



Agenda

**Notice of the Early
Neighborhood Notification
May 20, 2026 at 5:30 PM
Meeting Virtually**

Procedures for Early Neighborhood Notification Meeting

1. ENN Name
 - a. Solera Pointe
2. Project Address
 - a. 5001, 5002, 5150 Rail Runner Road and 4354 Beckner Road
3. Description
 - a. Preliminary Plat & Development Plan for a 129 lot single-family subdivision on 28.55 acres. property is zoned C-2, General Commercial.
4. Applicant
 - a. JenkinsGavin, (505) 820-7444
5. Staff
 - a. Dan Esquibel, daesquibel@santafenm.gov
6. Meeting Location
 - a. Join Zoom Meeting

<https://us02web.zoom.us/j/84953150569?pwd=95NO6Q0Jd7ffq8xPphCLPLc2FIQlcK.1>

View meeting insights with Zoom AI Companion

<https://us02web.zoom.us/launch/edi?moid=30622688-1ae1-45bc-b303-274e86bf712b&from=plugin>

Meeting ID: 849 5315 0569

Passcode: 165544

One tap mobile

+17193594580,,84953150569#,,,,*165544# US

+12532050468,,84953150569#,,,,*165544# US

Join by SIP

- 84953150569@zoomcrc.com

Join instructions

https://us02web.zoom.us/j/84953150569?signature=JjrMqw7Lxs5fpARKf36gawF6RIfg_3paoWW61Pg

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



EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: Solero-Pointe Subdivision

Address: 5001 + 5002 + 5150 Rail Runner Rd & 4354 Beckner Rd Parcel Size: Parcel 24: 5.41
 Parcel 19: 4.11
 Parcel 22: 4.93
 Parcel 23: 14.14
TOTAL: 28.59

Zoning: _____ Future Land Use: _____

Preapplication Conference Date: _____

Detailed Project Description: Development Plan and Subdivision Plat for 129 single family detached homes to be constructed in two phases.

Property Owner Information

Name: Pulte Homes of New Mexico, LLC

Address: 7601 Jefferson Street. NE, Suite 320 Albuquerque NM 87109

Phone: _____ E-mail Address: brian.anderson@pultegroup.com

Applicant/Agent Information (if different from owner):

Name: JenkinsGavin Inc

Address: 130 Grant Ave, Suite 101 Santa Fe NM 87501

Phone: _____ E-mail Address: jennifer@jenkinsgavin.com / angelica@jenkinsgavin.com

Agent Authorization (if applicable):

I am/We are the owner(s) and record title holder(s) of the property located at: 5001 + 5002 + 5150 Rail Runner Rd & 4354 Beckner Rd

I/We authorize See attached letter of authorization. to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

Proposed ENN Meeting Dates:

<i>Provide 2 options:</i>	<i>Preferred Option</i>	<i>Alternative</i>
DATE:		
TIME:	5:30 p.m.	
LOCATION:		

SPECIAL WARRANTY DEED

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.

