Agenda

Meeting of the Board of Adjustment
June 2, 2026 at 6:00 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Board of Adjustment Meeting

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at https://www.youtube.com/user/cityofsantafe . The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Live Public Comment: Members of the public may provide public comment in person during the public comment portion of the public hearing.

Virtual Public Comment: Members of the public may provide public comment virtually during the public comment portion of the public hearing by joining the Zoom meeting by internet or phone using the following link: https://santafenm-gov.zoom.us/j/83312019292

By phone:+1 346 248 7799 US (Houston) +1 669 444 9171 US +1 669 900 6833 US (San Jose) +1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago)

Webinar ID: 833 1201 9292

Written Comment: Members of the public may submit public comments by 5 p.m. on the Monday before the meeting via https://santafenm.gov/land-use/current-planning/public-comment. Comments will then be published after this deadline. The agenda and packet for the meeting will be posted athttps://santafenm.portal.civicclerk.com/

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes

a. December 2, 2025

6. Approval of Findings/Conclusions

7. Old Business

8. New Business

   a. **Case #2026-012069**. **27698/27700 West Frontage Road Conditional Use Permit.** Daltons Land Insights, LLC., Agent/Applicant ("Applicant"), for RZX Property, LLC., owner ("Owner"), requests approval of a Conditional Use Permit for a 29,920 square foot storage facility on +/-4.92 acres. The property is zoned C-2 (General Commercial). (Claudia Kath, Case Manager, cmkath@santafenm.gov).

9. Staff Communications

10. Matters from the Board

11. Adjourn

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

CITY OF SANTA FE

Planning and Land Use Department
Board of Adjustment Staff Report

Case No:	2026-012069
Hearing Date:	June 2, 2026
Owner:	RZX Property, LLC.
Agent/Applicant:	Daltons Land Insights, LLC.
Request:	Conditional Use Permit
Location:	27698/27700 W. Frontage Road
Case Mgr.:	Claudia Kath
Zoning:	C-2 (general Commercial)
Overlay:	N/A
Pre-app. Mtg.:	January 1, 2026
ENN Mtg.:	February 4, 2026
Proposal:	The Applicant requests approval of a Special Use Permit to construct a 29,920 sq.ft. storage facility on +/-4.92 acres. The property is zoned C-2 (General Commercial).



SITE LOCATION MAP

Case #2026-012069. **27698/27700 West Frontage Road Conditional Use Permit.** Daltons Land Insights, LLC., Agent/Applicant ("Applicant"), for RZX Property, LLC., owner ("Owner"), requests approval of a Conditional Use Permit for a 29,920 square foot storage facility on +/-4.92 acres. The property is zoned C-2 (General Commercial). (Claudia Kath, Case Manager, cmkath@santafenm.gov).

I. RECOMMENDATION

Staff recommends **APPROVAL** of Case #2026-012069, subject to conditions of approval and technical corrections noted in Attachment A of this report.

One motion will be required in this case:

a. ***Approve*** *or* ***deny*** *Case #*2026-012069 *Conditional Use Permit,* subject to the conditions of approval and technical corrections recommended by staff in Attachment A.



Figure 1: - Overall Site Plan Illustrative

II. EXECUTIVE SUMMARY

The subject property consists of two adjoining parcels at 27698 and 27700 West Frontage Road that are currently vacant. The property is located north of Interstate 25 and the Rail Runner tracks, west of Country Boarding Kennels and east of Top Dog Pet Resort.

In 2016, the Board of Adjustment approved a Special Use Permit and Variance for a self-storage facility at this same site. A grading permit was issued in 2019. However, construction did not proceed and approvals have since expired.

The applicant is proposing a revised design that complies with current code and requests Conditional Use approval for a self-storage facility totaling approximately 29,920 square feet across seven buildings, with about 300 units. Development would occur in phases based on demand and need for additional storage units.

III. EXISTING CONDITIONS

The subject property is owned by RZX Property LLC. The Legal Lot of Record for the subject tracts was established through a recorded land division plat, filed in the records of the Santa Fe County Clerk's Office (Book 828, Page 41). Copies of the warranty deed and the recorded plat are included in the application materials in Attachment C of this report.



Figure 2: - Existing Conditions Plan



Figure 3: - Existing View of Site from Frontage Road



Figure 4: - Existing View of Site from Southbound I-25

IV. PROJECT ANALYSIS

a. Project Zoning

- The proposed project is currently zoned C-2 (General Commercial). The proposed Development Plan complies with the C-2 zoning standards. Required dimensional standards and proposed development are captured in Table 1 *Dimensional Standards for C-2 District*.

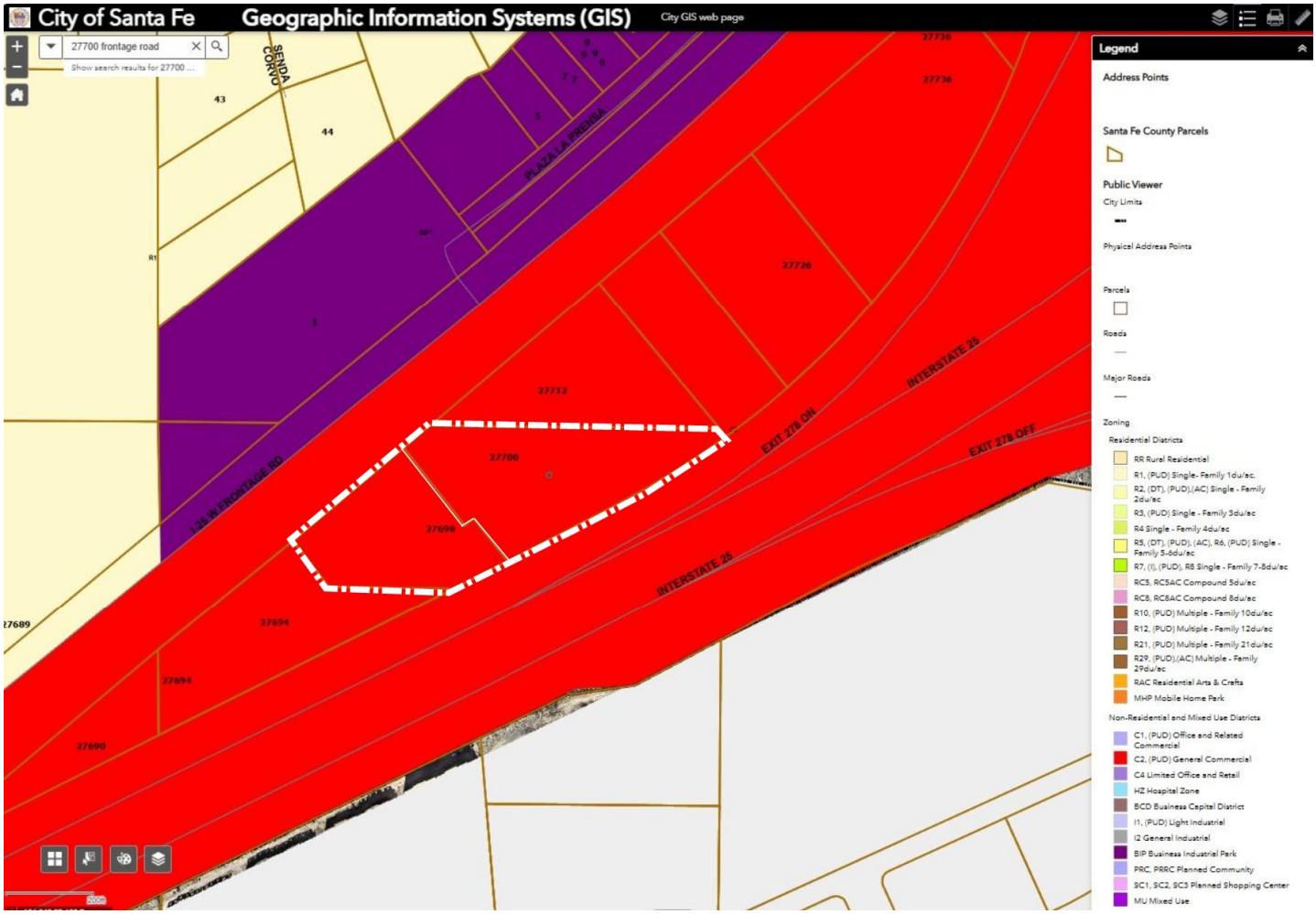


Figure 5: - Current Zoning Map

Table 1. *Dimensional Standards for C-2 District*

Element	Requirement	Proposed
Height	45 feet	14.8 feet
Setbacks	Street: 15 feet Side: 0 feet Rear: 10 feet	Street: 26.25 feet Side: 28.08 feet Rear: 59 feet
Open Space	20%	34.47% of total lot area
Lot Coverage	60%	28.7 %

b. Fire and Emergency Access

- The Applicant's design for the property shall comply with the International Fire Code. The fire lane and turning radii are compliant as shown on the plans. There is one existing fire hydrant on 27698 Frontage Rd and one existing hydrant on 27700 Frontage Rd. The hydrant on 27700 Frontage Road will be relocated closer to the access entry road into the property. This modification is shown on the approved Water Plan.

c. Water and Water Budget

- There is an existing 6-inch water line on the site, and it is connected to an existing 8-inch water line in the 50-foot right-of-way of the Frontage Road. A new 6" water line will extend from the existing line to the proposed office / utility building. There is a 20-foot utility easement at the north property line. There is a second 10-foot easement on the property that will be vacated. The Applicant has an approved utility application with a Total Water Demand for the project of 0.461 Acre Feet per Year (AFY).

d. Wastewater

- The subject property is over two hundred (200) feet from the nearest City wastewater line. The Applicant has applied to Santa Fe County for connection to their wastewater line. The Applicant will need to provide proof of County approval for access onto the sewer line as part of the City Building Permit.

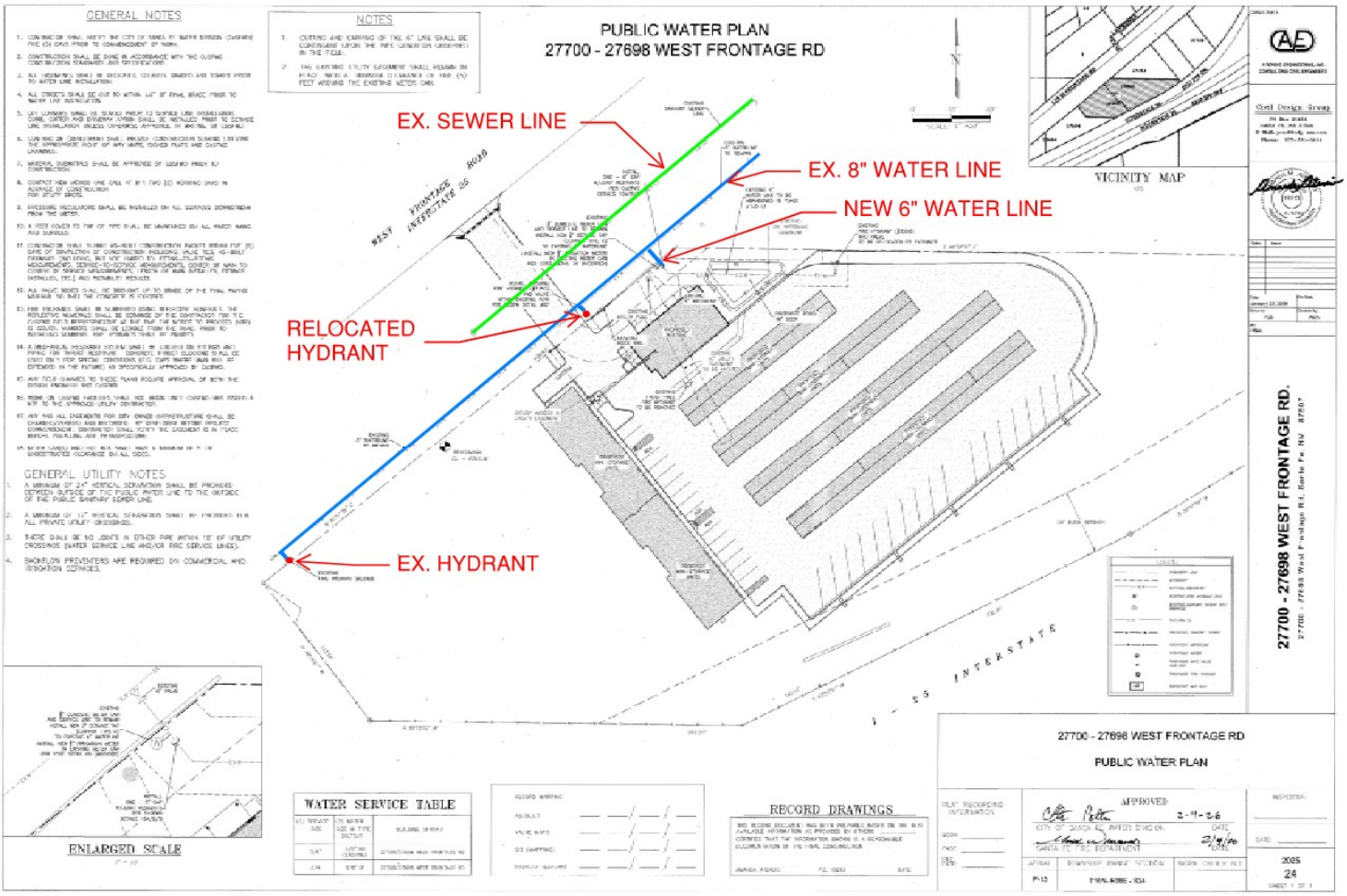


Figure 6: - Approved Water Plan

e. Access and Parking

- As noted in SFCC 14-7.5 - Table 7-4, a total of 30 parking spaces are required – one per 10 storage units. There will be 300 storage units on the site. The Applicant has provided 2 parking spaces for ADA as required by City standards in 14-7.5 Table 7-5.

f. Traffic

- The New Mexico Department of Transportation (NMDOT) has determined that an access permit will be required for access to the state highway system. This process will be carried out in accordance with the provisions of the NMDOT State Access Management Manual (SAMM).

g. Landscaping and Outdoor Lighting

- The majority of the existing landscape surrounding the project site will remain undisturbed. Proposed landscaping includes a low- to moderate-water-use plant palette with trees screening the project from I-25. Additionally, street trees as required in 14-8.4.F will be installed on private property at the front of the project along the Frontage Road.
- The Applicant has submitted Landscape, Irrigation, and Outdoor Lighting Plans that will require modifications prior to issuance of the building permit. Most notably, footcandle light levels as noted in 14-8.6.D.1 & 2 shall be met, nuisance glare shields shall be installed on all fixtures, and any fixtures facing I-25 shall be deleted from the plan.

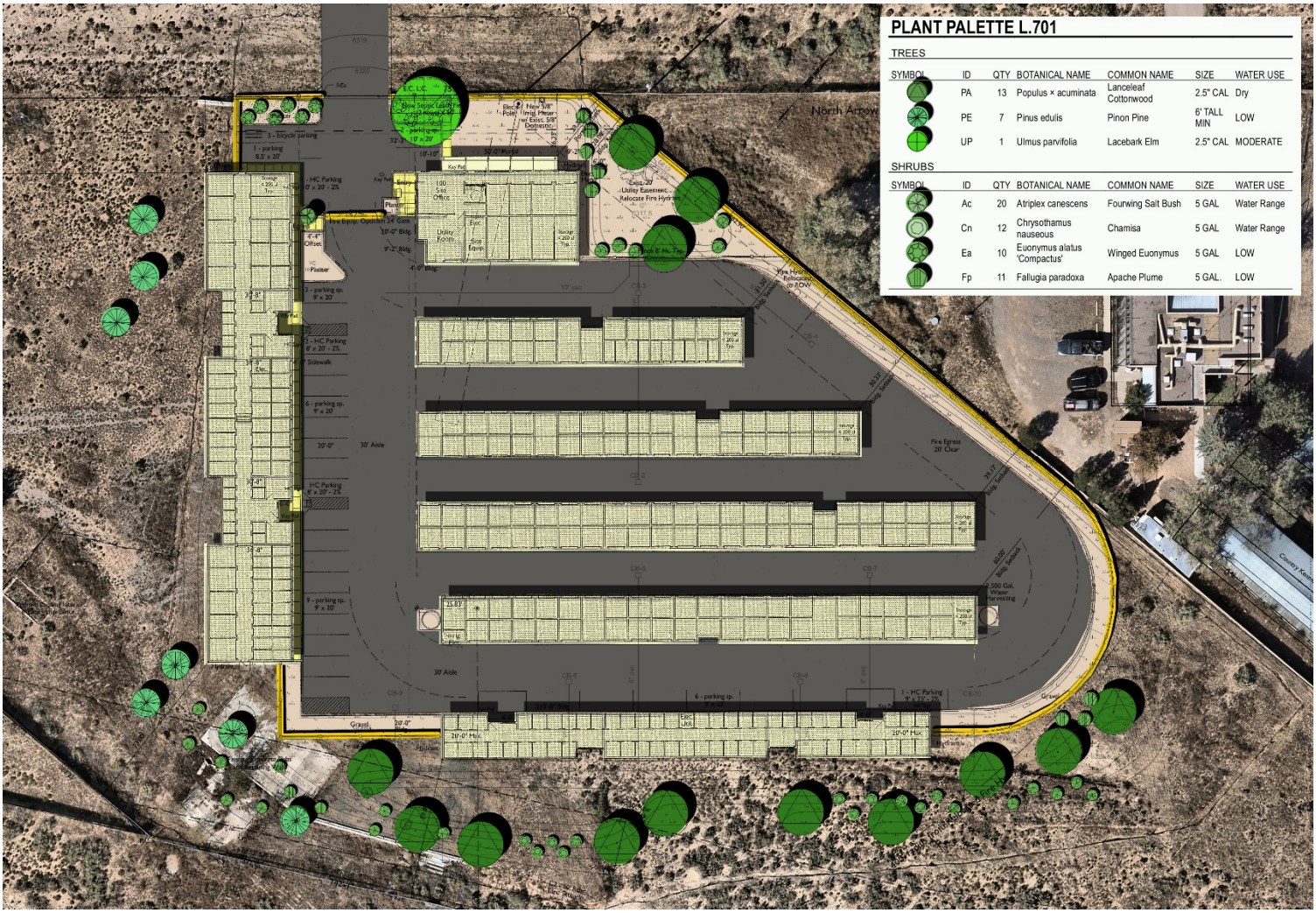


Figure 7: - Planting Plan



Figure 8: - Photometric Plan

h. Grading and Drainage

- The site slopes from north to south at approximately 4%. There are existing concrete pads and gravel access drives that will be removed at the time of construction. Stormwater will be managed through detention ponds, catch basins and pipe outlets.

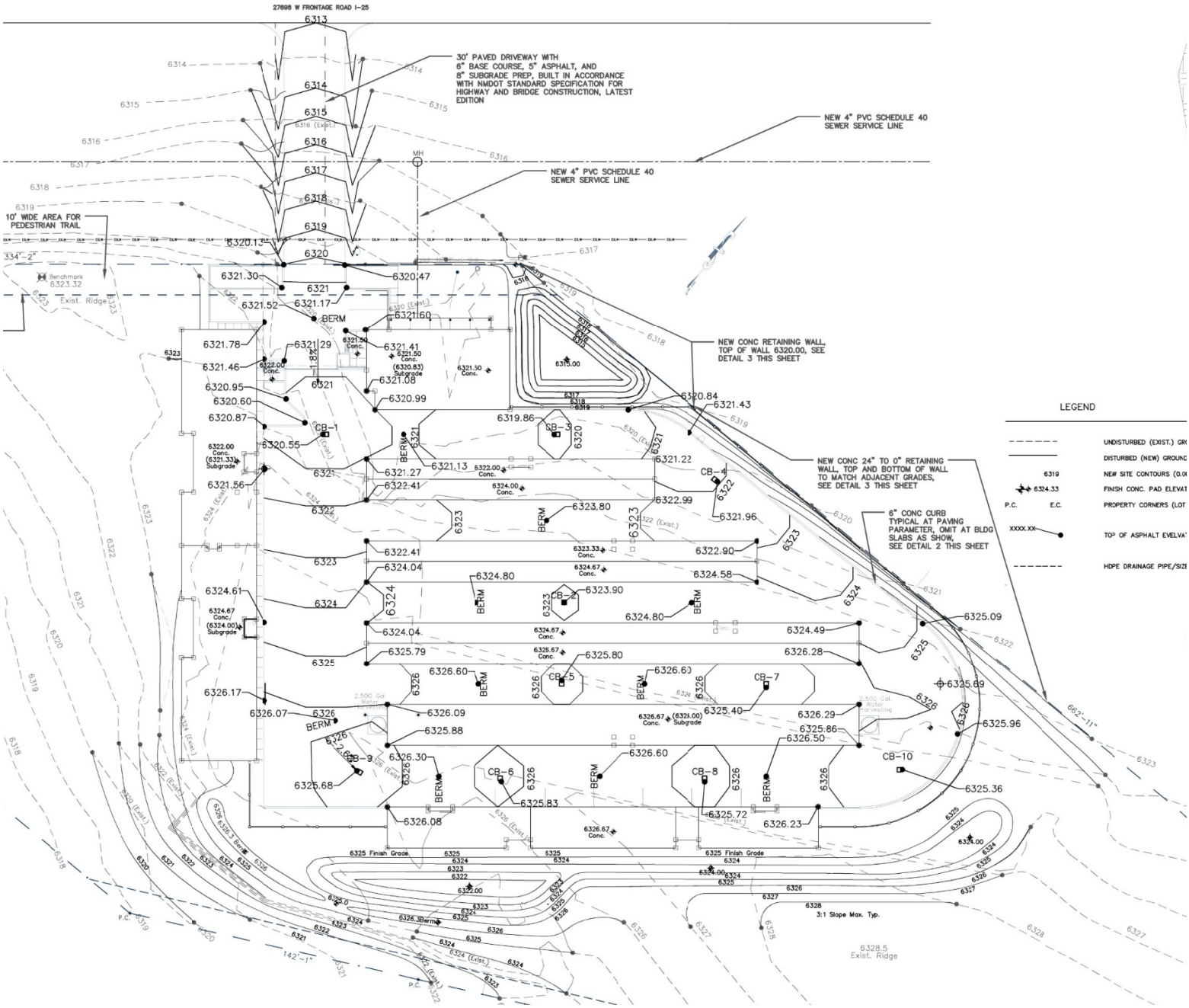


Figure 9: - Grading and Drainage Plan

i. Archaeology

- The State of New Mexico has conducted an archaeological survey and cleared the site for development. No additional archaeological clearance is required.

j. Architecture

- The Applicant is proposing 6 storage buildings and 1 office / utility building which do not exceed 14.8 feet in height. The proposed architecture reflects the traditional Pueblo Style through the use of stucco finishes, earth-tone colors, flat roofs, parapets, and decorative viga and canale details along the façades. The storage unit doors and windows will be a brown color to match the stucco color of the buildings.

- The Applicant has provided elevations of all the building facades and an architectural points analysis. See Attachment C.
- The Applicant has noted the property will operate during daytime business hours and will remain closed overnight.

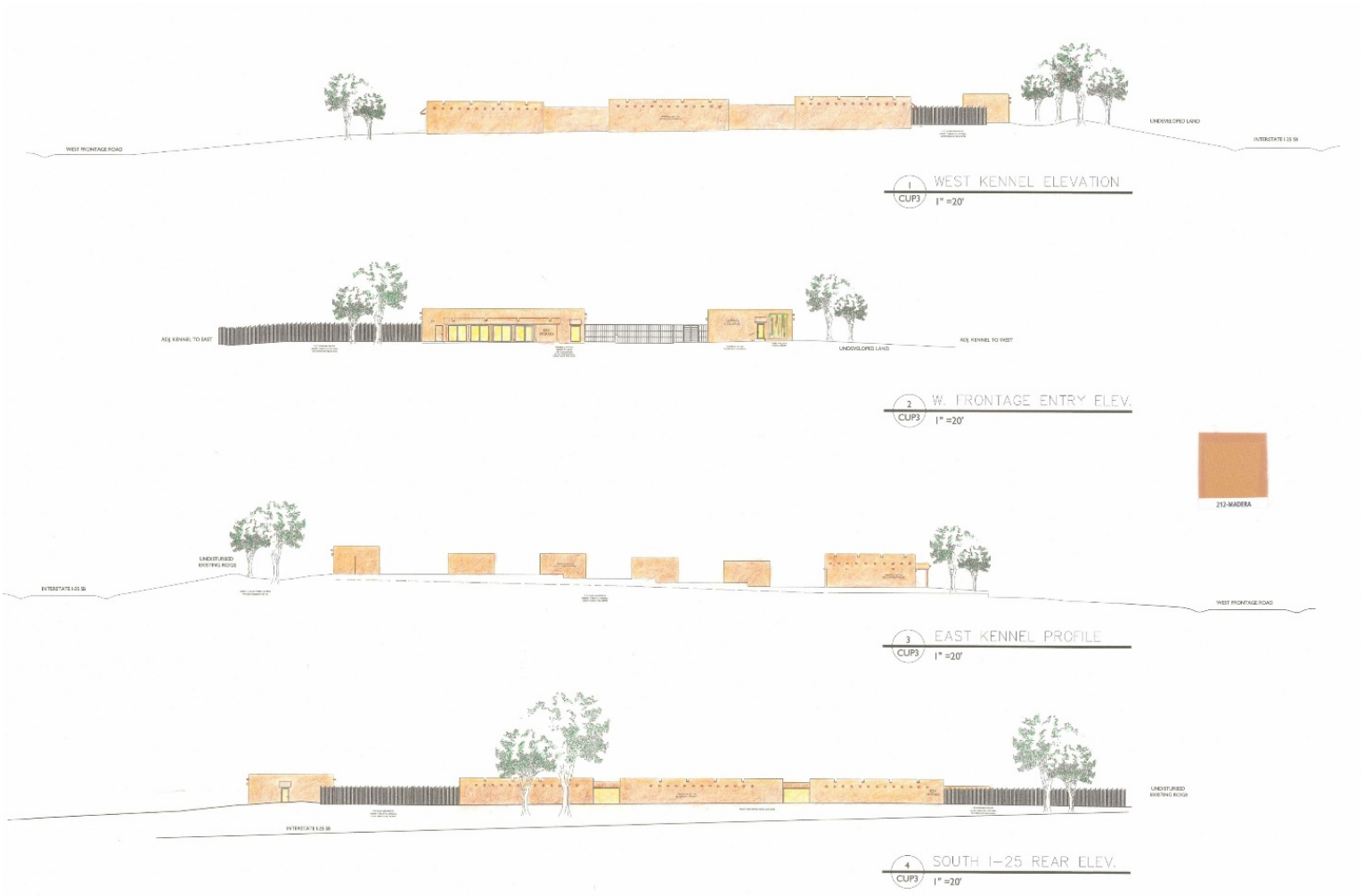


Figure 10: - Architectural Elevations

V. CONDITIONAL USE PERMIT APPROVAL CRITERIA SECTION §14-2.1.F

SFCC §14-2.1.F.2.IV.a details the approval criteria for a special use permit:

Criterion 1: Necessary Finding §14-2.1.F.2.IV.a.1 **That the land use board has the authority under the section of Chapter 14 described in the application to grant a conditional use permit;**	**Criterion Met:** (Yes/No) **YES**
***Applicant Response*:** *Chapter 14-2.2 gives authority to the Board of Adjustment to grant approval of conditional use requests.*	

Staff Response:
Per Santa Fe City Code (SFCC) §14-2.2.E.2: *"The governing body hereby delegates its authority, as set forth generally in Chapter 3, Articles 19 through 21 NMSA 1978, to the BOA as described in this section, except those powers retained to the governing body in the Santa Fe City Code. In addition, the governing body delegates authority to the BOA to hear appeals, variances, and conditional use approvals as provided in Chapter 14."*

Criterion 2: Necessary Finding §14-2.1.F.2.IV.a.2 **That granting the conditional use permit does not adversely affect the public interest, and**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:
Granting the special use permit will not adversely affect the public interest because the project is designed to complement and align with surrounding land uses. fostering local economic activity, it encourages growth and revitalization in the area, creating jobs and supporting local businesses. Furthermore, the enhancement of community vibrancy through this project will contribute positively to the social and economic fabric of the neighborhood, demonstrating that the variance serves the public interest. Overall, the project will promote a more dynamic, engaged, and economically viable community, ultimately benefiting residents and visitors alike.

Staff Response:
The term *"Public Interest"* is not defined in Chapter 14; however, the Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and development. Staff has reviewed the proposed development plan application in accordance with Chapter 14. Subject to staff recommended conditions of approval, the proposed development plan complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.

Criterion 3: Necessary Finding §14-2.1.F.2.IV.a.3 **That the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:
The proposed development is situated in an area characterized by established commercial activities, which supports its compatibility with surrounding properties. To the east, the existing veterinary clinic serves a similar clientele, reinforcing the notion that the proposed use is in harmony with neighboring businesses. To the west, the dog kennel shares a common purpose related to animal care, further cementing the compatibility of the development.

The proximity to the I-25 W. Frontage Road allows for seamless access and visibility, essential for a commercially viable operation. Additionally, the nearby Business Industrial Park to the north creates a robust commercial environment that can benefit the proposed use by fostering mutual customer bases. To the south, the I-25 Interstate and Rail Runner train tracks establish a significant transportation corridor, enhancing accessibility for clients and services. This strategic location not only supports the intended use but also allows for potential future adaptations of the buildings, should the need arise. Overall, the proposed building(s) and use are well-positioned to coexist and thrive within this evolving commercial landscape.

Staff Response:
The Project will comply with applicable City code requirements regarding height, setbacks, mass and scale, architectural style, landscaping, lighting and open space. Staff agrees with the Applicant that the proposed use for the site will be compatible and adaptable to surrounding commercial and industrial properties in the vicinity.

VI. EARLY NEIGHBORHOOD NOTIFICATION

The applicant properly noticed for the Early Neighborhood Notification meeting in accordance with 14-3.1(H). An ENN meeting was held on February 4, 2026. No members of the community attended.

VII. EXPIRATION

The Conditional Use Permit shall expire three (3) years from the date of final action by the Board of Adjustment as provided in SFCC §14-2.1.B.5.VI.a. Should the Board approve the Conditional Use Permit, the expiration of the permit shall be three years from the adoption of the Findings of Fact and Conclusions of Law or 35 days after the date of the hearing. Approval of the Conditional Use Permit may be extended as provided in SFCC §14-2.1.B.5.VI.F.3.

VIII. ATTACHMENTS

ATTACHMENT A: Conditions of Approval and Technical Corrections
- A-1: Table of Conditions of Approval
- A-2: Table of Technical Corrections
- A-3: Development Review Team Compiled Comments

ATTACHMENT B: Maps and Figures
- B-1: Maps and Figures

ATTACHMENT C: Applicant Materials
- C-1: Letter of Intent – Conditional Use Permit
- C-2: Legal Lot of Record
- C-3: Warranty Deed
- C-4: Grading and Drainage Plans
- C-5: Surrounding Studio Landscape Plans
- C-6: Traffic Waiver Request
- C-7: Architectural Site and Roof Plans
- C-8: Conditional Use Permit Drawings
- C-9: Photometric Plan
- C-10: Light Fixture Sheets
- C-11: Threshold Analysis - Traffic
- C-12: Existing Topo Survey
- C-13: Tree Survey Plan
- C-14: Approved Water & Hydrant Plan
- C-15: Utility Service Application
- C-16: County Sewer As Builts

ATTACHMENT D: Early Neighborhood Notification

D-1: ENN Packet

APPROVED AS TO FORM BY THE BOARD OF ADJUSTMENT AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Heather Lamboy, AICP	HLL
Assistant Department Director	Maggie Moore	*MM*
Planning Manager	Daniel Esquibel	DAE
Planner Senior	Claudia Kath	CK

City of Santa Fe, New Mexico

Attachment A

Conditions of Approval and Technical Corrections

A-1: Table of Conditions of Approval
A-2: Table of Technical Corrections
A-3: Development Review Team Compiled Comments

a. **Fire Protection**
b. **Water Division**
c. **Wastewater Division**
d. **Water Resources**
e. **ADA**
f. **Archaeology**
g. **Terrain Management**
h. **Landscape**
i. **Traffic**

Attachment A

	1. TABLE OF CONDITIONS OF APPROVAL	Department	To be completed by:
1	Shall comply with the most currently adopted International Fire Code (IFC) and adopted city ordinances upon building permit approval.	Fire Marshall	Prior to Building Permit Approval
2	Shall comply with the most currently adopted fire code at the time of building permit approval to include adopted city ordinances for access and fire flow requirements.	Fire Marshall	Prior to Building Permit Approval
3	An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services.	Water Division	Prior to Public Permit Approval
4	An approved Water Plan will be required for all new public water infrastructure and fire services.	Water Division	Prior to Public Hearing
5	A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	Water Division	At the time of Development
6	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	Water Division	At the time of Development
7	The existing sewer infrastructure is owned and maintained by the County. The property owner will need to enter into an agreement with the County for service or have an onsite liquid waste treatment system.	Wastewater	Prior to Building Permit Approval
8	At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable.	ADA	At the Time of Project Completion

9	The State of New Mexico has conducted an archaeological survey and cleared the site for development. No additional archaeological clearance is required.	Archaeology	At the time of Permitting
10	The New Mexico Department of Transportation (NMDOT) has reviewed the request and determined that an access permit will be required for access to the state highway system. This process will be carried out in accordance with the provisions of the NMDOT State Access Management Manual (SAMM).	Traffic	At the time of Permitting
11	The applicant will be responsible for submitting a complete access permit application through NMDOT's e-permitting system, including all required supporting documentation. All aspects of access design, traffic impact assessment, and related requirements must comply with applicable NMDOT standards and guidelines.	Traffic	At the time of Permitting
12	NMDOT District 5 is currently coordinating with the developer and will continue to do so throughout the permitting process to ensure all applicable standards and requirements are met.	Traffic	At the time of Permitting
13	Applicant shall provide approved New Mexico Department of Transportation (NMDOT) access permit	Land Use	At the time of Permitting
14	Applicant shall provide approved County of Santa Fe sewer service agreement.	Land Use	At the time of Permitting
15	Applicant shall provide nuisance glare shields on all outdoor light fixtures.	Land Use	At the time of Permitting
16	Applicant shall provide wheel stops at all parking spaces.	Land Use	At the time of Permitting
17	Applicant shall provide detailed elevations of all the buildings and an architectural points analysis.	Land Use	At the time of Permitting

P

Attachment A

	2. TABLE OF TECHNICAL CORRECTIONS	Department	To be completed by:
1	Provide required street trees at frontage road per city code 14-8.4{F)(2.) Street Tree Standards. Researching annexation rules for NMDOT Frontage Road and City street tree requirements.	Landscape	Prior to Recordation
2	Populus acuminata, Lannceleaf Cottonwood is not on the City approved plant list. Provide a city approved alternate tree and revise the Plant Schedule.	Landscape	Prior to Recordation
3	Provide a significant tree survey list species, size, and quantities. Mark trees to be removed with a Red X.	Landscape	Prior to Recordation
4	Only one Automatic drip valve is shown is the irrigation plan sheet L.601. Trees and shrubs must be on separate zones.	Landscape	Prior to Recordation
5	Cottonwood trees are marked with a bubbler symbol, yet the irrigation legend does not call out bubblers to be used. The 6 emitters per tree symbol is used for pinion trees only. Please clarify.	Landscape	Prior to Recordation
6	Provide native seed irrigation as required by city code 14-8.2(F)(3) Provide native seed irrigation within the water budget for the first two weeks and 1st & 2nd years.	Landscape	Prior to Recordation
7	A security fence around retention/detention ponds deeper than three (3) feet with a maintenance gate is required. Provide a detail of the fence and gate. Minimum height requirement is 5-feet.	Landscape	Prior to Recordation
8	A water level measuring device with zero set at finish grade located at the center of each pond is required.	Landscape	Prior to Recordation
9	Weed fabric is not required with a 3-inch depth of gravel mulch.	Landscape	Prior to Recordation
10	Engineer Estimates for landscape and irrigation financial guarantees shall be shown as installed unit cost breakdowns. Breakdown to include quantity, unit cost, and total cost. Mulch materials shall be in square foot units, square foot costs, and total cost. Plant material unit costs shall be separated into caliper sized desiduous trees, foot tall sized evergreens and gallon sized shrubs.	Landscape	Prior to Recordation
11	Provide an Outdoor Lighting Plan. Outdoor lighting plan is not compliant with city codes, refer to 14-8.6.D.1. & 2.	Landscape	Prior to Recordation
12	Please include the “Post development natural undeveloped area” drainage basin area, and its discharge point on the developed drainage basin plan	Terrain Management	Prior to Recordation

13	Provide the natural discharge locations and peak discharge for the pre-development basins 1 and 2 on the existing conditions drainage basin plan	Terrain Management	Prior to Recordation
14	Please provide a scale bar in each plan to verify the plans are to scale	Terrain Management	Prior to Recordation
15	Is the rational method allowed for designs with detention basins? I thought the rational method was not to be used with detention basins. As stated in the NMDOT drainage design manual.	Terrain Management	Prior to Recordation
16	Why is the runoff coefficient of 85 being used for the impervious area? Referencing the NMDOT drainage design manual, figure 403-2 “Rational “C” Coefficient Developed Watersheds” and considering 100% impervious area, with a 100-year, 1-hour storm of 2.01 inches, a runoff coefficient of 0.95 be used for impervious areas. City staff Requires that a higher C value of 0.98 be used for all impervious areas.	Terrain Management	Prior to Recordation
17	Is there an error in the Basin 1 cover description in section 4.0 “Existing Hydrology”? I believe the 0.9 acres of impervious concrete slabs should say 0.09	Terrain Management	Prior to Recordation
18	Please provide the stormwater quality volume to be retained on site for 0.68 inches of rainfall (90th percentile event, see EPA Publication Number 832-R-15-009) on all impervious surfaces. The current design has outlets located near the bottom and does not allow that volume to be managed on site. Required to comply with city code 14-8.2(A)(13)	Terrain Management	Prior to Recordation
19	Include information on catch basin discharge structures into pond and erosion control in the pond.	Terrain Management	Prior to Recordation
20	Include plan and profile sheet for storm drains. Include manholes for cleanout at 90 degree bend of storm drain pipes.	Terrain Management	Prior to Recordation
21	Provide pond sections showing drain pipe and overflow	Terrain Management	Prior to Recordation
22	Include attached notes.	Terrain Management	Prior to Recordation
23	A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.	Terrain Management	Prior to Recordation
24	Ponds with water levels over 3’ in depth will require fencing.	Terrain Management	Prior to Recordation

Date: March 18, 2026

DRT Member: Geronimo Griego, Fire Marshal

Dept/Div: Fire Marshal's Office

Case No.: 2026-012069 - FW RZX Storage unit conditional use permit and variance

Case Planner: Claudia Kath, Senior Planner

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall comply with the most currently adopted International Fire Code (IFC) and adopted city ordinances upon building permit approval	*Prior Building Permit Approval*	
2.		
3.		
4.		
5.		
6.		

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

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

1. Shall comply with the most currently adopted fire code at the time of building permit approval to include adopted city ordinances for access and fire flow requirements.

Date: 3/18/26

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2026-012069

Case Planner: Claudia Kath

Conditions of Approval and Technical Corrections Tables

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

Case # 2026-012069

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to Public Hearing	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	

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

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Date: 3/18/26

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2026-012069

Case Planner: Claudia Kath

Conditions of Approval and Technical Corrections Tables

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

Case # 2026-012069

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Prior to Building Permit Approval	
2. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to Public Hearing	
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	
4. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	

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

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

KATH, CLAUDIA M.

From: VALORA SANDOVAL, SERGIO A.
Sent: Friday, March 27, 2026 1:59 PM
To: KATH, CLAUDIA M.
Subject: RE: Case #: 2026-012069 - FW: RZX Storage unit conditional use permit and variance

Hello,

Thank you very much for your patience.

For this project, the existing sewer infrastructure is believed to be owned and maintained by the County. Unless the developer or property owner is able to enter into an agreement with the County for service, the property will need to be served by an onsite liquid waste treatment system.

Please let me know if you have any questions or if we can assist further.

Best,
Sergio

Sergio Sandoval, P.E.
Engineer
Wastewater Management Division
Public Utilities Department

City of Santa Fe
Phone: (505) 955-4630
Mobile: (619) 753-1408
email: savalorasandoval@santafenm.gov
73 Paseo Real
Santa Fe, NM 87507

From: KATH, CLAUDIA M. <cmkath@santafenm.gov>
Sent: Thursday, March 26, 2026 3:35 PM
To: HOLLAND, TOWNSEND S. <tsholland@santafenm.gov>; VALORA SANDOVAL, SERGIO A. <savalorsandoval@santafenm.gov>
Subject: FW: Case #: 2026-012069 - FW: RZX Storage unit conditional use permit and variance

Hi All –

FYI – for the RZX Storage project, please let me know if you have any comments for sewer. We are going to Board of Adjustment on May 2.
The drawings are referenced below. Please let me know if you have comments regarding wastewater.

Thanks,

Claudia

KATH, CLAUDIA M.

From: VALORA SANDOVAL, SERGIO A.
Sent: Monday, April 13, 2026 2:36 PM
To: KATH, CLAUDIA M.
Subject: RE: Case #: 2026-012069 - FW: RZX Storage unit conditional use permit and variance

Hello Claudia,

Yes, that note does appear on the plat. However, the existing sewer line is not owned by the City, it is believed to be a private line, likely maintained by Santa Fe County. Currently, the City of Santa Fe does not have public sewer infrastructure in that area.

Given that the property is located more than 200 feet from the nearest City sewer line, we may not be able to require a connection to the public system.

Please let me know if you'd like to discuss further.

Best,
Sergio

Sergio Sandoval, P.E.
Engineer
Wastewater Management Division
Public Utilities Department

City of Santa Fe
Phone: (505) 955-4630
Mobile: (619) 753-1408
email: savalorasandoval@santafenm.gov
73 Paseo Real
Santa Fe, NM 87507

From: KATH, CLAUDIA M. <cmkath@santafenm.gov>
Sent: Thursday, April 9, 2026 10:53 AM
To: VALORA SANDOVAL, SERGIO A. <savalorsandoval@santafenm.gov>
Subject: RE: Case #: 2026-012069 - FW: RZX Storage unit conditional use permit and variance

Hi Sergio,

I noticed on the Applicant's Legal Lot of Record (see attached) it says the parcel must connect to the City Sewer upon development. On the City GIS it shows a manhole and City sewer line in the Frontage Rd adjacent to the property. Do they need to connect to the City sewer?

From: VALORA SANDOVAL, SERGIO A. <savalorsandoval@santafenm.gov>
Sent: Friday, March 27, 2026 1:59 PM

Date: 4/16/2026

DRT Member: Teddy Padilla

Dept/Div: Land Use/Technical Review

Case No.: 2026-012069

Case Planner: Claudia Kath

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable. 1.	Project Completion	
2.		
3.		
4.		
5.		
6.		

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

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

Form Updated: April 2024

Date: April 16, 2026

DRT Member: Amanda Romero

Dept/Div: Land Use

Case No.: 2026-012069

Case Planner: Claudia Kath

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. The State of New Mexico has conducted an archaeological survey and cleared the site for development. No additional archaeological clearance is required.		
2.		
3.		
4.		
5.		
6.		

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

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Date: 3/24/26

DRT Member: Joshua Vanslambrouck & Dee Beingessner

Dept/Div: Land Use Terrain and stormwater management

Case No.: RZX Storage Facility I-25 W Frontage Road.

Case Planner: Claudia Kath

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Please include the "Post development natural undeveloped area" drainage basin area, and its discharge point on the developed drainage basin plan	Prior to public Hearing	
2. Provide the natural discharge locations and peak discharge for the pre-development basins 1 and 2 on the existing conditions drainage basin plan	""	
3. Please provide a scale bar in each plan to verify the plans are to scale	""	
4. Is the rational method allowed for designs with detention basins? I thought the rational method was not to be used with detention basins. As stated in the NMDOT drainage design manual.	""	
5. Why is the runoff coefficient of 85 being used for the impervious area? Referencing the NMDOT drainage design manual, figure 403-2 "Rational "C" Coefficient Developed Watersheds" and considering 100% impervious area, with a 100-year, 1-hour storm of 2.01 inches, a runoff coefficient of 0.95 be used for impervious areas. City staff Requires that a higher C value of 0.98 be used for all impervious areas.	""	
6. Is there an error in the Basin 1 cover description in section 4.0 "Existing Hydrology"? I believe	""	

the 0.9 acres of impervious concrete slabs should say 0.09		
7. Please provide the stormwater quality volume to be retained on site for 0.68 inches of rainfall (90th percentile event, see EPA Publication Number 832-R-15-009) on all impervious surfaces. The current design has outlets located near the bottom and does not allow that volume to be managed on site. Required to comply with city code 14-8.2(A)(13)	""	
8. Include information on catch basin discharge structures into pond and erosion control in the pond.		
9. Include plan and profile sheet for storm drains. Include manholes for cleanout at 90 degree bend of storm drain pipes.		
10. Provide pond sections showing drain pipe and overflow		
11. Include attached notes.		
12. A financial guarantee will be required for all public and quasi-public infrastructure. The guarantee must be in place prior to recordation of development plan.		
13. Ponds with water levels over 3' in depth will require fencing.		

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

DRAINAGE FACILITIES MAINTENANCE NOTE

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

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

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

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

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

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

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

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

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

GUNNISON'S PRAIRIE DOG NOTE

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

DUST CONTROL NOTE

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

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

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

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

Some BMPs shall include:

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

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

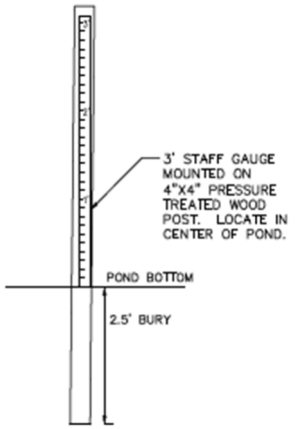
- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility,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

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

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

Signature NMPE #_____ Date

Example for pond measurement post



POST & STAFF GAUGE
NTS

Form Updated: April 2024

Response:4/10/26

Development Review Team

Comment Form

Date: 3/23/2026

Staff person: Lawrence Rivera

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

Case: 2026-012069 - RZX Storage unit conditional use permit and variance

Case Manager: KATH, CLAUDIA M.cmkath@santafenm.gov

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

Conditions of Approval:	Must be completed by:

City Staff Comments 4/20/26

Technical Corrections*: comments - landscape architect in red comments - architect in green

1. Provide required street trees at frontage road per city code 14-8.4{F)(2.) Street Tree Standards. (See Faith's comments. You don't own the intervening area believe it is NMDOT ROW. They have final decision about trees in ROW.) Researching annexation rules for NMDOT Frontage Road and City street tree requirements.	See comment on CU-2 Site Plan at N6 (letter and number on each sheet borders). Upon applying for the NMDOT permit to place street trees, the applicant was directed back to the COSF land use.
2. Populus acuminata, Lannceleaf Cottonwood is not on the City approved plant list. Provide a city approved alternate tree and revise the Plant Schedule. (Will provide alternate.)	The Surroundings landscape drawings dated April 9, 2026 are incorporated by reference on CU-2 Site Plan at Ml 7. Applicant will defer to the landscape architect.
3. Provide a significant tree survey list species, size, and quantities. Mark trees to be removed with a Red X. (See Faith's comments. Need noted on a stamped survey)	Applicant will provide the Tree Survey provided by M. Trujillo, surveyor dated April 10, 2026 and incorporated on CU-2 Site Plan at Ml 7. All trees are in the undisturbed areas and will not be removed.
4. Only one Automatic drip valve is shown is the irrigation plan sheet L.601. Trees and shrubs must be on separate zones. (Will move evergreen trees to deciduous tree zone.)	Applicant will defer to the landscape architect.

