Agenda **Regular Meeting of the Planning Commission**
June 4, 2026 at 6:00 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Planning Commission Meeting
AMENDED

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/85309915775

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Webinar ID: 853 0991 5775

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

1. Call to Order
2. Pledge of Allegiance

3. Roll Call

4. Approval of Agenda

5. Approval of Consent Agenda

6. Approval of Minutes

    a. April 16, 2026 **(POSTPONED FROM MAY 7, 2026)**

    b. May 7, 2026

7. Approval of Findings/Conclusions

    a. **Case #2025-10766. 2780 South Meadows Rd, General PlanAmendment.**

    b. **Case #2025-10767. 2780 South Meadows Rd, Rezoning.** Sommer

    c. **Case #2025-11625. 1335 Camino de Jacobo Development Plan.**

8. Consent

    a. **Case #2026-12244. Cluster Housing at Monte Sereno Development Plan & Variance Time Extension.** Amrit Aristimuno, Agent, 21 Club Holdings, LLC, Applicant (Owner), Request Development Plan and Variance approval to construct 50 dwellings with attached garages ranging in size from 1,725 square feet to 3,425 square feet for a total square footage of up to 200,050 square feet (Project). The variance is to Terrain and Stormwater Management subsections, 14-8.2. D.1.I. and 14-8.2.D.2.II. for road construction within the Project. The Project is approximately 17.06 acres and zoned PRRD (Planned Residential Resort Community), located West of Highway 285, 2001 Sangre Vista Drive and 1001 Tesuque Trail Lane, and is within the Monte Sereno Development. (Claudia Kath, Case Manager, cmkath@santafenm.gov)

9. Old Business

10. New Business

    a. **Case #2025-11753.1802, 1750 Cerrillos Rd, 1361 Fourth St, and 3 RD Berry Ave Development Plan.** Sommer Karnes & Associates LLP, and B Constructiv LLC, “Agent,” for Amatren, LLC., owner and applicant, “Applicant,” requests approval of a Development Plan on 2.72-acres for an indoor self-storage facility containing climate-controlled storage and community offices; creative office suites (mini-storage units); and a community dog park. The properties are zoned C-2 (general commercial) and located within the Cerrillos Road Highway Corridor (CRHC) Protection District Zone One and the Suburban Archaeological Review District. (George Terry, Case Manager, agterry@santafenm.gov)

b. **Case #2025-11756.1802, 1750 Cerrillos Rd, 1361 Fourth St, and 3 RD Berry Ave Special Use Permit.** Sommer Karnes & Associates LLP, and B Constructiv LLC, “Agent,” for Amatren, LLC., owner and applicant, “Applicant,” requests approval of a Special Use Permit to develop an indoor self-storage facility containing climate-controlled storage and community offices; creative office suites (mini-storage units); and a community dog park on 2.72-acres. The properties are zoned C-2 (general commercial) and located within the Cerrillos Road Highway Corridor (CRHC) Protection District Zone One and the Suburban Archaeological Review District. (George Terry, Case Manager, agterry@santafenm.gov)

c. **Case #2025-11265. 996 Martinez Lane Certificate of Compliance**. Dalton Land Insights, LLC, Agent, for Joseph Foster and Elaine Foster, Owners/Applicants, requests Planning Commission review and action on a Certificate of Compliance for a lot or contiguous lots that have been created in violation of the procedural requirements of section 14-3.7 "Subdivision of Land." The property is approximately 0.317 acres, zoned R-5 Residential, and located within the Historic Downtown Archaeological Review District. (George Terry, Case Manager, agterry@santafenm.gov)

d. **Case #2025-11164. 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle, General Plan Amendment.** NM Land Solutions, LLC, Agent, for Larry Boylan, Owner, requests approval to amend the General Plan Future Land Use Map from Transitional Mixed-Use to General Commercial on a 5.96-acre lot. The property is located within the River and Trails Archaeological Review district and West Santa Fe River Corridor (Joel Cruz-Haber, Case Manager,jacruzhaber@santafenm.gov). **(TO BE POSTPONED TO JULY 2, 2026)**

e. **Case #2024 – 9461. 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle, Rezoning.** NM Land Solutions, LLC, Agent, for Larry Boylan, Owner, requests approval for a rezoning of a 5.96-acre lot located from R1 (Residential- one dwelling unit per acre) to C-2 (General Commercial). The property is located within the River and Trails Archaeological Review district and West Santa Fe River Corridor (Joel Cruz-Haber, Case Manager, Jacruzhaber@santafenm.gov). **(TO BE POSTPONED TO JULY 2, 2026)**

11. Staff Communications

12. Matters from the Commission

13. 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

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION
May 7, 2026, AT 6:00 PM

Chair Clow called the meeting to order at 6:02 p.m.

A. ROLL CALL

Commissioners Present:
Chair Janet Clow
Vice Chair Peter Smith
Commissioner Thomas (TJ) Rieland
Commissioner Piper Kapin
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner Kelly McReynolds
Commissioner Scott Barber

B. PLEDGE OF ALLEGIANCE

Commissioner McReynolds led the Pledge of Allegiance.

C. APPROVAL OF AGENDA

MOTION: Commissioner McGhee moved, seconded by Vice Chair Smith, to approve the agenda, as presented.

It was later agreed to hear Staff Communications before New Business.

VOTE: The motion was approved on the following roll call vote:

For:
Vice Chair Peter Smith
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner TJ Rieland
Commissioner Piper Kapin
Commissioner Kelly McReynolds
Commissioner Scott Barber

Against: None

Abstain: None

D. APPROVAL OF MINUTES

There were no minutes to approve.

E. APPROVAL OF FINDINGS/CONCLUSIONS

There were no findings and conclusions to approve.

F. NEW BUSINESS

1. **Case #2025-10766. 2780 South Meadows Road, General Plan Amendment.** Sommer, Karnes & Associates LLP, Agent for Montoya y Garcia LLC, Applicant, request the Planning Commission recommend approval to Governing Body for a general plan amendment to change the Future Land Use Map designation affecting portions of land on three contiguous parcels totaling +/- 0.70 acres of land from "Very Low Density" to "Low Density". The parcels are located within the River & Trails Archeological Review District and Southwest Santa Fe Community Area Master Plan. Case Planner, Joel Cruz-Haber (jacruzhaber@santafenm.gov).

Cases 2025-10766 and 2025-10767 were presented together.

George Terry, Senior Planner, presented the cases and the staff recommendation. Staff recommended that the Planning Commission recommend that the Governing Body approve Case #2025-10766, General Plan Amendment and Case #2025-10767, Rezoning.

Karl Sommer, the agent, P.O. Box 2476, Santa Fe, was sworn in. He noted that the applicants have significant experience in creating local housing.

Commissioner Mirando requested clarification regarding staff's statement that Criterion F is not fully met. Mr. Terry responded that the staff has limited scope for review, as no development plan has been proposed.

MOTION: Commissioner Mirando moved, seconded by Vice Chair Smith, to approve Case #2025-10766, with the technical corrections and conditions provided by staff.

VOTE: The motion was approved on the following roll call vote:

For: Vice Chair Peter Smith
Commissioner TJ Rieland
Commissioner Piper Kapin
Commissioner Gurushabad Mirando
Commissioner Sasha McGhee
Commissioner Kelly McReynolds
Commissioner Scott Barber

Against: None

Abstain: None

2. **Case #2025-10767. 2780 South Meadows Rd, Rezoning.** Sommer, Karnes & Associates LLP, Agent for Montoya y Garcia LLC, Applicant request the Planning Commission recommend approval for a Rezone request from R-3 (Three Dwelling-Units Per Acre) to R-6 (Six Dwelling-Units Per Acre) affecting three contiguous parcels totaling +/- 7 acres of land. The parcels are located within the River & Trails Archeological Review District and Southwest Santa Fe Community Area Master Plan Case Planner, Joel Cruz-Haber (jacruzhaber@santafenm.gov).

This item was heard with Case 2025-10766.

MOTION: Commissioner McGhee moved, seconded by Commissioner Barber, to approve Case #2025-10767.

VOTE: The motion was approved on the following roll call vote:

For: Vice Chair Peter Smith
Commissioner TJ Rieland
Commissioner Piper Kapin
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando
Commissioner Kelly McReynolds
Commissioner Scott Barber

Against: None

Abstain: None

3. **Case #2025-11625. 1335 Camino de Jacobo Development Plan.** Autotroph, agent ("Agent") and applicant ("Applicant"), for the County of Santa Fe, owner ("Owner"), requests approval of a two-phased Development Plan, to construct two 45' high, four-story buildings, and one 28.5' high building totaling 146,253 square feet of new construction. The uses include a 156-unit multi-family community with a daycare facility. The subject properties comprise 5.92 +/- acres, located within the Suburban Archaeological Review District, and are zoned C-2 (General Commercial). Claudia Kath, Case Manager (cmkath@santafenm.gov).

Ms. Kath presented the case and the staff recommendation. Staff recommended approval of the development plan for Case #2025-11625, subject to conditions of approval and technical corrections noted in Attachment A of the staff report, as well as an additional condition that the final approval of the development plan occur at the time of recordation of the development plan at the County Clerk's office with signatures of the Planning Commissioners, City Engineer, Planning Manager, Water Division, and Affordable Housing.

Dan Esquibel, Planning Manager, noted that the Land Use Director may sign in place of the City Manager.

Chair Clow inquired whether the permitting would need to be completed by August 31, 2026. Mr. Esquibel responded that this is correct.

Chair Clow inquired regarding the development review team (DRT) concerns. Mr. Esquibel responded that DRT and the land use department were among a large body of people who review the application for their own components. The land use department deals with matters such as construction and design, roadway elements, and drainage. There are conditions that elements of Jacobo Road must be implemented during the construction process.

Chair Clow inquired regarding the parking deviation and noted the lack of balconies. Heather Lamboy, Land Use Director, responded that she received the parking deviation. The applicant submitted the application before the new code was adopted. The parking configuration complies with the current code but not with the old code. Balconies are required under the current code but not under the old code. Mr. Esquibel added that the project meets open space requirements.

Vice Chair Smith inquired regarding the proposed building colors.

Alexander Dzuric, 222 East Marcy Street, Santa Fe; Jenn Lopez, 224 Hermosa Circle, Durango Colorado; and Greg Shaffer, 102 Grant Avenue, Santa Fe, were sworn in.

Mr. Dzuric, the agent, Autotroph Inc., introduced the project team and shared the project overview.

Ms. Lopez, Project Moxie, noted her availability to answer questions regarding the financing of the project. The project would primarily serve those earning between $20,000 and $70,000 per year.

Mr. Dzuric shared additional project details, including the roadway infrastructure and pedestrian connections. He shared renderings of the proposed buildings, noting that color was used to break up the massing of the buildings. Warm shades of brown and tan were proposed. Water will be captured for storage and irrigation.

Mr. Dzuric expressed approval of most of the conditions of approval, with some exceptions. He proposed alternate language to Condition 18: Santa Fe County shall provide adequate assurances, acceptable to the city of Santa Fe, that adequate resources have been budgeted and are currently available to fund the cost estimate required by Condition 17, which may be in the form of an intergovernmental agreement between the two governmental entities or other mutually acceptable means.

Mr. Dzuric proposed alternate language to Condition 19: The applicant shall coordinate with city staff on establishment of design criteria for the improvement of Camino de Jacobo, allowing for flexibility in design to accommodate existing conditions and available right-of-way width. The improvement of Camino de Jacobo, in conjunction with the Nueva Acequia development plan, shall safely meet the transportation needs of all users, including pedestrians of all ability levels, bicyclists, and motorists.

Mr. Dzuric requested that Conditions 21, 22, 23, 25, and 26 be removed, as they are beyond the mitigation scope of the project.

Mr. Shaffer, Santa Fe County Manager, clarified that the issue is not that the county cannot legally provide a financial guarantee; rather, it is not the typical way the county conducts business when funding projects with other governmental entities.

Chair Clow requested that the city respond to the statements and requests of Mr. Shaffer and Mr. Dzuric. Mr. Esquibel responded that there are multiple ways for an

applicant to accommodate infrastructure requirements. The financial guarantee is a requirement under the ordinance established by the governing body, and no variances were requested. He suggested amending the additional staff condition to allow the Land Use Director to work with the county on solutions for financing and the bicycle lanes.

Chair Clow inquired whether Conditions 21, 22, 23, 25, and 26 could be removed. Mr. Pacheco responded that a memorandum was just issued that eliminates those conditions. The traffic impact analysis will also need to be updated and revised for staff's technical corrections, and that will be communicated. Chair Clow inquired whether the memorandum could be included in the record. Mr. Esquibel responded that the traffic division and land use department work from different perspectives, and variances were not on the agenda. He agreed to draft a condition that would allow the Land Use Director to work with the county in order to complete all requirements without compromising regulations. Ms. Lamboy clarified that the entire team would work on these matters.

Chair Clow requested confirmation that the Santa Fe City Housing Authority was contributing $1.5 million toward the project. Ms. Lamboy responded that this is correct.

Commissioner Kapin inquired whether the bicycle lanes on San Alberto and San Ignacio would be designed with pedestrian connectivity. Mr. Dzuric responded that there would be combination pedestrian and bicycle paths. Commissioner Kapin inquired whether they would extend to Airport Road. Mr. Dzuric shared the locations of the proposed sidewalks and bicycle lanes on the slide, noting that there may be future plans for connectivity to Airport Road, but it is not currently part of the project.

Commissioner McGhee expressed approval of the project and inquired regarding the childcare center. Mr. Dzuric responded that he is unsure of the schedule, as the team is working to secure funding for the childcare center. A location has been allocated to it.

Commissioner Mirando inquired regarding the estimated construction cost per square foot. Mr. Dzuric responded that the estimated cost is $250 per square foot, plus or minus $50.

Daniel Werwath, 1611 Camino Porvenir, Santa Fe, expressed support for the project and suggested that developers of affordable housing not be required to fund and build public infrastructure to the degree that other developers are required to do so.

Commissioner Kapin inquired regarding the proposed amenities for seniors. Mr. Dzuric responded that there would be a space for cornhole and other activities, a covered outdoor gathering area, and benches.

Commissioner Barber inquired regarding the collected rainwater and underground reservoir. Mr. Dzuric responded that the water would not be recycled for irrigation; rather, it would be retained for 24 hours and allowed to overflow and infiltrate the site. It is hoped that passive irrigation can be built into the water's route from the roof.

Mr. Esquibel noted that staff's additional condition of approval was modified as follows: Final approval of the development plan will occur at the time of recordation of the development plan at the County Clerk's office with signatures of the Planning Commissioner, City Engineer, Planning and Land Use Director, Planning Manager, Water Engineer and Affordable Housing.

a) The Planning and Land Use Director shall be allowed to continue working with the county to mitigate impacts and coordinate development review and approval, allowing for alternative means of compliance for the roadway, bike lane, and traffic impacts, and the implementation and modification of conditions without returning to the Planning Commission for approval, and
b) Removal of Conditions 17 and 18.

Mr. Dzuric indicated that the condition was acceptable.

MOTION: Commissioner Kapin moved, seconded by Vice Chair Smith, to approve Case #2025-11625, Camino de Jacobo Development Plan, subject to the conditions read into the record and agreed upon by the applicant, staff, and county.

VOTE: The motion was approved on the following roll call vote:

For:
Vice Chair Peter Smith
Commissioner TJ Rieland
Commissioner Piper Kapin
Commissioner Gurushabad Mirando
Commissioner Sasha McGhee
Commissioner Kelly McReynolds
Commissioner Scott Barber

Against: None

Abstain: None

G. STAFF COMMUNICATIONS

Ryan Handy, Headwater Economics, speaking via teleconference, shared a presentation

called Living With Wildfire: Risk, Resilience, and Our Economic Future.

Chair Clow inquired whether cities are requiring owners and neighborhoods to clean up their areas. Ms. Lamboy responded that inspectors cite properties for weeds and trash.

Vice Chair Smith inquired regarding advantages to Santa Fe's historic construction style. Ms. Handy responded that Santa Fe's historic construction style is comparatively fire resistant, as it uses concrete-based stucco and adobe, which are non-combustible. Santa Fe architecture typically lacks wooden siding and roofs. Wooden beams and vigas do not ignite quickly. Vulnerabilities include coyote fencing and certain vegetation, especially piñon-juniper trees, which are highly flammable but popular in Santa Fe, particularly close to homes.

Commissioner Kapin inquired whether requirements or incentives for fire-resistant retrofitting are being considered for the current code update. Ms. Lamboy responded that staff have spoken with the fire department and insurance companies regarding this issue; a code framework is needed.

Chair Clow noted that an insurance company recently requested that piñon trees be removed from a property; however, the city did not allow them to do so, as it is not permitted to cut piñons of certain sizes. This part of the code may need to be reconsidered. Ms. Lamboy expressed agreement, noting that staff has worked with the fire department regarding fire breaks.

Commissioner McReynolds noted that owners of properties near arroyos have begun experiencing issues sourcing insurance coverage. Ms. Handy responded that the Marshall Fire in Colorado affected an urban area near a grassy open space. Insurance companies have taken note of this.

H. MATTERS FROM THE COMMISSION

Commissioner Kapin noted that the issue of developers of affordable housing being required to fund public infrastructure merits further discussion as the new code and general plan are discussed.

Vice Chair Smith expressed interest in reviewing a list of ways the applicant for Case #2025-11625 achieved a cost of $250 per square foot. Chair Clow noted that eliminating balconies, which are required under the new code, saved significant costs. Vice Chair Smith suggested that credit unions and local banks may be able to provide supported loans rather than bonding.

Mr. Esquibel asked how many Commissioners would be able to attend the workshop on May 21, 2026, at 6:00 p.m. There will be a quorum.

I. ADJOURNMENT
8:19 P.M.

_____ _____

Liaison Chair

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

Case # 2025-10766
2780 S. Meadows Rd., parcel numbers 99312180 and 99312181
Owner's/Applicant's Name – Montoya y Garcia LLC,
Agent's Name – Sommer Karnes & Associates LLP

THIS MATTER came before the Planning Commission ("Commission") for public hearing on May 7, 2026 ("Hearing") upon the application ("Application") of Montoya y Garcia LLC ("Applicant"), represented by Sommer Karnes & Associates LLP ("Agent").

The Applicant requests a General Plan Amendment to the Future Land Use Map ("FLUM") to change approximately 0.70 acres of land on parcel numbers 99312180 (0.27 acres) and 99312181 (0.46 acres) at 2780 S. Meadows Rd. ("Property") from Very Low Density to Low Density ("Amendment").

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

FINDINGS OF FACT

1. SFCC 1987 § 14-3.2(E)(2) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the General Plan Amendment.

2. In this case, the Applicant sought a General Plan Amendment.

3. SFCC 1987 § 14-3.2(B) sets out applicability standards for Amendments to the General Plan that is required to ensure the official zoning map provided in SFCC § 14-4.1(C) (Zoning Districts) is in conformance with the General Plan, §14-3.5(C)(2) Rezonings, Approval Criteria. Case # 2025-10767 is the associated rezoning application. The Applicant proposes to rezone a parcel approximately 7 contiguous acres at 2780 South Meadows Rd. from R-3 ("3 Dwelling Units per acre") to R-6 ("6 Dwelling Units per acre").

4. SFCC 1987 § 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation: (a) a pre-application conference [SFCC 1987 §14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)-(I)].

5. The Applicant attended a pre-application conference on May 23, 2024.

6. The Applicant conducted an ENN meeting on April 24, 2025, virtually via Zoom. The Agent, Applicant, and City Staff attended the ENN meeting. The Applicant team presented an overview of the proposed development. No members from the public attended the ENN.

7. At the Planning Commission hearing, the Commission received reports from the City Staff, as well as testimony and evidence from the Applicant's agent prior to making a decision. The Commission opened the hearing to public comment; no members of the public testified in opposition of the project with concerns about amending the General Plan.

8. Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to recommend the Governing Body approve the General Plan Amendment.

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 § 4-3.1(H)(1), notice of the ENN meeting was properly given.

2. The ENN meeting was properly conducted, pursuant to SFCC 1987 § 14-3.1(F).

3. Pursuant to SFCC 1987 § 14-3.2(E)(1)(a-g), the Commission finds:
   a) The Amendment is consistent with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure; and
   b) The Amendment is consistent with other parts of the general plan; and
   c) The Amendment does not:
      (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or
      (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or
      (iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public; and
   d) The Amendment is not required to conform to SFCC 1987, Section 14-3.2(E)(1)(c), if it promotes the general welfare or has other adequate public advantage or justification; and
   e) The Amendment is in compliance with extraterritorial zoning ordinances and

extraterritorial plans; and

f) The Amendment contributes to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and
g) The Amendment is in consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

4. Pursuant to SFCC 1987 § 14-3.2(E)(2)(a-c) the Commission finds:
   a. the growth and economic projections contained within the general plan are erroneous or have changed; and
   b. no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or
   c. conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.

5. Pursuant to SFCC 1987 § 14-3.2(E)(1)(a-g) and §14-3.2(E)(2)(a-c) the Commission finds that the Applicant submittal is a complete application as required by Chapter SFCC 1987, § 14-3.2(E)(1), "Approval Criteria," and the General Plan Amendment request does meet all approval criteria required by SFCC 1987, § 14-3.2(E)(1).

6. Pursuant to SFCC 1987 § 14-3.2(E)(1)(a), the Commission finds that the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, are able to accommodate the proposed General Plan Amendment.

7. Pursuant to SFCC 1987 § 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.

8. The Commission has the power and authority to review and recommend the Governing Body approve Case # 2025-10766 at 2780 S. Meadows Rd., General Plan Amendment.

9. The Applicant met the applicable Submittal Requirements.

10. Pursuant to SFCC 1987 § 14-3.2(D)(1), Land Use Director Review and Recommendation, and § 14-3.2(D)(2), Planning Commission Review and Recommendation, the Commission recommended the Governing Body approve the requested General Plan Amendment, determining the application has met all applicable code criteria for approval of the proposed General Plan Amendment.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF JUNE, 2026, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the General Plan Amendment as requested in the application for Case # 2025-10766.

_____ _____
Janet Clow Date:
Chairperson

FILED:

_____ _____
Geralyn F. Cardenas Date:
Interim City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date:
Assistant City Attorney

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

Case # 2025-10767
2780 S. Meadows Rd., Parcel Numbers: 910008728, 99312180, and 99312181
Owner's/Applicant's Name – Montoya y Garcia, LLC
Agent's Name – Sommer Karnes & Associates, LLP

THIS MATTER came before the Planning Commission ("Commission") for public hearing on May 7, 2026, ("Hearing") upon the application of Montoya y Garcia, LLC, ("Applicant") for Sommer Karnes & Associates, LLP ("Agent").

The Applicant requests approval for a rezoning of a +/-7.00 acres contiguous parcels; 910008728 (1.71 acres), 99312180 (1.66 acres), and 99312181 (3.93 acres). located at 2780 S. Meadows Rd. ("Property") from R-3 (Low Density Residential - Three [3] dwellings per acre) to R-6 (Medium Density Residential – Six [6] dwellings per acre).

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

FINDINGS OF FACT

1. SFCC 1987 Section 14-3.5(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the Rezoning.
2. In this case, the Applicant sought a rezoning from R-3 to R-6.
3. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the application, and make a recommendation to the Governing Body.
4. The property, totaling +/-7 acres, consists of three contiguous parcels: 910008728 (1.71 acres), 99312180 (1.66 acres), and 99312181 (3.93 acres), located at 2780 S. Meadows Rd.
5. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-3.l(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)-(I)].
6. The Applicant effected notice by: mailing out notice via first-class mail to property owners within 300 feet of the subject property on April 22, 2026; mailing out notice via certified mail to those within 100 feet; e-mailing neighborhood associations within 300

feet; and posting the required City sign on the property from April 22, 2026, through the hearing date.

7. The Applicant attended a pre-application conference on May 23, 2024.
8. The Applicant conducted an ENN meeting on April 24, 2025, virtually via Zoom. The Agent, Applicant, and City land use staff ("Staff") attended the ENN meeting. No members of the public attended the ENN meeting.
9. At the Hearing, the Planning Commission received reports from Staff, as well as testimony and evidence from the Applicant's agent prior to making a decision. The Commission opened the hearing to public comment, and no members of the public provided testimony, either in-person or by Zoom.
10. Once the Chair closed the Public Hearing, Commissioner McGhee moved to recommend the Governing Body approve the rezoning and was seconded by Commissioner Barber.
11. After discussion, the Planning Commission voted unanimously in favor of the motion to recommend the Governing Body approve the rezoning.

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1(H)(1), the Applicant properly gave notice of the ENN meeting.
2. The Applicant properly conducted the ENN meeting pursuant to SFCC 1987 Section 14-3.1(F).
3. The Applicant has the right under the SFCC to propose the rezoning of the property. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 Submittal Requirements.
4. Pursuant to SFCC 1987 Table 14-2.1-1: Review and Decision-Making Bodies and Responsibilities, and SFCC 1987 Section 14-3.5(B)(1), and 14-3.5(C), the Commission has the authority to review and recommend the Governing Body approve or deny the rezoning request.
5. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the application, make a recommendation to the Governing Body, and transmit the application, including any plans, to the Governing Body, together with a recommendation as to findings and conclusions, desirable changes and recommendations for approval or denial.
6. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(iii), the Commission finds that the rezoning would increase density in the central area of the City and would therefore directly align with the intent of the General Plan, which has identified the Future Land

Use of the parcel as "Medium Density Residential" and within the designated "Infill Area."

7. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Commission finds that the application is complete, and the rezoning request meets all rezoning approval criteria required by SFCC 1987 Section 14-3.5(C).
8. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Commission finds that the rezoning is consistent with General Plan themes and policies, such that the rezoning from R-3 to R-6 is merited. The rezoning request satisfies all rezoning approval criteria.
9. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Commission finds the rezoning provides sufficient information to address SFCC 1987 Section 14-3.5(C)(1)(d). The rezoning to R-6 is consistent with the General Plan Future Land Use Map of Residential Low Density (RLOW -- 3-7 Dwelling Units Per Acre) and Residential Medium Density (RMED – 7-12 Dwelling Units Per Acre). Additionally, the increased density would be compatible with surrounding development patterns.
10. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the Commission finds that the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.
11. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Commission finds:
    a. The prevailing use and character of the area is primarily high-density and with mixed-use commercial uses along South Meadows Road with some single-family residential. The rezoning from R-3 residential to R-6 will be consistent with the prevailing character pattern in the area.
    b. The property is greater than two acres in size.
    c. The increase in density enhances compliance with the City's adopted General Plan, which serves the interest of the general public. The neighborhood contains high-density, multi-family developments at a frequency and density greater than single-family homes in the transition area. This was intended by the General Plan to take place at this location since 1999 and the Santa Fe Southwest Area Master Plan in 2005.
12. Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
13. The Commission has the power and authority to review, approve or deny Case # 2025-10767 regarding +/-7 acres in three contiguous parcels: 910008728 (1.71 acres), 99312180 (1.66 acres), and 99312181 (3.93 acres), located at 2780 S. Meadows Rd.
14. The Applicant met the applicable submittal requirements.
15. The Commission recommended the Governing Body approve the rezoning because the application met all applicable Code criteria.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF JUNE, 2026, BY THE

PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the rezoning from R-3 to R-6 as requested in the application for Case # 2025-10767.

_____ _____
Janet Clow Date:
Chairperson

FILED:

_____ _____
Geralyn F. Cardenas Date:
Interim City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date:
Assistant City Attorney

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

Case # 2025-11625
1335 Camino de Jacobo Development Plan
Owner's/Applicant's Name – County of Santa Fe
Agent's Name - Autotroph

THIS MATTER came before the Planning Commission (Commission) for public hearing on May 7, 2026, (Hearing) upon the development plan application (Application) of Autotroph as Agent for the County of Santa Fe (Applicant).

The Application pertains to the property located at 1335 Camino de Jacobo totaling approximately 5.92 +/- acres (Property). The subject parcels are currently vacant and are located on the eastern side of Camino de Jacobo and north of Cerrillos Road at Airport Road. The site is bordered by the Jacob D. Martinez Community Housing to the north, future Staybridge Suite under construction to the east, Extra Space Storage to the south, and Mena's Coachworks to the west. The proposed Nueva Acequia Apartments is a 100 percent affordable multifamily development sponsored by Santa Fe County in partnership with TWG Development, an affordable and senior housing developer. The project will be constructed in two phases. Phase 1 will include two buildings: Building 1 with 106 units for families and Building 2 with 53 units for seniors. Each building has a maximum height of 45 feet, consistent with C-2 zoning. Phase 2 proposes a future daycare facility within Building 1 for approximately 70 children.

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

FINDINGS OF FACT

1. The Applicant requested approval of a two-phased Development Plan, to construct two 45-foot high, four-story buildings, and one 28.5-foot-high building totaling 148,145 square feet of new construction. The uses include a 159-unit multi-family community with a day care facility. The subject properties comprise 5.92 +/- acres, located within the Suburban Archaeological Review District, and are zoned C-2 (General Commercial).
2. At the hearing, the Commission received reports from the City's Land Use Staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
3. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation: (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 §14-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
4. The Applicant attended a pre-application conference on July 24, 2025, with City Land Use Department Staff (City Staff).
5. The Applicant conducted an ENN meeting for this project. The Applicant gave notice of

the ENN meetings to neighbors and neighborhood associations within 300 feet of the subject property and posted posters on the subject property.

6. The Applicant held the virtual ENN meeting on October 16, 2025. The ENN meeting was attended by members of the Applicant team, City Staff, and three members of the public.
7. City staff reviewed the application, as well as the related materials and information submitted by the Applicant for conformity with applicable SFCC requirements. Staff also provided the Planning Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.
8. Staff recommended that the Commission approve the development plan, subject to certain conditions (the Conditions) and the technical corrections set forth in the Staff Report and Attachments.
9. Pursuant to SFCC 1987 Section 14-2.3(C)(1), the Commission has the authority to review and approve development plans.
10. Under SFCC 1987 Section 14-3.8(B)(3)(a), a new development with a gross floor area of thirty thousand (30,000) square feet or more requires approval of a development plan.
11. SFCC 1987 Section 14-3.8 establishes certain procedures for development plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC 1987 Section 14-3.8(D).
12. SFCC 1987 Section 14-3.8(C)(1) requires the Applicant to submit plans and other documentation that demonstrates conformance with applicable provisions of the SFCC Submittal Requirements.
13. SFCC 1987 Section 14-3.8(D)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a development plan.
14. Pursuant to SFCC 1987 Section 14-3.8(D)(2), the Commission "may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the general plan."
15. The Commission finds that the conditions and technical corrections set forth in the Staff Report and attachments are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
16. Staff added a Condition of Approval during the Planning Commission hearing to be implemented by the Applicant in the Development Plan.

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
2. Pursuant to SFCC 1987 Section 14-2.3(C)(1) and Section 14-3.8(B)(4), the Commission has authority to review and approve this final development plan.
3. Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
4. Pursuant to SFCC 1987 Section 14-3.8(C)(1), the Applicant met the applicable Submittal

Requirements.

5. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(a), the Commission finds that it has the authority to review the Development Plan under SFCC 1987 Sections 14-2.3(C)(1), 14-3.8(B)(4), and Table 14-2.1-1.
6. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(b), the Commission finds that the Development Plan will not adversely affect the public interest.
7. The Governing Body has implemented the General Plan and ordinances to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest.
8. This project serves the public interest through the provision of much-needed affordable housing.
9. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(c), the Commission finds that the multi-family 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.
10. The Commission approves the Development Plan subject to the conditions and technical corrections recommended by Staff because all applicable code requirements and criteria for preliminary development plan approval have been met.
11. The Commission approves the Condition of Approval added by Staff during the hearing which reads as follows:

"Final approval of the Development Plan will occur at the time of recordation of the Development Plan at the County Clerk's office with signatures of the Planning Commissioners, City Engineer, Planning and Land Use Director Planning Manager, Water Division, and Affordable Housing.

a) The Planning and Land Use Director shall be allowed to continue working with the County to mitigate impacts and coordinate development review and approval, allowing for alternative means of compliance for the roadway, bike lane, and traffic impacts and the implementations and modifications of conditions, without returning to the Planning Commission for approval.

b) removal of Conditions 17 & 18"

WHEREFORE, IT IS ORDERED ON THE 4th DAY OF JUNE, 2026, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the development plan for the Property, as requested in the application for Case # 2025-11625, subject to the Conditions of Approval and Technical Corrections attached herewith. The development plan shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to SFCC 1987 Subsection 14-3.19(B)(6). If the development plan approval expires, approval of any corresponding preliminary development plan expires simultaneously pursuant to SFCC 1987 Section 14-3.19(B)(4).

_____ _____
Janet Clow, Chair Date

FILED:

_____ _____
Geralyn F. Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe, New Mexico

memo

DATE: May 28, 2026

TO: Planning Commission (Consent Agenda)

VIA: Land Use Director, Heather Lamboy AICP
Maggie Moore, Assistant Land Use Director
Daniel A Esquibel, Planner Manager

FROM: Claudia Kath, Senior Planner, Current Planning Division CMK

Case #2026-12244. Cluster Housing at Monte Sereno Development Plan & Variance Time Extension. Amrit Aristimuno, Agent, 21 Club Holdings, LLC, Applicant (Owner), Request Development Plan and Variance approval to construct 50 dwellings with attached garages ranging in size from 1,725 square feet to 3,425 square feet for a total square footage of up to 200,050 square feet (Project). The variance is to Terrain and Stormwater Management subsections, 14-8.2. D.1.I. and 14-8.2.D.2.II. for road construction within the Project. The Project is approximately 17.06 acres and zoned PRRD (Planned Residential Resort Community), located West of Highway 285, 2001 Sangre Vista Drive and 1001 Tesuque Trail Lane, and is within the Monte Sereno Development.

I. RECOMMENDATION

The Land Use Director has **APPROVED** the applicant's request for a one-year, first time extension. This approval is being reported to the Planning Commission in accordance with SFCC Section 14-2.1.B.1.5.VII.

II. APPLICATION OVERVIEW

The Cluster Housing at Monte Sereno development plan and variance consists of a residential development plan to construct a road and 50 dwellings with attached garages ranging in size from 1,725 square feet to 3,425 square feet. The Agent has indicated that the time extension is necessary due to market conditions, increased material costs, and limited contractor availability which have delayed the feasibility and timing of construction within the original development plan approval period.

In addition, a future resort developer has shown interest in constructing the Cluster Housing site along with the adjacent Monte Sereno Resort. Developing these sites simultaneously would allow for coordinated infrastructure planning, cohesive site design and consistency within the over development of Monte Sereno.

Several off-site and on-site improvements for the Cluster Housing Project have been completed, and these include the construction of Village Drive, the North Entrance, Lift Station #2, an 8-inch sewer line, and water line stub-outs.

The following provides a timeline of the history of the Cluster Housing at Monte Sereno development approvals:

- April 6, 2023 – Development Plan & Variance Approval by the Planning Commission – expiring April 6, 2026
- April 2, 2026 – 1st Time Extension Request submitted by Applicant

As stated in the approval criteria, the administrative extension may not approve revisions to the development or amendments to the conditions of approval. If any amendment, or change to the conditions of approval were requested, those requests would need to be considered by the Planning Commission through the full public hearing process, including the requirement of an Early Neighborhood Notification (ENN) meeting.

III. APPROVAL CRITERIA

Section 14-2.1.B.1.5.VII SFCC 1987 **Extension of Development Approval**

b. Administrative Extensions

1. The Planning and Land Use Director may approve two consecutive extensions to the time limits for an approved development, each not to exceed one year.

2. Approval shall be based on review of the findings and conditions of approval of the original final action and a finding by the Planning and Land Use Director that no substantive changes have occurred to the regulations or policies that apply to the development or to the circumstances affecting the site and its vicinity.

3. The administrative extension shall not approve revisions to the development or amendments to the conditions of approval, and no early neighborhood notification is required.

4. Administration time extensions approved by the Planning and Land Use Director, pursuant to this subsection, for development approvals that were granted by the Planning Commission or the Governing Body, are subject to review by the Planning Commission. The Planning and Land Use Director shall identify the action taken and place it on a consent agenda for the Planning Commission with the applicant's written application and the Planning and Land Use Director's written proposal. The Planning Commission may accept, reject or modify the proposal.

IV. ATTACHMENTS:

ATTACHMENT A: Findings of Fact Conclusions of Law – May 8, 2023
ATTACHMENT B: Planning Commission Minutes - April 6, 2023
ATTACHMENT C: Applicant Time Extension Request Letter – April 2, 2026
ATTACHMENT D: Final Development Plan drawings

Signature: Claudia Kath
Claudia Kath (May 28, 2026 17:38:29 MDT)
Email: cmkath@santafenm.gov

Signature: Maggie Moore
Email: mrmoore@santafenm.gov

Signature:
Email: hllamboy@santafenm.gov

City of Santa Fe, New Mexico

Attachment A

Findings of Fact and Conclusions of Law

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

Case #2023-6258
Located West of Highway 285, 2001 Sangre Vista Dr. and 1001 Tesuque Trail Ln
Owner/Applicant's Name – 21 Club Holdings LLC.
Agent's Name – Al Lilly

THIS MATTER came before the Planning Commission (Commission) for hearing on April 6, 2023, upon the application (Project) of Al Lilly, agent for 21 Club Holdings LLC (Applicant).

The Applicant seeks the Commission's approval of a Development Plan to construct 50 dwellings with attached garages ranging in size from 1,725 square feet to 3,425 square feet for a total square footage of up to 200,050 square feet (Project). The Property is approximately 17.06 acres and zoned PRRC (Planned Residential Resort Community), located West of Highway 285, 2001 Sangre Vista Dr. and 1001 Tesuque Trail Ln, and is within the Monte Sereno Development.

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

FINDINGS OF FACT

1. Under the Santa Fe City Code (SFCC) 1987 Section 14-3.8(B)(3)(a), a development plan is required for proposed development with a "gross floor area of thirty thousand square feet or more and is located within any zoning district of the city."
2. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. A pre-application conference was held on December 22, 2022, in accordance with SFCC 1987 Section 14-3.1 (E)(1).
4. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given at the time of original of Monte Sereno Preliminary Development Plan approval (October 21, 1992).
5. SFCC 1987 Section 14-3.8©(1) requires applicants for development plan approval to submit certain plans and other documentation that show compliance with applicable provisions of the Code (Submittal Requirements).
6. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report).
7. Staff recommended that the Commission approve the Development Plan, subject to certain conditions of approval and technical corrections set forth in the Staff Report and attached exhibits.
8. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
9. SFCC 1987 Section 14-3.8 establishes certain procedures for development plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC 1987 Section 14-3.8(D).

10. At the Hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public prior to making a decision.
11. SFCC 1987 Section 14-3.8(D)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before a development plan may be approved.
12. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(a), the Commission finds that it is empowered to approve the development plan under SFCC 1987 Sections 14-2.3(C)(1) and 14-3.8(B)(4).
13. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(b), the Commission finds that approving the development plan for the Project, subject to the conditions and technical corrections in the staff report, will not adversely affect the public interest.
14. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(c), the Commission finds that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the Project. The size and scale of the existing buildings are compatible with surrounding properties. The proposed residential architecture buildings have a soft contemporary Santa Fe style architecture which matches the architecture within Monte Sereno.
15. Under SFCC 1987 Section 14-3.8(D)(2), the Commission is authorized to specify conditions of approval for a development plan that are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
16. The Commission finds that the conditions and technical corrections set out in the Staff Report and exhibits are well founded and are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
17. Under SFCC 1987 Section 14-3.8(A), approving the proposed Development Plan furthers the purpose and intent of providing plans for development, ensuring compliance with Chapter 14, and facilitating the documentation of future compliance with the approved plans.

CONCLUSIONS OF LAW

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

1. The Commission has the authority under Chapter 14 of the SFCC to review and approve the Applicant's proposed Development Plan subject to conditions.
2. The Applicant has complied with the Submittal Requirements.
3. The Applicant is able to comply with the Conditions.
4. The development plan should be approved subject to the conditions recommended by staff because all applicable code requirements and criteria for development plan approval have been met.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF MAY 2023 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

The Development Plan for the Project is approved, subject to the conditions of approval and technical corrections set forth in the Staff Report and exhibits. The Development Plan shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to SFCC 1987 Subsection 14-3.19(B)(6) or a time extension is granted pursuant to SFCC 1987 Section 14-3.19(C).

