bldg A
Bldg B
PARCEL 19B
PARCEL 22
PARCEL 20
Current Parcel 18
Property Line



OVERALL PARCEL DATA
February 12. 2024

NOTES: A. The following is only a test of possible parcels for the Las Soleras Parcels 19 - 26.
B. Building uses are conceptual only, based on ownership best estimates of market interests and do not indicate a required use for any parcel.
C. Building sizes are generic for text fit purposes only and do not reflect actual plans.
D. Parking layout is generic test of parking capacity and does not reflect any actual plans. The parking required minimum noted is best estimate if CoSF Parking Code is applied to building uses being tested. Parking assumes net leasable reduction of 10% for calculations.
E. All components of this test are subject to change and with that any estimates are subject to change.

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 19 A	4.08	Med Offices	15,000	30,000	2	135	171	east road, required city trail at east
PARCEL 19 B	8.97	Bldg A. Med Offices	25,000	75,000	3	676	482	east road, assumes partial structured parking, required O/S and required east and south city trails
		Bldg B. Med Offices	25,000	75,000	3			
PARCEL 20	5.20	Commercial	20,000	76,500	2 & 3	196	194	
PARCEL 21	12.85	Multi-Family	300-330 Units			375	455	

PARCEL	PARCEL ACREAGE	ASSUMED USE	BLDG 1ST	GSF	STORY	PARKING Req. Min.	PARKING On Plan	NOTES
PARCEL 22	6.07	Commercial	24,000	79,000	1 & 3	205	316	eaat road, required Rambla
PARCEL 23	5.37	Med Offices	23,000	69,000	3	310	320	east road
PARCEL 24	4.85 Ac	Bldg A Comml/Retail	21500	28700	1 & 2	174	228	east road
		Bldg B Commercial	15,000	30,000	2			
PARCEL 25	6.20	Core-Mixed	See Core Test			See Core Test	See Core Test	required Rambla-Parklet
PARCEL 26	2.56	Hotel	95-100 Units			100	106	

Las Soleras Core

The Las Soleras Core is uniquely able to become the vibrant heart of southern Santa Fe. The Las Soleras Core is in an optimal location and size to host a variety of iconic neighborhood needs--a market, a restaurant, food-beverage outlets, neighborhood retail and commercial. Here is a conceptual look what the Core could be.



- Water harvesting along Becker and along Rail Runner Loop to capture stormwater to support a green edge of trees and native plants.
- Neighborhood Scale Market *(Size example: Kaune Market)*
- Food & Beverage *(Size example: Iconic Coffee)*
- Possible future road connection to east parcels would support an active engagement with lively Core
- Restaurant oriented toward "The Green" *(Size example: Rustica Resturant/SF Brewery)*
- The Long Zaguan would be a shady connector across the Green. An iconic feature with photovoltaic panels--conveying an embrace of art and environment.
- The Green repositions the required Master Plan parklet to be the heart of the Las Soleras Core. Where people can come to meet, eat, relax, and engage in small-scale community events such as music or recreation.
- Two-story buildings at the southern end of the Core would provide retail-commercial services spaces from which to serve the Las Soleras neighborhoods and south Santa Fe.
- The Rambla Trail system connects the Core with the surrounding residential neighborhoods, condominiums, senior living, apartments, office complexes, the regional hospital to the west. possible medical and education facilities, and a potential future rail raod station at I-25.

Las Solares Development Prototypes Data

Sept. 1, 2023

Notes: A. Test based on program and product prototypes

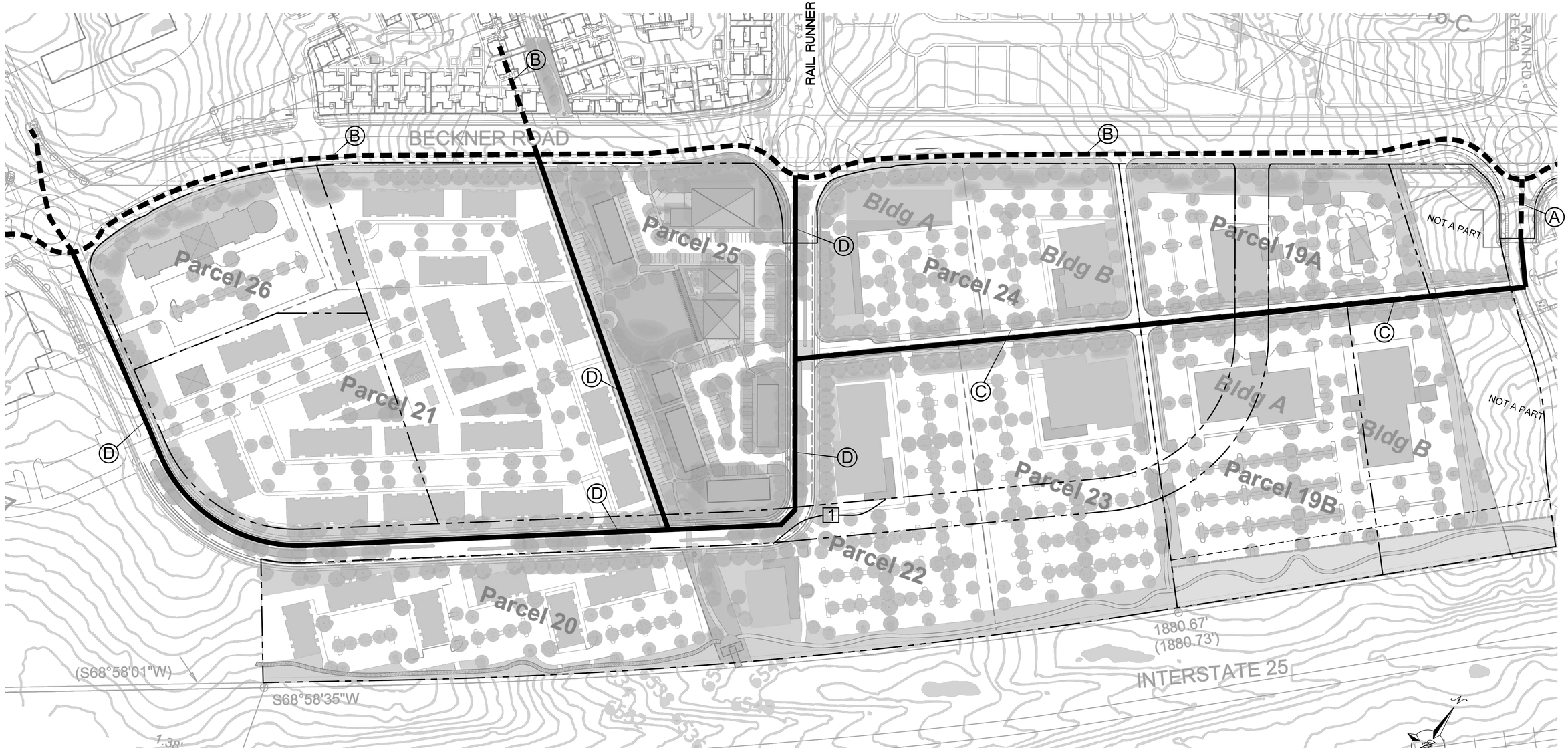
B. Applies CoSF development ordinance requirements

C. Test is for single story development.

D. Parking based on net lease (NL) of 10% reduction of gross square footage (GSF)

Opportunity: Consider asking CoSF to use a shared parking plan to increase density. Target would be for 10% shared of total provided.

Name	Plan Gross Sq. Ft.	Parking Required
Neighborhood Grocery		1 per 400 SF / NL
Market (La Montanita RG)	10400	24
Resturant		1 per 200 SF / NL
Resturant (Rustica/Ranch House)	6000	27
Food & Beverage		1 per 350 SF / NL
Space A	2025	8
Space B	3000	5
Commercial/Non-Medical Office		1 per 350 SF / NL
Commercial (Lena Street Lofts)	21900	62
Miscellaneous		
Kaune's Food Truck Area / Lot Info	6 Trucks	NA
	Total Parking Required	126
	Total Parking Per Test Plan	133
	Current Overage	7
	Remaining Capacity	2500 SF Approx



KEYED NOTES

1. EXISTING 8" WL
2. EXISTING 12" WL
3. PROPOSED 8" WL
4. PROPOSED 12" WL

NOTE

CONCEPTUAL WATER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26
SANTA FE, NM

CONCEPTUAL WATER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET #: TF-3

JOB #: 2023079

RAIL RUNNER RD

RAIL RUNNER ROUNDABOUT

BECKNER ROAD

Parcel 26

Parcel 21

Parcel 25

Parcel 24

Bldg A

Bldg B

Parcel 19A

Parcel 23

Parcel 22

Parcel 20

Parcel 19B

NOT A PART

NOT A PART

1880.67'
(1880.73')

INTERSTATE 25

(S68°58'01"W)

S68°58'35"W

1.38'

KEYED NOTES

(A) EXISTING 10" SAN SEWER LINE

(B) PROPOSED 8" SAN SEWER LINE

(C) PROPOSED 10" SAN SEWER LINE

NOTE

CONCEPTUAL SAN SEWER PLAN DEPICTED ON CONCEPT SITE LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

[1] PRIOR TO DEVELOPMENT OF TRACKS 19, 20, 22, 24 AND 25 DEVELOPER SHALL REALIGN RAIL RUNNER RD ROW SOUTH OF BECKNER RD SO THAT IT CONNECTS TO RAIL RUNNER ROUNDABOUT AT BECKNER RD AND IS CONSISTENT WITH LAS SOLERAS MASTER PLAN AMMENDMENT APPROVED IN OCTOBER 2016. THE REALIGNMENT SHALL BE REVIEWED AND APPROVED BY PWD

GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

2-12-24

RONALD R. BOHANNAN P.E. #7868

LAS SOLERAS LOTS 19 THRU 26 SANTA FE, NM

CONCEPTUAL SANITARY SEWER PLAN (EXISTING AND FUTURE)

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: pm

DATE: 2-12-24

DRAWING

SHEET # TF-4

JOB # 2023079

TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

January 3, 2024

Mr. Dan Esquibel
City of Santa Fe Water Division
200 Lincoln Avenue
Santa Fe, NM. 87501

RE: LAS SOLERAS 57 ACRE DEVELOPMENT
LAS SOLERAS PARCELS 19-26
WATER AND WASTEWATER LETTER

Dear Mr. Esquibel:

To ensure that the proposed General Plan land use classification of Community Commercial and associated proposed rezoning to a uniform C-2 district of the 57.63 acres of Las Soleras Master Plan parcels19-26 (located along the Southern edge of Beckner Rd between Las Soleras Dr and Walking Rain Rd) will not produce excessive demand on the existing water and sanitary sewer infrastructure in Beckner Rd, Tierra West LLC has prepared the following summary of existing water and sewer capacities and water and sewer flowrates for a conceptual design we are referencing as "Conceptual Test Fit A" for your review.

Sanitary sewer capacities were calculated assuming gravity flow along two of its segments – the segment from the roundabout at Las Soleras Dr to the roundabout at Rail Runner (along which the minimum slope is 0.73%), and another segment from Rail Runner to the roundabout at Walking Rain (along which the minimum slope is 1.05%). The capacity of the existing water main was calculated assuming an 11 ft/s flow velocity.

The capacity of both existing pipes was found to be sufficient to serve the property if developed per either the existing or proposed zoning, and the water and sewer flowrates for these conditions are summarized below.

For the first segment mentioned above (from Las Soleras Dr to Rail Runner), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 843 gpm with velocity 3.44 ft/s.

For the second segment mentioned above (from Rail Runner to Walking Rain), the capacity of the existing 10" SDR 26 PVC sewer was calculated at 1,011 gpm with velocity 4.13 ft/s.

The peak sanitary sewer flowrate calculated for the development assuming development per the existing zoning was 150 gpm, For design Test Fit Concept "A" it is 191 gpm,

Water discharge was assessed for the existing 12" ductile iron main in Beckner using an assumed velocity of 11 ft/s and was calculated at 2,693 gpm.