5. Cottonwood trees are marked with a bubbler symbol, yet the irrigation legend does not call out bubblers to be used. The 6 emitters per tree symbol is used for pinion trees only. Please clarify.	Applicant and the Jandscape architect will not be specifying cottonwood trees. Applicant wilJ defer to the landscape architect.
6. Provide native seed irrigation as required by city code 14-8.2(F)(3) (Temporary Irrigation will be noted for native seed areas.) Provide native seed irrigation within the water budget for the first two weeks and 1st & 2nd years.	Applicant will defer to the landscape architect.
7. A security fence around retention/detention ponds deeper than three (3) feet with a maintenance gate is required. Provide a detail of the fence and gate. (This is not part of Surroundings scope) Minimum height requirement is 5-feet.	The architect has specified 4' high fence with 4'4" high 4x4 P.T. posts; four horizontal strands of non-barb wire IO" apart; with a matching gate and black gate hardware. To match the S.F. County std used on trails. Specified on CU-2 Site Plan at Ll 0.
8. A water level measuring device with zero set at finish grade located at the center of each pond is required. (This is not part of Surroundings scope This detail and comment response needs to be from the Civil Engineer.)	The civil engineer, Incline Eng & serv, LLC has specified the measure device at each detention pond on sheet C-3. The architect has specified at both detention ponds on the CU-2 Site Plan at Kl 1 and E9.
9. 14-8.4(J)(l) Wall and Fences: For any project to which this Subsection 14-8.4(J) applies, publicly visible walls and fences shall be wrought iron or simulated wrought iron, wood or simulated wood, cedar pole, adobe, split-faced concrete block, stone, stuccoed or rectangular mesh wire on wooden posts in combination with vines or other climbing plant material. Provide a detail of the perimeter fence and gate. (This is not part of Surroundings scope.)	The architect has not specified the 8' perimeter fencing contingent upon cost and input from the Board of Adjustment. The fence will be compliant with 14-8.4(1)(1) Wall and Fences. See note on CU-2 Site Plan at 113.
10. Weed fabric is not required with a 3-inch depth of gravel mulch. (No weed fabric will be used.)	Applicant will defer to the landscape architect.
11. Engineer Estimates for landscape and irrigation financial guarantees shall be shown as installed unit cost breakdowns. Breakdown to include quantity, unit cost, and total cost. Mulch materials shall be in square foot units, square foot costs, and total cost. Plant material unit costs shall be separated into caliper sized desiduous trees, foot tall sized evergreens and gallon sized shrubs. (We will provide cost landscape and irrigation estimate.)	The applicant will provide an Engineer Estimates for landscape and irrigation financial guarantees as indicated prior to the May 5, 2026 Board of Adjustment meeting, The applicant is requesting the COSF contact information as to placing the financial l.!uarantees.
12. Provide an Outdoor Lighting Plan. (This is not part of Surroundings scope) Outdoor lighting plan is not compliant with city codes, refer to 14-8.6.D.1. & 2.	The architect is providing an Outdoor Lighting Plan dated April I0, 2026 with the necessarv fixture

	specifications and photometrics for evaluation and acceptance. The facility will be closed at night from sunset to sunrise. The night lighting is for security, not storage activities.
Staff reserves the right to require additional submittals upon receiving revisions.	The applicant requests that land use provide the necessary information and interpretation of the new COSF land use ordinance prior to the commencement of construction.

*Must made prior to recording and/or permit issuance

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

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

KATH, CLAUDIA M.

From: Leroy Nicholas Pacheco, PE <Engineer@leroypacheco.com>
Sent: Thursday, April 9, 2026 10:17 AM
To: Garcia, Kathleen, DOT
Cc: KATH, CLAUDIA M.; Victoria Dalton; Gallegos, Phil; BURNETT, SAM; ESQUIBEL, MARCOS P.; Martinez, Javier A, DOT; RIVERA, WILLIAM L.; BEINGESSNER, DEE
Subject: RE: [EXTERNAL] Re: RZX Storage unit conditional use permit and variance

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

Claudia

Access to this development is entirely via NMDOT right-of-way and outside of City jurisdiction. Will this email below from NMDOT suffice for your case record, or do you need a memo from me? The development itself is in the City of Santa Fe and subject to its land use code, but the access is entirely NMDOT. Please advise.

Thanks!

Leroy Nicholas Pacheco, PE
Email: engineer@leroypacheco.com
Phone Number: 505-218-6853
Cell Phone: 505-423-4068

Sent with Proton Mail secure email.

On Wednesday, April 8th, 2026 at 1:08 PM, Garcia, Kathleen, DOT <kathleen.garcia@dot.nm.gov> wrote:

> Hi Leroy,
>
> This email is a follow-up to our phone conversation earlier today regarding the proposed development.
>
> As discussed, the New Mexico Department of Transportation (NMDOT) has reviewed the request and determined that an access permit will be required for access to the state highway system. This process will be carried out in accordance with the provisions of the NMDOT State Access Management Manual (SAMM).

The applicant will be responsible for submitting a complete access permit application through NMDOT's e-permitting system, including all required supporting documentation. All aspects of access design, traffic impact assessment, and related requirements must comply with applicable NMDOT standards and guidelines.

NMDOT District 5 is currently coordinating with the developer and will continue to do so throughout the permitting process to ensure all applicable standards and requirements are met.

This email is intended to keep the City of Santa Fe informed and to confirm that NMDOT is actively working with the developer and that the established access permitting process will be followed.

If you have any questions or need additional information, please feel free to reach out.

Thank you,

Kathleen Garcia, P.E.

NMDOT District 5

Traffic Engineer

Cell: (505) 618-0635

Email: kathleen.garcia@dot.nm.gov

CAUTION: This email originated outside of our organization. Exercise caution prior to clicking on links or opening attachments.

Javier/Kathleen

City of Santa Fe, New Mexico

Attachment B

B-1: Maps & Figures



Figure 1 – Overall Site Plan Illustrative



Figure 2: - Existing Conditions Plan



Figure 3: - Existing View of Site from Frontage Road



Figure 4: - Existing View of Site from Southbound I-25

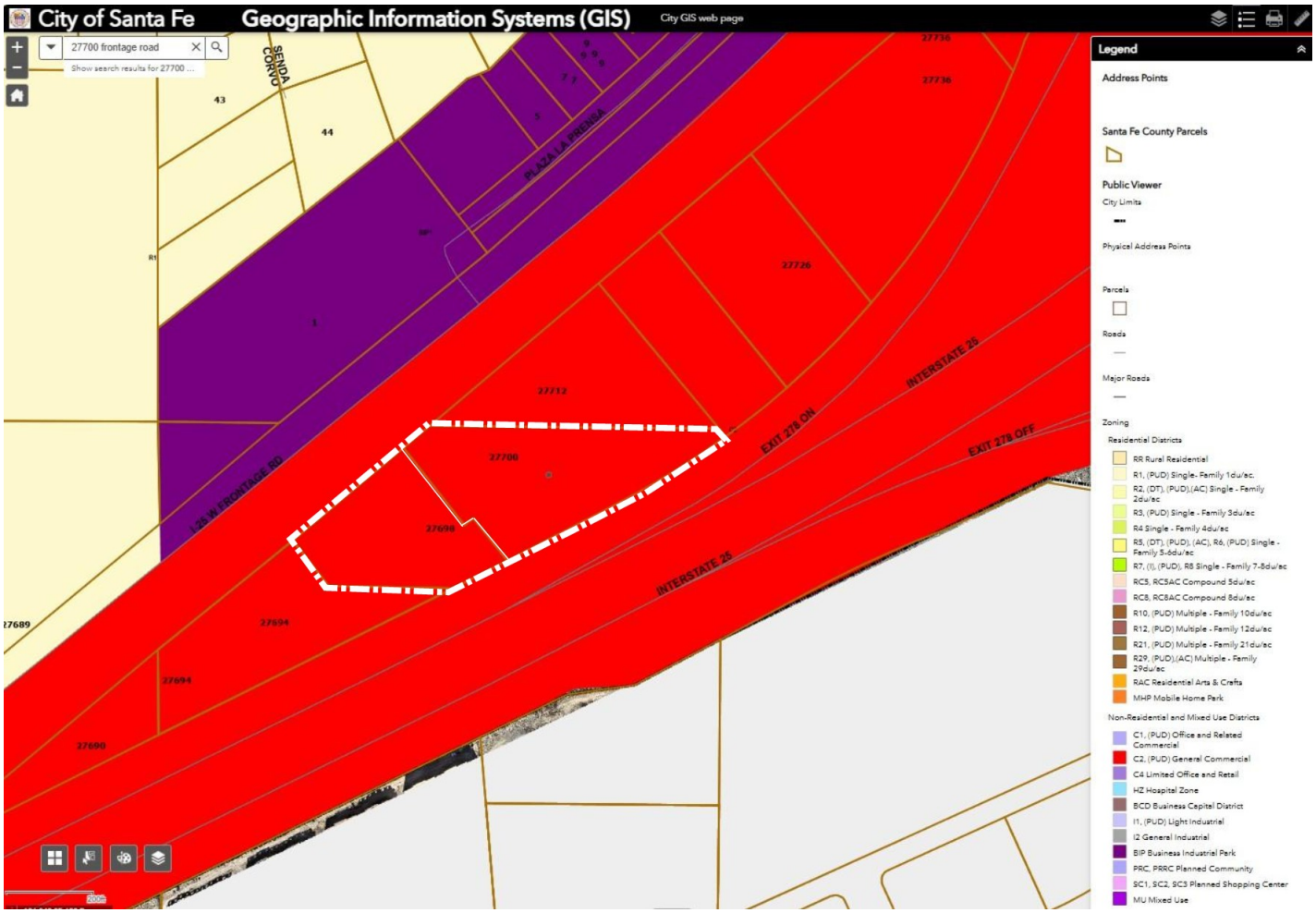


Figure 5: - Current Zoning Map

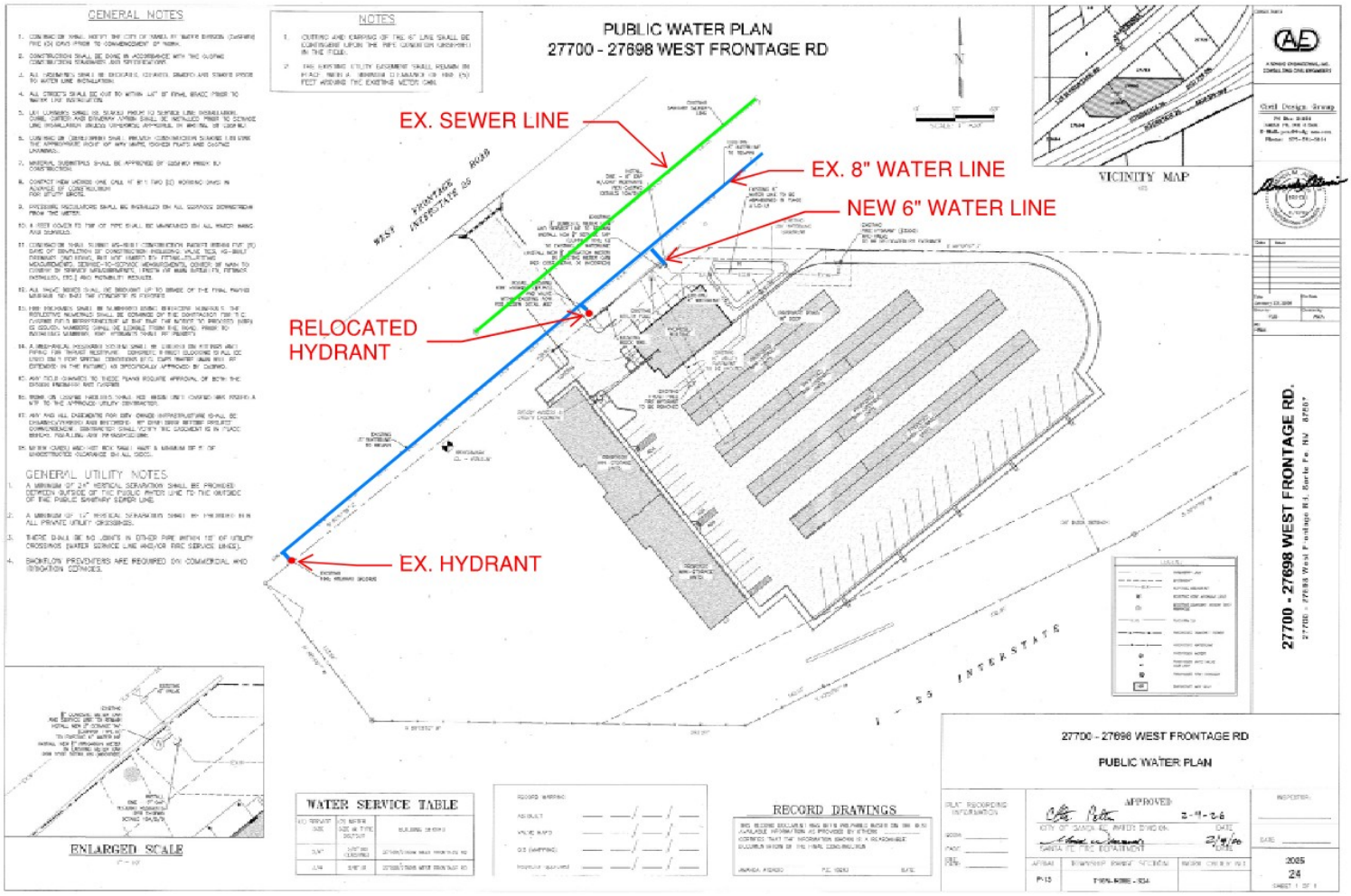


Figure 6: - Approved Water Plan

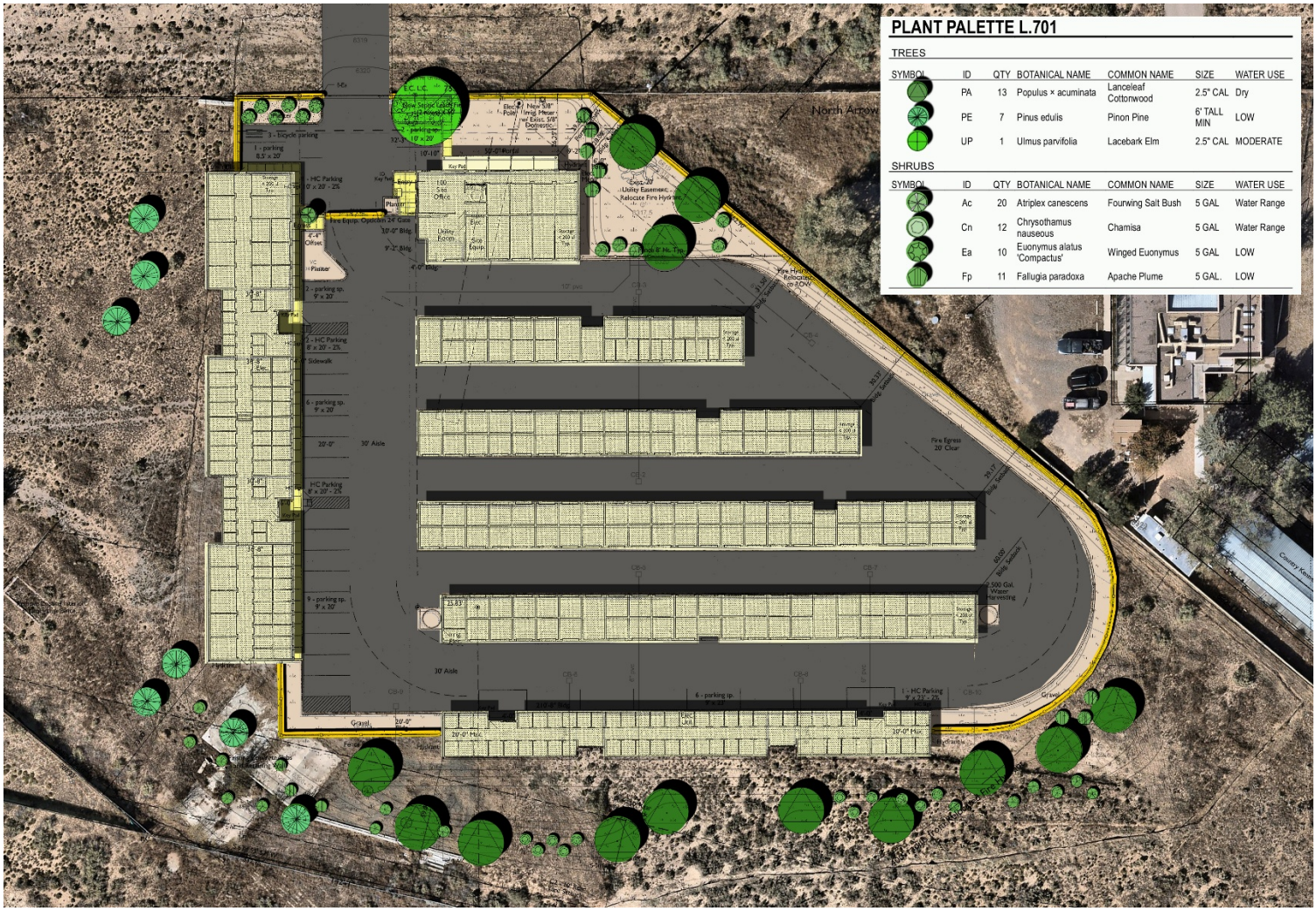


Figure 7: - Planting Plan



Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		75	Lithonia Lighting	WPX1 LED P1 30K Mvolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts	1	1537	1	11.49	Max: 687cd
	C		8	Lithonia Lighting	LBR6 ALO1 (1000LM) SWW1 (3000K) AR LSS MWD 80CRI	6IN LBR Retrofit 1000LM 3000K Clear Semi--Specular Medium Wide 80CRI	1	1244	1	12.9	Max: 1275cd

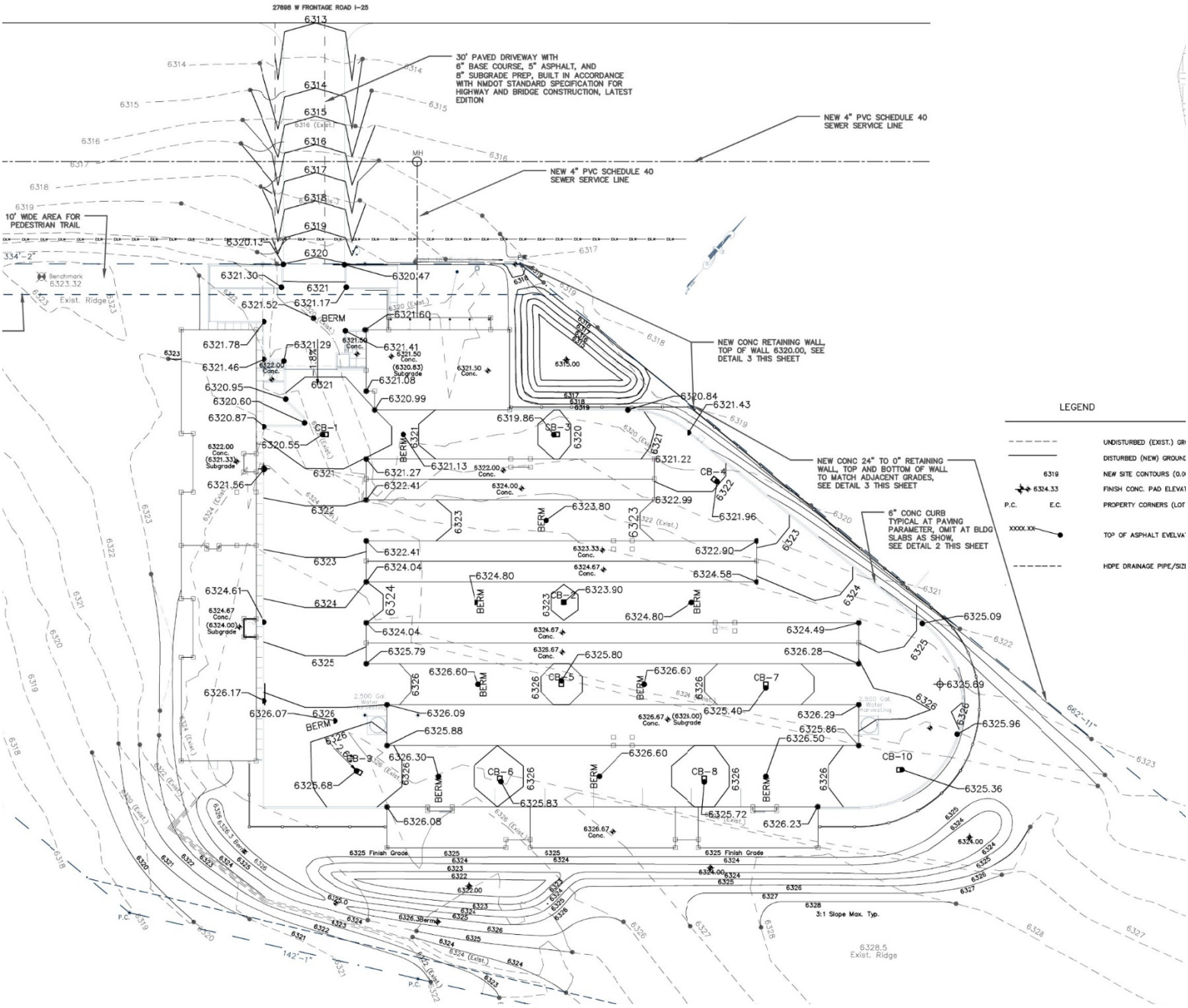


Figure 9: - Grading and Drainage Plan

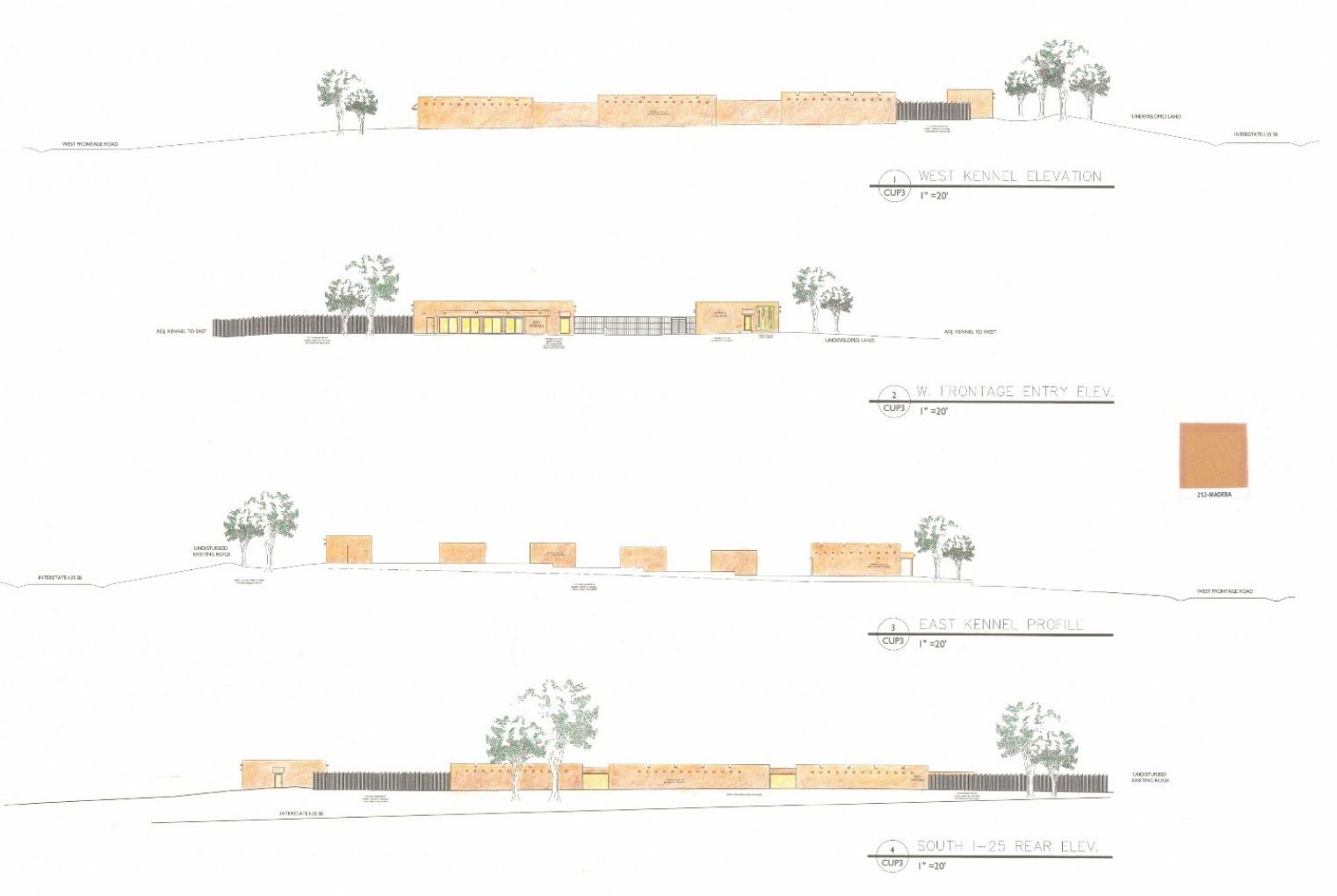


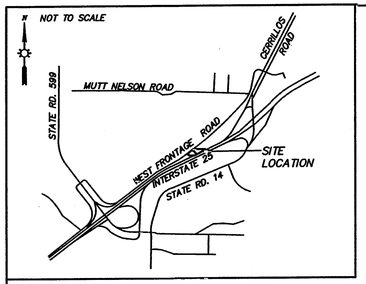
Figure 10: - Architectural Elevations

City of Santa Fe, New Mexico

Attachment C

Applicant Materials

C-1: Letter of Intent – Conditional Use Permit
C-2: Legal Lot of Record Plat
C-3: Warranty Deed
C-4: Grading and Drainage Plans
C-5: Surrounding Studio Landscape Plans
C-6: Traffic Waiver Request
C-7: Architectural Site and Roof Plan
C-8: Conditional Use Permit Drawings
C-9: Photometric Plan
C-10: Light Fixture Sheets
C-11: Threshold Analysis - Traffic
C-12: Existing Topo Survey
C-13: Tree Survey Plan
C-14: Approved Water & Hydrant Plan
C-15: Approved Utility Service Application
C-16: County Sewer As Builts



VICINITY MAP

LEGEND

- INDICATES POINTS FOUND AS NOTED
- INDICATES 1/2" REBAR W/CAP SET THIS SURVEY
- INDICATES CALCULATED POINT NOT SET
- INDICATES MANHOLE
- U — INDICATES UTILITY POLE W/OVERHEAD UTILITY LINES

UTILITIES: EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

PUBLIC SERVICE COMPANY OF NEW MEXICO — 12/6/2017 DATE

NEW MEXICO GAS COMPANY — 12-11-17 DATE

QWEST CORPORATION, d/b/a/ CENTURYLINK QC — 12-6-2017 DATE

CENTURY LINK DISCLAIMER
THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

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

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. CABLE TV FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT OF WAY AND 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, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOT SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER HAS CAUSED TO BE ADJUSTED, THE LANDS SHOWN HEREON. THIS LOT SPLIT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER. THIS PROPERTY LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES

XLNT SERVICES CORP.
ALAN WREYFORD

828041

OFFICIAL SEAL. Mychal L. Delgado. Notary Public. State of New Mexico. My Commission Expires:

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME THIS 13th DAY OF December 2017.

MY COMMISSION EXPIRES 2-8-2020 — NOTARY PUBLIC

REVIEWED BY:

SUMMARY COMMITTEE CHAIR — 01/04/18 DATE

SUMMARY COMMITTEE SECRETARY — 1/2/18 DATE

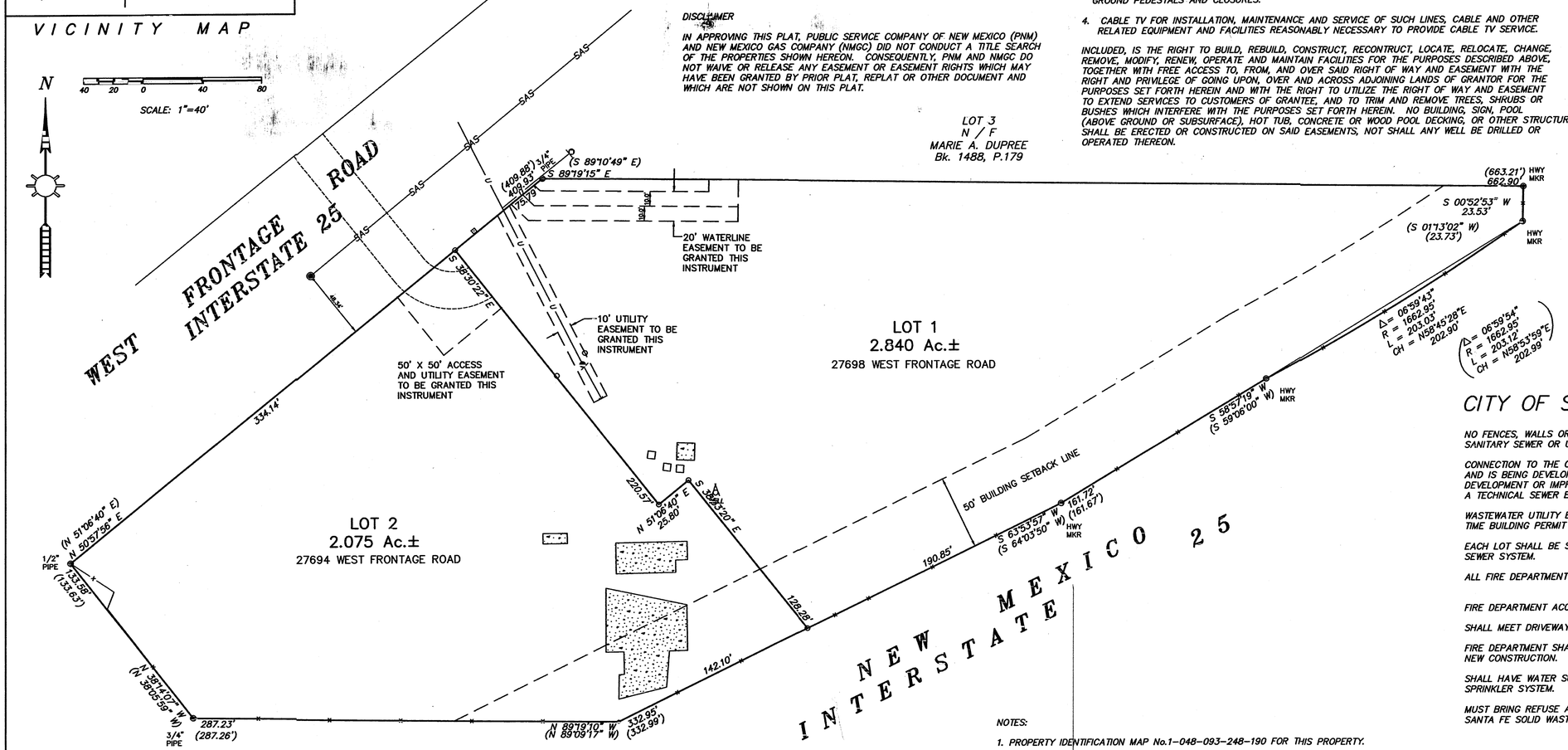
SANTA FE COUNTY TREASURER — 1.8.18 DATE

APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF March 2, 2017

2016-156 CASE No.

CITY ENGINEER — 12/19/17 DATE

CITY PLANNER — 1/4/18 DATE



CITY OF SANTA FE NOTES AND CONDITIONS

NO FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN PUBLIC SANITARY SEWER OR UTILITY EASEMENTS.

CONNECTION TO THE CITY PUBLIC SEWER SYSTEM IS MANDATORY WHEN THE PROPERTY IS IN THE CITY LIMITS AND IS BEING DEVELOPED OR IMPROVED IS ACCESSIBLE TO THE CITY SEWER SYSTEM. PRIOR TO THE DEVELOPMENT OR IMPROVEMENT OF THE PROPERTY, OWNERS AND DEVELOPERS OF THE PROPERTY SHALL OBTAIN A TECHNICAL SEWER EVALUATION REVIEW BY THE CITY OF SANTA FE WASTEWATER DIVISION.

WASTEWATER UTILITY EXPANSION CHARGES FOR EACH LOT SHALL BE DUE TO THE CITY OF SANTA FE AT TIME BUILDING PERMIT APPLICATION.

EACH LOT SHALL BE SERVED BY ITS OWN SEPARATE SEWER SERVICE LINE CONNECTED TO THE CITY PUBLIC SEWER SYSTEM.

ALL FIRE DEPARTMENT ACCESS SHALL BE NO GREATER THAN A 10% GRADE THROUGHOUT AND MAINTAIN 20'

FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20 FEET WIDTH TO ANY NEW CONSTRUCTION.

SHALL MEET DRIVEWAY REQUIREMENTS AS PER IFC.

FIRE DEPARTMENT SHALL HAVE MINIMUM 150 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.

SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC OR INSTALL AN AUTOMATIC SPRINKLER SYSTEM.

MUST BRING REFUSE AND OR RECYCLING TO A STREET THAT IS CURRENTLY BEING SERVICED BY THE CITY OF SANTA FE SOLID WASTE DIVISION.

Log #1845823
COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 2nd DAY OF January A.D. 2018, AT 10:30 O'CLOCK A.M., AND WAS DULY RECORDED IN BOOK 824 PAGE 41 OF THE RECORDS OF SANTA FE COUNTY

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, NM

COUNTY CLERK SANTA FE COUNTY GERALDINE SALAZAR NEW MEXICO

Estrella Martinez
DEPUTY

NOTES:

1. PROPERTY IDENTIFICATION MAP No.1-048-093-248-190 FOR THIS PROPERTY.
2. THESE PARCELS OF LAND ARE SUBJECT TO ALL EASEMENTS, COVENANTS AND RIGHTS OF RECORD.
3. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON AND WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE WAS FURNISHED. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL OF LAND.

REFERENCE AND BASIS OF BEARINGS:

BEARINGS BASED ON GPS OBSERVATIONS USING TRIMBLE 5800 RECEIVERS, RTK MODE, WGS84 LOCAL.

BEARINGS AND DISTANCES IN PARENTHESIS FROM PLAT OF SURVEY BY CARL E. SERNA, DATED AUGUST 31, 2006, ENTITLED "BOUNDARY SURVEY FOR ROCK HILL, S24, T16N, R8E, COUNTY OF SANTA FE, STATE OF NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON DECEMBER 27, 2006 IN PLAT BOOK 643, P.46, AS DOCUMENT No. 1464734.

SPECIAL WARRANTY DEED – FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO AS INSTRUMENT No. 1802721.

SURVEYOR'S CERTIFICATION

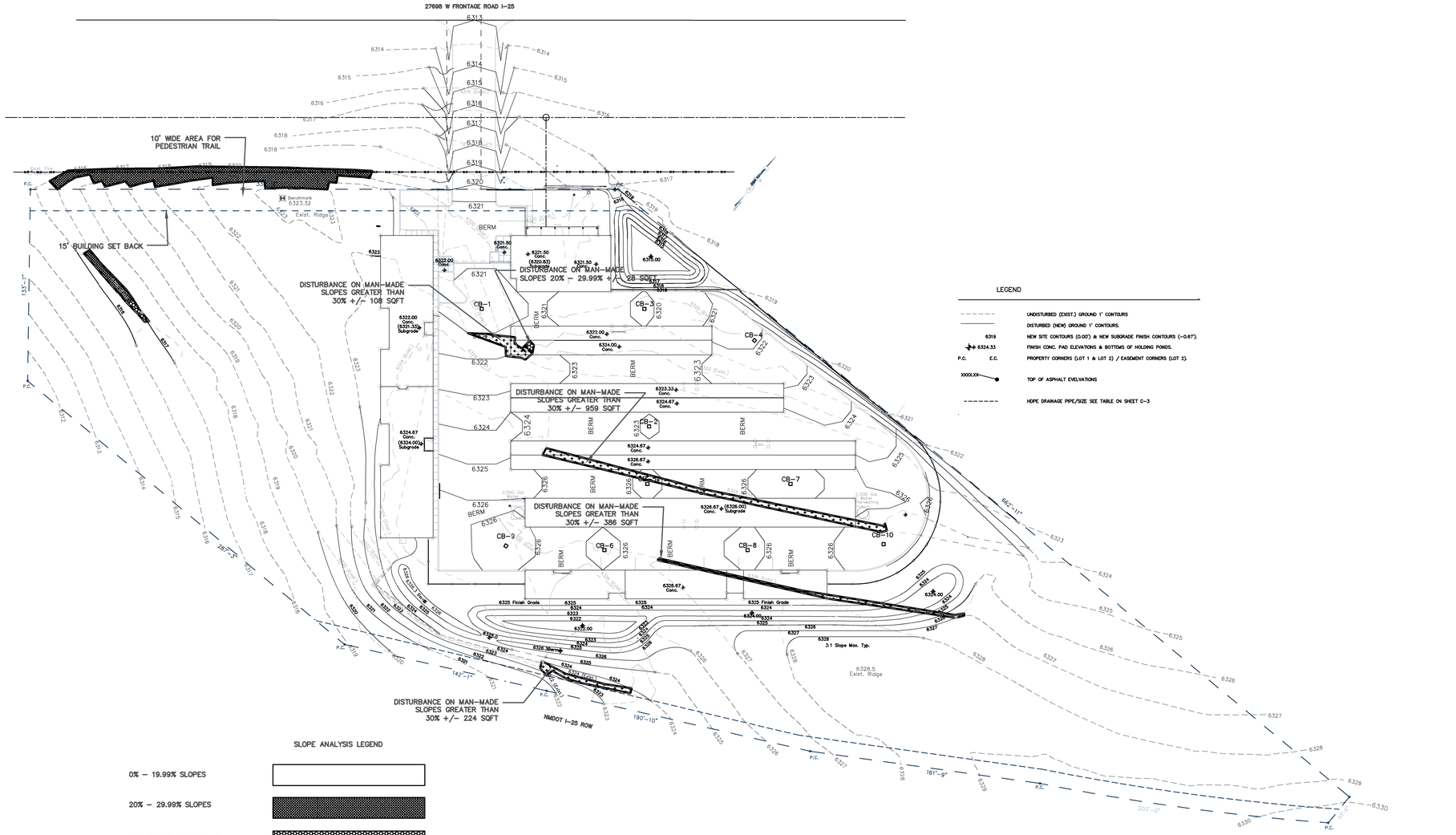
I, MICHAEL V. TRUJILLO, NEW MEXICO PROFESSIONAL SURVEYOR No. 12130, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DECEMBER 2, 2016 (Date of Field Work)

MICHAEL V. TRUJILLO, N.M.P.S. No.12130 — Dec. 8, 2017 DATE

STATE OF NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR 12130 MICHAEL V. TRUJILLO

INDEXING INFORMATION FOR COUNTY CLERK

ASSOCIATED SURVEYS MICHAEL V. TRUJILLO NMPS No.12130 1120 CAMINO CONSUELO SANTA FE, NEW MEXICO 87507 PH. 424-1395	SECTION 24 TOWNSHIP T. 16 N. RANGE R. 8 E. GRANT N.M.P.M.	LOT SPLIT FOR XLNT STORAGE LOT 1 AND LOT 2 WITHIN SECTION 24, T.16N., R.8E., N.M.P.M. SANTA FE, NEW MEXICO	SCALE 1" = 40' DATE DEC. 2, 2016 DRAWN-BY CHECKED-BY M.V.T. PROJECT No. M16-88 L-457



LEGEND

- UNDISTURBED (EXIST.) GROUND 1' CONTOURS
- DISTURBED (NEW) GROUND 1' CONTOURS.
- 6319 — NEW SITE CONTOURS (0.00') & NEW SUBGRADE FINISH CONTOURS (-0.67').
- 6324.33 — FINISH CONC. PAD ELEVATIONS & BOTTOMS OF HOLDING PONDS.
- P.C. E.C. — PROPERTY CORNERS (LOT 1 & LOT 2) / EASEMENT CORNERS (LOT 2).
- XXXX.XX — TOP OF ASPHALT EVELVATIONS
- HDPE DRAINAGE PIPE/SIZE SEE TABLE ON SHEET C-3

SLOPE ANALYSIS LEGEND

- 0% – 19.99% SLOPES
- 20% – 29.99% SLOPES
- 30% SLOPES OR GREATER
- 20% – 29.99% SLOPES WITH PROPOSED DISTURBANCE
- 30% SLOPES OR GREATER WITH PROPOSED DISTURBANCE

1 / C-1 SLOPE ANALYSIS

SCALE 1" = 40'

General Notes

DISTURBANCE NOTE

DISTURBANCE ON NATURAL SLOPES 30% OR GREATER

DISTURBANCE ON MAN-MADE SLOPES 30% OR GREATER

1ST OCCURRENCE: ±108 SQ. FT.
2ND OCCURRENCE: ±959 SQ. FT
3RD OCCURRENCE: ±386 SQ. FT.
4TH OCCURRENCE: ±224 SQ. FT

DISTURBANCE ON SLOPES 20%-29.99%

TOTAL DISTURBANCE: ±28 SQ FT

TOPOGRAPHY NOTE

THE EXISTING TOPOGRAPHY SURVEY WAS PROVIDED BY AND CERTIFIED BY ASSOCIATED SURVEYS: MICHAEL V. TRUJILLO PLS NO. 12130 1120 CAMINO CONSUELO SANTA FE, NM 87507 (505) 424-1385 THE ENGINEER HAS NOT FIELD VERIFIED THE PROVIDED TOPOGRAPHY INFORMATION, AND ASSUME NO RESPONSIBILITY OR LIABILITY OF THE PROVIDED TOPOGRAPHY.

No.	Revision/Issue	Date

Firm Name and Address

INCLINE ENGINEERING AND SERVICES LLC
3404 FINNEGAN COURT NE, RIO RANCHO, NM 87144

TED L BARBER, PE
505-577-6747

Project Name and Address

MINI-STORAGE UNIT FACILITY

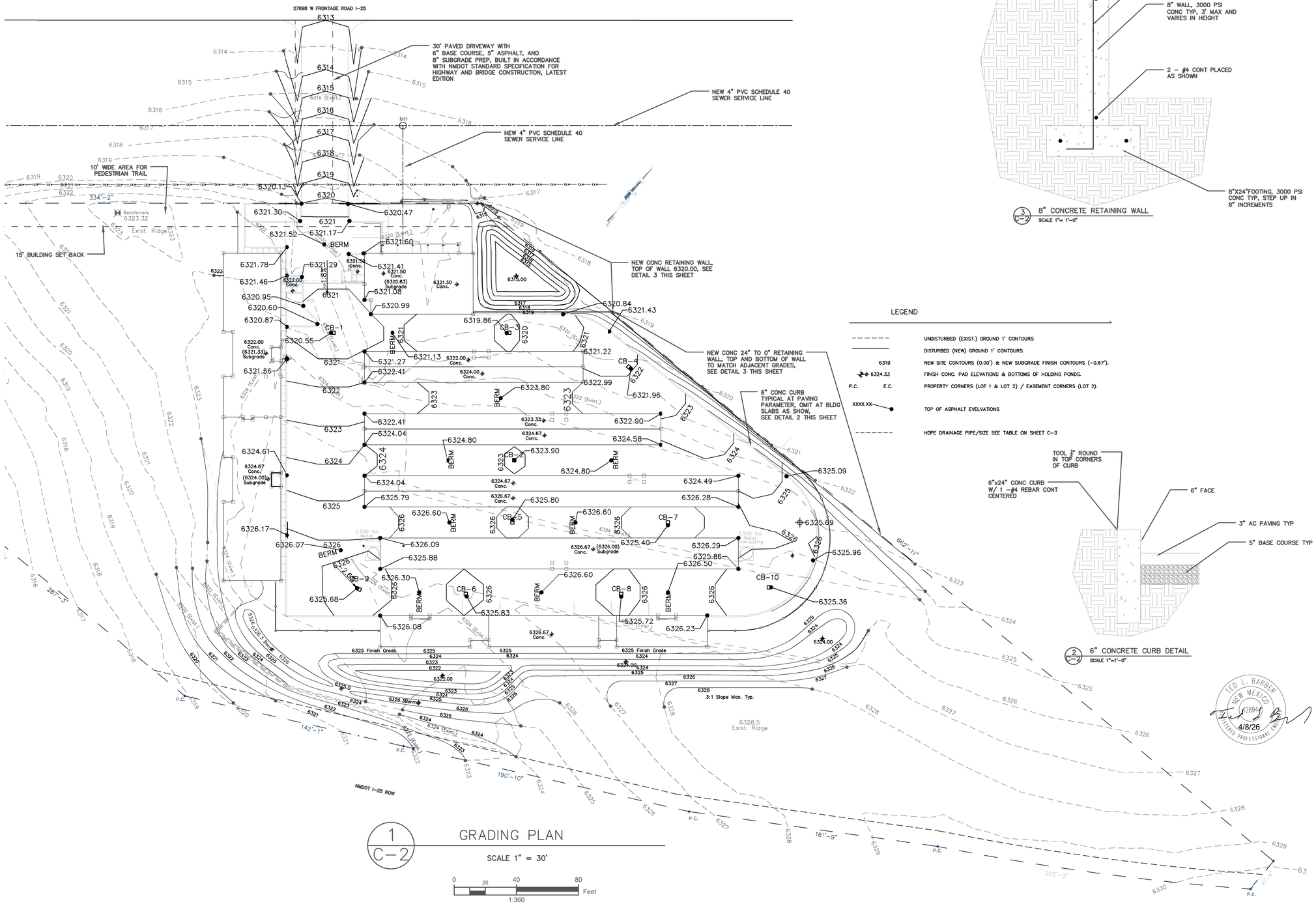
27700/27698
I-25 W. FRONTAGE ROAD
SANTA FE, NM 87507

OWNER: RZX PROPERTY LLC
PETER R. BOND, ARCHITECT
pbond.mail@gmail.com
505-992-0500

Project	Sheet
2001	SLOPE ANALYSIS C-1
Date: APRIL 8, 2026	
Scale: SCALE 1" = 40'	

TED L. BARBER NEW MEXICO 12894 REGISTERED PROFESSIONAL ENGINEER 4/8/26

CONDITIONAL USE PERMIT APPLICATION

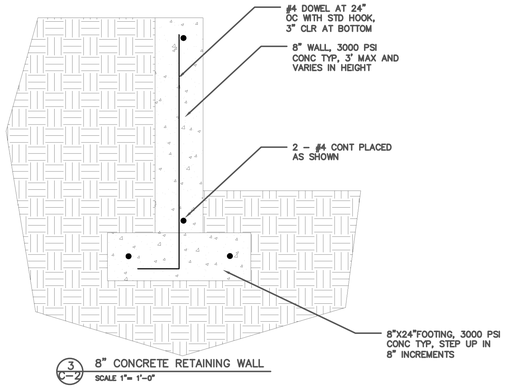


1 C-2 GRADING PLAN

SCALE 1" = 30'

0 20 40 80 Feet

1:360



3 C-2 8" CONCRETE RETAINING WALL

SCALE 1"= 1'-0"

LEGEND

- UNDISTURBED (EXIST.) GROUND 1' CONTOURS
- DISTURBED (NEW) GROUND 1' CONTOURS.
- 6319 NEW SITE CONTOURS (0.00') & NEW SUBGRADE FINISH CONTOURS (-0.67').
- 6324.33 FINISH CONC. PAD ELEVATIONS & BOTTOMS OF HOLDING PONDS.
- P.C. E.C. PROPERTY CORNERS (LOT 1 & LOT 2) / EASEMENT CORNERS (LOT 2).
- XXXX.XX TOP OF ASPHALT EVELVATIONS
- HDPE DRAINAGE PIPE/SIZE SEE TABLE ON SHEET C-3

2 C-2 6" CONCRETE CURB DETAIL

SCALE 1"=1'-0"

General Notes

EARTHWORK

NET EARTHWORK ON THIS PROJECT IS 927 CUYD EXCESS TO BE REMOVED FROM THE SITE.

TOPOGRAPHY NOTE

THE EXISTING TOPOGRAPHY SURVEY WAS PROVIDED BY AND CERTIFIED BY ASSOCIATED SURVEYS: MICHAEL V. TRUJILLO PLS NO. 12130 1120 CAMINO CONSUELO SANTA FE, NM 87507 (505) 424-1395 THE ENGINEER HAS NOT FIELD VERIFIED THE PROVIDED TOPOGRAPHY INFORMATION, AND ASSUME NO RESPONSIBILITY OR LIABILITY OF THE PROVIDED TOPOGRAPHY.