Janet Clow
Chairperson

5/8/23
Date

FILED:

Geralyn Cardenas (May 15, 2023 14:43 MDT)

Kristine Bustos-Mihelcic
City Clerk

May 15, 2023
Date

APPROVED AS TO FORM:

Patricia Feghali
Patricia Feghali
Assistant City Attorney

5/4/2023
Date

23-0236 21 Club Holdings LLC Case #2023-6258

Final Audit Report 2023-05-15

Created:	2023-05-15
By:	Xavier Vigil (xivigil@ci.santa-fe.nm.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7kGXY6QCo3iORmwalDPB806SkWutlP27

"23-0236 21 Club Holdings LLC Case #2023-6258" History

Document created by Xavier Vigil (xivigil@ci.santa-fe.nm.us)
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Document e-signed by Geralyn Cardenas (gfcardenas@santafenm.gov)
Signature Date: 2023-05-15 - 8:43:13 PM GMT - Time Source: server- IP address: 63.232.20.2

Agreement completed.
2023-05-15 - 8:43:13 PM GMT

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City of Santa Fe, New Mexico

Attachment B

Planning Commission Minutes - April 6, 2023

SUMMARY INDEX
PLANNING COMMISSION MINUTES
APRIL 6, 2023

ITEM	ACTION TAKEN	PAGE(S)
A. Roll Call	Quorum Present	2
B. Pledge of Allegiance	Recited	2
C. Approval of Agenda	Approved, as amended	2-3
D. Approval of Minutes March 2, 2023	Approved	3
E. Findings & Conclusions	Approved	3-4
F. Old Business	None	4
G. New Business		
1. Chapter 14 Text Amendment.	Postponed	4
2. Case #2022-6201 Windmill Hill Compound subdivision	Approved	4-9
3. Case #2022-6202 " Compound Variance	Approved	4-9
4. Case #2022-6102. Villas de las Soleras Unit 3 development	Approved	14-18
5. Case #2022-6271. Villas de las Soleras Unit 3 subdivision	Approved	14-18
6. Case #2022-6258. Monte de Sereno Development Plan	Approved	9-14
7. Case #2022-6260 Monte de Sereno variance	Approved	9-14
8. Case #2023-6392. 5407 Beckner Rd. preliminary sub.	Postponed	18-19
9. Case #2023-6392. 5407 Beckner Rd. final sub.	Postponed	18-19
H. Staff Communications	Comments	20
I. Matters from the Commission	Comments	20
J. Adjournment	Adjourned at 8:35 pm	20

MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, April 6, 2023 - 6:00 pm

CALL TO ORDER

A regular meeting of the City of Santa Fe Planning Commission was called to order by Chair Clow on the above date at approximately 6:15 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, NM.

A. ROLL CALL

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

Members Present
Chair Janet Clow
Vice Chair Jessica Lawrence
Secretary Peter Smith
Commissioner Pilar Faulkner
Commissioner Phil Lucero
Commissioner Gurushabad Mirando (on Zoom)

Members Absent
Commissioner Dan Pava
Two Vacancies

Others Present:
Mr. Jason Kluck, Land Use Director
Ms. Maggie Moore, Planning Manager
Ms. Patricia Feghali, Assistant City Attorney
Ms. Melissa D. Byers, Stenographer

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

B. PLEDGE OF ALLEGIANCE

Commissioner Faulkner led the Pledge of Allegiance.

C. APPROVAL OF AGENDA

Director Kluck requested that Items 4 and 5 regarding Villas de las Soleras Unit 3 be heard after Item 7.

Ms. Moore noted that she had changes to the Findings of Fact and Conclusions of Law.

MOTION: Commissioner Lawrence moved, seconded by Commissioner Faulkner, to approve the agenda, as amended.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Faulkner, Lucero and Mirando voting in favor and none voting against.

D. APPROVAL OF MINUTES

March 2, 2023

MOTION: Commissioner Lucero moved, seconded by Commissioner Smith to approve the minutes of March 2, 2023 as presented.

VOTE: The motion passed by roll call vote with Commissioners Smith, Lucero, and Mirando voting in favor, none voting against and Commissioners Lawrence and Faulkner abstaining.

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. **Case #2023-6271.** 507 and 511 Paseo de Peralta Development Plan.

Ms. Moore noted some corrections. The corrected version is attached hereto as Exhibit "1".

MOTION: Commissioner Smith moved, seconded by Commissioner Lucero to approve the findings of fact and conclusions of law for Case #2023-6271, as amended.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Faulkner, Lucero and Mirando voting in favor and none voting against. Commissioners Lawrence and Faulkner stated they had reviewed the case materials and the minutes for this case.

2. **Case #2022-4942. 2339 Botulph Road Rezoning**

Ms. Moore noted some corrections. The corrected version is attached hereto as Exhibit "2".

MOTION: Commissioner Lucero moved, seconded by Commissioner Faulkner to approve the findings of fact and conclusions of law for Case #2022-4942, as amended.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Faulkner, Lucero and Mirando voting in favor and none voting against.

Commissioners Lawrence and Faulkner stated they had reviewed the case materials and the minutes for this case.

F. OLD BUSINESS

None

G. NEW BUSINESS

1. **Chapter 14 Text Amendment. Chapter 14 Authority for HDRB to Approve Exceptions.** An ordinance relating to the Land Development Code, Chapter 14 SFCC 1987; amending various sections to grant authority to the Historic Districts Review Board (HDRB) to grant exceptions to Section 14-5.2, Historic Districts Overlay. (Heather Lamboy)

Postponed to May 4, 2023.

2. **Case #2022-6201**. **Windmill Hill at Las Placitas Compound Preliminary Subdivision Plat.** Liaison Planning, agent for Michael Blum, requests Preliminary Subdivision Plat approval for three single family residential lots on 1.48± acres. The property is located at 623½ Garcia Street, and is zoned R-3 (Residential, three dwelling units per acre). The property is within the Downtown & Eastside Historic District and River & Trails Archeological Review District. (Lani McCulley)

3. **Case #2022-6202**. **Windmill Hill at Las Placitas Compound Variance.** Liaison Planning, agent for Michael Blum, requests a variance to reduce the minimum street width from 38 feet to the width of existing access easements of 29 feet and 20 feet. The property is located at 623½ Garcia Street, and is zoned R-3 (Residential, three dwelling units per acre). The property is within the Downtown & Eastside Historic District and River & Trails Archeological Review District. (Lani McCulley**)**

EXECUTIVE SUMMARY

I A 29-foot-wide easement from Garcia Street adjacent to the Las Placitas Compound which runs approximately 218’ to the east.

II A 20-foot-wide easement to the edge of the Spier property comprised of adjacent 15-foot and 5-foot easements which runs approximately 118’ northeast, turning into the Alire Compound.

III A 38-foot-wide-easement that runs north into the Alire Compound and then turns to the east which currently consists of 20’ of drivable surface which the applicant has indicated will be widened to 38-foot width. The full length of this north (68’) and east (248’) easement is approximately 316 ft.

IV A 15-foot-wide easement to the northwest corner of the subject property, which will be maintained for emergency vehicle access only; and

V Finally, a 20-foot-wide easement through the Alire Compound at the north property line running south 68 ft. connecting to the proposed 3 lot subdivision.

VI The applicant is requesting Preliminary Subdivision Plat approval of an approximately 1.48-acre tract into three (3) lots, located at 623 ½ Garcia Street. The subject property is zoned R-3 (Residential, three dwellings per acre) in the Downtown and Eastside Historic District and the River and Trails Archaeological Review District. This application also requests a Variance to the required 38 ft width of access from Garcia Street.

Access to the proposed subdivision is off of Garcia Street via a series of private easements as described below and shown in Exhibit D and Figure 1. The total length of the combined easements from Garcia Street to the property is approximately 720 linear feet and includes:

1. A 29-foot-wide easement from Garcia Street adjacent to the Las Placitas Compound which runs approximately 218' to the east.
2. A 20-foot-wide easement to the edge of the Spier property comprised of adjacent 15-foot and 5-foot easements which runs approximately 118' northeast, turning into the Alire Compound.
3. A 38-foot-wide-easement that runs north into the Alire Compound and then turns to the east which currently consists of 20' of drivable surface which the applicant has indicated will be widened to 38-foot width. The full length of this north (68') and east (248') easement is approximately 316 ft.
4. A 15-foot-wide easement to the northwest corner of the subject property, which will be maintained for emergency vehicle access only; and
5. Finally, a 20-foot-wide easement through the Alire Compound at the north property line running south 68 ft. connecting to the proposed 3 lot subdivision.

The existing collection of access easements do not meet the minimum width standard of 38 feet required for a Lane, per SFCC §14-9.2-1, *Design Criteria for Street Types*. Within the 38 feet ROW, the Lane standard requires 2 - 9-foot auto lanes; curb and gutter; and 2 – 5-foot sidewalks. This standard is required for streets providing access to up to 30 dwelling units. Twenty-one properties currently use the collection of private access easements to access their properties. The proposed subdivision would add 2 additional dwelling units, for a total of 23 dwelling units.

The lot access driveway within the proposed subdivision would access the 20-foot-wide easement through the Alire Compound at the north property line. This access has a 15-foot drivable surface in a 20-foot access and utility easement that does not meet the standard required by the Fire Department for a 20 ft minimum unobstructed Fire Apparatus Access Road.

STAFF RECOMMENDATION

Staff recommends denial of Case #2022-6201 Windmill Hill Subdivision at 623½ Garcia Street preliminary subdivision plat and denial of Case #2022-6202 Windmill Hill Subdivision at 623½ Garcia Street variance to SFCC §14-9.2-1.

However, should the Planning Commission choose to approve the requests, the Planning and Land Use Department would request that the approvals be subject to the conditions of approval in Section II of this report and all technical corrections in Exhibit A of the staff report.

Chair Clow confirmed the narrowest point of the road is about 20 feet and would accommodate the driving lane. She said the problem is that gutters, sidewalk, and curb do not exist at this time. She confirmed the Code has not changed since 2012 when approval was granted.

Commissioner Lucero said He thought there were a lot of instances because of the use of old roads, that emergency vehicles cannot get in or out. He asked if Ms. McCully knew how the city works around using those types of properties.

Ms. McCully said sprinkling systems are required for newer builds not accessible by road and also provide, in this case, on-site turnarounds for the fire trucks.

Chair Clow confirmed that a fire truck could enter the property and turn around.

Ms. Moore clarified the Code in 2012 was amended in the same year and had just changed when this case was processed. The old variant standards and approval criteria were considered a hardship for the applicant.

Commissioner Faulkner pointed out several newer subdivisions have narrow streets with no sidewalks.

Commissioner Smith said staff recommended we turn this down but gave things we could do if we decide to approve this. He asked what the deciding factor was for staff to recommend to not approve but, if approved give a list of conditions that might mitigate the problem.

Ms. Moore said staff reviews the infrastructure that accommodates the development. It was clear the roads and infrastructure that would serve from 0 to 30 dwelling units as this does, would require lane standards from Chapter 14. Part of which is fire access and Fire department participation in the review, accessibility, sidewalks, and landscaping improvements to neighborhoods. Yes, Fire would be able to access this, but there is no accessibility for the residents, or landscaping/trees, etc. Staff feels this did not meet the approval criteria. It is up to the Commission to make the final decision.

Chair Clow pointed out that Criteria #5 mentions *a plat should not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity, unless an exception is approved pursuant to the procedures*. She asked if there are exceptions in this that meet that criteria.

Ms. Moore said none that staff could identify for approval. The nonconformity is expanded by the two additional units.

APPLICANT PRESENTATION

Dolores Vigil, PO Box 1835, Santa Fe, was sworn in on Zoom. She apologized for not being at the meeting in person. She noted Doug McDowell will present the case and the applicant was also present.

Doug McDowell, 1317B Cerro Gordo Road was sworn. He said he has been working on this driveway since 2007 and purchased the property in 2010-11 and developed the Las Vallecitos Compound. That was the first Gold Leed Certified residential project. At that time, they gave 9 feet to increase the access. They were told by staff they would try to get another 9 feet from other projects. This has stayed at 29 feet since. They planted trees and other plants along the roadway making the impact minor. Once approved, the Fire Marshall and others helped them plan what they would need for the future. He approached neighbors about widening but they were not willing because of what it required. They took down six telephone poles and buried the lines when they did the subdivision. In 2011 he purchased additional property to be the final part of the subdivision, but the project was put on the back burner for personal reasons after it was approved in 2012. The road is narrow going into the property. They will improve the 34 foot wide easement that services the homes and develop an emergency access. The road will be upgraded through Garcia and widened to city standard which will bring the road up to grade. He feels that he has improved the neighborhood for all access. This will probably be one of the larger roadway accesses on the historic east side. He agrees with staff in what Code says but feels with the improvements and surface upgrade and widening by 20 feet, the road will be safe and service the neighborhood. They have been sensitive to the neighbor's needs and to the concept of the Ordinance as it is written for the historic eastside.

Commissioner Smith asked the length of the 20 foot bottleneck.

Mr. McDowell replied 118 feet.

PUBLIC HEARING

Frances Maier, 623 Garcia Street was sworn. She said she favors the proposed development strongly. People walk up and down this lane all the time and there is a trail system between homes. Traffic is light and the lack of a sidewalk is not an issue and does not make a difference. She is confident the neighborhood will be made nicer with this plan and urged that the project to be approved.

Helen Rogers, 637 Garcia Street was sworn. Her home is adjacent to Fran Maier's and Windmill Hill and the view easement is in front of her property. She said the plan was always to be three homes on this. They have supported the development and are comfortable that the owner understands, and values, the neighborhood. She is highly supportive of the two additional homes being built.

Chair Clow commented that it was nice to hear neighbor's supporting an increase in development.

Patrick McDowell was sworn in. He said he used to live at 623 ½ Garcia Street and what is being done will add to the neighborhood and be lovely.

There being no further public comment, Chair Clow closed the public comment portion of the hearing.

COMMISSION DISCUSSION

Director Kluck clarified that the secondary fire access mentioned is not required by Fire Code. He noted Geronimo Griego, Fire Marshall, was available on Zoom.

Geronimo Griego said he met with Mr. McDowell on site as well as did a site visit. He said the 20 foot apparatus access is an improvement. A concern was the approach to the existing houses for primary access. Mr. McDowell has proposed that all of the properties have sprinkler systems and from a life safety standpoint, there are no issues with access.

Commissioner Lucero asked to clarify where emergency vehicles would enter and exit.

Fire Marshall Griego said between the two properties. The access to the new development area is considered a turn around. He provided dimensions of the roadway and noted there may be an exhibit showing that.

Director Kluck said there is, on Exhibit E, on page 35 in the packet.

Mr. McDowell pointed out the entries and exits for three different spots.

Commissioner Faulkner said she thought it good they are working on the Code. The Commission will probably have to rule from the bench because there are areas all over the city with no sidewalks. She said we need housing, so we have to start looking at this differently. With density you lose some things but gain housing.

Commissioner Mirando asked for clarification of two points: first, the original improvement was for three residences and was reduced to two. Secondly, the number of houses where the existing road reduces and goes around 633, 627, etc. It was mentioned that section will be improved, but will it be widened?

Mr. McDowell said the road will be widened and improved to city standards from that point in. He noted the only section he could not do at 20 feet was highlighted in red.

Commissioner Mirando asked the number of houses after Tract C.

Mr. McDowell said 12 with the addition of the two new units requested.

Commissioner Mirando agreed this is an interesting area of the Code and that in this case this will increase the nonconformity if approved. He said but there is a strong argument that the nine residences are safer because of adding a small load to the existing situation. This condition exists all over the city and is compelling that this will improve the overall situation from what exists.

Commissioner Smith agreed with Commissioners Mirando and Faulkner. He thanked the staff for pointing out things that need to be changed in the Code.

Commissioner Lawrence referred to Criterion 3, that the variance recommended in the staff report not to be approved and *the intensity of development shall not exceed that allowed on other properties subject to the same provisions in Chapter 14.* She said regarding Criterion 3, this density does not exceed other properties in the vicinity and though adding two more units, is consistent with the tucked back units throughout the neighborhood. In response to Criterion 4, *the variance will be the minimum variance to make use of the land and cites factors including purpose and intent of Chapter 14*, she believed this is the minimum variance and consistent with the purpose of Chapter 14 which supports this type of development in the neighborhood, and in support of what the General Plan supports and the principles behind Chapter 14. In response to Criterion 5, *the variance is not contrary to public interest*, the criterion has been met because it supports more housing of this type in this location. She said given those criteria she believes that all other requests for the preliminary subdivision plat would meet all other criteria.

MOTION: In Case #2022-6201 Windmill Hill Subdivision at 623 ½ Garcia Street preliminary subdivision plat, Commissioner Lawrence moved to approve subject to conditions of approval and technical corrections in the staff report. Commissioner Faulkner seconded the motion.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Faulkner, Lucero and Mirando voting in favor and none voting against.

MOTION: In Case #2022-6202 Windmill Hill Subdivision at 623 ½ Garcia Street variance, Commissioner Lawrence moved to approve subject to conditions of approval and technical corrections in the staff report. Commissioner Faulkner seconded the motion.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Faulkner, Lucero and Mirando voting in favor and none voting against.

6. **Case #2023-6258. The Cluster Housing at Monte Sereno Development Plan.** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, requests development plan approval for a residential development plan to construct

50 dwellings with attached garages ranging in size from 1725 square feet to 3425 square feet for a total square footage of up to 200,050 square feet. The Property is approximately 17.06 acres identified as Tracts C, D and E of the Monte Sereno Master Plan. The project site is zoned PRRC, located West of Highway 285, at 2001 Sangre Vista Dr. and 1001 Tesuque Trail Ln, within the Monte Sereno Development and Suburban Archaeological Review District.(Dan Esquibel, Case Manager)

7. **Case #2023-6260. Monte Sereno Variance to Subsections 14-8.2(D) (1) and (D)(2)(b).** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, requests a variance to Subsections 14-8.2(D)(1) and (D)(2)(b), Terrain and Stormwater Management, for road construction within the project for the Cluster Housing at Monte Sereno Development Plan. The Property is zoned PRRC, located West of Highway 285, North of Tano Road at 2001 Sangre Vista Dr. and 1001 Tesuque Trail Ln, within the Monte Sereno Development and Suburban Archaeological Review District. (Dan Esquibel Case Planner)

EXECUTIVE SUMMARY

21 Club Holdings LLC (Applicant) requests approval of a Development Plan and Variance to construct 50 dwellings with attached garages ranging in size from 1,725 square feet to 3,425 square feet for a total square footage of up to 200,050 square feet on approximately 17.06 acres. The project application also includes a variance to Subsections 14-8.2(D) (1) and (D)(2)(b) for Terrain and Stormwater Management, for road construction within the project (Project).

Monte Sereno is zoned as a Planned Residential Resort Community (PRRC) within the City of Santa Fe.

14-4.3(J) PRRC Planned Resort-Residential Community District
PRRC Planned Resort-Residential Community District

(1) Purpose

The purpose of the planned resort- residential community district is to provide for the comprehensive and coordinated planning of large-scale resort- residential developments that allows for phasing of development that will take place over a long period of time. This district allows and encourages the development of resorts in conjunction with a mixture of residential uses, densities and building types within the range of the economic market the development proposes to serve.

Monte Sereno was annexed into the City in 1985. The revised Master Plan, Preliminary plat and Preliminary Development Plan were approved by the City on October 21, 1992. On December 8, 2021, the Governing Body approved an amendment to the Monte Sereno Master Plan allowing for modifications to the Hotel Development. The approved plans included single-family subdivision of up to 322-lots and a 250-room hotel to be located on the Property.

The Monte Sereno Annexation and Development Agreement (Development Agreement) states:

1) *2.8 Cluster Housing Sites: Those portions of the Property shown on the Approved Plans as the future sites of the Project's 46 cluster Units.*

2) *9 Cluster Unit: A single-family residential dwelling unit, either attached or detached, located on the Cluster Housing Sites and clustered with other similar dwelling units.*

3) *5.1 Density: "…From time to time, Developer may modify the Project to increase the Cluster Units above the 46 shown on the Approved Plans, provided the number of Residential Lots are reduced accordingly. Developer shall retain the right to 322 lots (276 detached) so that if, by replating to meet the above condition, lots are temporarily deleted, they may be replaced later with lots located elsewhere in the Project."*

As of now, Monte Sereno has developed a total of 212 single-family lots, with an additional 52 lots awaiting approval, bringing the overall count to 264 single-family lots. The applicant seeks approval to build 50 residential units, each with an attached garage, as part of the Cluster Phase. As part of the Monte Sereno Development Agreement this proposal represents a density increase of 4 units for the Cluster Phase, leaving 8 units undeveloped out of the 322 units allowed. The 50 cluster homes will vary in size, ranging from 1,725 to 3,425 square feet, with a maximum combined square footage of 200,050 square feet.

The applicant is also requesting variances to Subsections 14-8.2(D)(1) and (D)(2)(b), Terrain and Stormwater Management, for road construction within the project for the Cluster Housing at Monte Sereno Development Plan. The variances will allow:

1) Allow disturbance of 30% sloped land;
2) Allow the height of cut and fill slopes in excess of terrain management standards;
3) Waiver from the current landscape requirements to permit the installation of native trees and shrubs in place of street trees;
4) To exceed the 15 ft. maximum height for cuts and fills; and
5) Allow a waiver of the standard road sections and allow for the use of stabilized base coarse (chip seal), as well as the use of a roadside trail in lieu of sidewalks; and to allow for a waiver of the curb and gutter requirements.

The Development Agreement states:

1) *4.4 Terrain Management Regulations: Terrain management variances shall be granted in connection with the construction of streets and roads within the Project as more fully discussed in paragraph 5.5.1 of this Agreement.*

2) *4.5 Curb, Gutter, and Sidewalks: The City will grant variances from the curb and gutter requirements of the Santa Fe City Code wherever construction of curb and*

gutter is not needed for surface drainage control. The parties shall mutually agree on stabilized base coarse, asphalt or other pedestrian facilities in lieu of concrete sidewalks.

3) *5.5.1 (b) Where terrain leaves no reasonable alternatives, the construction of the Project road network shall be allowed to exceed terrain management requirements (and variances shall be granted) for encroachment into natural slope, grade, or cut-and-fill in order to facilitate development of a coherent and well-integrated rural roadway network. The City has determined that these variances can be granted within the limits of safe engineering design criteria.*

4) *5.5.1(d) The city waives curb and gutter requirements for roadway construction whenever curbs and gutters are not needed for surface drainage control. The parties shall mutually agree upon stabilized base coarse, asphalt, or other pedestrian facilities in lieu of concrete sidewalks.*

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

Staff's analysis finds that the Applicant has addressed the necessary findings per Subsection 14-3.8(D) *"Approval Criteria and Conditions"* (Development Plans) and Variances to Subsections 14-8.2(D)(1) and (D)(2)(b) per the Development Agreement.

STAFF RECOMMENDATION

The Land Use Department recommends approval with the conditions of approval as outlined in this report. The Applicant agrees with all conditions.

APPLICANT PRESENTATION

Amrit Aristimuno, 171 Sangre de Cristo, Cedarcrest, was sworn in.

Al Lily, PO Box 31939, Santa Fe, NM 87594 was sworn. He noted that this was a combined presentation on the hearing for the development plan and the variances for both cases. He gave the tract and site location and zoning. He presented slides of the development plans and described the units and their locations. Architectural renderings were displayed. He proposed that the development of the cluster housing will have minimal impact on the northeast section on the community of Monte Serrano, however, there will be impact on the resort site and the lot to the north of Village Drive. The goal is to recess the roads and building pads to minimize views and landscape screening. Also, the trail system will be extended and added to the trails between tracts D and E. He described the access entries into the properties that will be private, gated entries. He pointed out improvements that are planned.

He reviewed the applicant's compliance with the Annexation Agreement and in meeting requirements. They agreed with the conditions of approval presented by staff.

Commissioner Smith asked, regardless of whether in the original agreement, how they would address the issues of affordable housing in the development.

Mr. Lily said affordable housing has been met in the Annexation Agreement and was paid for at the time of the building permit application.

Mr. Esquibel noted a minor correction. He said the lots have already been approved and this hearing is just to plat the preapproved lots. A subdivision is not being created at this time.

Chair Clow asked if this development required affordable housing.

Nancy Long, 1800 A, Old Pecos Trail, was sworn. She said the affordable housing requirement has been met for all of Monte Sereno and a fee is not required for the resort. The subdivision lots and cluster housing has a 2% fee which was paid at the time of the building permit.

Commissioner Smith asked if someone could estimate the amount.

Ms. Long said she didn't know a way to do that. There are no prices to base the fee on. She confirmed it will be 2% of the gross.

PUBLIC HEARING

Rick Martinez, 725 Mesilla Road was sworn. He was shocked there are no affordable units in this project and was disgusted they only pay 2 percent. They are building a hotel, but the fee in lieu of was paid. He thought if there were more than 10 homes, they would have to provide something. He said in addition city water is being used for this development and the city should be getting a better return. He thought the developer should do a better job and regardless of the contract being written years ago, it should be renegotiated. He said we are not getting anywhere with affordable units in Santa Fe.

There being no further public comment, Chair Clow closed the public hearing.

COMMISSION DISCUSSION

Commissioner Faulkner said she was confused about the 2% and the number of units. She asked how they know that 2% is adequate to make up for the loss of affordability if they don't know the end gross amount.

Mr. Esquibel explained this is a lawsuit that was settled many years ago and the city is bound by the lawsuit. This is not negotiable and more one of compliance to regulations. The city is stuck with the settlement agreement of the annexation. He said it is the same with the variance criteria subject to the regulations of 1997 when there was a settlement.

MOTION: In Case #2023-6258, The Cluster Housing at Monte Sereno Development Plan, Commissioner Lawrence moved to approve, subject to the conditions of approval and technical corrections recommended by staff. Commissioner Lucero seconded the motion.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Faulkner, Lucero, and Mirando voting in favor and none voting against.

MOTION: In Case #2023-6260, Monte Sereno Variance to Subsections 14-8.2(D) (1) and (D)(2)(b), Commissioner Lawrence moved to approve, subject to the conditions of approval and technical corrections recommended by staff. Commissioner Lucero seconded the motion.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Faulkner, Lucero and Mirando voting in favor and none voting against.

4. **Case #2022-6102. Villas de las Soleras Unit 3 Preliminary Development Plan.** NM Land Solutions, LLC., agent for Pulte Homes, Applicant, requests a Preliminary Development Plan for 40 lots on 6.792 acres. The property is zoned R-6 (Residential, 6 dwelling units per acre) and is within the Suburban Archaeological Review District. (Heather Lamboy, Assistant Director, Land Use Department)

5. **Case #2022-6103. Villas de las Soleras Unit 3 Preliminary Subdivision Plat.** NM Land Solutions, LLC., agent for Pulte Homes, Applicant, requests a Preliminary Subdivision Plat for 40 lots on 6.792 acres. The property is zoned R-6 (Residential, 6 dwelling units per acre) and is within the Suburban Archaeological Review District. (Heather Lamboy, Assistant Director, Land Use Department)

EXECUTIVE SUMMARY

The Applicant seeks to develop a 40-lot single-family home subdivision on Tract 13 of the Las Soleras Master Plan. The applicant submitted a similar plan with 44 units and was heard and denied by the Planning Commission in 2021. Since the Planning Commission had recommended approval of the proposed General Plan Amendment, Master Plan Amendment, and Rezoning, the cases were heard by the Governing Body on September 28, 2022. At that meeting the Governing Body expressed concern with the proposed density given the concerns previously raised by the Planning Commission. The applicant stated that the density would be reduced at that meeting; however, the Governing Body requested information regarding the development plan prior to approving the Master Plan Amendment, General Plan Amendment, and Rezoning cases. As a result, it was decided that the Governing Body would not act on the cases until the Planning Commission reviewed and approved a revised preliminary development plan and preliminary subdivision plat. If these cases are approved by the Planning Commission, staff will return to Governing Body to present the General Plan Amendment, Master Plan Amendment,

and Rezoning with the additional information related to the Development Plan and subdivision plat.

The Master Plan Amendment, General Plan Amendment, and R-10 rezoning are necessary to develop the property at the proposed density. The R-10 zone district provides the opportunity for flexible design as the development plan establishes development standards, which includes allowing for 24' (two-story) attached dwelling units.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary development plan for Case #2022-6102, subject to conditions of approval and technical corrections outlined in this report, and Governing Body approval of all other Applicant requests.

Staff recommends approval of the preliminary subdivision plat for Case #2022-6103, with the conditions of approval and technical corrections listed in this report, and Governing Body approval of all other Applicant requests.

Chair Clow said this came to the Planning Commission in 2021. They denied the preliminary…then City Council heard the general plan amendment and rezoning.

Ms. Lamboy said that was correct.

Chair Clow said the Planning Commission recommended approval of the three and denial of the…the concern was about the size of yards. She asked that staff or the applicant address the changes.

Ms. Lamboy said there is a larger set back now. Technically it will fit within R6.

Chair Clow recalled the Planning Commission in 2021 recommended approval of the General Plan Amendment, the Master Plan Amendment and the Zoning, but denied the Preliminary Development Plan and Preliminary Subdivision Plat. City Council heard the General Plan and Master Plan Amendment and zoning as recommended but said they would not address this until the Planning Commission addressed the Preliminary Development plan and the Preliminary Subdivision Plat.

Ms. Lamboy said that was correct, she misspoke.

Chair Clow said she recalls the concern was the units were crammed together as well as the setbacks, design and size of the yards. She asked the applicant to address how this plan is different than what was previously proposed.

APPLICANT PRESENTATION

Nathan Manzanares, 915 Mercer St., Santa Fe was sworn. He said the rezoning request was to finalize the design. He said the intent was to provide a townhome product

with a mix of housing types in the overall master plan area. The Council like the attached home product. He compared the original plan with 44 units in smaller yards with the current design that incorporates 40 units, more walkability, and access to the city trail. He noted in the new design, block walls separate the units and a 20 foot increasing distance between units and sidewalks throughout. This was spurred by another of their designs and spurred quality of life amenities. The new trail after discussions with staff and the sidewalks staff agreed they could do a multi modal trail to the edge of their property that aligns with the planned Arroyo Chamiso Trail. This is consistent with the overall trail plan in Las Soleras.

PUBLIC HEARING

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

COMMISSION DISCUSSION

Commissioner Smith thanked the applicant for including eight houses. He asked how they determine "affordable" for those.

Mr. Manzanares said there will be an affordable housing agreement drafted with staff and will be the next step after approval.

Ms. Moore said affordability is based on income and the homes are priced in those income ranges.

Chair Clow pointed out that every project is under the same requirements and rules and what Ms. Ladd has talked about before regarding the 20% requirement is the same for every project.

Commissioner Smith said he appreciated that but reading the packet, there is a scale. He said it would help him to know how that scale is applied.

Chair Clow clarified his question is how much each person is charged. She said everyone's income is different and the cost of the home is different.

Ms. Moore said she recalls the homes are priced at different income ranges which is a percentage of the median income range. She explained everything is based on a person's income and they have to qualify to buy an affordable home. She said after the development approval goes through staff works with the applicant on the agreement which is binding.

Chair Clow thought it would be helpful for the Commission to have a sample agreement.

Commissioner Smith asked if he is at 60% and there are two others at 30% who would get the house?

Chair Clow said she thought there was a formula.

Ms. Moore said looking at other proposals, if there are 10 affordable homes, a certain portion is set aside for the lowest, the medium and highest affordability range.

Ms. Lamboy noted the packet has a draft of the Santa Fe Homes Agreement as Exhibit B. Also, there are some exhibits regarding income ranges and how many homes are available for each level.

Commissioner Smith said it would help him if there was a way to label the reports and they don't have to go through 140 pages.

Commissioner Lawrence asked for more information about connectivity, and more explanation on the sidewalks and how they are set up.

Mr. Manzanares said the original proposal included interior sidewalks but there were not as many access points. Now they have a cross section of what the sidewalks will look like which are 6 foot wide.

Commissioner Lawrence asked if the properties would be surrounded by a wall as people walk through.

Mr. Manzanares said walls are only five feet high but will provide privacy to each homeowner because people will utilize the walkway. They will also provide a greater separation of 20 feet, because of the concern of the prior design. the wall acts as a buffer, increases separation and provides safety.

Commissioner Lawrence appreciated that. Related to the connectivity this is along an open property and some alleys. She asked if they had considered connection so there are no walls in a tiny compound.

Mr. Manzanares said he believed the connectivity would not happen with the perimeter walls. There are trails and walkability to get in to the trail systems.

Commissioner Lawrence said they will connect to the trail system on the northernmost point but is there going to be connection going to the south.

Mr. Manzanares showed the trail and a crossing for those who want to go south.

Ms. Lamboy said she was concerned regarding the recommendations rendered by the Planning Commission from the last time. She read from the minutes, there was discussion about the master plan being amended and if not possible the rest of the projects could not proceed. Regarding the Master plan amendment, Commissioner Sategna had moved to deny because it failed to meet criteria number one. The master plan is consistent with the general plan regarding quality-of-life. In the case of the general

plan , the Planning Commission recommended the Governing Body deny because it fails to meet criteria number two, consistent with other parts of the General Plan based on the quality-of-life . In that case, the rezoning is denied because it fails to meet criteria number three, that the rezoning is consistent with the applicable policies of the general plan including the future land use map with regard to quality-of-life.

Chair Clow asked if the issue of the amendment and development plan and rezoning is not before the Planning Commission because the city council will look at it in relationship to the denials and will ultimately decide that. But before they address that they want the PLC to address the preliminary plan and preliminary subdivision plat.

Ms. Lamboy said that is correct. The two actions tonight is two motions relative to the Subdivision Plat and Development plan. The recommendation of denials will stand before the City Council, and they will vote based on the Commission's action tonight.

MOTION: In Case 2022-6102, Villas de las Soleras Unit 3 Preliminary Development Plan, Commissioner Smith moved to approve *subject to the conditions of approval and technical corrections recommended in staff's report.* Commissioner Faulkner seconded the motion.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Faulkner, Lucero and Mirando voting in favor and none voting against.

MOTION: In Case 2022-6103, Villas de las Soleras Unit 3 Preliminary Subdivision Plat, Commissioner Smith moved to approve *subject to the conditions of approval and technical corrections recommended by staff.* Commissioner Faulkner seconded the motion.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Faulkner, Lucero and Mirando voting in favor and none voting against.

8. **Case #2023-6392. 5407 Beckner Road Preliminary Serial Subdivision.** JenkinsGavin, Agent, for AMFP V Beckner, LLC, Owner, request Preliminary Serial Subdivision approval per SFCC 1987 Section 14-3.7 “Subdivision of Land” to divide Lot 1-A, Phase 2 of the 5201 Beckner Rd. Project (11.18 acres) within the Las Soleras Master Plan for an eight-lot subdivision. The property is zoned C-2 (General Commercial), and within the Suburban Archaeological Review District. (Dan Esquibel, Case Manager) **(POSTPONED TO MAY 4, 2023)**

9. **Case #2023-6491. 5407 Beckner Road Final Serial Subdivision.** JenkinsGavin, Agent, for AMFP V Beckner, LLC, Owner, request Final Serial Subdivision approval per SFCC 1987 Section 14-3.7 “Subdivision of Land” to divide Lot 1-A, Phase 2 of the 5201 Beckner Rd. Project (11.18 acres) within the Las Soleras Master Plan for an eight-lot subdivision. The property is zoned C-2 (General Commercial), and within Suburban

Archaeological Review District. (Dan Esquibel, Case Manager) **(POSTPONED TO MAY 4, 2023)**

H. MATTERS FROM THE STAFF

Ms. Moore extended an invitation to an open house on Monday evening from 6 pm to 8 p.m. for the Chapter 14 rewrite at the Convention Center in the O'Keeffe room. Consultants will be available to answer questions.

I. MATTERS FROM THE COMMISSION

Commissioner Faulkner said the special committee has had problems meeting quorum and she has called for a teambuilding next Wednesday to try to get momentum back. Committee members who cannot commit the time will have to look at those who can consistently be involved. She said currently they have followed staff lead on Chapter 14 and are also working on the ENN (Early Neighborhood Notification).

Chair Clow asked if that would be addressed in the Code rewrite.

Director Kluck responded to the question. He said the last big Code issue addressed was the cannabis issue. It was nice to have the committee help get an ordinance out in a small amount of time. That is a valuable use of member's time and resources. Over the last 6 months they have discussed having the help with developing a land-use process- "ENN", similar to Albuquerque's. he would like to work with the subcommittee to work on large projects. Once the policy subcommittee is fully formed, they want that to go into the pipeline for the Code update. There is a bucket of things they may want to do prior to the phases being implemented. There will have to be coordination with several departments and divisions of the City. Also, an ordinance on outdoor dining is something everyone wants. He has a list.

Chair Clow said it will be coordinated with the code update. Director Kluck said it will depend on subject matter. He thought it would be at Land Use discretion, but it will have to be coordinated.

Chair Clow asked if there will be a mid-meeting in April.

Commissioner Faulkner said she has repeatedly asked why they don't use the time when we have no cases to do policy things the Commission could be doing.

Chair Clow said she thought staff was overwhelmed, but future training is planned.

Director Kluck said that is accurate and staff is interested in having working sessions in off weeks. Two factors are involved. They are still looking for two replacements on the commission, and occasionally have a challenge getting a quorum. Secondly staff is extremely busy and is still working on securing resources and building the department staff wise. He made the decision to focus the second meetings on old

business only. The intent in the future is not to waste those meetings but will need to work up to that capacity.

Commissioner Faulkner thought if the policy committee could start doing heavy lifting the second meeting would be a good time for the policy committee to present to the full Commission. They could discuss things they would put forward that would not dig into time for cases. She asked if there is anything in the budget they can help with.

Director Kluck said the proposed budget is set for this year and there will be budget hearings next week.

Ms. Moore said they are trying to hire two senior planners and a planner position. Director Kluck said there is an 18% vacancy rate departmentwide. There are 66 positions with 54 filled currently. Ms. Moore said the number of cases going to Governing Body is high and creates an untenable cycle for the small number of staff.

J. ADJOURNMENT

Chair Clow adjourned the meeting at approximately 8:35 p.m.

Submitted by:

Melissa D. Byers

Melissa D. Byers, Stenographer for
Byers Organizational Support Services

Approved by:

Janet Clow, Chair

Exhibit 1
Planning Commission
April 6, 2023

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

Case #2023-6271
507 and 511 Paseo de Peralta Development Plan
Owner/Applicant's Name – Peralta's Walk LLC

THIS MATTER came before the Planning Commission (Commission) for a public hearing on March 2, 2023, (Hearing) upon the Application (Application) of Bradyn Furry, Agent for Peralta's Walk LLC (Applicant).

The Applicant seeks the Commission's approval of a Development Plan to Bradyn Furry, Agent, for Peralta's Walk, LLC, Owner, requests a development plan approval for a 9-dwelling unit development on two lots totaling 10,447 sq. ft. on 0.563 acres. The 507 Paseo de Peralta property (4,235 sq. ft. on 0.185 acres) is zoned BCD (Business Capitol District) in the Marcy subdistrict. The 511 Paseo de Peralta Property (6,212 sq. ft. on 0.378 acres) is zoned R-21 (Residential 21 dwelling units per acre). Both properties are in the Downtown and Eastside Historic District and the Historic Downtown Archaeological District.

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

FINDINGS OF FACT

1. Under the Santa Fe City Code (SFCC) 1987 Section 14-3.8(B)(3)(b), a development plan is required for proposed development with a *"gross floor area of ten thousand square feet or more in a residential district or in the C-1, C-2, C-4, BCD, HZ, I-1, I-2, BIP, PRRC, RS, SC or MU district and is within two hundred (200) feet, including public rights of way , of RR, R-1 through R-6, R-7, R-7-I, R-8, R-9, RC-5, RC-8, R10, R-12, R-21, R-29, RAC, AC, PRC and MH districts;"*
2. Per SFCC §14-7.2(F) Increase in Maximum Density in R-12, R21 and R-29 Districts, adopted by Ord. No. 2013-16 § 41, the portion of the Development Plan zoned R21 at 511 Paseo de Peralta is required to request approval from the Planning Commission for a density above 10 dwelling units per acre as allowed in Table 14-7.2-1 Table of Dimensional Standards for Residential Districts.
3. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.l(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
4. A pre-application conference was held on April 14, 2022, in accordance with SFCC 1987 Section 14-3.1(E)(1).
5. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.
6. The Applicant conducted a virtual ENN meeting on December 5, 2022. The ENN meeting was attended by a representative of the Applicant, City staff and members of the public.
7. SFCC 1987 Section 14-3.8(C)(1) requires applicants for development plan approval to submit certain plans and other documentation that show compliance with applicable provisions of the Code (Submittal Requirements).
8. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report).