The peak water flowrate calculated for the development assuming development per the existing zoning was 167 gpm with average irrigation flowrate 5.79 gpm, for design Test Fit Concept "A" it is 212 gpm with average irrigation flows at 5.52 gpm,

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannan P.E

JN: 2023079

RRB/pb/dd

Attachments:

Exhibit A: Conceptual Test Fit – A Site Plan
Exhibit B: Existing Zoning Water Budget
Exhibit C: Conceptual Test Fit – A Water Budget

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Existing Zoning Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19	396832	49604	MU - MID SZ RETL	* 384 GPD / 10k SF	-	3810	2.65	4.76	0.29
			IRRIGATION	0.68 AC of usable property	0.014 GPD/SF	415			
		* 118 units	MU - MULTI-FAM	** 100 GPD / person	*** 2.4 people / unit	28320	19.67	35.40	0.48
			IRRIGATION	1.14 AC of usable property	0.014 GPD/SF	695			
* Based on the density of units in Parcel 21 of Concept A				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application ** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
20	466092	116523	BIP - LT INDUSTRIAL	* 450 SF per Employee	* 44 GPD per Employee	11393	7.91	14.24	0.68
			IRRIGATION	1.61 AC of usable property	0.014 GPD/SF	982			
				* Based on a study by Metcalf & Eddy (2003). See note 3 of "Assumptions & References" at the bottom of this sheet					
21	204732	51183	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	16515	11.47	20.64	0.60
			IRRIGATION	1.41 AC of usable property	0.014 GPD / SF	860			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
22	397267	99317	C-2 - LARGE RTL	* 402 GPD / 10k SF	-	7985	5.55	9.98	0.97
			IRRIGATION	2.28 AC of usable property	0.014 GPD / SF	1390			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
23	316681	79170	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	25546	17.74	31.93	0.92
			IRRIGATION	2.18 AC of usable property	0.014 GPD / SF	1329			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24	269201	67300	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	21716	15.08	27.14	0.78
			IRRIGATION	1.85 AC of usable property	0.014 GPD / SF	1128			
*Assumed Maximum # of proposed units would be built				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
25	321037	80259	C-2 - MID SZ RETL	* 384 GPD / 10k SF	-	6164	4.28	7.70	0.62
			IRRIGATION	1.47 AC of usable property	0.014 GPD / SF	896			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
26	151589	37897	C-1 - MED OFFICE	75 SF / Employee	* 11 GPD / Employee	12228	8.49	15.29	0.44
			IRRIGATION	1.04 AC of usable property	0.014 GPD / SF	634			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
					TOTALS (GPM)		**93**	**167**	**5.79**
							AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**150**

Note:

1. All medical office and commercial buildings were assumed to be two-story buildings for comparison with the Concept A and B uses, which was factored in to the calculation of water flowrates in Gallons / Day
2. A floor area ratio of 0.25 was used to calculate all building sizes based on the existing zoning

Assumptions & References

1. Wastewater flowrates for office spaces comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
2. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
3. Industrial Park water use and number of employees determined through *Residential Water Use Research Project of the Johns Hopkins University and the Office of Technical Studies of the Architectural Standards Division of the Federal Housing Administration, 1963 and Metcalf & Eddy, Inc., 2003*

Las Soleras 57 Acre Development
Tierra West JN - 2023079
Date - 02/12/2024

Concept "A" Water Budget

PARCEL	PARCEL SIZE (SF)	BLDG SIZE (SF / UNITS)	ASSUMED USE	ASSUMPTIONS		GALLONS/DAY	DOMESTIC WATER DEMAND (GPM) AVERAGE	DOMESTIC WATER DEMAND (GPM) PEAK	IRRIGATION DEMAND (GPM) AVERAGE
19 A	118919	30000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	4840	3.36	6.05	0.23
			IRRIGATION	2.73 AC of usable property	0.014 GPD / SF	333			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-A	256568	75000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	12100	8.40	15.13	0.37
			IRRIGATION	5.89 AC of usable property	0.014 GPD / SF	539			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
19 B-B	140263	75000	MED OFFICES	75 SF / Employee	*11 GPD / Employee	12100	8.40	15.13	0.34
			IRRIGATION	4.73 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
20	215622	76500	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	11220	7.79	14.03	0.63
			IRRIGATION	4.95 AC of usable property	0.014 GPD / SF	906			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
21	559746	* 330 (units)	MULTI-FAMILY	100 GPD / person **	2.4 people / unit ***	79200	55.00	99.00	0.82
			IRRIGATION	12.85 AC of usable property	0.014 GPD / SF	1175			
	*Assumed Maximum # of proposed units would be built			** Based on Daily Water Consumption Rates for Dwellings (Dewberry, 2008, pg 644) *** Population loading for multi-family residences per COA DPM Section 8-3					
22	264409	79000	COMMERCIAL	75 SF / Employee	* 11 GPD / Employee	12745	8.85	15.93	0.64
			IRRIGATION	6.07 AC of usable property	0.014 GPD / SF	925			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
23	233917	69000	MED OFFICES	75 SF / Employee	* 11 GPD / Employee	11132	7.73	13.92	0.34
			IRRIGATION	5.37 AC of usable property	0.014 GPD / SF	491			
				* Typical Wastewater flowrates for an office, water flowrates were calculated as 110% of wastewater flowrates (Metcalf & Eddy, 2014, pg 192)					
24 A	109771	28700	COMML/RETL	* 384 GPD / 10k SF	-	1102	0.77	1.38	0.27
			IRRIGATION	2.52 AC of usable property	0.014 GPD / SF	384			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
24 B	101495	30000	COMMERCIAL	* 384 GPD / 10k SF	-	1152	0.80	1.44	0.25
			IRRIGATION	2.33 AC of usable property	0.014 GPD / SF	355			
				* Based on Neighborhood Center/Medium Retail Water Use Factor per the City of Santa Fe Utility Service Application					
25	270072	Unspecified (See Core Test)	CORE-MIXED	* 402 GPD / 10k SF	-	2714	1.88	3.39	1.05
			IRRIGATION	6.20 AC of usable property	0.014 GPD / SF	1512			
				* Based on Large scale Retail Water Use Factor per the City of Santa Fe Utility Application					
26	111514	* 100 (units)	HOTEL	65 gallons per person per day	** 120 GPD / Unit	12000	8.33	15.00	0.27
			IRRIGATION	2.56 AC of usable property	0.014 GPD / SF	390			
	*Assumed Maximum # of proposed units would be built			* Based on Daily Water Consumption Rates for Motels (Dewberry, 2008, pg 644)					
						TOTALS (GPM)	**111**	**200**	**5.21**
							AVERAGE	PEAK	AVERAGE

WASTEWATER FLOWRATES (ASSUMED 90% OF PEAK WATER FLOWRATES, IN GPM)	**180**

Assumptions & References

1. Parcels 21 and 26 B will have the maximum amount of units proposed per the conceptual site plan.
2. Wastewater flowrates for office and coffee shop uses comes from Metcalf and Eddy's book "Wastewater Engineering: Treatment and Resource Recovery" (5th Edition)
3. Wastewater flowrates for multifamily dwellings comes from Dewberry's "Land Development Handbook" (3rd Edition)
4. Assumed Parcels 20, 22, would be used for medical offices and Parcel 25 Would be used for retail

ORION West LLC
Development | Land Use | Planning |
Project Management
PO Box 5744, Santa Fe, NM 87502-5744

EARLY NEIGHBORHOOD MEETING NOTES

Project Name:	Las Soleras
Project Location:	4200 Beckner Road
Project Description:	Development Plan Amendment for Development Plan with Summary Plat/Lot Split for proposed 141-unit Apartment Complex
Applicant:	
Agent:	Orion West LLC
ENN Meeting Date:	14 November 2023
ENN Location:	Via Zoom
Application Type:	General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.
Land Use Planner:	Dan Esquibel
Attendance:	**City of Santa Fe:** Dan Esquibel **Developer Team:** Brian Nenninger (Agent), Maureen Mestas (Agent), Scott Herbert, Dave Delgado, Karl Sommer, Esq. **Neighborhood/Public:** 1 attendee. An unidentified neighbor who was on a non-video tile but did not identify him/herself or speak.

Notes/Comments:

14 November 2023/ 5:30 – 6:12pm Meeting

The meeting started at approximately 5:39pm. Roll call and introduction of those attending was held. Dan Esquivel indicated that he would like to wait an additional few minutes to allow others to log in. After a brief wait, the meeting continued without any additional attendees.

Brian Nenninger then introduced the Developer Team.

Brian Nenninger informed the group that this ENN is for the purposes of noticing a General Plan Amendment per SFCC 14-3.2; Las Soleras Master Plan Amendment per SFCC 14-3.9; Rezoning to a C-2 District per SFCC 14-3.5 of all parcels in the Las Soleras Master Plan; and a possible Planned Unit Development per SFCC 14-5.7 is proposed for Las Soleras Master Plan parcels 19 -26.

Highlights Brian shared during the presentation included:

The property is located within the 545 acre Las Soleras Master Plan Subdivision that was first created via an annexation ordinance in 2009. Since 2009 the Master Plan has been amended multiple times – the most recent being October 2019.

- Eight (8) existing legal parcels that together comprise 57.63-acres.
- Existing Zoning:

C-2: Two parcels
C-1: Four parcels
MU: One parcel
BIP: One parcel

- Master Plan Items that need to be "Cleaned Up."

Rail Runner Loop Road realignment to meet Rail Runner Road
Lot Line adjustments and resizing of parcels to better accommodate Commercial Users
Rambla open space design including location of "parklet."

The Applications that are being shared in the ENN are:

- General Plan Amendment Application
- Master Plan Amendment Application

Address Realignment of Rail Runner Loop Road
Propose modification to Rambla width.
Propose flexibility of "parklet" location along the Rambla
Discussion of Master Plat/Parcel Realignment

- Rezoning Application

Propose C-2 Zoning for eight parcels.

- Planned Unit Development (PUD) Application under consideration/discussion.

with City of Santa Fe

Brian wanted to take particular note that this is not an application for Development Plan Per the Santa Fe City Code. Qualified development/building construction will require separate Development Plan Applications, ENNs and Planning Commission Hearings.

He further stated that the proposed rezoning, along with the General Plan and Master Plan amendments lay the groundwork for better development needed to meet local market demands.

Those possible mix of uses for local market demand are:

- Neighborhood Commercial Retail, such as, Restaurants, Bakeries, Pubs, Coffee Shops, Marketplace/Grocery Coop, Copy/Printing, Dry Cleaning, Pharmacy
- Office (including Medical Office)
- Medical Education
- Multifamily Residential
- Hotel

Las Soleras Junction has transit-oriented improvements, specifically:

- Completion of Las Soleras bridge (triggered by 20 acres and 300,000 sf of development of parcels 19-26.)
- Further build out of Las Soleras trails system including the Rambla and "Parklet"
- Additional Bus stop/access on Rail Runner Loop Road
- Place holder for future Rail Runner Stop

Las Soleras Junction is a work in progress. Conceptual test fits to understand options for flow of pedestrians and vehicles within the site. Engineering and Design of Las Soleras Bridge to complete Las Soleras Drive from Cerrillos to Beckner. Utility and Traffic Study activity will be required. Design Guidelines are being developed to provide a cohesive, responsible, and pleasing experience for those who use and access the site. Guidelines will stay within the Santa Fe City Code and address, Architecture Concepts, Landscape Design, Lighting, Trails, Sidewalk and Roadway Connectivity to and within the site.

Brian then summarized the intention of the applications for this ENN, those key points being:

- Clean up issues in the Master Plan created from past developments/amendments. including the realignment of Rail Runner Loop Road with the relocated Rail Runner Road.
- Lay the groundwork for more effective use of parcels 19-26 through consistent zoning to allow for administrative lot line adjustments.
- Provide greater flexibility in providing neighborhood retail services including Food and Beverage. Uses brought to the site will be driven by the local and area market.
- Facilitate the completion of Las Soleras Drive and Bridge connecting Cerrillos to Beckner.

Brian opened the ENN for questions from the City Staff and neighbors. No one in attendance who was believed to be a neighbor asked to speak. No neighbor or other interested party was on the CHAT feature to ask questions.

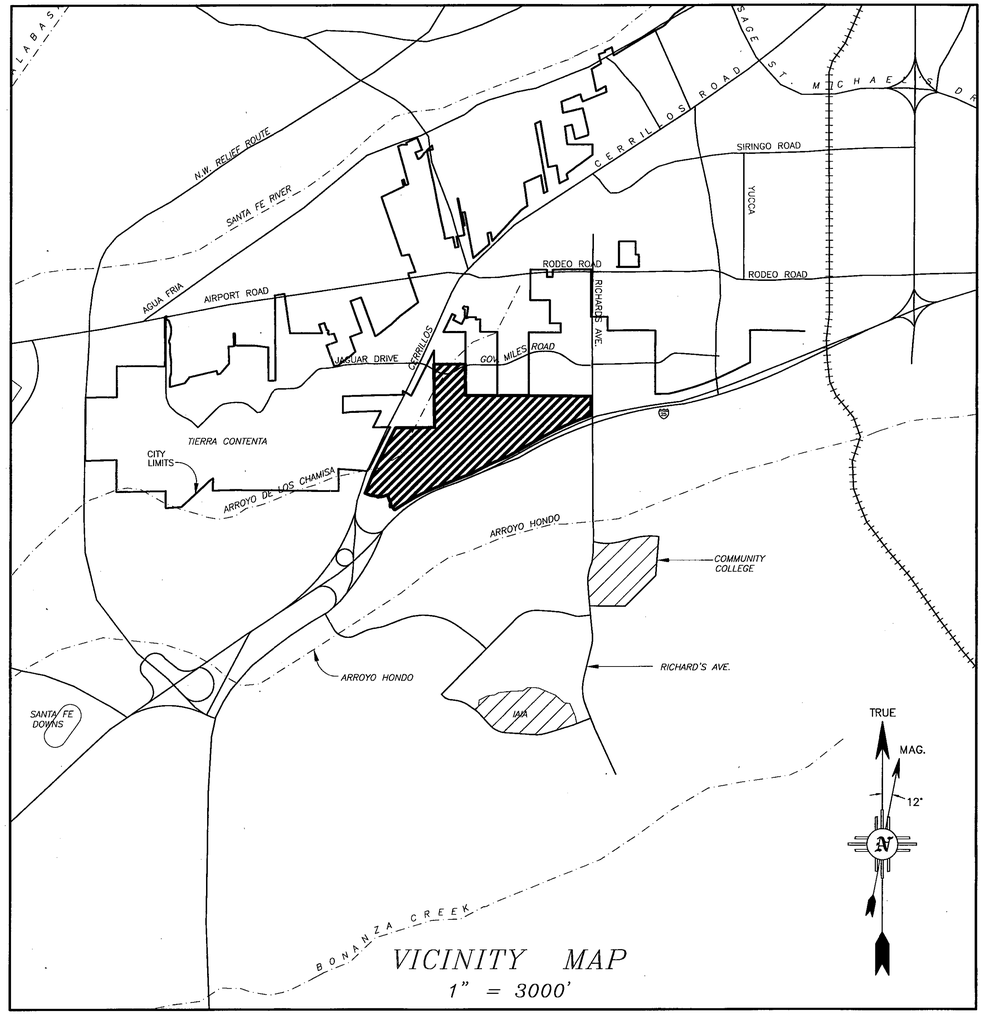
There was a brief discussion between Dan Esquivel and Brian Nenninger about the status of the applications after the meeting. The meeting was then adjourned by Dan Esquivel.

**********END**********

LAS SOLERAS

ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS

714014



VICINITY MAP
1" = 3000'

TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.