SPECIAL WARRANTY DEED

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

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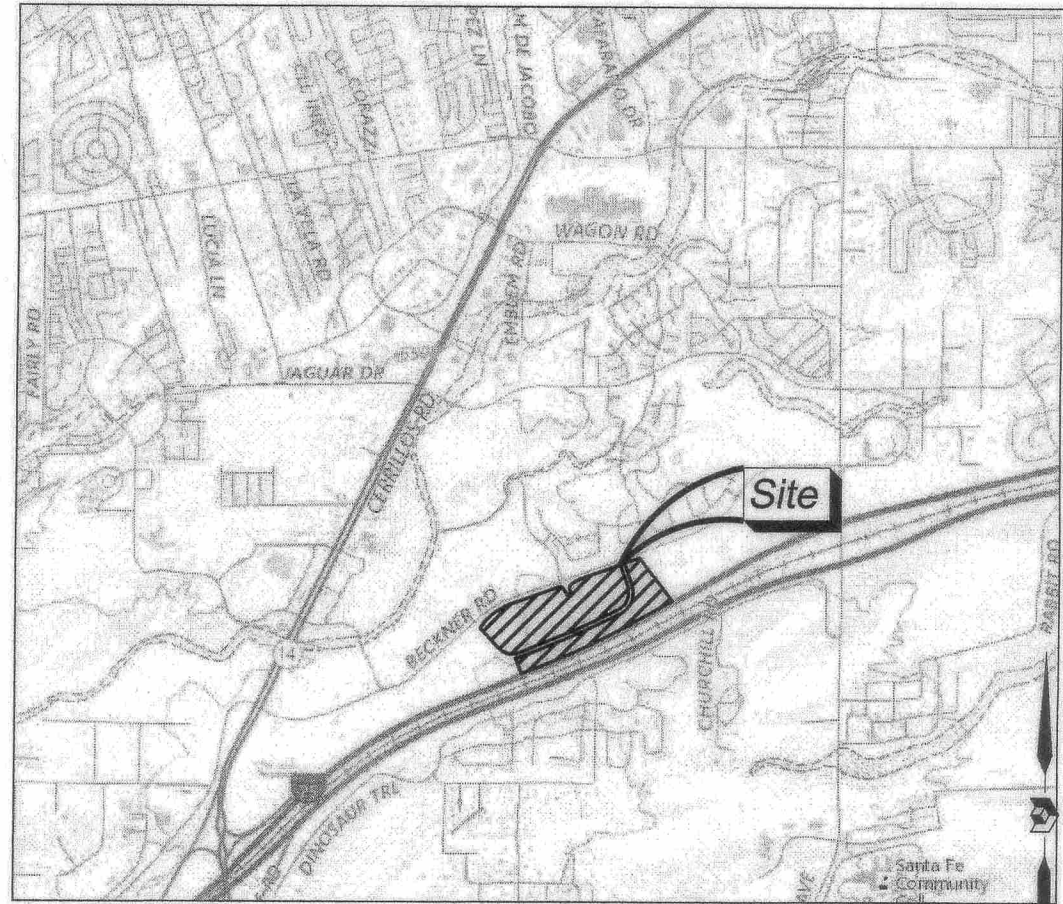
SUBJECT TO: Easement and rights incident thereto contained in Public Service Company of New Mexico Easement (Electric), executed by Las Soleras Village, LLC, a New Mexico limited liability company, recorded August 25, 2016 as Instrument # 1802604, records of Santa Fe County, New Mexico. (As to Tracts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

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

SUBJECT TO: Taxes for 2023 and subsequent years.

With special warranty covenants.

Replat of
Parcels 19, 20, 21, 22, 23, 24, 25 & 26
Las Soleras Center
Santa Fe, Santa Fe County, New Mexico
July 2025



Location Map

Dedication and Affidavit

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATTED THOSE LANDS SHOWN HEREON. THIS REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 58.8990 ACRES, MORE OR LESS. THIS LOT LINE ADJUSTMENT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO DEDICATE A PORTION OF FORMER TRACTS 22 AND 25 AS DESCRIBED AND SHOWN HEREIN SHADED TO THE CITY OF SANTA FE IN FEE SIMPLE FOR PUBLIC RIGHT-OF-WAY USE. THIS PLAT ADJUSTS THE RIGHT OF WAY OF RAIL RUNNER LOOP, AS A RESULT OF PREVIOUSLY GRANTED ACCESS AND UTILITY EASEMENTS WITHIN FORMER TRACTS 19, 20, 24, 25, AND 26 AND LOTS 21, 22 AND 23 ARE REPLATTED IN ORDER TO REPLAT THE EXISTING 5 TRACTS AND 3 LOTS INTO 8 NEW PARCELS, TO DEDICATE RIGHT OF WAY, TO VACATE RIGHT OF WAY, TO VACATE EASEMENTS AND TO GRANT EASEMENTS.

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

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

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

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

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

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS. AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE. EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS

THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS PLAT CONTAINS 145.696 ACRES, MORE OR LESS. THIS DEDICATION LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

100 FOOT PRIVATE OPEN SPACE EASEMENT WITH FLOATING 20 FOOT NON MOTORIZED TRAIL EASEMENT WITHIN PARCEL 23 TO BE GRANTED TO THE CITY OF SANTA FE WHEN REQUESTED BY CITY OFFICIALS. SAID TRAIL TO BE CONSTRUCTED WITH DEVELOPMENT OF LOTS.