9. Staff recommended that the Commission approve the Development Plan, subject to certain conditions of approval and technical corrections set forth in the Staff Report and attached exhibits.
10. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met.
11. SFCC 1987 Section 14-3.8 establishes certain procedures for development plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC 1987 Section 14-3.8(D).
12. At the Hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public prior to making a decision.
13. SFCC 1987 Section 14-3.8(D)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before a development plan may be approved.
14. SFCC 1987 Section 14-7.2(F) sets out factors that shall be considered by the Commission in evaluating the proposed increase in maximum density.
15. At the Hearing, staff read into the record a correction to 'technical correction 41' found in Exhibit A of the staff report. Technical Correction 41 should read, "Provide proof and certification of the structural stability of the concrete block retaining wall and CMA retaining wall along the north and east sides of the property from a structural engineer."
16. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(a), the Commission finds that it is empowered to approve the development plan under SFCC 1987 Sections 14-2.3(C)(1) and 14-3.8(B)(4).
17. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(b), the Commission finds that approving the development plan for the Project, subject to the conditions and technical corrections in the staff report, will not adversely affect the public interest.
18. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(c), the Commission finds that the use and any associated buildings are compatible with and adaptable to buildings, structures, and uses of the abutting property and other properties in the vicinity of the Project. The size and scale of the existing buildings are compatible with surrounding properties. The Development is a compatible infill project. The mix of architecture in the area and proposed building architecture is a range of Pueblo/ Pueblo revival /modern vernacular with similar attributes found throughout the area.
19. Under SFCC 1987 Section 14-3.8(D)(2), the Commission is authorized to specify conditions of approval for a development plan that are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
20. The Commission finds that the conditions and technical corrections set out in the Staff Report and exhibits are well founded and are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
21. The Commission finds that the Applicant shall comply with the following condition that was read into the record by staff, in addition to those set forth in the Technical Corrections listed in Exhibit A: Under condition # 41: Staff requests proof and certification of structural stability of the concrete block retaining wall along the north and east sides of the property.
22. The Commission finds that the Applicant has met the requirement of the Historic Districts Review Board by receiving approval from the Historic Districts Review Board in 2018 under case H-14-034 and with two one-year extensions, and that the approval through the Historic Districts Review Board expires in June of 2023.
23. Under SFCC 1987 Section 14-3.8(A), approving the proposed Development Plan furthers the purpose and intent of providing plans for development, ensuring compliance with Chapter 14, and facilitating the documentation of future compliance with the approved plans.

CONCLUSIONS OF LAW

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

1. The Commission has the authority under Chapter 14 of the SFCC to review and approve the Applicant's proposed Development Plan subject to conditions.
2. The Applicant has complied with the Submittal Requirements.
3. The Applicant is able to comply with the Conditions.
4. The increase in maximum density shall be approved.
5. The development plan should be approved subject to the conditions recommended by staff because all applicable code requirements and criteria for development plan approval have been met.

WHEREFORE, IT IS ORDERED ON THE 6th DAY OF APRIL 2023 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

The Development Plan for the Project is approved, subject to the conditions of approval and technical corrections set forth in the Staff Report and exhibits. The Development Plan shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to SFCC 1987 Subsection 14-3.19(B)(6) or a time extension is granted pursuant to SFCC 1987 Section 14-3.19(C).

_____ _____
Janet Clow Date
Chairwoman

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case #2022 - 4942
2339 Botulph Road Rezoning
Owner's/Applicant's Name - Shelley Espinoza

THIS MATTER came before the Planning Commission (Commission) for public hearing on March 2, 2023, (Hearing) upon the application (Application) of Shelley Espinoza (Applicant).

The Applicant requests rezoning from R-1 (Residential - one dwelling unit per acre) to R-2 (Residential - two dwelling units per acre), which would allow for residential very low-density development on approximately 1.41-acres (Project).

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

FINDINGS OF FACT

1. SFCC 1987, Section 14-3.5(8) sets out procedures for Rezonings and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
2. SFCC 1987, Section 4-. I sets out certain procedures to be followed on the Application, including, without limitation, a) a pre-application conference [SFCC 1987 § 14-3.l(E)); (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987, § 14-3.l(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987, §14-3.l(H)-(I)].
3. The Applicant attended a pre-application conference on September 23, 2021.
4. Pursuant to SFCC 1987 Section 14-3.1 (H)(I), notice of the ENN meeting was properly given.
5. Pursuant to SFCC 1987 Section 14-3.l(F), the Applicant conducted an ENN meeting. The Applicant conducted the ENN on January 5, 2022. The ENN meeting was conducted virtually via Zoom. The ENN meeting was attended by a representative of the Applicant, City staff and members of the public.
6. On June 2, 2022, the Commission voted to recommend that the Governing Body approve the request for rezoning from RI to R-2 for case number 2022-4942, "2339 Botulph Road Rezoning."
7. Subsequent to the June 2, 2022 Commission Hearing, city staff became aware that notice for that meeting was not properly given, and required that the applicant have a new hearing.
8. A new hearing was scheduled for March 2, 2023, and was properly noticed.
9. On March 2, 2023, the Commission held a public hearing on case 2022-4942. during which it received reports from staff, received testimony and evidence from the Applicant, and received verbal testimony offered by any interested members of the public. City staff submitted written public comment to the Commission prior t the hearing. City staffpresented to the Commision the analyses and recommendation of Staff 111the form of a written report and live presentation. "Staff Repo,t."

10 · SFCC 1987. Section I4-3.5(C) sets out approval criteria ◊nd requires the Commission to make complete fitnd.mgs of rlact sufficient to show that these cnterra have been met befiore mak.1ng a recommendat.10n to the GO\eming Body for rezonmg.

CONCLUSIONS OF LAW

Under tl1e c1rcumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

I. The Applicant has the right under the SFCC to propose the rezoning of the Property, because ursuant to SFCC 1987 Section 14-3.S(A)(I)(d), any person may submit a written req ; ◊or rezoning. along with all submissions req◊ired by SFCC 1987, Chapter 14, and any 0◊:;r information requested by the land. u◊e d1rect◊r as reasonably necessary 10 detennine compliance with Chapter 14, "Subm1ss1on Requirements:' By submitting a written request and complying with the information t,1e 1and use director requested, the Applicant met the applicable Submission Requirements.

2. Pursuant to SFCC 1987 Section 14-3.1, the Applicant met all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing.

3. SFCC 1987 Section 14-2.3(C)(7), and 14-3.5(8) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.

4. Pursuant to SFCC 1987 Section 14-3.5(C)(I)(a)(i)-(ii i), the Commission concludes:

   a. Subsections i and ii are not applicable in this case. In regard to Subsection iii, the Commission concluded that the proposed use category of R-2 is more advantageous to the community than R-1 for the following reasons:

      I. The proposed rezoning is consistent with the 1999 General Plan's policy of adding infill housing at a denser rate than already exists while still maintaining the residential character of the neighborhood; and

      2. Allo\ing the additional housing unit adds to the Municipal housing pool which is more advantageous than one unit on the same amount of land; and

      3. R-2 zoning is more advantageous to the community as whole. as demonstrated in the alignment of the proposal with the General Plan such as General Plan Theme 1.7.1 - Affordable Housing, which calls on the Commission and Governing Body to "actively participate in the creation of affordable housing" by approving development that creates opportunities for housing to serve all income segments in all areas of the city. This theme is supported by the following land use principles:

         I. Mix of Housing Types in All Neighborhoods

         2. Protection and Conservation of Neighborhoods

5. Pursuant to SFCC 1987 Section 14-3.5©(I)(b), the Commission concludes that the Applicant submittal and the rezoning request meet all rezoning approval criteria required by SFCC 1987, Chapter 14.

6. Pursuant to SFCC 1987, Scction 14-3 .5(C)(I)(c), the Commission concludes that the request for rezoning to the proposed density to R-2 aligns with the City"s General Plan policies.

includmg b) making cflicient use of vacant residentially dcsignated land wtt1in the city limits b) ha,ing higher densItIc on infill sites than on already build surrounding areas.

7. Pursuant to SFCC 198?, Sectl.on 14-.5 C)(I)_(). the Crnmission concludes that the reloning request is consistent /lth the city s polcles re ardmg the provision of urban land sufliclent to meet the amount, iate. and geographic locatl011 of the growth of the city because it \\ i11 provide housing, to the growing popu latIon with'in the city limits. Additionally' the request, v'll use infill development to avoid sprawl and will adjust the zoning designation to mate h the City's density policy for this Property.

8. Pursuant to SFCC 1987, Section 14-3.5(C)(I)(e), the Commission concludes that the existing and roposed infrastructure, such as the streets system. sewer and water lines, and the public facl1;ues. such as fire stations and parks, will be able to accommodate the impacts of the roposed development.

9. Pursuant to SFCC 1987 Section I4-3.5(C)(2) the Commission concludes that:

   a. The prevailing use and character of the area is generally residential, and the proposed rezoning would not change that.

   b. The land proposed for rezoning is allowed because Subsection 14-3.5(C)(2)(b) al l0vs adjusting boundaries between districts for properties of under two acres.

   c. The change would not benefit one or a few landowners at the expense of the surrounding landowners or the general public. The adjacent land use patterns for the area are consistent with the General Plan Policy. The surrounding land is identified as Very Low Density or I to 3 dwelling units per acre. The change in density aligns the Property with the General Plan for the benefit of the City. Additionally, by adding to the city community housing pool, the density increase wi llresult in the benefit of additional housing for the general public. The "subject property is currently served by existing roadways and public water and sewer infrastructure."

Io. SFCC 1987, Section 14-3.5(D) is not applicable to this case because the Commission has determined existing infrastructure and public facilities are able to accommodate the Project.

WHEREFORE, IT JS ORDERED ON THE 6th DAY OF APRIL 2023 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the rezoning as requested from R-l to R-2, as requested in the Application for Case #2022-4942.

Janet Clow
Chairperson

Date:

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date:

APPROVED AS TO FORM:

Patricia Feghali
Assistant City Attorney

Date:

City of Santa Fe, New Mexico

Attachment C

Applicant's 1st Time Extension Request Letter - April 2, 2026

CLUB HOLDINGS LLC
Monte Sereno Resort Community

P.O. Box 31939
Santa Fe, NM 87594

April 2, 2026
Heather Lamboy
Land Use Director – City Of Santa Fe Land Use Dept.

APPLICATION FOR EXTENSION; THE CLUSTER HOUSING AT MONTE SERENO
(DEVELOPMENT PLAN AND VARIANCE/SUBDIVISION CASE# 2023-6258/2023-6259

Dear Ms. Lamboy:

21 Club Holdings, LLC (the "Owner") respectfully requests a one-year administrative time extension for its development plan and variance approval as provided in the Santa Fe Land Development Code, Article 14-3.19(C).

The Developer obtained Development Plan approval and approval for variances related to the terrain management regulations for road construction and landscaping (Case No. 2023-6258) and Subdivision approval (Case No. 2023-6259).

The project has experienced development delays due to factors beyond the control of the owner, including market conditions, increased material costs, and limited contractor availability, which have impacted the feasibility and timing of proceeding within the original approval period.

The extension is requested to allow time for ownership transition and project coordination, including securing a Letter of Credit (LOC) and recording the approved Development Plan. The extension application, supporting documentation, and signature sheet are included with this request.

Additionally, a future resort developer has expressed interest in advancing the Cluster Housing site in coordination with the adjacent Monte Sereno Resort. Proceeding in tandem would allow for coordinated infrastructure planning, cohesive site design, and consistency with the overall development intent of Monte Sereno, in alignment with the purposes and objectives of Chapter 14.

Substantial off-site and on-site improvements for the Cluster Housing Project have been completed, including construction of **Village Drive, the North Entrance with a turning lane, Lift Station No. 2, an 8-inch sewer line, water line stub out, and associated utilities,** all in accordance with the Monte Sereno Master Plan Amendment.

For these reasons, the Owner respectfully requests an extension of the existing approvals. We appreciate your consideration and would be available to meet with City staff if helpful.

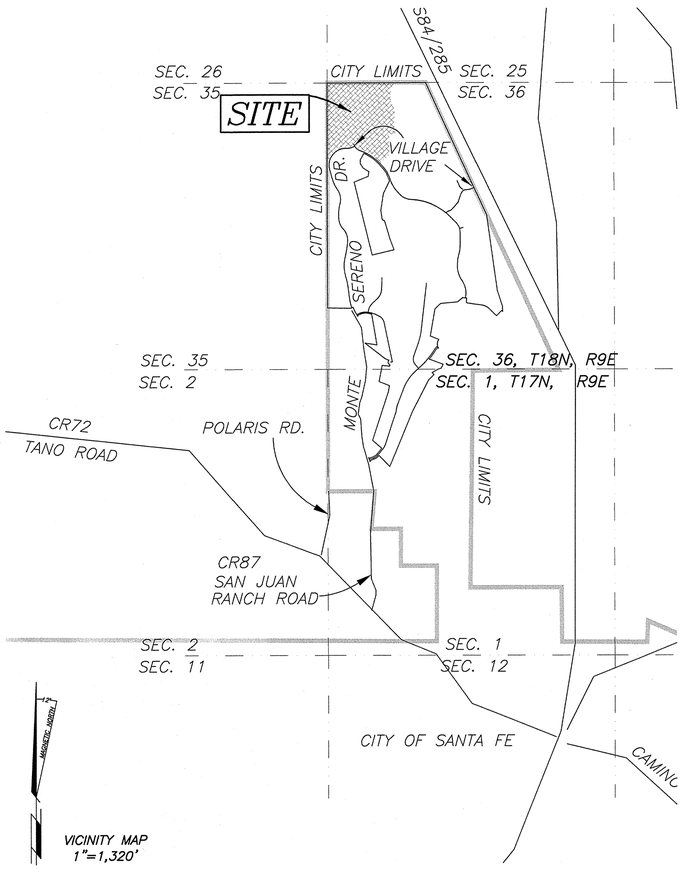
Sincerely,

Amrit Aristimuño, Architect
21 Club Holdings, LLC
amrit@21clubholdings.com
(505)977-6833

City of Santa Fe, New Mexico

Attachment D

Development Plan Drawings



RESORT CASITAS AT MONTE SERENO PHASE 1

PHASE 4D, A SUB-PHASE OF MONTE SERENO PHASE 4
SUBDIVISION OF TRACT A AND TRACT M
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36,
T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

APPROVED BY THE CITY PLANNING COMMISSION

AS P&DR CASE #21-3801 AT THEIR MEETING OF FEB.3, 2022.

PLANNING COMMISSION CHAIR — DATE 9/23/22

PLANNING COMMISSION SECRETARY — DATE 9/28/22

REVIEWED BY CITY OF SANTA FE

CITY ENGINEER (DEE BEINGESSNER) — DATE 9/26/22

CITY MANAGER — DATE 9/23/2022

NOTES:

1. EACH RESORT PARCEL SHALL BE SERVICED BY SEPARATE SEWER AND WATER SERVICES.
2. THE RESORT PARCELS SHOWN HEREON ARE SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, LIENS AND EASEMENTS FOR RESORT CASITAS AT MONTE SERENO SUBDIVISION, RECORDED AS INST.# 1998801
3. STORM WATER DETENTION: INCREASED STORM WATER RUN-OFF FROM ROADS AND LOTS IS TO BE HANDLED BY CENTRALIZED PONDS. ALL BASINS/PONDS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE ~~14-8.6(D)(4)(C)(ii). PONDS ARE TO DRAIN WITHIN 24 HOURS PURSUANT TO ARTICLE 14-8.2(D)(C)(ii).~~ 14-8.2(D)(4)(C)(ii)
4. NO WALLS FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
5. PERMANENT TRAFFIC CONTROL: SIGNS SHALL BE INSTALLED BY THE DEVELOPER AT THEIR EXPENSE.
6. THE RESORT CASITAS SHALL BE SPRINKLERED IN ACCORDANCE WITH NFPA-13 'D' (2016 EDITION).
7. FENCES AND/OR WALLS SHALL NOT BE CONSTRUCTED WITHIN PUBLIC UTILITY EASEMENTS.
8. BUILDING SETBACKS: 5' FRONT YARD, 5' SIDE YARD, 5' REAR YARD. THE PRRC ZONING ALLOWS ESTABLISHING BUILDING SETBACKS.
9. PROPERTY DEVELOPMENT IS GOVERNED BY THE ANNEXATION AND DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF SANTA FE AND TANO SANTA FE PARTNERS, DATED 5/5/1993, AS AMENDED. PURSUANT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT, PROPERTY DEVELOPMENT IS GOVERNED BY THE CITY ORDINANCES, REGULATIONS, AND SPECIFICATIONS IN EFFECT ON APRIL 1, 1990.

PURPOSE STATEMENT: PHASE 4D

- THIS PLAT CREATES 30 RESORT PARCELS, AND 4 OPEN SPACE TRACTS WITHIN PHASE 1. ONE TRACT FOR FUTURE RESORT/HOTEL DEVELOPMENT AS PHASE 1A AND A PHASE 2 TRACT FOR FUTURE RESORT PARCELS.
- LOTS WILL BE SERVED BY THE PRIVATE RIGHT OF WAYS CONNECTING TO THE PULBIC RIGHT OF WAY "VILLAGE DRIVE", PLAT INST.#1887681 IN BOOK 850 PAGES 3-7.

REFERENCE DOCUMENTS

1. LEGAL LOT OF RECORD; MONTE SERENO PHASE 4 AMENDMENT #3 RECORDED AS INST.#1953723 PLAT BOOK 878 PAGES 13-16 AND REPLAT OF THE COMPOUND PHASE 2 AT MONTE SERENO PHASE 3 RECORDED AS INST.#1953714 PLAT BOOK 878 PAGES 9-12.
2. ALTA/ACSM LAND TITLE SURVEY PREPARED BY DIEGO J. SISNEROS RECORDED AS INST.#1779254 IN PLAT BOOK 794 PAGES 40-41.
3. REVISED ANNEXATION PLAT PREPARED FOR TANO SANTA FE PARTNERS, RECORDED IN BOOK 303, PAGE 021.
4. WARRANTY DEED 665/904-906.
5. SPECIAL WARRANTY DEED, INST. # 1979816.

ALL RECORDED PLATS AND DEEDS REFERENCED ON THE FACE OF THIS PLAT.

UTILITY COMPANIES

COMCAST — DATE 5/9/2022

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

~~PNM ELECTRIC~~ SERVICE — DATE 06/22/2022

NM GAS COMPANY, (NMGCO) — DATE 6/7/2022

Qwest Corporation, d/b/a CenturyLink QC 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.

Qwest Corporation, d/b/a CenturyLink QC — DATE 6/7/2022

SANTA FE COUNTY SIGNATURES

SANTA FE COUNTY TREASURER — DATE Oct 5, 22

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO) Instrument 1998800
I hereby certify that this instrument was filed for record on the 3 day of October, 2022 A.D. at 3:30 o'clock pm, and was duly recorded in book 895, page(s) 35-39 of the records of Santa Fe County.

Witness my Hand and Seal of office
KATHARINE E. CLARK
County Clerk, Santa Fe county, N.M.

Deputy

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED TO BE SUBDIVIDED THOSE LANDS SHOWN HEREON. THE SAID SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE SAID OWNER(S). THIS SUBDIVISION CONTAINS 168.28 ACRES, MORE OR LESS.

THE 38' WIDE PRIVATE RIGHT OF WAYS, "EAST VILLAGE DRIVE", "WEST VILLAGE DRIVE", "HIGH POINT LANE", "NORTH SPUR ROAD", "SUNRISE LANE", AND "ARROYO LANE" ARE HEREBY CREATED FOR INGRESS EGRESS, DRAINAGE AND UTILITIES FOR THE USE OF THE RESORT CASITAS AT MONTE SERENO. MAINTENANCE WILL BE THE RESPONSIBILITY OF "MONTE SERENO RESORT MANAGEMENT COMPANY".

THE 23' WIDE PRIVATE ROAD AND PUBLIC UTILITY EASEMENT, "UPPER VILLAGE DRIVE" IS HEREBY CREATED FOR INGRESS EGRESS, DRAINAGE AND UTILITIES FOR THE USE OF THE RESORT CASITAS AT MONTE SERENO. MAINTENANCE WILL BE THE RESPONSIBILITY OF "MONTE SERENO RESORT MANAGEMENT COMPANY".

SHARED DRIVEWAY EASEMENTS FOR ACCESS AND UTILITIES AS SHOWN HEREON(AUE) ARE HEREBY GRANTED FOR JOINT USE BY LOTS 8 AND 10 AS INDICATED. MAINTENANCE OF THE DRIVEWAYS WITHIN THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE TWO USING LOT OWNERS.

A DRIVEWAY EASEMENT FOR ACCESS AND UTILITIES AS SHOWN HEREON(AUE), ACROSS LOT 15 IS HEREBY GRANTED FOR USE BY LOT 16. MAINTENANCE OF THE DRIVEWAY WITHIN THIS EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 16.

COMMON PARKING EASEMENTS AS SHOWN HEREON(CPE) ARE HEREBY GRANTED FOR JOINT USE. MAINTENANCE OF THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE "MONTE SERENO RESORT MANAGEMENT COMPANY".

OPEN SPACE TRACTS WILL REMAIN PRIVATE AND ARE TO BE MAINTAINED IN THEIR NATURAL/EXISTING STATE BY THE OWNER AND ITS SUCCESSORS OR ASSIGNS. THIS OPEN SPACE IS SUBJECT TO A FLOATING EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A PRIVATE NON-MOTORIZED PEDESTRIAN TRAIL. THESE TRACTS ARE ALSO GRANTED FOR USE AS DRAINAGE EASEMENTS TO MITIGATE STORM WATER.

EASEMENTS ARE GRANTED FOR THE PLACEMENT OF CUT/FILL SLOPES OUTSIDE OF THE DEDICATED, OR PRIVATE, RIGHT-OF-WAY AND EASEMENTS ALONG SAID ROADS WITHIN THE LOTS AS MAY BE REQUIRED FOR ROAD CONSTRUCTION AND MAINTENANCE. "MONTE SERENO RESORT MANAGEMENT COMPANY" IS RESPONSIBLE FOR MAINTENANCE OF SAID SLOPES, AND IS HEREBY GRANTED AN EASEMENT FOR SAID PURPOSE.

THERE ARE HEREBY GRANTED SLOPE CONSTRUCTION AND MAINTENANCE EASEMENTS WITHIN EACH RESORT CASITA LOT AND OPEN SPACE FOR EACH ADJOINING LOT'S GRADING CONSTRUCTION. THE "MONTE SERENO RESORT MANAGEMENT COMPANY" WILL BE RESPONSIBLE FOR MAINTENANCE OF THESE SLOPES.

PRIVATE TRAIL EASEMENTS SHOWN ARE FOR NON-MOTORIZED PEDESTRIAN USE ONLY. MAINTENANCE THEREOF IS THE RESPONSIBILITY OF THE OWNER AND OR IT'S ASSIGNS. THE LOCATION SHOWN IS APPROXIMATE AND SUBJECT TO CENTERLINE AS-BUILT FIELD LOCATION.

DRAINAGE EASEMENTS ARE GRANTED FOR MITIGATION OF STORM WATERS OR PONDING(AS NOTED), MAINTENANCE IS THE RESPONSIBILITY OF "MONTE SERENO RESORT MANAGEMENT COMPANY".

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE FOR NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
Qwest Corporation, d/b/a CenturyLink QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

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

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

STORM WATER AGREEMENT:

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE AND STORM WATER MANAGEMENT IMPROVEMENTS ARE ON PRIVATE PROPERTY AND WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY 21 CLUB HOLDINGS(OWNER) AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE AND STORM WATER MANAGEMENT IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE AND STORM WATER MANAGEMENT IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS

BY SIGNING THIS PLAT MONTE SERENO RESORT PARTNERS, LP AND 21 CLUB HOLDINGS, LLC. WARRANTS THAT IT HAS THE AUTHORITY TO ENTER INTO THIS AGREEMENT. THE "MONTE SERENO RESORT MANAGEMENT COMPANY" IS RESPONSIBLE FOR THE MAINTENANCE OF CENTRALIZED STORM WATER DETENTION STRUCTURES.

THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

DRAINAGE FACILITIES MAINTENANCE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS.

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

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

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

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

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

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

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

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

CROSS ACCESS EASEMENTS:

WHEREVER DRIVEWAYS ARE SHARED, A CROSS ACCESS EASEMENT UPON EACH SERVED LOT IS HEREBY GRANTED UPON THE OPPOSING LOT'S DRIVEWAY FOR THE USE AS A TURNAROUND. ONLY THE SHARED DRIVEWAY PORTION AS SHOWN HEREON SHALL BE THE MAINTENANCE RESPONSIBILITY OF BOTH OWNERS.

FLOOD ZONE:

LAND LIES WITHIN OTHER AREAS "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM MAP NO. 35049C0405D, EFFECTIVE 6/17/2008(THIS MAP WAS NOT UPDATED IN 2012).

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 14th DAY OF JULY, 2021. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

DIEGO J. SISNEROS, N.M.P.L.S. 13986 5/27/2022

DIEGO J. SISNEROS — NEW MEXICO — 13986 — REGISTERED PROFESSIONAL SURVEYOR

OWNER(S): MONTE SERENO RESORT PARTNERS, LP
BY: 21 CLUB HOLDINGS, LLC

~~BY: ALFRED S. LILLY, DIRECTOR OF OPERATIONS~~ JAMES M. WHIPKEY, MANAGING MEMBER

STATE OF
COUNTY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 1 DAY OF Sept., 2022 BY ~~ALFRED S. LILLY, DIRECTOR OF OPERATIONS~~ JAMES M. WHIPKEY, MANAGING MEMBER FOR 21 CLUB HOLDINGS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.

STATE OF NEW MEXICO
NOTARY PUBLIC
ANNA M BOHANNON
Commission # 1035352
My Comm. Exp. 12-16-23

NOTARY PUBLIC — MY COMMISSION EXPIRES: 12/16/23

OWNER(S): 21 CLUB HOLDINGS, LLC. A NEW MEXICO LIMITED LIABILITY COMPANY

~~BY: ALFRED S. LILLY, DIRECTOR OF OPERATIONS~~ JAMES M. WHIPKEY, MANAGING MEMBER

STATE OF
COUNTY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ___ DAY OF _____, 202 BY ~~ALFRED S. LILLY, DIRECTOR OF OPERATIONS~~ JAMES M. WHIPKEY, MANAGING MEMBER FOR 21 CLUB HOLDINGS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.

STATE OF NEW MEXICO
NOTARY PUBLIC
ANNA M BOHANNON
Commission # 1035352
My Comm. Exp. 12-16-23

NOTARY PUBLIC — MY COMMISSION EXPIRES: 12/16/23

SHEET INDEX:

- SHEET 2: OVERALL TRACT M / SITE MAP
- SHEET 3: CURVE, LINE AND ADDRESS TABLES
- SHEET 4: PHASE 1 SUBDIVISION LOTS
- SHEET 5: REMAINDER PH. 1 & PHASE 2 TRACT

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

OWNERS: MONTE SERENO RESORT PARTNERS, LP &
21 CLUB HOLDINGS
PARENT PARCEL: TRACT M, MONTE SERENO PHASE 4
PLAT INST.#1953723 AND INST.#1953714.
TRACT M UPC: 1-054-103-119-259.
PLSS LOCATION: SEC. 1, T17N, R9E, & SEC. 36,
T18N, R9E, NMPM,
CITY: SANTA FE
COUNTY: SANTA FE
STATE: NEW MEXICO

V-110

SHEET 1 OF 5

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660

FILE#10449PH1 DATE:5/3/2022

SEC. 35, T18N
SEC. 2, T17N
SEC. 36, T18N
SEC. 1, T17N

BLUE DOG RES. TRUST INST.#1990976

SCHMID WD INST.#1985705 PLAT 761/44-45

FLORIAN LIVING TRUST WD INST.#1491771

ERIC PERKINS & WILLIAM CALDWELL WD INST.#1595175

ROBERT ROYALL INST.#1622740

DTLAW LLC WD INST.#1925680

RONAN WD INST. #1937115

WILLIAM & NIKKI MORACHNICK WD INST.#1388504

BRUCE ARTWICK WD167390O

MARY ANN AMOS TRUST QD INST.#1535270

ROYALL & DOYLE MGT. TRUST INST.#1671797

44' PUBLIC R/W, PLAT 586/48-50E

MONTE SERENO PHASE 2, PLAT 586/48-50.

MONTE

SERENO

DRIVE

Δ:90°00'00" R:17.00' L:26.70' CH:24.04' S74°40'22"E

S29°40'22"E 72.00'

Δ:33°14'13" R:298.84' L:173.36' CH:170.94' S76°56'12"W

44' PUBLIC R/W, PLAT 850/3-7.

SOMERVILLE WD1990750

MONTE SERENO DEVCO LLC WD1955325

VALENTI WD1964036

SCHNEIDER WD1975429

CASTILLO WD1904686

MUTZ WD1927828

ARCHAEOLOGY EASEMENT PLAT 850/3-7.

MONTE SERENO PHASE 4A, PLAT 850/3-7.

MONTE SERENO PHASE 4B, THE COMPOUND PH.3 AT MONTE SERENO PLAT 878/13-16.

SANTA FE NM LAND LLC WD INST.#1899301 LOT 3A PLAT 45-46

T18N R9E S26 S35 S35 S36 1923 USGLO BRASS CAP

PHASE 1A TRACT A-1

PHASE 1 RESORT CASITAS, THIS PLAT

PHASE 2

SEE SHEET 4 & 5 FOR PHASE 1& 2 DATA

SEE SHEET 5 FOR REMAINDER OF N. REMAINDER, TRACT M

N89°42'02"E 85.03'

#4 REBAR LS 9998

N89°46'34"E 1226.95'

OVERALL

589.32' TO TRACT M

TRACT C FUTURE CLUSTER UNITS

TRACT D FUTURE CLUSTER UNITS

TRACT E PLAT 855/35-38 FUTURE CLUSTER UNITS

TRACT G RESERVED FOR FUTURE OPEN SPACE

TRACT F2 PLAT 850/3-7

S. REMAINDER TRACT M 92.40 AC.±

N. REMAINDER TRACT M 40.917 AC.±

15' TRAIL EASEMENT PLAT 586/48-50

15' TRAIL EASMENT PLAT 586/48-50E

15' TRAIL EASEMENT PLAT 817/37-38

MONTE SERENO PHASE 1, PLAT 586/48-50.

MONTE SERENO DRIVE

DENOTES RIDGETOP SUB-DISTRICT

RIDGETOP SUB-DISTRICT, HOUSES PROHIBITED

THE COMPOUND AT MONTE SERENO PLAT 816/39-44

MONTE SERENO PH. 4C PLAT 855/35-38

AVENIDA MONTE SERENO

VILLAGE DRIVE

50' PAUE PLAT 850/3-7

10' PUE, PLAT 850/3-7.

44' PUBLIC R/W, PLAT 630/27-32

US 84/285 FRONTAGE ROAD FINAL RIGHT OF WAY MAP JULY 2, 1999 MIP-084-6(78)166, 300' R/W

S24°50'51"E 2095.64' (2095.46')

NMDOT A.C. POST 3402 LS 12178

3 1/4" BRASS TAC 12178

TIE TO USGLO BRASS CAP, NW S36

THOMPSON W.D.1961735

ROMANS W.D.1963063

RUGGIERS W.D.1965856

LOW SKY LAND LP WD 1813555

LOW SKY LAND LP WD INST.#1786815

BLACK WD INST.#1926165

MICHAEL FREIBERGER & MATILDA PERWINS WD 1685556

REY & LAURA GONZALES WD INST.#1434892

CASITA CONCEPT CONSTRUCTION, WD 1496280

ZINKHAM WD871442

ZINKHAM WD 1925504

KITCH WD 1691443

N/F GILMAN FAMILY TRUST PLAT 817/37-38.

1313 TEXAS INVESTMENTS LLC WD INST.#1881862

TERRY RILEY & LINDA FERDIG-RILEY WD INST.#1501761

JOE LEE & CHARLOTTE CORNETT WD 1687040

N/F STEVEN & DIANE FORTMAN WD INST.#1980039

CLUTE INST.#1924855

CANTALINI INST.#1868969

MCDONALD INST.#1900324

TUMMINS INST.#1879029

POUPPIRT INST.#1887363

BERMAN INST.#1883754

BROATCH INST.#1913008

LEMESANY INST.#1897175

OATEN INST.#1900497

44' PUBLIC R/W, PLAT 586/48-50E

44' PUBLIC R/W, PLAT 850/3-7.

CITY OF SANTA FE CONTROL MONUMENT CSFC-67

N37°42'54"W 10139.23'

S44°39'32"E 284.47'

N47°40'28"E 255.43'

N17°49'12"E 949.97'

S22°10'27"W 1119.67'

N27°11'31"E 260.40'

N27°07'43"E 135.41'

N21°13'45"E 230.53'

N69°35'43"W 274.66'

N65°52'00"W 166.08'

S09°37'04"W 510.36'

S46°54'19"W 144.24'

S58°30'46"W 218.71'

S19°40'24"W 341.39'

N67°57'56"E 413.05'

S14°17'20"E 622.26'

S25°48'20"E 417.75'

N25°58'00"W 22.01'

S55°23'08"E 482.78'

N25°06'49"E 496.54'

N20°26'13"W 207.30'

N76°08'55"E 413.57'

N19°56'28"E 524.14'

N65°44'26"E 219.70'

N13°37'44"W 242.64'

S45°39'56"W 3.61'

S10°05'16"W 10.00'

N09°48'12"W 573.88'

N52°24'59"W 474.17'

N09°39'35"W 206.86'

N10°58'36"E 108.20'

N11°05'11"E 303.65'

S29°32'38"E 2786.06'

S25°59'46"W 147.24'

N86°22'14"W 538.67'

N30°27'03"W 242.94'

N17°53'22"W 396.71'

N33°28'45"W 114.87'

MC1 MC2 MC3 MC4 MC5 MC6 MC7 MC8 MC9 MC10 MC11 MC12 MC13 MC14 MC15 MC16 MC17 MC18 MC19 MC20 MC21 MC22 MC23 MC24 MC25 MC26 MC27

ML1 ML2 ML3 ML4 ML5 ML6 ML7 ML8 ML9 ML10 ML11 ML12 ML13 ML14 ML15 ML16 ML17 ML18 ML19 ML20 ML21 ML22 ML23 ML24

LEGEND:

- DENOTES #4 REBAR, LS7014/13986 OR AS SHOWN FOUND
- DENOTES #4 REBAR, OR AS SHOWN SET
- DENOTES CALCULATED POINT NOT SET
- DENOTES BRASS CAP FOUND
- DENOTES FENCE
- DENOTES FUTURE PHASE 4 AREA
- DENOTES RIDGETOP SUB-DISTRICT, HOUSES ALLOWED

DIEGO J. SISNEROS, N.M.P.L.S. 13986 8/8/2022

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

MAGNETIC NORTH

SCALE 1"=200'

200 0 200

RESORT CASITAS AT MONTE SERENO PHASE 1

PHASE 4D, A SUB-PHASE OF MONTE SERENO PHASE 4
SUBDIVISION OF TRACT A AND TRACT M
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

OVERALL TRACT M AND SITE MAP

V-111

SHEET 2 OF 5

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660

FILE#10449SUB DATE:5/3/2022

PHASE 1 & PHASE 2

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	88.00'	60.27'	59.10'	S07°11'05"E	39°14'37"
C2	19.00'	36.09'	30.91'	S66°51'22"W	108°50'18"
C3	88.00'	2.37'	2.37'	S57°57'15"E	1°32'28"
C4	88.00'	5.04'	5.04'	N55°32'38"W	3°16'47"
C5	88.00'	51.78'	51.03'	N37°02'56"W	33°42'38"
C6	126.00'	49.42'	49.10'	S34°48'03"E	22°28'17"
C7	58.00'	26.16'	25.94'	S33°06'54"E	25°50'35"
C8	96.00'	43.30'	42.93'	N33°06'54"W	25°50'35"
C9	88.00'	14.02'	14.01'	N41°28'21"W	9°07'41"
C10	149.00'	21.12'	21.10'	S22°44'45"E	8°07'18"
C11	149.00'	56.65'	56.31'	S07°47'32"E	21°47'07"
C12	88.00'	83.30'	80.22'	N09°47'26"W	54°14'09"
C13	149.00'	103.55'	101.48'	S23°00'32"W	39°49'03"
C14	88.00'	15.55'	15.53'	N22°23'20"E	10°07'22"
C15	96.00'	45.37'	44.95'	N13°54'37"E	27°04'48"
C16	58.00'	43.17'	42.18'	S06°07'35"W	42°38'51"
C17	149.00'	7.60'	7.60'	S44°22'46"W	2°55'24"
C18	96.00'	26.08'	26.00'	N07°24'49"W	15°34'03"
C19	108.00'	134.49'	125.96'	S20°28'34"W	71°20'49"
C20	70.00'	123.60'	108.16'	N35°23'07"E	101°09'55"
C21	88.00'	51.98'	51.23'	S69°02'42"W	33°50'45"
C22	108.00'	36.00'	35.84'	S76°25'03"W	19°06'03"
C23	126.00'	74.43'	73.35'	N69°02'42"E	33°50'45"
C24	36.00'	80.26'	64.64'	S64°00'44"E	127°43'54"
C25	125.00'	59.08'	58.54'	N42°52'20"E	27°04'57"
C26	19.00'	19.51'	18.67'	S58°44'59"W	58°50'14"
C27	74.00'	46.56'	45.79'	S70°08'42"W	36°02'47"
C28	86.00'	3.32'	3.32'	S70°05'10"W	2°12'52"
C29	19.00'	50.05'	36.78'	N35°33'37"W	150°55'18"
C30	87.00'	25.16'	25.07'	N48°11'07"E	16°34'11"
C31	68.00'	3.85'	3.85'	S51°50'32"E	3°14'46"
C32	86.00'	35.21'	34.97'	S82°55'24"W	23°27'36"
C33	19.00'	23.95'	22.39'	N70°06'09"W	72°12'29"
C34	106.00'	36.01'	35.84'	N43°43'55"W	19°28'00"
C35	68.00'	171.94'	129.66'	S22°13'02"W	144°52'21"
C36	106.00'	59.75'	58.97'	N17°32'49"E	32°17'56"
C37	19.00'	24.01'	22.44'	N37°35'44"E	72°23'45"
C38	106.00'	87.75'	85.27'	N57°24'47"E	47°25'59"
C39	19.00'	22.92'	21.56'	N34°24'59"E	69°07'31"
C40	48.00'	21.51'	21.33'	N81°48'58"E	25°40'28"
C41	106.00'	25.02'	24.96'	N87°53'29"E	13°31'26"
C42	126.00'	18.07'	18.05'	N03°57'43"E	8°12'59"
C43	126.00'	86.05'	84.39'	N27°38'08"E	39°07'51"
C44	88.00'	81.32'	78.46'	N26°19'36"E	52°56'46"
C45	149.00'	18.10'	18.09'	S49°19'14"W	6°57'32"
C46	126.00'	12.31'	12.31'	N50°00'01"E	5°35'56"
C47	111.00'	72.53'	71.24'	S34°04'53"W	37°26'13"
C48	111.00'	81.70'	79.86'	S05°43'19"E	42°10'10"
C49	19.00'	24.81'	23.08'	S54°49'48"E	74°48'26"
C50	126.00'	20.63'	20.61'	N22°06'59"W	9°22'49"
C51	19.00'	24.98'	23.22'	N50°06'06"E	75°19'46"
C52	6.00'	10.12'	8.96'	S43°54'48"E	96°38'24"
C53	31.00'	20.68'	20.30'	S23°31'17"W	38°13'47"
C54	31.00'	24.50'	23.87'	S65°16'46"W	45°17'11"
C55	6.00'	10.20'	9.01'	N43°22'58"W	97°23'22"
C56	164.07'	97.86'	96.41'	S54°29'44"E	34°10'23"
C57	88.00'	11.47'	11.46'	N84°01'58"E	7°28'02"
C58	69.00'	18.21'	18.15'	N02°08'31"W	15°07'02"
C59	69.00'	44.82'	44.04'	N24°01'35"E	37°13'11"
C60	69.00'	23.59'	23.47'	N52°25'49"E	19°35'17"
C61	69.00'	25.38'	25.24'	N72°45'45"E	21°04'35"
C62	19.00'	21.53'	20.40'	S50°50'17"W	64°55'31"
C63	155.42'	40.88'	40.76'	S10°50'28"W	15°04'07"
C64	59.00'	21.78'	21.66'	N13°52'57"E	21°09'04"
C65	19.00'	13.92'	13.61'	S03°27'49"W	41°59'21"
C66	164.07'	6.93'	6.93'	S18°44'25"E	2°25'07"
C67	164.07'	50.00'	49.80'	S28°40'46"E	17°27'34"
C68	125.00'	7.47'	7.47'	N13°20'37"W	3°25'27"
C69	891.00'	84.07'	84.04'	N68°52'45"W	5°24'22"
C70	108.00'	20.20'	20.17'	S61°30'30"W	10°43'03"
C71	126.00'	22.74'	22.71'	N62°21'11"W	10°20'20"
C72	19.00'	26.52'	24.42'	N27°32'34"W	79°57'34"
C73	219.55'	122.09'	120.52'	N03°29'36"W	31°51'39"
C74	17.00'	25.38'	23.09'	S22°49'41"W	85°33'20"
C75	211.00'	102.83'	101.82'	S79°34'03"W	27°55'25"
C76	327.00'	427.48'	397.68'	S56°04'42"W	74°54'06"
C77	186.07'	105.18'	103.78'	N03°45'23"W	32°23'12"
C78	107.00'	34.20'	34.05'	N66°20'21"W	18°18'39"
C79	107.00'	69.08'	67.89'	N38°41'19"W	36°59'24"
C80	77.00'	34.73'	34.44'	N33°06'54"W	25°50'35"
C81	107.00'	137.24'	128.02'	N09°17'36"W	73°29'13"
C82	77.00'	57.31'	56.00'	N06°07'35"E	42°38'51"
C83	89.00'	157.14'	137.51'	N35°23'07"E	101°09'55"
C84	107.00'	63.21'	62.29'	N69°02'42"E	33°50'45"
C85	55.00'	56.81'	54.32'	N81°42'49"E	59°10'59"
C86	55.00'	47.38'	45.93'	S44°00'59"E	49°21'26"
C87	106.00'	64.53'	63.53'	S38°59'53"W	34°52'39"
C88	55.00'	18.42'	18.34'	S09°44'31"E	19°11'29"
C89	107.00'	98.88'	95.40'	N26°19'36"E	52°56'46"
C90	130.00'	180.62'	166.44'	S12°59'48"W	79°36'24"
C91	107.00'	45.89'	45.54'	N14°31'12"W	24°34'23"
C92	107.00'	27.40'	27.32'	N05°06'06"E	14°40'14"
C93	50.00'	53.99'	51.41'	N73°34'15"E	61°52'09"
C94	50.00'	39.16'	38.16'	N20°12'05"E	44°52'11"
C95	107.00'	13.94'	13.94'	N84°01'58"E	7°28'02"
C96	67.00'	30.02'	29.77'	S81°48'58"W	25°40'28"
C97	87.00'	168.53'	143.39'	N39°09'32"E	110°59'20"
C98	87.00'	56.38'	55.40'	N34°54'01"W	37°07'47"
C99	90.50'	63.26'	61.98'	N53°13'43"E	40°03'03"
C100	922.00'	46.65'	46.64'	N42°42'59"W	2°53'55"