OWNERS:

BECKNER ROAD EQUITIES, INC
GORDON L. SKARSGARD, PRESIDENT
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

THE CROSSING, LLC
JOHN MAHONEY, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS COMMUNITY DESIGN, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

LAS SOLERAS OESTE LTD. CO.
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113
(505) 262-2323

PRESBYTERIAN HEALTHCARE SERVICES,
A NEW MEXICO NONPROFIT CORPORATION
DIANE FISHER, SECRETARY
P.O. BOX 26666
ALBUQUERQUE, NM 87125
(505) 841-1234

LAS SOLERAS DEL SUR, LLC
GORDON L. SKARSGARD, MANAGING MEMBER
8220 SAN PEDRO NE #500
ALBUQUERQUE, NM 87113
(505) 262-2323

GERONIMO EQUITIES, LLC
FRED GARDNER, MANAGING MEMBER
9400 SAN RAFAEL, NE
ALBUQUERQUE, NM 87109
(505) 271-1944

MONTE DEL SOL CHARTER SCHOOL
KENNETH D. JOSEPH
PRESIDENT OF GOVERNING COUNCIL
4157 WALKING RAIN ROAD
SANTA FE, NM 87507

PNM
SUZIE ROGERS
SENIOR RIGHT OF WAY AGENT
ALVARADO SQUARE MS-2101
ALBUQUERQUE, NM 87158
(505) 241-4442

CENTURY BANK
DON K. PADGETT, PRESIDENT & CEO
498 N GUADALUPE ST
SANTA FE, NM 87501
(505) 995-1200

CONSULTANTS:

JAMES W. SIEBERT & ASSOCIATES, INC.
915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

COMMUNITY DESIGN & ARCHITECTURE
350 FRANK OGAVE PLAZA, FIFTH FLOOR
OAKLAND, CA 94612
(510) 839-4568

TERRY BROWN
P.O. BOX 92051
ALBURQUERQUE, NM 87199
(505) 883-8807

DAWSON SURVEYS INC.
2501 CAMINO ENTRADA
SANTA FE, NM 87501
(505) 471-6660

SOMMER, KARNES & ASSOCIATES, P.A.
2000 W. MARCY ST. #142
SANTA FE, NM 87501
(505) 989-3800

INDEX TO SHEETS

LIST OF SHEETS	SHEET NUMBER
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ANNEXATION MASTER PLAN	P-5
CONDITIONS OF APPROVAL	P-6
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CITY

APPROVED BY THE PLANNING COMMISSION AT THEIR MEETING OF DECEMBER 18, 2008. AS CASE #'s M2008-27, M-2008-28, SD 2008-15 & ZA 2008-11.

CHAIRPERSON — 2-22-10 DATE

PLANNING COMMISSION SECRETARY — 2/22/10 DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009. AS ORDINANCE NO. 2009-6

MAYOR — 2/22/10 DATE

ATTEST BY CITY CLERK — 2-24-10 DATE

CITY OF SANTA FE ORGANIZED SEAL JULY 13, AD 1891 NEW MEXICO

CITY REVIEW

CITY ENGINEER — 02/22/10 DATE

CITY PLANNER — 2.22.10 DATE

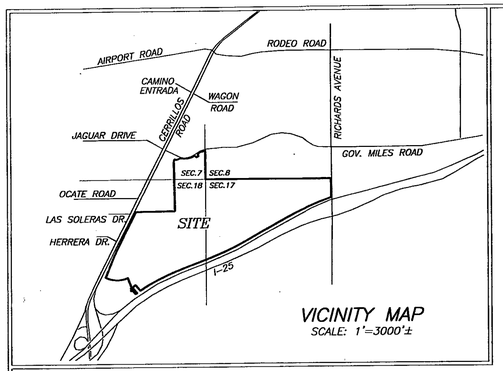
CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT &
ROAD DEDICATION# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT AND ASSOCIATES, INC.	LAS SOLERAS	SCALE: AS SHOWN	DATE: JAN 2010
915 MERCER STREET • SANTA FE NEW MEXICO 87505		DRAWN BY: PST/HP	CHECKED BY: JWS
(505) 983-5588 FAX (505) 989-7313	COVER SHEET	REVISED: 1/18/10	–
		WORKED ON: 1/18/10	FILE NAME: 20026 12-09 ANXMSPLN 026-ANXCOV-12

NORTH:

SHEET: P-1

X:\2010\20026\10-01-01\ANXMSPLN\026-ANXCOV-12.DWG



VICINITY MAP
SCALE: 1"=3000'±

NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING SETBACK FOR I–25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, PAGES 029–031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008–27, CASE # M 2008–28, AND CASE # ZA 2008–11.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

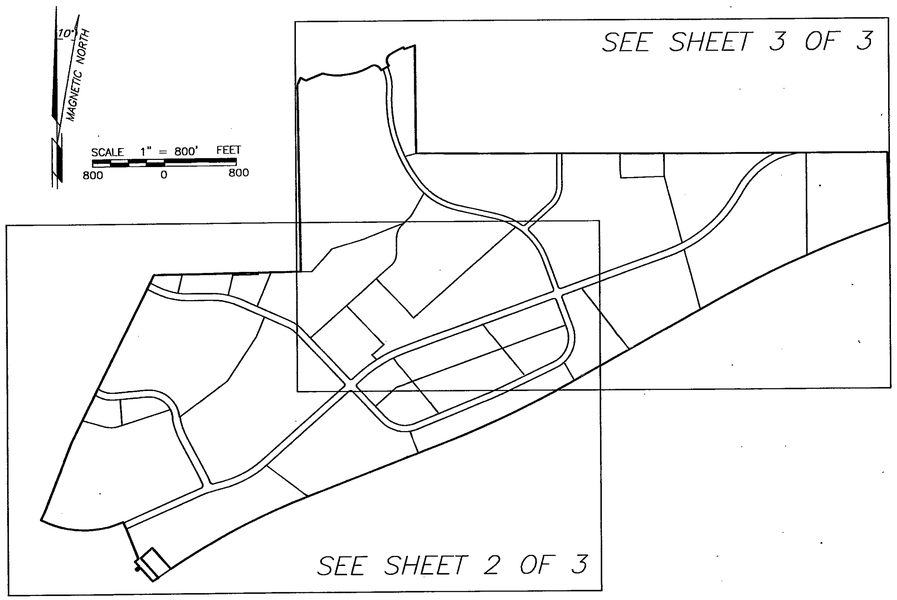
LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.



DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON–MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33–34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46–47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29–31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

714018

THE CROSSING, LLC. (PARCEL D1A)

BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)

BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

BECKNER ROAD EQUITIES, INC.
(AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION, THIS 9 DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

CENTURY BANK (PARCEL D1B1)

BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK, THIS 23 DAY OF September, 2009

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C–1)

BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11TH DAY OF November, 2009

NOTARY PUBLIC Linda J. VanMeter 2/12/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL LINDA J. VANMETER Notary Public State of New Mexico My Commission Expires: 2/12/11

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)

BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9TH DAY OF September, 2009

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 24TH DAY OF September, 2009

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 5/23/2011

BOARD OF COUNTY COMMISSIONERS

Michael Anaya 10-9-09
MICHAEL ANAYA, CHAIRMAN DATE

Valerie Espinoza 10-9-09
ATTEST COUNTY CLERK DATE

REVIEWED BY CITY OF SANTA FE:

02.10.10
CITY PLANNER DATE

02/22/10
CITY ENGINEER DATE

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2-17-09
AS ORDINANCE # 2009–6 DATE

David Coss 2-22-10
MAYOR: DAVID COSS DATE

Yolanda Y. Vigil 2-24-10
ATTEST: CITY CLERK DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF:

12/18/2008 AS CASE # SD–2008–15
DATE M–2008–27
M–2008–28
ZA–2008–11

2-4-10
CHAIR DATE

Angela S. Rodriguez 2/4/10
SECRETARY DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

COUNTY OF SANTA FE)SS 159245
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4 day of March, 2010 A.D. at 2:38 o'clock PM, and was duly recorded in book 714, page(s) 018–024 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe county, N.M.

Deputy

COUNTY CLERK SANTA FE COUNTY, NEW MEXICO

UTILITIES

Qwest Communications, Inc., Disclaimer.
This plat has been approved for easement purposes only
The signing of this plat does not in any way guaranteed telephone service to the subdivision

9-23-09
QWEST COMMUNICATIONS, INC. (TELEPHONE) DATE

9-23-09
COMCAST (CABLE TV) DATE

10-8-09
CITY OF SANTA FE WASTEWATER DATE

10-2-09
SANGRE DE CRISTO WATER DIVISION DATE

Susie Rogers Sr. ROW Agent 09/04/2009
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC) DATE

9-23-2009
NEW MEXICO GAS COMPANY DATE

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29–31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29–31
AMENDED TRACT A4	BOOK 690, PAGES 29–31
AMENDED TRACT B1	BOOK 690, PAGES 29–31
AMENDED TRACT B2	BOOK 690, PAGES 29–31
AMENDED TRACT B3	BOOK 690, PAGES 29–31
AMENDED TRACT B4	BOOK 690, PAGES 29–31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29–31
AMENDED PARCEL B1	BOOK 690, PAGES 29–31
AMENDED PARCEL C1	BOOK 690, PAGES 29–31
PARCEL D1A	BOOK 690, PAGES 29–31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29–31
AMENDED PARCEL F	BOOK 690, PAGES 29–31
AMENDED PARCEL G	BOOK 690, PAGES 29–31

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008–15

S–1

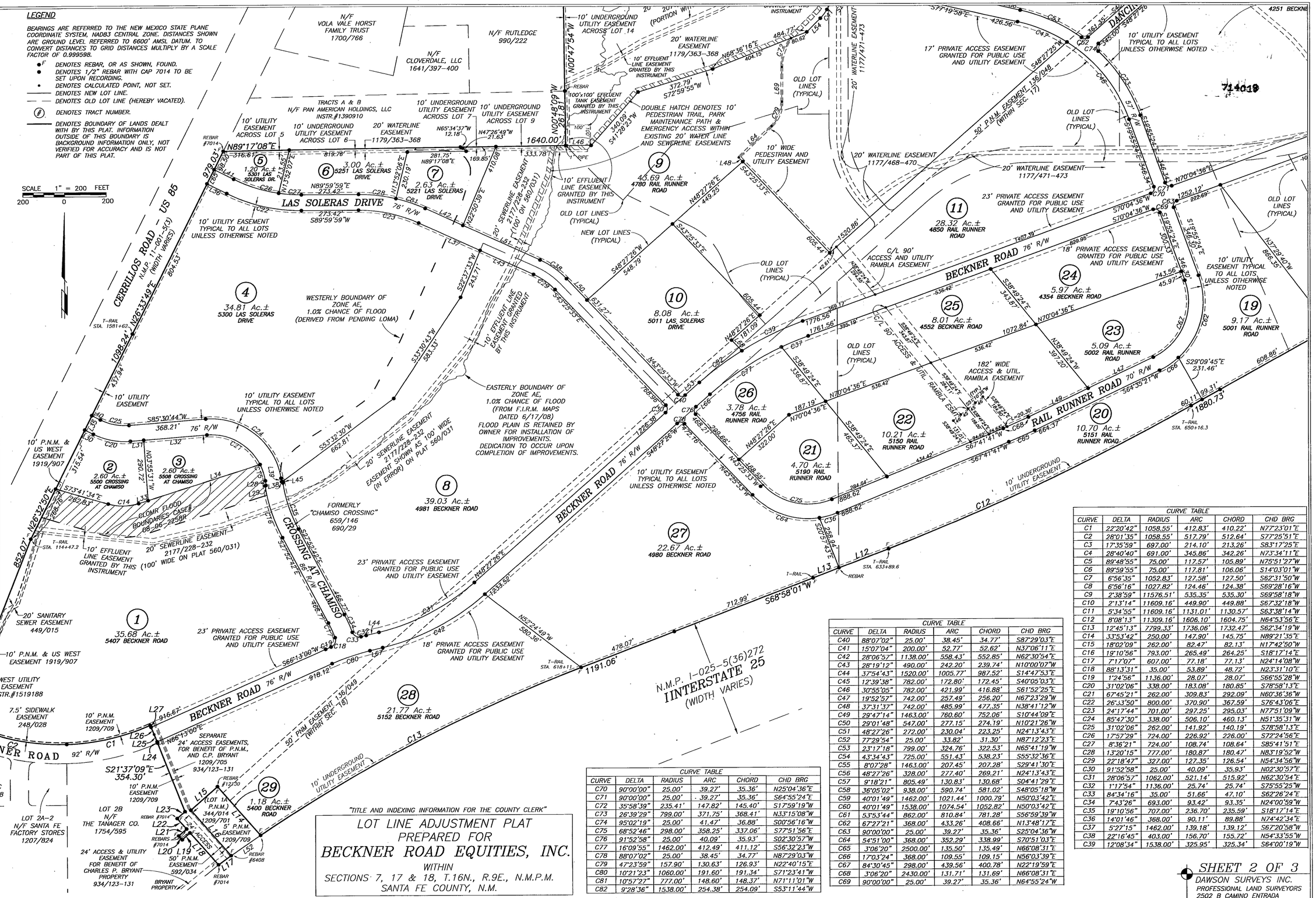
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- —— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- —— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.08'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	S50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 2 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-2

GOVERNOR MILES ROAD

714020

SCALE 1" = 200 FEET
200 0 200

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- ——— DENOTES NEW LOT LINE.
- — — DENOTES OLD LOT LINE (HEREBY VACATED).
- (#) DENOTES TRACT NUMBER.
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

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SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

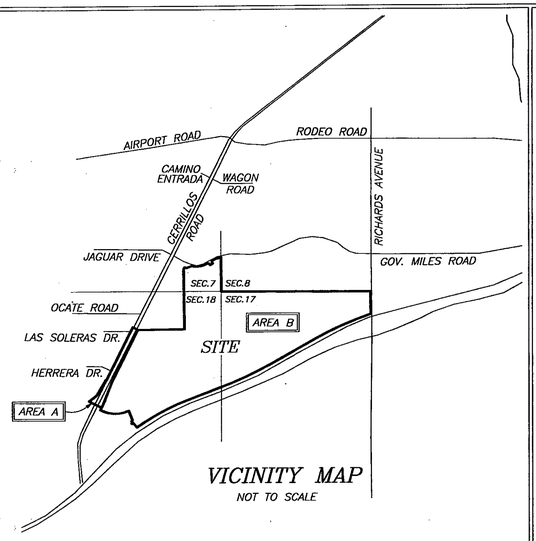
PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-3



VICINITY MAP
NOT TO SCALE

SURVEYORS CERTIFICATE
I AM A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR AND HEREBY CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, COMPLETED ON THE 26th DAY OF AUGUST, 2009. THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GARY E. DAWSON, NMPS#7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

LEGEND & BASIS OF BEARINGS:
BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMCB3) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- o DENOTES REBAR, OR AS SHOWN, FOUND
- ∘ DENOTES CALCULATED POINT, NOT SET
- ——— DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

FLOOD ZONE
THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C0507D AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008.