100 FOOT PRIVATE OPEN SPACE EASEMENT WITH FLOATING 20 FOOT NON MOTORIZED TRAIL EASEMENT WITHIN PARCEL 23 TO BE GRANTED TO THE CITY OF SANTA FE WHEN REQUESTED BY CITY OFFICIALS. SAID TRAIL TO BE CONSTRUCTED WITH DEVELOPMENT OF LOTS.

Free Consent and Dedication

THE REPLAT (LOT LINE ADJUSTMENT) SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. SAID OWNER WARRANTS THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND REPLATTED.

SAID OWNER DOES HEREBY GRANT EASEMENTS FOR PUBLIC ACCESS, UTILITIES, RAMBLA AND PLAZA AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE AS PUBLIC RIGHT OF WAY FOR ROADWAY PURPOSES THE NEW PORTION OF "RAIL RUNNER LOOP" AS SHOWN HEREON TO THE CITY OF SANTA FE IN FEE SIMPLE WITH WARRANTY COVENANTS.

SCOTT HERBERT,
MANAGING MEMBER
BECKNER ROAD PARTNERS, LLC

Acknowledgment

STATE OF NEW MEXICO)^{SS}
COUNTY OF SANTA FE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF August, 2025 BY SCOTT HERBERT, MANAGING MEMBER, BECKNER ROAD PARTNERS, LLC

BY Misty Montoya MY COMMISSION EXPIRES: 3/14/2029

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING 5 TRACTS AND 3 LOTS INTO 8 NEW PARCELS, TO DEDICATE RIGHT OF WAY, TO VACATE RIGHT OF WAY, TO VACATE EASEMENTS AND TO GRANT EASEMENTS.

Notes

- 1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.
3. A RAMBLA IS A SPANISH TERM FOR A DRY RIVERBED OR A WIDE, TREE-LINED AVENUE, OFTEN USED AS A PEDESTRIAN THOROUGHFARE.

Reviewed By

City Engineer for Land Use: 8/15/25
City Planner: 7-14-2025
Santa Fe County Treasurer: 8/6/25
City of Santa Fe Water Division: 8-6-25
City of Santa Fe Waste Management Division: 8-7-25

Utility Companies

IN APPROVING THIS PLAT, PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERVES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

PNM: 8/15/25
New Mexico Gas Company: 8-5-25
Quest Corporation D/B/A CenturyLink QC: 8/6/25
Comcast Cable: 8-5-25

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35049C0507E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 04, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

COUNTY OF SANTA FE) SS
STATE OF NEW MEXICO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 15th DAY OF August, A.D. 2025, AT 1:21 O'CLOCK P.M., AND WAS DULY RECORDED IN BOOK 921 PAGE 90-32 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE KATHARINE E. CLARK COUNTY CLERK, SANTA FE COUNTY, NM

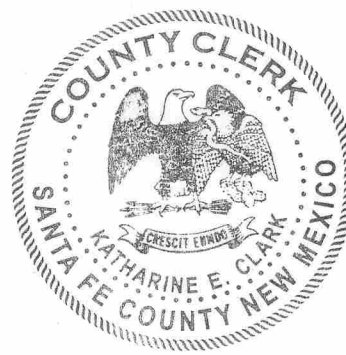


Table with 3 main columns: COORDINATE AND DIMENSION INFORMATION, PLSS INFORMATION, INDEXING INFORMATION FOR COUNTY CLERK. Includes details like State Plane Zone, Grid, Rotation Angle, Land Grant, Property Owner, and Subdivision Name.