No.	Revision/Issue	Date

Firm Name and Address

INCLINE ENGINEERING AND SERVICES LLC
3404 FINNEGAN COURT NE, RIO RANCHO, NM 87144

TED L BARBER, PE
505-577-6747

TED L. BARBER NEW MEXICO 12894 REGISTERED PROFESSIONAL ENGINEER 4/8/26

Project Name and Address

MINI-STORAGE UNIT FACILITY

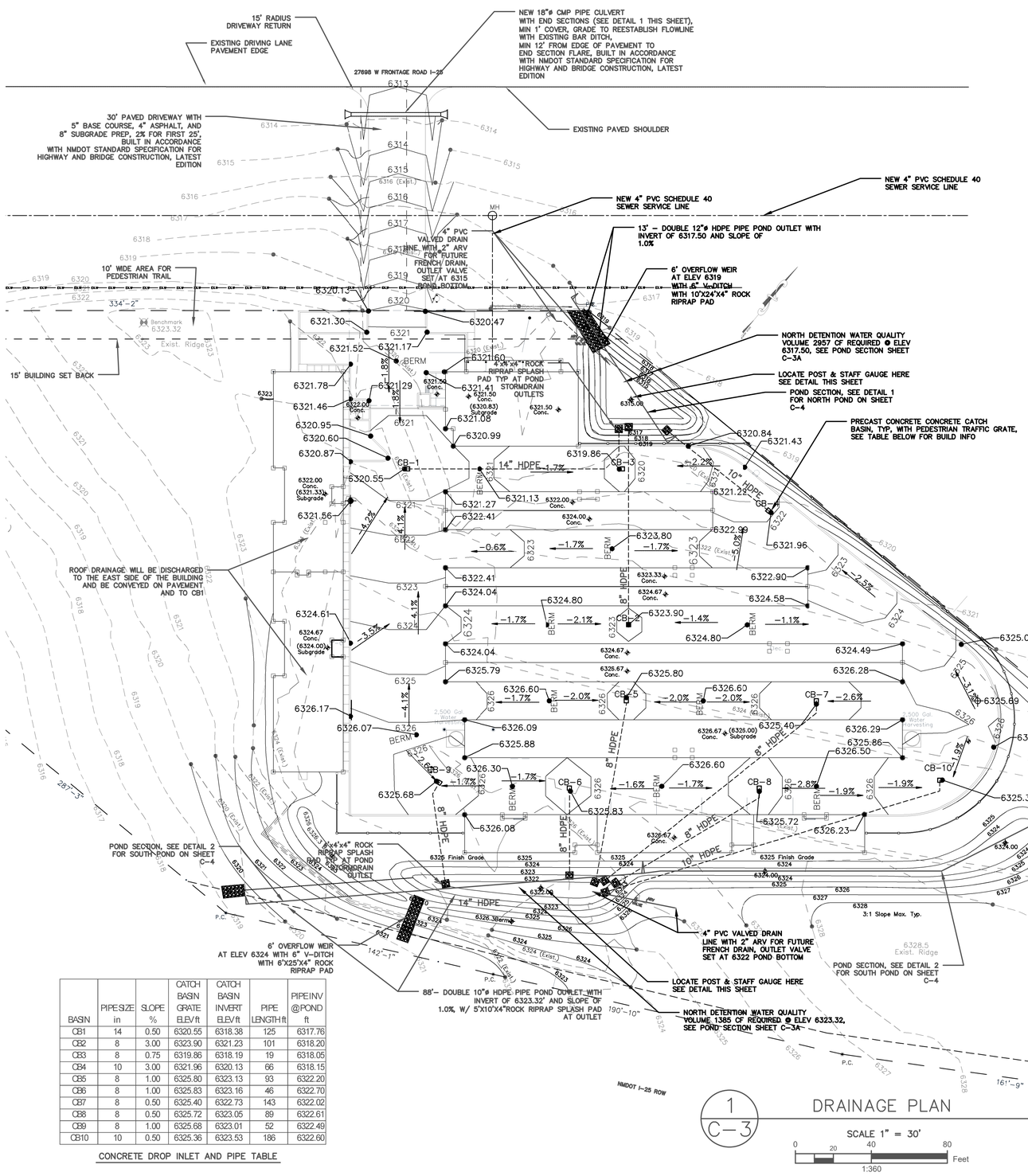
27700/27698
I-25 W. FRONTAGE ROAD
SANTA FE, NM 87507

OWNER: RZX PROPERTY LLC
PETER R. BOND, ARCHITECT
pbond.mail@gmail.com
505-992-0500

Project	Sheet
2001	GRADING PLAN C-2
Date: APRIL 8, 2026	
Scale: SCALE 1" = 30'	

CONDITIONAL USE PERMIT APPLICATION

27698 W FRONTAGE ROAD I-25



BASIN	PIPE SIZE in	SLOPE %	CATCH BASIN GRATE ELEV ft	CATCH BASIN INVERT ELEV ft	PIPE LENGTH ft	PIPE INV @POND ft
CB1	14	0.50	6320.55	6318.38	125	6317.76
CB2	8	3.00	6323.90	6321.23	101	6318.20
CB3	8	0.75	6319.86	6318.19	19	6318.05
CB4	10	3.00	6321.96	6320.13	66	6318.15
CB5	8	1.00	6325.80	6323.13	93	6322.20
CB6	8	1.00	6325.83	6323.16	46	6322.70
CB7	8	0.50	6325.40	6322.73	143	6322.02
CB8	8	0.50	6325.72	6323.05	89	6322.61
CB9	8	1.00	6325.68	6323.01	52	6322.49
CB10	10	0.50	6325.36	6323.53	186	6322.60

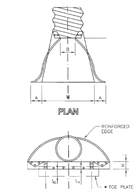
CONCRETE DROP INLET AND PIPE TABLE

1 / C-3 DRAINAGE PLAN

SCALE 1" = 30'

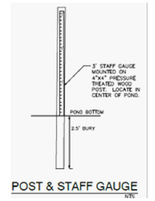
0 20 40 80 Feet

1:360



2 / C-3 CMP STEEL END SECTION DETAIL

NTS



POST & STAFF GAUGE

NTS

3 / C-3 POND DEPTH MARKER

NTS

LEGEND

- UNDISTURBED (EXIST.) GROUND 1' CONTOURS
- DISTURBED (NEW) GROUND 1' CONTOURS.
- 6319 NEW SITE CONTOURS (0.00') & NEW SUBGRADE FINISH CONTOURS (–0.67').
- 6324.33 FINISH CONC. PAD ELEVATIONS & BOTTOMS OF HOLDING PONDS.
- P.C. E.C. PROPERTY CORNERS (LOT 1 & LOT 2) / EASEMENT CORNERS (LOT 2).
- XXXX.XX TOP OF ASPHALT EVELVATIONS
- HDPE DRAINAGE PIPE/SIZE SEE TABLE ON SHEET C-3

ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

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

Signature NMPE #_____ Date

General Notes

DRAINAGE CALCULATION NOTES

ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS DETERMINED BY UTILIZING HYDRAFLOW HYDROGRAPHS EXTENSION FOR AUTOCAD CIVIL 3D, SITE SPECIFIC NOAA ATLAS 14, VOLUME 1 VERSION 5, POINT PRECIPITATION VALUES UTILIZED TO DEVELOP IDF CURVE VALUES.

THE POST DEVELOPMENT PEAK FLOW DISCHARGE IS LESS THAN THE PRE-DEVELOPMENT DISCHARGE, WHICH MEETS CITY OF SANTA FE REQUIREMENTS.

NATURAL ROCK MAT NOTE (CITY)

2" OF GRAVEL SHALL BE PLACED BELOW THE NATURAL ROCK MAT LINED AND WITH GEO-FABRIC. NATURAL ROCK MAT MINIMUM DEPTH SHALL BE 12".

EROSION PROTECTION

ALL 4" RIPRAP EROSION PROTECTION SHALL HAVE A LAYER OF GEO-FABRIC PLACED ON GROUND SURFACE.

TOPOGRAPHY NOTE

THE EXISTING TOPOGRAPHY SURVEY WAS PROVIDED BY AND CERTIFIED BY ASSOCIATED SURVEYS: MICHAEL V. TRUJILLO PLS NO. 12130 1120 CAMINO CONSUELO SANTA FE, NM 87507 (505) 424-1385 THE ENGINEER HAS NOT FIELD VERIFIED THE PROVIDED TOPOGRAPHY INFORMATION, AND ASSUME NO RESPONSIBILITY OR LIABILITY OF THE PROVIDED TOPOGRAPHY.

DRAINAGE FACILITIES MAINTENANCE NOTE

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

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

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

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

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

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

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

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

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

GUNNISON'S PRAIRIE DOG NOTE

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

DUST CONTROL NOTE

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

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

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

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

Some BMPs shall include:

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

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

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

No.	Revision/Issue	Date

Firm Name and Address

INCLINE ENGINEERING AND SERVICES LLC
3404 FINNEGAN COURT NE, RIO RANCHO, NM 87144

TED L BARBER, PE
505–577–6747

TED L. BARBER NEW MEXICO 12894 REGISTERED PROFESSIONAL ENGINEER 4/8/26

Project Name and Address

MINI–STORAGE UNIT FACILITY

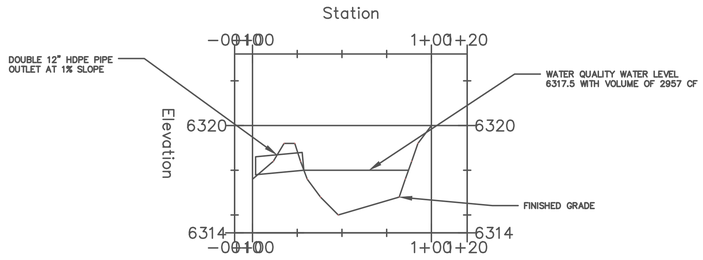
27700/27698
I–25 W. FRONTAGE ROAD
SANTA FE, NM 87507

OWNER: RZX PROPERTY LLC
PETER R. BOND, ARCHITECT
pbond.mail@gmail.com
505–992–0500

Project	Sheet
2001	DRAINAGE PLAN C–3
Date: APRIL 8, 2026	
Scale: SCALE 1" = 30'	

CONDITIONAL USE PERMIT APPLICATION

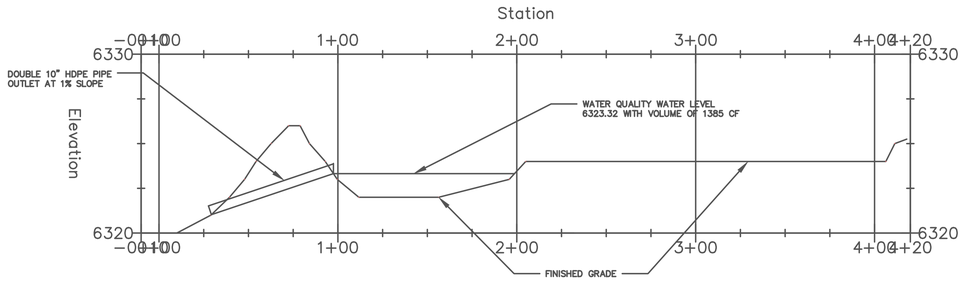
Alignment – (1) NORTH POND PROFILE



1 / C–4 NORTH POND SECTION

SCALE 1" = 40' HORZ 1" = 10' VERT

Alignment – (1) SOUTH POND PROFILE



2 / C–4 SOUTH POND SECTION

SCALE 1" = 40' HORZ 1" = 10' VERT

TED L. BARBER NEW MEXICO 12894 REGISTERED PROFESSIONAL ENGINEER 4/8/26

General Notes

No.	Revision/Issue	Date

Firm Name and Address

INCLINE ENGINEERING AND SERVICES LLC
3404 FINNEGAN COURT NE, RIO RANCHO, NM 87144

TED L BARBER, PE
505–577–6747

Project Name and Address

MINI–STORAGE UNIT FACILITY

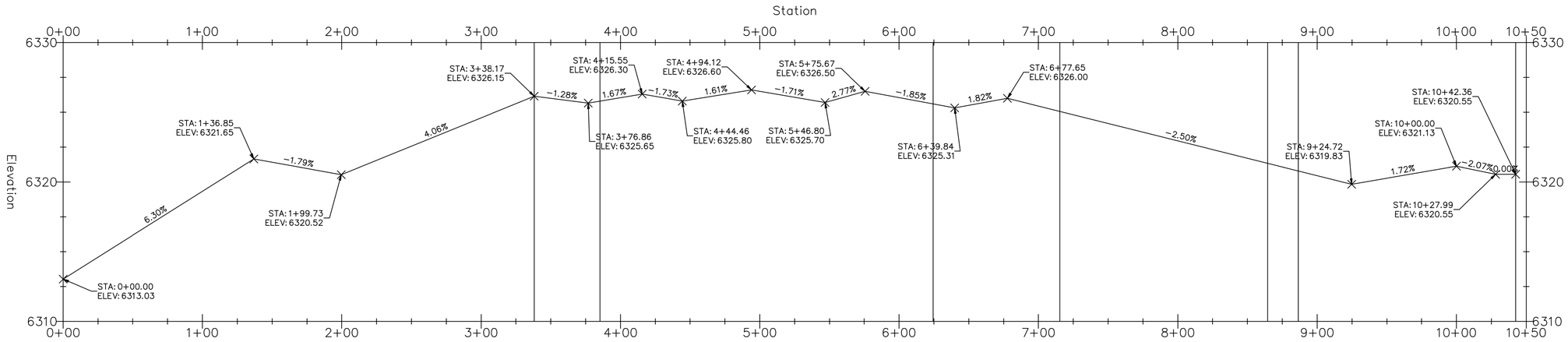
27700/27698
I–25 W. FRONTAGE ROAD
SANTA FE, NM 87507

OWNER: RZX PROPERTY LLC
PETER R. BOND, ARCHITECT
pbond.mail@gmail.com
505–992–0500

Project	Sheet
2001	POND PROFILE SECTIONS C–4
Date: APRIL 8, 2026	
Scale:	

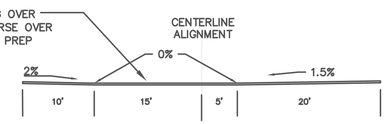
CONDITIONAL USE PERMIT APPLICATION

Alignment – (5) PROFILE



SCALE 1" = 40' HORZ 1" = 10' VERT

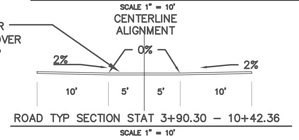
3" AC PAVING OVER
5" BASE COURSE OVER
8" SUBGRADE PREP



ROAD TYP SECTION STAT 1+17.75 – 3+90.30

SCALE 1" = 10'

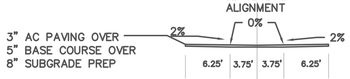
3" AC PAVING OVER
5" BASE COURSE OVER
8" SUBGRADE PREP



ROAD TYP SECTION STAT 3+90.30 – 10+42.36

SCALE 1" = 10'

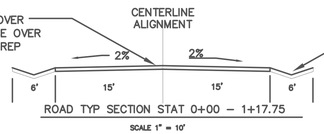
3" AC PAVING OVER
5" BASE COURSE OVER
8" SUBGRADE PREP



ROAD TYP SECTION ALIGNMENTS (2) (3) & (4) ALL STAT

SCALE 1" = 10'

5" AC PAVING OVER
7" BASE COURSE OVER
8" SUBGRADE PREP

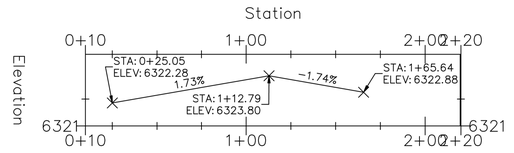


ROAD TYP SECTION STAT 0+00 – 1+17.75

SCALE 1" = 10'

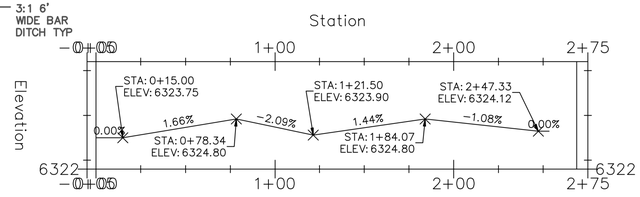
3:1 6' WIDE BAR DITCH TYP

Alignment – (2) PROFILE



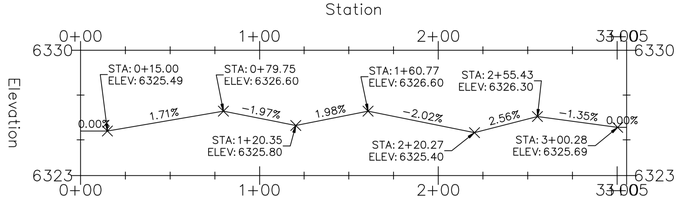
SCALE 1" = 40' HORZ 1" = 10' VERT

Alignment – (3) PROFILE



SCALE 1" = 40' HORZ 1" = 10' VERT

Alignment – (4) PROFILE



SCALE 1" = 40' HORZ 1" = 10' VERT

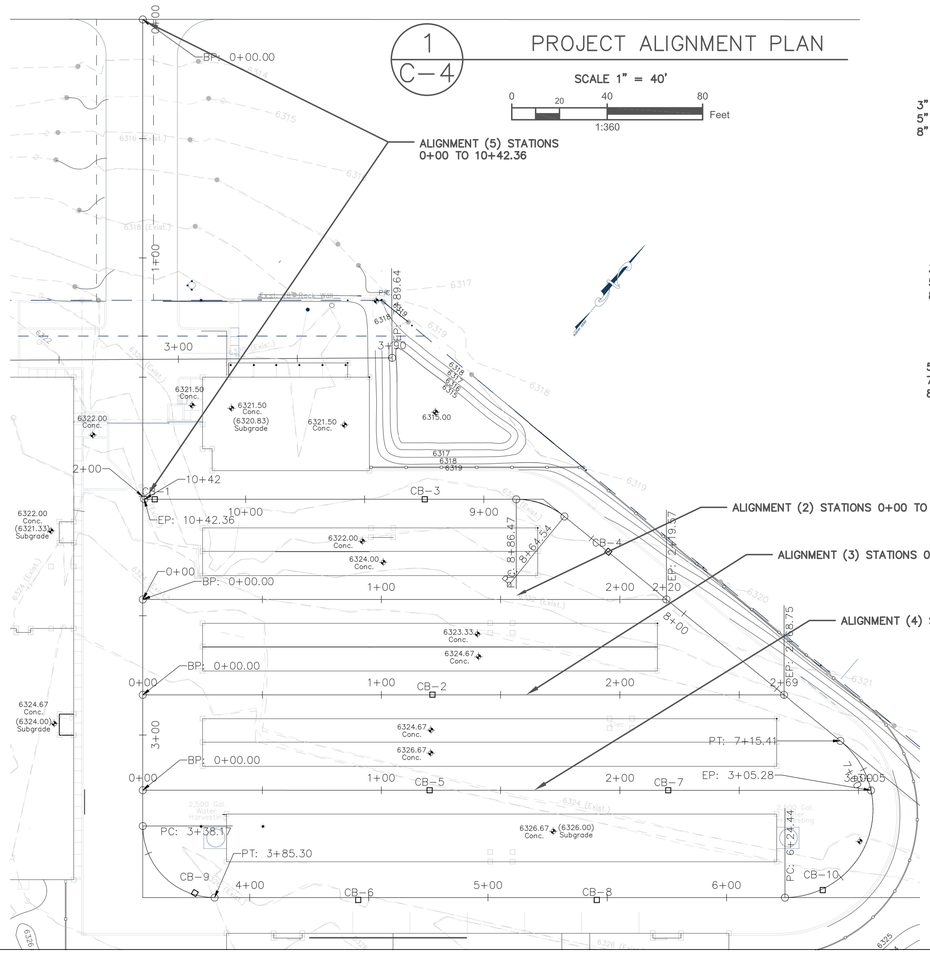
PROJECT ALIGNMENT PLAN

1 / C-4

SCALE 1" = 40'

0 20 40 80 Feet

1:360



TED L. BARBER
NEW MEXICO
12894
REGISTERED PROFESSIONAL ENGINEER
4/8/26

General Notes

TOPOGRAPHY NOTE

THE EXISTING TOPOGRAPHY SURVEY WAS PROVIDED BY AND CERTIFIED BY ASSOCIATED SURVEYS: MICHAEL V. TRUJILLO PLS NO. 12130 1120 CAMINO CONSUELO SANTA FE, NM 87507 (505) 424-1395 THE ENGINEER HAS NOT FIELD VERIFIED THE PROVIDED TOPOGRAPHY INFORMATION, AND ASSUME NO RESPONSIBILITY OR LIABILITY OF THE PROVIDED TOPOGRAPHY.

No.	Revision/Issue	Date

Firm Name and Address

INCLINE ENGINEERING AND SERVICES LLC
3404 FINNEGAN COURT NE, RIO RANCHO, NM 87144

TED L BARBER, PE
505-577-6747

Project Name and Address

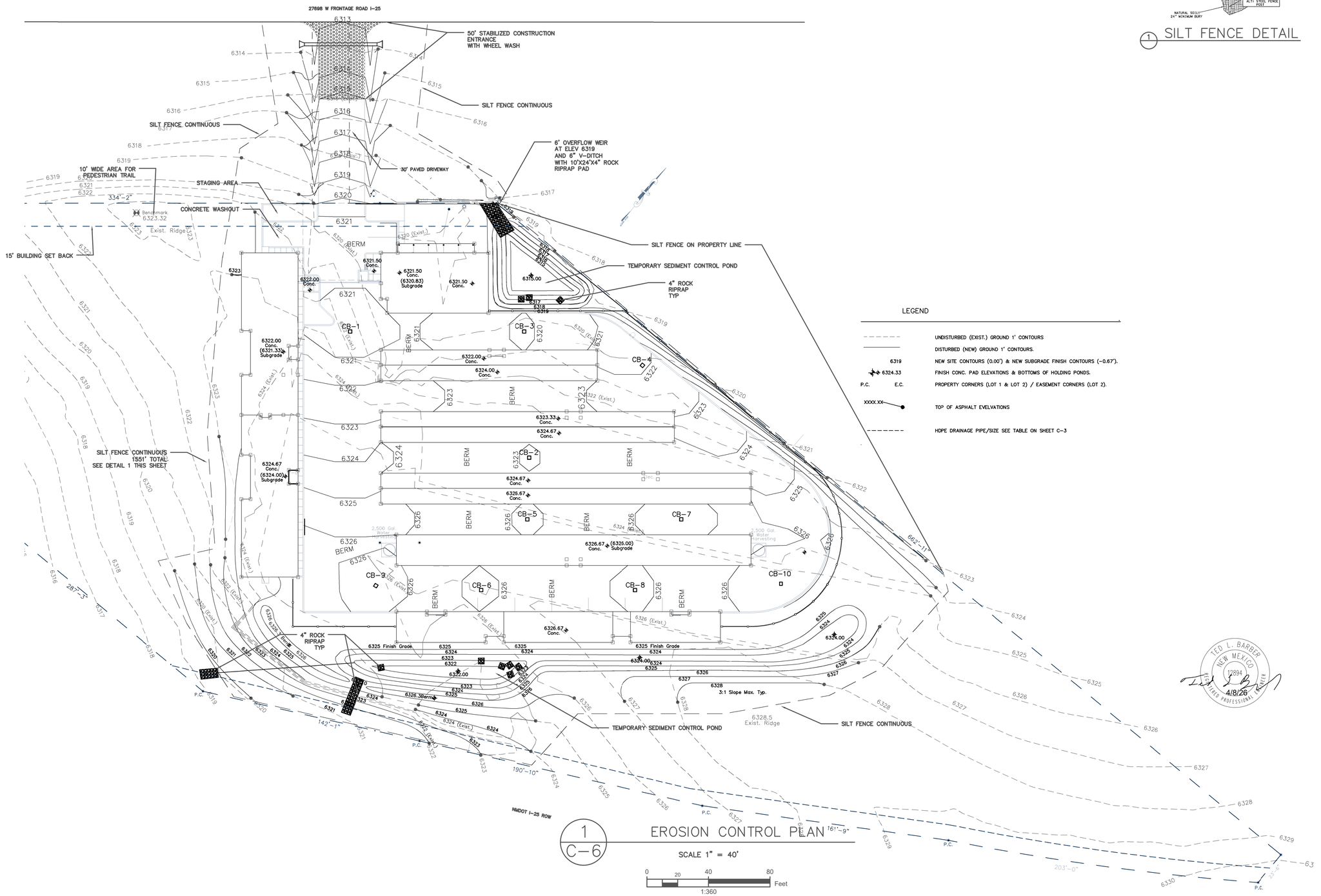
MINI-STORAGE UNIT FACILITY

27700/27698
I-25 W. FRONTAGE ROAD
SANTA FE, NM 87507

OWNER: RZX PROPERTY LLC
PETER R. BOND, ARCHITECT
pbond.mail@gmail.com
505-992-0500

Project	Sheet
2001	ROAD PLAN AND PROFILES
Date: APRIL 8, 2026	C-5
Scale: SCALE VARIES	

CONDITIONAL USE PERMIT APPLICATION



1 C-6

EROSION CONTROL PLAN

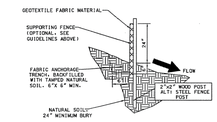
SCALE 1" = 40'

0 20 40 80 Feet

1:360

LEGEND

- UNDISTURBED (EXIST.) GROUND 1' CONTOURS
- DISTURBED (NEW) GROUND 1' CONTOURS.
- 6319 — NEW SITE CONTOURS (0.00') & NEW SUBGRADE FINISH CONTOURS (-0.67').
- 6324.33 — FINISH CONC. PAD ELEVATIONS & BOTTOMS OF HOLDING PONDS.
- P.C. E.C. — PROPERTY CORNERS (LOT 1 & LOT 2) / EASEMENT CORNERS (LOT 2).
- XXXX.XX — TOP OF ASPHALT EVELVATIONS
- HDPE DRAINAGE PIPE/SIZE SEE TABLE ON SHEET C-3



1 SILT FENCE DETAIL

General Notes

SEEDING SPECIFICATIONS

SEEDING MATERIAL AND OPERATIONS ARE TO CONFORM TO SECTION 632 THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTIONS, CURRENT EDITION FOR FOR FOR CLASS "D" SEEDING

SEED MIX:
THE SEED MIX IS TO BE THE "DRYLAND BLEND" FROM PLANTS OF THE SOUTHWEST OR APPROVED EQUAL. THE "DRYLAND BLEND" IS TO BE MIXED WITH THE APPROVED EQUAL. THE "DRYLAND BLEND" IS TO BE MIXED WITH THE THE WILDFLOWER SEED MIX " HIGH PLAINS PIRON-JUNIPER MIX" ALSO FROM PLANTS PLANTS PLANTS OF THE SOUTHWEST. ONE OUNCE (1 OZ.) OF "HIGH PLAINS PIRON-JUNIPER MIX" WILDFLOWER SEED MIX IS TO BE MIXED WITH EACH POUND OF "DRYLAND BLEND" GRASS SEED MIX.

APPLICATION RATE:

SPECIFIED SEED MIX IS TO BE APPLIED AT THE RATE OF 1.5 POUND PER 1000 SQUARE FEET.

MULCH AND TACKIFIER:

STRAW MULCH IN ACCORDANCE WITH SECTION 632.372

FERTILIZER:

TO BE APPLIED AT A RATE RECOMMENDED BY THE SEED PROVIDER

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE.
2. ALL CONSTRUCTION TRAFFIC TO USE CONSTRUCTION ENTRANCE. ALL CONSTRUCTION TRAFFIC TO USE CONSTRUCTION ENTRANCE.
3. CALL FOR INSPECTION OF EROSION CONTROL MEASURES. CALL FOR INSPECTION OF EROSION CONTROL MEASURES.
4. ROUGH GRADING AND EARTHWORK ROUGH GRADING AND EARTHWORK
5. INSTALL SEWER INSTALL SEWER
6. INSTALL WATER INSTALL WATER
7. INSTALL DRY UTILITIES INSTALL DRY UTILITIES
8. INSTALL BASE COURSE INSTALL BASE COURSE
9. COMPLETE CONSTRUCTION ACTIVITIES. COMPLETE CONSTRUCTION ACTIVITIES.
10. COMPLY WITH REVEGETATION MIX FOR NMHSD CLASS "D" SEEDING. COMPLY WITH REVEGETATION MIX FOR NMHSD CLASS "D" SEEDING.
11. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SEDIMENT CONTROL DEVICES INCLUDING SILT FENCE UPON APPROVAL OF CITY PLANNING AND DEVELOPMENT REVIEW STAFF.

GENERAL NOTE

1. SEDIMENT TRAPS/PONDS SHALL BE CLEANED OF ACCUMULATED SEDIMENT SEDIMENT TRAPS/PONDS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.

TOPOGRAPHY NOTE

THE EXISTING TOPOGRAPHY SURVEY WAS PROVIDED BY AND CERTIFIED BY ASSOCIATED SURVEYS: MICHAEL V. TRUJILLO PLS NO. 12130 1120 CAMINO CONSUELO SANTA FE, NM 87507 (505) 424-1395 THE ENGINEER HAS NOT FIELD VERIFIED THE PROVIDED TOPOGRAPHY INFORMATION, AND ASSUME NO RESPONSIBILITY OR LIABILITY OF THE PROVIDED TOPOGRAPHY.

No.	Revision/Issue	Date

Firm Name and Address

INCLINE ENGINEERING AND SERVICES LLC
3404 FINNEGAN COURT NE, RIO RANCHO, NM 87144

TED L BARBER, PE
505-577-6747

TED L. BARBER NEW MEXICO 12894 REGISTERED PROFESSIONAL ENGINEER 4/8/26

Project Name and Address

MINI-STORAGE UNIT FACILITY

27700/27698
I-25 W. FRONTAGE ROAD
SANTA FE, NM 87507

OWNER: RZX PROPERTY LLC
PETER R. BOND, ARCHITECT
pbond.mail@gmail.com
505-992-0500

Project	Sheet
2001	EROSION CONTROL PLAN C-6
Date: APRIL 8, 2026	
Scale: SCALE 1" = 30'	

CONDITIONAL USE PERMIT APPLICATION

SFTC 210786 ON

WARRANTY DEED

XLNT Services Corporation, a Delaware corporation of Santa Fe, New Mexico, for good and valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, transfer and convey to **RZX Property, LLC, a New Mexico limited liability company**, whose address is 91 Rev Nazareno Properzi Way, Somerville, MA 02143, the following described real estate in Santa Fe County, New Mexico:

Lots 1 and 2, as shown on "Lot Split for XLNT Storage", lying within Section 24, T.16N., R.8E., N.M.P.M., recorded in the office of the County Clerk, Santa Fe County, New Mexico on January 9, 2018 in Plat Book 828, Page 041, as Instrument No. 1845823.

SUBJECT TO: Covenants, Conditions, Restrictions and Easements of record and taxes for the year 2021 and subsequent years.

With warranty covenants.

Dated as of the 9th day of June, 2021.

XLNT Services Corporation, a Delaware corporation

BY: _____
Joe Alan Wreyford
President

COUNTY OF SANTA FE } WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 10TH Day Of June, A.D., 2021 at 08:52:37 AM
And Was Duly Recorded as Instrument # 1955937
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - KVAUGHN County Clerk, Santa Fe, NM

STATE OF New Mexico

COUNTY OF Santa Fe

This instrument was acknowledged before me on this 9th day of June, 2021 by Joe. Alan Wreyford, President of XLNT Services Corporation, a Delaware corporation.

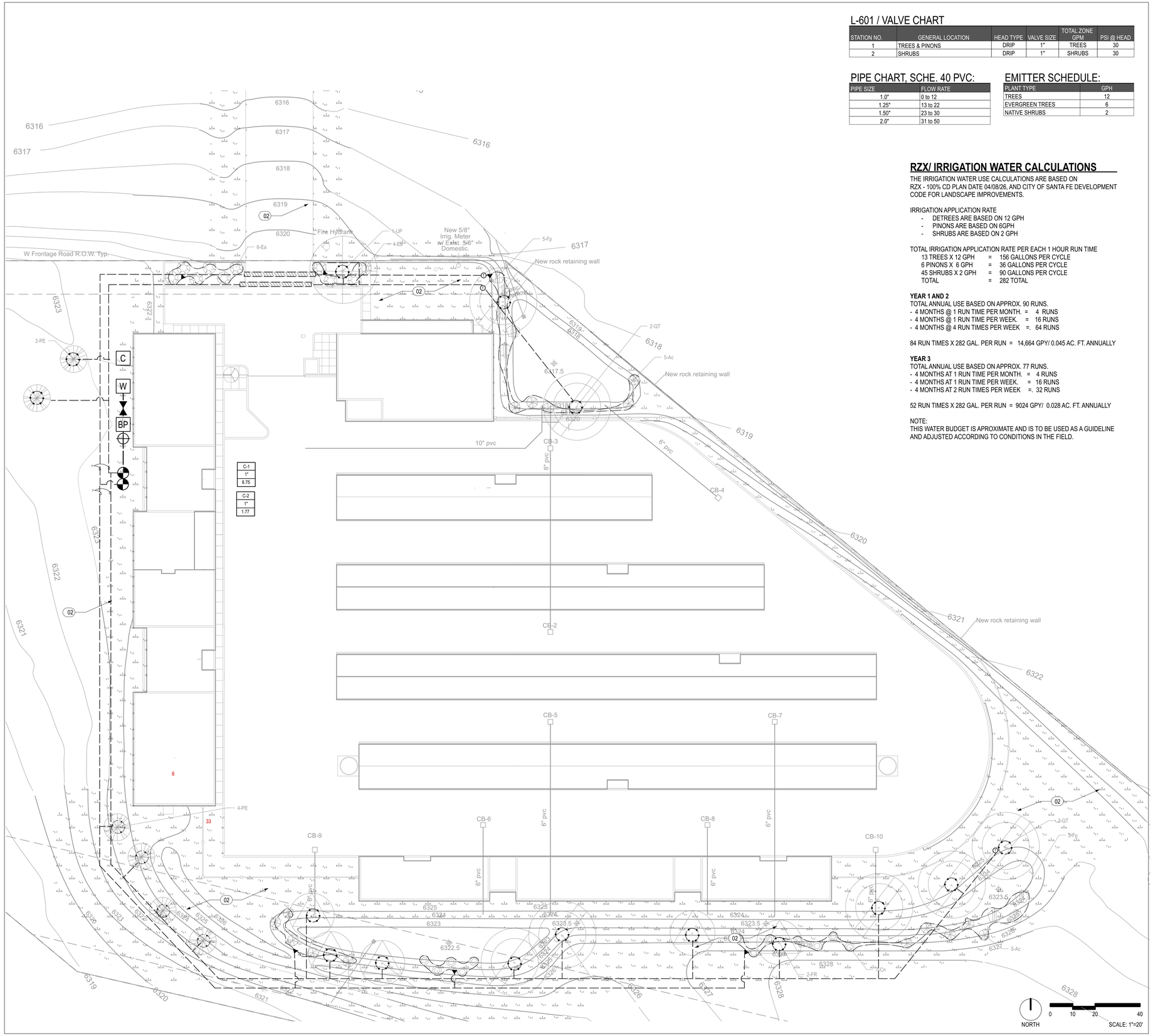
_____
Notary Public

My Commission Expires: 4/28/23

(SEAL)

OFFICIAL SEAL
Diane Woods
NOTARY PUBLIC - STATE OF NEW MEXICO

My Commission Expires: _____



L-601 / VALVE CHART

STATION NO.	GENERAL LOCATION	HEAD TYPE	VALVE SIZE	TOTAL ZONE GPM	PSI @ HEAD
1	TREES & PINONS	DRIP	1"	TREES	30
2	SHRUBS	DRIP	1"	SHRUBS	30

PIPE CHART, SCHE. 40 PVC:

PIPE SIZE	FLOW RATE
1.0"	0 to 12
1.25"	13 to 22
1.50"	23 to 30
2.0"	31 to 50

EMITTER SCHEDULE:

PLANT TYPE	GPH
TREES	12
EVERGREEN TREES	6
NATIVE SHRUBS	2

RZX/ IRRIGATION WATER CALCULATIONS

THE IRRIGATION WATER USE CALCULATIONS ARE BASED ON RZX - 100% CD PLAN DATE 04/08/26, AND CITY OF SANTA FE DEVELOPMENT CODE FOR LANDSCAPE IMPROVEMENTS.

IRRIGATION APPLICATION RATE
- DETREES ARE BASED ON 12 GPH
- PINONS ARE BASED ON 6GPH
- SHRUBS ARE BASED ON 2 GPH

TOTAL IRRIGATION APPLICATION RATE PER EACH 1 HOUR RUN TIME
13 TREES X 12 GPH = 156 GALLONS PER CYCLE
6 PINONS X 6 GPH = 36 GALLONS PER CYCLE
45 SHRUBS X 2 GPH = 90 GALLONS PER CYCLE
TOTAL = 282 TOTAL

YEAR 1 AND 2
TOTAL ANNUAL USE BASED ON APPROX. 90 RUNS.
- 4 MONTHS @ 1 RUN TIME PER MONTH. = 4 RUNS
- 4 MONTHS @ 1 RUN TIME PER WEEK. = 16 RUNS
- 4 MONTHS @ 4 RUN TIMES PER WEEK =. 64 RUNS

84 RUN TIMES X 282 GAL. PER RUN = 14,664 GPY/ 0.045 AC. FT. ANNUALLY

YEAR 3
TOTAL ANNUAL USE BASED ON APPROX. 77 RUNS.
- 4 MONTHS AT 1 RUN TIME PER MONTH. = 4 RUNS
- 4 MONTHS AT 1 RUN TIME PER WEEK. = 16 RUNS
- 4 MONTHS AT 2 RUN TIMES PER WEEK =. 32 RUNS

52 RUN TIMES X 282 GAL. PER RUN = 9024 GPY/ 0.028 AC. FT. ANNUALLY

NOTE:
THIS WATER BUDGET IS APROXIMATE AND IS TO BE USED AS A GUIDELINE AND ADJUSTED ACCORDING TO CONDITIONS IN THE FIELD.

GENERAL IRRIGATION NOTES

1. IRRIGATION SYSTEM STANDARDS OUTLINED IN SECTION 14-8.4(E) OF THE SFCC WATERHARVESTING AND IRRIGATION STANDARDS AND THE CITY OF SANTA FE LANDSCAPE IRRIGATION DESIGN STANDARDS SHALL BE STRICTLY ADHERED TO.
2. IRRIGATION EQUIPMENT IS SHOWN AT A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO ACCOMMODATE SITE CONDITIONS.
3. WATER MANAGMENT AND MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE IRRIIGATION SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTOR, AND MASTER VALVE.
5. ALL NEW PLANTINGS TO BE WATERED BY AUTOMATIC IRRIGATION SYSTEM.
6. SLEEVES SHALL BE PLACED UNDER ALL HARDSCAPE SURFACES.
7. SLEEVES SHALL BE INSTALLED PRIOR TO INSTALLATION OF HARDSCAPE WITHOUT THE NEED FOR BORING.
8. CONTRACTOR TO DESIGN TEMPORARY IRRIGATION SYSTEM FOR NATIVE GRASS AREAS .

IRRIGATION LEGEND

Symbol	Item/Description	Manufacture/Model	Size
	Controller	Rainbird ESP-TM2	6 Station
C	Gate Valve	Brass Gate Valve	1"
	Reduced Pressure Backflow Preventer	Febco 825Y w/ Hot Box	1"
BP	Master Valve Ball Valve	Rainbird PEB Spears Ball Valve Carson Valve Box	1" 1" 17"x24"
	Automatic Drip Valve w/ Pressure Filter Ball Valve	Rainbird PEB Rainbird PRF-100-RBY Spears Ball Valve Carson Valve Box	per notes 1" 1" 17"x 24"
	Drip Tee Connection	Schedule 80 Tee	Line size
	Flush Tee	(See Sheet L.603, Detail 6.11)	
T	Drip Emitter (Not Shown)	Rainbug , 2.0 GPH (1) per shrub	2 .0 GPH
	Deciduous Tree Drip Ring	Rainbug (6) 2.0 GPH	12 GPH
	Evergreen Tree Drip Ring	Rainbug (3) 2.0 GPH	6 GPH
	PE Masterline	PE 24" bury depth	1.5"
	PE Lateral	PE 18" depth bury	1" min.
	Poly Drip Line w/ Flush Cap	Rainbird PE Pipe 4" pipe bury	3/4" Dia.
	PVC Sleeve	Class 200 Bury match sleeved pipe	4" D min.

IRRIGATION NOTES

(01) LAYOUT OF IRRIGATION MAINLINE AND RELATED VALVES IS DIAGRAMMATIC TO SHOW CLEARLY SYSTEM DESIGN. ACTUAL LOCATION OF LINES AND VALVES SHALL BE INTERIOR TO THE SITE PROPERTY LINES AND REVIEWED IN THE FIELD WITH LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ANY INSTALLATION OF SYSTEM.

(02) CONTRACTOR TO DESIGN TEMPORARY IRRIGATION SYSTEM FOR NATIVE GRASS AREAS .

surroundings
landscape
architecture
urbanism

1611 Paseo de Peralta
Santa Fe, NM 87501

t: 505 982 3454
www.surroundings.studio

ISSUED FOR PERMIT

REVISIONS:

NO	DATE	NOTE

STATE OF NEW MEXICO
KENNETH F. FRANCIS
LA990
REGISTERED LANDSCAPE ARCHITECT

APRIL 10, 2026

Duplication or reproduction by any means without written consent of Surroundings Studio LLC is a violation of Federal and International law. The information contained on this document is the intellectual property of Surroundings Studio LLC and all rights thereto are Reserved. For exceptions, refer to the Surroundings Studio LLC Contract Provisions.

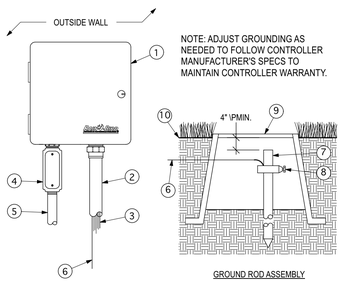
RZX Offices & Mini-Storage Units

27698/27700 W. Frontage Rd
Santa Fe, NM

SCALE: AS NOTED
DATE: 04/09/2026
PROJECT: 1672
DRAWN BY: MD

IRRIGATION PLAN

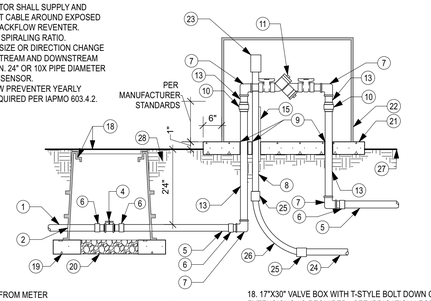
L.601



1. CONTROLLER, PER PLAN LEGEND, OUTDOOR WALL MOUNT, GROUNDED AS PER MANUFACTURER'S SPECS.
2. 1.5-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. JUNCTION BOX
5. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY
6. BARE COPPER WIRE (#10 AWG MIN.): CONNECT TO GROUNDING BUSS IN CONTROLLER CABINET AND ROUTE TO GROUND ROD. PATH TO GROUND ROD SHOULD BE AS STRAIGHT AS POSSIBLE.
7. 5/8-INCH X 8 FT COPPER CLAD GROUNDING ROD OR GROUNDING PLATE
8. GROUND ROD CLAMP OR WELDS
9. COVER GROUNDING ROD WITH 10-INCH ROUND VALVE BOX AS SHOWN
10. FINISH GRADE

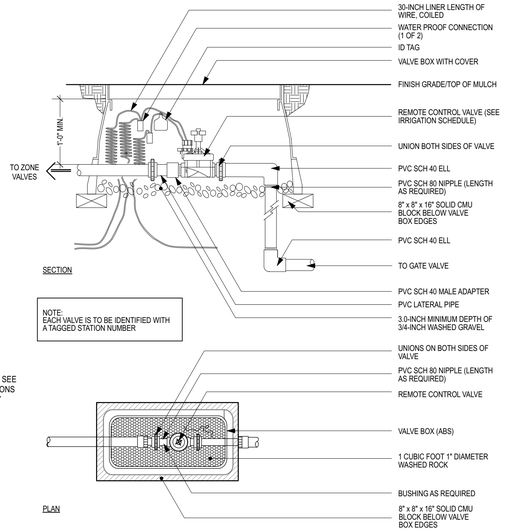
6.1 WALL MOUNTED CONTROLLER
NTS

NOTES:
A. CONTRACTOR SHALL SUPPLY AND INSTALL HEAT CABLE AROUND EXPOSED PIPES AND BACKFLOW REVENTER. MINIMUM 1:3 SPIRALING RATIO.
B. NEAREST SIZE OR DIRECTION CHANGE FITTING UPSTREAM AND DOWNSTREAM SHALL BE MIN. 24" OR 10X PIPE DIAMETER FROM FLOW SENSOR.
C. BACKFLOW PREVENTER YEARLY TESTING REQUIRED PER IAPMO 603.4.2.

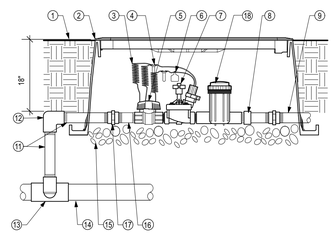


1. MAINLINE FROM METER
2. DRILLED HOLE THROUGH VALVE BOX EXTENSION. DIAMETER SHALL BE 1/2" LARGER THAN PIPE
3. SCH. 80 PVC NIPPLE
4. SCH. 80 PVC TRUE UNION BALL VALVE
5. CONSTANT PRESSURE IRRIGATION MAINLINE
6. SCH. 40 PVC MALE ADAPTER
7. GALVANIZED STEEL
8. RIGID ELECTRICAL CONDUIT SECURED TO UNISTRUT
9. PVC SLEEVE AND INSULATION (MIN. 1" THICK)
10. GALVANIZED UNION (MIN. 4" ABOVE CONCRETE SLAB)
11. REDUCED PRESSURE BACKFLOW PREVENTION DEVICE - SEE IRRIGATION LEGEND
12. AUTOMATIC MASTER VALVE - SEE IRRIGATION LEGEND
13. GALVANIZED NIPPLE
14. NON-CONSTANT PRESSURE IRRIGATION MAINLINE
15. UNISTRUT BRACING MINIMUM 2" CLEARANCE FROM ANY EQUIPMENT OR PIPING
16. FLOW SENSOR - SEE IRRIGATION LEGEND
17. SCH.80 PVC UNION
18. 17"X30" VALVE BOX WITH T-STYLE BOLT DOWN COVER AND EXTENSIONS AS REQUIRED - SEE IRRIGATION LEGEND
19. 8"X8"X16" SOLID CMU BLOCK, FOUR PER VALVE BOX
20. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL, MINIMUM 2" CLEARANCE FROM BOTTOM OF ANY EQUIPMENT OR PIPING
21. 4" 3000 PSI CONCRETE SLAB
22. PROTECTIVE ENCLOSURE TO LOOK LIKE NATURAL BOULDER- SEE IRRIGATION LEGEND. INSTALL PER MANUFACTURERS INSTRUCTIONS
23. 110V ELECTRICAL GFI OUTLET FOR HEAT CABLE. PLACE AWAY FROM RELIEF VALVE
24. GRAY ELECTRICAL CONDUIT - DEPTH OF BURY SHALL BE 36"
25. WATER TIGHT CONNECTOR
26. GRAY ELECTRICAL SWEEP ELL
27. FINISH GRADE
28. 95% COMPACTED SUBGRADE

6.2 GATE VALVE / BACKFLOW PREVENTOR
NTS

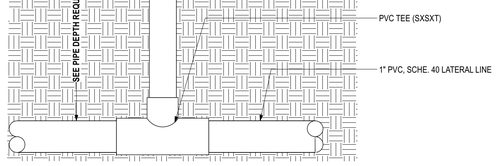


6.3 MASTER VALVE
NTS

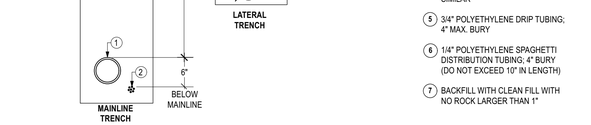


1. FINISH GRADE / TOP OF MULCH
2. VALVE BOX WITH COVER
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION
5. LINE SIZE BALL VALVE
6. ID TAG
7. REMOTE CONTROL VALVE; AS NOTED ON IRRIGATION SCHEDULE
8. PVC SCH 40 FEMALE ADAPTER
9. LATERAL PIPE
10. PVC SCH 80 NIPPLE; LENGTH AS REQUIRED
11. PVC SCH 40 ELL
12. PVC SCH 80 NIPPLE, 3-INCH LENGTH, HIDDEN AND PVC SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. MAINLINE PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. PVC SCH 80 NIPPLE
17. UNION, BOTH SIDES OF ASSEMBLY
18. 1" FILTER, 140 MICRO SCREEN

6.4 DRIP VALVE WITH FILTER & PRESSURE REGULATOR
NTS



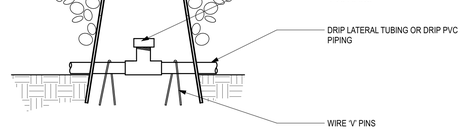
6.5 DRIP TEE
NTS



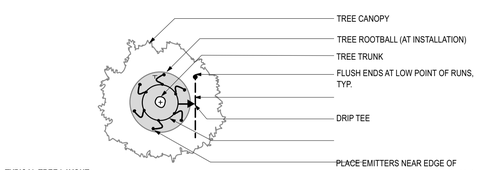
NOTE: REMOVE AND REPLACE SOD, IF TRENCHING THROUGH EXISTING TURF.