PHASE 1 & PHASE 2

LINE	BEARING	DIST.
L1	S12°26'13"W	24.18'
L2	S26°48'24"E	41.45'
L3	N20°11'37"W	26.97'
L4	S26°48'24"E	48.56'
L5	S20°11'37"E	32.94'
L6	S46°02'12"E	32.06'
L7	N20°11'37"W	12.97'
L8	N46°02'12"W	32.06'
L9	N27°27'01"E	39.02'
L10	S27°27'01"W	32.53'
L11	S15°11'50"E	23.72'
L12	N15°11'50"W	45.36'
L13	N15°11'50"W	9.27'
L14	S52°07'19"W	14.66'
L15	N85°58'04"E	2.77'
L16	N52°07'19"E	30.14'
L17	S52°07'19"W	15.48'
L18	N46°02'12"W	32.06'
L19	S68°58'44"W	12.48'
L20	N33°42'58"W	38.00'
L21	N85°20'48"W	20.70'
L22	S13°20'34"W	41.34'
L23	N53°27'55"W	16.28'
L24	N85°20'48"W	32.96'
L25	S53°27'55"E	8.14'
L26	S80°27'29"E	39.59'
L27	N62°30'30"W	28.65'
L28	S82°51'44"W	24.25'
L29	N00°08'47"W	29.18'
L30	N68°58'44"E	17.46'
L31	N17°31'52"W	17.09'
L32	S15°03'21"E	24.38'
L33	S11°37'54"E	11.03'
L34	N70°13'42"W	41.21'
L35	N05°18'43"E	32.64'
L36	S09°42'02"E	33.17'
L37	N12°26'13"E	107.16'
L38	N75°29'40"W	19.59'
L39	N52°07'19"E	30.14'
L40	S21°33'34"W	10.88'
L41	N02°14'01"W	22.11'
L42	N42°38'11"E	38.78'
L43	S75°29'40"E	20.95'
L44	S22°44'40"E	16.99'
L45	S06°52'27"E	32.53'
L46	N89°24'07"E	16.42'
L47	S71°24'50"W	16.25'
L48	N09°28'18"E	15.97'
L49	N49°04'11"E	35.18'
L50	S68°00'49"W	39.76'
L51	S51°06'37"W	30.07'
L52	N00°43'05"E	21.47'
L53	N28°09'11"E	25.93'
L54	N42°00'02"E	22.53'
L55	N32°48'59"E	24.33'
L56	N42°52'30"W	11.61'

PHASE 1 ADDRESS TABLE

LOT	NUMBER	ROAD
1	4023	WEST VILLAGE DR.
2	4025	WEST VILLAGE DR.
3	4028	WEST VILLAGE DR.
4	4027	WEST VILLAGE DR.
5	4029	WEST VILLAGE DR.
6	4033	WEST VILLAGE DR.
7	4036	WEST VILLAGE DR.
8	4035	WEST VILLAGE DR.
9	4038	WEST VILLAGE DR.
10	4039	WEST VILLAGE DR.
11	4042	WEST VILLAGE DR.
12	4041	WEST VILLAGE DR.
13	4046	WEST VILLAGE DR.
14	4047	WEST VILLAGE DR.
15	4048	WEST VILLAGE DR.
16	4410	NORTH SPUR RD.
17	4338	SUNRISE LN.
18	4506	ARROYO LN.
19	4324	SUNRISE LN.
20	4505	ARROYO LN.
21	4319	SUNRISE LN.
22	4060	VILLAGE DR.
23	4062	WEST VILLAGE DR.
24	4066	WEST VILLAGE DR.
25	4065	WEST VILLAGE DR.
26	4072	WEST VILLAGE DR.
27	4078	WEST VILLAGE DR.
28	4084	WEST VILLAGE DR.
29	4105	HIGH POINT LN.
30	4109	HIGH POINT LN.

TRACT M

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
MC1	620.00'	81.99'	81.93'	S22°54'41"E	7°34'37"
MC2	125.00'	122.37'	117.55'	S47°10'08"E	56°05'32"
MC3	118.47'	7.07'	7.06'	S65°51'52"W	3°25'01"
MC4	110.00'	117.68'	112.15'	S50°24'24"W	61°17'49"
MC5	157.00'	306.32'	259.99'	N86°20'39"W	111°47'13"
MC6	501.45'	442.35'	428.15'	S10°50'16"E	50°32'36"
MC7	224.55'	189.87'	184.26'	S09°47'23"E	48°26'49"
MC8	499.00'	128.49'	128.13'	N09°49'18"W	14°45'11"
MC9	413.00'	148.25'	147.46'	N12°43'44"W	20°34'03"
MC10	285.39'	85.97'	85.64'	N31°38'32"W	17°15'34"
MC11	18.00'	28.42'	25.84'	N83°07'07"W	85°41'35"
MC12	63.00'	54.62'	52.92'	S78°52'12"W	49°40'13"
MC13	144.00'	69.09'	68.43'	S18°07'54"E	27°29'30"
MC14	17.00'	24.75'	22.62'	N84°29'06"W	83°24'32"
MC15	78.00'	31.47'	31.26'	S42°15'07"W	23°07'01"
MC16	1360.00'	219.93'	219.69'	S35°19'35"W	9°15'56"
MC17	230.00'	122.08'	120.65'	S54°54'46"W	30°24'44"
MC18	17.00'	26.54'	23.93'	S25°23'42"W	89°26'52"
MC19	2044.00'	19.70'	19.70'	N19°36'18"W	0°33'08"
MC20	17.00'	26.70'	24.04'	S64°52'52"E	90°00'00"
MC21	186.00'	98.73'	97.57'	N54°54'46"E	30°24'44"
MC22	50.00'	103.70'	86.09'	N12°53'06"W	118°49'45"
MC23	584.00'	79.38'	79.32'	N78°02'51"W	7°47'18"
MC24	261.00'	171.88'	168.79'	S79°11'34"W	37°43'52"
MC25	17.00'	26.70'	24.04'	S15°19'38"W	90°00'00"
MC26	17.00'	24.77'	22.63'	N51°49'16"E	83°28'01"

TRACT M

LINE	BEARING	DIST.
ML1	S64°09'21"W	72.35'
ML2	N25°50'39"W	46.29'
ML3	N40°50'46"W	186.92'
ML4	S56°54'56"W	72.14'
ML5	S19°45'30"W	35.07'
ML6	S48°28'10"E	72.17'
ML7	N78°44'32"W	134.00'
ML8	N44°20'58"W	101.51'
ML9	N17°11'54"W	83.00'
ML10	N23°00'45"W	76.25'
ML11	S61°01'40"W	143.42'
ML12	S27°36'44"W	21.84'
ML13	S28°34'23"W	84.12'
ML14	S72°17'33"W	50.11'
ML15	S60°23'40"W	133.11'
ML16	S44°09'04"E	49.65'
ML17	S45°50'56"W	127.11'
ML18	S47°00'43"W	11.96'
ML19	S70°07'08"W	58.32'
ML20	N19°52'52"W	58.13'
ML21	N70°07'08"E	58.22'
ML22	N39°42'24"E	133.48'
ML23	S83°19'19"E	133.77'
ML24	N17°42'02"E	27.00'
ML25	N69°39'35"W	67.26'
ML26	S60°19'38"W	8.45'
ML27	N60°19'38"E	8.45'

RESORT CASITAS AT MONTE SERENO PHASE 1

PHASE 4D, A SUB-PHASE OF MONTE SERENO PHASE 4
SUBDIVISION OF TRACT A AND TRACT M
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

Diego J. Sisneros
DIEGO J. SISNEROS, N.M.P.L.S. 13986 8/8/2022

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

CURVE, LINE AND ADDRESS TABLES

V-112

SHEET 3 OF 5

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10449SUB DATE:5/3/2022

#4 REBAR, L.S. 13986
1" PIPE, TAG 13839/5837 PLAT 194/09
N00°07'15"W 67.04'
522.55' N00°03'37"W
"WELSH" EASEMENT, FOR ACCESS & UTILITIES TO BE GRANTED IN FUTURE PHASING
(794.09') N00°06'51"W 12.33'
1" IRON PIPE
N00°06'51"W 781.83'
SEC. 35 | SEC. 26 | SEC. 25
SEC. 36
N89°42'02"E 85.03' (63.32') (63.34')
(28.00') N15°46'33"W 28.08'
25.31' (25.01')
REBAR, L.S. 6998
10' WIDE PNM EASEMENT INST.#1773418
20'WC
N69°07'23"W 33.12'
LOT 62 PURCELL/SADLER WD 1920166
℄ 15' WIDE PRIVATE TRAIL EASEMENT, SUBJECT TO AS-BUILT LOCATION
Δ:208°08'23" R:49.50' L:179.82' CH:96.03' N55°58'34"E
Δ:22°33'33" R:26.50' L:10.43' CH:10.37' N36°48'51"W
Δ:12°34'37" R:139.73' L:30.67' CH:30.61' N31°49'23"W
N25°32'04"W 74.23'
UPPER VILLAGE DRIVE
TRACT A-1 3.6944 Ac.± THIS PLAT, PHASE 1A FOR FUTURE RESORT/HOTEL VILLAGE DEVELOPMENT
N57°47'22"W 264.12'
PHASE 1A
N24°12'28"E 82.75'
60.00'
S69°48'37"W 72.20'
16.04'
℄ 15' WIDE PRIVATE TRAIL EASEMENT, SUBJECT TO AS-BUILT LOCATION
Δ:51°00'56" R:126.00' L:112.19' CH:108.52' S01°56'33"W
N64°01'18"E 53.93'
LOT 3 0.2970 Ac.± 12936 Sq.Ft.±
C6 WEST VILLAGE DR. C81
N12°24'24"W 72.43'
N12°24'24"W 157.55'
N84°44'04"W 112.90'
LOT 7 0.2579 Ac.± 11235 Sq.Ft.±
N84°54'19"E 141.82'
LOT 9 0.3997 Ac.± 17409 Sq.Ft.±
N7°20'00"W 157.89'
N38°02'10"E 164.84'
LOT 11 0.4539 Ac.± 19860 Sq.Ft.±
N77°11'44"E 65.30'
S20°59'29"E 80.35'
ROADWAY TRACT A-4 2.3703±
C19 C83 C16 L11 L10 6.49' 95.91' N15°11'50"W 119.63'
C82 C15 C18 L12 L13 C20 C10
15' AUE 31.07' L14 65.00' L15 L07
MONTE SERENO DRIVE 44' PUBLIC R/W PLAT 850/3-7
A:178.33'
S19°57'14"E 93.20'
23' WIDE PRIVATE ROAD & PUBLIC UTILITY EASEMENT, THIS PLAT.
Δ:126°50'34" R:59.73' L:132.23' CH:106.84' S83°22'31"E
Δ:36°59'09" R:126.00' L:81.34' CH:79.93' N38°41'26"W
7.01' L5 39.94' N20°11'37"W C80 C7 L6 L18 C9 C12 C14 L9
LOT 4 0.2449 Ac.± 10663 Sq.Ft.±
N71°02'46"E 138.98'
LOT 5 0.2260 Ac.± 9844 Sq.Ft.±
N80°57'23"E 139.18'
LOT 6 0.2568 Ac.± 11274 Sq.Ft.±
N80°57'23"E 144.20'
LOT 8 0.2385 Ac.± 10390 Sq.Ft.±
N74°31'01"E 115.19'
LOT 10 0.1801 Ac.± 7844 Sq.Ft.±
N74°31'01"E 126.14'
LOT 12 0.2078 Ac.± 9053 Sq.Ft.±
N85°58'04"E 57.62'
54.85'
67.63'
LOT 13 0.2846 Ac.± 12398 Sq.Ft.±
N20°59'29"W 74.84'
N77°11'44"E 163.70'
OPEN SPACE TRACT A-2 7.4267±
℄ 15' WIDE PRIVATE TRAIL EASEMENT, SUBJECT TO AS-BUILT LOCATION
20' UE PLAT 850/3-7
N37°12'12"E 29.16'
L52 L53 L54 L55 L56 L57 L58 L59 C89 C71 C72 C73 C74 C75
DE, POND, THIS PLAT A:23.81'
0.85' A:82.36'
S70°03'01"W 44.00'
N57°11'01"W 85.54'
LOT 1 0.1949 Ac.± 8489 Sq.Ft.±
LOT 2 0.1759 Ac.± 7662 Sq.Ft.±
S46°36'08"W 117.79'
N60°41'49"E 118.97'
S26°48'24"E 144.16'
142.52'
54.15'
94.27'
1.64'
C48 C47 C45 C17 C13 C90 C11 C10
LOT 25 0.2809 Ac.± 12237 Sq.Ft.±
S76°49'46"W 88.91'
LOT 14 0.3763 Ac.± 16393 Sq.Ft.±
S71°42'43"W 59.67'
S35°44'15"E 88.96'
N05°38'35"W 103.09'
30.51'
S15°54'07"E 69.01'
N38°28'11"E 128.01'
LOT 15 0.2540 Ac.± 11062 Sq.Ft.±
C27 C26 C25 AUE 23.2' S29°30'50"E 102.21'
N38°28'11"E 70.32'
WEST VILLAGE DR. OPEN SPACE TRACT A-5 991 Sq.Ft.±
S12°26'13"W 66.51'
C92 C91 C1 L1 C2 C78 L38 L43 C77 L37 C65 C66 C64 C63 C62 C61 C93
[CPE] 15.00' 18.00'
N87°45'59"E 91.78'
8.54'
EAST VILLAGE DR.
C90 C49 C48 C47 C46 C45 C44 C89 C88 C87 C86 C29 C30 C31 L40 L41 L42 L35 C51 C52 C53 C54 C55 C56 C57 C58 C59 C94 C95 C96 C97 C98 C99 C100 C101 C102 C103 C104 C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116 C117 C118 C119 C120 C121 C122 C123 C124 C125 C126 C127 C128 C129 C130 C131 C132 C133 C134 C135 C136 C137 C138 C139 C140 C141 C142 C143 C144 C145 C146 C147 C148 C149 C150 C151 C152 C153 C154 C155 C156 C157 C158 C159 C160 C161 C162 C163 C164 C165 C166 C167 C168 C169 C170 C171 C172 C173 C174 C175 C176 C177 C178 C179 C180 C181 C182 C183 C184 C185 C186 C187 C188 C189 C190 C191 C192 C193 C194 C195 C196 C197 C198 C199 C200 C201 C202 C203 C204 C205 C206 C207 C208 C209 C210 C211 C212 C213 C214 C215 C216 C217 C218 C219 C220 C221 C222 C223 C224 C225 C226 C227 C228 C229 C230 C231 C232 C233 C234 C235 C236 C237 C238 C239 C240 C241 C242 C243 C244 C245 C246 C247 C248 C249 C250 C251 C252 C253 C254 C255 C256 C257 C258 C259 C260 C261 C262 C263 C264 C265 C266 C267 C268 C269 C270 C271 C272 C273 C274 C275 C276 C277 C278 C279 C280 C281 C282 C283 C284 C285 C286 C287 C288 C289 C290 C291 C292 C293 C294 C295 C296 C297 C298 C299 C300 C301 C302 C303 C304 C305 C306 C307 C308 C309 C310 C311 C312 C313 C314 C315 C316 C317 C318 C319 C320 C321 C322 C323 C324 C325 C326 C327 C328 C329 C330 C331 C332 C333 C334 C335 C336 C337 C338 C339 C340 C341 C342 C343 C344 C345 C346 C347 C348 C349 C350 C351 C352 C353 C354 C355 C356 C357 C358 C359 C360 C361 C362 C363 C364 C365 C366 C367 C368 C369 C370 C371 C372 C373 C374 C375 C376 C377 C378 C379 C380 C381 C382 C383 C384 C385 C386 C387 C388 C389 C390 C391 C392 C393 C394 C395 C396 C397 C398 C399 C400 C401 C402 C403 C404 C405 C406 C407 C408 C409 C410 C411 C412 C413 C414 C415 C416 C417 C418 C419 C420 C421 C422 C423 C424 C425 C426 C427 C428 C429 C430 C431 C432 C433 C434 C435 C436 C437 C438 C439 C440 C441 C442 C443 C444 C445 C446 C447 C448 C449 C450 C451 C452 C453 C454 C455 C456 C457 C458 C459 C460 C461 C462 C463 C464 C465 C466 C467 C468 C469 C470 C471 C472 C473 C474 C475 C476 C477 C478 C479 C480 C481 C482 C483 C484 C485 C486 C487 C488 C489 C490 C491 C492 C493 C494 C495 C496 C497 C498 C499 C500 C501 C502 C503 C504 C505 C506 C507 C508 C509 C510 C511 C512 C513 C514 C515 C516 C517 C518 C519 C520 C521 C522 C523 C524 C525 C526 C527 C528 C529 C530 C531 C532 C533 C534 C535 C536 C537 C538 C539 C540 C541 C542 C543 C544 C545 C546 C547 C548 C549 C550 C551 C552 C553 C554 C555 C556 C557 C558 C559 C560 C561 C562 C563 C564 C565 C566 C567 C568 C569 C570 C571 C572 C573 C574 C575 C576 C577 C578 C579 C580 C581 C582 C583 C584 C585 C586 C587 C588 C589 C590 C591 C592 C593 C594 C595 C596 C597 C598 C599 C600 C601 C602 C603 C604 C605 C606 C607 C608 C609 C610 C611 C612 C613 C614 C615 C616 C617 C618 C619 C620 C621 C622 C623 C624 C625 C626 C627 C628 C629 C630 C631 C632 C633 C634 C635 C636 C637 C638 C639 C640 C641 C642 C643 C644 C645 C646 C647 C648 C649 C650 C651 C652 C653 C654 C655 C656 C657 C658 C659 C660 C661 C662 C663 C664 C665 C666 C667 C668 C669 C670 C671 C672 C673 C674 C675 C676 C677 C678 C679 C680 C681 C682 C683 C684 C685 C686 C687 C688 C689 C690 C691 C692 C693 C694 C695 C696 C697 C698 C699 C700 C701 C702 C703 C704 C705 C706 C707 C708 C709 C710 C711 C712 C713 C714 C715 C716 C717 C718 C719 C720 C721 C722 C723 C724 C725 C726 C727 C728 C729 C730 C731 C732 C733 C734 C735 C736 C737 C738 C739 C740 C741 C742 C743 C744 C745 C746 C747 C748 C749 C750 C751 C752 C753 C754 C755 C756 C757 C758 C759 C760 C761 C762 C763 C764 C765 C766 C767 C768 C769 C770 C771 C772 C773 C774 C775 C776 C777 C778 C779 C780 C781 C782 C783 C784 C785 C786 C787 C788 C789 C790 C791 C792 C793 C794 C795 C796 C797 C798 C799 C800 C801 C802 C803 C804 C805 C806 C807 C808 C809 C810 C811 C812 C813 C814 C815 C816 C817 C818 C819 C820 C821 C822 C823 C824 C825 C826 C827 C828 C829 C830 C831 C832 C833 C834 C835 C836 C837 C838 C839 C840 C841 C842 C843 C844 C845 C846 C847 C848 C849 C850 C851 C852 C853 C854 C855 C856 C857 C858 C859 C860 C861 C862 C863 C864 C865 C866 C867 C868 C869 C870 C871 C872 C873 C874 C875 C876 C877 C878 C879 C880 C881 C882 C883 C884 C885 C886 C887 C888 C889 C890 C891 C892 C893 C894 C895 C896 C897 C898 C899 C900 C901 C902 C903 C904 C905 C906 C907 C908 C909 C910 C911 C912 C913 C914 C915 C916 C917 C918 C919 C920 C921 C922 C923 C924 C925 C926 C927 C928 C929 C930 C931 C932 C933 C934 C935 C936 C937 C938 C939 C940 C941 C942 C943 C944 C945 C946 C947 C948 C949 C950 C951 C952 C953 C954 C955 C956 C957 C958 C959 C960 C961 C962 C963 C964 C965 C966 C967 C968 C969 C970 C971 C972 C973 C974 C975 C976 C977 C978 C979 C980 C981 C982 C983 C984 C985 C986 C987 C988 C989 C990 C991 C992 C993 C994 C995 C996 C997 C998 C999 C1000
LOT 27 0.2249 Ac.± 9799 Sq.Ft.±
S82°19'28"W 130.78'
LOT 26 0.2321 Ac.± 10108 Sq.Ft.±
S82°25'14"W 102.03'
N47°15'23"W 41.93'
LOT 28 0.3334 Ac.± 14521 Sq.Ft.±
S03°08'52"W 243.96'
176.19'
67.78'
PHASE 2
33.44'
N87°40'15"W 95.10'
LOT 24 0.2696 Ac.± 11743 Sq.Ft.±
N80°30'15"E 122.02'
LOT 23 0.2447 Ac.± 10658 Sq.Ft.±
LOT 22 0.1702 Ac.± 7414 Sq.Ft.±
S82°51'44"W 88.75'
S85°20'48"E 53.65'
36.86'
56.37'
N02°13'24"W
S37°50'00"W 100.51'
34.75'
51.84'
S10°27'17"E
52.89'
13.5' WIDE CPE
A:10.32'
SUNRISE LANE A:18.62'
S36°38'64"
LOT 41
LOT 40
LOT 38
LOT 36
LOT 32
LOT 31
LOT 29 0.5593 Ac.± 15214 Sq.Ft.±
N72°24'07"E 117.98'
S46°43'18"W 103.23'
138.35'
N86°47'36"E
LOT 30 0.1989 Ac.± 8666 Sq.Ft.±
S84°37'53"E 43.59'
S27°35'01"E 101.61'
OPEN SPACE TRACT A-6 0.5065 Ac.± 22063 Sq.Ft.±
OPEN SPACE TRACT A-7 1605 Sq.Ft.±
VILLAGE DRIVE 44' PUBLIC R/W PLAT 850/3-7
C68 C69 C70 C67 L31 L32 L33 L34 L36 L39
N19°24'04"E 167.73'
S20°35'56"E 43.29'
41.38'
S01°24'45"E
41.63'
S38°00'57"W
N37°29'38"W 1,301.84'
CITY OF SANTA FE CONTROL MONUMENT CSFC-67
PHASE 2 TRACT 12.7923 Ac.± THIS PLAT.
SEE SHEET 5 FOR REMAINDER OF PERIMETER DATA
LOT 42
LOT 21 0.2594 Ac.± 11298 Sq.Ft.±
S52°44'37"W 274.08'
159.32'
S37°15'29"E 57.68'
LOT 20 0.2696 Ac.± 11743 Sq.Ft.±
80.01'
104.85'
226.66'
SEE SHEET 5 FOR REMAINDER OF TRACT A-2 DATA
LOT 18 0.2235 Ac.± 9738 Sq.Ft.±
S73°47'36"W 103.37'
ARROYO LN.
22.46'
CPE 18.00'
13.35.54
69.78'
9.07'
107.34'
8'X5' DE, POND
9.05'
19.05'
83.71'
S20°25'47"E
32.67'
LOT 16 0.3894 Ac.± 16830 Sq.Ft.±
LOT 17 0.3839 Ac.± 16722 Sq.Ft.±
LOT 19 0.2182 Ac.± 9503 Sq.Ft.±
S77°14'52"W 61.25'
N11°03'34"W 55.49'
6.1'
5'CPE
N89°52'04"E 55.81'
N89°52'04"E 86.85'
N89°52'04"E 91.40'
N12°01'58"E 221.72'
S12°01'58"W 106.17'
N89°46'23"E (1729.95')
1137.56'
TRACT IV-5, PLAT 446/14
N/F SANTA FE OPERA WD 1776/802 DEED INST.#1326000
OPEN SPACE TRACT A-2 7.4267±
℄ 15' WIDE PRIVATE TRAIL EASEMENT SUBJECT TO AS-BUILT LOCATION
FUTURE ACCESS TO RELOCATED

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR
DIEGO J. SISNEROS, N.M.P.L.S. 13986 8/8/2022

LEGEND:

- ● DENOTES #4 REBAR, LS7014 OR AS SHOWN FOUND
- ○ DENOTES #4 REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- ◉ DENOTES BRASS CAP FOUND OR AS NOTED
- -x-x- DENOTES FENCE
- A: DENOTES ARC LENGTH
- DE DENOTES DRAINAGE EASEMENT
- AUE DENOTES PRIVATE ACCESS & PUBLIC UTILITY EASEMENT
- OPE DENOTES COMMON PARKING EASEMENT

BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS

——— DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAT. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAT. DIMENSIONS AND AREAS SHOWN THAT EXCEED NORMAL SURVEY ACCURACY'S ARE FOR MATHEMATICAL PURPOSES ONLY AND DO NOT REPRESENT OR IMPLY A GREATER SURVEY ACCURACY.

THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

RESORT CASITAS AT MONTE SERENO PHASE 1

PHASE 4D, A SUB-PHASE OF MONTE SERENO PHASE 4 SUBDIVISION OF TRACT A AND TRACT M
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

MAGNETIC NORTH
SCALE 1"=50'
50 0 50

PHASE 1 LOTS

V-113

SHEET 4 OF 5

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10449SUB DATE:5/3/2022

TRACT IV-5, PLAT 446/14
N/F SANTA FE OPERA WD 1776/802 DEED INST.#1326000

TRACT A-5
HIGH POINT LN.
EAST VILLAGE DR.
VILLAGE DRIVE
44' PUBLIC R/W
PLAT 850/3-7
LOT 28
LOT 27
LOT 26
LOT 24
LOT 23
LOT 17
LOT 29
LOT 30
LOT 31
LOT 32
LOT 36
LOT 38
LOT 40
TRACT A-6
TRACT A-7
TRACT A-8
ROADWAY
LANE
LOT 21
LOT 18
LOT 20
LOT 58
LOT 33
LOT 34
LOT 35
LOT 37
LOT 39
LOT 41
LOT 42
LOT 43
LOT 44
LOT 45
LOT 46
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LOT 49
LOT 50
LOT 51
LOT 52
LOT 53
LOT 54
LOT 55
LOT 56
LOT 57
LOT 59
LOT 60
OPEN SPACE TRACT A-10
OPEN SPACE TRACT A-11
OPEN SPACE TRACT A-9
OPEN SPACE & TRAILS TRACT A-3
OPEN SPACE TRACT A-2 PH1 7.4267±
ARROYO LN.
EAST VILLAGE DR.
20' AUE
176.30'
PHASE 2 TRACT
12.7923 Ac.±
(PHASE 2 RESORT CASITAS TO BE CREATED UNDER SEPARATE PLAT)
PHASE 1, SEE SHEET 4 OF 5
PHASE 2
PHASE 1, SEE SHEET 5 OF 5
PHASE 2
PHASE 1, SEE SHEET 4 OF 5
PHASE 2
FUTURE RESORT STORAGE AND/OR RESORT RECREATION AREA, SUBJECT TO RELOCATION
FUTURE RESORT STORAGE AND/OR RESORT RECREATION AREA, SUBJECT TO RELOCATION
FUTURE 38' EMERGENCY ACCESS TO FUTURE CLUSTER HOMES, SUBJECT TO CLUSTER RELOCATION UPON CLUSTER HOME TRACT DESIGN.
5'DE, HEREBY CREATED
DE, POND, HEREBY CREATED
5'CPE
8'X5' DE, POND
9'X7' DE, POND
TRACT C
FUTURE CLUSTER HOUSING
CITY OF SANTA FE CONTROL MONUMENT CSFC-67
#4 REBAR, 20' W.C., LS7014
N37°29'38"W 13018.84'
Δ:87°30'20" R:18.00' L:27.49' CH:24.90' N87°55'07"W
Δ:21°55'25" R:922.00' L:352.79' CH:350.65' N55°07'40"W
Δ:0°05'11" R:891.00' L:1.35' CH:1.35' N66°07'58"W
Δ:12°40'02" R:99.50' L:22.00' CH:21.95' S54°39'44"W
Δ:44°36'21" R:88.00' L:68.51' CH:66.79' S83°54'13"E
Δ:39°45'28" R:153.00' L:106.17' CH:104.05' S41°43'19"E
N89°46'23"E 1137.56'
S03°08'52"W 243.96'
S42°08'53"W 70.30'
S02°13'24"E 56.37'
S77°59'00"W 100.51'
S92°44'31"W 274.08'
N20°25'47"W 104.85'
N73°47'36"E 122.31'
S73°47'36"W 103.37'
N41°16'05"W 66.52'
N46°43'58"E 101.60'
S46°19'45"W 142.20'
S07°18'35"W 98.94'
122.34'
124.59'
S00°22'07"E 301.83'
S78°51'09"W 118.84'
S11°08'38"E 129.75'
S03°04'12"W 297.49'
S24°47'56"E 165.06'
N17°39'44"W 280.16'
S21°50'35"E 77.11'
N09°48'17"W 112.98'
N08°33'03"E 88.78'
S17°17'14"W 159.43'
S01°24'45"E 41.38'
S70°35'56"E 43.29'
S38°00'57"W 41.63'
S24°55'01"E 101.61'
S75°42'19"W 27.26'
S03°46'24"W 12.88'
S29°19'35"W 60.07'
S33°13'37"E 35.14'
N56°35'48"E 24.56'
S33°24'12"E 83.47'
N37°03'25"E 49.95'
N68°48'39"W 22.47'
N68°44'28"E 5.35'
S56°36'03"E 20.41'
N87°30'20"W 18.22'
S84°37'53"E 43.59'
C100
C59
C58
C57
L36
L45
L44
L43
55.81'
9.07'
51.03'
32.67'
19.05'
19.05'
41.14'
112.98'
L1
M11
R
C
L
DE
AUE
BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS
THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

℄ 15' WIDE PRIVATE TRAIL EASEMENT SUBJECT TO AS-BUILT LOCATION

℄ 15' WIDE PRIVATE TRAIL EASEMENT, SUBJECT TO AS-BUILT LOCATION

℄ 15' WIDE FUTURE PRIVATE TRAIL EASEMENT. THIS PORTION SUBJECT TO RELOCATION UPON DEVELOPMENT OF FUTURE CLUSTER TRACT

℄ 15' WIDE FUTURE PRIVATE TRAIL EASEMENT, SUBJECT TO AS-BUILT LOCATION

LEGEND:

- ● DENOTES #4 REBAR, LS7014 OR AS SHOWN FOUND
- ○ DENOTES #4 REBAR, OR AS SHOWN SET
- • DENOTES CALCULATED POINT NOT SET
- ◉ DENOTES BRASS CAP FOUND OR AS NOTED
- -x-x- DENOTES FENCE
- ▨ DENOTES FUTURE PHASE 4 AREA
- DE DENOTES DRAINAGE EASEMENT
- AUE DENOTES PRIVATE ACCESS & PUBLIC UTILITY EASEMENT
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NOTE:
ALL TRAIL EASEMENTS SHOWN WITHIN PHASE 2 TO BE CREATED ON THE PHASE 2 PLAT.

RESORT CASITAS AT MONTE SERENO PHASE 1

PHASE 4D, A SUB-PHASE OF MONTE SERENO PHASE 4
SUBDIVISION OF TRACT A AND TRACT M
LYING WITHIN SECTION 1, T17N, R9E, AND SECTION 36, T18N, R9E NMPM, CITY & COUNTY OF SANTA FE, NM

Diego J. Sisneros
DIEGO J. SISNEROS, N.M.P.L.S. 13986 8/8/2022

DIEGO J. SISNEROS NEW MEXICO 13986 REGISTERED PROFESSIONAL SURVEYOR

MAGNETIC NORTH
SCALE 1"=50'
50 0 50

PHASE 2 LOTS V-114

SHEET 5 OF 5

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
7505 MALLARD WAY, SUITE A
SANTA FE, N.M., 87507 (505)471-6660
FILE#10449SUB DATE:5/3/2022

Planning and Land Use Department
Planning Commission Staff Report

Case Numbers	2025-11753 2025-11756
Hearing Date	June 4, 2026
Agent	Sommer Karnes & Associates LLP B Constructiv LLC
Applicant	Amatren, LLC
Request	Development Plan & Special Use Permit
Location	1802 Cerrillos Rd, 1750 Cerrillos Rd, 1361 Fourth St, 3 RD Berry Ave
Case Manager	George Terry
Zoning	C-2 (General Commercial)
Overlay	Cerrillos Rd Highway Corridor Protection District (Zone 1), Suburban Archeological Review District
Pre-App Meeting	June 26, 2025
ENN Meeting	October 6 & 23, 2025
Proposal	The applicant requests approval of a Development Plan and Special Use Permit for a mixed-use storage facility.

Site Map

Case #2025-11753. 1802, 1750 Cerrillos Rd, 1361 Fourth St, and 3 RD Berry Ave Development Plan. Sommer Karnes & Associates LLP and B Constructiv LLC, "Agent," for Amatren, LLC, owner and applicant, "Applicant," requests approval of a Development Plan on 2.72 acres for an indoor self-storage facility containing climate-controlled storage and community offices; creative office suites (mini-storage units); and a community dog park. The properties are zoned C-2 (general commercial) and located within the Cerrillos Road Highway Corridor (CRHC) Protection District Zone One and the Suburban Archaeological Review District. (George Terry, Case Manager, agterry@santafenm.gov)

Case #2025-11756. 1802, 1750 Cerrillos Rd, 1361 Fourth St, and 3 RD Berry Ave Special Use Permit. Sommer Karnes & Associates LLP and B Constructiv LLC, "Agent," for Amatren, LLC, owner and applicant, "Applicant," requests approval of a Special Use Permit to develop an indoor self-storage facility containing climate-controlled storage and community offices; creative office suites (mini-storage units); and a community dog park on 2.72 acres. The properties are zoned C-2 (general commercial) and located within the Cerrillos Road Highway Corridor (CRHC) Protection District Zone One and the Suburban Archaeological Review District. (George Terry, Case Manager, agterry@santafenm.gov)

I. RECOMMENDATION:

Staff recommends that the Planning Commission **APPROVE** the following cases, subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of this report.

1. **Case #2025-11753:** 1802 Cerrillos Rd Development Plan
2. **Case #2025-11756:** 1802 Cerrillos Rd Special Use Permit

Two motions will be required for this case:

1. **APPROVE** Case #2025-11753, "*1802 Cerrillos Rd Development Plan,*" based on the findings in the Staff Report and subject to the Conditions of Approval and Technical Corrections outlined in Attachment A.
2. **APPROVE** Case #2025-11756, "*1802 Cerrillos Rd Special Use Permit,*" based on the findings in the Staff Report and subject to the Conditions of Approval and Technical Corrections outlined in Attachment A.

II. EXECUTIVE SUMMARY

The subject property includes four parcels totaling approximately 2.72 acres: 1802 Cerrillos Rd (1.74 acres), 1750 Cerrillos Rd (0.18 acres), 1361 Fourth St (0.56 acres), and 3 RD Berry Ave (0.24 acres). The parcels straddle Fourth St and are located southwest of the Santa Fe Indian School. The property is the former Empire Builders site.

The Applicant requests approval of a Development Plan and Special Use Permit to demolish the existing structures and redevelop the property as a mixed-use self-storage facility across four buildings totaling approximately 102,000 square feet of gross floor area. The development will include 480 indoor climate-controlled storage units of varying sizes across three floors, associated community office/community room space on Site 1, and 14 creative office/workshop-style mini-storage units on Site 2, together with parking and a community dog park.

These applications were received in December 2025 and therefore have been reviewed under the prior version of the Land Development Code, before recodification (Ordinance 2025-25).

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

Staff's analysis finds that the Applicant has addressed the applicable findings under SFCC Sections 14-3.8(D) and 14-3.6(D). Staff recommends approval of both cases subject to the Conditions of Approval and Technical Corrections identified in Attachment A.

III. PROJECT ANALYSIS: DEVELOPMENT PLAN & SPECIAL USE PERMIT

Project Description

The main structure proposed, "Building 1," fronts Cerrillos Road with parking in the rear. It is a three-story, partially underground structure that is approximately 29 feet 6 inches tall and contains 480 indoor climate-controlled storage units ("Site 1"). Building 1 will replace the existing Empire Builders structure. Across Fourth Street to the east, "Site 2" includes three parcels and three additional one-story structures; however, two of those parcels will be consolidated pursuant to the Conditions of Approval. Site 2 also includes 1750 Cerrillos Road, which will remain a parking lot, matching its existing use. The other two parcels south of 1750 Cerrillos Road will contain three one-story buildings with small-format creative office/workshop-style suites, parking, and a community dog park. For purposes of this Staff Report, "creative office suites" refers to flexible, individually leasable workspace/workshop-style units intended for low-intensity creative, maker, small-business, studio, or similar uses with associated storage functions. These suites are reviewed as part of the overall storage-oriented redevelopment and are not treated as a separate conventional office complex.