Reference Documents

- 1. PLAT OF SURVEY ENTITLED "LAS SOLERAS ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS", RECORDED MARCH 4, 2010 IN PLAT BOOK 714, PAGES 014-026, NO. 1592455, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
2. PLAT OF SURVEY ENTITLED "ALTA/ ACSM BOUNDARY SURVEY PREPARED FOR PASEO NUEVO, LTD. CO. OF LOTS 21, 22, AND 23 LAS SOLERAS.", RECORDED FEBRUARY 14, 2012 IN PLAT BOOK 742, PAGE 018, NO. 1660344, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
3. PLAT OF SURVEY ENTITLED "BECKNER ROAD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES SPECTRUM ACQUISITION SANTA FE LLC LAS SOLERAS VILLAGE, LLC LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC SHOWING PUBLIC R/W DEDICATION OF A PORTION OF TRACTS 8, 10, 18-19...", RECORDED OCTOBER 31, 2016 IN PLAT BOOK 809, PAGES 003-004, NO. 1808503, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
4. PLAT OF SURVEY ENTITLED "LAS SOLERAS AMENDED MASTER PLAN TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.", RECORDED JANUARY 4, 2017 IN PLAT BOOK 812, PAGES 037-046, NO. 1814047 AND RECORDED JULY 17, 2018 IN PLAT BOOK 836, PAGES 047-050D, NO. 1862707, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
5. PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (ELECTRIC), EXECUTED BY LAS SOLERAS VILLAGE, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED AUGUST 25, 2016 AS INSTRUMENT NO. 1802804, RECORDS OF SANTA FE COUNTY, NEW MEXICO. EASEMENT AND RIGHTS INCIDENT THERETO CONTAINED IN PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (ELECTRIC), EXECUTED BY LAS SOLERAS CENTER, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED AUGUST 25, 2016 AS INSTRUMENT NO. 1802805, RECORDS OF SANTA FE COUNTY, NEW MEXICO. (AS TO TRACTS 19, 24, 25 & 26)

Storm Water Agreement

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY BECKNER ROAD EQUITIES, INC. LOT OWNERS ASSOCIATION (OWNER) AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE.

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF SANTA FE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

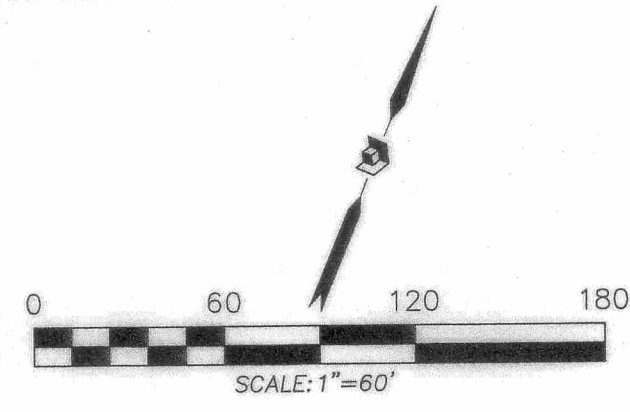
LARRY W. MEDRANO 08/05/25 DATE
NEW MEXICO PROFESSIONAL SURVEYOR (11993)