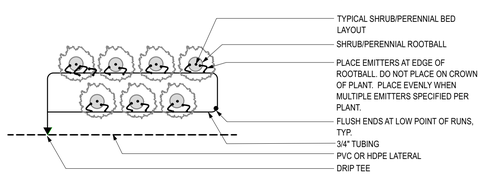
1. MAINLINE PIPING; SEE PLAN FOR SIZE AND TYPE
2. CONTROL WIRES, PLACE CONSISTENTLY TO EAST OR NORTH SIDES OF ADJACENT MAIN LINE
3. LATERAL PIPING; SEE PLANS FOR SIZE AND TYPE
4. WARNING TAPE; 3" WIDE "NON-POTABLE IRRIGATION" OR SIMILAR
5. 3/4" POLYETHYLENE DRIP TUBING; 4" MAX. BURY
6. 1/4" POLYETHYLENE SPAGHETTI DISTRIBUTION TUBING; 4" BURY (DO NOT EXCEED 10" IN LENGTH)
7. BACKFILL WITH CLEAN FILL WITH NO ROCK LARGER THAN 1"

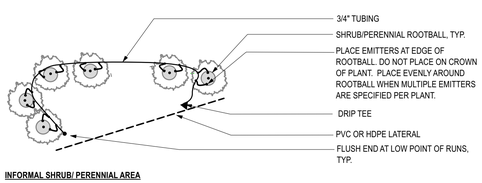
6.6 PIPE BURY
NTS



6.7 FLUSH TEE
NTS







6.8 DRIP SYSTEM LAYOUT
NTS

surroundings
landscape
architecture
urbanism

1611 Paseo de Peralta
Santa Fe, NM 87501

t: 505 982 3454
www.surroundings.studio

ISSUED FOR PERMIT

REVISIONS:

NO	DATE	NOTE

STATE OF NEW MEXICO
KENNETH FRANCIS
LA590
REGISTERED LANDSCAPE ARCHITECT

APRIL 10, 2026

Duplication or reproduction by any means without written consent of Surroundings Studio LLC is a violation of Federal and International law. The information contained on this document is the intellectual property of Surroundings Studio LLC and all rights thereto are Reserved. For exceptions, refer to the Surroundings Studio LLC Contract Provisions.

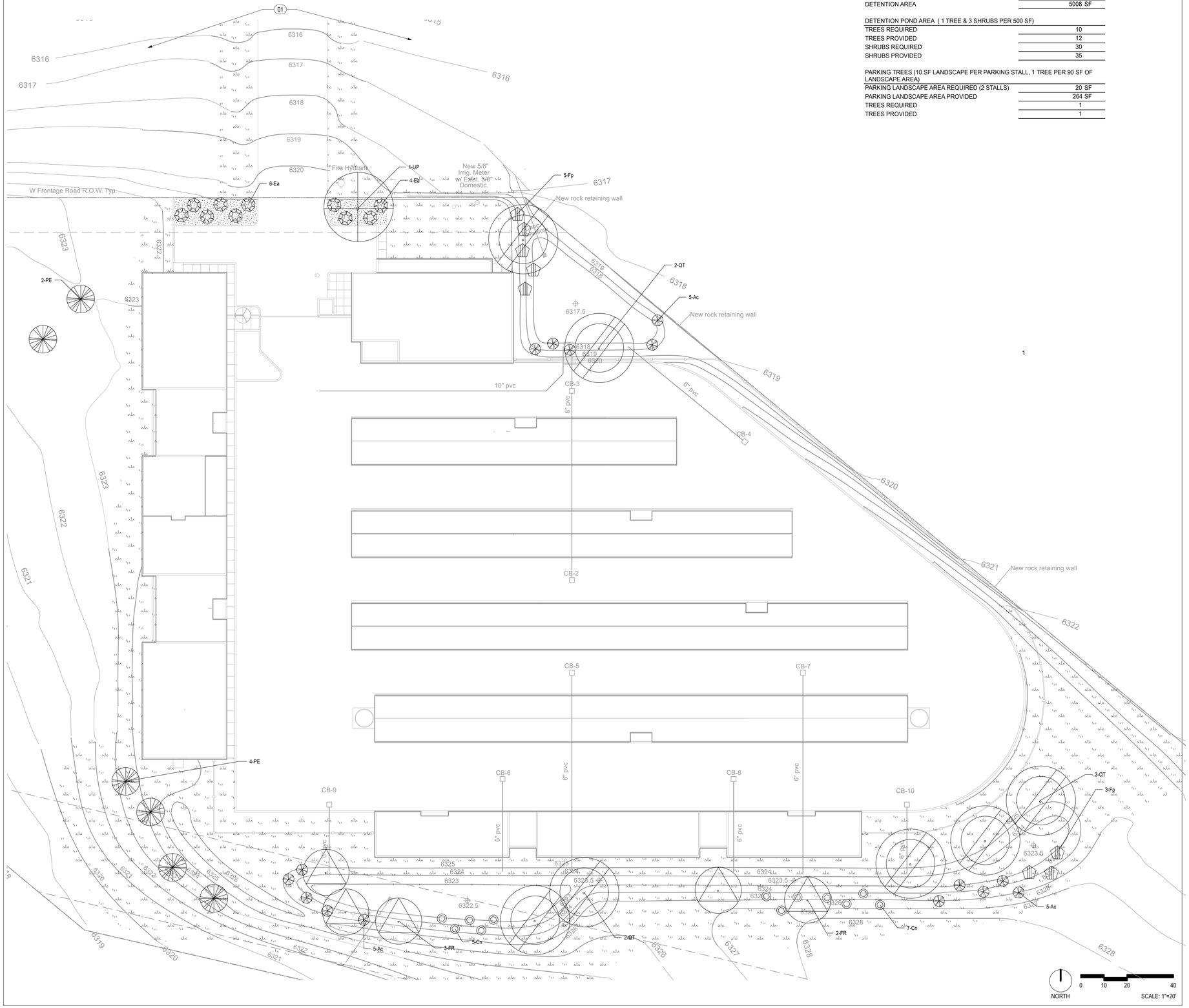
RZX Offices & Mini-Storage Units

27698/27700 W. Frontage Rd
Santa Fe, NM

SCALE:	AS NOTED
DATE:	04/09/2026
PROJECT:	1672
DRAWN BY:	MD

IRRIGATION DETAILS

L.602



SITE DATA / RZX

SITE AREA TOTAL (4.91 ACRES)	214,139 SF
DETENTION AREA	5008 SF

DETENTION POND AREA (1 TREE & 3 SHRUBS PER 500 SF)	
TREES REQUIRED	10
TREES PROVIDED	12
SHRUBS REQUIRED	30
SHRUBS PROVIDED	35

PARKING TREES (10 SF LANDSCAPE PER PARKING STALL, 1 TREE PER 90 SF OF LANDSCAPE AREA)	
PARKING LANDSCAPE AREA REQUIRED (2 STALLS)	20 SF
PARKING LANDSCAPE AREA PROVIDED	264 SF
TREES REQUIRED	1
TREES PROVIDED	1

1

GENERAL PLANTING NOTES

1. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL REFER TO CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION. DO NOT RELY ON LANDSCAPE DRAWINGS FOR GRADING INFORMATION.
3. THE LANDSCAPE PLAN SHALL BE COORDINATED WITH THE GRADING AND DRAINAGE PLAN.
4. ALL LANDSCAPE AREAS SHALL BE RECESSED BELOW GRADE.
5. CURB CUTS SHALL BE PLACED AT STRATEGIC LOCATIONS TO ALLOW FOR THE COLLECTION OF RUNOFF WATER IN LANDSCAPE AREAS.
6. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING AND IRRIGATION OPERATIONS.
7. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE CONDITIONS, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
8. LANDSCAPING SHALL BE INSTALLED ACCORDING TO THE APPROVED PLAN; INSTALLATION SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDINGS OCCUPANCY.
9. THE LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PRIOR TO PLANTING AND RESERVES THE RIGHT TO REFUSE PLANT MATERIAL DEEMED UNACCEPTABLE.
10. PLANT MATERIAL SHALL BE NURSERY GROWN AND PLANTS SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IN ORIGINAL NURSERY CONDITION.
11. MINIMUM INSTALLATION SIZES FOR PLANT MATERIAL VARY BY SPECIES. SEE SITE CALCULATIONS.
12. CONTRACTOR SHALL VERIFY PLANT QUANTITIES. PLANT QUANTITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
13. TREES ARE TO BE STAKED.
14. SOIL AMENDMENTS ARE REQUIRED FOR ALL PLANTING AREAS.
15. NATIVE SOILS MAY BE USED FOR LANDSCAPE INSTALLATION, BUT SHALL BE BLENDED WITH IMPORTED AMENDMENTS, COMPOST, AND SOIL CONDITIONER.
16. ALL LANDSCAPE AREAS THAT ARE NOT SEEDED, SHALL BE COVERED WITH GRAVEL OR LARGE AGGREGATE STONE. SEE PLANTING PLAN FOR GRAVEL AND LARGE AGGREGATE AREAS. MULCH SHALL BE MIN. 3" DEPTH OVER NON-WOVEN WEED BARRIER. EXCLUDING DETENTION AREAS, WHICH SHALL BE COVERED WITH 2"-4" Ø ANGULAR OR ROUND COBBLE TO MINIMUM 4" DEPTH.
17. LANDSCAPE GRAVEL MULCH AREAS SHALL BE COVERED WITH LANDSCAPE FILTER FABRIC PRIOR TO MULCHING IN ORDER TO MINIMIZE WEED GROWTH AND HELP MAINTAIN SOIL MOISTURE. SEEDED AREAS AND TURF GRASS AREAS SHALL NOT BE COVERED WITH FILTER FABRIC.
18. WHERE MULCH IS ADJACENT TO CONCRETE OR ASPHALT, FINISH GRADE OF MULCH SHALL BE 2" BELOW TOP OF CONCRETE, UNLESS OTHERWISE INDICATED.
19. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
20. TRANSITION LINE BETWEEN EXCAVATION AND NATIVE SOIL SHALL BE SMOOTHLY RAKED, CREATING A CLEAN CONSISTENT GRADE. EXISTING GRADE BELOW NATIVE TREES AND SHRUBS SHALL REMAIN UNDISTURBED THROUGHOUT THE DRIPLINE OF THE PLANT MATERIALS.
21. NO MOUNDING OF SOIL, FILL DIRT, ORGANIC OR INORGANIC DEBRIS SHALL BE ABANDONED UNDER NATIVE PLANT MATERIAL CANOPIES.
22. ALL DISTURBED AREAS DUE TO CONSTRUCTION AND NOT PART OF THE LANDSCAPE PLAN SHALL BE REVEGETATED AND IRRIGATED INCLUDING SPOIL PILES AND STOCK PILES OF MATERIAL. GRASS SEED MIX SHALL BE DRYLAND BLEND NATIVE GRASS MIXTURE FROM PLANTS OF THE SOUTHWEST OR EQUAL. SEED RATE SHALL BE 2 LB PER 1000 SF.

PLANTING NOTES

(01) ANY TREES IN THE STATE RIGHT OF WAY SHALL BE SUBMITTED TO AND REVIEWED BY THE NMDOT FOR APPROVAL.

PLANT PALETTE L.701

TREES

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	FR	5	Ulmus 'Frontier'	Frontier Elm	2.0" CAL	Dry
	PE	6	Pinus edulis	Pinon Pine	6' TALL MIN	LOW
	QT	7	Quercus texana	Texas Red Oak	2.0" CAL	Water Range
	UP	1	Ulmus parvifolia	Lacebark Elm	2.0" CAL	MODERATE

SHRUBS

SYMBOL	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	Ac	15	Atriplex canescens	Fourwing Salt Bush	5 GAL	Water Range
	Cn	12	Chrysothamus nauseous	Chamisa	5 GAL	Water Range
	Ea	10	Euonymus alatus 'Compactus'	Winged Euonymus	5 GAL	LOW
	Fp	8	Fallugia paradoxa	Apache Plume	5 GAL	LOW

LEGEND

MOUNTAINAIR BROWN 7/8" GRAVEL, 3" DEPTH

NM DOT: CLASS 'A' NATIVE GRASS MIX AND APPLICATION

surroundings
landscape
architecture
urbanism

1611 Paseo de Peralta
Santa Fe, NM 87501

t: 505 982 3454
www.surroundings.studio

ISSUED FOR PERMIT

REVISIONS:

NO	DATE	NOTE

STATE OF NEW MEXICO
KENNETH E FRANCIS
LA590
REGISTERED LANDSCAPE ARCHITECT

APRIL10, 2026

Duplication or reproduction by any means without written consent of Surroundings Studio LLC is a violation of Federal and International law. The information contained on this document is the intellectual property of Surroundings Studio LLC and all rights thereto are Reserved. For exceptions, refer to the Surroundings Studio LLC Contract Provisions.

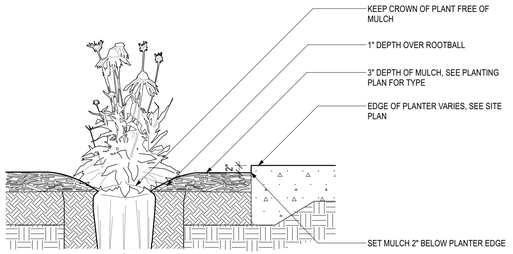
RZX Offices & Mini-Storage Units

27698/27700 W. Frontage Rd
Santa Fe, NM

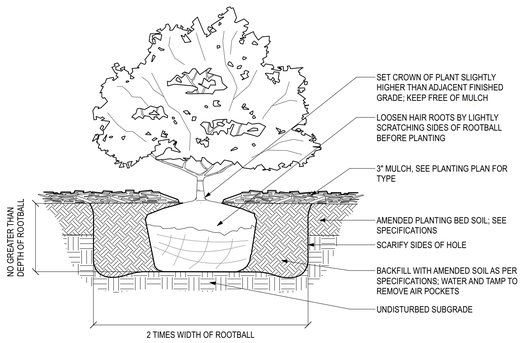
SCALE:	AS NOTED
DATE:	04/09/2026
PROJECT:	1672
DRAWN BY:	MD

PLANTING PLAN

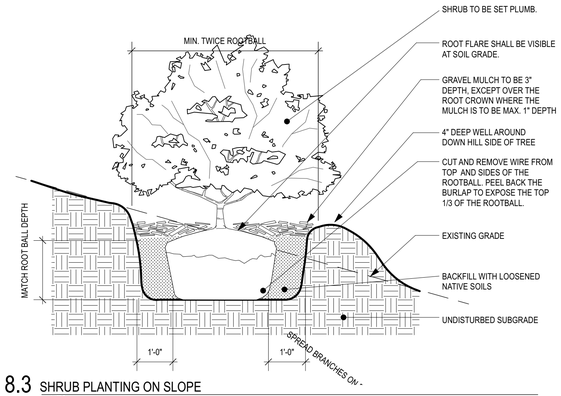
L.701



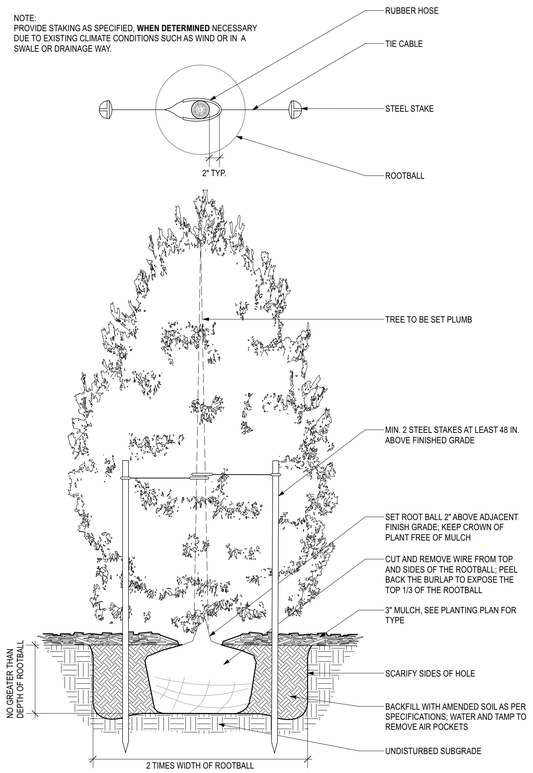
8.1 MULCH
NTS



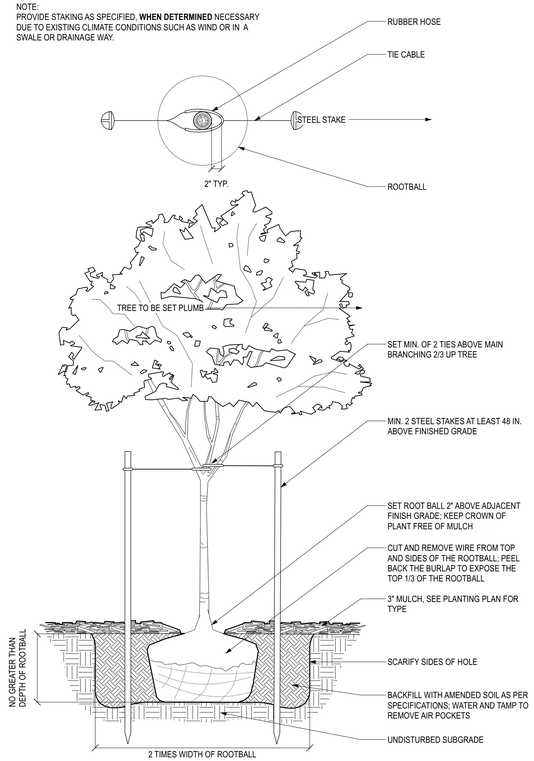
8.2 SHRUB PLANTING
NTS



8.3 SHRUB PLANTING ON SLOPE
NTS



8.4 EVERGREEN TREE PLANTING
NTS



8.5 TREE PLANTING
NTS

surroundings
landscape
architecture
urbanism

1611 Paseo de Peralta
Santa Fe, NM 87501

t: 505 982 3454
www.surroundings.studio

ISSUED FOR PERMIT

REVISIONS:

NO	DATE	NOTE
1		
2		
3		
4		
5		
6		

STATE OF NEW MEXICO
KENNETH E FRANCIS
LA590
REGISTERED
LANDSCAPE ARCHITECT

APRIL 10, 2026

Duplication or reproduction by any means without written consent of Surroundings Studio LLC is a violation of Federal and International law. The information contained on this document is the intellectual property of Surroundings Studio LLC and all rights thereto are Reserved. For exceptions, refer to the Surroundings Studio LLC Contract Provisions.

RZX Offices & Mini-Storage Units

27698/27700 W. Frontage Rd
Santa Fe, NM

SCALE:	AS NOTED
DATE:	04/09/2026
PROJECT:	1672
DRAWN BY:	MD

PLANTING DETAILS

L.702

March 9, 2026

RZX Property, LLC Ian D. Bond, Manager
Peter R. Bond, Agent and Architect
15 Bosque Loop, Santa Fe, NM 87508
pbond.mail@gmail.com 505/ 992-0500

RE: ITE Trip Generation Manual (11th Edition); Site Threshold Analysis (STA)
RZX Property LLC; Proposed Mini-Storage Units Facility
27700/27698 W. Frontage Road, Santa Fe, NM

1. Upon meeting with the NM DOT District 5 office, it was determined that the office considered a Mini-Storage Units Facility as a low traffic impact development and will require no further traffic studies for a NM DOT permit to be issued for a new 30' culvert and 30' asphalt access drive in the DOT ROW (see the attached NM DOT STA).

2. The ITE Trip Generation Manual (11th Edition) determined for a 30,000 sq. ft. Mini-Storage Units Facility that the weekday AM peak entry and exit be 1.2 vehicles per hour and the PM peak entry and exit be 1.8 vehicles per hour respectively. This is less than the NM DOT Threshold for TIA of 100 or more peak hour total trips (see the attached ITE Trip Generation Manual calculations).

3. There is a traffic study of a similar Mini-Storage Units Facility in Provo, UT that substantiates the ITE Trip Generation Manual calculations. Over a three day period, the facility had 53 vehicle trips in 39 total hours for an average of 1.4 vehicles per hour, considerably under the NM DOT Threshold of 100 ot more peak hour total trips that would trigger a further study(see the attached Site Information study).

Based upon the above calculations which establish Mini-Storage Units Facility as having a very low traffic impact, we are requesting no further or additional traffic studies be required.

Peter R. Bond, Agent and Architect



Site Threshold Analysis (STA)

According to NMAC 18.31.6.16, a traffic engineering evaluation shall be required for all land development proposals that may directly or indirectly impact a state highway facility. A Site Threshold Analysis (STA) is required of all developing or re-developing properties that directly or indirectly access a state roadway. The STA examines existing roadway volumes and anticipated site trip generation for the purpose of determining if additional analyses are required as defined by the District Traffic Engineer or designee. If the site characteristics and the trip generation estimate for a proposed development are greater than 100 trips in a peak hour, then requirements for a Traffic Impact Analysis (TIA) may be required as determined by the District Traffic Engineer or designee. See TIA outline for that scope.

The STA shall warrant one or all of the following conditions:

- May or may not warrant an additional traffic analysis.
- May or may not warrant off-site improvements.
- May require a TIA, which may or may not require off-site improvements.

If additional analysis is required based on the results of the STA, the District Traffic Engineer or designee, should indicate to the applicant the level of analysis that is required.

Permit Applicant Information

Applicant Name: Peter R. Bond, Agent and Architect

Business Name: RZX Property, LLC

Business Address: 15 Bosque Loop (Street Address:) Santa Fe (City:) NM (State:) 87508 (Zip Code:)

Site Information *(Attach Site Plan to include length of roadway frontage):*

Site Description: New development of a 29,900 sq. ft. mini-storage unit facility.

Site Address: 27700/27698 W. Frontage Road (Street Address:) Santa Fe (City:) NM (State:) 87507 (Zip Code:)

NMDOT Roadway: W. Frontage Rd. Milepost: _____ Roadway ADT: _____

Site Information (commercial, retail, industrial, residential, etc):

City of Santa Fe, NM; Santa Fe County; C2 zoning; commercial. New 30' culvert, temp. wheel wash,and asphalt access drive to replace existing 24' culvert placed in 2016.

Building Size (SF): 29,900 sq. ft. Parcel Size (acre): 4.915 acres

Trip Generation:

ITE Trip Generation Land Use Category:

AM Peak Hour Trips Enter: 1.2 Exit: 1.2

PM Peak Hour Trips Enter: 1.8 Exit: 1.8

Exceeds Threshold for TIA (100 or more peak hour total trips): **Yes** ☐ **No** ☑

Form No. A-1381
Rev. 07/2025

New Mexico DEPARTMENT OF TRANSPORTATION
MOBILITY FOR EVERYONE

HOLD HARMLESS AGREEMENT FOR RIGHT OF WAYS

Tort Liability: Applicant assumes all liability for damages to persons or property that may be incurred by reason of the activities permitted herein.

Please check the appropriate box:

☑ **Non-Government, non-Public Entity, Indemnification and Hold Harmless Agreement:**
Applicant, for consideration, agrees to defend, protect, indemnify, and hold the New Mexico Department of Transportation harmless from any personal injury, property damage, liabilities, claims, damages, losses or expenses occasioned or caused by the Applicant, Applicant's agent, members or employees, and subject in all cases to the immunities and limitations of the New Mexico Tort Claims Act, NMSA 1978, Sections 41-4-1 *et seq.*, as amended or by common law, suffered by the Applicant, its members and participants, the State or by third parties resulting from the performance of activities for the duration of the permit.

☐ **Tribal and Pueblo Governments:**
Neither party shall be responsible for liability incurred as a result of the other party's acts or omissions in connection with this permit. Any liability incurred in connection with the permit is subject to the immunities and limitations of tort liability. This paragraph is intended only to define the liabilities between the parties and it is not intended to modify in any way, the parties' liabilities.

☐ **State, Municipal, County and Other Public Entities:**
Neither party shall be responsible for liability incurred as a result of the other party's acts or omissions in connection with this permit. Any liabilities incurred in connection with this permit is subject to the immunities and limitations of the New Mexico Tort Claims Act, NMSA 1978, Section 41-4-1, *et seq.*, as amended. This paragraph is intended only to define the liabilities between the parties and it is not intended to modify in any way, the parties' liabilities as governed by common law or the New Mexico Tort Claims Act.

RZX PROPERTY, LLC
PETER R. BOND, AGENT

Applicant (print & sign)

3/9/26
Date

New Mexico DEPARTMENT OF TRANSPORTATION
MOBILITY FOR EVERYONE

Environmental Certification for Undertakings within NMDOT Rights-of-Way

Please fill out the form completely. Submittals are reviewed in the order received. Allow 10-15 business days for the processing. Emergency requests are handled on a case-by-case basis.

Any tree removals needed for the commission of the utility work shall be reviewed and approved by the NMDOT Environmental Bureau as part of the permit. Provide latitude, longitude, tree type, and tree condition. Any trees on the NM Noxious Weed List are excluded from this requirement.

1. **Purpose** and **Nature** of undertaking. Describe the undertaking along with width, length and depth of ground disturbance. Include the methods and machinery to be used.

NEW 30' CULVERT, TEMPORARY WHEEL WASH, AND NEW ASPHALT 30' WIDE ACCESS DRIVE TO REPLACE 24' EXISTING CULVERT. 60' WIDE x 120' ROW x 2' DEPTH. SITE GRADING EQUIP.

2. **Is your project resulting from a NMDOT project?** If so, provide the control and/or project number.

NOT RESULTING FROM A NMDOT PROJECT.

3. **Funding source.** Is the funding private, state, or federal? If state and/or federal, list agency(s). PRIVATE FUNDING.

4. **Land status.** Is the project on right of way owned by BLM, Forest Service, Tribal land, or State Trust land? (NMDOT does not own all highway rights of way)

NMDOT OWNS I-25 W. FRONTAGE ROAD ROW.

5. **Permitting agencies.** List other permitting agencies involved besides NMDOT.

CITY OF SANTA FE LAND USE, BUILDING DPMT & WATER DPMT.

6. **County**. List the county or counties in which the project is located.

SANTA FE COUNTY.

7. **Highway number.** Indicate the highway the project will cross or parallel.

I-25 W. FRONTAGE ROAD IS PARELLEL TO I-25.

8. **BOP and EOP.** Provide the milepost (MP) locations for the beginning of the project area (BOP) and the end of the project area (EOP). Indicate BOP and EOP on project area maps, as well. If highway crossing only, list the milepost location.

9. **Side(s)** of the road. Indicate on which side of the road the project will be located using cardinal directions (north, south, east, west). List all project crossings of the highway by milepost.

PROJECT IS LOCATED SOUTH OF W. FRONTAGE ROAD.

New Mexico DEPARTMENT OF TRANSPORTATION
MOBILITY FOR EVERYONE

Access Permit

Documents Checklist

Following is a list of required documents, and other documents that may be required depending on the scope of the requested permit.

Document Name	Documents Required for Application	Conditionally Required
Agreement with Rail Owner		TBD
Archaeological & Environmental Clearances		TBD
Certificate of Liability Insurance		TBD
Design Plans (Plan and Profile Sheets, Detail Drawings)	X	
Indemnification/Hold Harmless Agreement	X	
Proof of Property Ownership (Warranty deed/purchase agreement)	X	
Property Survey Map	X	
Rail Agreement with Contractor		TBD
Railroad Safety, Training, Insurance Flagger		TBD
Revegetation Plan		TBD
Site Grading and Drainage Plan Approval (Comply with Drainage Design Manual, 2018, Section 803)		TBD
Site Layout	X	
Site Threshold Assessment Form (STA) - Less than 100 Peak Hour Trips		TBD
Stormwater Pollution Prevention Plan		TBD
Traffic Control Plan aka. barricading plan (Plans may be obtained from local engineers)	X	
Traffic Impact Analysis (TIA) 100 or More Peak Hour Trips		TBD
Traffic Signal Agreement		TBD
Vicinity Map	X	
Other		TBD

For a 30,000 square foot (30 TSF) mini-storage (self-storage) facility, traffic generation is calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, which is standard for NMDOT traffic impact analysis (TIA) requirements.

Based on ITE Land Use Code 151 (Mini-Warehouse/Self-Storage), a 30,000 sq ft facility is expected to generate very low peak hour traffic, likely falling under the threshold requiring a full traffic study in many jurisdictions.

1. Calculation Method (Based on ITE 11th Edition)

To calculate, multiply the size (in thousands of square feet) by the average peak hour rate.

- **Size:** 30,000 sq ft = 30 TSF (Thousand Square Feet)
- **Trip Rates (Typical):**
  - **Weekday PM Peak Hour of Generator:** to trips per 1 TSF.
  - **Weekday AM Peak Hour of Generator:** to trips per 1 TSF.

2. Estimated Trips for 30,000 Sq Ft

- **PM Peak Hour (Highest Impact):**
  (entering + exiting) during the busiest hour.
- **AM Peak Hour:**

Note: Mini-storage generally has a high inbound/outbound split, with very few pass-by trips.

3. NMDOT TIA Requirements

TIA requirements in New Mexico vary by locality (e.g., NMDOT district, City of Albuquerque DPM, or Santa Fe County Ordinance). Santa Fe County (.gov) +4

- **Small Projects:** Generally, projects generating fewer than 50–100 total daily trips or fewer than 10–25 peak hour trips may not require a full Traffic Impact Study (TIA).
- **Threshold:** A 30,000 sq ft facility is likely well below the 50 peak hour trip threshold used to trigger full intersection studies.
- **Data Requirements:** You must use the 11th Edition of the ITE Trip Generation Manual unless authorized to use local, verified data.

Key Takeaways

- **Peak Hour Trips:** Approximately 8–10 total trips in the PM Peak Hour.

Based on the ITE Trip Generation Manual (11th Edition), a 30,000 square foot mini-storage facility (Land Use Code 151) is considered a low-traffic generator. Using the 11th edition average rates, the estimated peak hour trips are very low.

Trip Generation Calculation (ITE Land Use 151)

- **Independent Variable:** 1,000 Square Feet Gross Floor Area (1,000 sq ft GFA).
- **Size:** 30 (30,000 sq ft / 1,000).

Time Period	Average Rate (per 1k sq ft)	Formula	Total Trips
Weekday AM Peak	0.04*	30 x 0.04	**~1 - 2 Trips**
Weekday PM Peak	0.06*	30 x 0.06	**~2 Trips**
Saturday Peak	0.07*	30 x 0.07	**~2 Trips**

**Note: Rates derived from typical 11th Edition studies; actual results may vary slightly based on specific regional data in the manual.*

Peak Hour Trip Distribution

During peak hours, trips are typically split almost evenly between entering and exiting. ITE Western District

- **AM Peak:** ~1 in, ~1 out
- **PM Peak:** ~1 in, ~1 out

Key Takeaways

- **Very Low Impact:** A 30,000 sq ft facility is unlikely to have a significant impact on adjacent street traffic.
- **Pass-by Trips:** Self-storage facilities generally do not have significant pass-by trip reduction factors (most trips are intentional, not opportunistic).
- **Data Reliability:** While 11th edition data is used, mini-warehouses sometimes exhibit lower rates than average if they are used for long-term, rather than short-term, storage.

Site Information

Data were collected on three different days at the mini-warehouse facility, shown in Figure 2. The facility is Hillside Storage, located at 2067 Ironton Blvd. in Provo, UT. The approximate square footage of the office building, number of employees, number of parking stalls, number of units, percent of units occupied, net rentable area, gross floor area, and total property area can be seen in Table 1. There are two parking areas at the site, one of which includes the entrance to the area that contains the storage units.

Table 1: Site Characteristics

Characteristic	Value
Number of Employees	4 (2 FT, 2 PT)
Number of Units	420
Occupied Units	60%
Net Rentable Area	56,476 ft^2
Office Floor Space	1,700 ft^2
Gross Floor Area	58,098 ft^2
Property Area	3.44 acres
Number of Parking Stalls	6 (1 handicap)

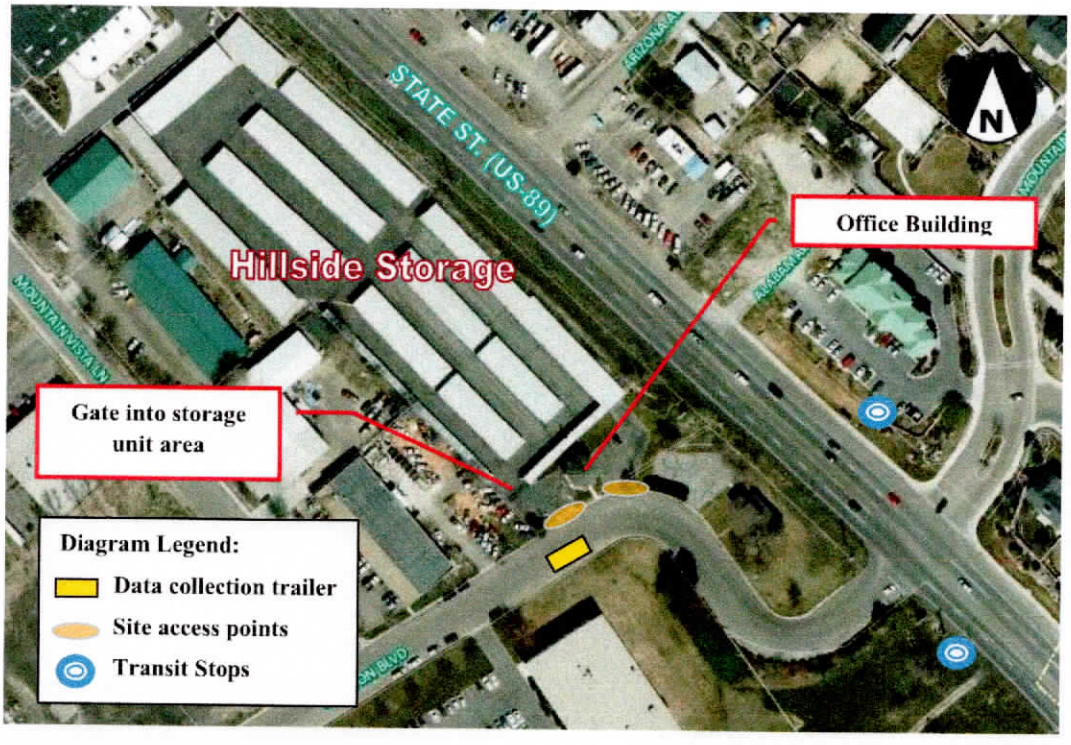


Figure 2: Site layout.

Parking Demand Survey Form

Institute of Transportation Engineers

*(fill in all highlighted cells - * are required data)*

Land Use Code*	151
Name of Site	Hillside Storage
Brief Description of Site	Mini-warehouse site in south part of Provo UT
Transit*	Yes
Area*	SUB
TMP*	NO
City	Provo
State	UT
Country	USA
Parking Price*	$ - Daily Rate
	$ Hourly Rate

Site Size*	420	**Units***	Storage units	**Occupancy***	60%	**Land Use**
Site Size	4	**Units**	Employees	**Occupancy**		
Site Size	56,476	**Units**	Net rentable ar	**Occupancy**		
Site Size	10,700	**Units**	Office floor are	**Occupancy**		
Site Size	58,098	**Units**	Gross floor are	**Occupancy**		
Site Size	3	**Units**	Acres	**Occupancy**		

Number of Parking Spaces Provided at Site 6

Highest Observed Parking Demand for the following hours of the day *(hour beginning)**

Date	2/26/2011	2/27/2011	3/1/2011				
Day	Saturday	Sunday	Tuesday				
12 Mid							
1:00 AM							
2:00 AM							
3:00 AM							
4:00 AM							
5:00 AM							
6:00 AM							
7:00 AM	1	2	1				
8:00 AM	1	2	0				
9:00 AM	2	1	0				
10:00 AM	2	1	0				
11:00 AM	2	1	1				
12 Noon	2	1	1				
1:00 PM	2	2	2				
2:00 PM	2	2	1				
3:00 PM	1	2	1				
4:00 PM	2	1	1				
5:00 PM	2	1	2				
6:00 PM	2	1	2				
7:00 PM	2	2	0				
8:00 PM							
9:00 PM							
10:00 PM							
11:00 PM							

Person	Steven Dudley
Phone	801-636-8821
Fax	
Email	
Organization	BYU ITE

Notes Includes only vehicles parked at the office parking lot, not those parked at the storage units.

Enter data on the web at www.ite.org

Comments to: ite_staff@ite.org

IF not entered on web site, please mail to:

Institute of Transportation Engineers, 1627 Eye Street, NW Suite 600; Washington, DC 20006

Form version 1.4

Methodology

Data were collected on Saturday, February 26, 2011; Sunday, February 27, 2011; and Tuesday, March 1, 2011. As stated in the proposal, trip generation was counted between the hours of 7am and 7pm on each day. The BYU Traffic Data Collection Trailer, shown in Figure 3, was used to collect data at the site.

The trailer is equipped with two video cameras that recorded each entrance to the site during the specified hours. These videos were then used to manually count vehicles entering and exiting the site through each access. The counts for the two driveways were totaled for each hour. The results of the trip generation are summarized in the attached Trip Generation Data Forms. Parking demand data were also collected every hour, on the hour, from 7am to 7pm. The parking data are attached in the Parking Demand Survey Forms.



Figure 3: BYU traffic data collection trailer at the site.

Results

The trip data for the morning peak period, the afternoon peak period, and the peak hour of generator are shown in Table 2, Table 3, and Table 4, respectively. Data about vehicle occupancy was not collected during this study. Furthermore, no pedestrian, bicycle, or transit trips were observed during the study. The trip rates shown are rates per occupied unit and per 1000 square feet of gross floor area (GFA). Table 5 shows a summary of trips counted for each day of the study.

Table 2: Morning Peak Period Trip Data for the Mini-Warehouse

Variable	Saturday 2/26/11	Sunday 2/27/11	Tuesday 3/1/11
Peak Hour	8:00-9:00 AM	8:00-9:00 AM	8:00-9:00 AM
All Vehicles	1	1	0
Trucks	0	0	0
Total Trips	1	1	0
Trip Rate (Occ. Units)	0.004	0.004	0.00
Trip Rate (GFA)	0.017	0.017	0.00
% Entering	100.0%	0.0%	0.0%
% Exiting	0.0%	100.0%	0.0%

Table 3: Afternoon Peak Period Trip Data for the Mini-Warehouse

Variable	Saturday 2/26/11	Sunday 2/27/11	Tuesday 3/1/11
Peak Hour	5:00-6:00 PM	5:00-6:00 PM	5:00-6:00 PM
All Vehicles	3	0	4
Trucks	0	0	2
Total Trips	3	0	4
Trip Rate (Occ. Units)	0.012	0.00	0.016
Trip Rate (GFA)	0.052	0.00	0.069
% Entering	66.7%	0.0%	50.0%
% Exiting	33.3%	0.0%	50.0%

Table 4: Peak Hour of Generator Trip Data for the Mini-Warehouse

Variable	Saturday 2/26/11	Sunday 2/27/11	Tuesday 3/1/11
Peak Hour	11:00-12:00 PM	9:00-10:00 AM	5:00-6:00 PM
All Vehicles	4	2	4
Trucks	0	0	2
Total Trips	4	2	4
Trip Rate (Occ. Units)	0.016	0.008	0.016
Trip Rate (GFA)	0.069	0.034	0.069
% Entering	50.0%	100.0%	50.0%
% Exiting	50.0%	0.0%	50.0%

Table 5. Summary of Daily Trip Data

Saturday (2/26/11)			Sunday (2/27/11)			Tuesday (3/1/11)		
Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting	Total
13	12	25	4	4	8	11	8	19

Trip rates generated from this study have been calculated and are shown in Table 6 alongside average trip rates from *ITE Trip Generation, 7th Edition*. The actual number of trips for each analysis period is shown alongside the number of trips predicted from ITE trip rates in Table 7.

Table 6. Comparison of Calculated and ITE Trip Generation Rates

Independent Variable	Analysis Period	Saturday 2/26/11		Sunday 2/27/11		Tuesday 3/1/11	
		Calculated	ITE	Calculated	ITE	Calculated	ITE
Occupied Units	Full Day	0.099	0.250	0.032	0.180	0.075	0.280
	Peak Hour of Generator	0.016	0.040	0.008	0.030	0.016	0.030
Gross Floor Area	Full Day	0.430	2.330	0.138	1.780	0.327	2.500
	Peak Hour of Generator	0.069	0.400	0.034	0.300	0.069	0.290

Table 7. Comparison of Actual and Predicted Trips

Independent Variable	Analysis Period	Saturday 2/26/11		Sunday 2/27/11		Tuesday 3/1/11	
		Actual	Predicted	Actual	Predicted	Actual	Predicted
Occupied Units	Full Day	25	63	8	45	19	71
	Peak Hour of Generator	4	10	2	8	4	8
Gross Floor Area	Full Day	25	135	8	103	19	145
	Peak Hour of Generator	4	23	2	17	4	17

The trip rates calculated from this data collection study are substantially lower than the average trip rates provided by ITE. The difference between the trip rates is much larger when using gross floor area as the independent variable. This is due to gross floor area including both the space of the occupied units and unoccupied units. At the time of collection about 40% of the units were unoccupied. One reason the calculated rates are lower than the average rates provided by ITE may be that the storage units are usually used for long term storage rather than short term storage. Some of the storage units are being occupied by Brigham Young University for long term storage, which results in a lower number of trips being made for these units. Sunday trip rates may further be impacted by the demographics of the area as a large proportion of the nearby population believes that work and business activities should be avoided on Sunday. Finally, some of the difference in trip rates could be due to the timing of the study. Temperatures in Utah during February and March are often cool and accompanied by precipitation in the form of rain and snow. Cooler weather affects the behavior of mini-warehouse clients, resulting in less trips being made.

Figure 4, Figure 5, and Figure 6 show the hourly counts of vehicles entering and exiting the site, as well as the parking demand for the specified hour, for the Saturday, Sunday, and Tuesday dates, respectively.

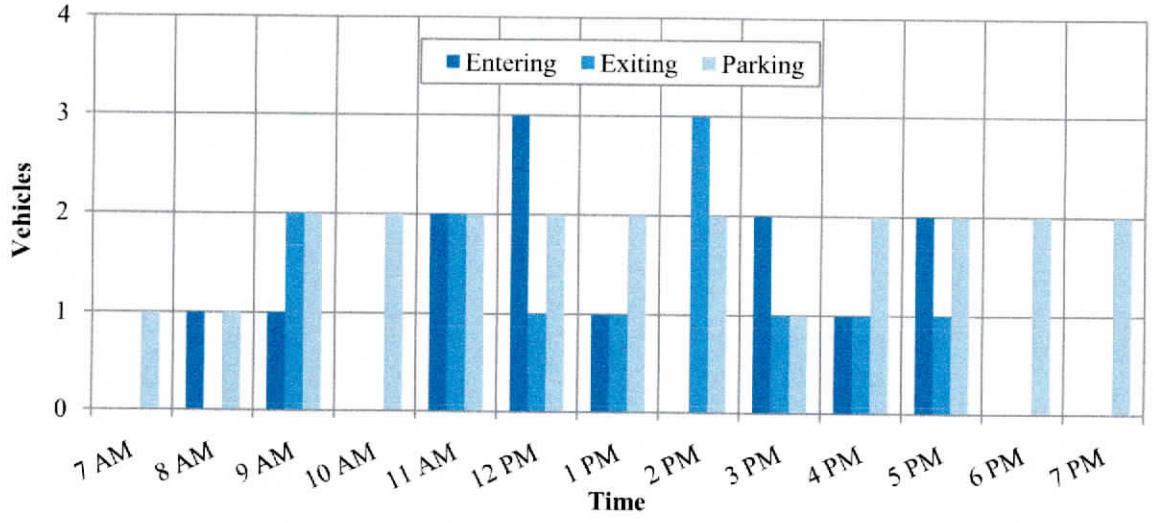


Figure 4: Counts for Saturday, February 26, 2011.

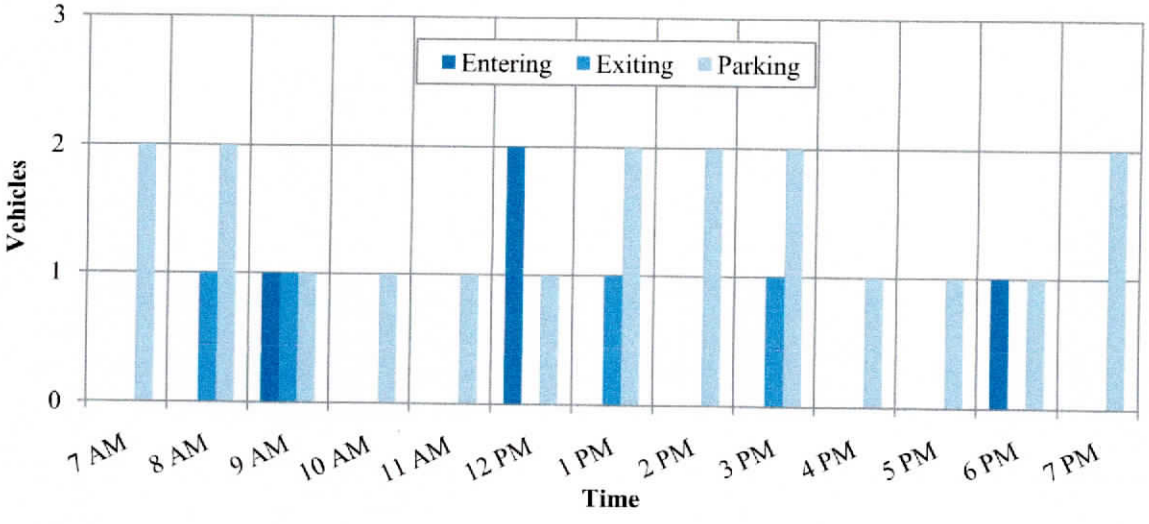


Figure 5: Counts for Sunday, February 27, 2011.

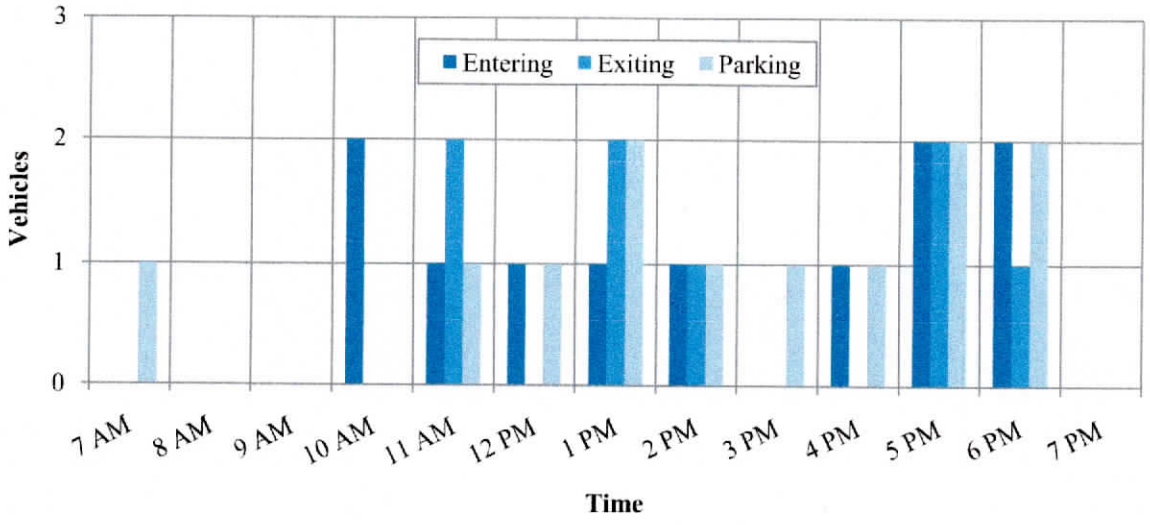


Figure 6: Counts for Tuesday, March 1, 2011.