REFERENCE DOCUMENTS
ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

NOTES
1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING, WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ANNEXATION AGREEMENT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK IN BOOK ——, PAGE ——. INST NO. 1892456
4. UPON ADMINISTRATIVE APPROVAL BY THE CITY STAFF OF ALL IMPROVEMENTS CONSTRUCTED IN THE FLOOD PLAIN, THIS LAND SHOULD BE DEDICATED AS PUBLIC OPEN SPACE, DRAINAGE EASEMENT, AND PUBLIC RIGHT OF WAY AS PER 14-8.2(J): TERRAIN AND STORMWATER MANAGEMENT OR OTHERWISE RESTRICTED FROM DEVELOPMENT AS PER 14-5.9 ECOLOGICAL RESOURCE PROTECTION OVERLAY DISTRICT.

COUNTY OF SANTA FE)SS 1592455
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 4th day of March, 20 10 A.D. at 2:22 o'clock PM, and was duly recorded in book 714, page(s) 014-026 of the records of Santa Fe County.

Witness my Hand and Seal of office
VALERIE ESPINOZA
County Clerk, Santa Fe County, N.M.

Deputy

SANTA FE COUNTY CLERK

ANNEXATION DESCRIPTION AREA "A"
ALL THAT PART OF SECTION 18, T16N, R9E, NMPM, SANTA FE COUNTY WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE N63°26'35"W, 199.88 FEET;
THENCE S26°33'25"W, 978.59 FEET;
THENCE S26°38'05"W, 763.43 FEET;
THENCE S26°38'21"W, 337.87 FEET;
THENCE N63°32'21"W, 24.48 FEET;
THENCE S29°56'14"W, 524.15 FEET;
THENCE S30°04'14"W, 99.77 FEET;
THENCE S53°37'16"W, 347.46 FEET;
THENCE S63°45'14"E, 495.53 FEET;
THENCE N26°50'32"E, 83.44 FEET;
THENCE N21°30'59"E, 852.07 FEET;
THENCE N26°32'50"E, 1098.24 FEET;
THENCE N26°33'49"E, 979.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES, MORE OR LESS, AS SHOWN HEREON

ANNEXATION DESCRIPTION AREA "B"
ALL THAT PART OF SECTIONS 7, 17, and 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM WHICH PART MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH WEST CORNER OF PARCEL D1A, RECORDED IN THE OFFICE OF THE COUNTY CLERK IN PLAT BOOK 690, PAGE 029; LOCATED AT 1681259.25N AND 1706314.91E, NEW MEXICO STATE PLAIN 1983 CENTRAL ZONE;
THENCE S26°33'49"W, 979.03 FEET;
THENCE S26°32'50"W, 1098.24 FEET;
THENCE S21°30'59"W, 852.07 FEET;
THENCE S26°50'32"W, 83.44 FEET;
THENCE S26°35'03"W, 92.00 FEET;
THENCE S63°25'03"E, 21.30 FEET;
THENCE COUNTERCLOCKWISE 560.61 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF S77°22'35"E, 555.08 FEET;
THENCE COUNTERCLOCKWISE 449.16 FEET ON A CURVE HAVING A RADIUS OF 1150.55 FEET AND A CHORD OF N77°28'51"E, 446.31 FEET;
THENCE S21°37'09"E, 354.30 FEET;
THENCE S48°33'09"W, 49.88 FEET;
THENCE S41°19'38"E, 67.55 FEET;
THENCE S48°21'32"W, 50.09 FEET;
THENCE S41°47'15"E, 25.03 FEET;
THENCE N48°21'32"E, 49.89 FEET;
THENCE S41°27'03"E, 205.60 FEET;
THENCE N54°33'36"E, 74.39 FEET;
THENCE N55°32'49"E, 171.92 FEET;
THENCE CLOCKWISE 1736.06 FEET ON A CURVE HAVING A RADIUS OF 7799.33 FEET AND A CHORD OF N62°34'19"E, 1732.47 FEET;
THENCE N68°58'01"E, 1191.06 FEET;
THENCE N69°09'39"E, 132.48 FEET;
THENCE N68°58'28"E, 254.82 FEET;
THENCE COUNTERCLOCKWISE 1606.10 FEET ON A CURVE HAVING A RADIUS OF 11309.16 FEET AND A CHORD OF N64°53'56"E, 1604.75 FEET;
THENCE N60°50'15"E, 1880.73 FEET;
THENCE CLOCKWISE 1580.92 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N64°44'51"E, 1579.70 FEET;
THENCE CLOCKWISE 535.35 FEET ON A CURVE HAVING A RADIUS OF 11609.16 FEET AND A CHORD OF N69°58'11"E, 535.31 FEET;
THENCE N00°55'29"W, 792.93 FEET;
THENCE N89°53'02"W, 2607.19 FEET;
THENCE N89°42'01"W, 2650.75 FEET;
THENCE N00°25'23"W, 1208.42 FEET;
THENCE COUNTERCLOCKWISE 124.46 FEET ON A CURVE HAVING A RADIUS OF 1027.82 FEET AND A CHORD OF S69°28'16"W, 124.38 FEET;
THENCE N23°59'52"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 127.58 FEET ON A CURVE HAVING A RADIUS OF 1052.83 FEET AND A CHORD OF S62°31'50"W, 127.50 FEET;
THENCE S59°08'44"W, 42.67 FEET;
THENCE COUNTERCLOCKWISE 117.81 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF S14°03'01"W, 106.06 FEET;
THENCE S30°56'59"E, 25.00 FEET;
THENCE S59°03'01"W, 100.00 FEET;
THENCE N30°56'59"W, 25.00 FEET;
THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'27"W, 105.89 FEET;
THENCE CLOCKWISE 345.86 FEET ON A CURVE HAVING A RADIUS OF 691.00 FEET AND A CHORD OF S73°34'11"W, 342.26 FEET;
THENCE S02°05'26"E, 6.00 FEET;
THENCE CLOCKWISE 214.10 FEET ON A CURVE HAVING A RADIUS OF 697.00 FEET AND A CHORD OF N83°17'25"W, 213.26 FEET;
THENCE S68°01'32"W, 204.06 FEET;
THENCE N63°20'06"W, 64.09 FEET;
THENCE S26°39'54"W, 84.53 FEET;
THENCE S00°37'30"E, 775.84 FEET;
THENCE S00°47'58"E, 247.53 FEET;
THENCE S00°47'54"E, 815.26 FEET;
THENCE S00°48'09"E, 261.81 FEET;
THENCE S89°17'08"W, 1640.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 545.30 ACRES, MORE OR LESS, AS SHOWN ON HEREON.

ANNEXATION DATA		
TOTAL AREA		561.65 ACRES
ANNEXATION AREA A		16.35 ACRES
**ANNEXATION AREA B		545.30 ACRES
ANNEXATION A PERIMETER		6785 FEET
ANNEXATION A PERIMETER CONTIGUOUS TO CITY LIMITS		2101 FEET
PERCENTAGE OF BOUNDARY A CONTIGUOUS TO CITY LIMITS		31%
ANNEXATION B PERIMETER		26726 FEET
ANNEXATION B PERIMETER CONTIGUOUS TO CITY LIMITS		4517 FEET
PERCENTAGE OF BOUNDARY B CONTIGUOUS TO CITY LIMITS		17%
TOTAL ANNEXATION PERIMETER		27482 FEET
TOTAL ANNEXATION PERIMETER CONTIGUOUS TO CITY LIMITS		6618 FEET
PERCENTAGE OF TOTAL ANNEXATION AREA CONTIGUOUS TO CITY LIMITS		24%

** INCLUDES ALL PLATTED LOTS/TRACTS/PARCELS AND ROADS WITHIN PERIMETER

DEDICATION, CONSENT AND AFFIDAVIT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE ANNEXED THOSE LANDS SHOWN HEREON. ROADS DEDICATED BY COUNTY RESOLUTION 2007-98 ARE HEREBY VACATED AND REPLACED WITH THE ROADS SHOWN HEREON THAT ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE, SUBJECT TO RELOCATION AT TIME OF DEVELOPMENT. THE SAID ANNEXATION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS ANNEXATION AND DEDICATION CONTAINS 561.65 ACRES, MORE OR LESS.

THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, N.M.

THE CROSSING, LLC. (PARCEL D1A)
BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)
BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/16/2013 MY COMMISSION EXPIRES

LAS SOLERAS DEL SUR, LLC.
(AMENDED TRACTS B1, B2, B4, AND TRACT C)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9 DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL THIS 24 DAY OF September, 2009

OFFICIAL SEAL Victoria M. Reyes NOTARY PUBLIC-STATE OF NEW MEXICO My Commission Expires: 5/23/2011

NOTARY PUBLIC 5/23/2011 MY COMMISSION EXPIRES

GERONIMO EQUITIES, LLC. (AMENDED TRACTS A3, A4)
BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 7th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

CENTURY BANK (PARCEL D1B1)
BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK. 23 DAY OF September, 2009

OFFICIAL SEAL Shirley Rodriguez NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: April 25, 2011

NOTARY PUBLIC April 25, 2011 MY COMMISSION EXPIRES

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION
(AMENDED PARCEL C-1)
BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 12th DAY OF November, 2009

OFFICIAL SEAL LINDA J. VANAUKER Notary Public State of New Mexico My Commission Expires: 3/12/11

NOTARY PUBLIC 2/12/2011 MY COMMISSION EXPIRES

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 9th DAY OF September, 2009

OFFICIAL SEAL Trisha A. Lopes NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/16/2013

NOTARY PUBLIC 4/10/2013 MY COMMISSION EXPIRES

PUBLIC SERVICE COMPANY OF NEW MEXICO (LOT 1A)
BY: SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY SUZIE ROGERS, SENIOR RIGHT OF WAY AGENT OF PUBLIC SERVICE COMPANY OF NEW MEXICO THIS 4th DAY OF September, 2009

NOTARY PUBLIC 2-25-2012 MY COMMISSION EXPIRES

714015

BOARD OF COUNTY COMMISSIONERS
MICHAEL ANAYA, CHAIRMAN — 10-9-09 DATE

ATTEST COUNTY CLERK — 10-9-09 DATE

REVIEWED BY CITY OF SANTA FE
CITY PLANNER — 02.10.10 DATE

CITY ENGINEER — 02/22/10 DATE

CITY OF SANTA FE ORGANIZED JULY 13, 1610 SEAL NEW MEXICO

CITY OF SANTA FE APPROVAL
APPROVED BY THE CITY COUNCIL AT IT'S MEETING OF: 2/11/2009 DATE
AS ORDINANCE # 2009-6

MAYOR: DAVID COSS — 2-22-10 DATE

ATTEST: CITY CLERK — 2-24-10 DATE

APPROVED BY THE CITY PLANNING COMMISSION AT IT'S MEETING OF: 12/18/2008 DATE
AS CASE # SD-2008-15
M-2008-27
M-2008-28
ZA-2008-11

CHAIR — 2-4-10 DATE

SECRETARY — 3/9/10 DATE

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT
PREPARED FOR
LAS SOLERAS
WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

PURPOSE: THIS PLAT IS TO VACATE ROADS THAT WERE DEDICATED IN THE COUNTY, TO ANNEX LANDS TO THE CITY, AND TO DEDICATE ROADS IN THE CITY.

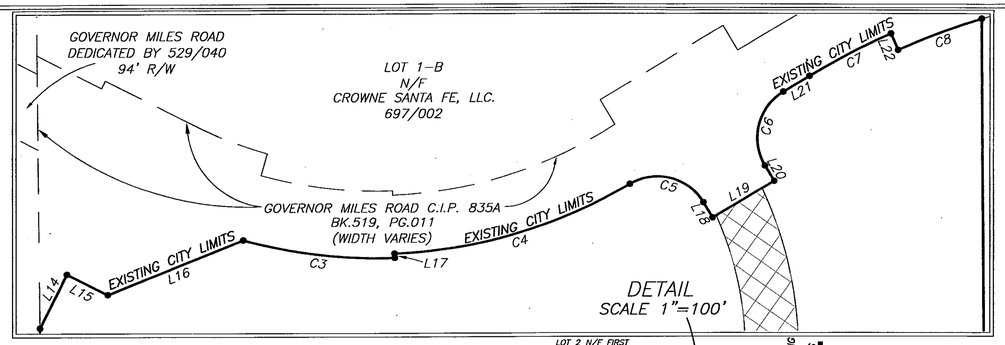
SHEET 1 OF 3

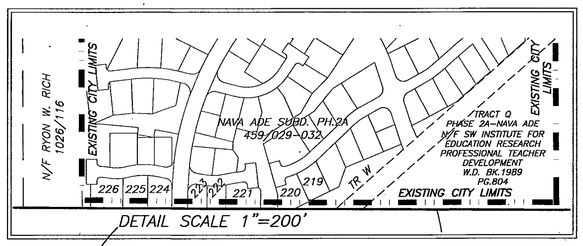
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.