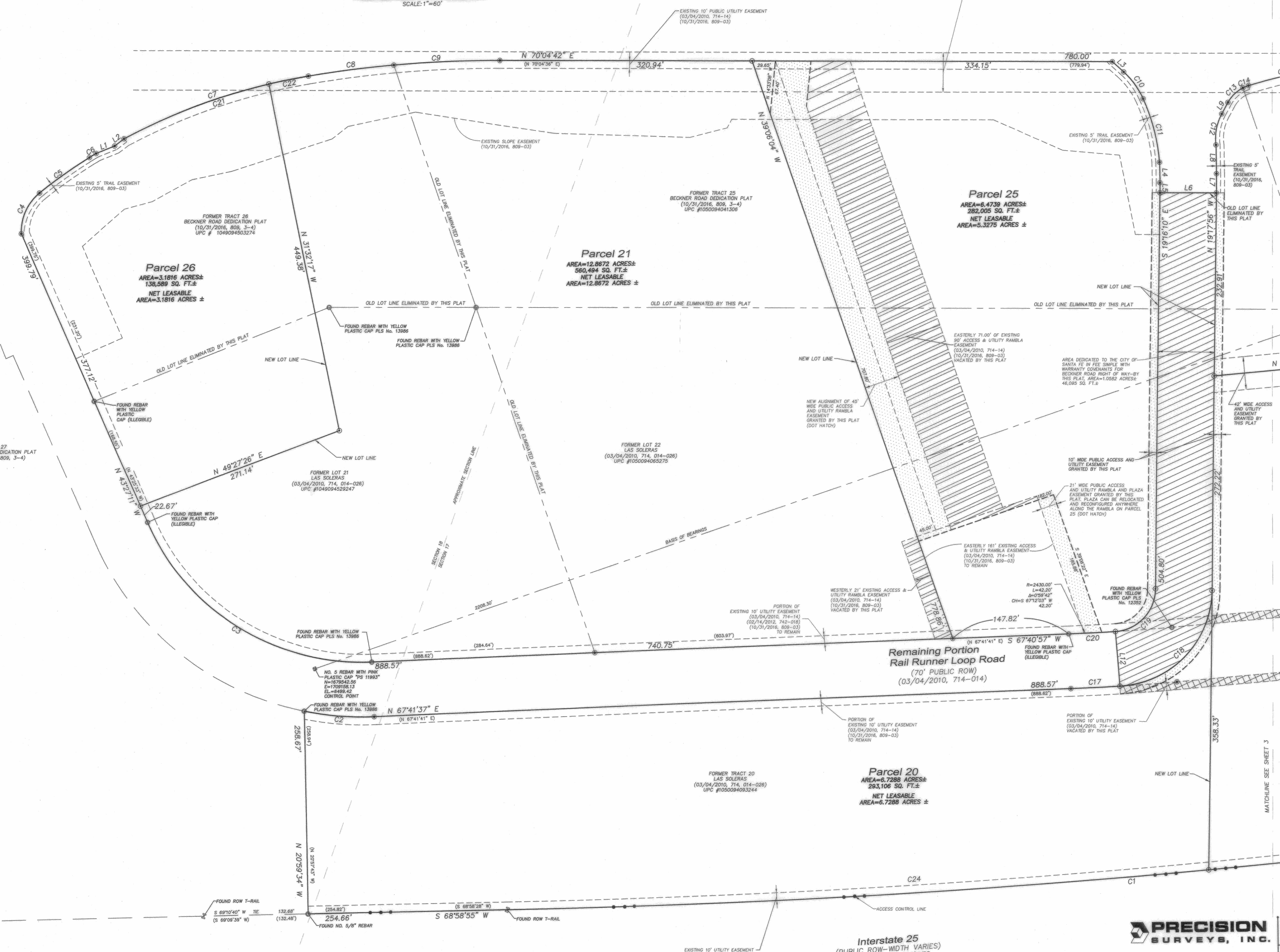
OFFICE LOCATION: 8200 San Mateo Boulevard, NE Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION table with columns: CREW/TECH, DATE OF SURVEY, DRAWN BY, CHECKED BY, PSI JOB NO., SHEET NUMBER.

Replat of
Parcels 19, 20, 21, 22, 23, 24, 25 & 26
Las Soleras Center
Santa Fe County, New Mexico
July 2025



Beckner Road
(PUBLIC R/W WIDTH VARIES)
(10/31/2016, 809-03)
(08/25/2016, NIS NO. 1802504 & DIST. NO. 1802505)



Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES (N 67°41'41" E) RECORD BEARING AND DISTANCES
- FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"
- FOUND SURVEY MONUMENT AS NOTED
- DOTSIES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
- FOUND CONTROL POINT
- AREA DEDICATED TO THE CITY OF SANTA FE FOR RIGHT OF WAY
- PORTION OF PUBLIC UTILITY EASEMENT VACATED BY THIS PLAT
- PORTION OF ACCESS UTILITY & RAMBLA EASEMENT GRANTED BY THIS PLAT
- PORTION OF ACCESS UTILITY & RAMBLA VACATED BY THIS PLAT

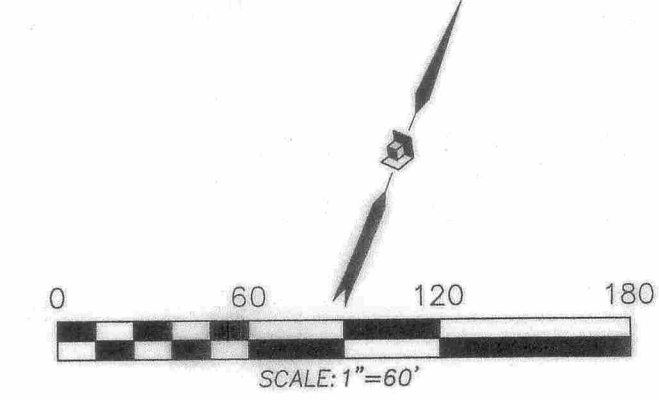
PROJECT INFORMATION	
CREW/TECH: SPIA/RRMH	DATE OF SURVEY 08/02-09/05/2023
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 232223P	SHEET NUMBER 2 OF 3