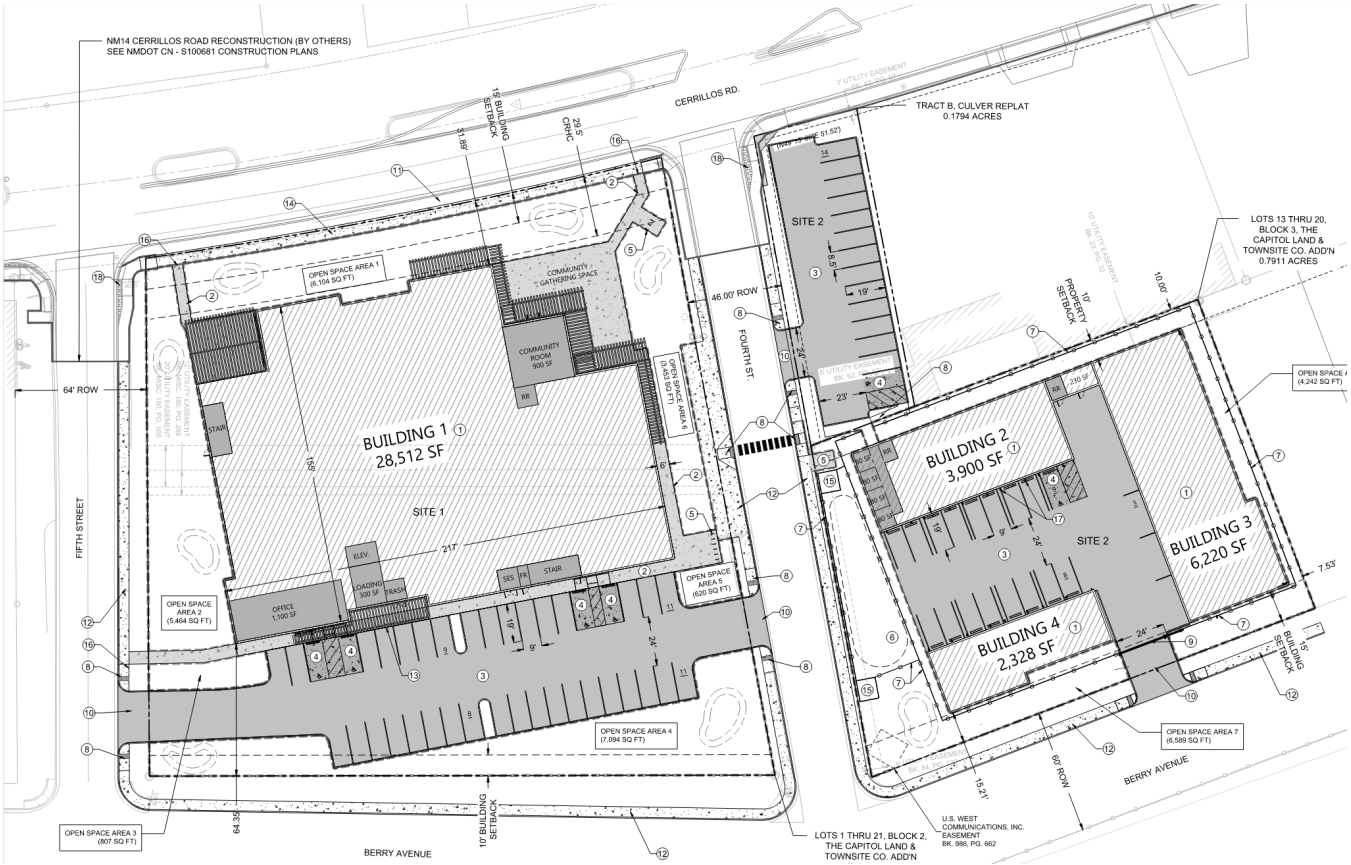


Figure 2: "Site 1" on the left, "Site 2" on the right across Fourth St

A Development Plan is required for this project under SFCC Section 14-3.8(B)(3)(a) which states, *"approval of a Development Plan by the planning commission is required prior to new development that meets any of the following criteria: (a) gross floor area of thirty thousand square feet or more and is located within any zoning district of the city."* A Special Use Permit is also required for individual storage areas within a completely enclosed building and mini-storage units in C-2 zones as shown in SFCC Table 14-6.1-1.

Zoning & Land Use

The Property is zoned C-2, General Commercial. The C-2 district accommodates a broad range of commercial and compatible uses. Storage facilities in the C-2 district are allowed only if the Applicant is granted a Special Use Permit.

The properties surrounding the project site are also zoned C-2. Adjacent uses include hotels, a fire station, auto shops, a restaurant, and another mini-storage facility. The future land use classification for this property and the surrounding properties is Community Commercial.

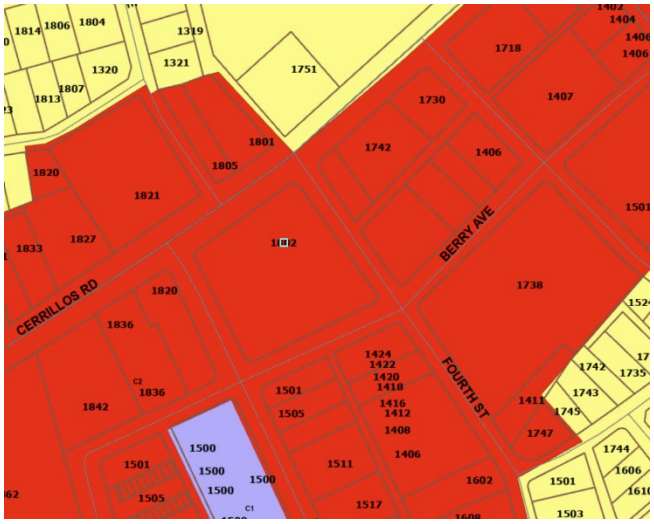


Figure 3: Zoning Map. Red is C-2, yellow is R-5, and purple is C-1.

The proposed Development Plan meets all C-2 dimensional standards shown in Table 1 below.

Table 1 – Dimensional Standards

C-2 (General Commercial) Dimensional Standards		
Requirement	C-2 District Standard	Proposed
Height	45' Maximum	Site 1: 29'6" Site 2: 16'
Lot Coverage	60% maximum	Site 1: 37% (28,512 sq ft) Site 2: 29% (12,448 sq ft)
Open Space	25% of total lot area **20% if passive stormwater harvesting provided* **15% if active stormwater harvesting is provided*	Site 1: 30.91% (23,542 sq ft) Site 2: 25.62% (10,831 sq ft)
Setbacks	Street: 15 ft Side: 0 ft Rear: 10 ft	Site 1: Street – 32', Rear – 64' Site 2: Street – 15', Rear – 10' **Note: The existing*

		Empire Builders site is not in compliance with setbacks. This redevelopment will bring the property into compliance.

SFCC Sections 14-6.2(D)(2) and (3) impose stricter limitations on storage facilities. Below are the limitations and a summary of this project's compliance.

Table 2 – Individual Storage Unit Limitations

14-6.2(D)(2) **Individual Storage Areas Within a Completely Enclosed Building** *Storage units that are not directly accessible from outside a building are subject to the following limitations:*	
Limitation:	Project Compliance:
a. the plan for operation of the storage area is compatible with other permitted uses existing in the vicinity;	Another storage facility, Santa Fe Self Storage, exists adjacent to the southeast of the project.
b. the storage area shall not unreasonably interfere with permitted uses because of glare, traffic congestion or any similar nuisance;	An Impacts of Traffic Assessment was prepared and reviewed. The proposed development does not meet the threshold requiring a full Traffic Impact Analysis under City TIA Guidelines. Congestion and similar traffic-related nuisances are not anticipated.
c. an individual storage unit shall not exceed two hundred square feet;	The largest individual storage units proposed are 10x20 sq ft.
d. outdoor storage is prohibited on the site if located within a C-2 district or the BCD;	Outdoor storage is not proposed.

Table 3- Mini Storage Unit Limitations

14-6.2(D)(3) **Mini Storage Units** *Storage units that are directly accessible from outside a building are subject to the following limitations:*	
Limitation:	Project Compliance:
a. a wall or fencing plan shall be submitted for staff review and approval prior to issuance of a construction permit. Walls or fences shall provide a visual buffer or screen and be constructed of opaque materials;	The applicant is proposing a 6 ft tall dark bronze fence along the perimeter of Site 2.
b. a landscape plan meeting all the requirements	The Applicant has provided a landscape plan,

of Section 14-8.4 shall be submitted to the land use director for approval prior to issuance of a construction permit;	subject to the Conditions of Approval and Technical Corrections in Attachment A.
c. the architecture shall be compatible with the zoning district as approved by the land use director. One dwelling unit, excluding manufactured homes, is allowed as part of the storage unit development and it must be architecturally compatible with the storage units. No portion of the storage units or the dwelling unit shall exceed one story in height;	The proposed architecture has been reviewed for compliance with the required architectural points.
d. lighting shall be of a nature that is not intrusive to surrounding residential uses;	The Applicant submitted a photometric plan. Final lighting corrections remain subject to Attachment A and SFCC Section 14-8.9.
e. mini-storage units approved after July 25, 2007 shall comply with the following: i. a building shall not be located fewer than one hundred (100) feet from a residentially zoned property unless the required landscaping buffer adjacent to the residentially zoned property is twice the otherwise required width; and ii. an eight (8) foot masonry wall, either stuccoed on the outside or made of decorative block, is required along any property line abutting a residentially zoned property.	There is residential zoning north of Site 2 (1750 Cerrillos), across the Cerrillos Rd Right of Way. However, Staff determined these regulations do not apply because 1) the property that is zoned residential is owned and occupied as a City Fire Station, and 2) the Applicant is proposing that this parcel of Site 2 (1750 Cerrillos) will remain its current parking lot use. No mini-storage units are proposed on this lot.

Architecture

The project is composed of four (4) buildings proposed to use natural earth-toned stucco with accents of stone, wood trellises, metal siding, and a mural on the west side of Site 1. The buildings will have a footprint of approximately 41,000 square feet across the parcels, with a gross floor area of approximately 102,000 square feet. The structures will have flat roofs with parapets to screen rooftop equipment. This development is required to meet 205 architectural points in the C-2 zoning district, and the proposed design exceeds that requirement with 230 points. Architectural elevations and the points analysis can be found in Attachment C-3.

Although this development is over 30,000 gross square feet, it is not required to comply with SFCC Section 14-8.8, "Supplemental regulations for retail structures thirty thousand gross square feet or larger." The supplemental regulations apply to retail establishments as defined by the code. The proposed primary use is self-storage with associated office and community components, and staff does not classify the proposed use as a retail establishment for purposes of applying SFCC Section 14-8.8.

Figure 4: Applicant renderings of southwest and northeast corners of Site 1

Access, Traffic, & Parking

The project includes four (4) vehicular entry points. There are two (2) entries on the southeast and southwest sides of Site 1 (Fifth St and Fourth St) to provide access to the parking and loading area. There is one (1) entry off Fourth St into the northernmost parking lot on Site 2, and another one (1) entry into the creative studios area parking lot in Site 2 off Berry Ave.

The project is required to provide a total of 14 bike parking spaces across both sites of this development and has done so with inverted U bike racks in two locations. Vehicular parking requirements for Site 1 are 63 parking spaces, and 6 spaces for Site 2. The applicant proposes 73 parking spaces total, spread between three (3) lots. See Figure 2 for a visual on the parking layout. The applicant has a Condition of Approval to provide appropriate documentation connecting Lot 1 to the rest of the Development Plan in perpetuity to keep the freestanding parking lot connected with the development to avoid any future creation of parking nonconformities.

An Impacts of Traffic Assessment was prepared by Souder, Miller & Associates and reviewed for the project. The assessment evaluated the anticipated traffic associated with the proposed storage, office, community space, and dog park uses. Based on the estimated trip generation and the City's Traffic Impact Analysis Guidelines, the proposed development does not meet the threshold requiring a full Traffic Impact Analysis. The assessment estimates ten (10) AM peak-hour trips and seventeen (17) PM peak-hour trips for the proposed development. See Attachment C-4.

This project lies in a region of Cerrillos Rd that will be altered through NMDOT project S100681 (NM/14 Cerrillos Road) beginning in approximately May 2027. The Applicant has communicated with NMDOT regarding the site plans and site improvements to the right of way. The applicant will install a five (5) foot wide landscape buffer along Cerrillos Rd with a six (6) foot wide sidewalk beside it. Construction of this buffer and the connections to the curb ramps cannot be done until the NMDOT constructs their portion first. The Applicant has a Condition of Approval to continue coordinating construction timing with NMDOT.

Along Fifth St, Fourth St, and Berry Ave, the Applicant will install a five (5) foot wide public sidewalk. The

Applicant will also install a crosswalk connecting Site 1 and 2 across Fourth St.

Terrain Management

The properties are previously disturbed and mostly consist of existing impervious areas. The Applicant proposes to demolish existing structures and asphalt parking areas for the proposed redevelopment. The Applicant has included an erosion control plan to mitigate runoff from the property during construction. Once developed, the property will include eight (8) stormwater ponds for detention and retention. Attachment A includes Conditions of Approval and Technical Corrections related to terrain management that must be completed before recording the Development Plan.

Landscaping, Lighting, & Signage

The Applicant submitted a landscape plan including new trees, shrubs, gravel, and mulch around much of the perimeter of the properties. The design remains subject to technical corrections prior to recording the Development Plan. Items requiring revision include parking lot landscape islands, tree species and placement, and additional parking lot screening shrubs. Refer to Attachment A for the applicable Conditions of Approval and Technical Corrections.

The Applicant also provided a lighting plan that includes building-mounted outdoor lights, pole lights, and string lights to illuminate parking areas and pedestrian pathways. Staff reviewed the photometric data and identified Conditions of Approval and Technical Corrections that must be addressed prior to recording the Development Plan. See Attachment A.

Signage shown in the proposed Development Plan is not approved through this application. Staff will review proposed signs for this commercial use through the applicable sign permit process. In the CRHC Protection District Zone 1, this property will be allowed no more than three (3) signs, none of which may exceed fifty (50) square feet, for a total allowable sign area of no more than 150 square feet.

Utilities

The property has existing water and sewer infrastructure, and the project proposes new water, sewer, and fire service improvements to serve the redevelopment. The City Water Division has approved the Water Plan and Development Water Budget for the project. The approved Development Water Budget is 1.66 acre-feet per year, which is below the five acre-feet per year threshold for water-rights transfer. Additional water infrastructure, Agreement to Construct and Dedicate, agreement for metered service, separate service, irrigation meter, backflow prevention, and related requirements remain subject to the Conditions of Approval and Technical Corrections in Attachment A at the applicable later development stages. City Wastewater did not provide comments on this project. See Attachment C-4.

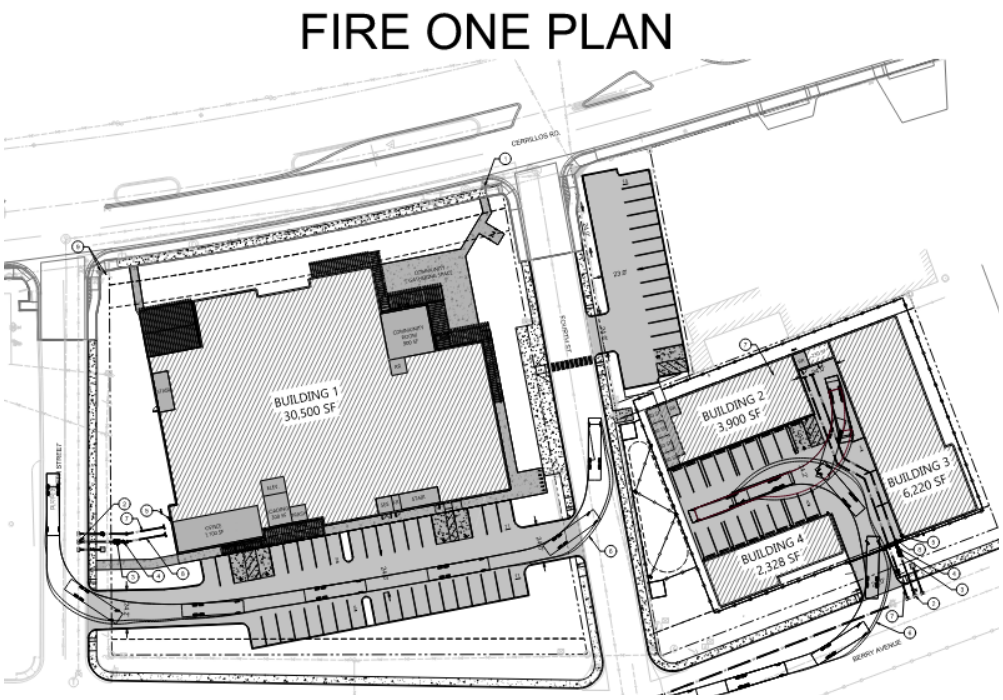


Figure 5: Fire Plan. Red approximates fire access areas.

Fire Prevention and Emergency Access

Fire and emergency access requirements will be reviewed through the applicable International Fire Code requirements and City fire-related conditions. All structures within the proposed Development Plan would include fire alarm systems and sprinklers. There is fire access to Site 1 via Cerrillos Rd, Fourth St, Fifth St, and through the parking lot on the rear (south) side of the structure. Fire access to Site 2 is available along Fourth St, Berry Ave, and through the hammerhead parking area between Buildings 2, 3, and 4. Fire access areas are designed to support the load of a 75,000-pound fire apparatus. The development has two (2) existing fire hydrants on site, one of which will be relocated during construction. Attachment A includes a Condition of Approval requiring the Applicant to maintain fire access roads during construction in compliance with IFC 2021.

Archaeology

This project is within the Suburban Archaeological Review District. No further archaeological review is required unless a future utility plan exceeds 550 linear feet of utility lines, or more restrictive requirements in future amendments to Chapter 14 of the City Code.

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

SFCC Section 14-3.8 governs the authority, procedures, and restrictions for Development Plans. The criteria for approval of Development Plans are detailed below:

Criterion 1: that the Planning Commission has the authority and is empowered to approve the development plan under the section of Chapter 14 described in the application;	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *City Code section 14-3.8.B.3.a requires a development plan for uses with a gross floor area of 30,000 SF or more located within any zoning district of the City. The proposed project is greater than 30,000 SF and therefore requires approval of a development plan by the Planning Commission.*	
Staff Response: Santa Fe City Code (SFCC) Section 14-2.3(C)(1) authorizes the Planning Commission to review and approve or disapprove development plans.	

Criterion 2: that approving the development plan will not adversely affect the public interest; and	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Since the closure of Empire Builders Supply in about 2019, the Property has been vacant; giving rise to negative issues common to vacant urban properties. Redevelopment of the Property will revitalize this area along Cerrillos Road, including addition of amenities available to the community. As addressed below, approving the requested applications would enhance the public interest in several ways.* *Self-storage is a low intensity use that generates relatively little daily activity, traffic, noise and solid waste generation compared to the historic use of the Property and permitted uses allowed by right in the C-2 zone. Water use and sewage generation will be minimal.* *The self-storage building has been designed to maintain a compatible scale and use type with respect to the vicinity, while introducing high-quality architectural and site design features that elevate the visual and functional quality of the Cerrillos Road corridor. While the maximum height limit in the C-2 zone is 45 feet, the proposed self-storage building will be less than 30 feet in height and provides an average front setback along Cerrillos of 15 feet – greater than existing site conditions. The C-2 zone allows for up to 60% lot coverage. The project includes lot coverage of approximately 35% and provides 32% open space, exceeding the minimum requirement of 25% which supports stormwater infiltration, landscaping and pedestrian amenities. The Project conforms to all zoning standards, including height, setbacks, lot coverage, parking and open space requirements and no variances are requested.*	

Finally, as addressed above, the Project includes multiple amenities intended to serve the neighborhood and city, including community gathering space, a community room, community offices and a dog park open to the public. The Project will also include a rooftop solar array to supply renewable energy to the facility, helping lower greenhouse gas emissions and contribute to the City and region's clean energy goals. Such amenities are not required, are not often included in commercial projects and will benefit the public interest.

Staff Response:

The term "Public Interest" is not specifically defined in Chapter 14; however, the Governing Body has implemented the General Plan as stated in Subsection Section 14-1.3 (General Purposes). The resulting ordinances establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest from within the municipality. Staff reviewed the proposed application in accordance with these ordinances. Subject to Conditions of Approval recommended by staff, the proposed application complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.

Criterion 3: that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

The self-storage building design lends itself to being adaptable to other uses. The self-storage units within the building shell can be modified to adapt to different uses and the building design is compatible with existing uses in the project vicinity. The low-intensity nature of self-storage promotes compatibility with existing uses and the traffic generated by the use will be substantially lower than the historic use and many uses permitted as of right within the C-2 zone.

The drive-up storage and workspaces within the lots east of Fourth Street will increase opportunities for local entrepreneurs and small businesses to benefit from small, relatively affordable and conveniently located workspaces. By supporting economic opportunity at the neighborhood level, these spaces will help sustain the financial stability of individuals and families, contributing to the long-term economic viability of the area while redeveloping a Property that has been vacant for several years.

Staff Response:

Staff finds that the proposed uses are compatible with those in the vicinity and that the uses are permitted with a Special Use Permit in the C-2 zoning district. Adjacent uses to the project include hotels, a fire station, auto shops, a restaurant, and another mini-storage facility (Santa Fe Self Storage). The architectural style of the buildings is compatible with structures in the area, as they will be mostly neutral stucco with some accent materials. The project conforms with all C-2 zoning requirements and eliminates existing nonconformities on the site.

V. SPECIAL USE PERMIT APPROVAL CRITERIA SECTION 14-3.6(D)

SFCC Section 14-3.6 governs the authority, procedures, and restrictions for Special Use Permits. The criteria for approval of Special Use Permits are detailed below:

Criterion 1: that the land use board has the authority under the section of Chapter 14 described in this application to grant a Special Use Permit;	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *City Code Table 14-6.1.1 identifies a self-storage facility within a C-2 zone as being allowed subject to approval of a SUP. The Planning Commission has the authority to consider requests for SUPs that are part of a development plan requesting Planning Commission review. (14-2.3.C.3)*	
Staff Response: Santa Fe City Code (SFCC) Section 14-2.3(C)(3) authorizes the Planning Commission to review and approve or disapprove special use permits when in conjunction with a development plan.	

Criterion 2: that granting the special use permit does not adversely affect the public interest; and	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *Since the closure of Empire Builders Supply in about 2019, the Property has been vacant; giving rise to negative issues common to vacant urban properties. Redevelopment of the Property will revitalize this area along Cerrillos Road, including addition of amenities available to the community. As addressed below, approving the requested application would enhance the public interest in several ways.* *Self-storage is a low intensity use that generates relatively little daily activity, traffic, noise and solid waste generation compared to the historic use of the Property and permitted uses allowed by right in the C-2 zone. Water use and sewage generation will be minimal.* *The self-storage building has been designed to maintain a compatible scale and use type with respect to the vicinity, while introducing high-quality architectural and site design features that elevate the visual and functional quality of the Cerrillos Road corridor. While the maximum height limit in the C-2 zone is 45 feet, the proposed self-storage building will be less than 30 feet in height and provides an average front setback along Cerrillos of 15 feet – greater than existing site conditions. The C-2 zone allows for up to 60% lot coverage. The project includes lot coverage of approximately 35% and provides 32% open space, exceeding the minimum requirement of 25% which supports stormwater infiltration, landscaping and pedestrian amenities. The Project conforms to all zoning standards, including height, setbacks, lot coverage, parking and open space requirements and no variances are requested.*	

Finally, as addressed above, the Project includes multiple amenities intended to serve the neighborhood and city, including community gathering space, a community room, community offices and a dog park open to the public. The Project will also include a rooftop solar array to supply renewable energy to the facility, helping lower greenhouse gas emissions and contribute to the City and region's clean energy goals. Such amenities are not required, are not often included in commercial projects and will benefit the public interest.

Staff Response:

The term "Public Interest" is not specifically defined in Chapter 14; however, the Governing Body has implemented the General Plan as stated in Subsection Section 14-1.3 (General Purposes). The resulting ordinances establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest from within the municipality. Staff reviewed the proposed application in accordance with these ordinances. Subject to Conditions of Approval recommended by staff, the proposed application complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.

Criterion 3: that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

The self-storage building design lends itself to being adaptable to other uses. The self-storage units within the building shell can be modified to adapt to different uses and the building design is compatible with existing uses in the project vicinity. The low-intensity nature of self-storage promotes compatibility with existing uses and the traffic generated by the use will be substantially lower than the historic use and many uses permitted as of right within the C-2 zone.

The drive-up storage and workspaces within the lots east of Fourth Street will increase opportunities for local entrepreneurs and small businesses to benefit from small, relatively affordable and conveniently located workspaces. By supporting economic opportunity at the neighborhood level, these spaces will help sustain the financial stability of individuals and families, contributing to the long-term economic viability of the area while redeveloping a Property that has been vacant for several years.

Staff Response:

Staff finds that the proposed uses are compatible with those in the vicinity and that the uses are permitted with a Special Use Permit in the C-2 zoning district. Adjacent uses to the project include hotels, a fire station, auto shops, a restaurant, and another mini-storage facility (Santa Fe Self Storage). The architectural style of the buildings is compatible with structures in the area, as they will be mostly neutral stucco with some accent materials. The project conforms with all C-2 zoning requirements and eliminates existing nonconformities on the site.

VI. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted two (2) Early Neighborhood Notification (ENN) meetings on October 6, 2025 and October 23, 2025. Both meetings included presentations from the Applicant's team followed by questions and comments from neighbors and interested parties.

Comments and questions addressed potential impacts to existing self-storage businesses, Santa Fe's housing demand, pedestrian crossings near the site, transit/bus shelter needs, construction noise, traffic, project timelines, and the proposed community-serving components of the project.

Additional comments and suggestions addressed retaining or recreating a mural similar to the existing Empire Builders mural, ensuring attractive architecture and site design, and providing creative studio spaces that would be accessible and useful to the community. The Applicant's team responded to questions during the ENN meetings. Meeting notes from the Early Neighborhood Notification meetings can be found in Attachment C-2.

Staff also received written public comment from Lara Miller regarding Case #2025-11753 and Case #2025-11756. The comment objected to Planning Commission action unless the application materials and City evaluation are publicly available with sufficient time for public review. The comment also requested access to the application materials, Staff Report, Special Use Permit findings, Development Plan sheets, Cerrillos Road Highway Corridor Protection District analysis, Suburban Archaeological Review District materials, departmental review comments, and proposed Conditions of Approval.

Ms. Miller's written comment further requested that staff evaluation address the project's location within the Cerrillos Road Highway Corridor Protection District Zone 1 and the Suburban Archaeological Review District, the proximity of the City fire station, Fire Department / Fire Marshal comments, and the existing Empire Builders mural or related cultural-resource considerations. Staff has logged and preserved the written comment in the case record. Public comments received before or during the Planning Commission hearing will be retained as part of the public record for these cases and made available to the Planning Commission for consideration.

VII. EXPIRATION

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

VIII. ATTACHMENTS

ATTACHMENT A: Conditions of Approval and Technical Corrections

1. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

ATTACHMENT B: Maps and Photos

1. Aerial View
2. Existing Conditions Photos
3. Current Zoning Map
4. Future Land Use Map

ATTACHMENT C: Applicant Submittals

C-1: Applications

a. Application Forms
b. Letter of Intent
c. Owner Authorization Letter
d. Legal Lot of Record
e. NMDOT Correspondence

C-2: Early Neighborhood Notification

f. ENN Meeting Summary 10-6-2025
g. ENN Meeting Summary 10-23-2025

C-3: Development Plans

a. Development Plan
b. Landscape Plan
c. Architectural Plan
d. Architectural Points Analysis
e. Material Board and Renderings
f. Stucco Detail

C-4: Utilities

a. Impacts of Traffic Assessment
b. Approved Water Plan
c. Water Budget Approval

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

Title	Name	Initials
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	*MM*
Planning Manager	Daniel A Esquibel	*DAE*
Senior Planner	A. George Terry	*AGT*

Signature:

Email: hllamboy@santafenm.gov

City of Santa Fe, New Mexico

Attachment A

Conditions of Approval and Technical Corrections

1. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

Conditions of Approval & Technical Corrections

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
1	DP-100: I don't see PUD as part of your zoning on the City GIS. Please provide the PUD ordinance if located within one.	Planning	Prior to Public Hearing (COMPLETED)
2	Create a cover sheet for development plan (use page 1 of the attached template for reference on what should be included)	Planning	Prior to Public Hearing (COMPLETED)
3	Consolidate all lots of Block 2 in "The Capital Land and Townsite Co. Addition to Santa Fe NM"	Planning	Prior to Recordation
4	Consolidate Lots 13-20 of Block 3 in "The Capital Land and Townsite Co. Addition to Santa Fe NM"	Planning	Prior to Recordation
5	Provide proof of ownership of the alley in Block 3	Planning	Prior to Public Hearing (COMPLETED)
6	Provide appropriate documentation connecting Lot 1 to the rest of the Development Plan in perpetuity	Planning	Prior to Recordation
7	Edit application letters and responses to approval criteria for both applications to make sure all references are to the old code sections & change all 'CUA' references to Special Use Permit (SUP). This is because your application was received before the new code became effective.	Planning	Prior to Public Hearing (COMPLETED)
8	Sign dimensions proposed in architectural plans are too large per 14-8.10(G)(8)(a): "For C-2, SC, and I properties located within the Cerrillos Road highway corridor protection district, the following standards shall apply: For one business establishment on a legal lot of record, not more than three signs are allowed, no one of which shall exceed fifty (50) square feet in area in corridor zone one. The total allowable sign area for all three signs shall not exceed one hundred fifty (150) square feet." Revise sign sizing to meet this code criteria.	Planning	At time of Sign Permit
9	Delete list of Conditions of Approval on DP-~~102~~101 for now. I will let you know what conditions should be on there after we go to Planning Commission	Planning	Prior to Public Hearing (COMPLETED)
10	Fence around Site 2 mini storage units shall provide a visual buffer or screen and be constructed of opaque materials per SFCC 14-6.2(D)(3). Provide an elevation/detail of the proposed fencing material.	Planning	Prior to Recordation
11	Is fence 6 or 8 feet tall? DP says 6 ft and architectural plans say 8ft. Please revise to match.	Planning	Prior to Public Hearing (COMPLETED)
12	Architectural plans need to be updated to match revised building placement on Site 2 for setbacks. Site 2 setbacks are incorrectly described in "Site Plan Data" on A.101. "Side (South)" should say "Side (West)." Please also remove 15' west side setback line on drawings for site 2.	Planning	Prior to Public Hearing (COMPLETED)

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
13	Architectural plans showing the layout/number of storage units on each floor is missing in new set. Please add this back in.	Planning	Prior to Public Hearing (COMPLETED)
14	A mural is included in the architectural renderings, but not architectural elevations. Please revise to match	Planning	Prior to Public Hearing (COMPLETED)
15	Provide architectural elevations for buildings 2, 3, and 4	Planning	Prior to Public Hearing (COMPLETED)
16	Is this project planned to be built in phases? If so, provide a phasing plan.	Planning	Prior to Public Hearing (COMPLETED)
17	Please clarify 'by others' site work on plans to identify who will perform the work.	Planning	Prior to Public Hearing (COMPLETED. Applicant is to do work)
18	An approved Water Plan will be required for all new public water infrastructure and fire services.	Water Engineering	Prior to Public Hearing (COMPLETED)
19	An approved Agreement to Construct and Dedicate (ACD) will be required with the Water Division for all new public water infrastructure and fire services.	Water Engineering	Prior to Building Permit
20	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 be installed beyond the meter on any new irrigation service.	Water Engineering	At Time of Development
21	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 Engineering	At Time of Development
22	An approved Development Water Budget including a 9.8% contingency per SFCC 14-7.7 will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.	Water Resources	Prior to Public Hearing (COMPLETED)
23	An applicant may choose to develop a detailed, alternative Development Water Budget for the development project supported by reliable data that demonstrates that the anticipated annual water use will be less than if based on the Water Division's standard formulas per SFCC 14-7.7(D)(2).	Water Resources	Prior to Public Hearing (COMPLETED)
24	An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.	Water Resources	Prior to Building Permit
25	Each lot shall be served by separate water service at the time of development.	Water Resources	Prior to Building Permit

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
26	An agreement for metered service (AMS) will be required to install new services, including water offset fees.	Water Resources	Prior to Building Permit
27	Developer should provide certification that its engineers have provided NMDOT project development engineers opportunity to review site plans in accordance with the departments proposed redesign and reconstruction of Cerrillos Rd.	Traffic	Prior to Public Hearing (COMPLETED)
28	A detailed signage and striping plan for all required on-street signage, pavement markings, and any related regulatory/directional sign shall be submitted for review and approval by Public Works	Traffic	Prior to Building Permit
29	No further review required unless a future proposed utility plan exceeds 550-linear feet of utility lines	Archaeology	-
30	Shall reference correct year of IFC (C-100) and Appendix B for average-sprinkler reduction (FC-101)	Fire	Prior to Public Hearing (COMPLETED)
31	The public right-of-way will be constructed in accordance with the approved Public Works project S100681 (NM 14/Cerrillos Road), including a 5-foot stamped concrete buffer and a full 6-foot sidewalk.	Parks and Open Space	Prior to Public Hearing (COMPLETED)
32	Provide discussion in the drainage narrative of how the stormwater will be directed to the ponding areas. Include how water will be directed from roof drains.	Terrain Management	Prior to Recordation
33	Provide flow directional arrows on grading and drainage plan especially showing flow from roof drains to ponding areas. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume. Depressed areas for all landscaped areas are encouraged, but the official ponding areas for the required storage must be verifiable in the future. The conveyance of water to those areas must be shown on the plans and verifiable in the future. Show curb cuts for water to enter landscaped areas.	Terrain Management	Prior to Recordation
34	Include pond sections and show how ponds will overflow.	Terrain Management	Prior to Recordation
35	Sidewalk should align with Cerrillos Road Plan specs and city street design standards which require 5' landscape buffer between street and pedestrian path (See comments on plans for detail). Sidewalk width should be at least 6', but also made as wide as possible on Cerrillos. FHWA and AASHTO guidance support a separated bike facility given the vehicle speeds and volumes here. By expanding the sidewalk to the minimum for a shared use path (10') this would better align with federal guidance.	MPO	Prior to Public Hearing (COMPLETED)

Conditions of Approval			
#	**Condition of Approval**	**Dept. or Division**	**To be completed:**
36	Driveway conflicts on NW Fourth street should be minimized by consolidating driveways or minimizing the driveway width to ensure one-way circulation	MPO	Prior to Public Hearing (COMPLETED)
37	Ensure safe pedestrian access to site from each street frontage and sidewalk and also between all 3 parcels. How are conflicts between cars and pedestrians crossing 4th from parking on site 1 to site 2 going to be managed and minimized? Crosswalk should be setback from driveways at least 20 ft.	MPO	Prior to Public Hearing (COMPLETED)
38	Pedestrian Access Routes should aim for right angles. Skewed angles can be challenging for wheelchairs to maneuver safely. Minimize awkward angles and ensure there is sufficient landing pad for maneuvering	MPO	Prior to Public Hearing (COMPLETED)
39	Provide conversations with NMDOT so City staff can better understand NMDOT recommendations for this project.	MPO	Prior to Public Hearing (COMPLETED)
40	Shall comply with the most currently adopted International Fire Code (IFC) and adopted city ordinances upon building permit approval	Fire	Prior to Building Permit
41	Shall maintain access to apparatus access roads in and around construction sites in compliance with IFC 2021, Chapter 33 Fire Safety, and During Construction and Demolition.	Fire	During Construction
42	Shall confirm construction timing coordination with NMDOT.	Planning	Prior to Building Permit

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
1	DP-100: Existing conditions plan should be line work, not an image (Images get difficult to read when copying)	Planning	Prior to Public Hearing (COMPLETED)
2	DP-100 – Overlays: Please also list Suburban Archaeological Review District	Planning	Prior to Public Hearing (COMPLETED)
3	DP-100 – Lot Size: please break the lot size into the 4 existing lots for clarity	Planning	Prior to Public Hearing (COMPLETED)
4	DP-100 – Legal Lot Information: Add book/page information for lots. Add Legal Lot information for 1750 Cerrillos Rd.	Planning	Prior to Public Hearing (COMPLETED)
5	DP-100: Delineate 200ft buffer around property	Planning	Prior to Public Hearing (COMPLETED)
6	DP-101: Cerrillos Rd is spelled wrong (also spelled wrong on other sheets)	Planning	Prior to Public Hearing (COMPLETED)
7	DP-101: Zoning description is incorrect	Planning	Prior to Public Hearing (COMPLETED)
8	DP-101: Clearly depict Site 1 and Site 2 on drawing	Planning	Prior to Public Hearing (COMPLETED)

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
9	DP-101: Legal Description and Site Area – description of 1750 Cerrillos Rd is missing from both of these sections	Planning	Prior to Public Hearing (COMPLETED)
10	DP-101: Building Height – building height must be included	Planning	Prior to Public Hearing (COMPLETED)
11	DP-101: Open Space – incorrect code citation. This code references South Highway Corridor Protection District, not Cerrillos Rd Overlay. Change to SFCC 14-7.5(D)	Planning	Prior to Public Hearing (COMPLETED)
12	Add descriptions/dimensions of all open space provided (might be easier to visually depict on a new sheet)	Planning	Prior to Public Hearing (COMPLETED)
13	DP-101: Add clarification on the calculation of number of parking spaces	Planning	Prior to Public Hearing (COMPLETED)
14	Add Case #2025-11753 & 11756 to all relevant sheets	Planning	Prior to Public Hearing (COMPLETED)
15	Add a column to architectural points analysis explaining how you met each point designation.	Planning	Prior to Public Hearing (COMPLETED)
16	DP-103: Parking – delete “parks & open space – as determined by the city”	Planning	Prior to Public Hearing (COMPLETED)
17	DP-101: Fill in floodplain note #17	Planning	Prior to Public Hearing (COMPLETED)
18	Applicant and City Water staff will work together to address main looping during the review of the water plan (see attached memo)	Water Engineering	Prior to water plan approval (COMPLETED)
19	Existing Drainage Plan (sheet C-302) has a drainage calc. table labeled “post-development stormwater calculations. Verify this the correct table for this sheet and relabel to pre-development stormwater calcs. Also question whether this is correct table, as the existing volumes are less than post-development volumes on next sheet, however site plan reduces impervious area	Parks and Open Space	Prior to Recordation
20	Please label each pond, provide drawings for each pond including inlet & outlet structures, storage volumes, location of sediment measuring post, and landscape materials. Ensure grading notes reflect plan.	Parks and Open Space	Prior to Recordation
21	Planting Note #1 (LP-501): This note should be revised to reference the City of Santa Fe landscape requirements rather than Doña Ana County landscape requirements.	Parks and Open Space	Prior to Recordation
22	Fencing oddly crosses retention pond (C-201)	Parks and Open Space	-
23	The dog park should be designed and constructed to capture the first flush of surface runoff in order to reduce water quality impacts. As currently depicted, the grading plan does not direct runoff in a manner that would enable the pond to function as intended (sheet -304)	Parks and Open Space	Prior to Recordation

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
24	Parking lot traffic islands appear to have 60 square feet of permeable surface. Code 14-8.4(H)(4)(IV) requires 90 square feet of permeable surface.	Landscaping	Prior to Recordation
25	Austrian pine at the main building at the southwest parking space is located to close to the curb and gutter. This tree at that location will cause curb and gutter and parking lot damage. Adjust tree to the center of the landscape area or choose a better size tree for this location. Entrance trees into the parking area should be centered in the planters to prevent future parking lot, curb, and gutter damage.	Landscaping	Prior to Recordation
26	The Landscape is bunched into the property boundaries, extend the Landscape to the perimeters of the proposed sidewalks at Berry Ave and Fifth St. Review for easements, before plant material and irrigation location placements.	Landscaping	Prior to Recordation
27	Provide shrubs to the landscape for parking lot screening at Cerrillos Road, Fourth St., and Berry Ave. per city code 14-8.4(H)(3).	Landscaping	Prior to Recordation
28	Provide frontage landscaping for CRHC zone 1 as required pre code 14-5.5 - HIGHWAY CORRIDOR PROTECTION DISTRICTS (B) CRHC Cerrillos Road Highway Corridor Protection District at the northeast parking lot.	Landscaping	Prior to Recordation
29	Provide shrub planting within the planter bed along the boundary wall at the northeast parking lot.	Landscaping	Prior to Recordation
30	Review plantings at traffic sight triangles for height compliance for a 3–8-foot visibility window.	Landscaping	Prior to Recordation
31	Utilize organic mulch within the landscape particularly at mass plantings. Provide wood mulch shredded or chipped 4-inches in depth without weed fabric.	Landscaping	Prior to Recordation
32	Provide fencing information and detail.	Landscaping	Prior to Recordation
33	Irrigation system design is incomplete. Provide the remaining zone layouts.	Landscaping	Prior to Recordation
34	Provide the correct details from the LIDS manual for the Manual Drain, Backflow Preventer.	Landscaping	Prior to Recordation
35	Provide a water budget for the first three months of the Turf establishment period.	Landscaping	Prior to Recordation
36	Turf grass sod or turf grass seed mixes installed within the city limits shall contain no more than twenty-five percent Kentucky Bluegrass.	Landscaping	Prior to Recordation
37	Photometrics do not meet Code requirements. See Article 14-8.6(D)(2) and revise for compliance. 74-points exceed the maximum illumination for any point. (Highlighted numbers attached are out of compliance)	Landscaping	Prior to Recordation
38	Include attached notes	Terrain Managem	Prior to Recordation

Technical Corrections			
#	**Technical Correction**	**Dept. or Division**	**To be completed:**
		ent	
39	Current analysis shows a violation: an increase in peak stormwater flows is not allowed per city code 14-8.2(D)(4)(b)(i)	Terrain Management	Prior to Recordation
40	Include 2 additional drainage analysis for the 1-year, 1-hour, and 100-year, 24-hour, required to show compliance for any frequency storm event up to the 100-year, 24-hour. Please See city code 14-8.2(D)(4)(b)(i) "except as otherwise required by this Section 14-8.2, the stormwater runoff peak flow rate discharged from a site shall not exceed pre- *development* conditions for any frequency storm event up to the one percent chance, twenty-four-hour storm event at each discharge point;"	Terrain Management	Prior to Recordation
41	Show on the drainage and terrain management plans: roof drain pattern and downspouts/canales, and means of stormwater conveyance (swales, catch basins, storm drainpipe, curb cuts, etc.) to stormwater control features	Terrain Management	Prior to Recordation
42	Please provide more information on how runoff Coefficients were selected from the NMDOT Manual, include the figure/table number, cover type, % impervious cover, etc.	Terrain Management	Prior to Recordation
43	Please Verify how the runoff volumes are calculated, The Rational Method is not an acceptable method to calculate runoff volume per NMDOT Drainage Design Manual, July 2018, section 403, Limitations: "Runoff volumes may not be computed with the Rational Formula Method or Modified Rational Formula Method (not included in this Drainage Design Manual".	Terrain Management	Prior to Recordation
44	Include an acceptable runoff volume analysis for stormwater quality volume for a 0.68-inch (90% percentile, or roughly the 1-year, 1-hour storm) event. This runoff volume must be contained/retained on site, to reduce pollution per EPA NPDES MS4, see city code 14-8.2(A)(13). This volume must infiltrate in 24 hours per city code 14-8.2(D)(4)(c)(ii), It is encouraged that the Stormwater quality volume design is incorporated into the landscape, to also comply with landscape code rainwater harvesting requirements 14-8.4(E)(1) "The *landscaping* plan shall include *passive water harvesting* for *landscape* irrigation purposes as a minimum requirement" the minimum recess depth for retention and water harvesting areas is 6 inches.	Terrain Management	Prior to Recordation

February 27, 2026

Case # 2025-11753 & 2025-11756

Lisa Martinez
B Constructiv LLC
3201-C Zafarano Dr #111
Santa Fe, NM 87507

Joseph Karnes
Sommer Karnes & Associates, LLP
125 Lincoln Ave #221
Santa Fe, NM 87501

Dear Lisa & Joseph,

Your application was received on December 19, 2025 for:

Case #2025-11753 & 2025-11756. 1750 and1802 Cerrillos Rd, 3 RD Berry Ave, and 1361 Fourth St Development Plan and Special Use Permit. B Constructiv LLC and Sommer Karnes & Associates LLP, "Agents" for Amatren, LLC, Owner and Applicant ("Applicant"), request approval of a Development Plan and Special Use Permit to redevelop the properties listed above into a self-storage facility with community office and gathering spaces. The property is zoned C-2 (General Commercial) and is within the Suburban Archaeological Review District. (Alexa Hempel, Case Manager, anhempel@santafenm.gov).