CASE #M 2008-28 FILE# 8343 DATE: 8/26/09

S-4

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°47'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'28"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'





714016

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

POB AND TIE POINT
NMC83
1681259.25N
1706314.91E

ANNEXATION AREA "A" 16.35 Ac.±

ANNEXATION AREA "B" 545.30 Ac.±

ALL HATCHED ROAD AREAS INDICATE PORTIONS OF ROADWAYS BEING VACATED BY THIS PLAT. (SEE DEDICATION, CONSENT AND AFFIDAVIT ON SHEET 1)

SEE SHEET 3 OF 3 FOR NEW ROAD DEDICATION ALIGNMENT

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31
LOT 1A (PNM)	BOOK 344, PAGES 14

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

SHEET 2 OF 3
DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008-28

S-5

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°22'02"	1150.55'	449.16'	446.31'	N77°28'51"E
C2	27°55'04"	1150.55'	560.61'	555.08'	S77°22'35"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'32"	11609.16'	535.35'	535.31'	S69°58'11"W
C10	7°48'09"	11609.16'	1580.92'	1579.70'	S64°44'51"W
C11	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C12	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C13	27°58'12"	1104.54'	539.20'	533.86'	S77°24'09"E
C14	23°28'12"	1054.66'	432.02'	429.01'	N77°42'26"E
C15	5°15'11"	1098.00'	100.67'	100.63'	S68°50'35"W
C16	5°06'12"	1098.00'	97.80'	97.77'	S74°01'16"W
C17	28°06'57"	1100.00'	539.78'	534.38'	N62°30'54"E
C18	21°37'11"	1500.00'	566.00'	562.65'	S59°16'01"W
C19	40°01'49"	1500.00'	1047.99'	1026.81'	N50°03'42"E
C20	42°17'14"	900.00'	664.24'	649.27'	S51°11'24"W
C21	26°33'50"	762.00'	353.28'	350.13'	S76°43'06"E
C22	24°17'44"	739.00'	313.36'	311.02'	N77°51'09"W
C23	22°18'47"	365.00'	142.14'	141.25'	N54°34'56"W
C24	68°52'46"	333.00'	400.32'	376.65'	S77°51'56"E
C25	3°06'20"	2465.00'	133.61'	133.59'	N66°08'31"E
C26	84°30'45"	333.00'	491.18'	447.85'	N22°19'59"E
C27	31°05'21"	762.00'	413.47'	408.41'	N35°28'04"W
C28	26°19'13"	762.00'	350.04'	346.97'	N64°10'21"W
C29	43°34'43"	762.00'	579.57'	565.70'	S55°32'36"E
C30	37°54'43"	1500.00'	992.53'	974.52'	S14°47'53"E
C31	28°35'14"	510.00'	254.46'	251.83'	N10°08'09"W
C32	31°02'06"	300.00'	162.50'	160.52'	S78°58'13"E
C33	85°47'30"	300.00'	449.20'	408.40'	N51°35'31"W
C34	19°10'56"	750.00'	251.09'	249.92'	S18°17'14"E
C35	9°20'52"	650.00'	106.05'	105.93'	N23°12'16"W
C36	48°27'26"	300.00'	253.72'	246.23'	N24°13'43"E

LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	N26°35'03"E	92.00'
L3	S26°50'32"W	83.44'
L4	S53°37'16"W	347.46'
L5	S30°04'14"W	99.77'
L6	S29°56'14"W	431.75'
L7	S29°56'14"W	92.40'
L8	S63°32'21"E	24.48'
L9	N26°38'21"E	337.87'
L10	N26°33'25"E	96.03'
L11	N63°26'35"W	199.88'
L12	S00°48'09"E	261.81'
L13	S00°42'58"E	247.53'
L14	N26°39'54"E	84.53'
L15	S63°20'06"E	64.09'
L16	N68°01'32"E	204.06'
L17	N02°05'26"W	6.00'
L18	S30°56'59"E	25.00'
L19	N59°03'01"E	100.00'
L20	N30°56'59"W	25.00'
L21	N59°08'44"E	42.67'
L22	S23°59'52"E	25.00'
L23	S68°58'26"W	254.82'
L24	N69°09'39"E	132.48'
L25	N55°32'49"E	171.92'
L26	N54°33'36"E	74.39'
L27	S41°27'03"E	205.60'
L28	N48°21'32"E	49.89'
L29	S41°47'15"E	25.03'
L30	S48°21'32"W	50.09'
L31	S41°19'38"E	67.55'
L32	S48°33'09"W	49.88'
L33	S21°37'09"E	354.30'
L34	S76°34'22"W	62.59'
L35	S48°27'26"W	151.93'
L36	S30°02'47"W	62.95'
L37	S63°26'11"E	105.10'
L38	N89°59'59"E	273.42'
L39	N33°45'14"W	78.89'
L40	N63°27'10"W	45.82'
L41	S08°41'46"E	23.13'
L42	S18°31'50"E	49.79'
L43	S63°25'03"E	21.30'

LEGEND:

BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL ZONE (NMC83) DERIVED FROM GPS OBSERVATIONS.
DISTANCES ARE GROUND. GROUND TO GRID SCALE FACTOR IS 0.999584

- ● F — DENOTES REBAR, OR AS SHOWN, FOUND
- ● — DENOTES #7014 CAPPED REBAR, OR AS SHOWN, SET
- • — DENOTES CALCULATED POINT, NOT SET
- — — — DENOTES EXISTING LOT LINES
- ——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

714017

SCALE 1"=300'
300 0 300

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002
GOV. MILES RD.
EXISTING CITY LIMITS
C/L TIE N59°03'01"E 100.00'
PARCELS A & B N/F TRUJILLO 319/972
N/F PAUL & NANCY LEWIS 1009/780
N/F DALLAS KELLY SHANNON 791/742
N/F SHANNON 249/976
LOT 1 N/F FIRST NATIONAL BANK OF SANTA FE INSTR.#1319415
N/F KOBURI 2298/179
EXISTING CITY LIMITS SANTA FE COUNTY
LOTS 1 & 2 N/F CANVASBACK CO. 1347/058
LOTS 1,2,3 N/F WORCESTER/CATE INSTR.#1452304
N/F VOLA VALE HORST FAMILY TRUST 1700/766
N/F RUTLEDGE 990/222
N/F CLOVERDALE, LLC 1641/397–400
TRACTS A & B N/F PAN AMERICAN HOLDINGS, LLC INSTR.#1390910
CERRILLOS ROAD
SANTA FE COUNTY EXISTING CITY LIMITS
N/F RYON W. RICH 1026/116
TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804
NAVA ADE SUBD PH.2A 459/029–032
EXISTING CITY LIMITS
269.12' S89°42'01"E C/L TIE
LOT 3 N/F BUILDING SERVICES OF SANTA FE 560/040
S89°53'02"E C/L TIE 1138.03'
RICHARDS AVE.
DANCING GROUND ROAD 56' R/W
RAIL RUNNER ROAD 57' R/W
S77°19'58"E 426.56'
N48°27'26"E 410.20'
N00°07'07"E 339.51'
25'RADIUS (TYPICAL THIS INTERSECTION)
BEARINGS AND DISTANCES ARE FOR ROAD CENTERLINES (TYPICAL)
76' R/W BECKNER ROAD
S70°04'36"W
S19°55'24"E 409.30'
1312.12'
C/L TIE N26°35'03"E 136.50'
LAS SOLERAS DRIVE 76' R/W
S65°42'17"E 802.08'
475.83' N26°32'59"E C/L TIE
S85°30'44"W 368.21'
76'R/W 86'R/W
CROSSING AT CHAMISO R/W VARIES
S27°52'42"E 466.27'
35' RADIUS (TYPICAL THIS INTERSECTION)
1291.49'
BECKNER ROAD 76' R/W
S66°13'00"W
PORTION OF BECKNER ROAD ALREADY DEDICATED WITH SANTA FE COUNTY RESOLUTION #2006–199
92'R/W BECKNER ROAD
TRADITIONAL C/L (NOT FOR CONSTRUCTION)
917.09'
C/L TIE S22°13'53"E 38.01'
C/L TIE N26°35'03"E 46.00'
C/L TIE S00°05'15"E 46.01'
LOT 2A–1 N/F INN AT SANTA FE, LLC INSTR.#1457428
LOT 2A–2 N/F SANTA FE FACTORY STORES 1207/824
LOT 2B N/F THE TANAGER CO. 1754/595
LOT 1B PNM
25'RADIUS (TYPICAL THIS INTERSECTION)
S43°25'33"E 834.06'
S48°27'26"W
BECKNER ROAD 76' R/W
RAIL RUNNER ROAD 70' R/W
S43°25'33"E 333.22'
888.62'
N67°41'41"E
N64°35'21"E 664.37'
N.M.P. I–025–5(36)272
I–25
WIDTH VARIES
OPEN SPACE TRACT A
LA PRADERA SUBDIVISION 612/024
OPEN SPACE TRACT C
TRACT A N/F LOUISE BURTRAM 704/724
TRACT D 165/35
TRACT C 165/35
TRACT B 165/35
TRACT A
N/F JANE AND GENE PETCHESKY
LOT 1 N/F GILLENTINE
LOT 6
LOT 2 CHURCHILL ESTATES SUBD

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

ANNEXATION, ROAD DEDICATION AND VACATION PLAT

PREPARED FOR

LAS SOLERAS

WITHIN SECTIONS 7, 17, AND 18,
T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

NOTE:
ROAD DEDICATION MAY INCLUDE TEMPORARY OR PERMANENT CONSTRUCTION MAINTENANCE EASEMENTS FOR SLOPES, DRAINAGE STRUCTURES AND ANCILLARY IMPROVEMENTS AS DETERMINED BY FINAL ENGINEERING PLANS. OWNERS ACKNOWLEDGE THAT REASONABLE ADJUSTMENTS TO THE PRECISE LIMITS OF RIGHT–OF–WAY MAY BE REQUIRED BY THE PLANNING COMMISSION AT THE TIME OF SUBDIVISION PLAT APPROVAL.

ROADWAYS DEDICATED BY THIS PLAT MAY BE ADJUSTED TO ALIGN WITH CROSS STREET INTERSECTIONS AND TO SATISFY ENGINEERING STANDARDS PROVIDED THAT SUCH RE–ALIGNMENT DOES NOT DECREASE THE AREA OF DEDICATION AND IS ACCEPTED BY THE CITY AS EVIDENCED BY THE APPROVAL OF THE PUBLIC WORKS AND LAND USE DEPARTMENTS AND RECORDED AS A PLAT AMENDMENT.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 CAMINO ENTRADA
SANTA FE, N.M.
FILE# 8343 DATE: 8/26/09

CASE #M 2008–28

S-6

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

NOTE

REFER TO "LOT LINE ADJUSTMENT PLAT FOR BECKNER ROAD EQUITIES, INC." SHEETS 1, 2, AND 3 OF 3, BY GARY E. DAWSON, DATED 8/26/09, FOR OTHER EASEMENTS WITHIN THIS PROPERTY.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, NMPS #7014

GARY E. DAWSON — NEW MEXICO — 7014 — REGISTERED PROFESSIONAL SURVEYOR

ZONING LEGEND

C-2	– GENERAL COMMERCIAL
SC-2	– COMMUNITY COMMERCIAL
C-1	– OFFICE
BIP	– BUSINESS INDUSTRIAL PARK
HZ	– HOSPITAL ZONE–LAS SOLERAS
MU	– MIXED USE
RM-1	– RESIDENTIAL HIGH DENSITY
RM-LD	– RESIDENTIAL MEDIUM DENSITY
R-6	– RESIDENTIAL LOW DENSITY

GOVERNOR MILES ROAD

714021

LOT 1–B N/F CROWNE SANTA FE, LLC. 697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

GOVERNOR MILES ROAD 519/011

PARCELS A & B N/F TRUJILLO 319/972

N/F PAUL & NANCY LEWIS 1009/780

N/F DALLAS KELLY SHANNON 791/742

N/F SHANNON 249/976

N/F RYON W. RICH 1026/116

NAVA ADE SUBD PH.2A 459/029–032

DANCING GROUND ROAD

TRACT Q PHASE 2A–NAVA ADE N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

LOT 3 N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

106' WIDE R/W OFFER TO DEDICATE PLAT BK. 710, PG. 21–22

N/F FIRST NATIONAL BANK OF SANTA FE LOT 1 INSTR.#1314415

N/F KOBIR 2288/179

N/F CANNEBACK CO. LOTS 1 & 2 1347/059

N/F WORCESTER/CATE INSTR.#1432304

N/F RUTLEDGE 980/222

PAN AM ROAD

R-6 (13) 6.80 Ac.± 4601 RAIL RUNNER ROAD

RM–LD (12) 50.09 Ac.± 4600 RAIL RUNNER ROAD

R-6 (14) 22.16 Ac.± 4781 RAIL RUNNER ROAD

RM–LD (15) 52.57 Ac.± 4251 BECKNER ROAD

R-1 (16) 3.02 Ac.± 4161 WALKING RAIN

SC–2 (17) 20.21 Ac.± 3750 BECKNER ROAD

C–2 (18) 48.99 Ac.± 4000 BECKNER ROAD

MU (19) 9.17 Ac.± 5001 RAIL RUNNER ROAD

BIP (20) 10.70 Ac.± 5151 RAIL RUNNER ROAD

C–2 (21) 10.21 Ac.± 5150 RAIL RUNNER ROAD

C–2 (22) 10.21 Ac.± 5150 RAIL RUNNER ROAD

C–1 (23) 5.09 Ac.± 5002 RAIL RUNNER ROAD

C–1 (24) 5.97 Ac.± 4354 BECKNER ROAD

C–2 (25) 8.01 Ac.± 4552 BECKNER ROAD

C–1 (26) 3.78 Ac.± 4756 RAIL RUNNER ROAD

RM–1 (9) 43.69 Ac.± 4780 RAIL RUNNER ROAD

C–1 (10) 8.08 Ac.± 5011 LAS SOLERAS DRIVE

RAIL RUNNER ROAD 57' R/W

BECKNER ROAD 76' R/W

DANCING GROUND ROAD 56' R/W

RAIL RUNNER ROAD 70' R/W

BECKNER ROAD 76' R/W

RICHARDS' AVE. 113'R/W

10' WIDE PEDESTRIAN AND UTILITY EASEMENT

50' P.N.M. EASEMENT

180' RAMBLA EASEMENT

90' RAMBLA EASEMENT

185' RAMBLA EASEMENT

N/F RYON W. RICH 1026/116

N/F PAUL & NANCY LEWIS 1009/780

N/F TRUJILLO 319/972

N/F DALLAS KELLY SHANNON 791/742

N/F SHANNON 249/976

N/F RUTLEDGE 980/222

N/F WORCESTER/CATE INSTR.#1432304

N/F CANNEBACK CO. LOTS 1 & 2 1347/059

N/F KOBIR 2288/179

N/F FIRST NATIONAL BANK OF SANTA FE LOT 1 INSTR.#1314415

N/F CROWNE SANTA FE, LLC. 697/002

N/F BUILDING SERVICES OF SANTA FE 462/621 PLAT BK. 710, PG. 21–22

N/F SW INSTITUTE FOR EDUCATION RESEARCH PROFESSIONAL TEACHER DEVELOPMENT W.D. BK.1989 PG.804

NAVA ADE SUBD PH.2A 459/029–032

N/F PAUL & NANCY LEWIS 1009/780

N/F TRUJILLO 319/972

N/F DALLAS KELLY SHANNON 791/742

N/F SHANNON 249/976

N/F RYON W. RICH 1026/116

N/F RUTLEDGE 980/222

PAN AM ROAD

N/F CROWNE SANTA FE, LLC. 697/002

GOVERNOR MILES ROAD C.I.P. 835A (WIDTH VARIES)