PRECISION SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.854.5700 PHONE
505.856.7900 FAX

See Sheet 3 of 3 for Line and Curve Tables

Replat of
Parcels 19, 20, 21, 22, 23, 24, 25 & 26
Las Soleras Center
 Santa Fe County, New Mexico
 July 2025



Curve Table

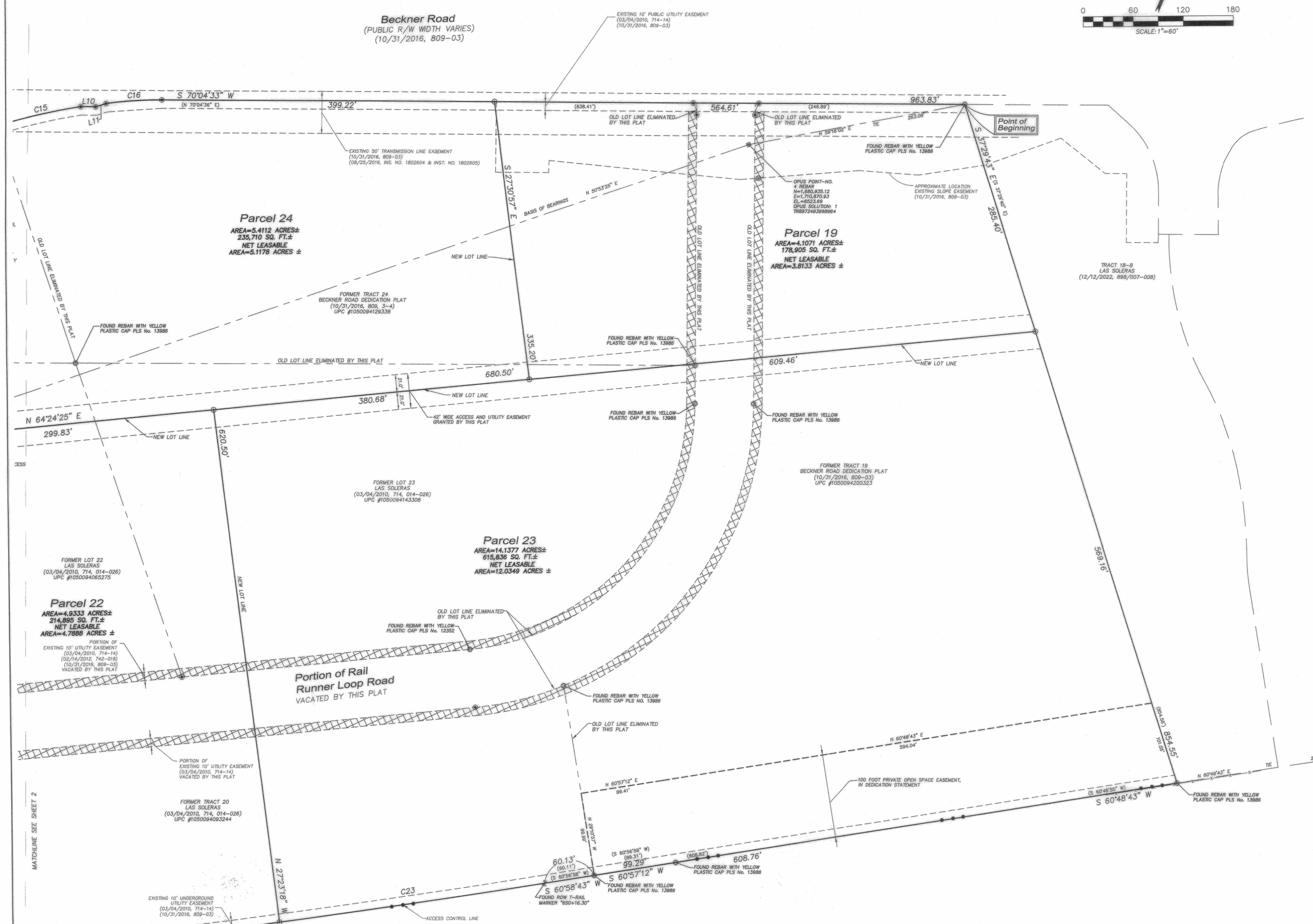
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11309.16'	1606.05'	1604.71'	S 64°53'40" W	8°08'12"
C2	368.00'	90.10'	89.88'	N 74°42'30" E	14°01'41"
C3	298.00'	358.43'	337.21'	N 77°50'38" W	68°54'54"
C4	63.00'	58.30'	56.24'	N 04°01'30" E	53°01'25"
C5	558.00'	77.78'	77.72'	N 34°31'36" W	7°59'09"
C6	783.00'	9.87'	9.87'	N 38°52'56" E	0°43'20"
C7	782.00'	248.60'	247.56'	N 51°16'09" E	18°12'53"
C8	1450.29'	110.22'	110.20'	N 62°33'05" E	4°21'17"
C9	1459.61'	135.51'	135.46'	N 67°24'11" E	5°19'09"
C10	103.00'	42.62'	42.31'	S 56°20'37" E	23°42'23"
C11	232.99'	83.62'	83.18'	S 34°12'39" E	20°33'52"
C12	65.00'	40.74'	40.07'	N 09°05'38" W	35°54'29"
C13	45.00'	26.85'	26.45'	N 25°56'51" E	34°11'04"
C14	45.03'	7.73'	7.72'	N 47°57'36" E	9°50'08"
C15	663.00'	95.45'	95.37'	N 57°00'16" E	8°14'55"
C16	476.00'	66.93'	66.88'	N 66°04'21" E	8°03'22"
C17	2500.00'	62.65'	62.65'	N 66°58'33" E	1°28'09"
C18	125.04'	188.31'	171.01'	N 23°26'31" E	86°17'14"
C19	55.01'	82.54'	75.01'	S 23°03'41" W	85°57'58"
C20	2430.00'	59.51'	59.50'	S 66°59'48" W	1°24'11"
C21	782.00'	197.32'	196.79'	N 49°23'25" E	14°27'26"
C22	782.00'	51.29'	51.28'	N 58°29'51" E	3°45'28"
C23	11309.16'	321.76'	321.75'	S 61°38'28" W	1°37'49"
C24	11309.16'	895.82'	895.58'	S 66°41'37" W	4°32'19"