This application has been reviewed by Planning Division staff (Staff) and the City's Development Review Team (DRT). Attached are the initial DRT review comments including conditions of approval and technical corrections. Additional corrections may follow throughout the development review and permitting processes. I would like to highlight and summarize the following key items. Those items in green font must be completed prior to planning commission. Items in black will need to be completed at later dates (refer to attachments), but it is in your best interest to begin working on them sooner rather than later.

City Council

Alma G. Castro, District 1 | Elizabeth "Liz" Barrett, District 2 | Lee Garcia, Mayor Pro Tem, District 3 | Jamie Cassutt, District 4
Patricia Feghali, District 1 | Paul C. Bustamante, District 2 | Pilar F.H. Faulkner, District 3 | Amanda Chavez, District 4

A. Initial Staff & DRT Review Summary

Your development plan and special use permit applications have been reviewed by the DRT and the following necessary revisions have been identified:

1. Planning

a. DP-100: I don't see PUD as part of your zoning on the City GIS. Please provide the PUD ordinance if located within one.
b. Create a cover sheet for development plan (use page 1 of the attached template for reference on what should be included)
c. Sign dimensions proposed in architectural plans are too large per 14-8.10(G)(8)(a): "For C-2, SC, and I properties located within the Cerrillos Road highway corridor protection district, the following standards shall apply: For one business establishment on a legal lot of record, not more than three signs are allowed, no one of which shall exceed fifty (50) square feet in area in corridor zone one. The total allowable sign area for all three signs shall not exceed one hundred fifty (150) square feet." Revise sign sizing to meet this code criteria
d. Consolidate all lots of Block 2 in "The Capital Land and Townsite Co. Addition to Santa Fe NM"
e. Consolidate Lots 13-20 of Block 3 in "The Capital Land and Townsite Co. Addition to Santa Fe NM"
f. Provide proof of ownership of the alley in Block 3
g. Provide appropriate documentation connecting Lot 1 to the rest of the Development Plan in perpetuity
h. Edit application letters and responses to approval criteria for both applications to make sure all references are to the old code sections & change all 'CUA' references to Special Use Permit (SUP). This is because your application was received before the new code became effective.
i. DP-100: Existing conditions plan should be line work, not an image (Images get difficult to read when copying)
j. DP-100 – Overlays: Please also list Suburban Archaeological Review District
k. DP-100 – Lot Size: please break the lot size into the 4 existing lots for clarity
l. DP-100 – Legal Lot Information: Add book/page information for lots. Add Legal Lot information for 1750 Cerrillos Rd.
m. DP-100: Delineate 200ft buffer around property
n. DP-101: Cerrillos Rd is spelled wrong (also spelled wrong on other sheets)
o. DP-101: Zoning description is incorrect
p. DP-101: Clearly depict Site 1 and Site 2 on drawing
q. DP-101: Legal Description and Site Area – description of 1750 Cerrillos Rd is missing from both of these sections
r. DP-101: Building Height – building height must be included
s. DP-101: Open Space – incorrect code citation. This code references South Highway Corridor Protection District, not Cerrillos Rd Overlay

t. Add descriptions/dimensions of all open space provided (might be easier to visually depict on a new sheet)
u. DP-101: Add clarification on the calculation of number of parking spaces
v. Add Case #2025-11753 & 11756 to all relevant sheets
w. Add a column to architectural points analysis explaining how you met each point designation

2. Fire

a. Shall reference correct year of (IFC) (C-100) and Appendix B for average-sprinkler reduction (FC-101)

3. Archaeology

a. No further review is required unless a future proposed utility plan exceeds 550-linera feet of utility lines

4. ADA

a. Must remove and replace all damaged existing sidewalks.
b. Must relocate northeast fire hydrant out of sidewalk path on Cerrillos Rd.
c. Must remove and replace all existing, abandoned curb cuts/drive entrances and replace with barrier curb. SFCC 23-3.5
d. ADA Parking stalls and aisles must be added to east parking lot for buildings 2, 3, for the offices and restrooms.
e. Remove City of Albuquerque Civil Details Sheets # C-506, and # C-507 and add NMDOT Series 608 in place.
f. Must bring Existing Corner curb ramps to ADA compliance.

5. MPO

a. Sidewalk should align with Cerrillos Road Plan specs and city street design standards which require 5' landscape buffer between street and pedestrian path (See comments on plans for detail). Sidewalk width should be at least 6', but also made as wide as possible on Cerrillos. FHWA and AASHTO guidance support a separated bike facility given the vehicle speeds and volumes here. By expanding the sidewalk to the minimum for a shared use path (10') this would better align with federal guidance.
b. Driveway conflicts on NW Fourth street should be minimized by consolidating driveways or minimizing the driveway width to ensure one-way circulation
c. Ensure safe pedestrian access to site from each street frontage and sidewalk and also between all 3 parcels. How are conflicts between cars and pedestrians crossing 4th from parking on site 1 to site 2 going to be managed and minimized?
d. Pedestrian Access Routes should aim for right angles. Skewed angles can be challenging for wheelchairs to maneuver safely. Minimize awkward angles and ensure there is sufficient landing pad for maneuvering
e. Make changes as shown in redlines on plans (attached)

6. Traffic

a. See attached letter from Wilson & Company dated 2/20/26 certifying its concurrence with the developer's "Initial Traffic Assessment" (ITA).

b. Developer should provide certification that its engineers have provided NMDOT project development engineers opportunity to review site plans in accordance with the department's proposed redesign and reconstruction of Cerrillos Rd
c. A detailed signage and striping plan for all required on-street signage, pavement markings, and any related regulatory/directional signs shall be submitted for review and approval by Public Works

7. Parks & Open Space

a. The public right-of-way will be constructed in accordance with the approved Public Works project S100681 (NM 14/Cerrillos Road), including a 5-foot stamped concrete buffer and a full 6-foot sidewalk.
b. Existing Drainage Plan (sheet C-302) has a drainage calc. table labeled "post-development stormwater calculations. Verify this the correct table for this sheet and relabel to pre-development stormwater calcs. Also question whether this is correct table, as the existing volumes are less than post-development volumes on next sheet, however site plan reduces impervious area.
c. Please label each pond, provide drawings for each pond including inlet & outlet structures, storage volumes, location of sediment measuring post, and landscape materials. Ensure grading notes reflect plan.
d. Planting Note #1 (LP-501): This note should be revised to reference the City of Santa Fe landscape requirements rather than Doña Ana County landscape requirements.
e. Fencing oddly crosses retention pond (C-201)
f. The dog park should be designed and constructed to capture the first flush of surface runoff in order to reduce water quality impacts. As currently depicted, the grading plan does not direct runoff in a manner that would enable the pond to function as intended (sheet -304)

8. Terrain Management/Engineering

a. Provide discussion in the drainage narrative of how the stormwater will be directed to the ponding areas. Include how water will be directed from roof drains.
b. Provide flow directional arrows on grading and drainage plan especially showing flow from roof drains to ponding areas. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume. Depressed areas for all landscaped areas are encouraged, but the official ponding areas for the required storage must be verifiable in the future. The conveyance of water to those areas must be shown on the plans and verifiable in the future. Show curb cuts for water to enter landscaped areas.
c. Include pond sections and show how ponds will overflow.
d. Include attached notes.
e. 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.
f. Current analysis shows a violation: an increase in peak stormwater flows is not allowed per city code 14-8.2(D)(4)(b)(i)
g. Include 2 additional drainage analysis for the 1-year, 1-hour, and 100-year, 24-hour, required to show compliance for any frequency storm event up to the 100-year, 24-hour. Please See city code 14-8.2(D)(4)(b)(i) "except as otherwise required by this

Section 14-8.2, the stormwater runoff peak flow rate discharged from a site shall not exceed pre- *development* conditions for any frequency storm event up to the one percent chance, twenty-four-hour storm event at each discharge point;"

h. Show on the drainage and terrain management plans: roof drain pattern and downspouts/canales, and means of stormwater conveyance (swales, catch basins, storm drainpipe, curb cuts, etc.) to stormwater control features
i. Please provide more information on how runoff Coefficients were selected from the NMDOT Manual, include the figure/table number, cover type, % impervious cover, etc.
j. Please Verify how the runoff volumes are calculated, The Rational Method is not an acceptable method to calculate runoff volume per NMDOT Drainage Design Manual, July 2018, section 403, Limitations: "Runoff volumes may not be computed with the Rational Formula Method or Modified Rational Formula Method (not included in this Drainage Design Manual".
k. Include an acceptable runoff volume analysis for stormwater quality volume for a 0.68-inch (90% percentile, or roughly the 1-year, 1-hour storm) event. This runoff volume must be contained/retained on site, to reduce pollution per EPA NPDES MS4, see city code 14-8.2(A)(13). This volume must infiltrate in 24 hours per city code 14-8.2(D)(4)(c)(ii), It is encouraged that the Stormwater quality volume design is incorporated into the landscape, to also comply with landscape code rainwater harvesting requirements 14-8.4(E)(1) "The *landscaping* plan shall include *passive water harvesting* for *landscape* irrigation purposes as a minimum requirement" the minimum recess depth for retention and water harvesting areas is 6 inches.

9. Landscaping/Irrigation/Lighting

a. Parking lot traffic islands appear to have 60 square feet of permeable surface. Code 14-8.4(H)(4)(IV) requires 90 square feet of permeable surface.
b. Austrian pine at the main building at the southwest parking space is located to close to the curb and gutter. This tree at that location will cause curb and gutter and parking lot damage. Adjust tree to the center of the landscape area or choose a better size tree for this location. Entrance trees into the parking area should be centered in the planters to prevent future parking lot, curb, and gutter damage.
c. The Landscape is bunched into the property boundaries, extend the Landscape to the perimeters of the proposed sidewalks at Berry Ave and Fifth St. Review for easements, before plant material and irrigation location placements.
d. Provide shrubs to the landscape for parking lot screening at Cerrillos Road, Fourth St., and Berry Ave. per city code 14-8.4(H)(3).
e. Provide frontage landscaping for CRHC zone 1 as required pre code 14-5.5 - HIGHWAY CORRIDOR PROTECTION DISTRICTS (B) CRHC Cerrillos Road Highway Corridor Protection District at the northeast parking lot.
f. Provide shrub planting within the planter bed along the boundary wall at the northeast parking lot.
g. Review plantings at traffic sight triangles for height compliance for a 3–8-foot visibility window.

h. Utilize organic much within the landscape particularly at mass plantings. Provide wood mulch shredded or chipped 4-inches in depth without weed fabric.
i. Provide fencing information and detail.
j. Irrigation system design is incomplete. Provide the remaining zone layouts.
k. Provide the correct details from the LIDS manual for the Manual Drain, Backflow Preventer.
l. Provide a water budget for the first three months of the Turf establishment period.
m. Turf grass sod or turf grass seed mixes installed within the city limits shall contain no more than twenty-five percent Kentucky Bluegrass.
n. Photometrics do not meet Code requirements. See Article 14-8.6(D)(2) and revise for compliance. 74-points exceed the maximum illumination for any point. (Highlighted numbers attached are out of compliance)

10. Water Engineering

a. An approved Water Plan will be required for all new public water infrastructure and fire services.
b. An approved Agreement to Construct and Dedicate (ACD) will be required with the Water Division for all new public water infrastructure and fire services.
c. 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 be installed beyond the meter on any new irrigation service.
d. 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
e. Applicant and City Water staff will work together to address main looping during the review of the water plan (see attached memo)

11. Water Resources

a. An approved Development Water Budget including a 9.8% contingency per SFCC 14-7.7 will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.
b. An applicant may choose to develop a detailed, alternative Development Water Budget for the development project supported by reliable data that demonstrates that the anticipated annual water use will be less than if based on the Water Division's standard formulas per SFCC 14-7.7(D)(2).
c. An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.
d. Each lot shall be served by separate water service at the time of development.
e. An agreement for metered service (AMS) will be required to install new services, including water offset fees.

12. Wastewater

a. Response will be sent separately

Please review all attached Staff and DRT comments, revise your submittals to address those items in green and resubmit for review. Once revised submittals are accepted, a public hearing date may be scheduled. Please let me know if you have any questions or concerns.

Thank you,

Alexa Hempel
Senior Planner, Planning and Land Use Department

Attachments:

1. Planning DRT Memo
2. Fire DRT Memo
3. Archaeology DRT Memo
4. ADA DRT Memo
5. MPO
6. Traffic DRT Memo
7. Parks & Open Space DRT Memo
8. Terrain Management/Engineering DRT memo
9. Landscaping/Irrigation/Lighting DRT Memo
10. Water Engineering DRT Memo
11. Water Resources DRT Memo
12. Wastewater DRT Memo – will be sent separately

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

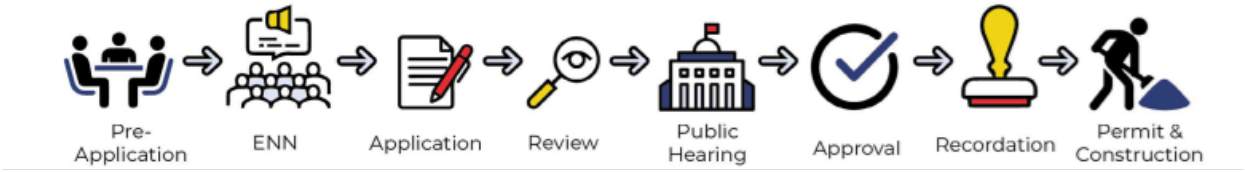
Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision).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

Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due
	2/9/26	2/20/26

Form Updated: April 2024

Date: 2/10/26

DRT Member: Alexa Hempel

Dept/Div: Current Planning

Case No.: #2025-11753/11756

Case Planner: Alexa Hempel

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. DP-100: I don't see PUD as part of your zoning on the City GIS. Please provide the PUD ordinance if located within one.	Prior to Public Hearing	
2. Create a cover sheet for development plan (use page 1 of the attached template for reference on what should be included)	Prior to Public Hearing	
3. Sign dimensions proposed in architectural plans are too large per 14-8.10(G)(8)(a): "For C-2, SC, and I properties located within the Cerrillos Road highway corridor protection district, the following standards shall apply: For one business establishment on a legal lot of record, not more than three signs are allowed, no one of which shall exceed fifty (50) square feet in area in corridor zone one. The total allowable sign area for all three signs shall not exceed one hundred fifty (150) square feet." Revise sign sizing to meet this code criteria.	At time of Sign Permit	
4. Consolidate all lots of Block 2 in "The Capital Land and Townsite Co. Addition to Santa Fe NM"	Prior to Recording Development Plan	
5. Consolidate Lots 13-20 of Block 3 in "The Capital Land and Townsite Co. Addition to Santa Fe NM"	Prior to Recording Development Plan	
6. Provide proof of ownership of the alley in Block 3	Prior to Planning Commission	
7. Provide appropriate documentation connecting Lot 1 to the rest of the Development Plan in perpetuity	Prior to Recording Development Plan	
8. Edit application letters and responses to approval criteria for both applications to make sure all references are to the old code sections & change all 'CUA' references to Special Use Permit (SUP). This is because your application was received before the new code became effective.	Prior to Public Hearing	

Form Updated: April 2024

Technical Corrections:	Must be completed by:	Applicant response**:
1. DP-100: Existing conditions plan should be line work, not an image (Images get difficult to read when copying)	Prior to Public Hearing	
2. DP-100 – Overlays: Please also list Suburban Archaeological Review District	Prior to Public Hearing	
3. DP-100 – Lot Size: please break the lot size into the 4 existing lots for clarity	Prior to Public Hearing	
4. DP-100 – Legal Lot Information: Add book/page information for lots. Add Legal Lot information for 1750 Cerrillos Rd.	Prior to Public Hearing	
5. DP-100: Delineate 200ft buffer around property	Prior to Public Hearing	
6. DP-101: Cerrillos Rd is spelled wrong (also spelled wrong on other sheets)	Prior to Public Hearing	
7. DP-101: Zoning description is incorrect	Prior to Public Hearing	
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9. DP-101: Legal Description and Site Area – description of 1750 Cerrillos Rd is missing from both of these sections	Prior to Public Hearing	
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12. Add descriptions/dimensions of all open space provided (might be easier to visually depict on a new sheet)	Prior to Public Hearing	
13. DP-101: Add clarification on the calculation of number of parking spaces	Prior to Public Hearing	
14. Add Case #2025-11753 & 11756 to all relevant sheets	Prior to Public Hearing	
15. Add a column to architectural points analysis explaining how you met each point designation.	Prior to Public Hearing	

**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

(see following pages for notes required)

PROJECT NAME

DEVELOPMENT PLAN

City Jurisdiction including Section, Township and Range

CASE #

CITY OF SANTA FE APPROVALS

Approval by Santa Fe Planning Commission at their meeting of _____, 20 ____, as Case No. _____.

_____
Planning Commission Chairperson Date

_____
Planning Commission Secretary Date

Approved by the City of Santa Fe Land Use Department:

_____
City Planner Date

_____
City Engineer of Land Use Date

NOTARIZED STORMWATER AGREEMENT

STORMWATER AGREEMENT: PROPERTY OWNERS(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS ARE ON PRIVATE PROPERTY AND WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDATIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS: (2) IN THE EVENT OF DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE REPECTIVE PROPERTY OWNER, TO ENTER ENTER AND RETORE FULL FUNCTIONAL CAPACTIY OF THE DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS; AND, (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUCMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

_____
OWNER'S PRINTED NAME

_____
OWNER'S SIGNATURE / DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____. 20 _____(OR EQUAL).

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

_____
[OWNER]
THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY _____ THIS ____ DAY OF _____ , 20____.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

CITY OF SANTA FE DRAINAGE NOTES:

1. NO VARIANCES ARE APPROVED FOR THIS DEVELOPMENT PLAN. THE CITY CODE AND APPLICATION CHAPTERS SHALL GOVERN AND APPLY TO THIS DEVELOPMENT PLAN IN ITS ENTIRETY.
2. CITY OF SANTA FE DRAINAGE:
   - 2.1. SUBJECT TO THE APPROVAL OF THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
   - 2.2. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA E IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THE EASEMENT AND DRAINAGE FACILITIES AT THE DISCRETION OF PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHTS.

SHEET INDEX:

DP-100 DEVELOPMENT PLAN COVER SHEET

DP-101 DEVELOPMENT PLAN NOTES AND CONDITIONS OF APPROVAL

DP-102 EXISTING CONDITIONS PLAN

DP-103 PROPOSED DEVELOPMENT SITE PLAN

COUNTY OF SANTA FE
STATE OF NEW MEXICO } SS

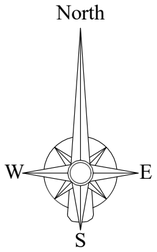
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED ON THIS _____DAY OF _____, 20___, AT _____ O'CLOCK _M, AND WAS DULY RECORDED IN BOOK _____PAGE ___ OF THE RECORDS OF SANTA FE COUNTY.

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

_____ _____
DEPUTY

CASE #: 2025-010010

ADDRESS:



Engineer Ratios
1:10, 1:20, 1:30, 1:40. 1:50 or 1:60

VICINITY MAP

LINETYPE LEGEND

PROPERTY LINE

ROW LINE

EASEMENT

SETBACKS

OWNER / DEVELOPER:
ABC HOLDINGS, LLC
1254 Easy Street
Anywhere, NM 87654

ARCHITECT:
XYZ Architecture
1234 Best Street
Anywhere, NM 87654

MEP ENGINEER:
MEP Engineering, Inc
52 Design Street
Anywhere, NM 87654

SURVEYOR:
INC Surveys, LLC
432 Early Street
Anywhere, NM 87654

LANDSCAPE:
Evergreen Landscape
12 Peony Street
Anywhere, NM 87654

PLANNER:
Planning Expediting
234 Everest Street
Anywhere, NM 87654

CIVIL ENG:
Civil Engineering
25 Transect Street
Anywhere, NM 87654

SHEET NAME:
DEVELOPMENT PLAN COVER SHEET

SHEET #:
DP-100
SHEET #___OF ____

PROJECT NAME

CONDITIONS OF APPROVAL

CITY OF SANTA FE NOTES

1. COMPLIANCE WITH GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
2. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
3. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
4. EACH LOT SHALL BE SERVED THROUGH A SEPARATE SEWER AND WATER SERVICE.
5. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE LAND USE DEPARTMENT.
6. COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
7. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONSOF COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
8. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINACNCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
9. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENT.
11. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINACNCE ADOPTED PRIOR TO FINAL PLAT RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENTAMENDMENTS.
12. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8 4(F) (5). "PLANT MATERIAL STANDARDS", WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
13. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC14-19.1
14. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 14-12.1.
15. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED.
16. ALL IMPROVEMENTS NOT MAINTAINED AND OPERATED BY PUBLIC UTILITIES OR GOVERNMENTAL BODIES WHICH AFFECT THE GENERAL WELL BEING OF THIS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
17. THIS PARCEL LIES WITHIN ZONE "X" AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL#_____DATED _____.
18. FURTHER SUBDIVISION OF LOTS IS PROHIBITED.
19. THE LOTS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR _____HOMEOWNERS' ASSOCIATION, INC. RECORDED IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO ON THE _____DAY OF _____2025 AS NSTRUMENT #_____.
20. THIS DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA).

DRAINAGE FACILITIES DESIGN NOTE

ALL STORM WATER DETENTION / RETENTION AREAS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8.2(D)(4)(c)(i)

PUBLIC UTILITY EASEMENTS

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

A. PUBLIC SERVICE COMPANY OF NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANFORMERS, AND OTHER EQUIPMENT AND RELATE FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
B. NEW MEXICO GAS COMPANY (NMGCO) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
C. LUMEN TECHNOLOGIES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
D. XFINITY &/OR LUMEN TECHNOLOGIES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
E. CITY OF SANTA FE (PUBLIC WATER AND PRIVATE SEWER) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICES TO PUBLIC UTILITY EASEMENTS.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE,RELOCATE, WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTER FOR THE PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGH-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECK, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREIN.

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

A. QWEST CORP. D/B/A CENTURY LINK QC 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 PEDESTAL AND CLOSURES. THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE DEVELOPMENT.

UTILITY DISCLAIMER
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGCO) 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 SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

DUST CONTROL

ALL ON-SITE 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 (BMP'S) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS A PLAN OR STORMWATER PREVENTION PLAN (SWPP) WHEN APPLICABLE LISTING 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.

CONDITIONS OF APPROVAL

WATER DIVISION:
1. AN APPROVED WATER PLAN WILL BE REQUIRED FOR ALL NEW PUBLIC WATER INFRASTRUCTURE AND FIRE SERVICES.
2. AN APPROVED AGREEMENT TO CONSTRUCT AND DEDICATE (ACD) WILL BE REQUIRED FOR NEW PUBLIC WATER INFRASTRUCTURE AND FIRE SERVICES
3. 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.
4. 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.

MPO:
1. ADD A MIDBLOCK PEDESTRIAN CROSSING OF SOUTH MEADOWS BETWEEN PRIMO COLORES AND GALLERIA GRANDE OR ANOTHER SIMILAR LOCATION.
2. REDUCE THE RIGHT TURN LANE LENGTHS FROM SOUTH MEADOWS TO AVENIDA DE LOS PRADOS AND CAMINO DEL LLANO TO A MAXIMUM OF 70 FEET.
3. COMBINE THE EXITING RIGHT AND LEFT LANES ON CAMINO DEL LLANO INTO ONE SINGULAR EXITING LANE IF THE INTERSECTION CAN STILL PERFORM WITH A LEVEL OF SERVICE OF E OR HIGHER.
4. REDUCE THE LANE WIDTHS OF THE 60' ROW SECTION TO 10'.
5. REDUCE CURB RADII AT INTERSECTIONS WITHOUT BULB-OUTS TO THE MINIMUM SIZE THAT STILL ALLOWS VEHICLES TO TURN WITHOUT CROSSING THE CENTERLINE.
6. ADD SPEED HUMPS TO THE NORTH/SOUTH STRETCH OF CAMINO DEL LLANO, INCLUDING A RAISED CROSSWALK AT AVENIDA DE LOS PRADOS
7. ADD A CROSSWALK ACROSS CAMINO DEL LLANO FOR FUTURE RESIDENTS OF THE CONDOS TO SAFELY CROSS.
8. REDUCE THE INTERNAL DEVELOPMENT STREET SPEED LIMIT TO 20 MPH
9. MEET WITH CITY TRAFFIC ENGINEER TO DISCUSS REASONING FOR A THREE-WAY STOP AT AVENIDA DE LOS PRADOS AND CALLE CAMPO, OR MAKE IT A TWO-WAY STOP.

TERRAIN MANAGEMENT:
1. THERE ARE SERIOUS CONCERNS REGARDING THE PONDING AREA THAT WAS TO BE A WATER HARVESTING AMENITY TO INCLUDE RAIN GARDENS AND PERMACULTURE. THE LARGE OPEN POND DESIGN DOES NOT PRESENT ANY OF THE ORIGINAL OBJECTIVES. IN ADDITION, THERE ARE SIGNIFICANT CONCERNS WITH HOW THE HOMEOWNERS ASSOCIATION CAN MAINTAIN THE REQUIRED FEATURES IN THEIR DRAINAGE MAINTENANCE RESPONSIBILITIES. PRIOR TO PLANNING COMMISSION
2. INCLUDE MANAGEMENT OF STORMWATER BEFORE IT LEAVES THE PROPERTY AND GETS TO THE POND/RAIN GARDEN. THERE SHOULD BE MANAGEMENT OF STORMWATER THROUGHOUT THE PROJECT SUCH AS RAIN GARDENS FLOWING THROUGH THE PARKWAYS.
3. THE TERRAIN MANAGEMENT REPORT CONTAINS NO EASILY IDENTIFIABLE INFORMATION ON WHAT IMPERVIOUS AREAS WERE ASSUMED FOR ANY OF THE SITE. IS ONSITE PONDING REQUIRED FOR EACH LOT? WAS ANY IMPERVIOUS SURFACE INCLUDED FOR EACH LOT? WAS ANY IMPERVIOUS SURFACE FOR PHASE 2 INCLUDED IN THE CALCULATIONS? WHAT IS THE POND VOLUME REQUIRED? INCLUDE THESE DISCUSSIONS.
4. IT APPEARS THAT PARKING IS ONLY ALLOWED ON ONE SIDE OF THE STREET AND IS NOT ALLOWED ON CURVES. PLEASE INCLUDE NO PARKING SIGNS THROUGHOUT THIS DEVELOPMENT. INCLUDE SIGNS WITH DIRECTIONAL ARROWS FOR NO PARKING AND "NO PARKING BETWEEN SIGNS" FOR LONGER STRETCHES.PRIOR TO RECORDATION.
5. PROVIDE DETAIL OF POND OVERFLOW ARMORING ON BERM EVEN THOUGH IT SHOULDN'T OVERTOP UP TO THE 1000-YEAR STORM EVENT.3. PROVIDE DETAILS OF DRAINAGE UNDER SIDEWALKS AND THROUGH PLANTER STRIPS.
6. ROADWAYS MUST BE 2" OF SPIII UNDER 2" OF SPIV.
7. STRIPING AND LIGHTING PLEASE CONFIRM WITH PUBLIC WORKS IF THEY AGREE WITH THE STRIPING BETWEEN PARKING AREAS & ROADWAY. ALSO CONFIRM LIGHTING REQUIREMENTS. THERE SHOULD BE LIGHTING PROVIDED AT ALL INTERSECTIONS.
8. OTHER COMMENTS HAVE BEEN PROVIDED ON THE PLANS.

WASTEWATER:
1. NEED TO ADD A NEW SHEET 4-11A WHICH SHOWS ALL THE LANDSCAPING TREES AND THE 20 FOOT WIDE SEWER EASEMENT WITHOUT ALL THE SOIL TYPES SO THAT WE CAN SEE THE PROXIMITY OF THE TREES TO BE PLANTED IN RELATION TO THE SEWER EASEMENT BOUNDARY WITHOUT ALL THE OTHER CLUTTER
2. SHOW THE LOCATION AND THE HORIZONTAL DISTANCES BETWEEN THE WATER, SEWER, AND STORMWATER SEWER IN THE TYPICAL ROADWAY SECTIONS FOR THE 50- AND 60-FOOT ROW
3. SHOW THE DISTANCES BETWEEN THE WATER, SEWER AND STORMWATER PIPES IN THE P&P SHEETS

ADD CONDITIONS OF APPROVAL & TECHNICAL CORRECTIONS & NOTES

Company Title Block with Company Name, Company Address, Sheet Title

CASE #: 2025-010010

ADDRESS:

SHEET NAME:
DEVELOPMENT PLAN CONDITIONS & NOTES

SHEET #:
DP-101
SHEET #___OF ____

PROJECT NAME

EXISTING CONDITIONS PLAN

PROPERTY INFORMATION

ZONING:

OVERLAYS:

HISTORIC STATUS:

NATIONAL REGISTRY:

LOT SIZE:

EXISTING STRUCTURE SQ. FT.:

EXISTING UTILITIES:

FLOOD ZONE:

LEGAL LOT INFORMATION

RECORDING INFORMATION DESCRIBING CITY RECOGNIZED LEGAL LOT OF RECORD

Company Name, Company Title Block with Company Name, Company Address, Sheet Title

North

W E

S

Engineer Ratios
1:10, 1:20, 1:30, 1:40. 1:50 or 1:60

LINETYPE LEGEND

PROPERTY LINE

ROW LINE

EASEMENT

SETBACKS

CASE #: 2025-010010

ADDRESS:

SHEET NAME:
EXISTING CONDITIONS PLAN

SHEET #:
DP-102

SHEET #___OF ____

PROJECT NAME

SITE DEVELOPMENT PLAN

SITE DATA & BUILDING INFO

PROJECT SITE:
Acerage: 4.8 acres
Flood Plain: N/A
Flood Way Square Feet: N/A
Net Acreage: 4.8 acres

ZONING: BCDMAR (Busines Capitol District Marcy Subdistrict)

OVERLAY ZONING:
Downtown and Eastside Historic District
Historic Downtown Archaeological Review District

BUILDINGS:
Building A: 8,000 Sq.Ft.
Building B: 30,000 Sq.Ft.
Building C: 8,000 Sq.Ft.

HEIGHT:
Marcy Subdistrict Maximum Height: 42'
Downtown and Eastside Historic District: 14
Building A: 14'
Building B: 14'
Building C: 14'

LOT COVERAGE:
Marcy Subdistrict: No Requirement

BUILDING PLACEMENT:
Front required yard equal to the average depth of existing front yards on the block shall be required for (a) the east side of Washington Avenue between Palace Avenue and Paseo de Peralta (Hillside); and the west side of Grant Avenue between Palace Avenue and Paseo de Peralta. Elsewhere in the subdistrict there are no required yards.

SETBACK:
Average of the Block

OPEN SPACE:
10% of the lot area

LANDSCAPE:
Landscape treatment required in yards and open space. Street trees and landscape treatment required if planting strip exists. Asphalt or concrete pavement prohibited in planting strip.

HEIGHT OF WALLS AND FENCES:
Maximum 4'.

PLACEMENT OF OFF STREET PARKING:
Parking set to the rear of the property
Required parking for
Commercial Use: 350:1
46,000 gross square feet
44 square feet Net leasable
Required Parking - 132 Parking Spaces
Provided Parking = 294 Parking Spaces
ADA Parking Spaces = 8 ADA Parking Spaces
ADA Van Accessible = 2 Parking Spaces

PORTALS IN THE ROW:
None

GUNNISON'S PRAIRIE DOG NOTE

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

DRAINAGE FACILITIES DESIGN NOTE

ALL STORM WATER DETENTION / RETENTION AREAS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8.2(D)(4)(c)(i)

KEYED NOTES

XX

1. PROPERTY LINE
2. VEHICLE ENTRANCE
3. FIRE HYDRANT
4. FIRELANE
5. 5 FOOT CONCRETE WALK
6. CONCRETE CURB & GUTTER
7. ASPHALT PAVEMENT
8. ADA COMPLIANT PARKING
9. ADA COMPLIANT RAMP
10. ADA CROSSWALK
11. REFUSE ENCLOSURE
12. PERIMETER FENCE / WALL
13. OPEN SPACE
14. BIKE RACK
15. WALL SIGN & ADDRESS
16. EV CHARGING STATION

Company Title Block with Company Name, Company Address, Sheet Name, Title

GENERAL NOTES

1. SOLID WASTER COLLECTION WILL BE PROVIDED BY THE CITY OF SANTA FE.
2. EXTERIOR LUMINARIES SHALL COMPLY WITH CHAPTER 14-8.9 SFCC.
3. THE SITE SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2015.
4. THE FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20' AND 26' AROUND THE RESIDENTIAL BUILDING.
5. THE SITE SHALL HAVE A WATER SUPPLY THAT MEETS FIR FLOW AND HAVE A DISTANCE TO THE NEAREST HYDRANT TO MEET IF REQUIREMENTS.
6. ALL FIRE DEPARTMENT ACCESS SHALL HAVE A GRADE NO GREATER THAN 10% .
7. FIRE LANE SURFACE SHALL BE ALL WEATHER AND SUPPORT 75,000 LBS.

DUST CONTROL

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBOING 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 STORMWATER PREVENTION PLAN (SWPP) WHEN APPLICABLE, LISTING 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.

LEGEND

- ADA SPACE
- ADA ACCESS PATH
- 1 / A — BLDG NUMBER / BLDG TYPE, REF ARCH PLANS
- PEDESTRIAN CROSSWALK
- 12 — PARKING ROW COUNT
- BIKE RACK

North

W E

S

Engineer Ratios
1:10, 1:20, 1:30, 1:40. 1:50 or 1:60

LINETYPE LEGEND

- PROPERTY LINE
- ROW LINE
- EASEMENT
- SETBACKS

CASE #: 2025-010010

ADDRESS:

SHEET NAME:
SITE DEVELOPMENT PLAN

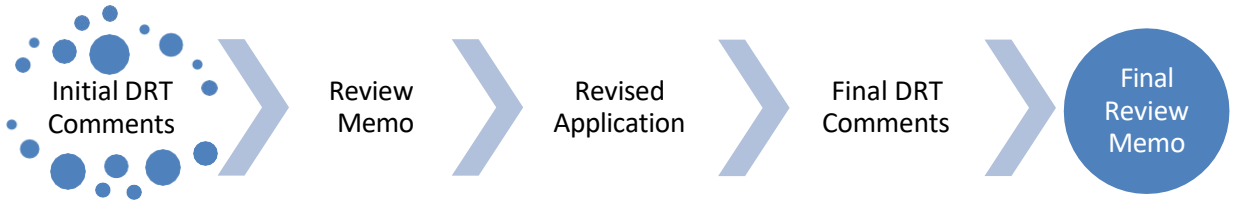
SHEET #:
DP-103

SHEET #___OF ____

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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

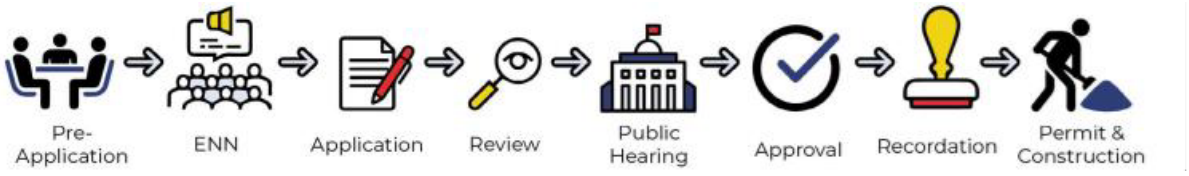


Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: February 16, 2026

DRT Member: Geronimo Griego, Fire Marshal

Dept/Div: Fire Prevention Division

Case No.: 2025-11753_2025-11756_1802 Cerrillos_EmpireStorage_DP_SUP

Case 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 reference correct year of IFC (C-100) and Appendix B for average-sprinkler reduction (FC-101)	*Prior to Public Hearing*	
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):

IFC 2015 is the wrong referenced fire code. The city of Santa Fe most currently adopted fire code is IFC 2021. Also look at the most recently adopted fire code for the correct reference Appendix B Table B105.1 (1)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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

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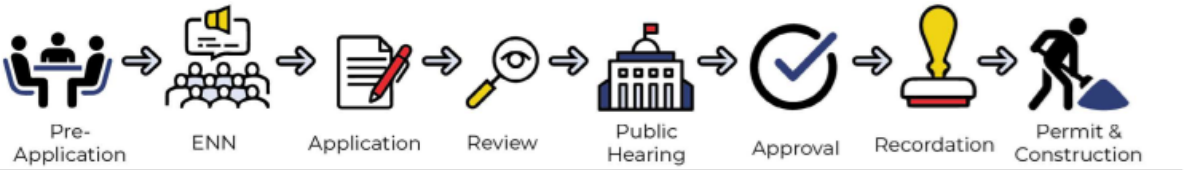
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 02/16/2026

DRT Member: Paul A. Duran

Dept/Div: Land Use/ HPD

Case No.: #2025-11756 1802 Cerrillos Road

Case Planner: Alexa N. Hempel

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. 14-4.2(D)(3) & 14-4.2(D)(4) 2. (3) Suburban Archaeological Review District 3. In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects: 4. (I)All annexations, rezonings, subdivisions, planned unit developments, or other development requiring approval by the Planning Commission, having over ten (10) acres 5. (II)All city projects over two (2) acres in size. 6. (III)All city park projects over one (1) acre in size. (4) Utility Mains An archaeological clearance *permit* is required for new construction of sewer mains or main lines of other utilities such as telephone lines, gas lines, and fiber optics, including the entire construction easement: (I) With an extension of sixty (50) feet or more if the main is in the historic downtown archaeological review district; (II) With an extension of five hundred fifty (550) or more if the main is in the river and trails or suburban archaeological review district.	No further review required unless a future proposed utility plan exceeds 550-linear feet of utility lines.	
7.		
8.		
9.		
10.		
11.		