Table 8: Level of Effort

Task	Number of Students	Hours per Student	Total Hours
Training	6	5	30
Data Collection	4	4	16
Data Reduction and Analysis	6	5	30
Writing and Revision	4	3	12
		Total:	88



MINI-STORAGE UNIT FACILITY

PROJECT INFORMATION

PROJECT:	Mini-Storage Unit Facility 27700 W. Frontage Rd. (Lot 1) 2.840 Acres 27698 W. Frontage Rd. (Lot 2) 2.075 Acres Santa Fe, New Mexico 87507
CITY/COUNTY	City of Santa Fe, Santa Fe County, NM
T.M. LOT(S) / BLOCK	Section 24, T.16N., R.8E., N.M.P.M.
AREA OF CONSTRUCTION FLOOR AREA/ PROPOSED	New Construction / 2.020 acres / 87,985 sq.ft. Seven Proposed Buildings / 29,920 sq.ft.
BUILDING CODE OCCUPANCY TYPE CONSTRUCTION TYPE FIRE PROTECTION	IBC 2021 - Bldg., Plumbing, Mech., Elec. Storage Group S; Business Group B (office) 5A; unprotected ; no sprinklers required. Smoke / Carbon Monoxide detectors
OWNER	RZX Property, LLC; Ian D. Bond, Manager 1420 Mystic Valley Parkway Medford, MA 02155
DEVELOPER/ AGENT FOR LLC	Peter R. Bond, Agent / Developer Victoria Dalton, NM Land Solutions, LLC 15 Bosque Loop, Santa Fe, NM 87508 505/ 992-0500 pbond.mail@gmail.com
ARCHITECT	Peter R. Bond, NM Lic. Architect, No. 4946
LANDSCAPE ARCHITECT CIVIL ENGINEER STRUCTURAL ENGINEER MECH. ELEC. PLUMB. ENGINEERS	Surroundings Studio LLC; F. Okuma, FASLA Incline Engineering & Services; T. Barber, PE
SURVEYOR	Michael V. Trujillo, N.M.P.S. No. 12130

All construction shall conform to the 2021 International Building, Plumbing, Mechanical, Electrical & Energy Code for commercial projects, as amended by the City of Santa Fe ordinance and NM statute. Work to comply with the City of Santa Fe Building Department and NM CID requirements.

LIST OF DRAWINGS

A 001	COVER SHEET
A 101	SITE PLAN & IMPROVEMENTS
A 102	UTILITY SITE PLAN
A 103	GRADING & DRAINAGE PLAN
A 104	SITE IMPROVEMENT DETAILS
A 201	1ST FLOOR PLAN - BUSINESS OFFICES
A 202	ROOF PLAN & DETAILS
A 301	EXTERIOR ELEV. - BUSINESS OFFICES 100
A 302	EXTERIOR ELEV. - BUSINESS OFFICES 600
A 303	EXTERIOR ELEV. - BUSINESS OFFICES 700
A 401	BUILDING SECTIONS
A 402	WALL SECTIONS & DETAILS
A 501	FINSH PLANS & SCHEDULES
A 502	SITE EQUIPMENT & INSTALLATION
C 101	TERRAIN MANAGEMENT
C 102	GRADING & SITE DETAILS
C 103	SITE ELEVATIONS & LIGHTING
C 104	LANDSCAPE PLANS & DETAILS
S 101	FOUNDATION PLAN & DETAILS
S 102	CONCRETE MASONRY PLAN & DETAILS
S 103	FRAMING & ROOF PLAN
S 104	FRAMING IBC DETAILS & NOTES
S 105	STRUCTURAL NOTES
P 101	PLUMBING - OFFICE
H 101	HVAC - OFFICE & BLDG 100 STORAGE
E 103	ELEC. - SITE LIGHTING, OFFICE & MINI-STORAGE
E 104	ELEC. - SECURITY SYSTEMS
REF1	TOPOGRAPHIC SURVEY EXISTING
REF2	EASEMENTS; COMPLETED & EXPIRED PERMITS

ABBREVIATIONS

a.d.a. - Amer. Disabilities Act
a.f.f. - above finished floor
a.c.t. - acoustical ceiling tile
alum. - aluminum
bm. - beam
cab. - cabinet
cpt. - carpet
clg. - ceiling
c.l. - centerline
cer. - ceramic
col. - column
conc. - concrete
cont. - continuous
dk. - dark
dia. - diameter
dr. - door
ds. - downspout
dwg. - drawing
dw. - drywall
ea. - each
e.w. - each way
elec. - electrical
emerg. - emergency
equip. - equipment
exist. - existing
ext. - exterior
e.i.f.s. - ext. insul. fin. system
fin. - finish
f.e. - fire extinguisher
ftg. - footing
galv. - galvanized
gwb. - gypsum wall board
hc. - handicap
hdr. - header
h.m. - hollow metal
horiz. - horizontal
insul. - insulation
int. - interior
lt. - light
max. - maximum
mech. - mechanical
manu. - manufacturer
m.s. - metal stud
min. - minimum
m.o. - masonry opening
mtl. - metal
n.i.c. - not in contract
o.c. - on center
p.lam. - plastic laminate
plwd. - plywood
prep. - prepare
refl. - reflected
rebar. - reinf. bar
reinf. - reinforcement
req. - required
r.o. - rough opening
sim. - similar
spec. - specifications
stl. - steel
str. - structural
t.b.d. - to be determined
t.o.s. - top of steel
t.o.f. - top of framing
typ. - typical
vert. - vertical
v.b. - vinyl base
v.c.t. - vinyl comp. tile
wc. - wallcover
wwm. - weld wire mesh
w/ - with
wdw. - window
wd. - wood

ZONING SUMMARY

Proposed Mini-Storage Unit Facility

ZONING DISTRICT: C-2 ("C2"); City of Santa Fe, Conditional Use Permit.

27700 W. Frontage Road (Lot 1) Santa Fe, NM; Parcel No. 99309269
27698 W. Frontage Road (Lot 2) Santa Fe, NM; Parcel No. 99309268

	Required	Existing	Proposed
LOT 1 & 2 SIZE:	Not Required.	4.915 acres	4.915 acres
LOT MIN. FRONTAGE:	Not Required.	409.93'	409.93'
SETBACKS:			
FRONT YARDS:	15.0' (C2)	Building 100	26.25'
REAR YARDS:	50.0' (lot split)	Building 600	59.00'
SIDE YARDS:	0.0' (C2)	Building 100	28.08'
BUILDING MAX. HT.:	45' MAX. (C2)	0.0'	14.8'
LOT AREA 4.915 ACRES:	214,098 SF	100.0%	100.0%
LOT COVERAGE/SITE IMPROV.:	87,985 SF	0.0%	41.1%
LOT COV./STRUC. 60% MAX.(C2)	29,920 SF	0.0%	16.4%
LOT COV./BLDG. 30,000 MAX.	29,920 SF	0.0%	12.3%

City of Santa Fe Water: exist. 5/8" dom.meter / new 5/8" lrrig.meter.
City of Santa Fe Fire: relocate exist. fire hydrant to W. Frontage ROW.

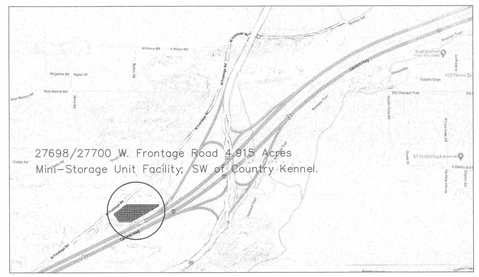
City of Santa Fe sewer N/A; septic to be relocated. NMDOT culvert 30'.

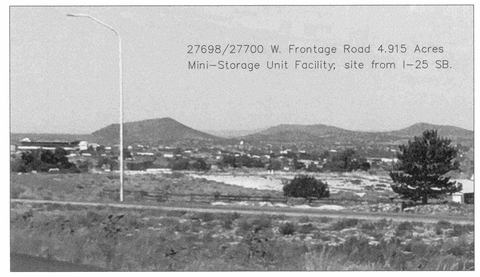
Mini-Storage Units:	15,867 SF
Climate Controlled Units:	11,348 SF
Business Office:	2,705 SF
	29,920 SF

Special Use Permit for Mini-Storage Units (Case No. 2016-71) approved by City of Santa Fe Board of Adjustment, August 2, 2016.

AREA MAP/LOCATION MAP

NORTH N.T.S.





GENERAL NOTE:
All work to be completed in compliance with all Federal, State, County, & Township codes and ordinances. Verify dimensions and conditions on site. Do not scale drawings. In lieu of dimensions provided or implied. This drawing is an instrument of service of the Architect, Peter R. Bond, and cannot be used on this or any other project without the architect's prior written consent.

DEVELOPER/AGENT FOR LLC
Peter R. Bond, Agent/Architect
15 Bosque Loop
Santa Fe, NM 87508
505/992-0500
pbond.mail@gmail.com

REVISION / DATE

STATE OF NEW MEXICO PETER R. BOND NO. 4946 REGISTERED ARCHITECT

PROJECT:
Mini-Storage Unit Facility
27700/27698 W. Frontage Road
Santa Fe, New Mexico

ARCHITECT:
Peter R. Bond, Architect
NM License No. 004946

RZX PROPERTY, LLC
MINI-STORAGE UNIT FACILITY
SANTA FE, NM
PROJECT: 2001
DATE: March 9, 2026

COVER SHEET

NORTH

CUP

CONDITIONAL USE PERMIT APPLICATION

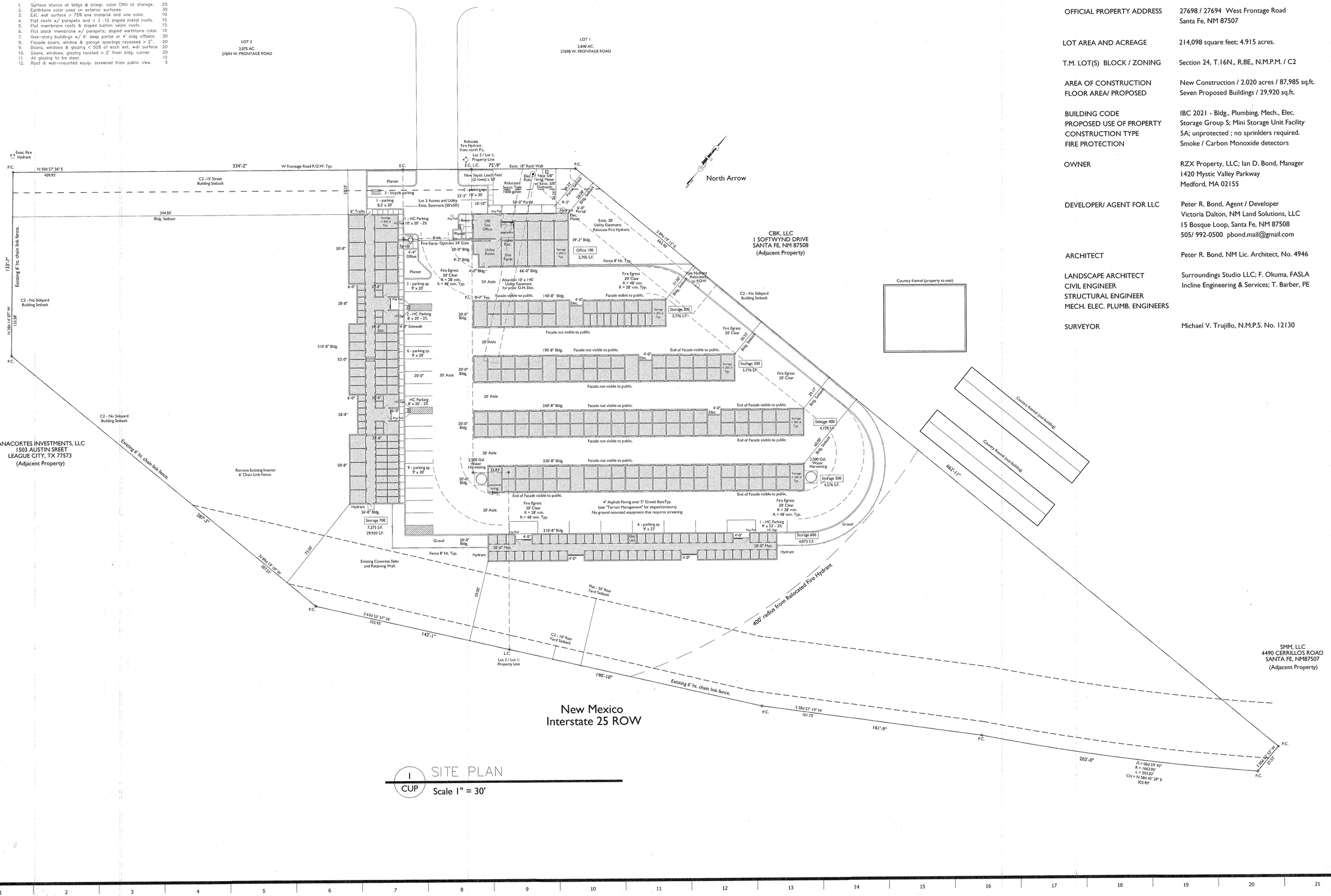
NM PORTFOLIO, LLC
124 E. MARCY STREET
SANTA FE, NM 87501
(Across W. Frontage Road)

W. Frontage Road
Interstate 25

27694 / 27698 W. FRONTAGE ROAD

ARCHITECTURAL POINT CALCULATION – 205 Points

1.	Surface stucco at bldgs & integr. color CMU at storage.	25
2.	Earthtone color used on exterior surfaces.	30
3.	Ext. wall surface > 75% one material and one color.	10
4.	Flat roofs w/ parapets and < 3 :12 sloped metal roofs.	10
5.	Flat membrane roofs & sloped batten seam roofs.	15
6.	Flat black membrane w/ parapets; sloped earthtone color.	10
7.	One-story buildings w/ 6' deep portal or 4' bldg offsets.	30
8.	Facade doors, window & garage openings recessed > 2".	20
9.	Doors, windows & glazing < 50% of each ext. wall surface.	20
10.	Doors, windows, glazing located > 2' from bldg. corner.	20
11.	All glazing to be clear.	10
12.	Roof & wall-mounted equip. screened from public view.	5



1 CUP SITE PLAN
Scale 1" = 30'

PROJECT INFORMATION

PROJECT:	Mini-Storage Unit Facility 27698 W. Frontage Rd. (Lot 1) 2.840 Acres 27694 W. Frontage Rd. (Lot 2) 2.075 Acres Santa Fe, New Mexico 87507
OFFICIAL PROPERTY ADDRESS	27698 / 27694 West Frontage Road Santa Fe, NM 87507
LOT AREA AND ACREAGE	214,098 square feet; 4.915 acres.
T.M. LOT(S) BLOCK / ZONING	Section 24, T.16N., R.8E., N.M.P.M. / C2
AREA OF CONSTRUCTION FLOOR AREA/ PROPOSED	New Construction / 2.020 acres / 87,985 sq.ft. Seven Proposed Buildings / 29,920 sq.ft.
BUILDING CODE PROPOSED USE OF PROPERTY CONSTRUCTION TYPE FIRE PROTECTION	IBC 2021 - Bldg., Plumbing, Mech., Elec. Storage Group S; Mini Storage Unit Facility 5A; unprotected ; no sprinklers required. Smoke / Carbon Monoxide detectors
OWNER	RZX Property, LLC; Ian D. Bond, Manager 1420 Mystic Valley Parkway Medford, MA 02155
DEVELOPER/ AGENT FOR LLC	Peter R. Bond, Agent / Developer Victoria Dalton, NM Land Solutions, LLC 15 Bosque Loop, Santa Fe, NM 87508 505/ 992-0500 pbond.mail@gmail.com
ARCHITECT	Peter R. Bond, NM Lic. Architect, No. 4946
LANDSCAPE ARCHITECT CIVIL ENGINEER STRUCTURAL ENGINEER MECH. ELEC. PLUMB. ENGINEERS	Surroundings Studio LLC; F. Okuma, FASLA Incline Engineering & Services; T. Barber, PE
SURVEYOR	Michael V. Trujillo, N.M.P.S. No. 12130

GENERAL NOTES:
All work to be completed in compliance with all Federal, State, County, & Township codes and ordinances. Verify all dimensions prior to construction. This drawing is an instrument of service of the Architect, Peter R. Bond, and cannot be used on this or any other project w/o Architect's prior written consent.

DEVELOPER/AGENT FOR LLC
Peter R. Bond- Agent/Architect
15 Bosque Loop
Santa Fe, NM 87508
505/992-0500
pbond.mail@gmail.com

REVISION / DATE

STATE OF NEW MEXICO
PETER R. BOND
NO. 4946
REGISTERED ARCHITECT

PROJECT:
Mini-Storage Unit Facility
27694 / 27698 W. Frontage Road
Santa Fe, New Mexico
ARCHITECT:
Peter R. Bond, Architect
NM License No.: 004946

RZX PROPERTY, LLC
MINI-STORAGE UNIT FACILITY
SANTA FE, NM
PROJECT: 2007
DATE: March 9, 2026

SITE PLAN

PLAN NORTH

CUP-1

CONDITIONAL USE PERMIT APPLICATION

LOT 2
2.075 AC.
27698 W. FRONTAGE ROAD

LOT 1
2.840 AC.
27700 W. FRONTAGE ROAD

6314
6315
6316
6317
6318
6319
6320
6321
6322
6323

W Frontage Road R.O.W. Typ.

C2 -15' Street Building Setback

Benchmark 6323.32

Exist. Ridge

Note: Restore Disturbed Areas w/ NM DOT Spec. Hay, Seeding and Fertilizer Typ.

3 - 7' Cottonwood on Drip System

Native Grasses

Note: "VC" Virginia Creeper w/ Irrig. Typ.

6322.5 Undisturbed; Temp. Fence.

VC 64 - 1 Qt.

Relocate Fire Hydrant from north P.L.

Native Grasses

2 - 7' Cottonwood

Exist. 18" Rock Wall

VC 48 - 1 Qt.

Septic Field

Elec. Pole.

New 5/8" Irrig. Meter w/ Exist. 5/8" Domestic.

Native Grasses w/ Irrig.

Flat Membrane Roof

Key Pad

Exit Only

24' Entry Gate

VC 8 - 1 Qt.

1 - 7' Cottonwood on Drip System

Note: All plantings and trees to be watered w/ drip irrigation system.

Native Grasses w/ Sprinklers

Flat Membrane Roof

VC 30 - 1 Qt.

Note: Restore Disturbed Areas w/ NM DOT Spec. Hay, Seeding and Fertilizer Typ.

6323.0 Undisturbed; Temp. Fence.

Flat Membrane Roof

Flat Membrane Roof

Flat Membrane Roof

Flat Membrane Roof

Flat Membrane Roof

Irrigation Controls w/ 1" Water Service.

6322.0 Undisturbed; Temp. Fence.

6321.0 Undisturbed; Temp. Fence.

6320.0 Undisturbed; Temp. Fence.

Note: Restore Disturbed Areas w/ NM DOT Spec. Hay, Seeding and Fertilizer Typ.

Gravel

Flat Membrane Roof

Flat Membrane Roof

Flat Membrane Roof

Gravel

6319.0 Undisturbed; Temp. Fence.

48 - "Chamisa" 5 Gal. 6' O.C. in Berm Area Between Buildings on Drip System.

3 - 7' Cottonwood on Drip System

Note: Restore Disturbed Areas w/ NM DOT Spec. Hay, Seeding and Fertilizer Typ.

6326.5 Undisturbed; Temp. Fence.

Note: All plantings and trees to be watered w/ drip irrigation system; restoration plantings for 2 years w/ temporary hoses and sprinklers.

6328.5 Undisturbed; Temp. Fence.

3 - 7' Cottonwood on Drip System

Note: Restore Disturbed Areas w/ NM DOT Spec. Hay, Seeding and Fertilizer Typ.

6325.5 Undisturbed; Temp. Fence.

6326.5 Undisturbed; Temp. Fence.

6327.5 Undisturbed; Temp. Fence.

1 CUP SITE/ROOF/LS PLAN
1" =20'

GENERAL NOTES:
All work to be completed in compliance with all Federal, State, County, & Township codes and ordinances. Verify all dimensions prior to construction. Do not scale drawings in lieu of dimensions provided or implied. This drawing is an instrument of service of the Architect, Peter R. Bond, and shall not be used for any other project without the Architect's prior written consent.

DEVELOPER/AGENT FOR LLC
Peter R. Bond, Agent/Architect
PO Box 2001
75 Bonanza Loop
Santa Fe, NM 87508
505/992-0500
pbond.mail@gmail.com

REVISION / DATE

STATE OF NEW MEXICO
PETER R. BOND
NO. 4946
REGISTERED ARCHITECT

PROJECT:
Business Offices/Mini-Storage Units
27700/27698 W. Frontage Road
Santa Fe, New Mexico

ARCHITECT:
Peter R. Bond, NM Architect
NM Registration No.: 004946

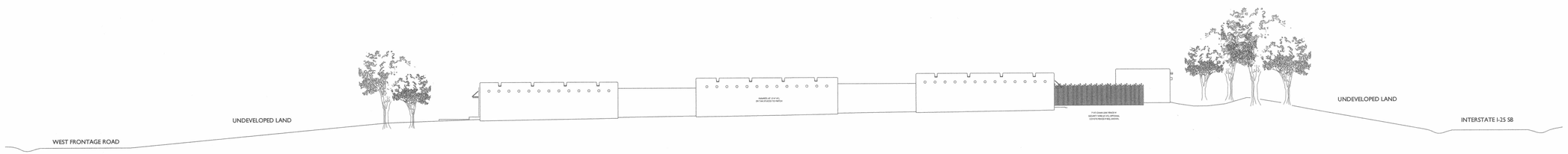
RZX PROPERTY, LLC
MINI-STORAGE UNIT FACILITY
SANTA FE, NM
PROJECT: 2001
DATE: March 9, 2026

SITE / ROOF / LS PLAN

NORTH

CUP-2

CONDITIONAL USE PERMIT APPLICATION



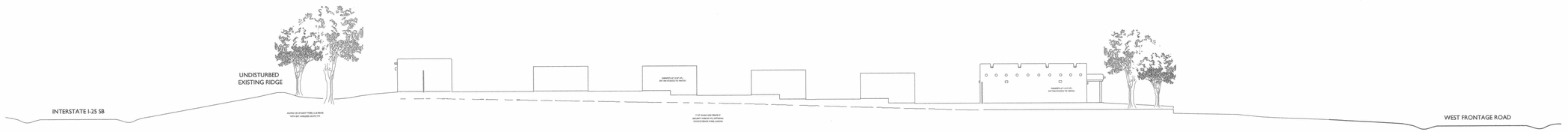
1 CUP3 WEST KENNEL ELEVATION

1" =20'



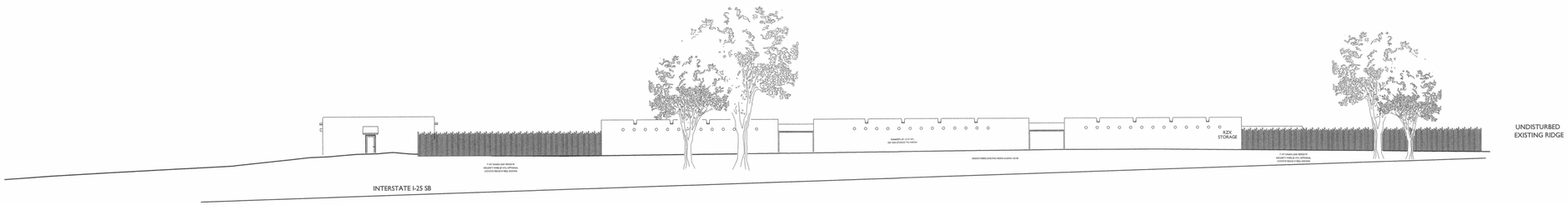
2 CUP3 W. FRONTAGE ENTRY ELEV.

1" =20'



3 CUP3 EAST KENNEL PROFILE

1" =20'



4 CUP3 SOUTH I-25 REAR ELEV.

1" =20'

GENERAL NOTES:
All work to be completed in compliance with all Federal, State, County, & Township codes and ordinances. Verify all dimensions and conditions on job prior to construction. Do not scale drawings in lieu of dimensions provided or implied. This drawing is an instrument of service of the Architect, Peter R. Bond, and shall not be used in any way for any other project without the Architect's prior written consent.

DEVELOPER/AGENT FOR LLC
Peter R. Bond, Agent/Architect
115 Bonanza Loop
Santa Fe, NM 87508
505/992-0500
pbond.mail@gmail.com

REVISION / DATE

STATE OF NEW MEXICO REGISTERED ARCHITECT PETER R. BOND NO. 10046

PROJECT:
Mini-Storage Unit Facility
27700/27698 W. Frontage Road
Santa Fe, New Mexico

ARCHITECT:
Peter R. Bond, Architect
NM Registration No.: 010946

DATE: March 9, 2026

RZX PROPERTY, LLC

MINI-STORAGE UNIT FACILITY
SANTA FE, NM

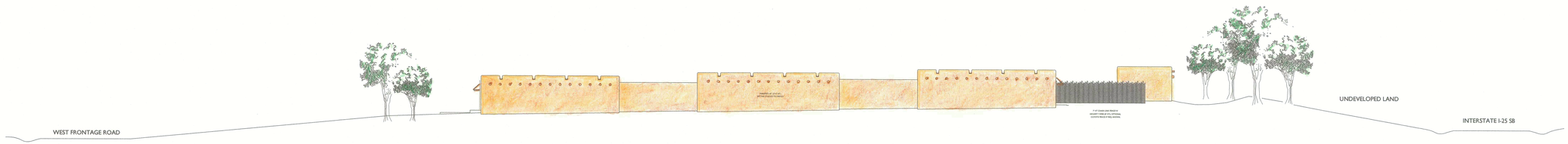
PROJECT: 2001

SITE ELEVATIONS
& SITE PROFILE

NORTH

CUP-3

CONDITIONAL USE PERMIT APPLICATION



1 CUP3 WEST KENNEL ELEVATION

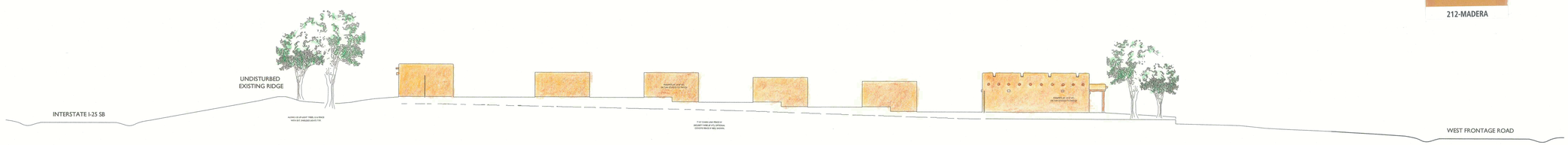
1" =20'



2 CUP3 W. FRONTAGE ENTRY ELEV.

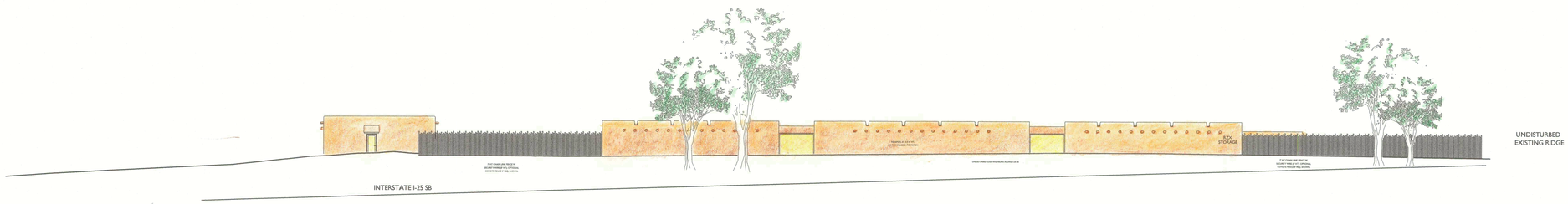
1" =20'

212-MADERA



3 CUP3 EAST KENNEL PROFILE

1" =20'



4 CUP3 SOUTH I-25 REAR ELEV.

1" =20'

GENERAL NOTES:
All work to be done in compliance with all Federal, State, County & Township codes and ordinances. Verify all dimensions prior to construction. Do not scale drawings in lieu of dimensions provided or implied. This drawing is an instrument of service and shall remain the property of and cannot be used on this or any other project without the Architect's prior written consent.

DEVELOPER/AGENT FOR LLC
Peter R. Bond, Agent/Architect
15 Bosque Loop
Santa Fe, NM 87508
505/992-0500
pbond.rmail@gmail.com

REVISION / DATE

PETER R. BOND 10948 STATE OF NEW MEXICO REGISTERED ARCHITECT

PROJECT:
Mini-Storage Unit Facility
27700/27698 W. Frontage Road
Santa Fe, New Mexico

ARCHITECT:
Peter R. Bond, Architect
NM Registration No.: 004946

RZX PROPERTY, LLC
MINI-STORAGE UNIT FACILITY
SANTA FE, NM
PROJECT: 2001

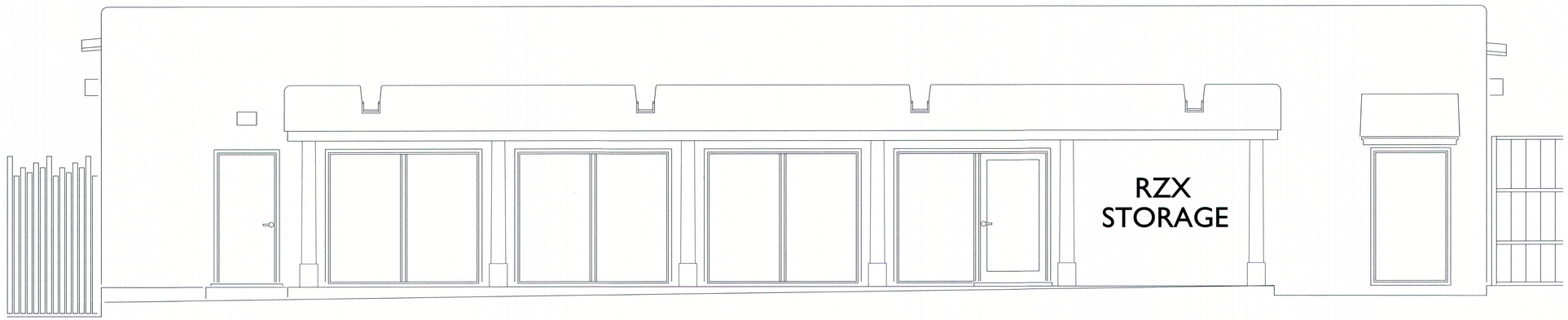
DATE: March 9, 2026

SITE ELEVATIONS
& SITE PROFILE

NORTH

CUP-3

CONDITIONAL USE PERMIT APPLICATION



MINI-STORAGE UNIT FACILITY

PROJECT INFORMATION

PROJECT:	Mini-Storage Unit Facility	
	27700 W. Frontage Rd. (Lot 1) 2.840 Acres	
	27698 W. Frontage Rd. (Lot 2) 2.075 Acres	
	Santa Fe, New Mexico 87507	
CITY/COUNTY	City of Santa Fe, Santa Fe County, NM	
T.M. LOT(S) / BLOCK	Section 24, T.16N., R.8E., N.M.P.M.	
AREA OF CONSTRUCTION	New Construction / 2.020 acres / 87,985 sq.ft.	
FLOOR AREA/ PROPOSED	Seven Proposed Buildings / 29,872 sq.ft.	
BUILDING CODE	IBC 2021 - Bldg., Plumbing, Mech., Elec.	
OCCUPANCY TYPE	Storage Group S; Mini-Storage Unit Facility	
CONSTRUCTION TYPE	5A; unprotected ; no sprinklers required.	
FIRE PROTECTION	Smoke / Carbon Monoxide detectors	
OWNER	RZX Property, LLC; Ian D. Bond, Manager	
	1420 Mystic Valley Parkway	
	Medford, MA 02155	
DEVELOPER/ AGENT FOR LLC	Peter R. Bond, Agent / Developer	
	Victoria Dalton, Dalton Land Insights, LLC	
	15 Bosque Loop, Santa Fe, NM 87508	
	505/ 992-0500 pbond.mail@gmail.com	
ARCHITECT	Peter R. Bond, NM Lic. Architect, No. 004946	
LANDSCAPE ARCHITECT	Surroundings Studio LLC; F. Okuma, FASLA	
CIVIL ENGINEER	Incline Engineering & Services; T. Barber, PE	
STRUCTURAL ENGINEER	Incline Engineering & Services; T. Barber, PE	
MECH. ELEC. PLUMB. ENGINEERS		
SURVEYOR	Michael V. Trujillo, N.M.P.S. No. 12130	

LIST OF DRAWINGS – T.B.D.

A 001	COVER SHEET
A 101	SITE PLAN & IMPROVEMENTS
A 102	UTILITY SITE PLAN
A 103	GRADING & DRAINAGE PLAN
A 104	SITE IMPROVEMENT DETAILS
A 201	1ST FLOOR PLAN - BUSINESS OFFICES
A 202	ROOF PLAN & DETAILS
A 301	EXTERIOR ELEV. - BUSINESS OFFICES 100
A 302	EXTERIOR ELEV. - BUSINESS OFFICES 600
A 303	EXTERIOR ELEV. - BUSINESS OFFICES 700
A 401	BUILDING SECTIONS
A 402	WALL SECTIONS & DETAILS
A 501	FINSH PLANS & SCHEDULES
A 502	SITE EQUIPMENT & INSTALLATION
C 101	TERRAIN MANAGEMENT
C 102	GRADING & SITE DETAILS
C 103	SITE ELEVATIONS & LIGHTING
C 104	LANDSCAPE PLANS & DETAILS
S 101	FOUNDATION PLAN & DETAILS
S 102	CONCRETE MASONRY PLAN & DETAILS
S 103	FRAMING & ROOF PLAN
S 104	FRAMING IBC DETAILS & NOTES
S 105	STRUCTURAL NOTES
P 101	PLUMBING - OFFICE
H 101	HVAC - OFFICE & BLDG 100 STORAGE
E 103	ELEC. - SITE LIGHTING, OFFICE & MINI-STORAGE
E 104	ELEC. - SECURITY SYSTEMS
REF1	TOPOGRAPHIC SURVEY EXISTING
REF2	EASEMENTS; COMPLETED & EXPIRED PERMITS

All construction shall conform to the 2021 International Building, Plumbing, Mechanical, Electrical & Energy Code for commercial projects, as amended by the City of Santa Fe ordinance and NM statute. Work to comply with the City of Santa Fe Building Department and NM CID requirements.

ABBREVIATIONS

a.d.a. - Amer. Disabilities Act	insul. - insulation
a.f.f. - above finished floor	int. - interior
a.c.t. - acoustical ceiling tile	lt. - light
alum. - aluminum	max. - maximum
bm. - beam	mech. - mechanical
cab. - cabinet	manu. - manufacturer
cpt. - carpet	m.s. - metal stud
clg. - ceiling	min. - minimum
c.l. - centerline	m.o. - masonry opening
cer. - ceramic	mtl. - metal
col. - column	n.i.c. - not in contract
conc. - concrete	o.c. - on center
cont. - continuous	p.lam. - plastic laminate
dk. - dark	plwd. - plywood
dia. - diameter	prep. - prepare
dr. - door	refl. - reflected
ds. - downspout	rebar. - reinf. bar
dwg. - drawing	reinf. - reinforcement
dw. - drywall	req. - required
ea. - each	r.o. - rough opening
e.w. - each way	sim. - similar
elec. - electrical	spec. - specifications
emerg. - emergency	stl. - steel
equip. - equipment	str. - structural
exist. - existing	t.b.d. - to be determined
ext. - exterior	t.o.s. - top of steel
e.i.f.s. - ext. insul. fin. system	t.o.f. - top of framing
fin. - finish	typ. - typical
f.e. - fire extinguisher	vert. - vertical
ftg. - footing	v.b. - vinyl base
galv. - galvanized	v.c.t. - vinyl comp. tile
gwb. - gypsum wall board	wc. - wallcover
hc. - handicap	wwm. - weld wire mesh
hdr. - header	w/ - with
h.m. - hollow metal	wdw. - window
horiz. - horizontal	wd. - wood

ZONING SUMMARY

Proposed Mini–Storage Unit Facility

ZONING DISTRICT: C–2 ("C2"); City of Santa Fe, Conditional Use Permit.

27700 W. Frontage Road (Lot 1) Santa Fe, NM; Parcel No. 99309269
27698 W. Frontage Road (Lot 2) Santa Fe, NM; Parcel No. 99309268

	Required	Existing	Proposed
LOT 1 & 2 SIZE:	Not Required.	4.915 acres	4.915 acres
LOT MIN. FRONTAGE:	Not Required.	409.93'	409.93'
SETBACKS:			
FRONT YARDS:	15.0' (C2)	Building 100	26.25'
REAR YARDS:	50.0' (lot split)	Building 600	59.00'
SIDE YARDS:	0.0' (C2)	Building 100	28.08'
BUILDING MAX. HT.:	45' MAX. (C2)	0.0'	14.8'
LOT AREA 4.915 ACRES:		214,098 SF 100.0%	100.0%
LOT COVERAGE/SITE IMPROV.:		87,985 SF 0.0%	41.1%
LOT COV./STRUC. 60% MAX.(C2)		29,872 SF 0.0%	14.0%
LOT COV./BLDG. 30,000 MAX.		29,872 SF 0.0%	14.0%

City of Santa Fe Water: exist. 5/8" dom.meter / new 5/8" Irrig.meter.
City of Santa Fe Fire: relocate exist. fire hydrant to W. Frontage ROW.

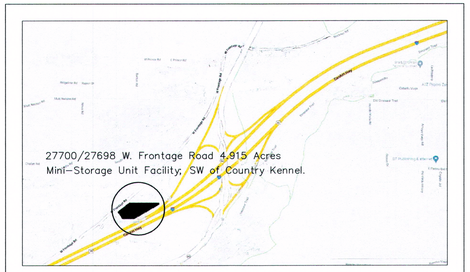
Santa Fe County sewer; septic to be removed. NMDOT access culvert 30'.

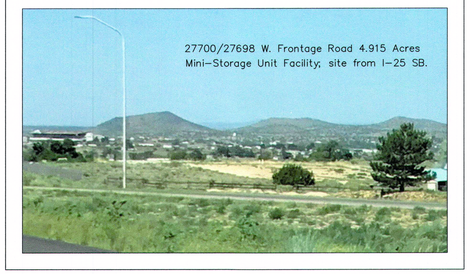
Mini–Storage Units:	15,867 SF
Climate Controlled Units:	11,300 SF
Business Office:	2,705 SF
	29,872 SF

Special Use Permit for Mini–Storage Units (Case No. 2016–71) approved by City of Santa Fe Board of Adjustment, August 2, 2016.

AREA MAP/LOCATION MAP

PLAN NORTH N.T.S.





GENERAL NOTE:
All work to be completed in compliance with all Federal, State, County, & Township codes and ordinances. Verify all conditions and dimensions at the site before proceeding. In lieu of dimensions provided or implied. This drawing is an instrument of service of the Architect. Peter R. Bond, and provided for use solely with respect to this project without the Architect's prior written consent.

DEVELOPER/AGENT FOR LLC
Peter R. Bond, Agent/Architect
15 Bosque Loop
Santa Fe, NM 87508
505/992–0500
pbond.mail@gmail.com

REVISION / DATE

STATE OF NEW MEXICO
PETER R. BOND
No. 4946
REGISTERED ARCHITECT

PROJECT:
Mini-Storage Unit Facility
27700/27698 W. Frontage Road
Santa Fe, New Mexico

ARCHITECT:
Peter R. Bond, Architect
NM License No. 004946

RZX PROPERTY, LLC
MINI-STORAGE UNIT FACILITY
SANTA FE, NM
PROJECT: 2001
DATE: April 10, 2026

COVER SHEET

CONDITIONAL USE PERMIT APPLICATION

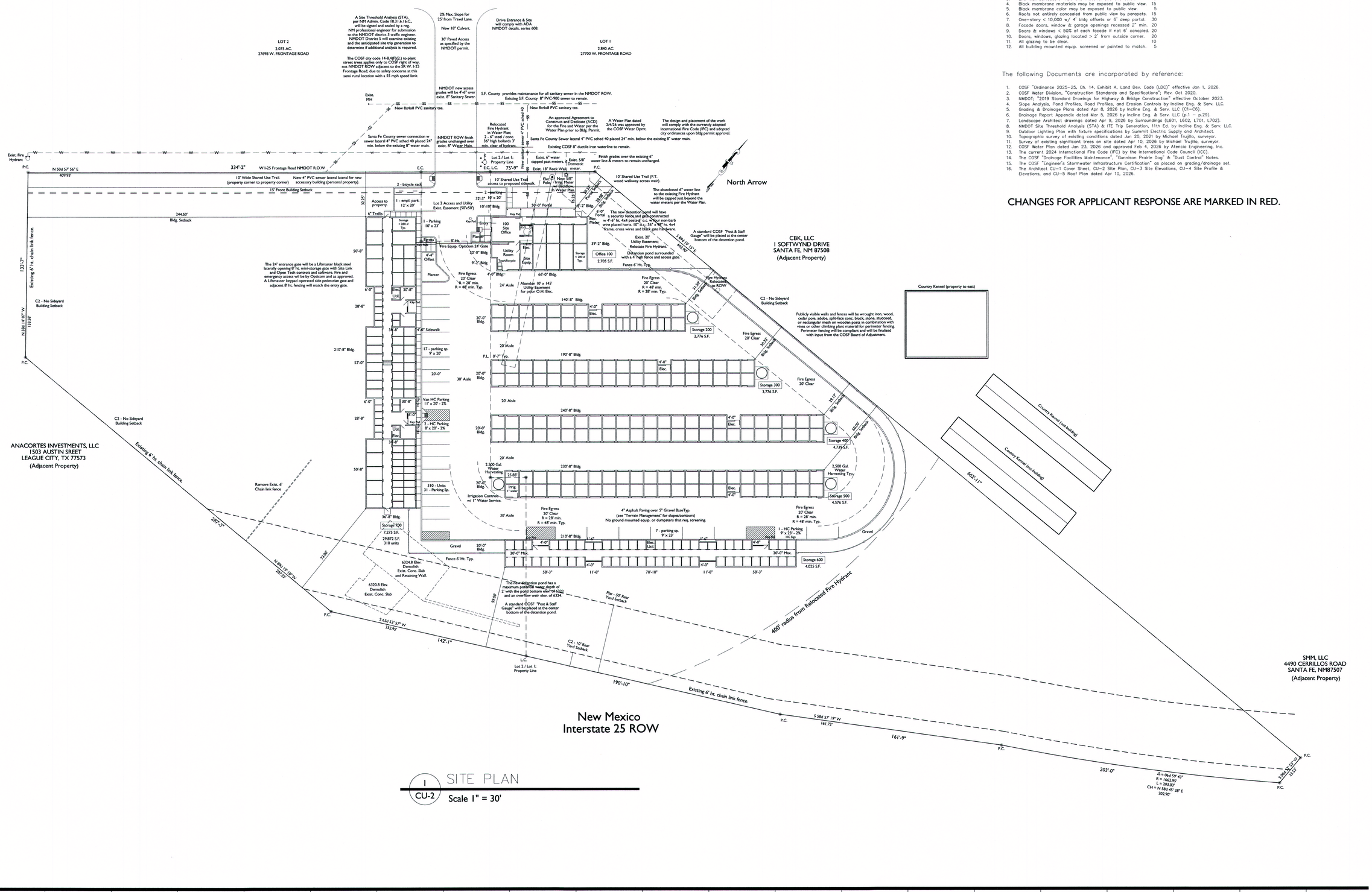
NORTH

CU-1

NM PORTFOLIO, LLC
124 E. MARCY STREET
SANTA FE, NM 87501
(Across W. Frontage Road)

W. Frontage Road
NMDOT SR for NM Interstate 25

27698 / 27700 W. I-25 FRONTAGE ROAD (GIS)



1 CU-2 SITE PLAN
Scale 1" = 30'

ARCHITECTURAL POINT CALCULATION – 210 Points

1.	Predominent exterior surface is stucco.	30
2.	Predominant exterior surface color is earthtone dark tan.	30
3.	Ext. wall surfaces > 75% one material and one color.	10
4.	Black membrane materials may be exposed to public view.	15
5.	Black membrane color may be exposed to public view.	5
6.	Roofs not entirely concealed from public view by parapets.	15
7.	One-story < 10,000 w/ 4' bldg offsets or 6' deep portal.	30
8.	Facade doors, window & garage openings recessed 2" min.	20
9.	Doors & windows < 50% of each facade if not 6' canopied.	20
10.	Doors, windows, glazing located > 2' from outside corner.	20
11.	All glazing to be clear.	10
12.	All building mounted equip. screened or painted to match.	5

The following Documents are incorporated by reference:

1. COSF "Ordinance 2025–25, Ch. 14, Exhibit A, Land Dev. Code (LDC)" effective Jan 1, 2026.
2. COSF Water Division, "Construction Standards and Specifications"; Rev. Oct 2020.
3. NMDOT, "2019 Standard Drawings for Highway & Bridge Construction" effective October 2023.
4. Slope Analysis, Pond Profiles, Road Profiles, and Erosion Controls by Incline Eng. & Serv. LLC.
5. Grading & Drainage Plans dated Apr 8, 2026 by Incline Eng. & Serv. LLC (C1–C6).
6. Drainage Report Appendix dated Mar 5, 2026 by Incline Eng. & Serv. LLC (p.1 – p.29).
7. Landscape Architect drawings dated Apr 9, 2026 by Surroundings (L601, L602, L701, L702).
8. NMDOT Site Threshold Analysis (STA) & ITE Trip Generation, 11th Ed. by Incline Eng. & Serv. LLC.
9. Outdoor Lighting Plan with fixture specifications by Summit Electric Supply and Architect.
10. Topographic survey of existing conditions dated Jun 20, 2021 by Michael Trujillo, surveyor.
11. Survey of existing significant trees on site dated Apr 10, 2026 by Michael Trujillo, surveyor.
12. COSF Water Plan dated Jan 23, 2026 and approved Feb 4, 2026 by Atencio Engineering, Inc.
13. The current 2024 International Fire Code (IFC) by the international Code Council (ICC).
14. The COSF "Drainage Facilities Maintenance", "Gunnison Prairie Dog" & "Dust Control" Notes.
15. The COSF "Engineer's Stormwater Infrastructure Certification" as placed on grading/drainage set.
16. The Architect CU–1 Cover Sheet, CU–2 Site Plan, CU–3 Site Elevations, CU–4 Site Profile & Elevations, and CU–5 Roof Plan dated Apr 10, 2026.

CHANGES FOR APPLICANT RESPONSE ARE MARKED IN RED.

GENERAL NOTES:
All work to be completed in compliance with all Federal, State, County, & Township codes and ordinances. Verify dimensions and conditions of job prior to construction. Do not scale drawings. Dimensions govern over scale. Drawings are not to be used in whole or part for any other project on Instrument of service of the Architect. Peter R. Bond. The Architect retains all common law, statutory and other reserved rights, including the copyright thereto. Reproduction of these plans without the Architect's prior written consent.