Record Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
(C1)	(11309.16')	(1606.10')	(1604.75')	(N 64°53'56" E)	(8°08'13")
(C2)	(368.00')	(90.11')	(89.88')	(N 74°42'36" E)	(14°01'44")
(C3)	(298.00')	(358.25')	(337.07')	(S 77°51'57" W)	(68°52'50")
(C4)	(63.00')	(58.30')	(56.24')	(S 04°01'24" W)	(53°01'10")
(C5)	(558.00')	(77.77')	(77.71')	(S 34°31'36" W)	(7°59'09")
(C6)	(783.00')	(9.87')	(9.87')	(N 38°52'50" E)	(0°43'20")
(C7)	(782.00')	(248.59')	(247.54')	(S 51°16'03" W)	(18°12'48")
(C8)	(1450.29')	(110.21')	(110.18')	(S 62°32'59" W)	(4°21'15")
(C9)	(1459.61')	(135.50')	(135.45')	(S 67°24'05" W)	(5°19'08")
(C10)	(103.00')	(42.61')	(42.31')	(N 56°20'43" W)	(23°42'16")
(C11)	(232.99')	(83.62')	(83.17')	(N 34°12'45" E)	(20°33'47")
(C12)	(65.00')	(40.73')	(40.07')	(S 09°05'44" E)	(35°54'19")
(C13)	(45.00')	(26.85')	(26.45')	(S 25°56'45" W)	(34°10'55")
(C14)	(45.03')	(7.73')	(7.72')	(S 47°57'30" W)	(9°50'06")
(C15)	(663.00')	(95.44')	(95.36')	(S 57°00'10" W)	(8°14'53")
(C16)	(476.00')	(66.93')	(66.87')	(N 66°04'15" E)	(8°03'22")