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

Form Updated: April 2024

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)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

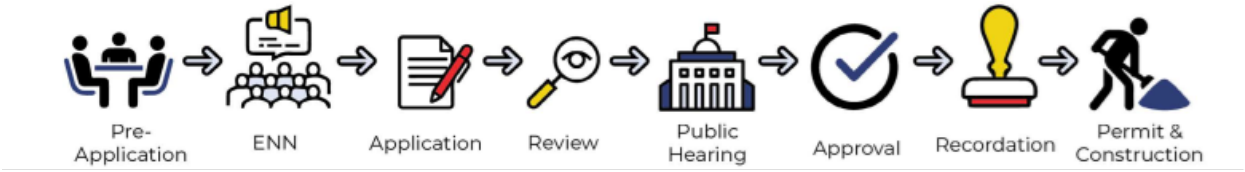
Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision).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

Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 2/16/2026

DRT Member: Teddy Padilla

Dept/Div: Land Use/Technical Review

Case No.: 2025-11753, 2025-11756

Case Planner: Alexa Hempel

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. Must remove and replace all damaged existing sidewalks.	Prior to permit	
2. Must relocate northeast fire hydrant out of sidewalk path on Cerrillos Rd.	Prior to recordation	
3. Must remove and replace all existing, abandoned curb cuts/drive entrances and replace with barrier curb. SFCC 23-3.5	Prior to recordation	
4. ADA Parking stalls and aisles must be added to east parking lot for buildings 2, 3, for the offices and restrooms.	Prior to recordation	
5. Remove City of Albuquerque Civil Details Sheets # C-506, and # C-507 and add NMDOT Series 608 in place.	Prior to recordation	
6. Must bring Existing Corner curb ramps to ADA compliance.	Prior to recordation	

**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.

Form Updated: April 2024

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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

Timing of Conditions of Approval + Technical Corrections

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

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
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c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
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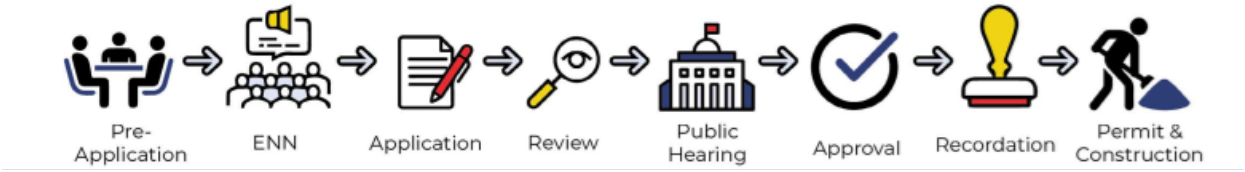
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due
2/9/26 by SF MPO	2/9/26 by SF MPO	

Form Updated: April 2024

Date: 2/16/26

DRT Member: Erick Aune & Carrie Tremblatt

Dept/Div: Santa Fe MPO

Case No.: Case #2025-11753

Case Planner: Alexa Hampel

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. Sidewalk should align with Cerrillos Road Plan specs and city street design standards which require 5' landscape buffer between street and pedestrian path (See comments on plans for detail). Sidewalk width should be at least 6', but also made as wide as possible on Cerrillos. FHWA and AASHTO guidance support a separated bike facility given the vehicle speeds and volumes here. By expanding the sidewalk to the minimum for a shared use path (10') this would better align with federal guidance.	Prior to planning commission	
2. Driveway conflicts on NW Fourth street should be minimized by consolidating driveways or minimizing the driveway width to ensure one-way circulation	Prior to planning commission	
3. Ensure safe pedestrian access to site from each street frontage and sidewalk and also between all 3 parcels. How are conflicts between cars and pedestrians crossing 4th from parking on site 1 to site 2 going to be managed and minimized?	Prior to planning commission	
4. Pedestrian Access Routes should aim for right angles. Skewed angles can be challenging for wheelchairs to maneuver safely. Minimize awkward angles and ensure there is sufficient landing pad for maneuvering	Prior to planning commission	
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.

Form Updated: April 2024

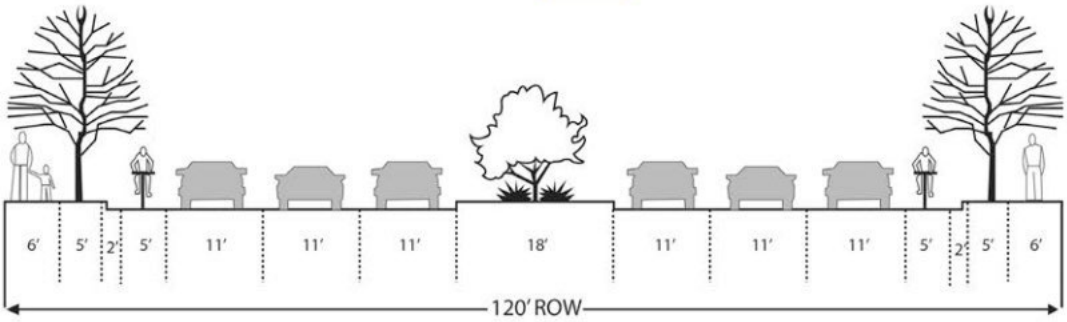
The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2. Explanation of Conditions or Corrections (if needed):

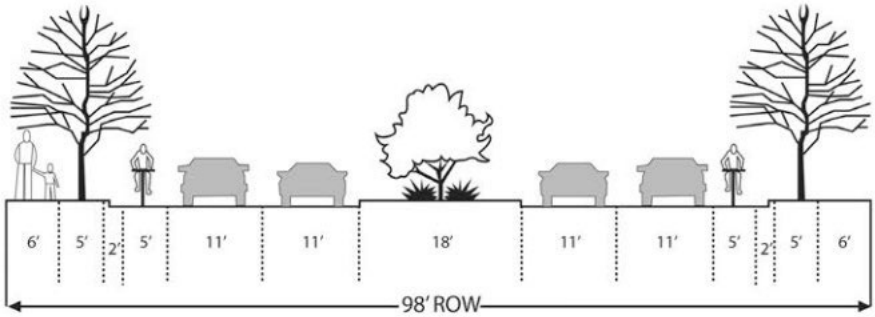
3. (see following pages for notes required)

See City Street Standards below for sidewalk and landscaping buffer requirements

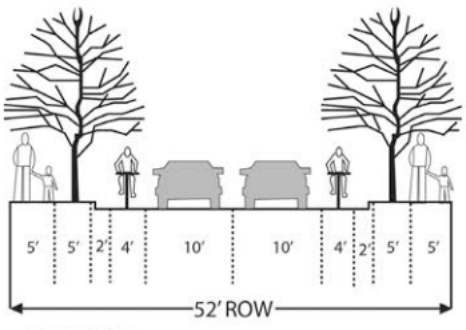
Illustration 14-9.2-1: Street Types Design



MAJOR ARTERIAL 6-LANE



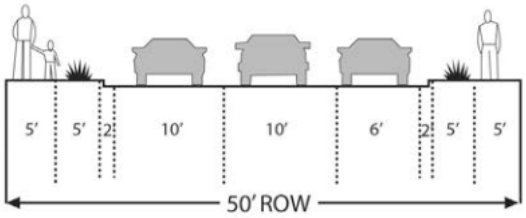
MAJOR ARTERIAL 4-LANE



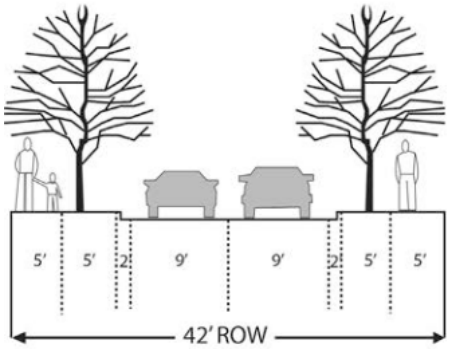
COLLECTOR

Form Updated: April 2024

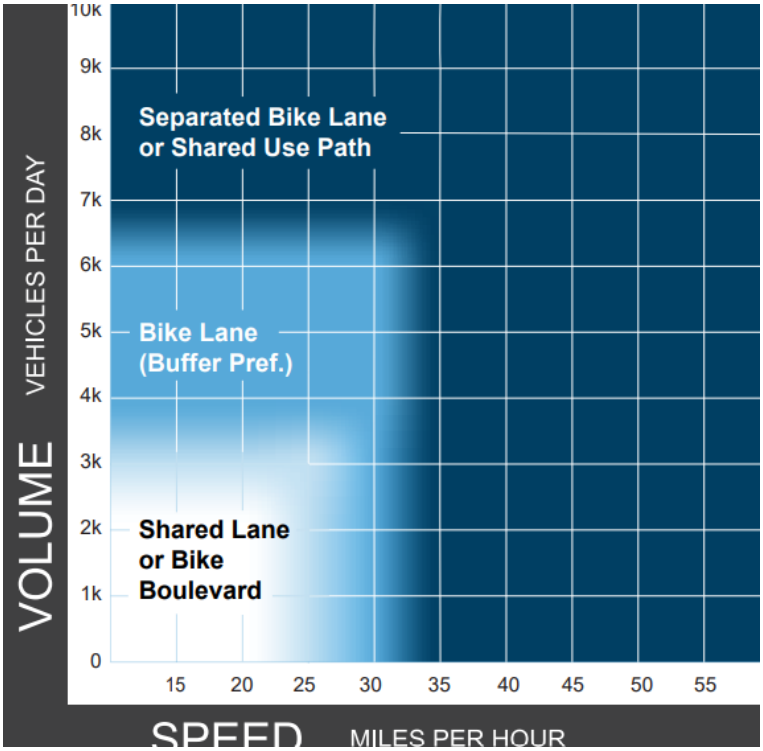
PARKING BOTH SIDES



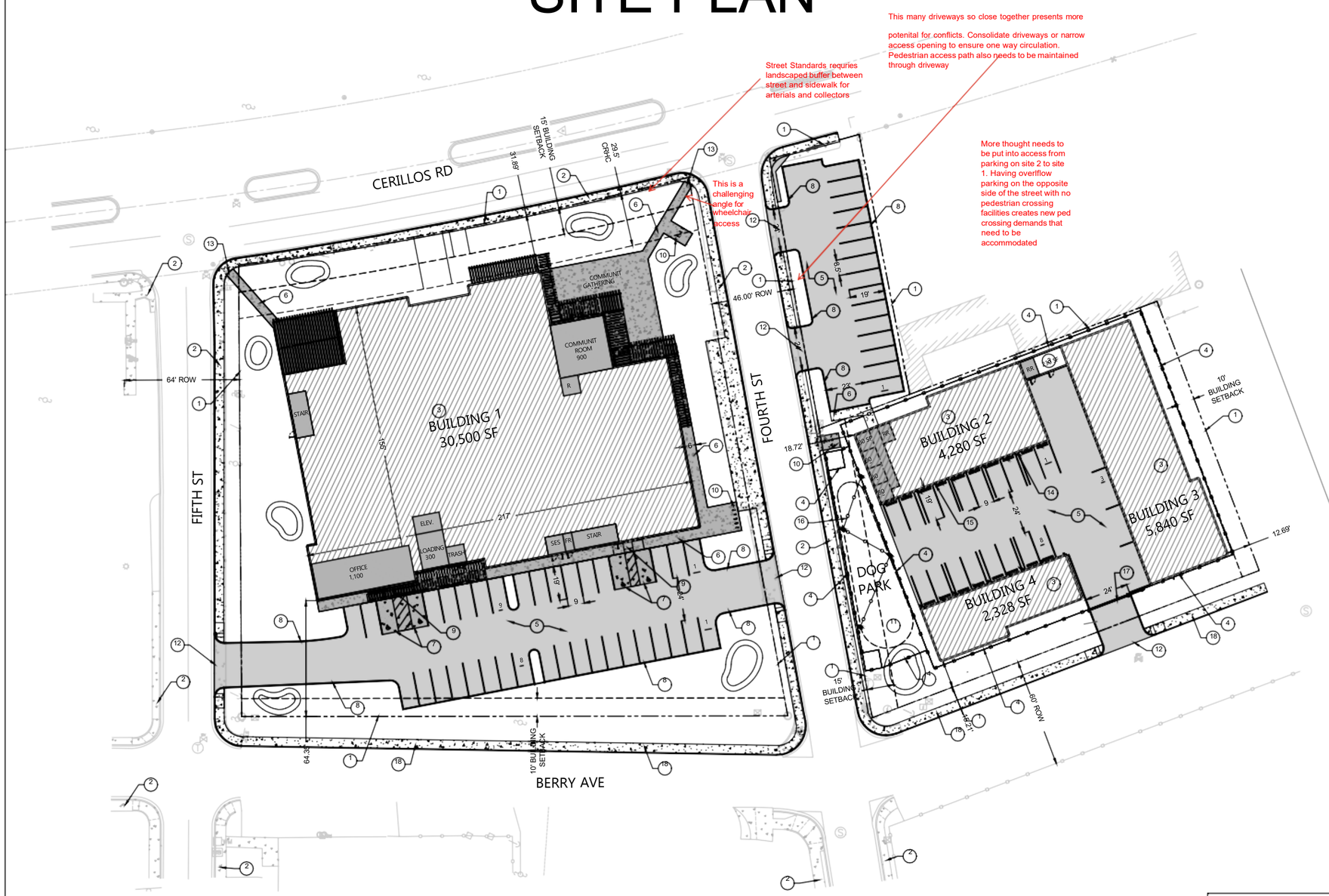
SUB COLLECTOR WITH
PARKING ON ONE SIDE

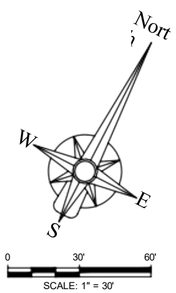


SUB COLLECTOR WITHOUT PARKING



EMPIRE SELF STORAGE
SITE PLAN





GENERAL NOTES

1. SOLID WASTER COLLECTION WILL BE PROVIDED BY THE CITY OF SANTA FE.
2. EXTERIOR LUMINARIES SHALL COMPLY WITH CHAPTER 14-8.9 SFCC.
3. THE SITE SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2015.
4. THE FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20' AND 26' AROUND THE RESIDENTIAL BUILDING.
5. THE SITE SHALL HAVE A WATER SUPPLY THAT MEETS FIR FLOW AND HAVE A DISTANCE TO THE NEAREST HYDRANT TO MEET IF REQUIREMENTS.
6. ALL FIRE DEPARTMENT ACCESS SHALL HAVE A GRADE NO GREATER THAN 10% .
7. FIRE LANE SURFACE SHALL BE ALL WEATHER AND SUPPORT 75,000 LBS.

KEYED NOTES

(XX)

1. PROPERTY LINE
2. EXISTING PUBLIC SIDEWALK
3. PROPOSED BUILDING
4. PROPOSED FENCING
5. PROPOSED ASPHALT PARKING
6. PROPOSED 6' CONCRETE SIDEWALK
7. PROPOSED CONCRETE ADA PARKING
8. PROPOSED CONCRETE CURB AND GUTTER
9. PROPOSED ADA CURB RAMP
10. PROPOSED BIKE RACKS
11. PROPOSED DOG PARK
12. PROPOSED DRIVEPAD
13. PROPOSED PUBLIC SIDEWALK CONNECTION
14. PROPOSED BOLLARDS, TYP.
15. PROPOSED CONCRETE WHEEL STOPS, TYP.
16. PROPOSED SITE LIGHTING PER ELECTRICAL PLANS
17. PROPOSED VEHICLE GATE
18. PROPOSED PUBLIC SIDEWALK

LEGEND

- PROPERTY LINES
- EASEMENTS
- PROPOSED FENCE
- PROPOSED SITE LIGHTING
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PARKING

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SANTA FE, NM

DXD CAPITAL

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO

SITE PLAN

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
RJC	CLW	RJC

Date December 2025

CASE #:

ADDRESS: 1802 CERRILLOS RD. SANTA FE, NM 87505
1361 FOURTH ST. SANTA FE, NM 87505
1750 CERRILLOS RD. SANTA FE, NM 87505
3 RD BERRY AVE. SANTA FE, NM 87505

SHEET NAME:

SITE PLAN

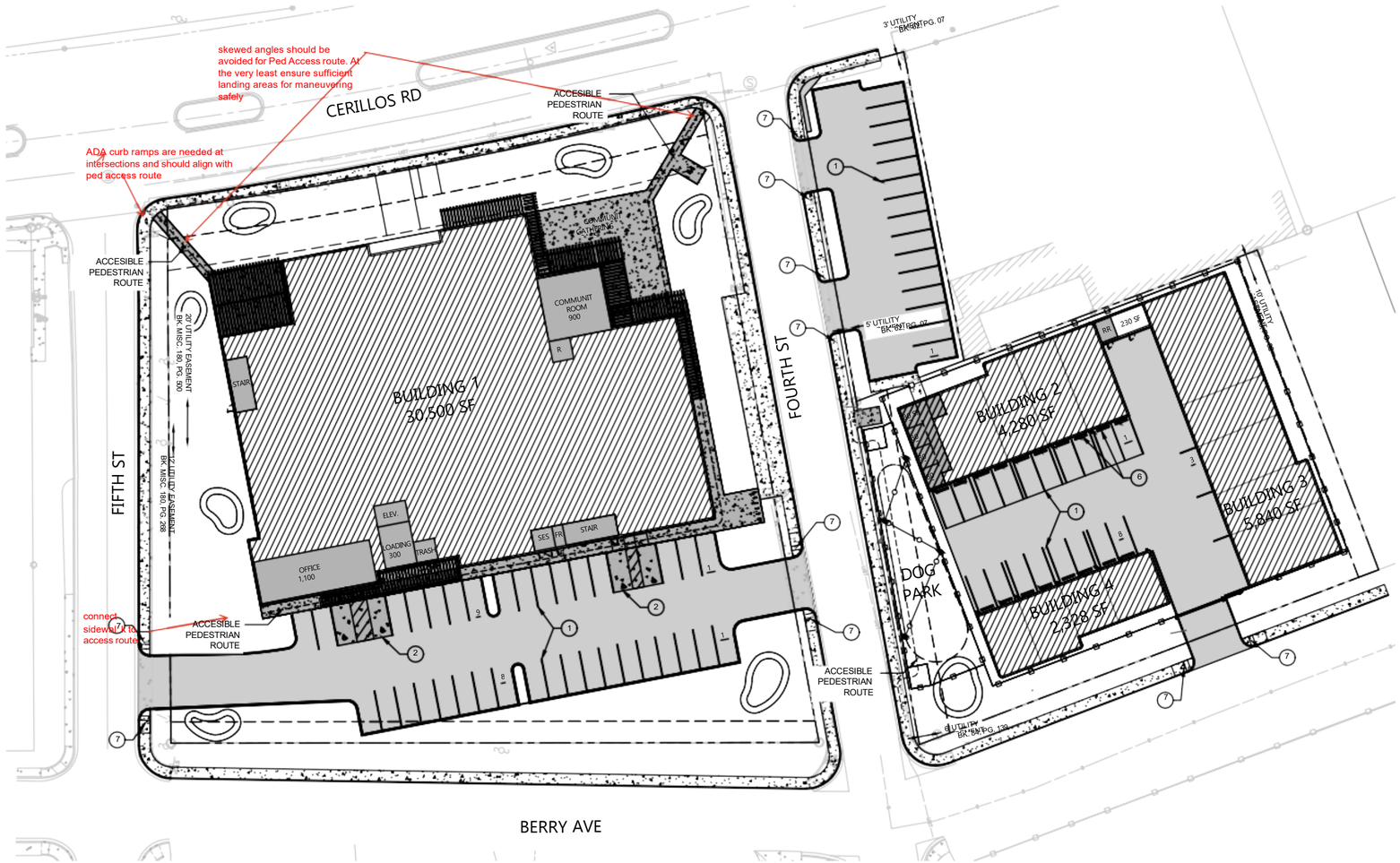
SHEET #:

C-201

SHEET #___OF ____

EMPIRE SELF STORAGE

SIGNING AND STRIPING - ADA PLAN



NOTES FOR PAVEMENT MARKINGS

1. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE CURRENT EDITION OF THE MUTCD.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT AND INSTALLATION OF PAVEMENT MARKINGS ON FINAL SURFACE COURSE. THE LAYOUT OF ALL PAVEMENT MARKINGS SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO THE APPLICATION OF MATERIALS.
3. ALL LANE DIMENSIONS ARE FROM CENTER OF LANE STRIPE, CENTER OF DOUBLE LANE STRIPE, FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

NOTES FOR PERMANENT SIGNING

1. ALL SIGNS UNLESS OTHERWISE SPECIFIED, SHALL MEET THE REFLECTIVITY REQUIREMENTS IN THE TABLE ON SHEET C-18 FOR THE SHEETING, LEGEND, BORDER AND BACKGROUND. ONLY ALUMINUM PANEL SIGNS ARE PERMITTED.
2. ALL TRAFFIC CONTROL SIGNS AND DEVICES SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION.
3. THE LATERAL CLEARANCE OF SIGNS SHALL BE NOT LESS THAN 2 FT. FROM THE FACE OF CURB OR SIDEWALK.
4. ALL SIGNING HARDWARE, INCLUDING BRACKETS, (FOR MOUNTING ALL STREET NAME SIGNS, ETC.) ARE CONSIDERED INCIDENTAL TO SIGN INSTALLATION AND THEREFORE NO ADDITIONAL PAYMENT SHALL BE MADE.

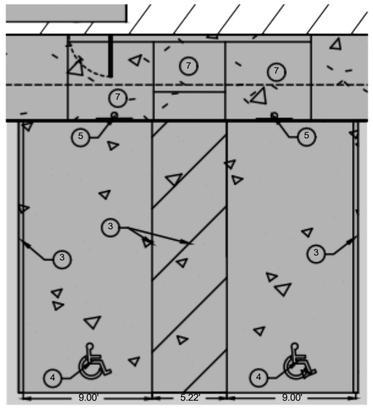
GENERAL NOTES

1. AT TIME OF CONSTRUCTION, THE CONTRACTOR SHALL ENSURE ADA COMPLIANCE FOR CONSTRUCTION OF REQUIRED ADA ACCESSIBLE FEATURES AND APPURTENANCES, AS DETAILED IN, AND IN ADDITION TO, THE APPROVED CONSTRUCTION PERMIT DOCUMENTS.
2. IMPROVEMENTS SHALL COMPLY WITH ICC ANSI A117.1-2009 CHAPTERS 1-5 AND CHAPTER 7, MUTCD, DOJ, AND NM STATE STATUTE AND CODE SUCH AS THE NEW MEXICO ACCESSIBLE PARKING CHECKLIST, LATEST PUBLISHED VERSION. SIGNAGE WITH REQUIRED LANGUAGE PER THE NM ACCESSIBLE PARKING CHECKLIST IS REQUIRED AT ALL ADA PARKING SPACES.
3. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. 1%-1.5% IS THE PREFERRED TARGET SLOPE.
4. ALL WALK SURFACES ALONG THE ACCESSIBLE PATH OF TRAVEL SHALL BE FIRM, STABLE AND SLIP RESISTANT. SIDEWALKS AND WALKWAYS ALONG THE ACCESSIBLE PATH OF TRAVEL SHALL NOT EXCEED 1:20 (5%) RUNNING SLOPES WITHOUT HANDRAIL(S) IN ACCORDANCE WITH CURRENT ANSI 117.1 STANDARDS 505 2015 IBC 1014. CROSS SLOPES SHALL NOT EXCEED 2% STAFF RECOMMENDS 1% TO 1.5% AS A TARGET CROSS SLOPE.
5. RAMPS WITHIN THE SITE SHALL HAVE 1:12 (8.33%) RUNNING SLOPE AND 1:48 (2%) CROSS SLOPE MAX. WITH A MAX. RISE OF 30" AND WITH 5' CLEAR LENGTH LANDINGS WHERE STRAIGHT. CHANGES IN DIRECTION SHALL COMPLY WITH 304.3. LANDING TYPICAL SLOPE IS 1.5% AND SHALL NOT EXCEED 2% RUNNING AND CROSS SLOPE. WALKWAYS SHALL PROVIDE 5' DIAMETER TURNING SPACE EVERY 200 LINEAR FEET OF RUN.
6. ENSURE ACCESSIBLE ROUTE(S) FROM ACCESSIBLE PARKING SPACE AISLE(S) TO BUILDING ENTRANCE ARE PROVIDED/MAINTAINED.

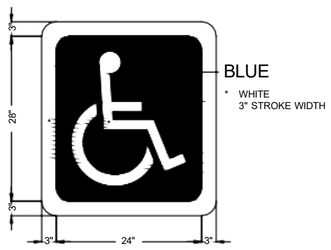
KEYED NOTES

XX

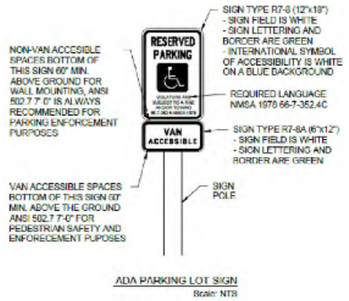
1. 4" SOLID WHITE, TYPICAL
2. ADA ACCESSIBLE PARKING, SEE DETAIL A
3. 4" SOLID BLUE, TYPICAL
4. ADA ACCESSIBLE PARKING SYMBOL, SEE DETAIL B
5. VAN ACCESSIBLE SIGN, SEE DETAIL C
6. PRECAST CONCRETE WHEEL STOP, SEE DETAIL D
7. ADA ACCESSIBLE CURB RAMP
8. DETECTABLE WARNING SURFACE



A C-15 ACCESSIBLE PARKING DETAIL
SCALE: NTS

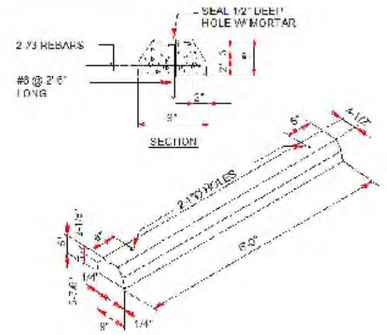


B C-15 ADA ACCESSIBLE SYMBOL DETAIL
SCALE: NTS



ADA PARKING LOT SIGN
Scale: NTS

C C-15 ADA PARKING LOT SIGN
SCALE: NTS



D C-15 PRECAST CONCRETE WHEEL STOP DETAIL
SCALE: NTS

CASE #:

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1361 FOURTH ST. SANTA FE, NM 87505
1750 CERRILLOS RD. SANTA FE, NM 87505
3 RD BERRY AVE. SANTA FE, NM 87505

SHEET NAME:
SIGNING AND STRIPING - ADA PLAN

SHEET #:
C-203

SHEET #___OF ___

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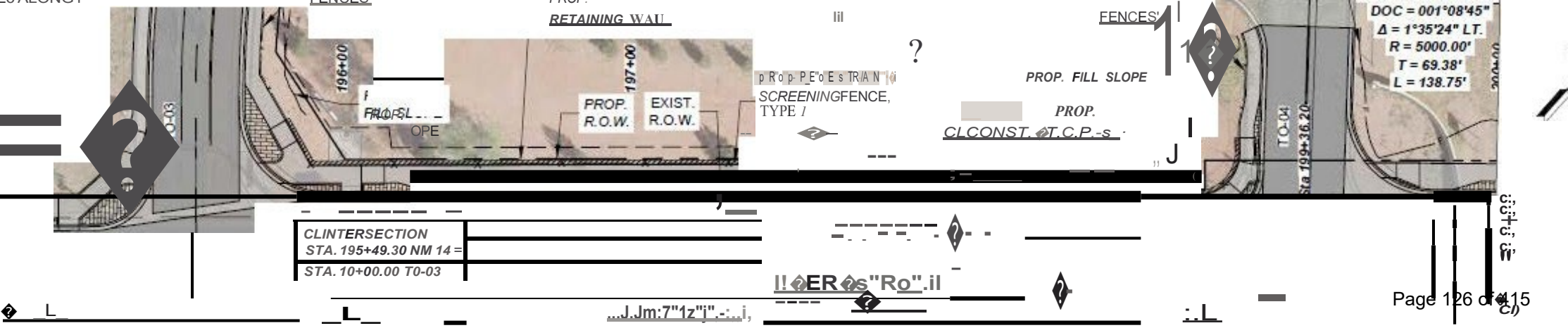
SIGNING AND STRIPING - ADA PLAN

DXD CAPITAL

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
RJC	CLW	RJC

Date December 2025


RETAINING WALL
FENCES
196+00
197+00
PROP. R.O.W.
EXIST. R.O.W.
SCREENING FENCE, TYPE 1
PROP. FILL SLOPE
PROP. CL CONST.
DOC = 001°08'45"
Δ = 1°35'24" LT.
R = 5000.00'
T = 69.38'
L = 138.75'
Sta 199+36.20
CLINTERSECTION
STA. 195+49.30 NM 14 =
STA. 10+00.00 T0-03

PT	6834 98	6835.48

PT	6834 90	6835 40

t6. CONCRETEBARRIER CURBANOGUTTER TYPE0 ;r')(24"

17. CONCRETESIDEWALK4" (VARIES).

LEGEND

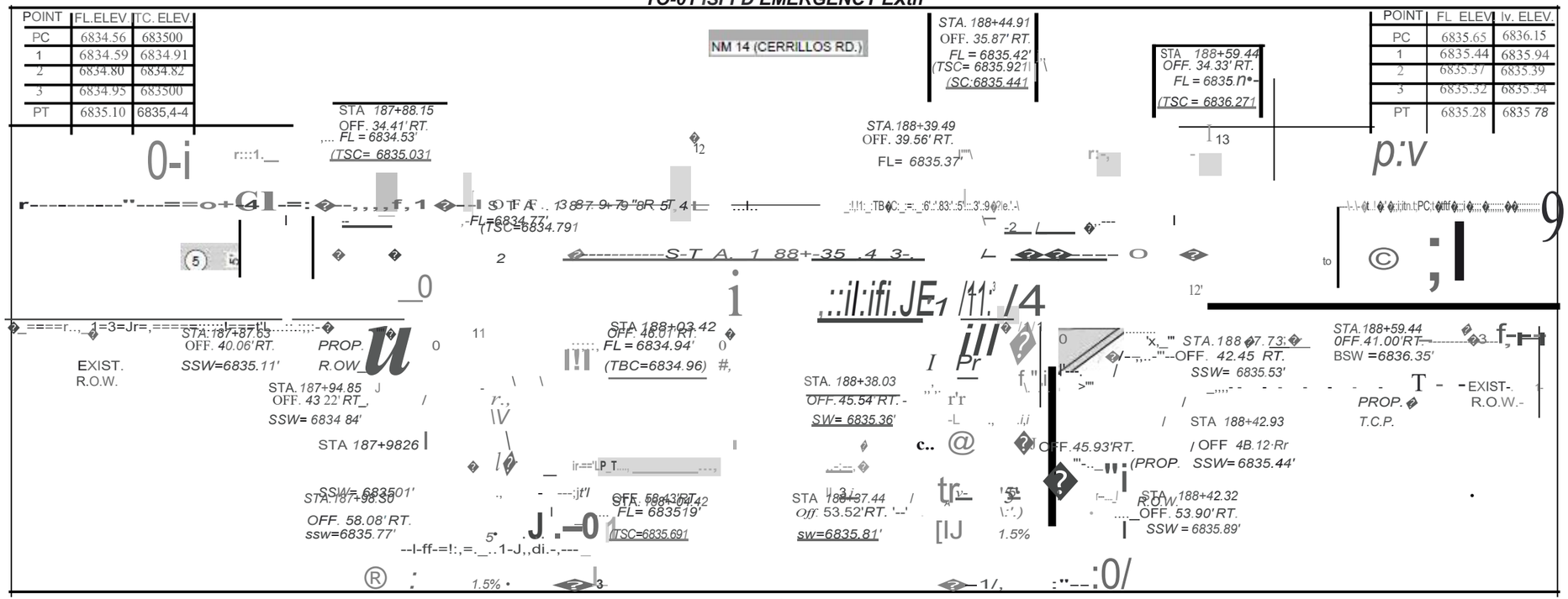
– –– PROP. PEDESTRIAN/BICYCLE RAILING

NM 14 (CERRILLO$ RD.) / STA. 189+00.11 LT.

TO-01 ISFFD EMERGENCY EXtn

POINT	FL.ELEV.	TC. ELEV.
PC	6834.56	683500
1	6834.59	6834.91
2	6834.80	6834.82
3	6834.95	683500
PT	6835.10	6835,4-4

POINT	FL. ELEV.	lv. ELEV.
PC	6835.65	6836.15
1	6835.44	6835.94
2	6835.37	6835.39
3	6835.32	6835.34
PT	6835.28	6835 78



NM 14 (CERRILLO$ RD.) / FOURTH ST.

PS&E DESIGN
NOT FOR CONSTRUCTION

Development Review Team (DRT)
Comment Form

Date: February 20, 2026

DRT Member: Leroy Pacheco, PE and Phil Gallegos, PE (Wilson & Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Case #2025-11753 (Development Plan) & Case #2025-11756 (Special Use Permit)
1802 Cerrillos Road (former Empire Builders Site)

Case Planner: Alexa Hempel, LEED Green Associate, 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. See attached letter from Wilson & Company dated 2/20/26 certifying its concurrence with the developer's "Initial Traffic Assessment" (ITA).	N/A	
2. Developer should provide certification that its engineers have provided NMDOT project development engineers opportunity to review site plans in accordance with the department's proposed redesign and reconstruction of Cerrillos Road.	Prior to Planning Commission	
3. A detailed signage and striping plan for all required on-street signage, pavement markings, and any related regulatory/directional signs shall be submitted for review and approval by Public Works.	Prior to Building Permit	

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

**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. City of Santa Fe Building Code, Chapter 23-3.2 states that before commencement of any new construction, it is mandatory for the owner to obtain approval from the Public Works Department for any driveway curb cut or sidewalk crossing. This approval must be issued before a building permit for such new construction is approved.
2. Note as the public infrastructure plans move forward to building permit, these may be subject to additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. prior to building permit approval.

Memorandum

To: Leroy Pacheco, PE COSF

From: Philip A. Gallegos, PE, Senior Transportation Engineer

CC:

Date: 2/20/2026

Re: DXD Storage ITA Review Comments

Wilson and Company has reviewed the ITA prepared by Sounder Miller and Associates for the DXD Empire Self Storage Development located at 1802 Cerrillos Road in Santa Fe, New Mexico.

The ITE Trip Generation Handbook, 12th Edition was utilized for this ITA and the number of trips generated by this development are below the thresholds for a TIA as outlined in the City of Santa Fe TIA Guidelines. Therefore, I concur with the findings of the report.

Please let me know if you have any questions or require further information.

Sincerely,

Philip A Gallegos, PE

Senior Transportation Engineer

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

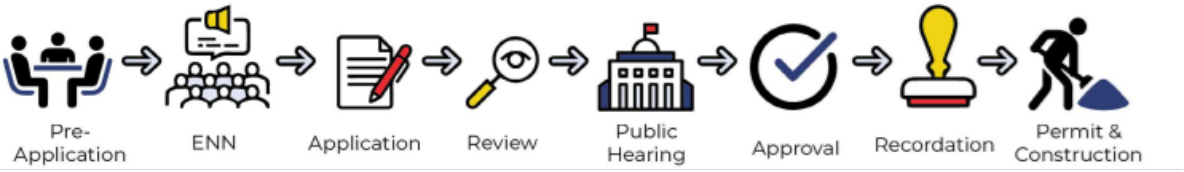
Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision).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

Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due
2/9/26 by Parks and Open Space	2/9/26 by Parks and Open Space	

Form Updated: April 2024

Date: 2/18/26

DRT Member: Melissa McDonald, Parks and Open Space Division Director

Zoë Isaacson, River and Watershed Manager

Dept/Div: Parks & Open Space Division

Case No.: Case #2025-11753

Case Planner: Alexa Hampel

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 public right-of-way will be constructed in accordance with the approved Public Works project S100681 (NM 14/Cerrillos Road), including a 5-foot stamped concrete buffer and a full 6-foot sidewalk.	~~Prior to building permit approval~~ Prior to planning commission	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Existing Drainage Plan (sheet C-302) has a drainage calc. table labeled "post-development stormwater calculations. Verify this the correct table for this sheet and relabel to pre-development stormwater calcs. Also question whether this is correct table, as the existing volumes are less than post-development volumes on next sheet, however site plan reduces impervious area.	~~Prior to development plan approval~~ Prior to recordation	
2. Please label each pond, provide drawings for each pond including inlet & outlet structures, storage volumes, location of sediment measuring post, and landscape materials. Ensure grading notes reflect plan.	~~Prior to development plan approval~~ Prior to recordation	
3. Planting Note #1 (LP-501): This note should be revised to reference the City of Santa Fe landscape requirements rather than Doña Ana County landscape requirements.	~~Prior to development plan approval~~ Prior to recordation	
4. Fencing oddly crosses retention pond (C-201)	note	

5. The dog park should be designed and constructed to capture the first flush of surface runoff in order to reduce water quality impacts. As currently depicted, the grading plan does not	~~Prior to development plan approval~~ Prior to recordation	
direct runoff in a manner that would enable the pond to function as intended (sheet -304)		

**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):

Development Review Team (DRT)
Comment Form

Date: 2/16/2026

DRT Member: Dee Beingessner, Joshua VanSlambrouck

Dept/Div: Land Use Engineering

Case No.: 1802 Cerrillos Rd Development Plan

Case Planner: Alexa Hempel, 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:

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. Provide discussion in the drainage narrative of how the stormwater will be directed to the ponding areas. Include how water will be directed from roof drains.	All Comments are Prior to recordation	
2. Provide flow directional arrows on grading and drainage plan especially showing flow from roof drains to ponding areas. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume. Depressed areas for all landscaped areas are encouraged, but the official ponding areas for the required storage must be verifiable in the future. The conveyance of water to those areas must be shown on the plans and verifiable in the future. Show curb cuts for water to enter landscaped areas.		
~~3. Provide photometric plan~~		
4. Include pond sections and show how ponds will overflow.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Include attached notes.		
2. 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.		
3. Current analysis shows a violation: an increase in peak stormwater flows is not allowed per city code 14-8.2(D)(4)(b)(i)		
4. Include 2 additional drainage analysis for the 1-year, 1-hour, and 100-year, 24-hour, required to show compliance for any frequency storm event up to the 100-year, 24-hour. Please See city code 14-8.2(D)(4)(b)(i) “except as otherwise required by this Section 14-8.2, the stormwater runoff peak flow rate discharged from a site shall not exceed pre-*development* conditions for any frequency storm event up to the one percent chance, twenty-four-hour storm event at each discharge point;”		
5. Show on the drainage and terrain management plans: roof drain pattern and downspouts/canales, and means of		

Form Updated: March 2024

stormwater conveyance (swales, catch basins, storm drainpipe, curb cuts, etc.) to stormwater control features		
6. Please provide more information on how runoff Coefficients were selected from the NMDOT Manual, include the figure/table number, cover type, % impervious cover, etc.		
7. Please Verify how the runoff volumes are calculated, The Rational Method is not an acceptable method to calculate runoff volume per NMDOT Drainage Design Manual, July 2018, section 403, Limitations: "Runoff volumes may not be computed with the Rational Formula Method or Modified Rational Formula Method (not included in this Drainage Design Manual".		
8. Include an acceptable runoff volume analysis for stormwater quality volume for a 0.68-inch (90% percentile, or roughly the 1-year, 1-hour storm) event. This runoff volume must be contained/retained on site, to reduce pollution per EPA NPDES MS4, see city code 14-8.2(A)(13). This volume must infiltrate in 24 hours per city code 14-8.2(D)(4)(c)(ii), It is encouraged that the Stormwater quality volume design is incorporated into the landscape, to also comply with landscape code rainwater harvesting requirements 14-8.4(E)(1) "The *landscaping* plan shall include *passive water harvesting* for *landscape* irrigation purposes as a minimum requirement" the minimum recess depth for retention and water harvesting areas is 6 inches.		
9.		

***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 on plat or plans

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.