GOVERNOR MILES ROAD

N/F FIRST NATIONAL BANK OF SANTA FE LOT 1 INSTR.#1314415

N/F KOBIR 2288/179

N/F CANNEBACK CO. LOTS 1 & 2 1347/059

N/F WORCESTER/CATE INSTR.#1432304

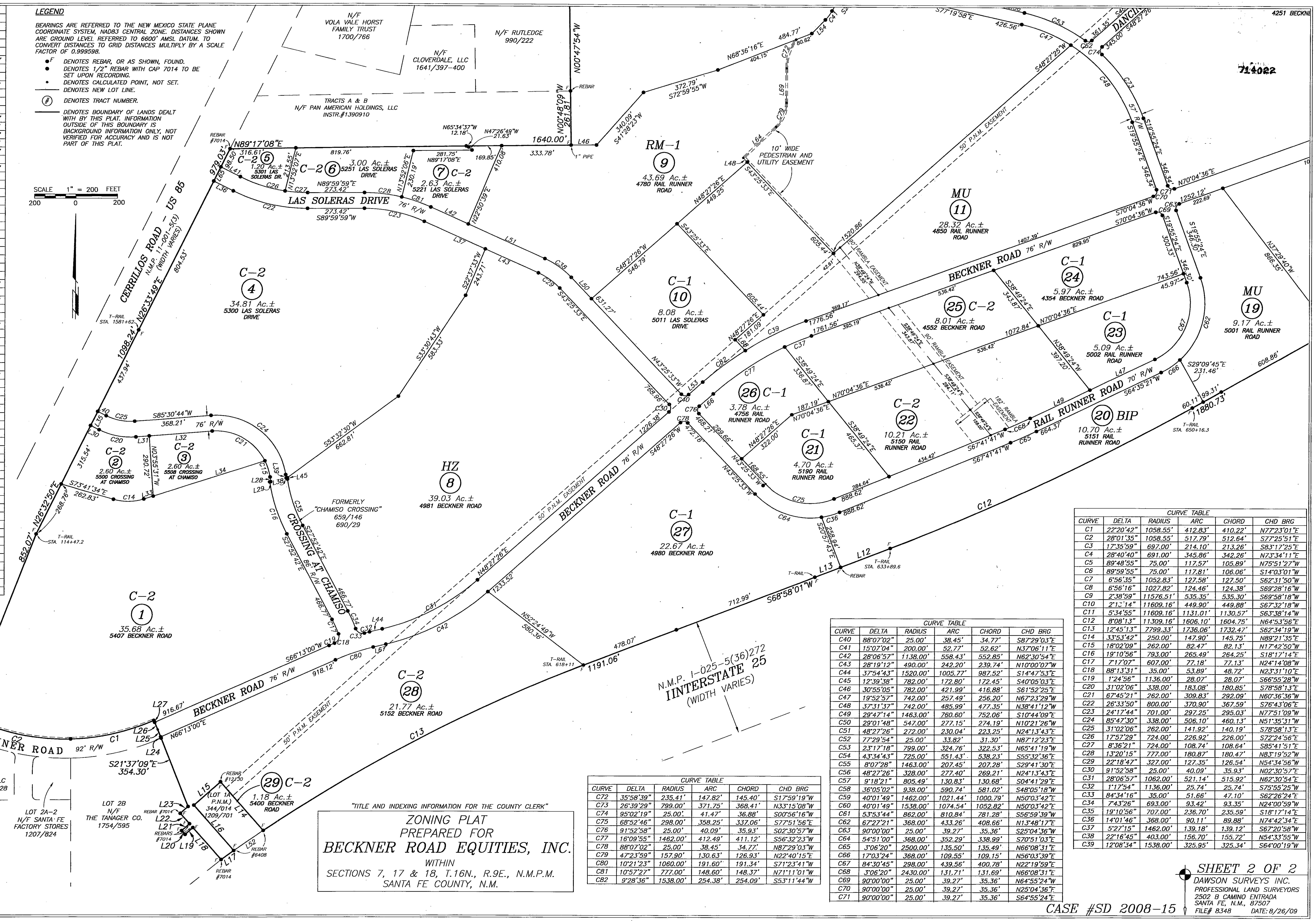
LINE TABLE		
LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S63°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S68°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	292.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	564.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- ●F DENOTES REBAR, OR AS SHOWN, FOUND.
- ● DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
- • DENOTES CALCULATED POINT, NOT SET.
- —— DENOTES NEW LOT LINE.
- (#) DENOTES TRACT NUMBER.
- —— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT.

SCALE 1" = 200 FEET
200 0 200



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	517.79'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S62°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S69°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S69°58'18"W
C10	2°13'14"	11609.16'	449.90'	449.88'	S67°32'18"W
C11	5°34'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	1°24'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	297.25'	295.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°20'15"	777.00'	180.87'	180.47'	N83°19'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	7°43'26"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.72'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	8°07'28"	1463.00'	207.45'	207.28'	S29°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1074.54'	1052.82'	N50°03'42"E
C61	53°53'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	109.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

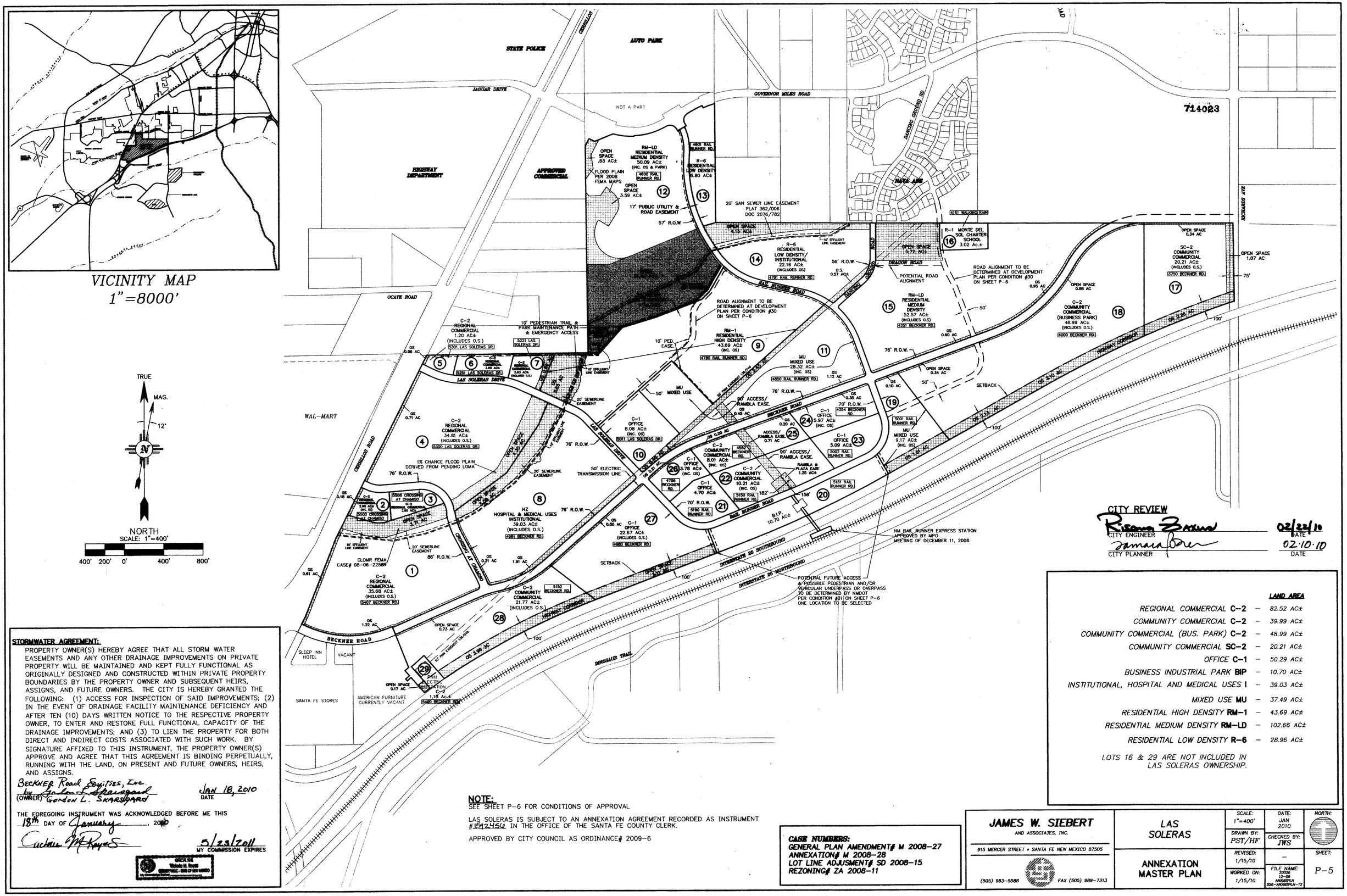
ZONING PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.
WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

SHEET 2 OF 2

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

S-10



STORMWATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

Beckner Road Equities, Inc.
by Gordon L. Skarsgard
(OWNER) Gordon L. Skarsgard

JAN 18, 2010
DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2010

Cuchita M. Reyes

5/23/2011
MY COMMISSION EXPIRES

OFFICIAL SEAL
Victoria M. Reyes
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires

NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL

LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1592456 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSMENT# SD 2008-15
REZONING# ZA 2008-11

CITY REVIEW

Risana Baxus — 02/22/10
CITY ENGINEER — DATE

Tamara Baker — 02.10.10
CITY PLANNER — DATE

		LAND AREA
REGIONAL COMMERCIAL **C-2**	–	82.52 AC±
COMMUNITY COMMERCIAL **C-2**	–	39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) **C-2**	–	48.99 AC±
COMMUNITY COMMERCIAL **SC-2**	–	20.21 AC±
OFFICE **C-1**	–	50.29 AC±
BUSINESS INDUSTRIAL PARK **BIP**	–	10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES **I**	–	39.03 AC±
MIXED USE **MU**	–	37.49 AC±
RESIDENTIAL HIGH DENSITY **RM-1**	–	43.69 AC±
RESIDENTIAL MEDIUM DENSITY **RM-LD**	–	102.66 AC±
RESIDENTIAL LOW DENSITY **R-6**	–	28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN

SCALE: 1"=400'	DATE: JAN 2010	NORTH:	
DRAWN BY: PST/HF	CHECKED BY: JWS		
REVISED: 1/15/10	–	SHEET: P-5	
WORKED ON: 1/15/10	FILE NAME: 200026 12-09 ANXMSPLN 026-ANXMSPLN-12		

SPECIAL WARRANTY DEED

Las Soleras Center, LLC, a New Mexico limited liability company (collectively, "**Grantor**"), for consideration paid, grants and conveys to ***Beckner Road Partners, LLC***, a New Mexico limited liability company ("**Grantee**"), whose address is 150 Washington Avenue, Suite 201, Santa Fe, New Mexico 87501, the real property located in Santa Fe County, New Mexico legally described as follows:

> Tract 19, Tract 24, Tract 25 and Tract 26 of Las Soleras, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-19 and 24-27...lying within Section 17 & 18 T16N, R9E, NMPM City: Santa Fe County: Santa Fe State: New Mexico", recorded October 31, 2016 in Plat Book 809, Pages 003-004, # 1808503, records of Santa Fe County, New Mexico.
>
> Tract 20 of Las Soleras, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts Township 16N, Range 9E, Sections...17 & 18", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.
>
> Lot 21, Lot 22 and Lot 23 of Las Soleras, as shown and delineated on plat of survey entitled "ALTA/ACSM Boundary Survey prepared for Paseo Nuevo, Ltd. Co. of Lots 21, 22, and 23 Las Soleras lying within Sections 17 and 18, T.16N., R.9E., N.M.P.M. Santa Fe County, N.M.", recorded February 14, 2012 in Plat Book 742, Page 018, # 1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Sewer maintenance and garbage disposal assessments not yet due and payable.

SUBJECT TO: Reservations and exceptions contained in Patents from the United States of America to Samuel A. Larson, recorded December 10, 1921 in Patent Book A, Page 180 and Patent recorded November 4, 1943 in Patent Book C, Page 93, records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations and exceptions contained in Patent from the United States of America to Amos W. Beckner, recorded February 17, 1941 in Patent Book C, Page 14, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in Annexation Agreement recorded March 4, 2010 as Instrument #1592456, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593744, records of Santa Fe County, New Mexico.

SUBJECT TO: Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010 as Instrument # 1593745, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts", recorded March 4, 2010 in Plat Book 714, Pages 014-026, # 1592455, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, easements and rights incident thereto as shown and delineated on plat of survey entitled "ALTA/ ACSM Boundary Survey prepared for Paseo Nuevo, LTD. Co. of Lots 21, 22, and 23 Las Soleras...", recorded February 14, 2012 in Plat Book 742, Page 018, #1660344, records of Santa Fe County, New Mexico.