DEVELOPER/AGENT FOR LLC:
Peter R. Bond, Agent/Architect
15 Basque Loop
Santa Fe, NM 87508
505/992–0500
pbond.mail@gmail.com

REVISION / DATE

STATE OF NEW MEXICO
PETER R. BOND
12009
4946
REGISTERED ARCHITECT

PROJECT:
Mini–Storage Unit Facility
27700/27698 W. Frontage Road
Santa Fe, New Mexico
ARCHITECT:
Peter R. Bond, Architect
NM License No.: 004946

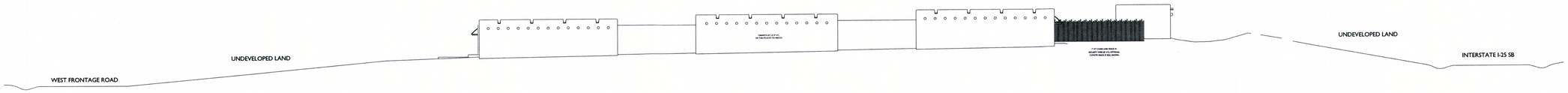
RZX PROPERTY, LLC
MINI-STORAGE UNIT FACILITY
SANTA FE, NM
PROJECT: 2001
DATE: April 10, 2026

SITE PLAN

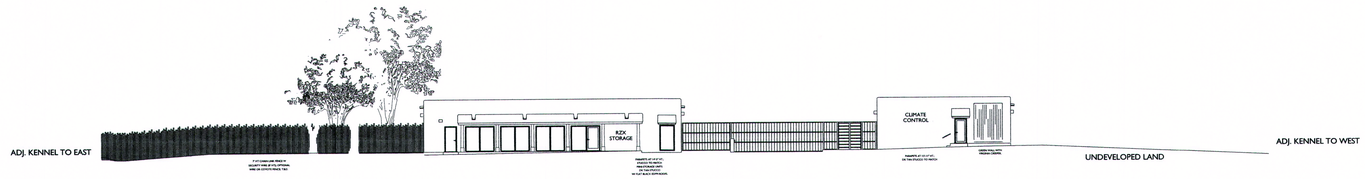
PLAN NORTH

CU-2

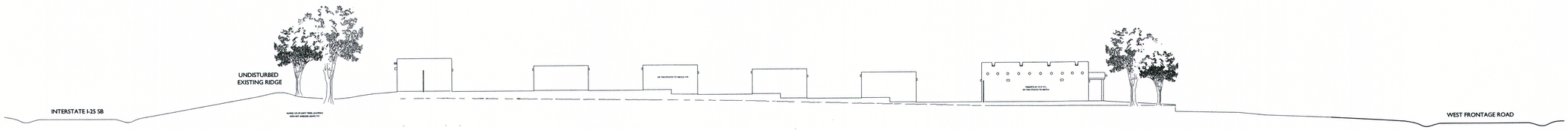
CONDITIONAL USE PERMIT APPLICATION



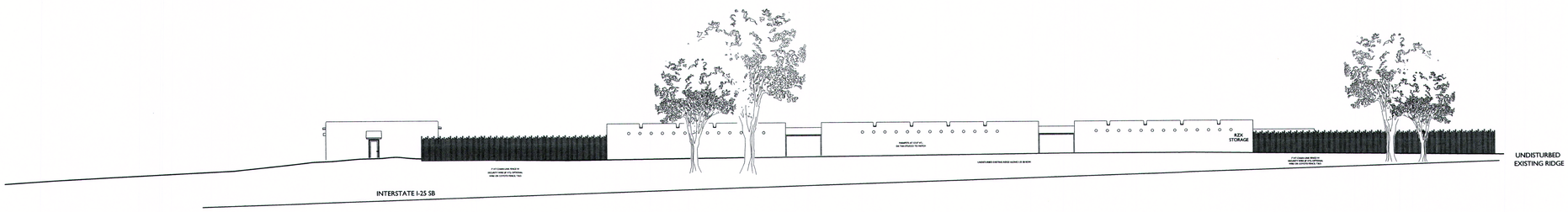
1 CU-3 WEST KENNEL ELEVATION
1" =20'



2 CU-3 W. FRONTAGE ENTRY ELEV.
1" =20'



3 CU-3 EAST KENNEL ELEVATION
1" =20'



4 CU-3 SOUTH I-25 REAR ELEV.
1" =20'

GENERAL NOTES:
All work to be completed in compliance with all Federal, State, County, & Township codes and ordinances. Verify all dimensions prior to construction. Do not scale drawings as layouts may not be to scale. Drawings are the property of the Architect and are an instrument of service of the Architect. Peter R. Bond, and cannot be used on this or any other project without the Architect's prior written consent.

DEVELOPER/AGENT FOR LLC
Peter R. Bond, Agent/Architect
15 Bosque Loop
Santa Fe, NM 87508
505/992-0500
pbondmail@gmail.com

REVISION / DATE

STATE OF NEW MEXICO
PETER R. BOND
NM 4948
REGISTERED ARCHITECT

PROJECT:
Mini-Storage Unit Facility
27700/27698 W. Frontage Road
Santa Fe, New Mexico
ARCHITECT:
Peter R. Bond, Architect
NM Registration No.: 004946

RZX PROPERTY, LLC
MINI-STORAGE UNIT FACILITY
SANTA FE, NM
PROJECT: 2001

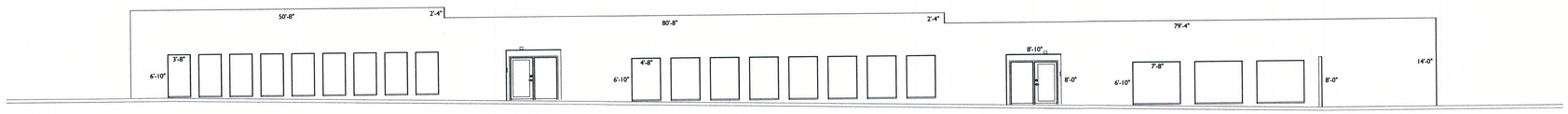
DATE: March 9, 2026

SITE ELEVATIONS

NORTH

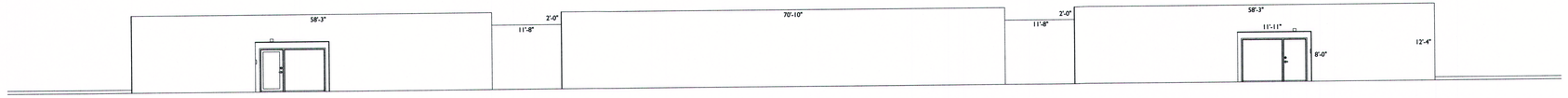
CU-3

CONDITIONAL USE PERMIT APPLICATION



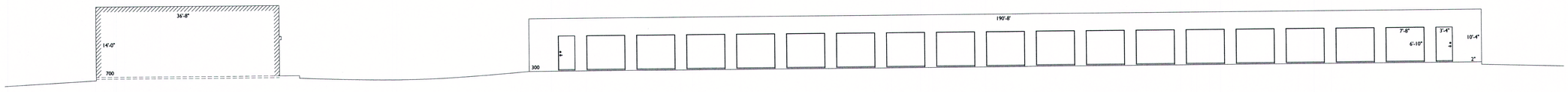
1 CU-4 BLDG 700 EAST ELEV.

1" =20'



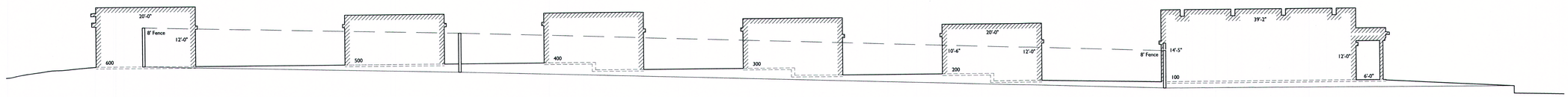
2 CU-4 BLDG 600 NORTH ELEV.

1" =20'



3 CU-4 BLDG 300 SOUTH ELEV.

1" =20'



4 CU-4 EAST N-S SITE PROFILE

1" =20'

GENERAL NOTES:
Work to be completed in compliance with all Federal, State, County, & Township codes and ordinances. Verify all dimensions prior to construction. Do not scale drawings in lieu of dimensions prior to construction. Drawings are instruments of service of the Architect, Peter R. Bond, and cannot be used on this or any other project without the Architect's prior written consent.

DEVELOPER/AGENT FOR LLC
Peter R. Bond, Agent/Architect
15 Bosque Loop
Santa Fe, NM 87508
505/992-0500
pbond.mail@gmail.com

REVISION / DATE

STATE OF NEW MEXICO REGISTERED ARCHITECT PETER R. BOND NO. 4946

PROJECT:
Mini-Storage Unit Facility
27700/27698 W. Frontage Road
Santa Fe, New Mexico

ARCHITECT:
Peter R. Bond, Architect
NM Registration No.: 004946

DATE: April 10, 2026

RZX PROPERTY, LLC
MINI-STORAGE UNIT FACILITY
SANTA FE, NM
PROJECT: 2001

SITE PROFILE
& BLDG ELEVATIONS

NORTH

CU-4

CONDITIONAL USE PERMIT APPLICATION

LOT 2
2.075 AC.
27698 W. FRONTAGE ROAD

LOT 1
2.840 AC.
27700 W. FRONTAGE ROAD

W I-25 Frontage Road NMDOT R.O.W

10' Wide Shared Use Trail.
(property corner to property corner)

15' Front Building Setback

Exist. 18" Rock Wall

Elec. Pole.

10' Shared Use Trail (P.T. wood walkway across weir).

SOUTH EAST

Flat Membrane Roof

24' Entry Gate

36,000 BTU Mini-Split

36,000 BTU Mini-Split

Office 100

S 89d 19' 15" E
662.90'

Flat Membrane Roof Typ.
(Black EDPM 60 mil)

6" roof drains Typ.
(PVC Sched. 40)

Storage 200

Gravel

Storage 300

Storage 400

Storage 500

Storage 600

Storage 700

N 89d 19' 10" W
287.23'

S 63d 53' 57" W
332.95'

1 CU-5 ROOF PLAN
1" =20'

GENERAL NOTES:
All work to be completed in compliance with all Federal, State, County, & Township codes and ordinances. Verify all dimensions prior to construction. Do not scale drawings or specifications. Written dimensions shall govern. This is an instrument of service of the Architect. Peter R. Bond and cannot be used on this or any other project without the Architect's prior written consent.

DEVELOPER/AGENT FOR LLC
Peter R. Bond, Agent/Architect
15 Baeque Loop
Santa Fe, NM 87508
505.982.2600
pbond.mail@gmail.com

REVISION / DATE

STATE OF NEW MEXICO
PETER R. BOND
NO. 4946
REGISTERED ARCHITECT

PROJECT:
Business Offices/Mini-Storage Units
27700 & 27698 W. Frontage Road
Santa Fe, New Mexico

ARCHITECT:
Peter R. Bond, Architect
NM Registration No.: 004946

RZX PROPERTY, LLC
MINI-STORAGE UNIT FACILITY
SANTA FE, NM
PROJECT: 2001
DATE: April 10, 2026

ROOF PLAN

NORTH

CU-5

CONDITIONAL USE PERMIT APPLICATION

Table 7-2: Points Requirement by Zoning District

Zoning District	Points Required
C-1, C-2, C-4, BCD, PRRC, SC, HZ, MU	205
RR, R-1 through R-6, R-7, R-8, R-9, R10 through R-29, RC-5, RC-8, PRC, RAC, AC [1]	180
I-1, I-2, BIP	155

210

Table 7-3: Architectural Design Elements and Point Allocations

Design Element		Points	In Midtown LINC
WALLS			
Predominant Wall Surface Material	Stucco, adobe	30	
	Brick, natural stone, and integrally colored unit masonry	25	30
	Concrete and non-integrally colored unit masonry	20	30
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	10	30
	Mirrored glass curtainwall systems	-10	
Color of Predominant Exterior Surface Material	Earthtones, creams, and pastels of earthtone hues including but not necessarily limited to rose, peach, and terra cotta colors	30	
	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	15	30
	High-intensity colors	-10	10
	Metallic colors, glass and black	-10	
Exterior Surface Treatment	**OPTION A:** • Wall surfaces appear monolithic with at least 75% of the total wall area one material and one color. Differing shades of the same general hue shall not be considered different colors. • Non-solar fenestration, window and door awnings, applied trim, and accent materials, colors, and decorative bands, with the exception of stucco, masonry or concrete control joints, are used in such a way that they do not give a panelized or prefabricated appearance, produce striped or checkerboard patterns, or exceed 25% of the surface area of any façade. • Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least 6 feet shall be exempt from area calculations	10	
	OPTION B: Wall surfaces do not meet the criteria set forth in OPTION A above.	-10	

Table 7-3: Architectural Design Elements and Point Allocations

Design Element		Points	In Midtown LINC
ROOFS			
Form	Flat roof surfaces entirely concealed from public view by parapets	20	
	Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs, or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with greater than or equal to four feet of vertical rise for every 12 feet of horizontal run and less than or equal to 12 feet of vertical rise for every 12 feet of horizontal run	15	
	Uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with less than four feet of vertical rise for every 12 feet of horizontal run or having a slope with greater than 12 feet of vertical rise for every 12 feet of horizontal run	10	
	Any type of sloping roof having a height, from springline to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs	-10	
Predominant Material	All surfaces are concealed from public view	20	
	Standing, flat, or batten seam metal roofing, or membrane, asphalt or gravel surfaces exposed to public view	15	
	Flat tiles of clay, concrete or slate	10	
	Barrel tiles of clay, concrete, or slate; and asphalt shingles	5	
	Wood shingles or shakes and other materials including but not necessarily limited to plastic, fiberglass or metal roof tiles	-10	
Predominant Color	All roof surfaces are concealed from public view by parapet	15	
	Dark reds, browns, and earthtones, and natural metals including aluminum, zinc, tin, and lead	10	
	Low-intensity colors other than those stated above	5	
	White	0	
	Bright, non-fading, high-intensity colors and any use of multiple colors	-15	

Table 7-3: Architectural Design Elements and Point Allocations

Design Element		Points	In Midtown LINC
BUILDING FORM			
Massing	**OPTION A:** One-story buildings with over 10,000 square feet of gross floor area and multi-story buildings with over 20,000 square feet of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least 3% of the length of the façade and extending at least 20% of the length of the façade	30	
	OPTION B: One-story buildings with less than or equal to 10,000 square feet of gross floor area and multi-story buildings with less than or equal to 20,000 square feet of gross floor area which are designed with either offsetting wall planes or upper story stepbacks of at least four horizontal feet, or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet, on at least one publicly visible façade	30	
	Buildings not using the massing techniques described in OPTION A or B above	0	

Table 7-3: Architectural Design Elements and Point Allocations

Design Element		Points	In Midtown LINC
DOORS AND WINDOWS			
Treatment	More than 50% of doors, windows, and glazed surfaces, which are not located under portales or canopies having a horizontal depth of at least six feet, have either frames recessed a minimum of two inches, are cased with trim, have divided lintels, or have exposed or otherwise articulated lintels	20	
	More than 50% of doors, windows and glazed surfaces do not meet the requirements set forth above	0	20
Area	All wall surfaces which are not located under portales or canopies having a horizontal depth of at least six feet, and which do not include solar fenestration, have less than or equal to 50 percent openings consisting of doors, windows, glazing and other penetrations	20	
	Wall surfaces do not meet the requirements as set forth above	0	20
Location	All doors, windows and glazed surfaces, on structures having a gross floor area greater than 150 square feet, are located at least two feet from outside building corners	20	
	All doors, windows and glazed surfaces, on structures having a gross floor area less than or equal to 150 square feet, have at least a two inch mullion at inside and outside building corners	20	
Glazing	All glazing is clear or tinted neutral gray	10	
	Any use of colored glazing	0	10
	Any use of mirrored glazing	-10	

Table 7-3: Architectural Design Elements and Point Allocations

Design Element		Points	In Midtown LINC
EQUIPMENT			
Screening	All roof and wall mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means	10	
	All building mounted equipment set forth above is either screened; and/or painted to match visually adjacent surfaces	5	
	All building mounted equipment set forth is not screened and/or painted to match visually adjacent surfaces	-10	

GENERAL NOTES:
All work to be completed in compliance with all Federal, State, County, & Township codes and ordinances. Verify all dimensions and conditions on site and report discrepancies. In lieu of dimensions provided or implied. This drawing is an instrument of service of the Architect, Peter R. Bond, and constitutes a statutory property right. Reuse of this drawing on another project without the Architect's prior written consent.

DEVELOPER/AGENT FOR LLC
Peter R. Bond, Agent/Architect
15 Basque Loop
Santa Fe, NM 87508
505/992-0500
pbond.mail@gmail.com

REVISION / DATE

STATE OF NEW MEXICO REGISTERED ARCHITECT PETER R. BOND 4946

PROJECT:
Business Offices/Mini-Storage Units
27700/27698 W. Frontage Road
Santa Fe, New Mexico

ARCHITECT:
Peter R. Bond, Architect
NM Registration No.: 004946

RZX PROPERTY, LLC
MINI-STORAGE UNIT FACILITY
SANTA FE, NM
PROJECT: 2001

DATE: May 28, 2026

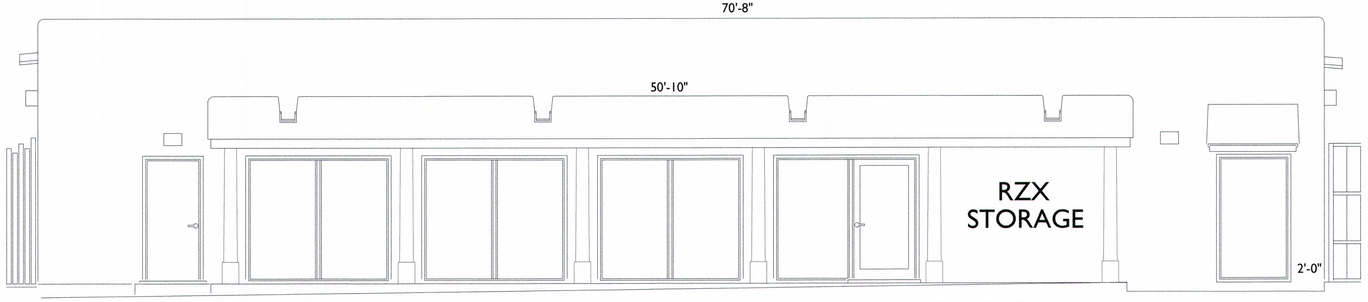
ARCHITECT POINTS
14-7.3 TABLES 7-2 / 7-3

NORTH

CU-7

CONDITIONAL USE PERMIT APPLICATION

PUEBLO STYLE ARCHITECTURE
W/ PARAPETS AND CANALES TYP.;
10" WOOD VIGAS W/ 8" EXPOSED.

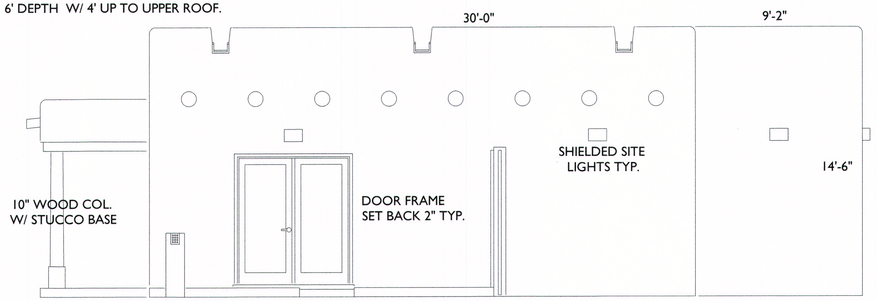


PARAPETS AT 14'-6" HT.;
STUCCO TO MATCH
MINI-STORAGE UNITS
DK TAN STUCCO
W/ FLAT BLACK EDPM ROOFS.

1 CU-8 BLDG 100 – NORTH ELEV.
Scale 1/4" = 1'-0"

FRONT BLDG. PORTAL STUCCO
W/ PARAPET AT 10'-6" HT.;
6' DEPTH W/ 4' UP TO UPPER ROOF.

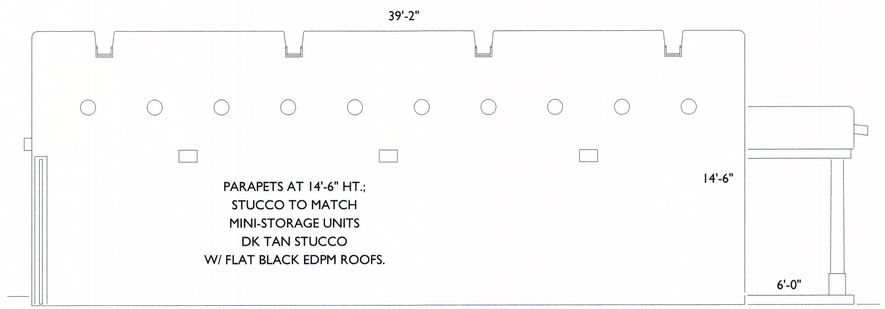
PUEBLO STYLE ARCHITECTURE
W/ PARAPETS AND CANALES TYP.;
10" WOOD VIGAS W/ 8" EXPOSED.



PARAPETS AT 14'-6" HT.;
STUCCO TO MATCH
MINI-STORAGE UNIT
DARK TAN STUCCO
W/ FLAT BLACK EDPM ROOFS.

2 CU-8 BLDG 100 – WEST ELEV.
Scale 1/4" = 1'-0"

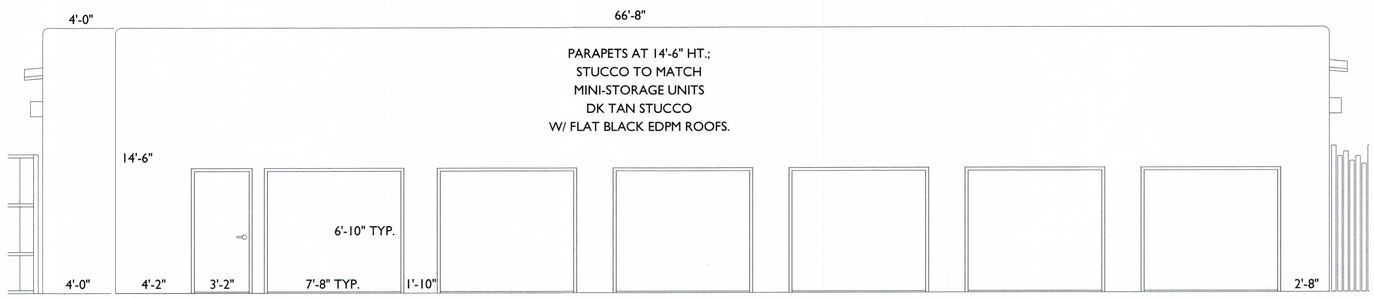
PUEBLO STYLE ARCHITECTURE
W/ PARAPETS AND CANALES TYP.;
10" WOOD VIGAS W/ 8" EXPOSED.



PARAPETS AT 14'-6" HT.;
STUCCO TO MATCH
MINI-STORAGE UNITS
DK TAN STUCCO
W/ FLAT BLACK EDPM ROOFS.

3 CU-8 BLDG 100 – EAST ELEV.
Scale 1/4" = 1'-0"

PUEBLO STYLE ARCHITECTURE
W/ PARAPETS AND CANALES TYP.;
10" WOOD VIGAS W/ 8" EXPOSED.



4 CU-8 BLDG 100 – SOUTH ELEV.
Scale 1/4" = 1'-0"

GENERAL NOTES:
All work to be completed in compliance with all Federal, State, County, & Township codes and ordinances. Verify all conditions and dimensions on site prior to construction. Do not scale drawings in lieu of dimensions provided or implied. This drawing is an instrument of service of the Architect, Peter R. Bond, and may not be used on any other project without his prior written consent.

REVISION / DATE

STATE OF NEW MEXICO
PETER R. BOND
NM LIC. NO. 4946
REGISTERED ARCHITECT

PROJECT:
Mini-Storage Facility
1420 Mystic Valley Parkway
Medford, MA 02155

ARCHITECT:
Peter R. Bond, Architect
NM License No.: 004946

RZX PROPERTY, LLC
MINI-STORAGE UNITS
SANTA FE, NM
PROJECT: 2001

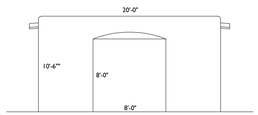
DATE: May 28, 2026

BLDG 100 EXTERIOR
ELEVATIONS

CONDITIONAL USE PERMIT APPLICATION

NORTH

CU-8

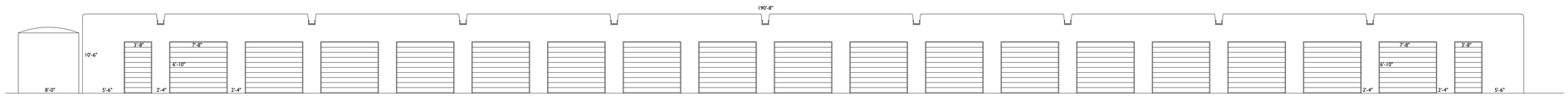


1 CU-9 BLDG 300 – EAST ELEV.
Scale 1/8" = 1'-0"

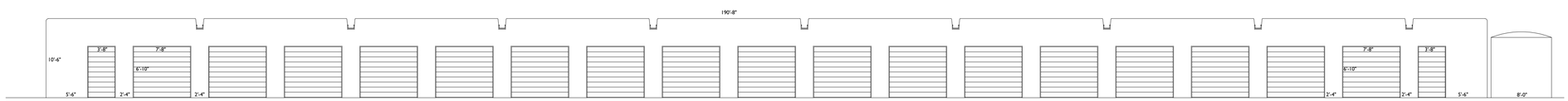


2 CU-9 BLDG 300 – WEST ELEV.
Scale 1/8" = 1'-0"

Roll up unit doors will match the stucco adobe exterior (may be lighter or darker)



3 CU-9 BLDG 300 – NORTH ELEV.
Scale 1/8" = 1'-0"



4 CU-9 BLDG 300 – SOUTH ELEV.
Scale 1/8" = 1'-0"

GENERAL NOTES:
All work to be completed in compliance with all Federal, State, County, & Township codes and ordinances. Verify all dimensions prior to construction. Do not scale drawings in the absence of dimensions and consult with the Architect for clarification. The drawings, as an instrument of service of the Architect, Peter R. Bond, and cannot be used on this or any other project without his prior written consent.

REVISION / DATE

PROJECT:
Mini-Storage Facility
1400 Mark Dabling Boulevard
Medford, MA 02155

ARCHITECT:
Peter R. Bond, Architect
NM License No.: 004946

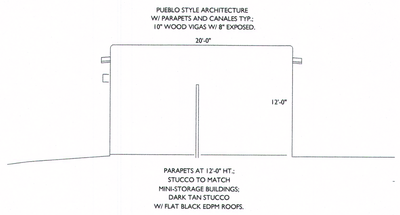
RZX PROPERTY, LLC
MINI-STORAGE UNITS
SANTA FE, NM
PROJECT: 2001
DATE: May 28, 2026

BLDG 200-500 EXTERIOR ELEVATIONS

NORTH

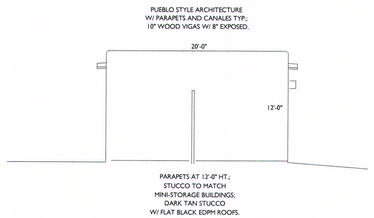
CU-9

CONDITIONAL USE PERMIT APPLICATION



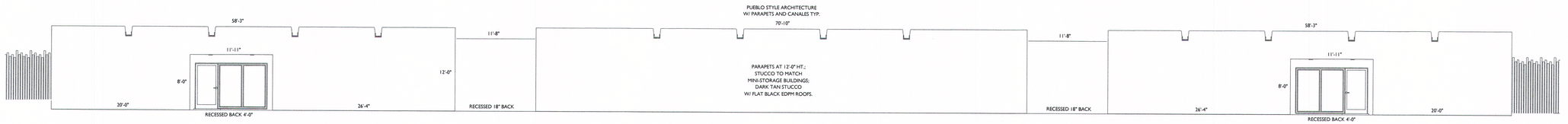
1 CU-10 BLDG 600 – EAST ELEV.

Scale 1/8" = 1'-0"



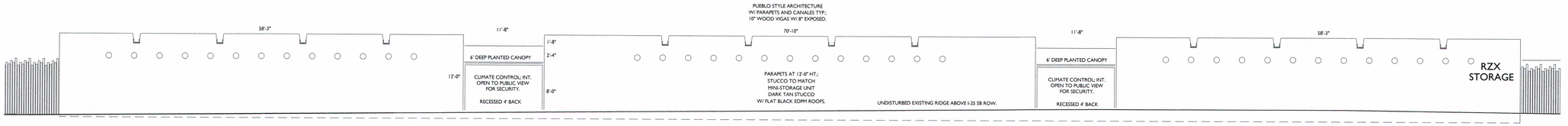
2 CU-10 BLDG 600 – WEST ELEV.

Scale 1/8" = 1'-0"



3 CU-10 BLDG 600 – NORTH ELEV.

Scale 1/8" = 1'-0"



4 CU-10 BLDG 600 – SOUTH ELEV.

Scale 1/8" = 1'-0"

GENERAL NOTES:
All work to be completed in compliance with all Federal, State, County, & Township codes and ordinances. Verify all dimensions prior to construction. Do not scale drawings in lieu of dimensions provided and shown. The drawings as an instrument of service of the Architect, Peter R. Bond, and cannot be used on this or any other project without his prior written consent.

REVISION / DATE

STATE OF NEW MEXICO
PETER R. BOND
NO. 4946
REGISTERED ARCHITECT

PROJECT:
Mini-Storage Facility
1420 Mystic Valley Parkway
Medford, MA 02155

ARCHITECT:
Peter R. Bond, Architect
NM License No.: 004946

RZX PROPERTY, LLC
MINI-STORAGE UNITS
SANTA FE, NM
PROJECT: 2001

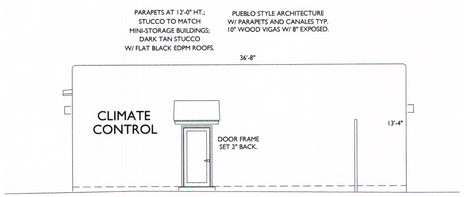
DATE: May 28, 2026

BLDG 600 EXTERIOR
ELEVATIONS

NORTH

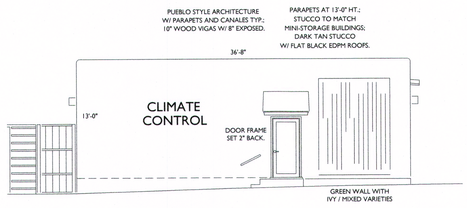
CU-10

CONDITIONAL USE PERMIT APPLICATION



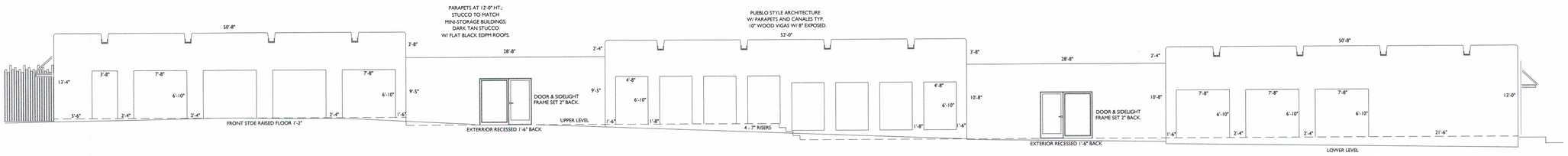
1 CU-11 BLDG 700 – SOUTH ELEV.

Scale 1/8" = 1'-0"



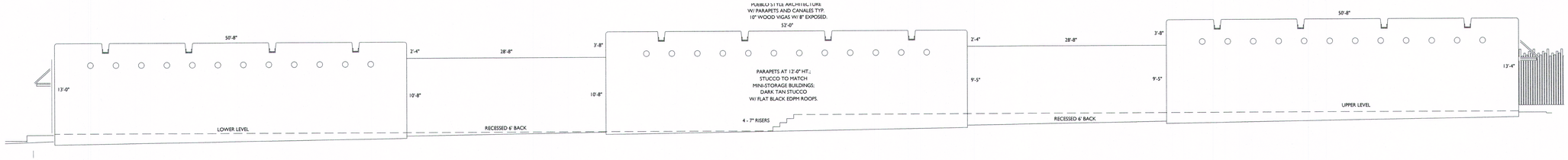
2 CU-11 BLDG 700 – NORTH ELEV.

Scale 1/8" = 1'-0"



3 CU-11 BLDG 700 – EAST ELEV.

Scale 1/8" = 1'-0"



4 CU-11 BLDG 700 – WEST ELEV.

Scale 1/8" = 1'-0"

GENERAL NOTES:

All work to be completed in compliance with all Federal, State, County, & Township codes and ordinances. Verify all dimensions and conditions on site. Do not scale drawings. Any dimensions provided or implied. This drawing is & is an instrument of service of the Architect, Peter R. Bond, and cannot be used on this or any other project without his prior written consent.

REVISION / DATE

STATE OF NEW MEXICO PETER R. BOND 4946 REGISTERED ARCHITECT

PROJECT:
Mini-Storage Facility
1420 Mystic Valley Parkway
Medford, MA 02155

ARCHITECT:
Peter R. Bond, Architect
NM License No.: 004946

RZX PROPERTY, LLC

MINI-STORAGE UNITS
SANTA FE, NM

PROJECT: 2001

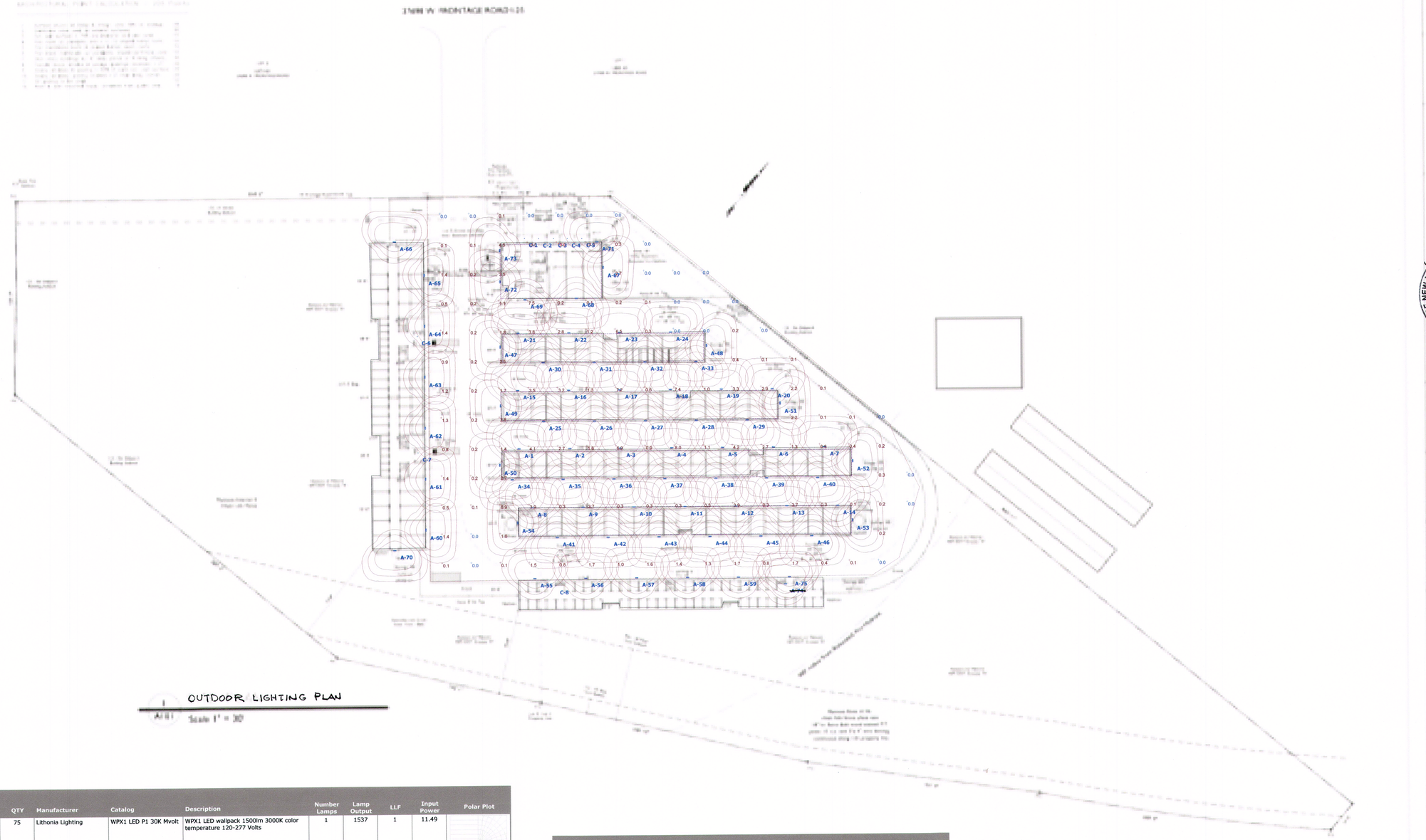
DATE: May 28, 2026

BLDG 700 EXTERIOR ELEVATIONS

NORTH

CU-11

CONDITIONAL USE PERMIT APPLICATION



OUTDOOR LIGHTING PLAN

A101 Scale 1" = 30'

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		75	Lithonia Lighting	WPX1 LED P1 30K Mvolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts	1	1537	1	11.49	 Max: 687cd
	C		8	Lithonia Lighting	LBR6 ALO1 (1000LM) SWW1 (3000K) AR LSS MWD 80CRI	6IN LBR Retrofit 1000LM 3000K Clear Semi--Specular Medium Wide 80CRI	1	1244	1	12.9	 Max: 1275cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
3' Above Grade	+	1.6 fc	15.0 fc	0.0 fc	N/A	N/A

Plan View
Scale - 1" = 35ft

STATE OF NEW MEXICO
PETER R. LUND
NO. 4946
REGISTERED ARCHITECT

RZA PROPERTY, LLC
MINI-STORAGE UNIT FACILITY
SANTA FE, NM

SITE PLAN, PARKING & FIRE EQUIP ACCESS

A 101

CONDITIONAL USE PERMIT ADMIN. REV.

VISUAL

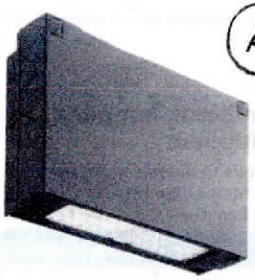
RZX Storage

Designer

Date
03/09/2026
Scale
Not to Scale
Drawing No.

Summary

1 of 1



(A)

WPX LED
Wall Packs

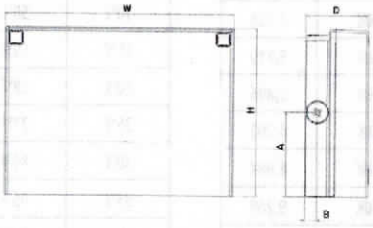
5 YEAR warranty

Catalog Number

Notes 27698 DRT - SITE LIGHTING - A

Type

Specifications



Front View Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location A	Side Conduit Location B	Weight
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature		Voltage		Options		Finish	
WPX1 LED P1	1,550 Lumens, 11W[1]	30K	3000K	MVOLT	120V - 277V	(blank)	None	DDBXD	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K	4000K	347	347V[3]	E4WH	Emergency battery backup, CEC compliant (4W, 0°C min)[2]	DWHXD	White
WPX2 LED	6,000 Lumens, 47W	50K	5000K			E14WC	Emergency battery backup, CEC compliant (14W, -20°C min)[2]	DBLXD	Black
WPX3 LED	9,200 Lumens, 69W					PE	Photocell[3]	Note : For other options, consult factory.	

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

STATE OF NEW MEXICO
PETER R. BOND
NO. 4946
REGISTERED ARCHITECT

NOTES
1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.
   Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V or PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
R2X PROPERTY LLC
27700/27698 W. FRONTAGE RD
SITE LIGHTING CUT SHEETS
P1 of 12

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends [illegible] IP66 rated, fully sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards. The WPX is intended for installation on flat wall surfaces. Other applications may void warranty

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

© 2020-2025 Acuity Brands Lighting, Inc. All rights reserved.

Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

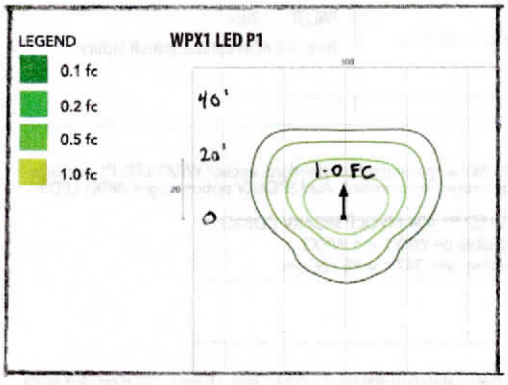
Emergency Egress Battery Packs

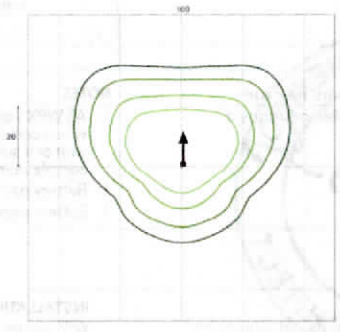
The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

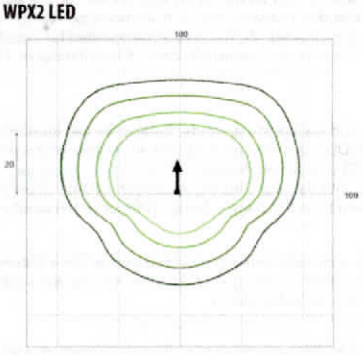
Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT **E4WH** DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT **E14WC** DDBXD

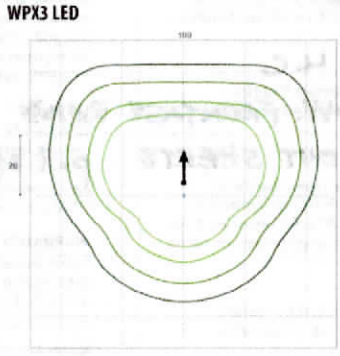
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards





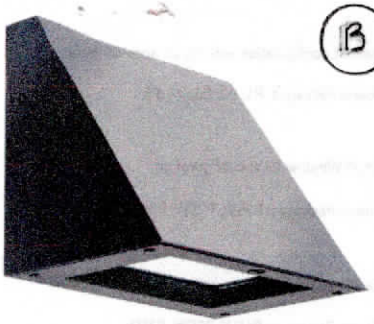




Mounting Height = 12 Feet.

1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

© 2020-2025 Acuity Brands Lighting, Inc. All rights reserved.



WDGE2 LED

Architectural Wall Sconce
Visual Comfort Optic

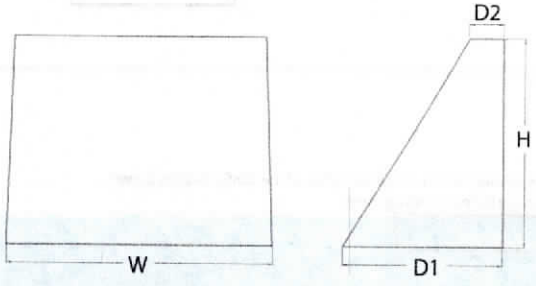
Catalog Number

Notes 27698 DRT - SITE LIGHTING - B

Type

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package		Color Temperature		CRI	Distribution		Voltage	Mounting	
WDGE2 LED	P1[1]	P1SW	27K	2700K	80CRI	VF	Visual comfort forward throw	MVOLT	**Shipped included**	
	P2[1]	P2SW	30K	3000K	90CRI	VW	Visual comfort wide	347[3]	SRM	Surface mounting bracket
	P3[1]	P3SW	35K	3500K				480[3]	ICW	Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[4]
	P4[1]	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	40K	4000K					**Shipped separately**	
	P5[1]		50K[2]	5000K					AWS	3/8inch Architectural wall spacer[5]
									PBBW	Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.[5]

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
PE	Photocell, Button Type[6]
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[8]
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CCE	Coastal Construction[1]

Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW)

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P1SW, P2SW & P3SW)

NLTAIR2 PIR	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLTAIR2 PIRH	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.
NLTAIREM2 PIR	Embedded wireless controls by nLight with UL924 listed emegency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights[9]
NLTAIREM2 PIRH	Embedded wireless controls by nLight with UL924 listed emegency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights[9]

See page 4 for out of box functionality

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

© 2019-2025 Acuity Brands Lighting, Inc. All rights reserved.

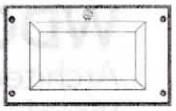
Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)

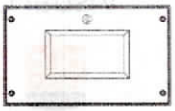
NOTES

1 P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
2 50K not available in 90CRI.
3 347V and 480V not available with E4WH, E10WH, E20WC, DS or DSLE.
4 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
5 For PBBW and AWS with CCE option,require an RFA.
6 PE not available in 480V or with sensors/controls.
7 DS option not available with E4WH, E10WH, E20WC or sensors/controls.
8 DMG option not available with sensors/controls.
9 Available with MVOLT only and only rated to 25C ambient.



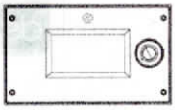
Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5



Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW



Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

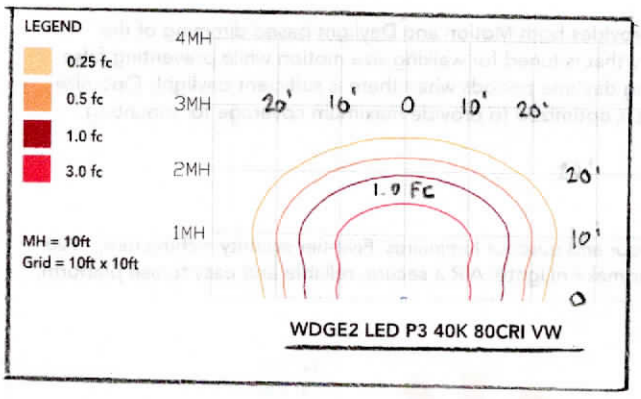
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

© 2019-2025 Acuity Brands Lighting, Inc. All rights reserved.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



WDGE2 LED P3 40K 80CRI VW



WDGE2 LED P3 40K 80CRI VF

Emergency Egress Options

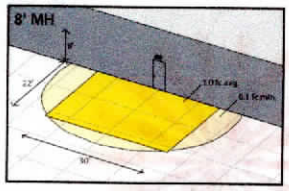
Emergency Battery Backup

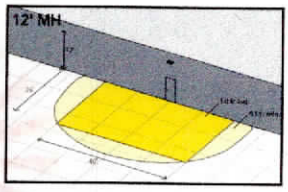
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

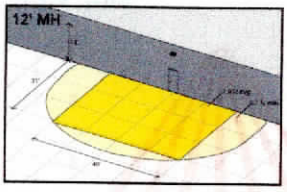
The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.

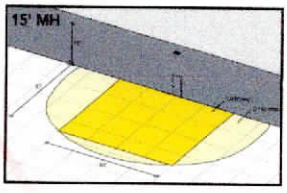
Grid = 10ft x 10ft





WDGE2 LED xx 40K 80CRI VF MVOLT E10WH



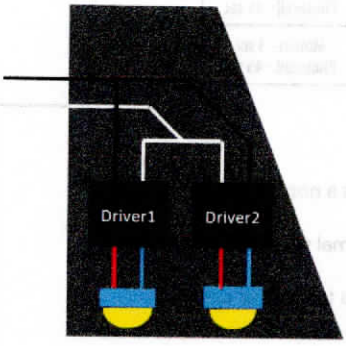


WDGE2 LED xx 40K 80CRI VF MVOLT E20WC

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

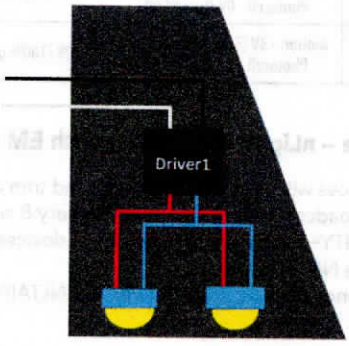
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



© 2019-2025 Acuity Brands Lighting, Inc. All rights reserved.

Control / Sensor Options

Motion/Ambient Sensor (PIR_, PIRH_)

Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

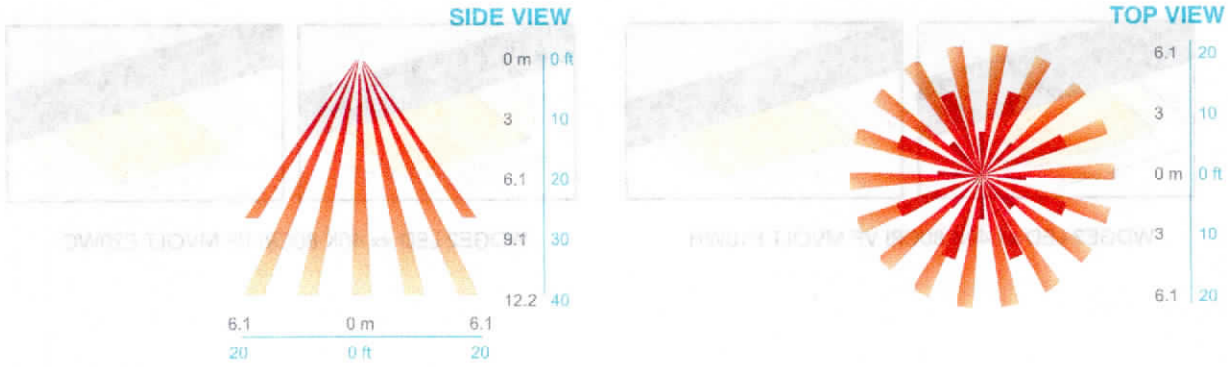
Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

PIR



PIRH



Option	Dim Level	High Level (when triggered	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

UL 924 Response – nLight AIR Devices with EM Option

- NLTAIREM2 devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, NLTAIREM2 devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- The non-emergency devices, NLTAIR2 PIR and NLTAIR2 PIRH, with version 3.4 or later firmware can be used for normal power sensing.