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES (N 87°41'41" E)
- RECORD BEARING AND DISTANCES
- FOUND NO. 5 REBAR WITH PINK PLASTIC CAP PLS NO. 13989
- FOUND SURVEY MONUMENT AS NOTED
- DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP PLS 11993 SET THIS SURVEY
- FOUND CONTROL POINT
- AREA DEDICATED TO THE CITY OF SANTA FE FOR RIGHT OF WAY
- PORTION OF PUBLIC UTILITY EASEMENT VACATED BY THIS PLAT
- PORTION OF ACCESS UTILITY & RAMBLA EASEMENT GRANTED BY THIS PLAT
- PORTION OF ACCESS UTILITY & RAMBLA VACATED BY THIS PLAT



Line Table

LINE	BEARING	DISTANCE
L1	N 47°56'27" E	25.29
L2	N 32°17'22" E	14.94
L3	S 68°11'44" E	19.54
L4	S 21°10'09" E	26.18
L5	S 19°55'18" E	12.77
L6	N 70°04'42" E	72.01
L7	N 19°55'18" W	24.49
L8	N 20°44'14" W	36.82
L9	N 08°51'33" E	16.53
L10	N 70°18'08" E	17.92
L11	N 52°31'45" E	13.10
L12	N 24°49'16" W	70.04

Record Line Table

LINE	BEARING	DISTANCE
(L1)	(N 47°56'21" E)	(25.30')
(L2)	(N 32°17'16" E)	(14.95')
(L3)	(S 68°11'50" E)	(19.55')
(L4)	(S 21°10'15" E)	(26.19')
(L5)	(S 19°55'24" E)	(12.78')
(L6)	(N 70°04'36" E)	(72.03')
(L7)	(N 19°55'24" W)	(24.50')
(L8)	(N 20°44'20" W)	(36.83')
(L9)	(N 08°51'27" E)	(16.54')
(L10)	(N 70°18'02" E)	(17.93')
(L11)	(N 52°31'39" E)	(13.11')

Interstate 25
 (PUBLIC ROW-WIDTH VARIES)
 NMP I-025-5(36)272






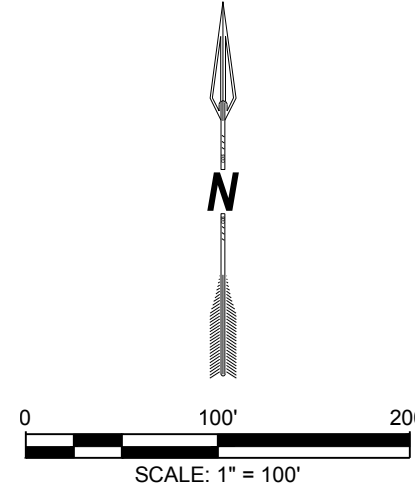
OFFICE LOCATION:
 8200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: SP/AG/RR/WH	DATE OF SURVEY: 08/02-09/05/2023
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 232223P	SHEET NUMBER 3 OF 3

SOLERA POINTE SITE PLAN EXHIBIT

April 28, 2026

- LEGEND:**
-  OPEN SPACE
 -  MULTI-USE TRAIL
 -  PHASE BOUNDARY



VICINITY MAP:



NAME: P:\S\107_Plan\2026_Solera_PoinTE_Site_Plan_Exhibit.dwg PLOT DATE: Apr 28, 2026 4:57pm



COMMUNITY DESIGN SOLUTIONS, LLC
 9384 VALLEY VIEW DR NW, SUITE 100
 ALBUQUERQUE, NEW MEXICO 87114
 PHONE: (505)366-4187



Submit by Email

Print Form

Early Neighborhood Notification (ENN) Guidelines

Section 14-3.1(F)(5) SFCC 1987, as Amended

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 1987, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about each criterion, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS *For example: number of stories, average setbacks, mass and scale, architectural style, landscaping, lighting, access to public places, open spaces and trails. (Ord. No. 2008-29 § 3)*

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

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

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

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

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

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS
For example: creation, retention or improvement of affordable housing; how the project contributes to serving different ages, incomes and family sizes; the creation or retention of affordable business space. (Ord. No. 2005-30(A) § 4)

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

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

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

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

ADDITIONAL COMMENTS (Optional)