SUBJECT TO: Easements and rights incident thereto, notes, conditions and restrictions, as shown and delineated on plat of survey entitled "Beckner Road Dedication Plat prepared for Presbyterian Healthcare Services Spectrum Acquisition Santa Fe LLC Las Soleras Village, LLC Las Soleras Center, LLC and Beckner Road Equities, LLC showing public r/w dedication of a portion of Tracts 8, 10, 18-9...", recorded October 31, 2016 in Plat Book 809, Pages 003-004, #1808503, records of Santa Fe County, New Mexico.

SUBJECT TO: Notes, restrictions and conditions, as shown and delineated on plat of survey entitled "Las Soleras Amended Master Plan Township 16N, Range 9E, Sections 7, 8, 17 & 18.", recorded January 4, 2017 in Plat Book 812, Pages 037-046, # 1814047 and recorded July 17, 2018 in Plat Book 836, Pages 047-050D, # 1862707, records of Santa Fe County, New Mexico.

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Village, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802604, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26).

SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Center, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802605, records of Santa Fe County, New Mexico. (As to Tracts 19, 24, 25 and 26)

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.

Witness my hand and seal this 23 day of January, 2023.

GRANTOR:

LAS SOLERAS CENTER, LLC,
a New Mexico limited liability company

Gordon L. Skarsgard

Gordon L. Skarsgard, Operations Manager

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this ~~27th~~ day of January, 2023 by **Gordon L. Skarsgard** as Operations Manager of Las Soleras Center, LLC, a New Mexico limited liability company.

STATE OF NEW MEXICO
NOTARY PUBLIC
DIANA SLIWICKI
Commission # 1115266
My Comm. Exp. June 17, 2024

Diane Sliwicki

Title of Office: ~~NOTARY~~ Public

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7898
Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment ("General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tracts 21 and 26, comprising approximately 8.18 acres and Tracts 23 and 24, comprising 13.45 acres from Commercial Office to Community Commercial ("Project"). The property is located at the southeast quadrant of the Las Soleras / Beckner Road roundabout ("Property") and is zoned C-1 (General Office).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7898.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. The Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan Amendment.
10. The Planning Commission heard Case #2024-7898 concurrently with Cases #2024-7899, 2024-7900, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tracts 21, 23, 24 and 26.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for General Plan amendments, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing.
16. The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment the proposal is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
18. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
    The General Plan Amendment affects an area greater than two acres. Tracts 21 and 26 encompass 8.18 acres, and Tracts 23 and 24 encompass 13.45 acres (+/-21.63 total acres), both of which exceed the minimum size requirement for land use amendments.
19. General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
20. With the necessary infrastructure improvements as required by the conditions of approval, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
21. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
22. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
23. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the

Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing. All applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the General Plan Amendment is consistent with growth projections for Santa Fe, and that the project The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
7. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
8. The General Plan Amendment complies with SFCC 1987 Section 14-3.2(E)(1)(c), because it:
    a. does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby;
    b. affects an area greater than two acres. Tracts 21 and 26 encompass 8.18 acres, and Tracts 23 and 24 encompass 13.45 acres (+/-21.63 total acres), both of which exceed the minimum size requirement for land use amendments; and
    c. does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
9. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
12. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
13. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.
14. The Commission recommends approval of the requested General Plan amendment because the

applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-7898 to the Governing Body, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report.

Janet Clow
Chair

October 21,2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8852
Las Soleras Master Plan Tract 19 General Plan Amendment
Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment (the "General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tract 19, comprising approximately 9.11 acres from Transitional Mixed Use to Community Commercial ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned MU (Mixed Use).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8852.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023,virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan Amendment.
10. The Planning Commission heard Case #2024-8852 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8853, 2024-8854 and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tract 19.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for general plan approval, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. Based on the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Planning Commission finds that all applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
16. The General Plan Amendment is consistent with growth projections for Santa Fe, and the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.).
    i. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
    ii. The General Plan Amendment affects an area greater than two acres. Tract 19 encompass 9.11 acres, and which exceeds the minimum size requirement for land use amendments.
    iii. The General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
18. With the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
19. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
20. The General Plan Amendment does not conflict with any existing City policies, or ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
21. The additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
5. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(c), the Commission finds that:
    iv. The amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
    v. The amendment affects an area greater than two acres. Tract 19 encompass 9.11 acres, and which exceeds the minimum size requirement for land use amendments.
    vi. The amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
7. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the Commission finds that with the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
8. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
9. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the Commission finds that the proposed amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(g), the Commission finds that the proposed amendment does not conflict with any existing City policies, or ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan
12. The Applicant met the applicable Submittal Requirements.
13. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING

COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-8852 to the Governing Body, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report.

Janet Clow
Chair

October 24, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8854
Las Soleras Master Plan Tract 20 General Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a general plan amendment ("General Plan Amendment") to change the Future Land Use Map designation for Las Soleras Master Plan Tract 20, comprising approximately 10.7 acres from Commercial Business Use to Community Commercial ("Project"). The property is located south of the Rail Runner Loop ("Property") and is zoned BIP (Business Industrial Park).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.2(E) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body to approve the General Plan Amendment.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8854.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. The Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. City staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.
9. Staff recommended that the Commission recommend approval of the Las Soleras General Plan

Amendment.

10. The Planning Commission heard Case #2024-8854 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8852, 2024-8853, and 2024-8855.
11. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras General Plan Amendment for Tract 20.
12. Pursuant to SFCC 1987 Sections14-2.3(C)(7)(a) and 14-3.2(D)(2), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
13. SFCC 1987 Section 14-3.2 establishes certain procedures for General Plan amendments, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based on the criteria set out in SFCC 1987 Section 14-3.2(D).
14. SFCC 1987 Section 14-3.2(E)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
15. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing.
16. The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
17. The General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
18. The General Plan Amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby.
19. The General Plan Amendment affects an area greater than two acres. Tract 20 (+/-10.70 acres), exceeds the minimum size requirement for land use amendments.
20. General Plan Amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
21. With the necessary infrastructure improvements as required by the conditions of approval, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
22. The General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
23. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
24. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the General plan.
3. The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The record before the Planning Commission includes a Staff report and corresponding exhibits, as well as testimony and evidence presented at the hearing. All applicable criteria in SFCC 1987 Section 14-3.2(E) *"Approval Criteria"* have been met.
6. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the General Plan Amendment is consistent with growth projections for Santa Fe, and that the project The General Plan Amendment accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
7. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the General Plan Amendment is consistent with other parts of the General Plan, aligning with several policies, including but not limited to, commercial and community-serving land uses such as those articulated in Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4.
8. The General Plan Amendment complies with SFCC 1987 Section 14-3.2(E)(1)(c), because it:
    a. does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation aligns with existing and planned commercial developments nearby;
    b. affects an area greater than two acres. Tract 20 encompass 10.70 which exceed the minimum size requirement for land use amendments; and
    c. does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change provides commercial services that benefit the community at large, promoting economic development and supporting community needs.
9. Pursuant to SFCC 1987 Section 14-3.2(1)(d), the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
11. Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the General Plan Amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
12. The General Plan Amendment does not conflict with any existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's goals to balance growth with community-serving commercial developments, supporting local economic and infrastructural development.
13. Pursuant to SFCC 1987 Section 14-3.2(E)(2), the Commission finds that the additional criteria specific to amendments to the Land Use Policies section of the General Plan are not applicable to this case because the proposal does not amend the land use policies section of the General Plan.
14. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends approval of the General Plan Amendment Case #2024-8854 to the Governing Body.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7899
Las Soleras Master Plan Amendment Master Plan Amendment

Owner's/Applicant's Name- Beckner Road Partnership, LLC
Agent's Name- Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a master plan amendment ("Master Plan Amendment") to the Las Soleras Master Plan, changing the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet, on a property located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout on the south side of Beckner Rd, encompassing Tracts 19-26 within the Las Soleras Master Plan. (Project).

After conducting a public hearing and having heard from staff and all interested persons, the Planning Commission hereby FINDS and CONCLUDES as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987, Section 14-3.9(C) sets out procedures for the creation of a Master Plan and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7899.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
4. "SFCC") 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.9(C) sets out procedures for master plan approval and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body,

together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.

8. Staff recommended that the Commission recommend approval of the Las Soleras Master Plan Amendment, subject to conditions and technical corrections identified in the Staff Report.
9. The Planning Commission heard Case #2024-7899 concurrently with Cases #2024-7898, 2024-7900, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
10. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Master Plan Amendment.
11. Pursuant to SFCC 1987 Sections 14-3.9(C)(4), the Commission has the authority to review and make recommendations to the Governing Body regarding amendments to the General Plan.
12. SFCC 1987 Section 14-3.9(D)(1) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending approval of an amendment to a master plan to the Governing Body.
13. The Master Plan Amendment consistent with the City of Santa Fe growth projections and economic development goals.
14. . The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development.
15. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.), maintaining a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan. The amendment to C-2 zoning provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such as full-service dining and more. The Master Plan amendment will facilitate future development that is expected to trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System, further enhancing the area's coordinated development.
16. The amendment aligns with the predominant zoning patterns in the area, which primarily are uses (multifamily and nonresidential) allowed within a C-2 District. The variety of C-2 uses, ranging from residential to light industrial, adheres to the Las Soleras Master Plan's original intent to foster a mix of uses, despite the proposed elimination of both Mixed Use and Business Industrial Park Districts, while also responding to current market demands. The master plan continues to maintain a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan.
17. This Master Plan amendment will significantly enhance the site’s ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of Tracts 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System.
18. The net impact of the Master Plan Amendment on the utility system infrastructure is minimal and the existing infrastructure, water, wastewater, and parks are adequate to accommodate the Master Plan Amendment. Inadequacies in roads and fire service capacity can be adequately addressed as conditions of approval during the development of this project such that health and safety goals are met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose an amendment to the Master plan Amendment.
3. Pursuant to SFCC 1987, 14-3.9(C)(4) the Planning Commission has the authority to review and recommend approve of a Master Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community.
6. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several policies (Policy 3-G-2, Policy 4-1-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1, Policy 9-2-G-2, Policy 9-2-G-3, Policy 9-2-G-4.).
7. Pursuant to 14-3.9(D)(1)(b), the Master Plan Amendment is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts.
8. Pursuant to 14-3.9(D)(1)(c)), the Master Plan Amendment will contribute to the coordinated and efficient development of the community.
9. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(d), the necessary infrastructure improvements as proposed, including road realignments and utility upgrades, the existing and proposed infrastructure will be able to accommodate the impacts of the development.
10. The Commission recommends approval of the requested General Plan amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:
Considering the foregoing findings and conclusions, the Planning Commission approves the Master Plan, subject to conditions of approval and the technical corrections set forth in the Staff Report and the exhibits to the Staff Report for Case #2024-7899.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-7900
Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024 (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tracts 21 and 26, comprising approximately 8.18 acres and Tracts 23 and 24, comprising 13.45 acres from General Office (C-1) to General Commercial (C-2) ("Project"). The property is located at the southeast quadrant of the Las Soleras / Beckner Road roundabout ("Property") and is zoned C-1.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-7900.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).

9. Staff reviewed the Application and related materials submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.
10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from C-1 to C-2.
11. The Planning Commission heard Case #2024-7900 concurrently with Cases #2024-7899, 2024-7898, 2024-8852, 2024-8853, 2024-8854 and 2024-8855.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tracts 21, 23, 24, and 26 Rezoning from C-1 to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from C-1 (General Office Use) to C-2 (General Commercial) for Tracts 21, 23, 24, and 26.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe;

and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tracts 21 and 26 (8.18 acres) and Tracts 23 and 24 (13.45 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 21.63 acres across Tracts 21, 23, 24, and 26.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tracts 21, 23, 24, and 26. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from C-1 (General Office Use) to C-2 (General Commercial) for Tracts 21, 23, 24, and 26.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tracts 21 and 26 (8.18 acres) and Tracts 23 and 24 (13.45 acres), which meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or

general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from C-1 to C-2, as requested in the Application for Case #2024-7900.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8853
Las Soleras Master Plan Tract 19 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024, (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tract 19, comprising approximately 9.11 acres from Mixed Use (MU) to General Commercial (C-2) ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned MU.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8853.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).
9. Staff reviewed the Application and related materials submitted by the Applicant for conformity

with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from MU to C-2.
11. The Planning Commission heard Case #2024-8853 concurrently with Cases #2024-7900, 2024-7898 2024-7899, 2024-7900, 2024-8852, 2024-8855, 2024-8854, and 2024-8855.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tract 19 Rezoning from MU to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from MU (Mixed Use) to C-2 (General Commercial) for Tract 19.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tract19 (9.11 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 9.11 acres for Tract 19.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tract 19. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from MU (Mixed Use) to C-2 (General Commercial) for Tract 19.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tract 19 (9.11 acres) meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from MU to C-2, as requested in the Application for Case #2024-8853.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2024-8855
Las Soleras Master Plan Tract 20 Rezoning
Owner's/Applicant's Name - Beckner Road Partnership, LLC
Agent's Name - Orion West, LLC

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 5, 2024, (Hearing) upon the application (Application) of Orion-West LLC as agent for Beckner Road Partnership, LLC (Applicant).

The Applicant requested a rezoning ("Rezoning") to change the official Zoning Map designation for Las Soleras Master Plan Tract 20, comprising approximately 10.70 acres from Business Industrial Park (BIP) to General Commercial (C-2) ("Project"). The property is located southwest of the Walking Rain Road / Beckner Road roundabout ("Property") and is zoned BIP.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Santa Fe City Code ("SFCC") 1987 Section 14-3.5(C) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the rezoning request.
2. On September 5, 2024, the Planning Commission recommended the Governing Body approve Case #2024-8855.
3. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public
4. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
5. The Applicant attended a preapplication conference with City Land Use Department Staff ("Staff") on September 28, 2023.
6. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant conducted an ENN meeting on November 14, 2023, virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, Staff, and one (1) member of the public.
7. SFCC 1987, Section 14-3.2(D) sets out procedures for amendments to the General Plan and requires the Planning Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and shall transmit the application, including any plan, to the governing body, together with a recommendation as to findings and conditions, desirable changes and recommendations for approval or disapproval.
8. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (Submittal Requirements).
9. Staff reviewed the Application and related materials submitted by the Applicant for conformity

with applicable SFCC requirements and provided the Commission with a written report of its findings, which evaluated the factors relevant to the Application.