© 2019-2025 Acuity Brands Lighting, Inc. All rights reserved.

Mounting, Options & Accessories

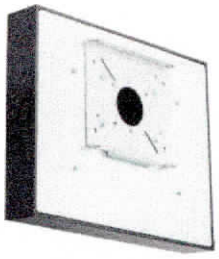


NLTAIR2 PIR – nLight AIR Motion/Ambient Sensor

D = 7"

H = 11"

W = 11.5"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

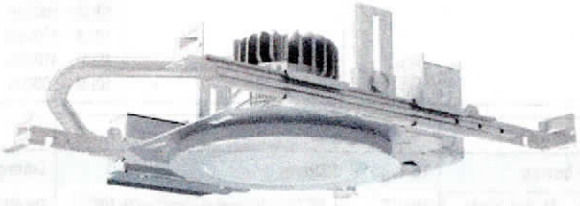
© 2019-2025 Acuity Brands Lighting, Inc. All rights reserved

LITHONIA LIGHTING®

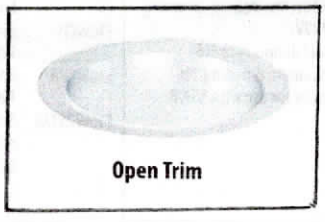
Catalog Number	
Notes	27698 DRT - SITE LIGHTING - C
Type	

LBR6 NCH

6" Open and Wallwash LED New Construction Downlight



New Construction



Open Trim



Wallwash Trim

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION —New Construction.
Optional goof rings available for additional overlap trim coverage.
1/2"-1-1/2" ceiling thickness
25° ambient temperature
IC rated up to 1000lm

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse. 55° cutoff
New construction frame approved for 8 (4 in/4 out) No. 12 AWG conductors rated for 90°C through wiring.
80CRI standard (90CRI optional)

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting. UGR FAQ

ELECTRICAL — Adjustable lumen output with four module options. Fixed lumen options also available.
MVOLT 120/277V 50/60Hz driver (0-10V & 120V Phase Dimming to 10% or 1% min dimming level)
FCC CFR Title 47 Part 15 Class A for 277V. FCC CFR Title 47 Part 15 Class B for 120V.

LUMEN MAINTENANCE — L80 at 60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (Wet Location (WL) optional, requires covered ceiling). Some configurations are ENERGY STAR® certified, please visit www.energystar.gov for specific products. TAA compliant. UFC (3-530-01) specification compliant for power factor and THD. GSA P100 6.2.4 compliant for power quality at full output; compliant up to 2000lm at fully dimmed output. Drivers are ROHS compliant
Title 24 compliant (90CRI, up to 1000lm).

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

PERFORMANCE DATA

LBR6 AR LSS MWD		80CRI							
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
AL01 (500LM)	6	571	99	585	101	599	103	617	105
AL01 (750LM)	9	905	102	926	103	948	105	977	108
AL01 (1000LM)	13	1270	98	1300	100	1330	102	1372	104
AL02 (1000LM)	13	1346	108	1378	110	1410	112	1454	115
AL02 (1500LM)	19	1965	105	2011	107	2059	109	2123	111
AL02 (2000LM)	25	2476	100	2533	101	2593	103	2674	106
AL03 (2000LM)	25	2547	103	2606	105	2668	107	2751	109
AL03 (2500LM)	32	3075	98	3146	100	3221	101	3321	104
AL03 (3000LM)	38	3492	93	3573	95	3658	96	3771	99
AL04 (4000LM)	39	4180	107	4265	109	4350	112	4393	113
AL04 (4500LM)	44	4613	105	4707	107	4801	109	4848	110
AL04 (5000LM)	49	5017	102	5119	104	5221	107	5273	108

LBR6 MS MWD		80CRI							
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
AL01 (500LM)	6	480	99	584	101	597	102	616	105
AL01 (750LM)	9	760	102	924	103	946	105	975	108
AL01 (1000LM)	13	1067	98	1297	100	1328	102	1369	104
AL02 (1000LM)	13	1131	108	1375	110	1408	112	1451	115
AL02 (1500LM)	19	1651	105	2007	106	2055	108	2118	111
AL02 (2000LM)	25	2079	99	2528	101	2588	103	2668	105
AL03 (2000LM)	25	2139	103	2601	104	2663	106	2745	109
AL03 (2500LM)	32	2583	98	3140	99	3214	101	3314	103
AL03 (3000LM)	38	2933	93	3566	94	3651	96	3764	98
AL04 (4000LM)	39	3511	90	3583	92	3654	94	3690	95
AL04 (4500LM)	44	3875	88	3954	90	4033	92	4072	93
AL04 (5000LM)	49	4214	86	4300	88	4386	90	4429	90

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

nLIGHT switch TITLE 24 PART 6 TITLE 20 battery pack ENERGY STAR WET LOCATION

Design Select options indicated by this color background.

Module ordering

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: LBR6 NCH ALO2 SWW1 AR LSS MWD MVOLT UGZ 90CRI

Series		Lumens ‡				Color temperature ‡		Reflector Color		Reflector Flange ‡		Reflector Finish	
LBR6 NCH	6" New Construction	Adjustable Lumen Output		Fixed Lumen Output		Switchable CCT		AR	Clear	(blank)	Self-flanged	LSS	Semi-specular
LBR6WW NCH	6" New Construction Wall Wash	ALO1	500/750/1000lm	05LM	500lm	SWW1	3000K-3500K-4000K-5000K	BR ‡	Black painted	TRW	White painted flange		
		ALO2	1000/1500/2000lm	07LM	750lm	Fixed CCT		MS ‡	Metallic Silver	TRBL	Black painted flange		
		ALO3	2000/2500/3000lm	10LM	1000lm	27K	2700K	WR ‡	White painted	FCPC	Custom painted flange only		
		ALO4	4000/4500/5000lm	15LM	1500lm	30K	3000K	TCPC ‡	Custom painted trim	FRALTBD	RAL painted flange only		
				20LM	2000lm	35K	3500K	TRALTBD ‡	RAL painted trim				
				25LM	2500lm	40K	4000K						
				30LM	3000lm	50K	5000K						
				40LM	4000lm								
				45LM	4500lm								
				50LM	5000lm								

Distribution		Voltage	Driver		Emergency ‡		Control Input ‡		Options	
MWD	Medium wide (1.0 s/mh)	MVOLT	UGZ	Universal dimming to 10% 0-10V; line voltage dimming (120V)	(blank)	No Emergency Needed	(blank)	No Control Input Needed	90CRI	High CRI (90+)
WD	Wide (1.2s/mh)	120	UGZ1	Universal dimming to 1% 0-10V; line voltage dimming (120V)	ELR	Batterypack (10W constant power) Non-T20 Compliant remote test switch	SSAIR	Wireless standalone embedded control by SensorSwitch	AT ‡	Airtight
WW ‡	Wallwash	277	DALI ‡	DALI dimming to 1%	ETS	Iota Emergency Transfer System	NLIGHT	Embedded wired controls from nLight	EC1 ‡	Extended Conduit (18")
		347	D1	Minimum dimming 1% driver for use with SSAIR	E10WCP	Batterypack (10W constant power) T20 Compliant integral test switch	NLIGHTER	Embedded wired controls from nLight with UL924 listed emergency operation	EC6 ‡	Extended Conduit (6ft)
					E10WCPR	Batterypack (10W constant power) T20 Compliant remote test switch	NLTAIR2	nLight® Air enabled	WL ‡	Wet Location (IP55)
					E10WRSTAR	Emergency battery pack, 10W with remote test switch and Iota STAR technology	NLTAIREM2	nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation,via power interrupt detection.	QDS ‡	Quick disconnect plugs
									CP ‡	Chicago Plenum

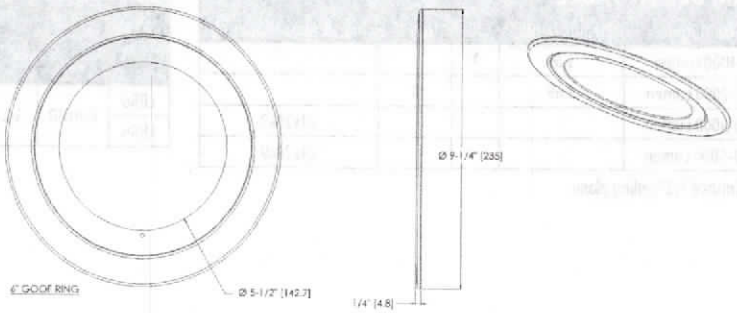
NOTE: ‡ indicates option value has ordering restrictions. Please reference the Option Value Ordering Restrictions chart below.

‡ Option Value Ordering Restrictions

Options	Restriction
Adjustable Lumens/CCT	Adjustable Lumen Output and Switchable CCT must be specified together (for Example: ALO1 SWW1)
Fixed Lumens/CCT	Fixed Lumen Output and Fixed CCT must be specified together (for Example: 10LM 30K)
WW	Not available with WL, EL, E10WCP.
MS, WR, BR	Not available with LSS reflector finish
WR	Not available with TRW
BR	Not available with TRBL
TRALTBD, FRALTBD	RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options. Not available with TCPC or FCPC.
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details. Not available with TCPC or FCPC.
TRW, TRBL	Available with MS and AR reflectors only.
LSS	Not available with BR or WR or MS
347V	Not available with CP, QDS, ELR, E10WCP, E10WCPR, NLIGHT, NLIGHTER, NLTAIR2, or NLTAIREM2
DALI	Not available with fixed lumens or CCT. Max 4500 lumens.
E10WCPR	Not available with EC1, EC6, AT, QDS, CP, 347V, NLIGHTER, NLTAIREM2, WL, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/SSAIR.
E10WCP	Not available with WW, EC1, EC6, AT, QDS, CP, 347V, NLIGHTER, NLTAIREM2, WL, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/SSAIR.
E10WSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NLIGHTER, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/SSAIR. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch
ELR	Not available EC1, EC6, QDS, CP, 347V, NLIGHTER, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/SSAIR.
ETS	Not available with, QDS, ELR, E10WCP, E10WCPR, 347V, SSAIR, NLIGHT, NLIGHTER, NLTAIR2, NLTAIREM2, DALI, or D1 driver
SSAIR	Only available with D1 driver. Not available with CP, NLIGHT, NLIGHTER, NLTAIR2, NLTAIREM2, UGZ, or DALI drivers. Max 4500 lumens. Fixed lumens and CCT only. Not available with 2000-4500lm in conjunction with emergency batterypacks.
NLIGHT	Must specify UGZ1. Not available with CP, QDS, SSAIR, ETS, UGZ, DALI, or D1 drivers. Not available with 347V.
NLIGHTER	Must specify UGZ1. Not available with CP, QDS, ELR, E10WCP, E10WCPR, DALI, or D1 drivers. Not available with 347V.
NLTAIR2	Must specify UGZ1. Not available with CP, QDS, SSAIR, ETS, UGZ, DALI, or D1 drivers. See UL 924 Sequence of Operation table. Non-emergency luminaires with this option can be used as a normal power sensing device for nLight AIR devices and luminaires with EM emergency options. Not available with 347V.
NLTAIREM2	Must specify UGZ1. Not available with CP, QDS, SSAIR, ETS, ELR, E10WCP, E10WCPR, DALI, D1 drivers. See UL 924 Sequence of Operation table.
WL	Not available with WW, All CP is wet location, except WW (Damp). IP55 rated. Not available with E10WCP
QDS	Must be specified for use with LBR_PFWQDS. Not Available with CP, emergency options, or 347V.
EC1, EC6	Not Available with CP,QDS, ELR, E10WCP, or E10WCPR.
AT	Standard for CP and IP55, not available with WW. Not available with E10WCP
CP	Not available with, QDS, EC1, EC6, ELR, E10WCPR, 347V, SSAIR, NLTAIR2, NLTAIREM2, D1 drivers. For new construction applications, must be specified with LBR_PFWCP.

© 2023-2025 Acuity Brands Lighting, Inc. All rights reserved.

Accessories: *Order as separate catalog number. Shipped separately.*	
LBRGR78 **	Goof ring 7-3/4" to 8-3/4" for LBR6 (** specify BR, WR)
LBRCPGR78 **	Chicago Plenum Goof ring 7-3/4" to 8-3/4" for LBR6 (** specify BR, WR)
LBR6O AR LSS TRIM	6" clear, semi-specular reflector
LBR6O ** TRIM	6" reflector (** specify MS, WR, BR)
LBR6W AR LSS TRIM	6" clear, semi-specular wallwash
LBR6W ** TRIM	6" wallwash (** specify MS, WR, BR)
LBR SDT 347V 75W ASM	Field installed 347V Step-down transformer
SCA6	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D.



Emergency Battery Pack Options - Field Installable

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter / 2 Hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A+	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A+	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHI CP10 HE SD A+	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHI CP15 HE SD A+	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL Listed products that are certified for field install external/remote to the fixture.
*Minimum delivered lumen output to assist in product selection for increased fixture mounting height.
The CP10 delivered emergency illumination outperforms legacy 1400 lumen fluorescent emergency ballast.
Please contact us at techsupport@iotaengineering.com for any Emergency Battery related questions.

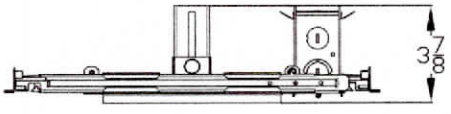
© 2023-2025 Acuity Brands Lighting, Inc. All rights reserved.

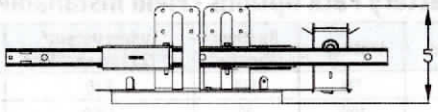
PLENUM DEPTH TABLE				
Aperture Size/Output	Plenum Depth*	IC	Non-IC	Non-IC Marked Spacing
LBR6 500-1000 Lumen	3.69	X		
LBR6 1000-2000 Lumen	3.69		X	
LBR6 2000-3000 Lumen	-			24x24x9
LBR6 4000-5000 Lumen	-			24x24x9

*Above unfinished 1/2" ceiling plane

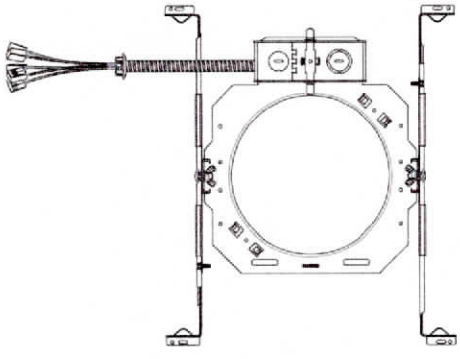
CEILING COVERAGE TABLE								
Series		Aperture	Trim Flange OD	Min ceiling opening	Ceiling Thickness	Max ceiling opening	Max Ceiling Opening with Goof Ring	Overall Goof Ring OD
LBR6	ROUND	5-5/16"	7-5/8"	5-3/4"	1/2"	7-1/8"	7-1/8"	9-1/4"
LBR6					1-1/2"	7-3/8"	7-1/2"	

* All dimensions are inches (millimeters) unless otherwise noted.

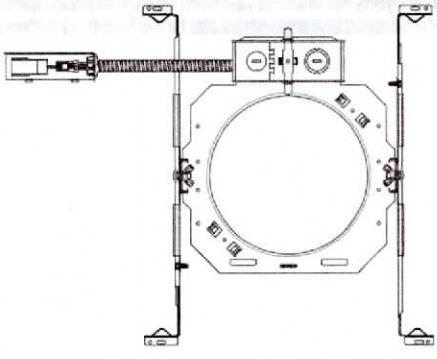




Aperture Size	Ceiling Cutout
6 In	7-1/8"



6" New Construction Frame, 18" conduit



6" New Construction Frame, QDS

© 2023-2025 Acuity Brands Lighting, Inc. All rights reserved.

Site Threshold Analysis (STA)

According to NMAC 18.31.6.16, a traffic engineering evaluation shall be required for all land development proposals that may directly or indirectly impact a state highway facility. A Site Threshold Analysis (STA) is required of all developing or re-developing properties that directly or indirectly access a state roadway. The STA examines existing roadway volumes and anticipated site trip generation for the purpose of determining if additional analyses are required as defined by the District Traffic Engineer or designee. If the site characteristics and the trip generation estimate for a proposed development are greater than 100 trips in a peak hour, then requirements for a Traffic Impact Analysis (TIA) may be required as determined by the District Traffic Engineer or designee. See TIA outline for that scope.

The STA shall warrant one or all of the following conditions:

- May or may not warrant an additional traffic analysis.
- May or may not warrant off-site improvements.
- May require a TIA, which may or may not require off-site improvements.

If additional analysis is required based on the results of the STA, the District Traffic Engineer or designee, should indicate to the applicant the level of analysis that is required.

Permit Applicant Information

Applicant Name: Peter R. Bond, Agent and Architect

Business Name: RZX Property, LLC

Business Address: 15 Bosque Loop (Street Address) | Santa Fe (City) | NM (State) | 87508 (Zip Code)

***Site Information** (Attach Site Plan to include length of roadway frontage):*

Site Description: New development of a 29,900 sq. ft. mini-storage unit facility.

Site Address: 27700/27698 W. Frontage Road (Street Address) | Santa Fe (City) | NM (State) | 87507 (Zip Code)

NMDOT Roadway: W. Frontage Rd. Milepost: _____ Roadway ADT: _____

Site Information (commercial, retail, industrial, residential, etc):

City of Santa Fe, NM; Santa Fe County; C2 zoning; commercial. New 30' culvert, temp. wheel wash,and asphalt access drive to replace existing 24' culvert placed in 2016.

Building Size (SF): 29,900 sq. ft. Parcel Size (acre): 4.915 acres

Trip Generation:

ITE Trip Generation Land Use Category:

AM Peak Hour Trips Enter: 3.07 Exit: 3.07

PM Peak Hour Trips Enter: 5.16 Exit: 5.16

Exceeds Threshold for TIA (100 or more peak hour total trips): Yes ☐ No ☑

TED L. BARBER NEW MEXICO 12894 REGISTERED PROFESSIONAL ENGINEER 4/8/26

The ITE Trip Generation Manual, 11th Edition (2021) classifies mini-self storage as Land Use Code (LUC) 151 – Mini-Warehouse. It generally generates low traffic, with rates of approximately trips per 100 units during peak hours. Data is available through the ITE TripGen Web App.

Key Data for Mini-Warehouse (LUC 151) - 11th Edition:

- **Trip Rates (per 100 units):** 307 units = 3.07
  - **Weekday:** 1.68 trips.
  - **AM Peak Hour:** 1.00 trips. 3.07 trips / hr
  - **PM Peak Hour:** 1.68 trips. 5.16 trips / hr
- **Alternative Rates (per 1,000 sq ft Gross Floor Area - GFA):** 29,920 SF = 30
  - **PM Peak Hour:** 0.15 trips. 4.50 trips / hr
- **Definition:** These facilities provide secured storage units, often with independent access for renters. www.phoenixoregon.gov +2

Note: The 11th Edition (published September 2021) is available for purchase or via subscription from the ITE Bookstore, and requires access to the ITE TripGen Web App for detailed data plots.

ITE Trip Generation Manual, 11th Edition
PM Peak Hour Net New Trips by ITE Land Use Category

Land Use Category - ITE 11th Edition	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate[1]	Unit	Pass-By Trip Reduction Factor[3]	Net New Trip Rate	Trip Length Adjustment Factor	Net New Trips
INDUSTRIAL & TERMINAL							
General Light Industrial	110	0.65	1,000 sf GFA	1.00	0.65	1.00	0.65
Industrial Park	130	0.34	1,000 sf GFA	1.00	0.34	1.00	0.34
Manufacturing	140	0.74	1,000 sf GFA	1.00	0.74	1.00	0.74
Warehousing	150	0.18	1,000 sf GFA	1.00	0.18	1.00	0.18
Mini-Warehouse (per 100 storage units)	151	1.68	100 storage units	1.00	1.68	1.00	1.68
Mini-Warehouse (per 1000 sf GLA)	151	0.15	1,000 sf GFA	1.00	0.15	1.00	0.15
High-Cube Transload and Short-Term Storage Warehouse	154	0.10	1,000 sf GFA	1.00	0.10	1.00	0.10
High-Cube Fulfillment Center Warehouse	155	0.16	1,000 sf GFA	1.00	0.16	1.00	0.16
High-Cube Parcel Hub Warehouse	156	0.64	1,000 sf GFA	1.00	0.64	1.00	0.64
High-Cube Cold Storage Warehouse	157	0.12	1,000 sf GFA	1.00	0.12	1.00	0.12
Data Center	160	0.09	1,000 sf GFA	1.00	0.09	1.00	0.09
Utilities	170	2.16	1,000 sf GFA	1.00	2.16	1.00	2.16
Specialty Trade Contractor	180	1.93	1,000 sf GFA	1.00	1.93	1.00	1.93
Marijuana Cultivation and Processing Facility[2]	190	0.64	1,000 sf GFA	1.00	0.64	1.00	0.64
Commercial Airport[2]	21	0.00	Employees	1.00	0.00	1.00	0.00
General Aviation Airport[2]	22	1.57	Employees	1.00	1.57	1.00	1.57
Intermodal Truck Terminal	30	1.87	1,000 sq GFA	1.00	1.87	1.00	1.87
Park-and-Ride Lot with Bus	90	0.49	Parking Spaces	1.00	0.49	1.00	0.49

307 units / 100 = 3.07 x 1.68 = 5.16
10.32 < 100

Weekday
PM Peak Hour of Generator Only

* Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area

1. P.M. Peak hour of the adjacent street system used unless not available
2. Indicates there were a limited number of studies for this land use (less than three) so data may not be reliable
3. The Pass-By Trip Reduction Factor reduces the Average Trip Rate based on weekday peak hour Pass-By trip percentages updated with the ITE Trip Generation Manual, 11th Edition

ITE Trip Generation Manual, 11th Edition
PM Peak Hour Net New Trips by ITE Land Use Category

	Land Use Category - ITE 11th Edition	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate[1]	Unit	Pass-By Trip Reduction Factor[3]	Net New Trip Rate	Trip Length Adjustment Factor	Net New Trips
	RETAIL							
	Tractor Supply Store	810	1.40	1,000 sf GFA	1.00	1.40	1.00	1.40
	Construction Equipment Rental	811	0.99	1,000 sf GFA	1.00	0.99	1.00	0.99
	Building Materials and Lumber Store	812	2.25	1,000 sf GFA	1.00	2.25	1.00	2.25
	Free-Standing Discount Superstore	813	4.33	1,000 sf GFA	0.71	3.07	1.00	3.07
	Variety Store	814	6.70	1,000 sf GFA	0.66	4.42	1.00	4.42
	Free-Standing Discount Store	815	4.86	1,000 sf GFA	0.80	3.89	1.00	3.89
	Hardware/Paint Store	816	2.98	1,000 sf GFA	0.74	2.21	1.00	2.21
	Nursery (Garden Center)	817	6.94	1,000 sf GFA	1.00	6.94	1.00	6.94
	Nursery (Wholesale)	818	5.24	1,000 sf GFA	1.00	5.24	1.00	5.24
	Shopping Center (150K-300K)	820	3.40	1,000 sf GLA	0.71	2.41	1.00	2.41
	Shopping Center (300K-900K)	820	3.40	1,000 sf GFA	0.81	2.75	1.00	2.75
	Shopping Plaza (40-150K)	821	9.03	1,000 sf GLA	0.60	5.42	1.00	5.42
	Strip Retail Plaza (<40K)	822	6.59	1,000 sf GLA	1.00	6.59	1.00	6.59
	Factory Outlet Center	823	2.29	1,000 sf GFA	1.00	2.29	1.00	2.29
	Automobile Sales (New)	840	2.42	1,000 sf GFA	1.00	2.42	1.00	2.42
	Automobile Sales (Used)	841	3.75	1,000 sf GFA	1.00	3.75	1.00	3.75
	Recreational Vehicle Sales	842	0.77	1,000 sf GFA	1.00	0.77	1.00	0.77
	Automobile Parts Sales	843	4.90	1,000 sf GFA	0.57	2.79	1.00	2.79
	Tire Store	848	3.75	1,000 sf GFA	0.75	2.81	1.00	2.81
	Tire Superstore	849	2.11	1,000 sf GFA	1.00	2.11	1.00	2.11
	Supermarket	850	8.95	1,000 sf GFA	0.76	6.80	1.00	6.80
	Convenience Store	851	49.11	1,000 sf GFA	1.00	49.11	1.00	49.11
	Discount Club	857	4.19	1,000 sf GFA	0.66	2.77	1.00	2.77
PM Peak Hour Generator Only	Farmers Market[2]	858	179.84	Acres	1.00	179.84	1.00	179.84
	Wholesale Market[2]	860	1.76	1,000 sf GFA	1.00	1.76	1.00	1.76
	Sporting Goods Superstore	861	2.14	1,000 sf GFA	1.00	2.14	1.00	2.14
	Home Improvement Superstore	862	0.19	1,000 sf GFA	0.58	0.11	1.00	0.11
	Electronic Superstore	863	4.25	1,000 sf GFA	0.60	2.55	1.00	2.55
	Toy/Children's Superstore[2]	864	5.00	1,000 sf GFA	1.00	5.00	1.00	5.00
	Baby Superstore[2]	865	1.82	1,000 sf GFA	1.00	1.82	1.00	1.82
	Pet Supply Superstore	866	3.55	1,000 sf GFA	1.00	3.55	1.00	3.55
	Office Supply Superstore	867	2.77	1,000 sf GFA	1.00	2.77	1.00	2.77
	Book Superstore[2]	868	15.83	1,000 sf GFA	1.00	15.83	1.00	15.83
	Discount Home Furnishings Superstore	869	1.57	1,000 sf GFA	1.00	1.57	1.00	1.57
	Bed and Linen Superstore[2]	872	2.22	1,000 sf GFA	1.00	2.22	1.00	2.22
	Department Store	875	1.95	1,000 sf GFA	1.00	1.95	1.00	1.95
	Apparel Store	876	4.12	1,000 sf GFA	1.00	4.12	1.00	4.12
	Arts and Crafts Store [2]	879	6.21	1,000 sf GFA	1.00	6.21	1.00	6.21
	Pharmacy/Drug Store without Drive-Through	880	8.51	1,000 sf GFA	0.47	4.00	1.00	4.00
	Pharmacy/Drug Store with Drive-Through	881	10.25	1,000 sf GFA	0.51	5.23	1.00	5.23
	Marijuana Dispensery	882	18.92	1,000 sf GFA	1.00	18.92	1.00	18.92
	Furniture Store	890	0.52	1,000 sf GFA	0.47	0.24	1.00	0.24
	Medical Equipment Store[2]	897	1.24	1,000 sf GFA	1.00	1.24	1.00	1.24

ITE Trip Generation Manual, 11th Edition
PM Peak Hour Net New Trips by ITE Land Use Category

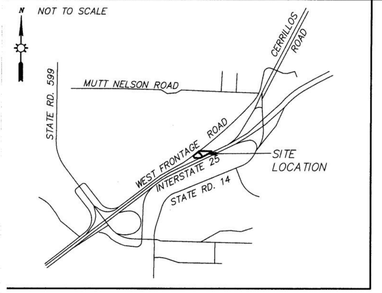
Land Use Category - ITE 11th Edition	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate[1]	Unit	Pass-By Trip Reduction Factor[3]	Net New Trip Rate	Trip Length Adjustment Factor	Net New Trips
		a		b	c=a*b	d	e= c*d
RESIDENTIAL							
Single-Family Detached Housing	210	0.94	Dwelling Unit	1.00	0.94	1.00	0.94
Single-Family Attached Housing	215	0.57	Dwelling Unit	1.00	0.57	1.00	0.57
Multifamily Housing (Low-Rise)	220	0.51	Dwelling Unit	1.00	0.51	1.00	0.51
Multifamily Housing (Mid-Rise)	221	0.39	Dwelling Unit	1.00	0.39	1.00	0.39
Multifamily Housing (High-Rise)	222	0.32	Dwelling Unit	1.00	0.32	1.00	0.32
Affordable Housing	223	0.46	Dwelling Unit	1.00	0.46	1.00	0.46
Off-Campus Student Apartment (Low-Rise)	225	0.24	Bedroom	1.00	0.24	1.00	0.24
Off-Campus Student Apartment (Mid-Rise)	226	0.21	Bedroom	1.00	0.21	1.00	0.21
Off-Campus Student Apartment (High-Rise)[2]	227	0.04	Bedroom	1.00	0.04	1.00	0.04
Low-Rise Residential with 1st-Floor Commercial[2]	230	0.36	Dwelling Unit	1.00	0.36	1.00	0.36
Mid-Rise Residential with 1st-Floor Commercial[2]	231	0.75	Dwelling Unit	1.00	0.75	1.00	0.75
High-Rise Residential with 1st-Floor Commercial[2]	232	0.21	Dwelling Unit	1.00	0.21	1.00	0.21
Mobile Home Park	240	0.58	Dwelling Unit	1.00	0.58	1.00	0.58
Senior Adult Housing-Detached	251	0.30	Dwelling Unit	1.00	0.30	1.00	0.30
Senior Adult Housing-Attached	252	0.25	Dwelling Unit	1.00	0.25	1.00	0.25
Congregate Care Facility	253	0.18	Dwelling Unit	1.00	0.18	1.00	0.18
Assisted Living	254	0.48	1,000 sf GFA	1.00	0.48	1.00	0.48
Continuing Care Retirement Community	255	0.19	Unit	1.00	0.19	1.00	0.19
Recreational Homes	260	0.29	Dwelling Unit	1.00	0.29	1.00	0.29
Timeshare	265	0.63	Dwelling Unit	1.00	0.63	1.00	0.63
Residential Planned Unit Development	270	0.69	Dwelling Unit	1.00	0.69	1.00	0.69
LODGING & RECREATIONAL							
Hotel	310	0.59	Room	1.00	0.59	1.00	0.59
All Suites Hotel	311	0.36	Room	1.00	0.36	1.00	0.36
Business Hotel	312	0.31	Room	1.00	0.31	1.00	
Motel	320	0.36	Room	1.00	0.36	1.00	0.36
Resort Hotel	330	0.41	Room	1.00	0.41	1.00	0.41
City Park[2]	411	7.41	Employee	1.00	7.41	1.00	7.41
Campground/Recreational Vehicle Park	416	0.27	Occupied Campsite	1.00	0.27	1.00	0.27
Marina[2]	420	0.21	Berths	1.00	0.21	1.00	
Golf Course	430	2.91	Hole	1.00	2.91	1.00	2.91
Mini Golf	431	0.33	Hole	1.00	0.33	1.00	0.33
Golf Driving Range	432	1.25	Tee/Driving Position	1.00	1.25	1.00	1.25
Batting Cages	433	2.22	Cages	1.00	2.22	1.00	2.22
Rock Climbing Gym[2]	434	1.64	1,000 sf GFA	1.00	1.64	1.00	1.64
Multipurpose Recreational Facility	435	3.58	1,000 sf GFA	1.00	3.58	1.00	3.58
Trampoline Park	436	1.50	1,000 sf GFA	1.00	1.50	1.00	1.50
Bowling Alley	437	1.30	Bowling Lane	1.00	1.30	1.00	1.30
Adult Cabaret[2]	440	2.93	1,000 sf GFA	1.00	2.93	1.00	2.93
Multiplex Movie Theater[2]	445	6.17	1,000 sf GFA	1.00	6.17	1.00	6.17
Horse Racetrack[2]	452	0.06	Seats	1.00	0.06	1.00	0.06

ITE Trip Generation Manual, 11th Edition
PM Peak Hour Net New Trips by ITE Land Use Category

Land Use Category - ITE 11th Edition	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate[1]	Unit	Pass-By Trip Reduction Factor[3]	Net New Trip Rate	Trip Length Adjustment Factor	Net New Trips
Liquor Store	899	16.62	1,000 sf GFA	1.00	16.62	1.00	16.62
Walk-in Bank	911	12.13	1,000 sf GFA	1.00	12.13	1.00	12.13
Drive-in Bank	912	21.01	1,000 sf GFA	0.71	14.92	1.00	14.92
Hair Salon[2]	918	1.45	1,000 sf GFA	1.00	1.45	1.00	1.45
Copy, Print and Express Ship Store[2]	920	7.42	1,000 sf GFA	1.00	7.42	1.00	7.42
Food Cart Pod	926	6.16	Food Cart	1.00	6.16	1.00	6.16
Fast Casual Restaurant	930	12.55	1,000 sf GFA	1.00	12.55	1.00	12.55
Fine Dining Restaurant	931	7.80	1,000 sf GFA	0.56	4.37	1.00	4.37
High Turnover (Sit-Down) Restaurant	932	9.05	1,000 sf GFA	0.57	5.16	1.00	5.16
Fast Food Restaurant without Drive-Through	933	33.21	1,000 sf GFA	1.00	33.21	1.00	33.21
Fast Food Restaurant with Drive-Through	934	33.03	1,000 sf GFA	0.45	14.86	1.00	14.86
Fast Food Restaurant with Drive-Through, No Indoor Seating	935	59.50	1,000 sf GFA	0.69	41.06	1.00	41.06
Coffee/Donut Shop without Drive-Through	936	32.29	1,000 sf GFA	1.00	32.29	1.00	32.29
Coffee/Donut Shop with Drive-Through	937	38.99	1,000 sf GFA	1.00	38.99	1.00	38.99
Coffee/Donut Shop with Drive-Through, No Indoor Seating	938	15.08	Drive-Through Lanes	0.02	0.30	1.00	0.30
Quick Lubrication Vehicle Shop[2]	941	8.70	1,000 sf GFA	1.00	8.70	1.00	8.70
Automobile Care Center	942	3.11	1,000 sf GFA	1.00	3.11	1.00	3.11
Auto Parts / Service Center	943	2.06	1,000 sf GFA	1.00	2.06	1.00	2.06
Gasoline/Service Station	944	13.91	Fueling Position	0.43	5.98	1.00	5.98
Gasoline/Service Station w/ Convenience Market (2-4K) & 8 or fewer pumps	945	18.42	Fueling Position	0.44	8.10	1.00	8.10
Gasoline/Service Station w/ Convenience Market (4-5.5K) & 12-20 pumps	945	22.76	Fueling Position	0.25	5.69	1.00	5.69
Gasoline/Service Station w/ Convenience Market (5.5-10K) & 16 pumps	945	26.90	Fueling Position	0.21	5.65	1.00	5.65
Self-Service Car Wash	947	5.54	Wash Stall	1.00	5.54	1.00	5.54
Automated Car Wash	948	14.20	Car Wash Tunnel	1.00	14.20	1.00	14.20
Car Wash and Detail Center[2]	949	13.60	Wash Stall	1.00	13.60	1.00	13.60
Truck Stop	950	15.42	Fueling Position	1.00	15.42	1.00	15.42
Wine Tasting Room	970	7.31	1,000 sf GFA	1.00	7.31	1.00	7.31
Brewery Tap Room[2]	971	9.83	1,000 sf GFA	1.00	9.83	1.00	9.83
Drinking Place	975	11.36	1,000 sf GFA	1.00	11.36	1.00	11.36
OFFICE							
General Office Building	710	1.44	1,000 sf GFA	1.00	1.44	1.00	1.44
Small Office Building	712	2.16	1,000 sf GFA	1.00	2.16	1.00	2.16
Corporate Headquarters Building	714	1.30	1,000 sf GFA	1.00	1.30	1.00	1.30
Single Tenant Office Building	715	1.76	1,000 sf GFA	1.00	1.76	1.00	1.76
Medical-Dental Office Building	720	3.93	1,000 sf GFA	1.00	3.93	1.00	3.93
Government Office Building	730	1.71	1,000 sf GFA	1.00	1.71	1.00	1.71
State Motor Vehicle Department	731	5.20	1,000 sf GFA	1.00	5.20	1.00	5.20
United States Post Office	732	11.21	1,000 sf GFA	1.00	11.21	1.00	11.21
Office Park	750	1.30	1,000 sf GFA	1.00	1.30	1.00	1.30
Research and Development Center	760	0.98	1,000 sf GFA	1.00	0.98	1.00	0.98
Business Park	770	1.22	1,000 sf GFA	1.00	1.22	1.00	1.22

ITE Trip Generation Manual, 11th Edition
PM Peak Hour Net New Trips by ITE Land Use Category

	Land Use Category - ITE 11th Edition	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate[1]	Unit	Pass-By Trip Reduction Factor[3]	Net New Trip Rate	Trip Length Adjustment Factor	Net New Trips
Saturday, Peak Hour of Generator	Automobile Racetrack[2]	453	0.28	Attendees	1.00	0.28	1.00	0.28
	Dog Racetrack[2]	454	0.15	Attendees	1.00	0.15	1.00	0.15
	Professional Baseball Stadium[2]	462	0.15	Attendees	1.00	0.15	1.00	0.15
	Ice Skating Rink	465	1.33	1,000 sf GFA	1.00	1.33	1.00	1.33
PM Peak Hour of Generator Only	Snow Ski Area	466	33.77	Lifts	1.00	33.77	1.00	33.77
PM Peak Hour of Generator Only	Bingo Hall[2]	470	0.48	Seats	1.00	0.48	1.00	0.48
	Casino	473	22.61	1,000 sf GFA	1.00	22.61	1.00	22.61
	Amusement Park[2]	480	0.50	Employee	1.00	0.50	1.00	0.50
	Water Slide Park[2]	482	0.28	Parking Spaces	1.00	0.28	1.00	0.28
	Soccer Complex	488	16.43	Fields	1.00	16.43	1.00	16.43
	Tennis Courts[2]	490	4.21	Court	1.00	4.21	1.00	4.21
	Racket/Tennis Club[2]	491	3.82	Court	1.00	3.82	1.00	3.82
	Health/Fitness Club	492	3.45	1,000 sf GFA	1.00	3.45	1.00	3.45
	Athletic Club	493	6.29	1,000 sf GFA	1.00	6.29	1.00	6.29
	Recreational Community Center	495	2.50	1,000 sf GFA	1.00	2.50	1.00	2.50
	INSTITUTIONAL & MEDICAL							
	Military Base	501	0.39	Employees	1.00	0.39	1.00	0.39
	Elementary School	520	0.16	Student	1.00	0.16	1.00	0.16
	Middle School/Junior High School	522	0.15	Student	1.00	0.15	1.00	0.15
	High School	525	0.14	Student	1.00	0.14	1.00	0.14
Weekday	School District Office	528	2.04	1,000 sf GFA	1.00	2.04	1.00	2.04
	Private School (K-8)	530	0.26	Student	1.00	0.26	1.00	0.26
	Private School (K-12)	532	0.17	Student	1.00	0.17	1.00	0.17
	Private High School	534	0.19	Student	1.00	0.19	1.00	0.19
	Charter Elementary School	536	0.16	Student	1.00	0.16	1.00	0.16
PM Peak Hour of Generator Only	Charter School (K-12)	538	0.73	Student	1.00	0.73	1.00	0.73
	Junior/Community College	540	0.11	Student	1.00	0.11	1.00	0.11
	University/College	550	0.15	Student	1.00	0.15	1.00	0.15
	Church	560	0.49	1,000 sf GFA	1.00	0.49	1.00	0.49
Fri, PM Peak Hour	Synagogue[2]	561	2.92	1,000 sf GFA	1.00	2.92	1.00	2.92
Fri, PM Peak Hour	Mosque[2]	562	4.22	1,000 sf GFA	1.00	4.22	1.00	4.22
	Day Care Center	565	11.12	1,000 sf GFA	0.56	6.23	1.00	6.23
	Cemetery	566	0.46	Acres	1.00	0.46	1.00	0.46
	Adult Detention Facility[2]	571	0.48	1,000 sf GFA	1.00	0.48	1.00	0.48
	Fire and Rescue Station	575	0.48	1,000 sf GFA	1.00	0.48	1.00	0.48
	Museum[2]	580	0.18	1,000 sf GFA	1.00	0.18	1.00	0.18
	Library	590	8.16	1,000 sf GFA	1.00	8.16	1.00	8.16
	Hospital	610	0.86	1,000 sf GFA	1.00	0.86	1.00	0.86
	Nursing Home	620	0.59	1,000 sf GFA	1.00	0.59	1.00	0.59
	Clinic	630	3.69	1,000 sf GFA	1.00	3.69	1.00	3.69
	Vet Clinic	640	3.53	1,000 sf GFA	1.00	3.53	1.00	3.53
	Free Standing Emergency Room	650	1.52	1,000 sf GFA	1.00	1.52	1.00	1.52



VICINITY MAP

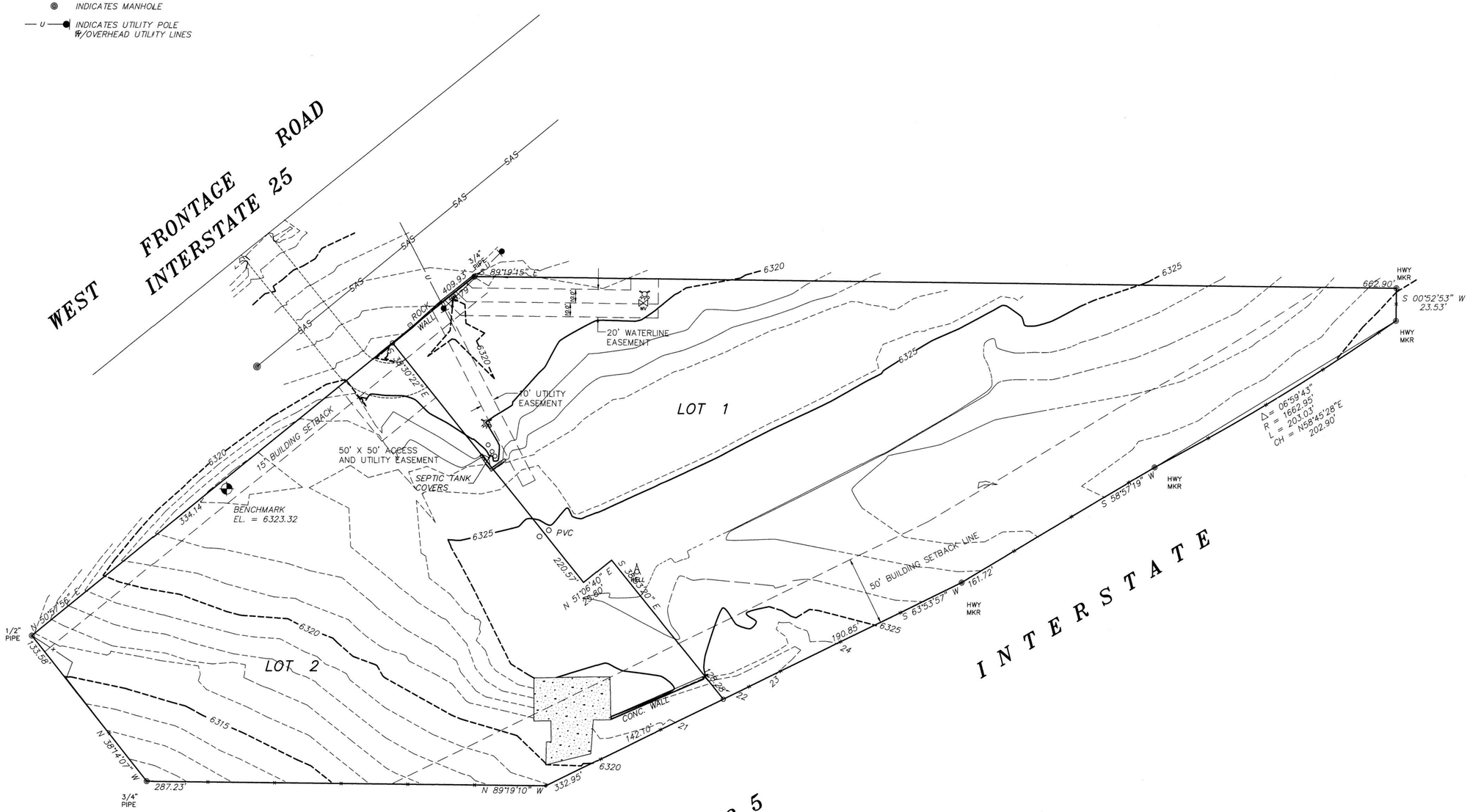
LEGEND

- INDICATES POINTS FOUND AS NOTED
- INDICATES 1/2" REBAR W/CAP SET THIS SURVEY
- INDICATES CALCULATED POINT NOT SET
- INDICATES MANHOLE
- INDICATES UTILITY POLE W/OVERHEAD UTILITY LINES

N

40 20 0 40 80

SCALE: 1"=40'



NOTE:

THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY, BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCED HEREON.

TOPOGRAPHY BY FIELD SURVEYS
USING TIMBLE R8, MODEL 2 RECEIVERS
ELEVATIONS BASED ON NAVD 88 DATUM.
THIS TOPOGRAPHIC PLAN MEETS CURRENT
NATIONAL MAP ACCURACY STANDARDS.

JUNE 30, 2021
MICHAEL V. TRUJILLO, N.M.P.S. No.12130

REGISTERED PROFESSIONAL SURVEYOR · STATE OF NEW MEXICO · 12130 · MICHAEL V. TRUJILLO

ASSOCIATED SURVEYS
MICHAEL V. TRUJILLO
NMPS No.12130

1120 CAMINO CONSUELO
SANTA FE, NEW MEXICO 87507

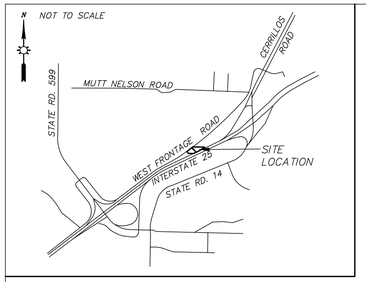
TOPOGRAPHIC SURVEY FOR

RZX PROPERTY, LLC

LOT 1 AND LOT 2

WITHIN SECTION 24, T.16N., R.8E., N.M.P.M.
SANTA FE, NEW MEXICO

SCALE	1" = 40'
DATE	JUNE 30, 2021
DRAWN-BY	
CHECKED-BY	M.V.T.
PROJECT No.	



VICINITY MAP

N

40 20 0 40 80

SCALE: 1"=40'

LEGEND

INDICATES JUNIPER TREE

WEST FRONTAGE ROAD

INTERSTATE 25

SAS

409.93' S 89°19'15" E

3/4" PIPE

175.79'

20' WATERLINE EASEMENT

10' UTILITY EASEMENT

50' X 50' ACCESS AND UTILITY EASEMENT

S 38°30'22" E

334.14'

BENCHMARK
EL. = 6323.32

1/2" PIPE

N 50°57'56" E

333.58'

N 38°14'07" W

287.23'

3/4" PIPE

N 89°19'10" W 332.95'

142.10'

220.57'

N 51°06'40" E 25.80'

S 38°53'20" E

128.28'

27694 WEST FRONTAGE ROAD

27698 WEST FRONTAGE ROAD

50' BUILDING SETBACK LINE

190.85'

S 63°53'57" W 161.72'

HWY MKR

S 58°57'19" W

HWY MKR

Δ= 06°59'43"
R = 1662.95'
L = 203.03'
CH = N58°45'28"E
202.90

HWY MKR

662.90'

S 00°52'53" W 23.53'

HWY MKR

NEW MEXICO 25

INTERSTATE

SURVEYOR'S CERTIFICATE

I, MICHAEL V. TRUJILLO, NEW MEXICO PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS TREE LOCATION SURVEY AND MAP AS SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECTION ON APRIL 8, 2026.

MICHAEL V. TRUJILLO, N.M.P.S. No.12130

REGISTERED PROFESSIONAL SURVEYOR STATE OF NEW MEXICO 12130 MICHAEL V. TRUJILLO

ASSOCIATED SURVEYS **MICHAEL V. TRUJILLO** **NMPS No.12130** **1120 CAMINO CONSUELO** **SANTA FE, NEW MEXICO 87507** **PH. 505-690-4542**	EXISTING TREE LOCATION LOT 1 AND LOT 2 WITHIN SECTION 24, T.16N., R.8E., N.M.P.M. SANTA FE, NEW MEXICO	**SCALE** 1" = 40' **DATE** APRIL 8, 2026 **DRAWN-BY** **CHECKED-BY** M.V.T. **PROJECT No.** M16-88T L-457T

PUBLIC WATER PLAN
27700 - 27698 WEST FRONTAGE RD

GENERAL NOTES

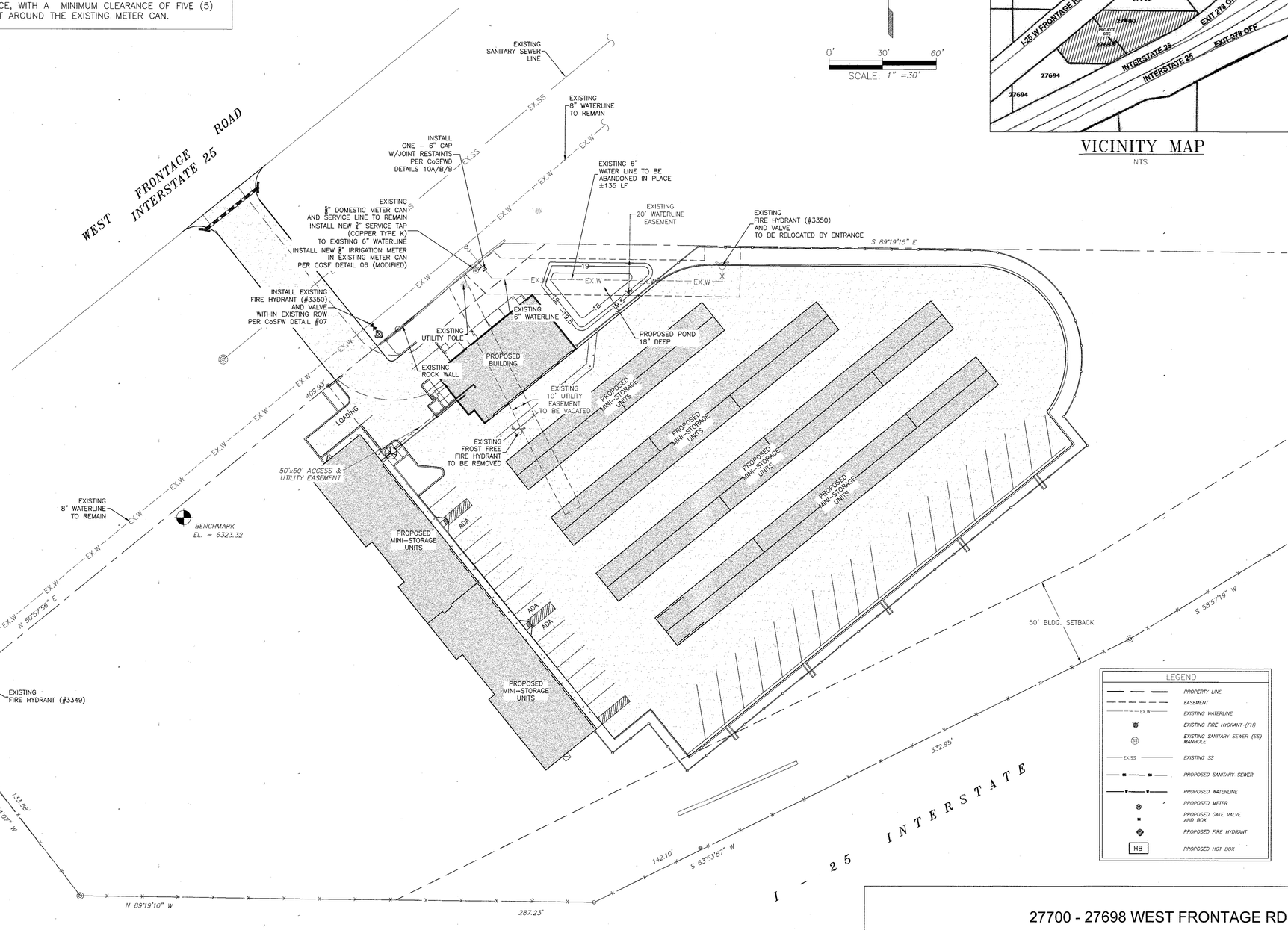
1. CONTRACTOR SHALL NOTIFY THE CITY OF SANTA FE WATER DIVISION (CoSFWD) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CoSFWD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. ALL EASEMENTS SHALL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
4. ALL STREETS SHALL BE CUT TO WITHIN ±6" OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
5. LOT CORNERS SHALL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB, GUTTER AND DRIVEWAY APRON SHALL BE INSTALLED PRIOR TO SERVICE LINE INSTALLATION UNLESS OTHERWISE APPROVED, IN WRITING, BY CoSFWD.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND CoSFWD DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE APPROVED BY CoSFWD PRIOR TO CONSTRUCTION.
8. CONTACT NEW MEXICO ONE CALL AT 811 TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING: VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE OF THE FINAL PAVING MATERIAL SO THAT THE CONCRETE IS EXPOSED.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE CoSFWD FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD. PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY CoSFWD.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND CoSFWD.
16. WORK ON CoSFWD FACILITIES SHALL NOT BEGIN UNTIL CoSFWD HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.
17. ANY AND ALL EASEMENTS FOR CITY-OWNED INFRASTRUCTURE SHALL BE OBTAINED/VERIFIED AND RECORDED BY DEVELOPER BEFORE PROJECT COMMENCEMENT. CONTRACTOR SHALL VERIFY THE EASEMENT IS IN PLACE BEFORE INSTALLING ANY INFRASTRUCTURE.
18. METER CAN(S) AND HOT BOX SHALL HAVE A MINIMUM OF 5' OF UNOBSTRUCTED CLEARANCE ON ALL SIDES.

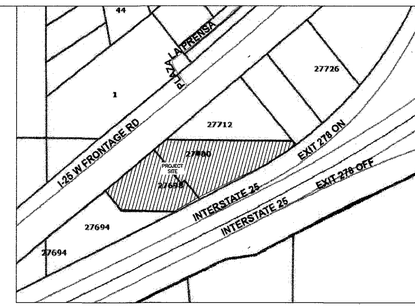
GENERAL UTILITY NOTES

1. A MINIMUM OF 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN OUTSIDE OF THE PUBLIC WATER LINE TO THE OUTSIDE OF THE PUBLIC SANITARY SEWER LINE.
2. A MINIMUM OF 12" VERTICAL SEPARATION SHALL BE PROVIDED FOR ALL PRIVATE UTILITY CROSSINGS.
3. THERE SHALL BE NO JOINTS IN EITHER PIPE WITHIN 10' OF UTILITY CROSSINGS (WATER SERVICE LINE AND/OR FIRE SERVICE LINES).
4. BACKFLOW PREVENTERS ARE REQUIRED ON COMMERCIAL AND IRRIGATION SERVICES.

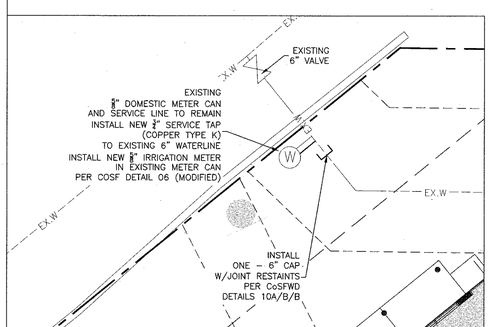
NOTES

1. CUTTING AND CAPPING OF THE 6" LINE SHALL BE CONTINGENT UPON THE PIPE CONDITION OBSERVED IN THE FIELD.
2. THE EXISTING UTILITY EASEMENT SHALL REMAIN IN PLACE, WITH A MINIMUM CLEARANCE OF FIVE (5) FEET AROUND THE EXISTING METER CAN.





VICINITY MAP
NTS



ENLARGED SCALE
1" = 10'

WATER SERVICE TABLE

(1) SERVICE SIZE	(2) METER SIZE & TYPE DS,FS,IR	BUILDING SERVED
3/4"	5/8" DS (EXISTING)	27700/27698 WEST FRONTAGE RD
3/4"	5/8" IR	27700/27698 WEST FRONTAGE RD

RECORD MAPPING

AS BUILT ____ ____/____/____

VALVE MAPS ____ ____/____/____

GIS (MAPPING) ____ ____/____/____

Inspector approved ____ ____/____/____

RECORD DRAWINGS

THIS RECORD DOCUMENT HAS BEPREPARED BASED ON THE BEST AVAILABLE INFORMATION AS PROVIDED BY OTHERS _____ CERTIFIES THAT THE INFORMATION SHOWN IS A REASONABLE DOCUMENTATION OF THE FINAL CONSTRUCTION

AMANDA ATENCIO P.E. 19213 DATE

CONSULTANTS

ATENCIO ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS

Civil Design Group
PO Box 24154
Santa Fe, NM 87502
E-MAIL pearl@cdg-nm.com
Phone: 575-571-5164

AMANDA M. ATENCIO NEW MEXICO 19213 01/23/26 PROFESSIONAL ENGINEER

Date	Issue

Date: January 23, 2026 | Plot Date:
Drawn by: PLB | Checked by: AMA
Set: FINAL

27700 - 27698 WEST FRONTAGE RD.
27700 - 27698 West Frontage Rd, Santa Fe, NM 87507

27700 - 27698 WEST FRONTAGE RD

PUBLIC WATER PLAN

PLAT RECORDING INFORMATION
BOOK: ____
PAGE: ____
FILE DATE: ____

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 2-4-26
SANTA FE FIRE DEPARTMENT — DATE 2/4/26

INSPECTOR: ____
DATE: ____

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
P-13	T16N- R08E - S24	2025 24

SHEET 1 OF 1

City of Santa Fe, New Mexico
Memorandum

Date: May 28, 2026

To: Victoria Dalton,
Dalton Land Insights
RZX Self Storage

From: Levi Newell, Water Resource Analyst
City of Santa Fe Water

RE: Approval of RZX Self Storage Development Water Budget

ITEM: RZX Self Storage Development Water Budget

BACKGROUND AND SUMMARY: On May 26, 2026, Dalton Land Insights provided a development water budget of 0.461 acre feet per year (AFY), including irrigation water demand and a 9.8% contingency fee.

ACTION REQUESTED: City of Santa Fe Water staff approves the water budget for the RZX Self Storage Development in the amount of 0.461 acre feet per year as provided by Dalton Land Insights to meet the requirements of City Code Chapter 14, Section 8.13 (B)(2). This approval is void upon any changes to the development plan that affect water use prior to issuance of a building permit.

ATTACHMENTS:
1. May 26, 2026, Dalton Land Insights, Utility Service Application for RZX Self Storage
2. May 26, 2026, Dalton Land Insights, Irrigation Budget Calculation

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

***Fill in all highlighted fields on this application. Applicant must sign and date application.**

Check one only:
____ Water Service Technical Evaluation Request
____ Agreement for Metered Service (AMS)
____ Agreement to Construct and Dedicate Public Improvements (ACD)
____ Annexation Application Water Budget
____ Water Offset Program/Water Rights Compliance Evaluation Request
____ Sewer Service Technical Evaluation Request

WORK ORDER # _____

Applicant Name: RZX Properties LLC
Project Address: 27698 (Lot 1) & 27700 (Lot 2) I-25 W. Frontage Rd.

***Required - Attach a Plat of the Property (legal lot of record and proposed development)**

Plat Filing Information: Year 2018 Book 828 Page 41 Township, Range, Section: T16N, R8E, Sec 24
Location: (check one only) Inside Corporate City Limits____ Outside Corporate City Limits____
Property Uniform Property Code: 1048093320238 & 1048093355252 Existing Well: Yes _____ No ✓
Legal Description including lot size: Lot 1 (2.84 acres) and Lot 2 (2.075 acres) Within section 24, Township 16N

Short Description of Project: Mini self storage and climate control storage unit development

Construction Start Date: July 2026

*RESIDENTIAL PROJECT - Complete the following

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments) _____
2. Total number of lots approved on final plat/development plan: _____
3. Total number of homes existing or under construction: _____
4. Size of service requested: (5/8", 3/4", 1" or 2") _____

***Please fill in all categories below that apply for which water service is requested:**

--- COMPLETED BY APPLICANT --- Number of Lots or Units		*--- COMPLETED BY STAFF ---* Water Use Factors	Annual Water Demand
_____	Single Family Dwelling Unit, lot size less than 6,000 sq. ft.	.15 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft	.17 afy per d.u.	_____
_____	Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.	.25 afy per d.u.	_____
_____	Mobile Home (in Mobile home park)	.17 afy per d.u.	_____
_____	Guest house (detached)	.09 afy per d.u.	_____
_____	Apartment/Condominium	.16 afy per d.u.	_____
_____	Senior Complex	.12 afy per d.u.	_____
_____	**Total**	**Total Residential Water Demand**	_____ **AFY**

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

*COMMERCIAL PROJECT - Complete the following

Type of Project: (i.e. Office, Retail, Mixed, etc.) Self storage development
Total gross floor area of building: 29,920 square feet
Total area of lot, tract or parcel: 4.915 acres
Automatic Fire Sprinkler System: _____ Yes ✓ No
Building Construction Type: Type II-B
Building Square Footage: 29,920
Site Plan Attached: ✓ Yes _____ No

*Please check all use categories below that are planned for the building and the gross floor areas of each use within the proposed building.

---- COMPLETED BY APPLICANT ----		---- COMPLETED BY STAFF ----	
Check Type of Use	Gross Floor Area	Water Use Factors	Annual Water Demand
____ Office (non-medical)	_____	(0.70 afy per 10,000 s.f.)	_____
____ Office (medical/analytical lab)	_____	(0.72 afy per 10,000 s.f.)	_____
____ Office (City/State)	_____	(0.58 afy per 10,000 s.f.)	_____
____ Large Retail Store	_____	(0.45 afy per 10,000 s.f.)	_____
____ Grocery Store	_____	(1.27afy per 10,000 s.f.)	_____
____ Restaurant (full service)	_____	(.02 afy per Seat)	_____
____ Restaurant (limited service)	_____	(1.63 afy per Site)	_____
____ Gasoline Station w/ Car Wash	_____	(6.56afy per Site)	_____
____ Gasoline Station w/o Car Wash	_____	(0.88 afy per Site)	_____
____ Car Wash (full service/conveyor)	_____	(5.66 afy per Site)	_____
____ Car Wash (self-service/manual)	_____	(0.94 afy per Wash Bay)	_____
____ Wholesale, Warehousing	_____	(0.4 afy per 10,000 s.f.)	_____
____ Industrial, Manufacturing	_____	(applicant estimate of water use)	_____
____ Church w/ day care or school)	_____	(1.3 afy per Site)	_____
____ Church w/o day care or school)	_____	(0.6 afy per Site)	_____
____ Lodging (Hotel/full service) No. of rooms	_____	(.13 afy per room)	_____
____ Lodging (Motel/limited service) No. of rooms	_____	(.09 afy per room)	_____
____ School, Elementary		(0.8 afy per 100 students)	_____
____ School, Middle or Junior High		(3.2 afy per 100 students)	_____
____ School, Senior High		(2.7 afy per 100 students)	_____
✓ **Other** (not listed above) Please attach water demand calculations and assumptions used		(with attachment)	0.13 afy/site
		first 3yrs landscape irr.	+ 0.29

Ordinance 2025-60 includes water use for self storage

Total Floor Area _____

Total Commercial Water Demand 0.42 **AFY**
x 9.8 line loss contingency

Total Residential Water Demand _____ **AFY**

TOTAL PROJECT WATER DEMAND 0.461 **AFY**

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

OWNER: RZX Property LLC Mailing Address: 1420 Mystic Valley Medford, MA Phone Number: _____ Mobile Number: _____		***Only If Applicable** AGENT: Peter Bond or Victoria Dalton Title: Agent(s) Mailing Address: 915 Mercer Street Phone Number: Peter (505) 992-0500 or Mobile Number: Victoria (505) 983-5588

Information Provided By: Check one: Owner _____ Agent ✓

Signature: Victoria Dalton Date: May 21, 2026

Technical Evaluation to be Sent to: Check one: Owner _____ Agent ✓

COMMENTS: _____

_____

_____

APPLICANTS, PLEASE NOTE:

- **Ordinance 2008-53, prohibits new connections outside the Presumptive City limits unless specific conditions are met. Applications for service outside the Presumptive City limits must include documentation showing these conditions are met or the application will be rejected.**

For applications from outside the presumptive city limits, please provide the following:

- **Cover letter stating which Section of Ordinance 2008-53 is applicable.**
- **Provide supporting documentation for request.**
- **Applicant is responsible for complying with all the provisions and requirements of City of Santa Fe Ordinance No. 2002-29, "Annual Water Budget Ordinance".**
- **Applicant must obtain a water allocation prior to extension of a water main or metered service connection.**

Mr. Bond,

Please complete and sign the Utility Service Application (***USA***) form to begin the building permit process with SFC Growth Management's Building and Development Services Division. Once your application is submitted, we will determine the required fees and send you an invoice. All fees must be paid in full before we can issue the Conditional Service Availability Letter. This signed letter is necessary to obtain permits and proceed with wastewater service for your project site. You are responsible for any costs related to extending wastewater service to the site. The property owner is responsible for coordinating with a licensed contractor or plumber to connect to the 8-inch forcemain that runs parallel along the west frontage road.

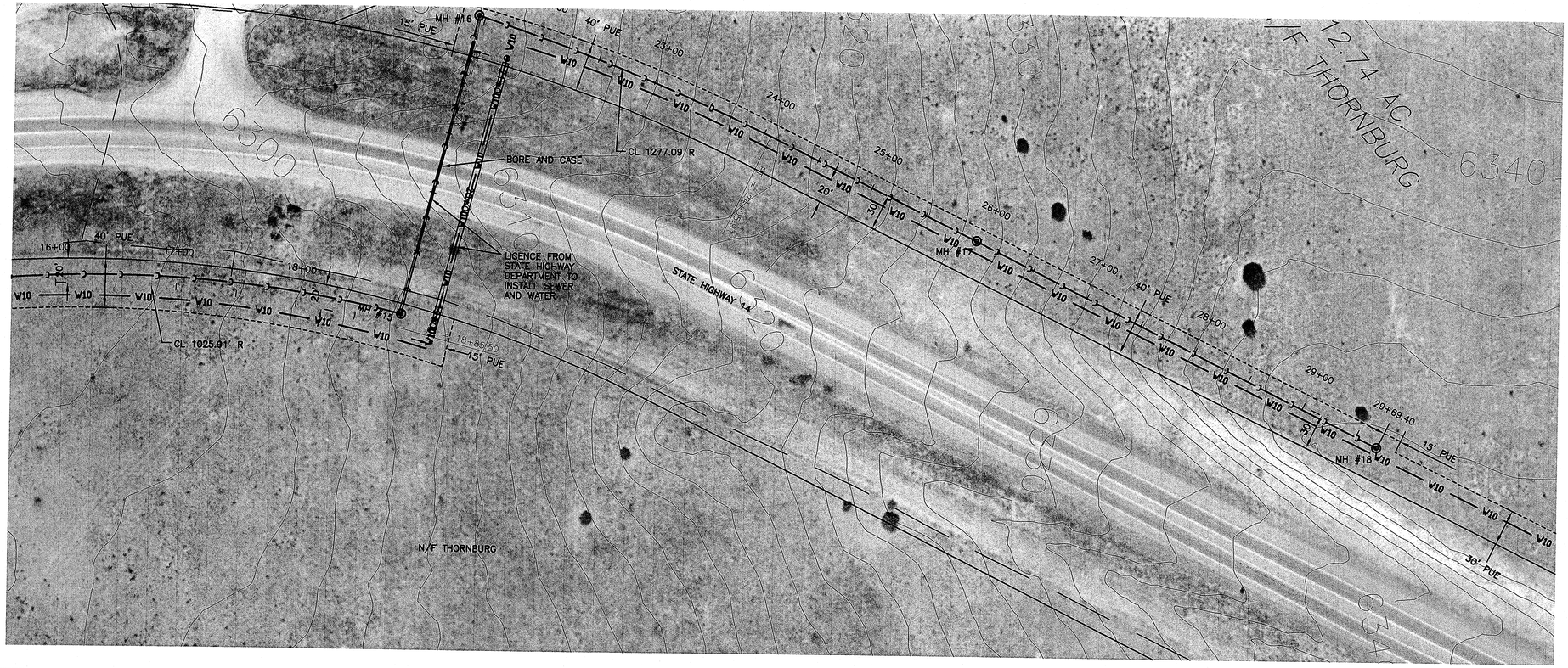
Note: For any line tap or connection to County wastewater line, it is required that SFC Utilities must be informed 3 business days prior to the scheduled work. As SFC Utilities will need to be on site to inspect all taps and connections.

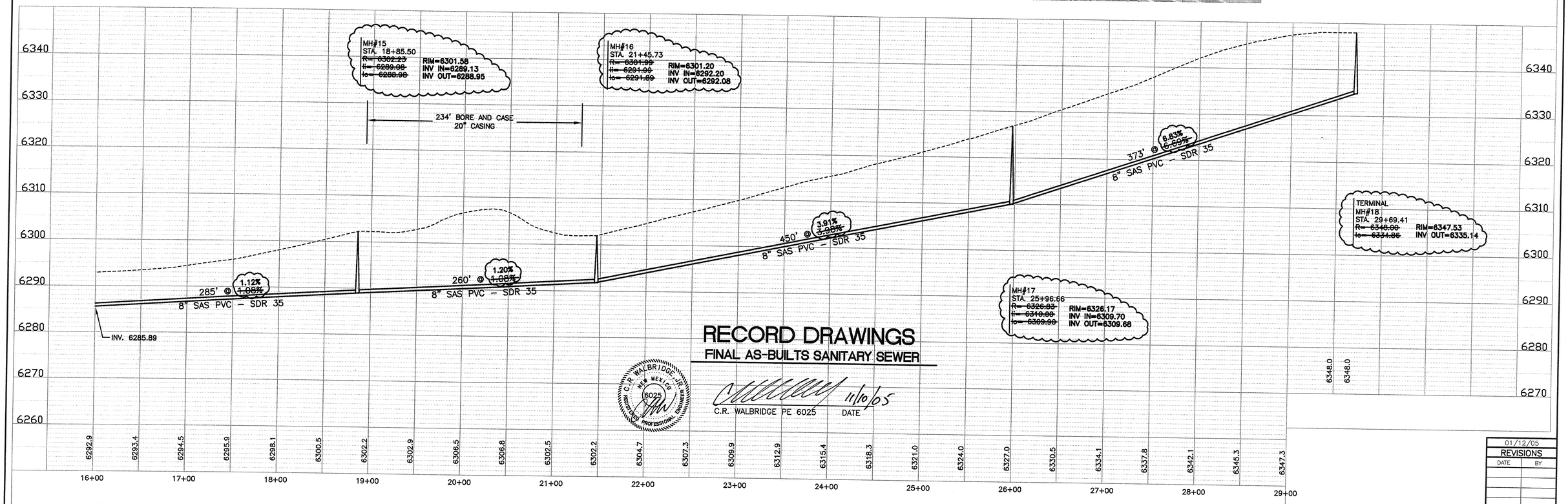
Here's the attachment as a link for your review:
Utility Service Application.pdf
As-built drawing: >> Peter Bond_04-2026.pdf

If you have any questions, please contact me at your convenience. Thank you and have a wonderful day.

REYES RODRIGUEZ
ENGINEERING ASSOCIATE - UTILITIES DIVISION
SANTA FE COUNTY PUBLIC WORKS DEPARTMENT
424 NM HIGHWAY 599 FRONTAGE ROAD
SANTA FE, NEW MEXICO 87507
PHONE: 505.995.6534

SANTA FE COUNTY





RECORD DRAWINGS
FINAL AS-BUILTS SANITARY SEWER

C.R. WALBRIDGE PE 6025 DATE 11/10/05

C.R. WALBRIDGE NEW MEXICO 6025 REGISTERED PROFESSIONAL ENGINEER

NORTH

SCALE: 1" = 50'

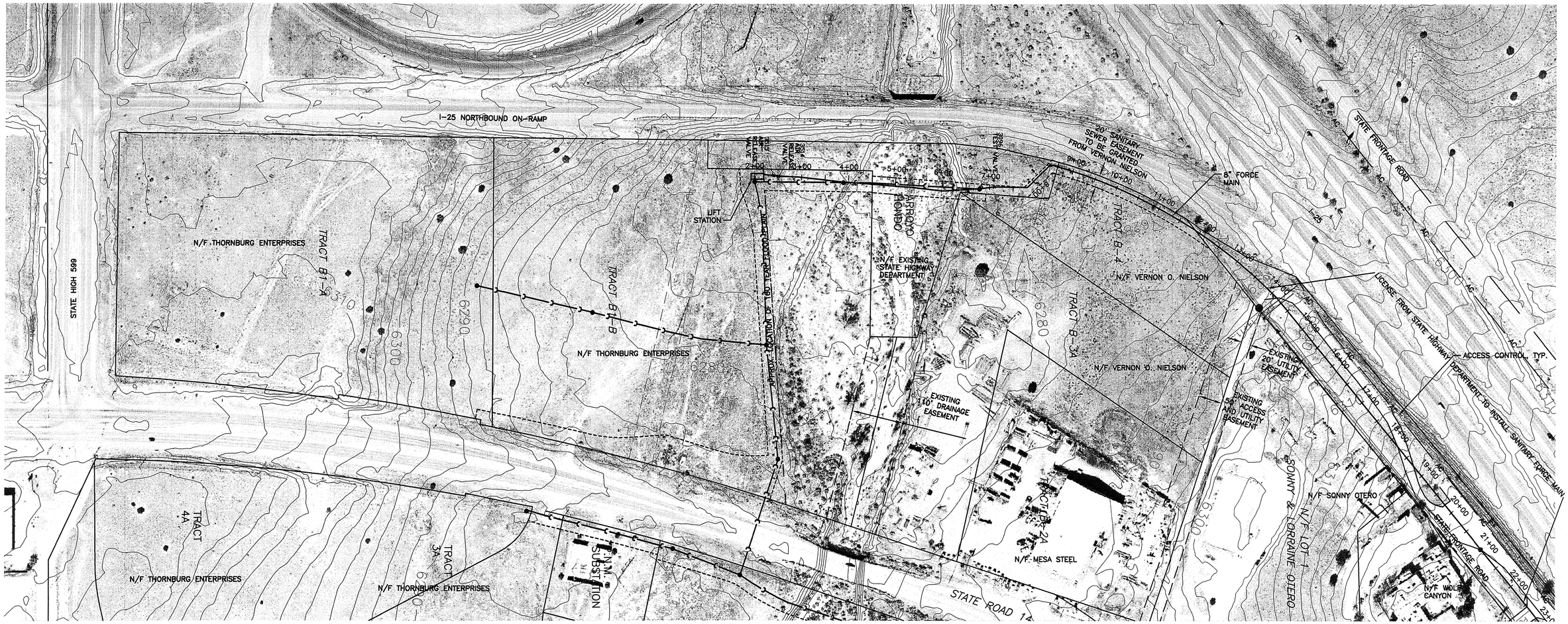
50 0 50

VERT. 1" = 10'

01/12/05 REVISIONS	
DATE	BY

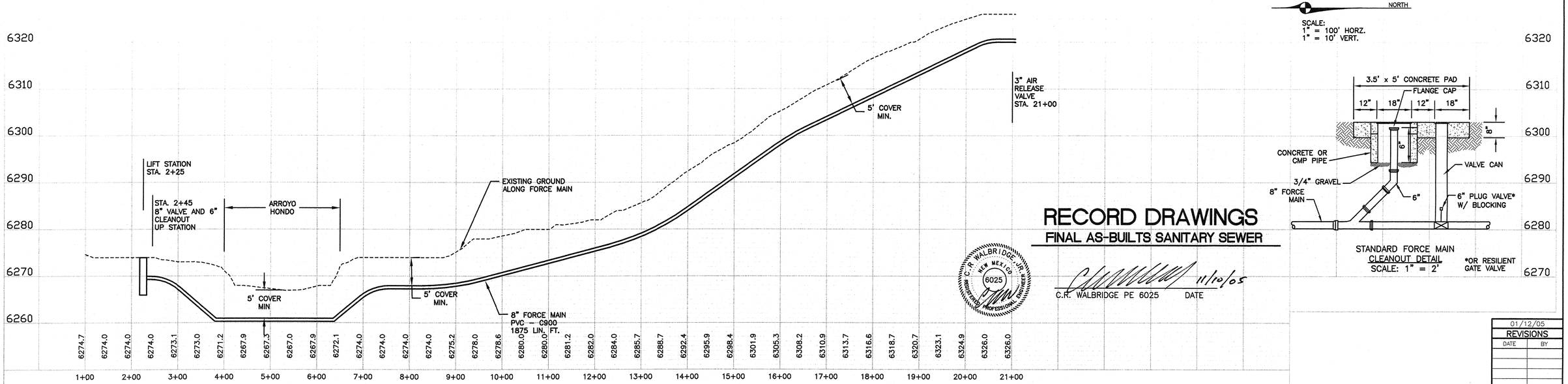
C. R. WALBRIDGE and ASSOC. LLC. 1421 LUISA ST, SUITE E SANTA FE, N.M. (505)982–9711 THORNBURG INFRASTRUCTURE IMPROVEMENTS GRAVITY SANITARY SEWER

SHEET 6D



NORTH

SCALE:
1" = 100' HORZ.
1" = 10' VERT.



STANDARD FORCE MAIN CLEANOUT DETAIL
SCALE: 1" = 2'
*OR RESILIENT GATE VALVE

RECORD DRAWINGS

FINAL AS-BUILTS SANITARY SEWER

C.R. WALBRIDGE PE 6025 DATE 11/10/05

C.R. WALBRIDGE NEW MEXICO 6025 REGISTERED PROFESSIONAL ENGINEER

01/12/05 REVISIONS	
DATE	BY

STA. 2+25 TO STA. 21+00

Stillland Projects R2\Thornburg\dwg\Sanitary\TE_sa_ff sht 8a.dwg 7:37:25 PM inside

AVENIDA SON RISE

SIN PENA PARK

VALVE WITH CLEANOUTS

STATE FRONTAGE ROAD

GUARDRAIL AND ACCESS CONTROL THE SAME

LICENSE FROM STATE HIGHWAY DEPARTMENT TO BORE AND CASE I-25 AND TO INSTALL AND 8" FORCE MAIN WITHIN THE ACCESS CONTROL

LICENSE BY STATE HIGHWAY DEPARTMENT TO INSTALL AND 8" FORCE MAIN

8" FORCE MAIN

ACCESS CONTROL TYP.

I-25

300' BORE AND CASE

8" FORCE MAIN

LOT 2

N/F WOLF CANYON

N/F SONNY OTERO

SONNY & LORRAINE OTERO

N/F LOT 1

3" AIR RELEASE VALVE

8" VALVE

SANTA FE COUNTY

LICENSE FROM STATE HIGHWAY DEPARTMENT TO INSTALL A FORCE MAIN

STATE FRONTAGE ROAD

N/F PNM

12.74 AC. N/F THORNBURG

RECORD DRAWINGS

FINAL AS-BUILTS SANITARY SEWER

C.R. WALBRIDGE PE 6025 DATE

SCALE:
1" = 100' HORZ.
1" = 10' VERT.

5' COVER MIN.

3" AIR RELEASE VALVE STA. 30+00

8" VALVE STA. 30+30 NO CLEANOUTS

6' COVER MIN.

6' COVER MIN.

8" VALVE WITH 6" CLEANOUT BOTH UP STATION AND DOWN STATION STA. 34+30

STA. 31+00 BORE AND CASE UNDER I-25 300 LIN. FT. 18" STEEL CASING STA. 34+00

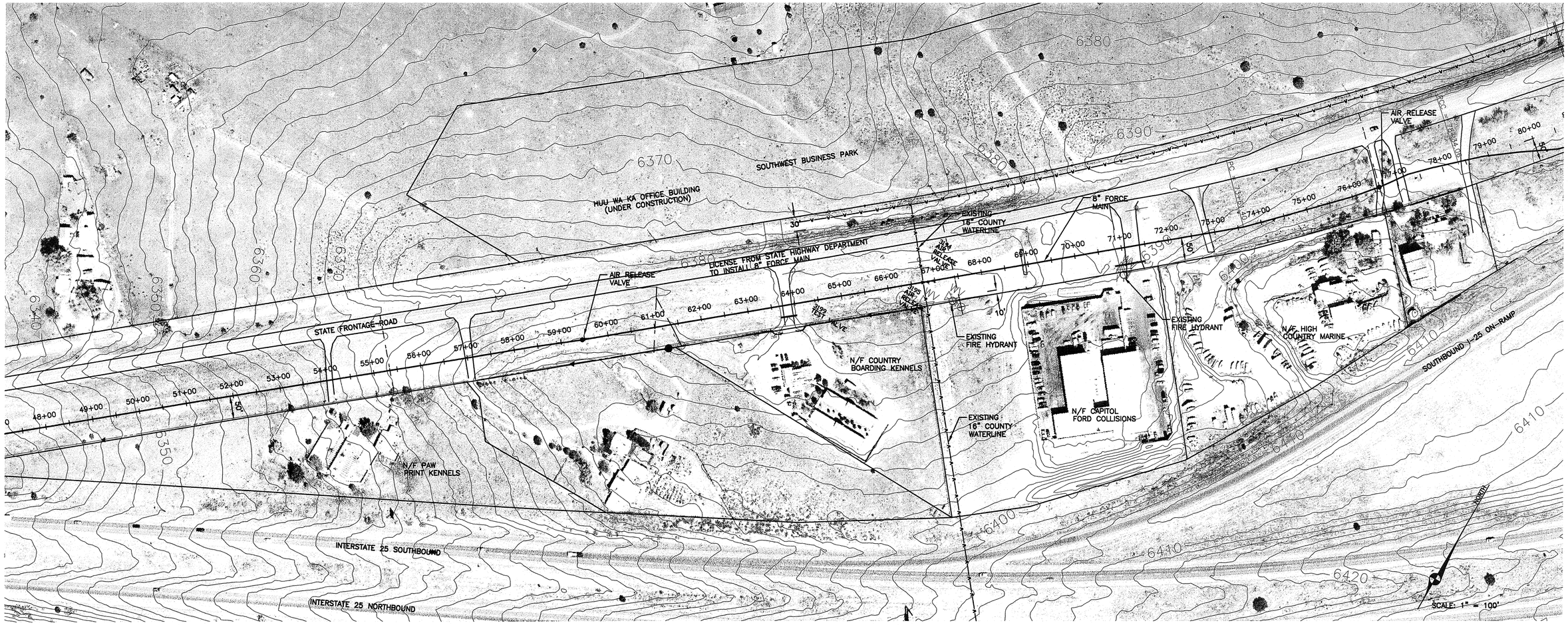
5' COVER MIN.

5' COVER MIN.

8" FORCE MAIN PVC - C-900 3000 LIN. FT.

01/12/05	
REVISIONS	
DATE	BY

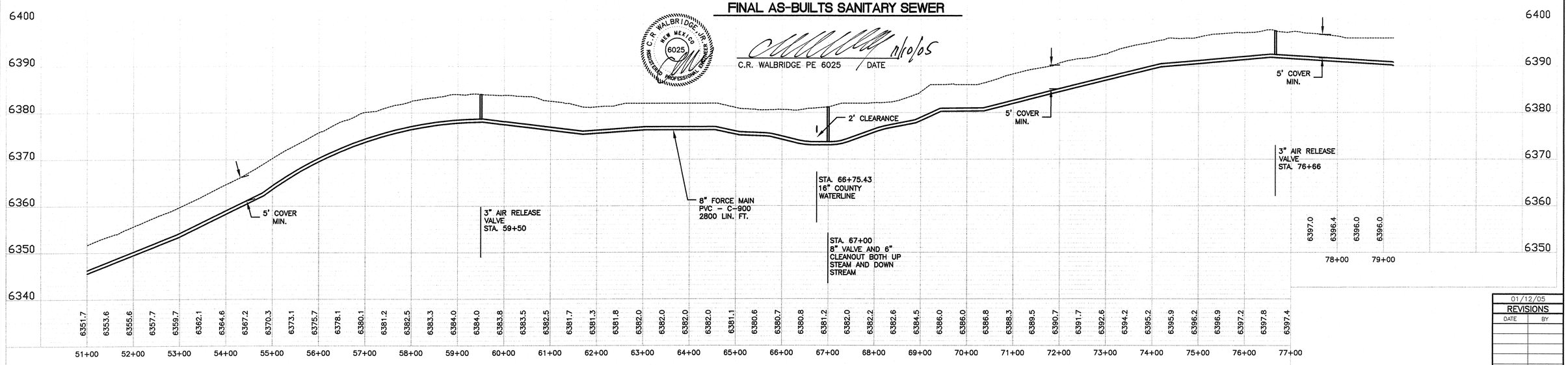
STA. 21+00 TO STA. 51+00



RECORD DRAWINGS

FINAL AS-BUILTS SANITARY SEWER

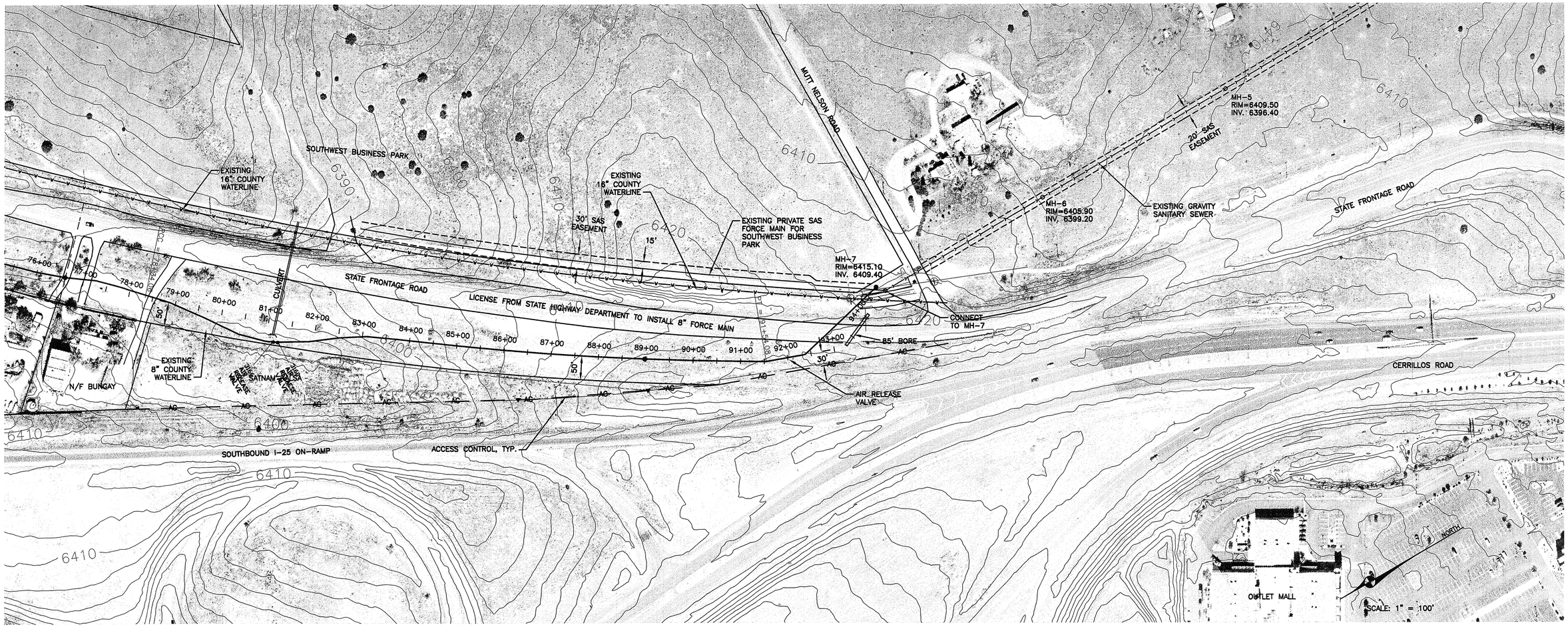
C.R. WALBRIDGE PE 6025 / DATE 11/9/05

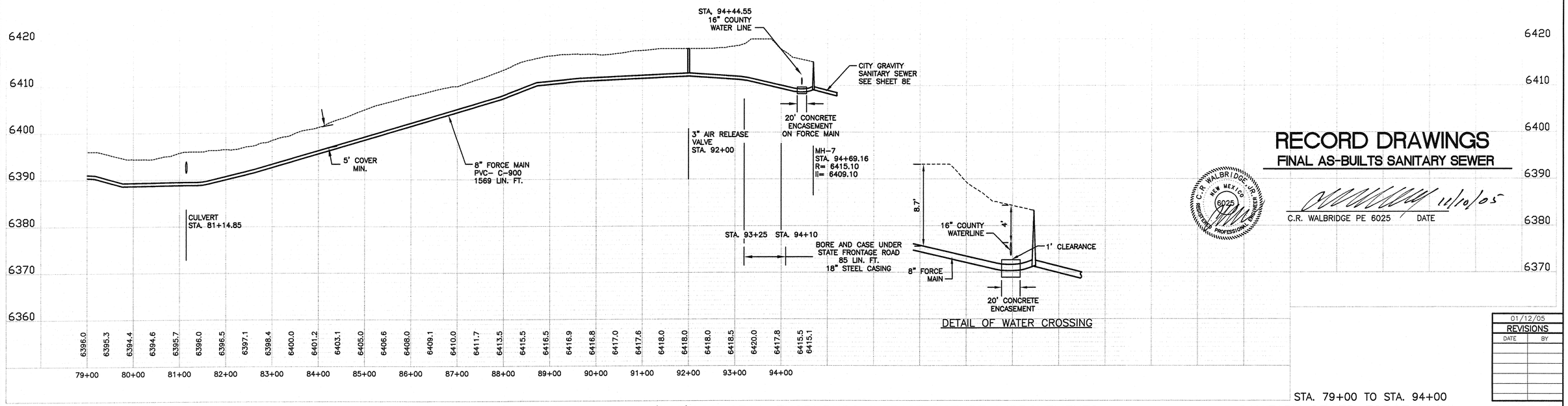


STA. 51+00 TO STA. 79+00

01/12/05 REVISIONS	
DATE	BY

C. R. WALBRIDGE and ASSOC. LLC. 1421 LUISA ST, SUITE E SANTA FE, N.M. (505)982-9711 THORNBURG INFRASTRUCTURE IMPROVEMENTS SANITARY SEWER FORCE MAIN SHEET 8C





RECORD DRAWINGS

FINAL AS-BUILTS SANITARY SEWER

C.R. WALBRIDGE, NEW MEXICO, 6025, REGISTERED PROFESSIONAL ENGINEER

11/10/05

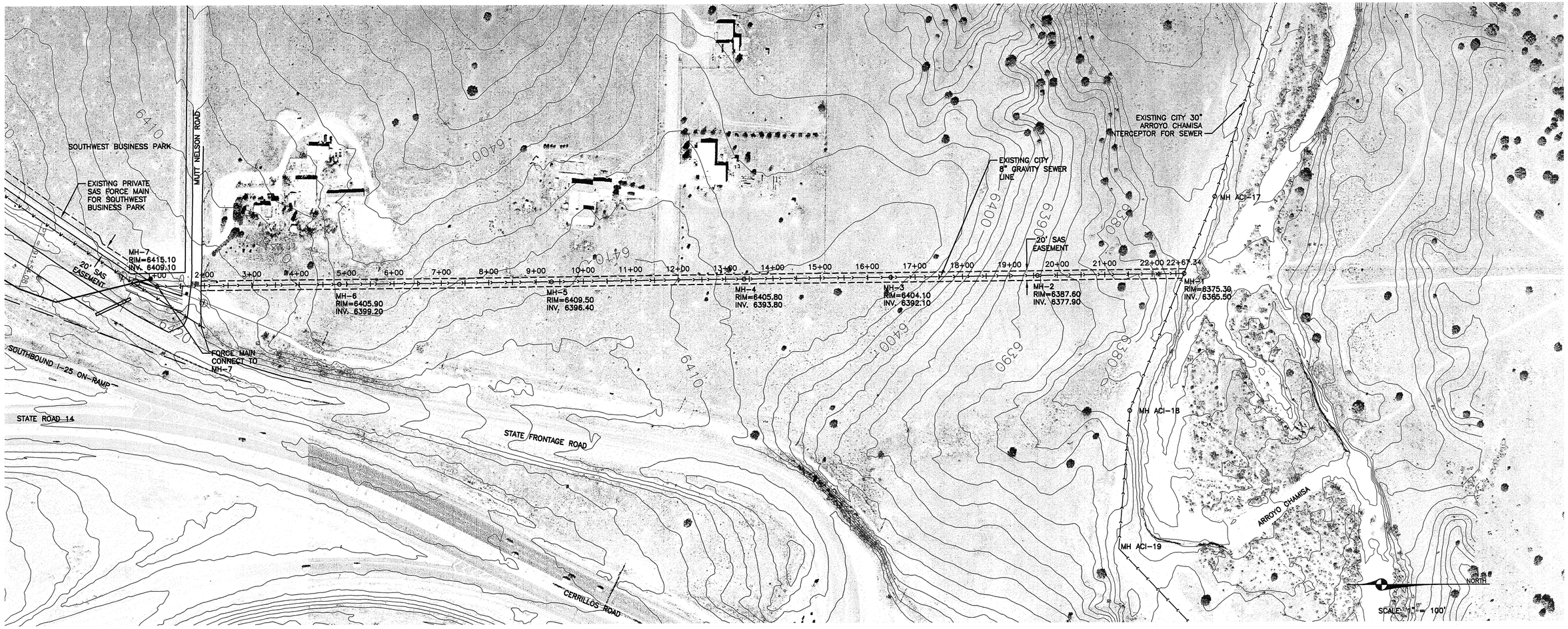
C.R. WALBRIDGE PE 6025 DATE

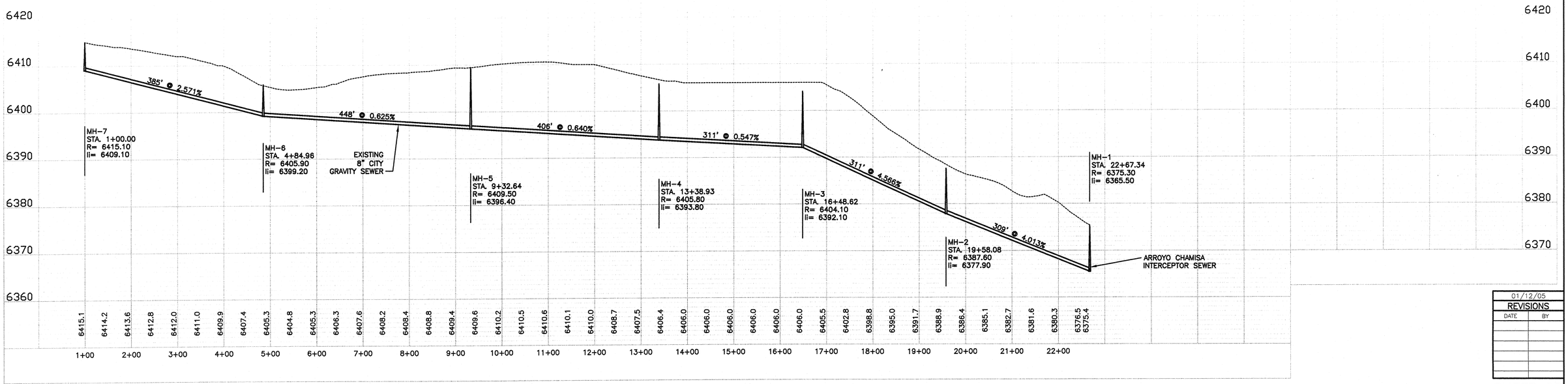
01/12/05 REVISIONS	
DATE	BY

STA. 79+00 TO STA. 94+00

C. R. WALBRIDGE and ASSOC. LLC. 1421 LUISA ST, SUITE E SANTA FE, N.M. (505)982-9711 THORNBURG INFRASTRUCTURE IMPROVEMENTS SANITARY SEWER FORCE MAIN SHEET 8D

S:\Land Projects 02\Thornburg\Mylar\TIS_sas_for_site_as_builts.dwg, 11/8/2005 2:03:27 PM, Yvette





REVISIONS	
DATE	BY

01/12/05

C. R. WALBRIDGE and ASSOC. LLC. 1421 LUISA ST, SUITE E SANTA FE, N.M. (505)982-9711 THORNBURG INFRASTRUCTURE IMPROVEMENTS EXISTING 8" CITY SEWER TO THE ARROYO CHAMISA TRUNK SEWER

SHEET 8E