10. Staff recommended that the Commission recommend approval of the Las Soleras rezoning from BIP to C-2.
11. The Planning Commission heard Case #2024-8855 concurrently with Cases #2024-7898, 2024-7899, 2024-7900, 2024-8852, 2024-8853, and 2024-8854.
12. Pursuant to SFCC 1987 TABLE 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Planning Commission has the authority to review and recommend the Governing Body approve the rezoning request.
13. At the hearing on September 5, 2024, the Planning Commission received reports from staff, testimony, and evidence from the Applicant, and testimony offered by any interested members of the public.
14. On September 5, 2024, the Planning Commission voted to recommend that the Governing Body approve the Las Soleras Tract 20 Rezoning from BIP to C-2.
15. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Planning Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
16. SFCC 1987 Section 14-3.5(C) sets out the approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending a rezoning.
17. There has been a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant's response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from BIP (Business Industrial Park) to C-2 (General Commercial) for Tract 20.
18. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.
19. The Rezoning is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:
    (a) Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.
    (b) Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.
    (c) Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and
    (d) Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.
    (e) Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
    (f) Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.
    (g) Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers;
20. Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

21. Policy 9-2-G-5: Promote small business.
22. The Rezoning request affects an area of more than two acres. The Rezoning impacts Tract 20 (10.70 acres).
23. The existing infrastructure is adequate for the proposed development, and necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development will be addressed as conditions of approval.
24. The prevailing use and character of the surrounding area are generally commercial and mixed-use, consistent with the rezoning to C-2 (General Commercial).
25. The land proposed for rezoning is greater than two acres, with the total affected area comprising approximately 10.70 acres for Tract 20.
26. The rezoning is consistent with adjacent land use patterns and the General Plan Policy, promoting balanced commercial development supported by Policies 3-G-2, 4-1-G-2, 4-4-G-4, 4-4-G-6, 9-2-G-1, 9-2-G-2, 9-2-G-3, and 9-2-G-4. The rezoning is not at the expense of surrounding landowners but benefits the community by increasing commercial services

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
2. The Applicant has the right under the SFCC to propose a request for rezoning.
3. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Planning Commission finds:
    i. There is no mistake in the original zoning.
    ii. There is not a conflict between the General Plan's Future Land Use Map and the existing zoning for Tract 20. The proposed rezoning is consistent with the General Plan's Future Land Use Map, which supports the shift from BIP (Business Industrial Park) to C-2 (General Commercial) for Tract 20.
    iii. The rezoning reflects the City's long-term land use and growth patterns as provided for in the General Plan, promoting efficient land and infrastructure use.
27. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Planning Commission finds that the Applicant's submittal is a complete application as required by SFCC 1987 Chapter 14, and the rezoning request meets all applicable rezoning approval criteria.
28. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Rezoning is consistent with the Future Land Use Map and City policy as articulated in the General Plan, supporting community and economic growth.
29. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Rezoning request affects an area of more than two acres. The rezoning impacts Tract 19 (9.11 acres) meets the minimum requirement.
30. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the existing and proposed infrastructure, including roads, utilities, and public services, will be able to accommodate the impacts of the proposed rezoning and support future development.
31. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Rezoning:
    (a) *does not* allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area prevailing use and character of the surrounding area;
    (b) *does not* affect an area of less than two acres; and
    (c) *does not* benefit one or a few landowners at the expense of the surrounding landowners or general public.

4. The Planning Commission has the power and authority at law and under the SFCC to review the proposed rezoning of the Property and to recommend approval of the proposed rezoning to the Governing Body.
5. The Applicant met the applicable Submittal Requirements.
6. The Planning Commission recommends that the Governing Body Approve the requested rezoning because the application met all applicable code criteria for recommendation of approval of the proposed rezoning.

WHEREFORE, IT IS ORDERED ON THE 3rd DAY OF OCTOBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Planning Commission recommends the Governing Body approve the rezoning as requested from BIP to C-2, as requested in the Application for Case #2024-8855.

Janet Clow
Chair

October 21, 2024
Date:

FILED:

Geralyn F. Cardenas
City Clerk

XIV

Oct 29, 2024
Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

10/21/2024
Date:

City of Santa Fe

MINUTES

**REGULAR MEETING OF
THE PLANNING COMMISSION
SEPTEMBER 05, 2024 AT
6:00 PM**

A. ROLL CALL

Members Present:
Chair Janet Clow
Vice Chair Jessica Eaton Lawrence
Member Gurushabad Mirando
Member Peter Smith
Member Thomas (TJ) Reiland

Members Excused:
Member Phil Lucero
Member Sasha McGhee

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Vice Chair Eaton Lawrence moved, seconded by Commissioner Reiland, to approved the agenda as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Smith, Member Reiland

Against: None

Abstain: Member Mirando

D. APPROVAL OF MINUTES:

1. August 1, 2024

MOTION: Vice Chair Eaton Lawrence moved, seconded by Commissioner Reiland, to approve as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Smith, Member Reiland

Against: None

Abstain: Member Mirando

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2023-7079. Bungalows on Cerrillos Development Plan. AMENDED

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

2. Case #2023-7662. Bungalows on Cerrillos variance (Setback). AMENDED

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

3. **Case #2023-7663. Bungalows on Cerrillos variance (Slopes). AMENDED**

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

6. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2024-7899. Las Soleras Master Plan Amendment.** Orion-West LLC., Agent for Beckner Road Partnership, LLC, Owner, requests a Master Plan Amendment to the Las Soleras Master Plan to change the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial). Additionally, they seek to reduce the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet. The property is located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout, and on the south side of Beckner Rd, encompassing

Parcels 19-26 within the Las Soleras Master Plan. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

2. **Case # 2024-7898. Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, Owner, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout. Additionally, a General Plan Amendment is requested to change the existing General Plan Future Land Use Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from Commercial Office Use to Community Commercial. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

3. **Case # 2024-7900. Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning.** Orion-West LLC., Agent for Beckner Road Partnership, LLC, Orion-West LLC., agent for Beckner Road Partnership, LLC, Owner, requests approval of a rezoning to change the Official Zoning Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout. Additionally, a rezoning is requested to change the existing Official Zoning Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) Use to C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

4. **Case #2024-8852. Las Soleras Master Plan Tract 19 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use designation for approximately 9.11 acres from Transitional Mixed Use to Community Commercial. The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the informational as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

5. **Case #2024-8853. Las Soleras Master Plan Tract 19 Rezoning.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 9.11 acres from MU (Mixed Use) Use to C-2 (General Commercial). The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

   MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

   VOTE: The motion was approved on the following Roll Call vote:

   For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

   Against: Member Reiland

   Abstain: None

6. **Case #2024-8854. Las Soleras Master Plan Tract 20 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use designation for approximately 10.70 acres from Commercial Business Use to Community Commercial. The property, known as Tract 20 of the Las Soleras Master Plan, and is located south of the Rail Runner Loop. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

7. **Case #2024-8855. Las Soleras Master Plan Tract 20 Rezoning.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 10.70 acres from BIP (Business Industrial Park) Use to C-2 (General Commercial). The property, known as Tract 20 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

8. **Case #2024-8523. 235 West San Francisco Street, Variance.** Sommer Karnes & Associates LLP, Agent for G.E. Senlic, LLC., owners and applicant requests a variance to SFCC 1987, Section 14.8-6(C)(2)b to allow off-site parking more than 600 feet from the property within the Business Commercial District. The property

is zoned Business Commercial District, within the Lensic Subdistrict, with an approved 70 room hotel (Case #2019-1535) on .99-acre property. (Carly Venditti, Case Manager, cavenditti@santafenm.gov)

Postponed to October 3, 2024

9. **Case #2024-8342. 4851 Hart Road Development Plan.** NM Land Solutions LLC, Agent, for ODY- HFS Partners LLP, Owner, requests approval of a development plan to establish development standards for 2 warehouses totaling 63,920 SF on a 9.755 Acre lot located at 4851 Hart Road. The property is zoned I-1 (Light Industrial) and is within the River and Trails Archeological Review District. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

10. **Case #2024-8343. 4851 Hart Road Terrain Management Variance.** NM Land Solutions LLC, Agent, for ODY- HFS Partners LLP, Owner, requests approval of a variance to the Terrain Management standards located in SFCC Ch. 14-8.2(D)(2)(b) to disturb natural slopes of thirty-percent or greater to develop 2 warehouses totaling 63,920 SF on a 9.755 Acre lot located at 4851 Hart Road. The property is zoned I-1 (Light Industrial) and is within the River and Trails Archeological Review District. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to deny the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

H. STAFF COMMUNICATIONS

1. City of Santa Fe Transportation Impact Analysis Guidelines – Erik Aune, AICP, Director Santa Fe MPO

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

.

Geraldine Jurule
Liaison

Chair

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2025-03

A BILL

REZONING LAS SOLERAS TRACT 20, APPROXIMATELY 10.70 ACRES OF LAND LOCATED AT THE SOUTHWEST QUADRANT OF THE WALKING RAIN ROAD /BECKNER ROAD ROUNDABOUT, FROM BIP (BUSINESS INDUSTRIAL PARK) TO C-2 (GENERAL COMMERCIAL) (CASE NO. 2024-8855).

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. The real property located within the municipal boundaries of the city of Santa Fe, which is restricted to and classified as BIP and is comprised of approximately 10.70 acres of land, more particularly described as Tract 20 as shown and delineated on plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts Township 16N, Range 9E, Sections 17 18", recorded March 4, 2010 in Plat Book 714, Pages 014-026, No. 1592455, records of Santa Fe County, New Mexico and being more particularly described in Attachment A, incorporated herein (the "Property"), is now restricted to and reclassified as C-2.

Section 2. The official zoning map of the City of Santa Fe, adopted by Ordinance No. 2001-27, is amended to conform to the change of zoning classification for the Property set forth in Section 1 of this Ordinance.

Section 3. Pursuant to SFCC 1987, Section 2-2.4, this Ordinance shall be published by title and general summary and shall become effective five (5) days after publication.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2025.

_____

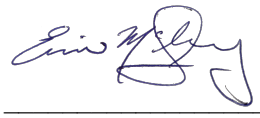
ALAN M. WEBBER, MAYOR

ATTEST:

_____

ANDRÉA SALAZAR, CITY CLERK

APPROVED AS TO FORM:



_____

ERIN K. MCSHERRY, CITY ATTORNEY

Legislation/ Land Use Legislation/Bills/ Las Soleras Tracts 21, 23, 24 and 26 Rezoning

ATTACHMENT A

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF TRACT 19, LOS SOLERAS ,AS THE SAME IS SHOWN AND DESIGNATED ON THE BECKNER ROAD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES, SPECTRUM ACQUISITION SANTA FE, LLC, LAS SOLERAS VILLAGE, LLC, LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC, RECORDED IN THE SANTA FE COUNTY CLERK;S OFFICE ON OCTOBER 31, 2016, IN BOOK 809, PAGES 3-4, TOGETHER WITH LOT 20, LAS SOLERAS, AS THE SAME IS SHOWN AND DEDICATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE COUNTY CLERK'S OFFICE OF SANTA FE COUNTY ON MARCH 4, 2010, IN BOOK 714, PAGES 14-26, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 19 BEING A FOUND REBAR WITH YELLOW PLASTIC CAP PLS NO. 13986, LYING ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 25 FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP I-025-5(36)272 BEARS N 60°49'43" E, A DISTANCE OF 215.15 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE, S 60°48'43" W, A DISTANCE OF 608.76 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986”;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 60°57'12" W, A DISTANCE OF 99.29 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 60°58'43" W, A DISTANCE OF 60.13 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND ROW T-RAIL "650+16.30;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1606.05 FEET, A RADIUS OF 11309.16 FEET, A DELTA ANGLE OF 08°08'12", A CHORD BEARING OF S 64°53'40" W, AND A CHORD LENGTH OF 1604.71 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND ROW T-RAIL"

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 68°58'55" W, A DISTANCE OF 254.66 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND 5/8" REBAR;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 20°59'34" W, A DISTANCE OF 258.67 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 90.10 FEET, A RADIUS OF 368.00 FEET, A DELTA ANGLE OF 14°01'41", A CHORD BEARING OF N 74°42'30" E, AND A CHORD LENGTH OF 89.88 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 67°41'37" E, A DISTANCE OF 888.57 FEET TO POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 135.50 FEET, A RADIUS OF 2500.00 FEET, A DELTA ANGLE OF 03°06'20", A CHORD BEARING OF N 66°08'27" E, AND A CHORD LENGTH OF 135.48 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 64°35'17" E, A DISTANCE OF 664.33 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 542.82 FEET, A RADIUS OF 368.00 FEET, A DELTA ANGLE OF 84°30'54", A CHORD BEARING OF N 22°20'43" E, AND A CHORD LENGTH OF 494.93 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986"

THENCE ALONG THE EAST RIGHT OF WAY LINE OF RAIL RUNNER ROAD, N 19°56'08" W, A DISTANCE OF 346.29 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 14.86 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 34°03'02", A CHORD BEARING OF N 02°54'27" W, AND A CHORD LENGTH OF 14.64 FEET, TO AN ANGLE POINT, LYING AT THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE OF BEKCNER ROAD, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 70°03'52" E, A DISTANCE OF 246.88 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 37°29'43" E, A DISTANCE OF 854.55 FEET TO THE POINT OF BEGINNING, CONTAINING 19.7979 ACRES (862,397 SQUARE FEET), MORE OR LESS.