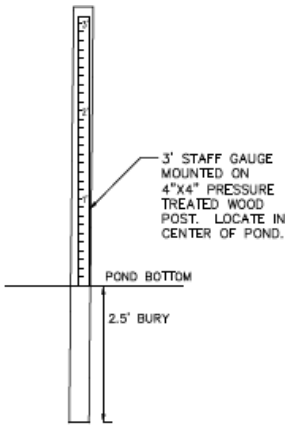
ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

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

Form Updated: March 2024

Example for pond measurement post



POST & STAFF GAUGE
NTS

Form Updated: March 2024

Development Review Team (DRT)
Comment Form

Date: February 20, 2026

DRT Member: Lawrence Rivera

Dept/Div: Landscape, Irrigation, and Outdoor Lighting

Case No.: 2025-11753 Empire Storage Development Plan & 2025-11756 Special Use Permit

Case Planner: Alexa Hempel, Senior Planner, anhempel@santafenm.gov, 505-955-6661

DRT Review Schedule – 9-12+ weeks*

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d. *At the time of development* -

Development Review Process Flow Chart

*See the *2024 Development Review Schedule* for details

Form Updated: September 2023

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:

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

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Parking lot traffic islands appear to have 60 square feet of permeable surface. Code 14-8.4(H)(4)(IV) requires 90 square feet of permeable surface.	**Prior to Recordation**	
2. Austrian pine at the main building at the southwest parking space is located to close to the curb and gutter. This tree at that location will cause curb and gutter and parking lot damage. Adjust tree to the center of the landscape area or choose a better size tree for this location. Entrance trees into the parking area should be centered in the planters to prevent future parking lot, curb, and gutter damage.		
3. The Landscape is bunched into the property boundaries, extend the Landscape to the perimeters of the proposed sidewalks at Berry Ave and Fifth St. Review for easements, before plant material and irrigation location placements.		
4. Provide shrubs to the landscape for parking lot screening at Cerrillos Road, Fourth St., and Berry Ave. per city code 14-8.4(H)(3).		
5. Provide frontage landscaping for CRHC zone 1 as required pre code 14-5.5 - HIGHWAY CORRIDOR PROTECTION DISTRICTS (B) CRHC Cerrillos Road Highway Corridor Protection District at the northeast parking lot.		
6. Provide shrub planting within the planter bed along the boundary wall at the northeast parking lot.		
7. Review plantings at traffic sight triangles for height compliance for a 3–8-foot visibility window.		
8. Utilize organic much within the landscape particularly at mass plantings. Provide wood mulch shredded or chipped 4-inches in depth without weed fabric.		
9. Provide fencing information and detail.		

10. Irrigation system design is incomplete. Provide the remaining zone layouts.		
11. Provide the correct details from the LIDS manual for the Manual Drain, Backflow Preventer.		
12. Provide a water budget for the first three months of the Turf establishment period.		
13. Turf grass sod or turf grass seed mixes installed within the city limits shall contain no more than twenty-five percent Kentucky Bluegrass.		
14. Photometrics do not meet Code requirements. See Article 14-8.6(D)(2) and revise for compliance. 74-points exceed the maximum illumination for any point. (Highlighted numbers attached are out of compliance)		
STAFF RESERVES THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS UPON RECEIVING REVISIONS.		

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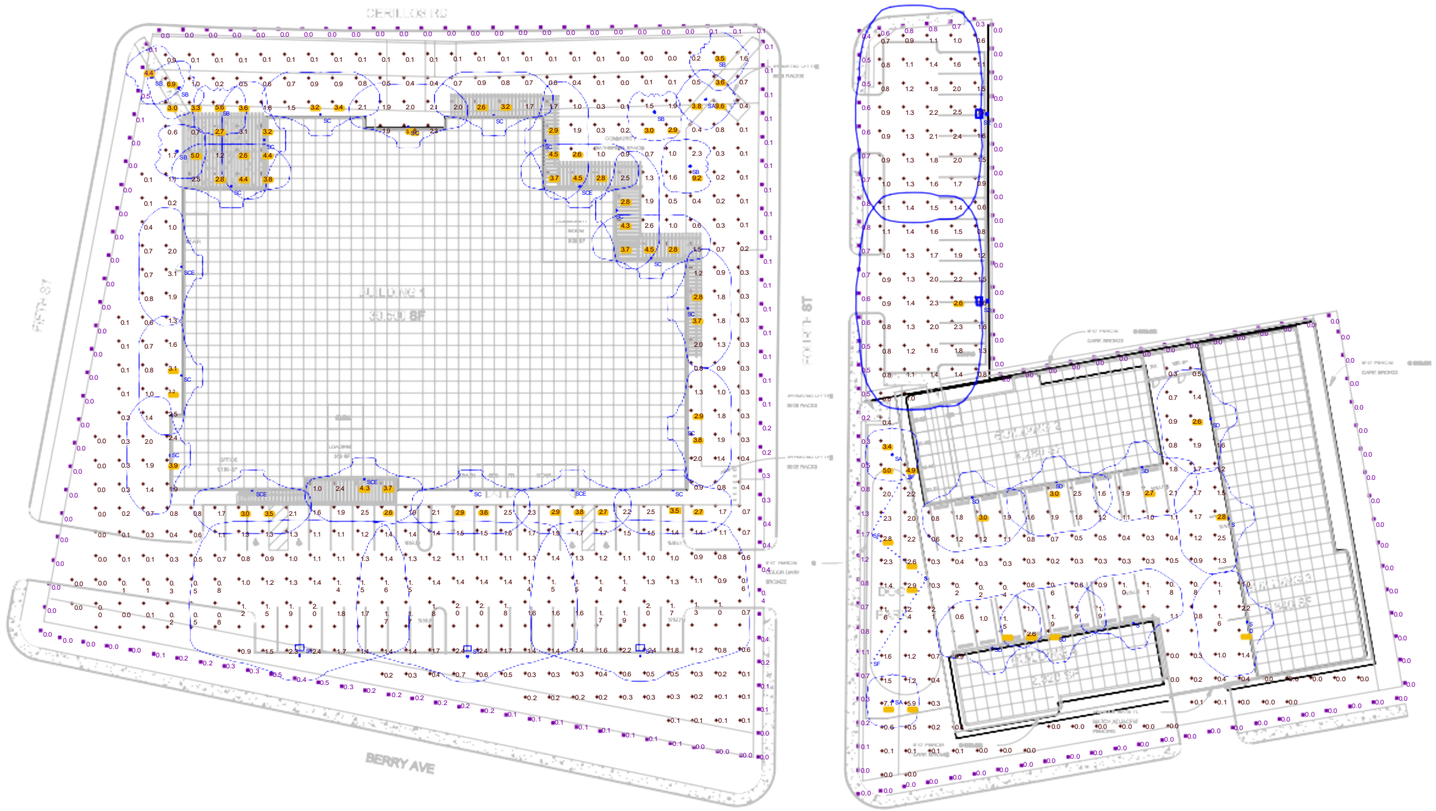

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
~~LIGHT SPILL AT PROPERTY LINE (BLDG 1)~~		~~0.1 fc~~	~~4.4 fc~~	~~0.0 fc~~	~~N/A~~	~~N/A~~
~~LIGHT SPILL AT PROPERTY LINE (BLDGS 2, 3 & 4)~~		~~0.2 fc~~	~~1.7 fc~~	~~0.0 fc~~	~~N/A~~	~~N/A~~
~~SITE (BLDG 1) - FC @ GRADE~~		~~1.4 fc~~	~~9.6 fc~~	~~0.0 fc~~	~~N/A~~	~~N/A~~
~~SITE (BLDGS 2, 3 & 4) - FC @ GRADE~~		~~1.3 fc~~	~~7.1 fc~~	~~0.0 fc~~	~~N/A~~	~~N/A~~

GENERAL NOTES

1. ALL OUTDOOR LIGHTING MUST MEET CITY OF SANTA FE OUTDOOR LIGHTING CODE SECTION 14-8.9.

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage
	S1	3	LITHONIA	DSX0 LED P5 30K 80CRI TFTM MVOLT SPA HS (FINISH) / SSS 17.5' W/2.5' BASE	AREA LUMINAIRE WITH P5 PERFORMANCE PACKAGE WITH FOWARD THROW OPTICS AND HOUSE SIDE SHIELD. MOUNTED @ 20'-0"	LED - 3000K	9026	1	0.91	90.12
	S2	2	LITHONIA	DSX0 LED P5 30K 80CRI BLC4 MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	AREA LUMINAIRE WITH P5 PERFORMANCE PACKAGE WITH TYPE 4 BACKLIGHT CONTROL. MOUNTED @ 20'-0"	LED - 3000K	7912	1	0.91	90.12
	SA	3	LITHONIA	DSXB LED 16C 350 30K SYM MVOLT (FINISH)	3' H D-SERIES BOLLARD WITH SYMMETRIC DISTRIBUTION	LED - 3000K	1558	1	0.91	20
	SB	7	LITHONIA	DSXB LED 12C 350 30K ASY MVOLT (FINISH)	3' H. D-SERIES BOLLARD WITH ASYMMETRIC DISTRIBUTION	LED - 3000K	1194	1	0.91	16
	SC	14	LITHONIA	WDGE2 LED P2 30K 80CRI T3M MVOLT SRM (FINISH)	WALL MOUNT WITH P2 PERFORMANCE PACKAGE - - TYPE 3M. MOUNTED @ 8'-0"	LED - 3000K	1964	1	0.91	18.9815
	SCE	5	LITHONIA	WDGE2 LED P2 30K 80CRI T3M MVOLT SRM E20WC (FINISH)	WALL MOUNT WITH P2 PERFORMANCE PACKAGE. TYPE 3M OPTICS AND EM BATTERY PACK. MOUNTED @ 8'-0"	LED - 3000K	1964	1	0.91	18.9815
	SD	9	LITHONIA	WDGE2 LED P2 30K 80CRI T4M MVOLT SRM (FINISH)	WALL MOUNT WITH P2 PERFORMANCE PACKAGE - - TYPE 4M. MOUNTED @ 8'-0"	LED - 3000K	1922	1	0.91	18.9815
	SF	53	ALUZ	A5-ZOZO-FLT-24"-27K-GSFL-3W WET (LENGTH) / RSS 10'-0" POLE	STRING / FESTOON LIGHTS. MOUNTED @ 8'-0"	LED - 2700K	247	1	0.91	3.08

1 E101 PHOTOMETRICS SITE PLAN
1" = 30'-0"

Revit Version: 2025
Plot Date: 12/9/2025 10:44:41 AM

EAPC
Architecture | Engineering
Interior Design | Industrial
TELE 701.461.7222
112 No.Roberts Street, Suite 300, Fargo ND 58102
www.eapc.net

CONSULTANTS

CLIENT
~~DAD SS F2 LAND, LLC~~

PROJECT DESCRIPTION
EMPIRE SELF STORAGE

CITY SANTA FE
STATE NEW MEXICO

ISSUE DATES

MARK	DESCRIPTION	DATE
SD	DEVELOPMENT PACKAGE	12/05/2025

PROJECT NO: 20253360
DRAWN BY: KS
CHECKED BY: MH

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STAMP

DRAWING TITLE
PHOTOMETRICS

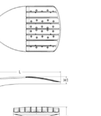
E.101

D-Series Size 0
LED Area Luminaire

d-series

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (665.0 mm)
Width: 14.06" (357.2 mm)
Height H1: 2.26" (5.7 mm)
Height H2: 7.46" (18.9 mm)
Weight: 23 lbs (10.4 kg)



Ordering and Layout Illustrations

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

dsb Design Select options indicated by this color background.

dsb 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

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature*	Color Rendering Index*	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** (Rtss section 70CRI only)	30K 3000K	70CRI	AFR Automotive front row	MVOLT (120V-277V)*	**Shipped included**
	P1 P5	40K 4000K	70CRI	TS Type I short	HVOLT (347V-480V)*	SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole)
	P2 P6	50K 5000K	70CRI	T2M Type II medium	XVOLT (277V-480V)*	RPA Round pole mounting (#8 drilling, 3" min. RND pole)
	P3 P7		70CRI	BLC3 Type III backlight control	120* 120V*	SPA5 Square pole mounting (#5 drilling, 2" min. SQ pole)*
	P4			T3LG Type III low glare	208* 208V*	RPA5 Round pole mounting (#5 drilling, 2" min. RND pole)*
	Rotated optics P10* P12*	27K 2700K	80CRI	T4M Type IV medium	240* 240V*	SPABN Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
	P11* P13*	30K 3000K	80CRI	T4LG Type IV low glare	277* 277V*	
		35K 3500K	80CRI	BLC4 Type IV backlight control	347* 347V*	
		40K 4000K	80CRI	LCCO Left corner cutoff	480* 480V*	
		50K 5000K	80CRI	RCCO Right corner cutoff		
				T5W Type V wide		
				T5VS Type V very short		
				T5S Type V short		
				T5M Type V medium		
				T5LG Type V low glare		
				BLC5 Type V backlight control		
				T5VW Type V wide		
				BLC6 Type VI backlight control		
				T6LG Type VI low glare		

Control options	Other options	Finish (required)
Shipped installed	**Shipped installed**	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 25 fc*,**,***,****	PER7 Seven-pin receptacle only (controls ordered separately)*****	DBLXD Black
PIR Bi-level switched dimming, 8-40' mounting height, ambient sensor enabled at 25 fc*,**,***	FAO Field adjustable output*,****	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separately)*****	BLSX Bi-level switched dimming, 10% *,**,***	DWHXD White
PER5 Five-pin receptacle only (controls ordered separately)*****	BLSR Bi-level switched dimming, 10% *,**,***	DDBTXD Textured dark bronze
	DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)***	DBLBXD Textured black
	Shipped separately	DNATXD Textured natural aluminum
	EGSR External Glare Shield (mandible, field install required, matches housing finish)	DWHGXD Textured white
	BSDB Bird Spikes (field installed)	

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Ordering Information

Accessories

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) *
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) *
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) *
DSHORT SBK	Shorting cap *
DSHORT20	House-side shield (one package number P1-7, 20 pack) *
DSSRPA (finish)	Round pole adapter (#8 drilling, specify finish)
DSSRPA5 (finish)	Round pole adapter (#5 drilling, specify finish)
DSSRPA20 (finish)	Square pole adapter (#8 drilling, specify finish)
DSSRPA5 20 (finish)	External glare shield (specify finish)
DSSHSSB (finish)	Bird spike element bracket (specify finish)

NOTES
1. Retrofit optics available with packages P10, P11, P12 and P13. Must be combined with option LTAS or RTAS.
2. Not available with T5VS, T5S, T5M, T5LG, T5W, T5VW, T5VS, BLC5, T6LG, BLC6 or T6W. Not available with BCOR. Contact Technical Support for other possible combinations.
3. T1LG, T1BLG, BLC15, BLC30, LCCO, RCCO not available with option HS.
4. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7. XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. 120 and 208 voltages only with P1, P2, P3, P4, P10, P11, P12 and P13 when combined with NLTAIR2 PIRHN or PIR.
9. Not available with BLC3, BLC4, BLC5, BLC6, T3M, T3LG, T4M or T4LG.
10. Wiha cannot be combined with Type 5 distribution plus photocell (PE5).
11. DMG 0-10V dimming wires pulled outside fixture for use with an external control, ordered separately. Light Air 2.
12. NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, FEAT, FAO, BLSX, BLSR and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P7 using MVOLT.
13. PIR not available with NLTAIR2, PER, PER5, FEAT, FAO, BLSX and DMG. PIR not available with P1, P2 and P10 using HVOLT.PIR not available with P3 using MVOLT.
14. PER/PER5/FEAT not available with NLTAIR2, PIR, BLSX, BLSR. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See Ordering Information tab for more details.
15. FAO not available with other dimming controls NLTAIR2 PIRHN, PIR, PER5, FEAT, FAO, BLSX, BLSR or DMG.
16. BLSX and BLSR are not available with NLTAIR2 PIRHN, PIR, PER, PER5, FEAT, FAO and DMG. BLSX or BLSR must specify 120 or 277V.
17. Reference Motion Sensor Default Settings table on page 5 to see functionality.
18. Reference Motion Sensor Default Settings table on page 5 to see functionality.
19. Reference Controls Options table on page 5.
20. Not available with P1, P2, P3, P4, P10, P11, P12, P13, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
21. CCO option not available with option BS and EGSR. Contact Technical Support for assistance.
22. Option HA not available with performance package P6, P7, P12 and P13.
23. Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. Not available with fusing (SF or DF).
24. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. HVOLT not available with fusing (SF or DF).

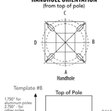
Shield Accessories

External Glare Shield (EGSR)

House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(from top of pole)



Tenon Mounting Slipfitter

Tenon O.D.	Wiring	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	#8	#2AS-190	#2AS-280	#2AS-290	#3AS-390	#3AS-320	#4AS-490
2-7/8"	#8	#2ASS-190	#2ASS-280	#2ASS-290	#3ASS-390	#3ASS-320	#4ASS-490
4"	#8	#2ATS-190	#2ATS-280	#2ATS-290	#3ATS-390	#3ATS-320	#4ATS-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Pattern/Location	#8	DM19AS	DM28AS	DM29AS	DM38AS	DM32AS	DM49AS

Mounting Option	Mounting Height	Max Wind Speed (MPH)	Minimum Acceptable Outside Pole Diameter				
SPA	40	3.5"	3.5"	3.5"	3.5"	3.5"	3.5"
RPA	40	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"	3"	3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPABN	#8	3"	3"	3"	3"	3"	3"

DSX0 Area Luminaire - EPA

Tenon-mounted luminaires with integral mounting arm. Extra tenons, arms, brackets or other accessories are not included in the EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM38	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	—	1.76
DSX0 with ORL, SPABN	0.51	1.02	1.06	1.26	1.29	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with WA	0.64	1.28	1.24	1.67	1.70	1.93

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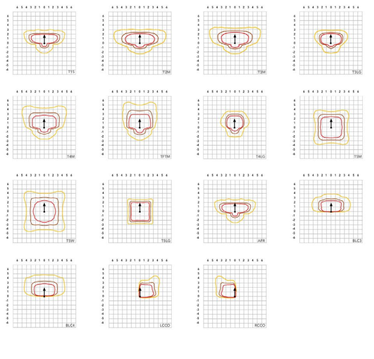
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').



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Performance Data

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	1.09
5°C	41°F	1.04
10°C	50°F	1.03
25°C	77°F	1.02
30°C	86°F	1.01
35°C	95°F	1.00
40°C	104°F	0.99
45°C	113°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

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

To calculate L87, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.89
100,000	0.80

FAO Dimming Settings

Dimming Level	% Lumen Output
8	100%
7	93%
6	80%
5	65%
4	54%
3	41%
2	29%
1	16%

*Note: Calculated values are based on original performance specifications. Actual values, including non-stock or grain-matched packages, may deviate from each package based on input watts and lumens by ±(10) type.

Motion Sensor Default Settings

Mounting Height	Motion/Ambient Sensor	High Level (Dimming %)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	3 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	3 min

Controls Options

Feature(s)	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire, ordered separately. Provides dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads.
DS (not available on DSSD)	Drivers wired independently for 50/50 luminaire operation.	The luminaire is wired in two separate circuits, allowing for 50/50 operation.	Independently wired drivers.	Requires two separately switched circuits. Consider nLight AIR as a more cost-effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes such as nLight wireless.	Twist-lock photocells such as DLL (Elite or advanced control nodes such as WSNIR.	Pins 4 & 5 in dimming leads are drive. Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8 to 40' mounting height.	Luminaires dim when occupancy is detected.	Acuity Controls rSBG	Cannot be used with other control options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group commissioning of embedded dimming with motion sensor and wide network connectivity to the nLight AIR ecosystem.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the grouped using the nLight Pro App. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BLSX	Integrated bi-level device that allows a second control step of 30% of total light engines in either 3fix or 50% light engines.	BLC device provides input to 0-10V dimming leads on the luminaire(s) to dim to 30% or 50% when no occupancy is detected by a secondary circuit	BLC V0521	BLC device is powered off the 0-10V dimming leads, this can be used with any input voltage from 120 to 480V

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.37	0.32	0.26	0.18
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
Rotated Optics (Requires CRI of 80K)	P10	30	530	51	0.43	0.24	0.21	0.18	0.15	0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

LED Color Temperature / Color Rendering Multipliers

70 CRI			80 CRI			90 CRI		
Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability	
5000K	92%	Standard	92%	Extended lead time	71%	(see note)		
4000K	100%	Standard	92%	Extended lead time	67%	(see note)		
3500K	100%	(see note)	90%	Extended lead time	63%	(see note)		
3000K	96%	(see note)	86%	Extended lead time	61%	(see note)		
2700K	94%	(see note)	85%	Extended lead time	57%	(see note)		

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Mounting Height	Motion/Ambient Sensor	High Level (Dimming %)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	3 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	3 min

Controls Options

Feature(s)	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire, ordered separately. Provides dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads.
DS (not available on DSSD)	Drivers wired independently for 50/50 luminaire operation.	The luminaire is wired in two separate circuits, allowing for 50/50 operation.	Independently wired drivers.	Requires two separately switched circuits. Consider nLight AIR as a more cost-effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes such as WSNIR.	Twist-lock photocells such as DLL (Elite or advanced control nodes such as WSNIR.	Pins 4 & 5 in dimming leads are drive. Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8 to 40' mounting height.	Luminaires dim when occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group commissioning of embedded dimming with motion sensor and wide network connectivity to the nLight AIR ecosystem.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the grouped using the nLight Pro App. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BLSX	Integrated bi-level device that allows a second control step of 30% of total light engines in either 3fix or 50% light engines.	BLC device provides input to 0-10V dimming leads on the luminaire(s) to dim to 30% or 50% when no occupancy is detected by a secondary circuit	BLC V0521	BLC device is powered off the 0-10V dimming leads, this can be used with any input voltage from 120 to 480V

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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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)				40K (4000K, 70 CRI)				50K (5000K, 70 CRI)			
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	33W	20	530	T1S	4,006	1	0	1	121	4,206	1	0	1	127	4,164	1	0	1	126
				T2M	4,545	1	0	2	137	4,772	1	0	2	144	4,724	1	0	2	143
				T3M	4,507	1	0	2	136	4,732	1	0	2	143	4,685	1	0	2	142
				T3LG	4,507	1	0	1	136	4,280	1	0	1	129	4,363	1	0	1	131
				T4M	4,644	1	0	2	140	4,877	1	0	2	147	4,829	1	0	2	146
				T4LG	4,244	1	0	1	128	4,456	1	0	1	134	4,409	1	0	1	133
				T5W	4,698	1	0	2	141	4,896	1	0	2	148	4,845	1	0	2	146
				T5VW	4,892	1	0	2	148	5,093	1	0	2	154	5,040	1	0	2	153
				T5VS	4,878	3	0	1	147	5,084	3	0	2	153	5,030	3	0	2	152
				T5S	4,878	3	0	2	147	5,084	3	0	2	153	5,030	3	0	2	152
				T5M	4,878	3	0	2	147	5,084	3	0	2	153	5,030	3	0	2	152
				T5LG	4,244	1	0	1	128	4,456	1	0	1	134	4,409	1	0	1	133
				BLC3	3,340	0	1	1	101	3,482	0	1	1	105	3,445	0	1	1	104
				BLC4	3,454	2	0	2	104	3,599	2	0	2	109	3,561	2	0	2	108
				BLC5	3,574	0	0	1	102	3,727	0	0	1	106	3,685	0	0	1	105
				BLC6	3,574	0	0	1	102	3,727	0	0	1	106	3,685	0	0	1	105
				LCCO	3,454	2	0	2	104	3,599	2	0	2	109	3,561	2	0	2	108
				RCCO	3,454	2	0	2	104	3,599	2	0	2	109	3,561	2	0	2	108
P2	45W	20	700	T1S	6,328	1	0	1	140	6,595	1	0	1	146	6,524	1	0	1	145
				T2M	5,962	2	0	2	133	6,209	2	0	2	138	6,143	2	0	2	137
				T3M	5,910	1	0	1	131	6,160	1	0	1	137	6,301	1	0	1	140
				T3LG	5,797	1	0	1	129	6,042	1	0	1	134	5,977	1	0	1	133
				T4M	6,018	1	0	1	133	6,272	1	0	1	139	6,205	1	0	1	137
				T4LG	5,479	1	0	1	121	5,710	1	0	1	126	5,856	1	0	1	130
				T5W	6,060	1	0	1	134	6,316	1	0	1	140	6,459	1	0	1	143
				T5VW	6,302	1	0	1	140	6,568	1	0	1	146	6,717	1	0	1	149
				T5VS	6,290	3	0	2	140	6,558	3	0	2	145	6,706	3	0	2	149
				T5S	6,290	3	0	2	140	6,558	3	0	2	145	6,706	3	0	2	149
				T5M	6,290	3	0	2	140	6,558	3	0	2	145	6,706	3	0	2	149
				T5LG	5,479	1	0	1	121	5,710	1	0	1	126	5,856	1	0	1	130
				BLC3	4,310	0	1	1	96	4,493	0	1	1	100	4,445	0	1	1	99
				BLC4	4,455	0	0	2	99	4,643	0	0	2	103	4,593	0	0	2	102
				BLC5	4,312	0	0	1	96	4,536	0	0	1	100	4,626	0	0	1	103
				LCCO	4,312	0	0	2	96	4,536	0	0	2	100	4,626	0	0	2	103
				RCCO	4,312	0	0	2	96	4,536	0	0	2	100	4,626	0	0	2	103
P3	69W	20	1050	T1S	9,006	1	0	1	131	9,396	1	0	1	136	9,369	1	0	1	136
				T2M	8,410	2	0	2	122	8,776	2	0	2	127	8,752	2	0	2	127
				T3M	8,410	2	0	2	122	8,776	2	0	2	127	8,752	2	0	2	127
				T3LG	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116
				T4M	8,565	2	0	2	124	8,936	2	0	2	130	8,926	2	0	2	129
				T4LG	7,790	1	0	2	113	8,119	1	0	2	118	8,277	1	0	2	120
				T5W	8,624	2	0	2	125	8,995	2	0	2	130	8,969	2	0	2	130
				T5VW	8,812	3	0	2	128	9,184	4	0	2	133	9,263	4	0	2	134
				T5VS	8,951	3	0	2	130	9,333	4	0	2	135	9,272	4	0	2	134
				T5S	8,838	3	0	2	128	9,215	4	0	2	134	9,160	4	0	2	133
				T5M	8,951	3	0	2	130	9,333	4	0	2	135	9,272	4	0	2	134
				T5LG	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116
				BLC3	6,134	1	0	2	89	6,395	1	0	2	93	6,357	1	0	2	92
				BLC4	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				BLC5	6,135	1	0	2	89	6,453	1	0	2	94	6,581	1	0	2	95
				BLC6	6,006	1	0	2	87	6,169	1	0	2	89	6,581	1	0	2	95
				LCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				RCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
P4	91W	20	1400	T1S	11,796	2	0	2	130	12,299	2	0	2	135	11,677	2	0	2	128
				T2M	10,727	2	0	2	118	11,183	2	0	2	123	11,217	2	0	2	123
				T3M	10,680	2	0	2	117	11,134	2	0	2	122	11,167	2	0	2	122
				T3LG	9,540	2	0	2	105	9,945	2	0	2	109	10,104	2	0	2	111
				T4M	10,836	2	0	2	119	11,296	2	0	2	124	11,256	2	0	2	123
				T4LG	9,854	2	0	2	108	10,274	2	0	2	113	10,416	2	0	2	114
				T5W	10,914	2	0	2	120	11,376	2	0	2	125	11,514	2	0	2	126
				T5VW	11,132	4	0	2	122	11,811	4	0	2	129	11,643	4	0	2	127
				T5VS	11,106	4	0	2	122	11,683	4	0	2	128	11,616	4	0	2	127
				T5S	11,026	4	0	2	121	11,683	4	0	2	128	11,616	4	0	2	127
				T5M	11,106	4	0	2	122	11,683	4	0	2	128	11,616	4	0	2	127
				T5LG	9,854	2	0	2	108	10,274	2	0	2	113	10,416	2	0	2	114
				BLC3	7,768	0	2	2	85	8,096	0	2	2	89	8,254	0	2	2	91
				BLC4	8,020	0	2	2	88	8,360	0	2	2	92	8,524	0	2	2	93
				BLC5	7,818	0	2	2	86	8,149	0	2	2	89	8,524	0	2	2	93
				BLC6	7,818	0	2	2	86	8,149	0	2	2	89	8,524	0	2	2	93
				LCCO	8,020	0	2	2	88	8,360	0	2	2	92	8,524	0	2	2	93
				RCCO	11,296	1	0	2	122	11,677	1	0	2	126	12,109	1	0	2	131

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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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

| Performance Package | System Watts | LED Count | Drive Current (mA) | Distribution Type | 30K (3000K, 70 CRI) | | | | 40K (4000K, 70 CRI) | | |

WDGE2 LED

Architectural Wall Sconce
Precision Refractive Optic

Catalog Number

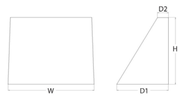
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements

Specifications

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



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

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 with industry leading precision refractive optics provides great uniform distribution and optical control. 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.

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	--	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 T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0[1] 1 P1[2] P2[2] P3[2] P4[2]	27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K; AMB[3] Amber	70CRI[4]; 80CRI; LW[5] Limited Wavelength	T1S Type I Short; T2M Type II Medium; T3M Type III Medium; T4M Type IV Medium; TFTM Forward Throw Medium	MVOLT; 347[6]; 480[7]	**Shipped included:** SRM Surface mounting bracket; ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[8]. **Shipped separately:** AWS 3/8inch Architectural wall spacer[9]; PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available[9]

Options

E10WH	Emergency battery backup, Certified in CA Title 20 MAIDRS (10W, 0°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAIDRS (10W, -20°C min)
PE	Photocell, Button Type[8]
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.
CCE	Coastal Construction[8]

Standalone Sensors/Controls

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

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.
NLTAIRE2 PIR	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLTAIRE2 PIRH	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

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

Accessories

Ordered and shipped separately.

WDGE1WS DDBXD U — WDGE 3.0inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U — WDGE2 surface-mounted back box (specify finish)

NOTES
1. P0 option not available with sensors/controls.
2. P1-P4 not available with AMB and LW.
3. AMB and LW always go together.
4. 70CRI only available with T3M and T4M.
5. 347V and 480V not available with E10WH or E20WC.
6. Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
7. For PBBW and AWS with CCE option, require an RPA.
8. PE not available in 480V or with sensors/controls.
9. DMG option not available with sensors/controls.

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)				40K (4000K, 80 CRI)				50K (5000K, 80 CRI)				Amber (Limited Wavelength)			
			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
P0	7W	T1S	636	92	0	0	0	666	97	0	0	0	699	101	0	0	1	691	100	0	0	1	712	47	0	0	1
		T2M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T3M	662	96	0	0	0	693	101	0	0	0	728	106	0	0	0	719	104	0	0	0	741	48	0	0	0
		T4M	648	94	0	0	0	679	98	0	0	0	712	103	0	0	0	704	102	0	0	0	726	47	0	0	0
		TFTM	652	95	0	0	0	683	99	0	0	0	717	104	0	0	0	708	103	0	0	0	730	48	0	0	1
P1	11W	T1S	1,305	99	0	0	1	1,367	104	0	0	1	1,435	109	0	0	1	1,418	107	0	0	1					
		T2M	1,150	105	0	0	1	1,204	108	0	0	1	1,264	113	0	0	1	1,249	112	0	0	1					
		T3M	1,150	105	0	0	1	1,205	108	0	0	1	1,265	113	0	0	1	1,250	112	0	0	1					
		T4M	1,126	103	0	0	1	1,179	106	0	0	1	1,238	111	0	0	1	1,223	110	0	0	1					
		TFTM	1,133	103	0	0	1	1,186	106	0	0	1	1,245	112	0	0	1	1,230	110	0	0	1					
P2	19W	T1S	1,801	95	1	0	1	1,886	99	1	0	1	1,981	104	1	0	1	1,957	103	1	0	1					
		T2M	1,675	99	1	0	1	1,763	103	1	0	1	2,063	109	1	0	1	2,037	107	1	0	1					
		T3M	1,676	99	1	0	1	1,764	103	1	0	1	2,062	109	1	0	1	2,038	107	1	0	1					
		T4M	1,616	97	1	0	1	1,522	101	1	0	1	2,018	106	1	0	1	1,994	105	1	0	1					
		TFTM	1,647	97	1	0	1	1,934	102	1	0	1	2,030	107	1	0	1	2,006	106	1	0	1					
P3	32W	T1S	2,809	87	1	0	1	2,942	92	1	0	1	3,089	96	1	0	1	3,052	95	1	0	1					
		T2M	2,924	91	1	0	1	3,062	95	1	0	1	3,215	100	1	0	1	3,176	99	1	0	1					
		T3M	2,925	91	1	0	1	3,063	95	1	0	1	3,216	100	1	0	1	3,177	99	1	0	1					
		T4M	2,862	89	1	0	1	2,997	93	1	0	1	3,147	98	1	0	1	3,110	97	1	0	1					
		TFTM	2,880	90	1	0	1	3,015	94	1	0	1	3,166	99	1	0	1	3,128	97	1	0	1					
P4	47W	T1S	3,729	80	1	0	1	3,904	84	1	0	1	4,099	88	1	0	1	4,051	87	1	0	1					
		T2M	3,801	82	1	0	1	4,063	87	1	0	1	4,267	91	1	0	1	4,216	90	1	0	1					
		T3M	3,802	81	1	0	1	4,065	87	1	0	1	4,268	91	1	0	1	4,217	90	1	0	1					
		T4M	3,799	81	1	0	1	3,978	85	1	0	1	4,177	90	1	0	1	4,127	88	1	0	1					
		TFTM	3,822	82	1	0	1	4,082	86	1	0	1	4,282	90	1	0	1	4,152	89	1	0	1					

Performance Package	System Watts	Dist. Type	27K (2700K, 70 CRI)				30K (3000K, 70 CRI)				40K (4000K, 70 CRI)				50K (5000K, 70 CRI)			
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T1M	717	107	0	0	0	763	115	0	0	0	822	119	0	0	0	832	121	0	0	1
		T4M	731	105	0	0	0	746	108	0	0	0	804	117	0	0	1	814	118	0	0	1
P1	11W	T1M	1,280	115	0	0	1	1,325	119	0	0	1	1,427	128	1	0	1	1,445	129	1	0	1
		T4M	1,253	112	0	0	1	1,297	116	0	0	1	1,397	125	0	0	1	1,415	127	0	0	1
P2	19W	T1M	2,087	110	1	0	1	2,160	114	1	0	1	2,327	123	1	0	1	2,357	124	1	0	1
		T4M	2,042	108	1	0	1	2,114	111	1	0	1	2,278	120	1	0	1	2,306	121	1	0	1
P3	32W	T1M	3,254	101	1	0	1	3,369	105	1	0	1	3,629	113	1	0	1	3,675	114	1	0	1
		T4M	3,185	99	1	0	1	3,297	103	1	0	1	3,552	111	1	0	1	3,597	112	1	0	1
P4	47W	T1M	4,319	93	1	0	1	4,471	96	1	0	1	4,817	103	1	0	2	4,878	105	1	0	2
		T4M	4,227	91	1	0	1	4,376	94	1	0	2	4,714	101	1	0	2	4,774	102	1	0	2

Electrical Load

Performance Package	System Watts	Current (A)				
		120Vac	208Vac	240Vac	277Vac	347Vac	480Vac
P0	7.0	0.061	0.042	0.04	0.039	--	--
	9.0	--	--	--	--	0.031	0.021
P1	11.0	0.100	0.064	0.059	0.054	--	--
	14.1	--	--	--	--	0.046	0.033
P2	19.0	0.168	0.106	0.095	0.083	--	--
	22.8	--	--	--	--	0.067	0.050
P3	32.0	0.284	0.163	0.144	0.131	--	--
	37.1	--	--	--	--	0.107	0.079
P4	47.0	0.412	0.234	0.207	0.185	--	--
	53.5	--	--	--	--	0.153	0.112

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	0.97

Lumen Output in Emergency Mode (4000K, 80 CRI, T3M)

Option	Lumens
E10WH	1,358
E20WC	2,230

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 L, 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	1.00	0.96	0.93	0.85

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.

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

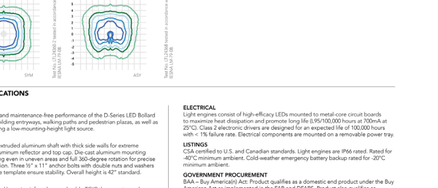
Control / Sensor Options

Motion/Ambient Sensor (PIR _, PIRH _)

Motion/Ambient 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.



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, NLTAIRE2 PIR, NLTAIRE2 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

- NLTAIRE2 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, NLTAIRE2 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.

Mounting, Options & Accessories

Motion/Ambient Sensor

D = 7"
H = 9" (Standalone controls)
11" (nLight AIR controls, 2" antenna will be pointing down behind the sensor)
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 polyester 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
Individually formed acrylic lenses are engineered for superior application efficiency which maximizes light in the areas where it is most needed. 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 IC4V option can be used to mount the luminaire directly to a flat, horizontal surface. 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 refer to the DLC 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.

D-Series
LED Bollard

d*series

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements

Specifications

Diameter: 8" Round (20.3 cm)
Height: 42" (106.7 cm)
Weight (max): 27 lbs (12.25 kg)

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish[required]
DSXB LED	**Asymmetric:** 12C 12 LEDs[1]; **Symmetric:** 16C 16 LEDs[1]	350 350 mA; 450 450 mA[1,2]; 530 530 mA; 700 700 mA	30K 3000 K; 40K 4000 K; 50K 5000 K; AMBPC Amber phosphor converted; AMBLW Amber limited wavelength[1,3]	ASY Asymmetric[4]; SYM Symmetric[4]	MVOLT[5]; 120[5]; 208[5]; 240[5]; 277[5]; 347[6]	**Shipped installed:** PE Photoelectric cell, button type; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately); ELCW Emergency battery backup[7]	**Shipped installed:** SF Single fuse (120, 277, 347V)[8]; DF Double fuse (208, 240V)[8]; H24 24" overall height; H30 30" overall height; H36 36" overall height; PG Ground-fault person outlet; LVAB Without anchor bolts; L1ABA 4 bolt wmotft base without anchor bolts[9]	DWHXD White; DNAXD Natural aluminum; DDBXD Dark bronze; DBLXD Black; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB[9]

NOTES
1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 400 AMBLW version.
4. Not available with ELCW.
5. Specify 120, 208, 240 or 277 for any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 option only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 400 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MRAB U not available with L1ABA option.

Performance Data

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. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current (mA)	System Watts	3000 K				4000 K				5000 K				Limited Wavelength Amber			
			Lumens	LPW	B	U	Lumens	LPW	B	U	Lumens	LPW	B	U	Lumens	LPW	B	U
Asymmetric (12 LEDs)	350	16	1,744	75	1	0	1,783	80	1	0	1,741	81	1	0				
	530	22	1,779	78	1	0	1,847	84	1	0	1,859	85	1	0				
	700	31	2,173	70	1	0	2,315	75	1	0	2,349	76	1	0				
	Amber 450	16													348	22	1	0
Symmetric (16 LEDs)	350	20	1,558	78	1	0	1,674	84	1	0	1,685	84	1	0				
	530	28	2,232	80	2	0	2,397	86	2	0	2,412	86	2	0				
	700	39	2,802	72	2	0	3,009	77	2	0	3,028	78	2	0				
	Amber 450	20													419	21	1	0

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

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 L, 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	1.00	0.96	0.97	0.95

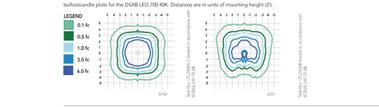
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.227	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.127	0.138	0.122	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.251	0.207	0.185	0.163
	Amber 450	20W	0.199	0.159	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Bollard homepage.

Isofootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting height light source.

CONSTRUCTION
One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH
Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL
Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations. 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
Five-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/CustomerResources/Terms_and_conditions.aspx.

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.

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CONSULTANTS

CLIENT
DXD SS F2 LAND, L.L.C

PROJECT DESCRIPTION
EMPIRE SELF STORAGE

CITY SANTA FE
STATE NEW MEXICO

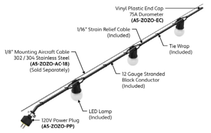
ISSUE DATES

SD

ALUZ

A5 Series | String / Festoon
ZOZO Standard
(A5-ZOZO-STN)

TYPE



CANOPY OPTIONS (Click Image to See Individual Submittal)

Round Canopy
(AS-ZOZO-RND)

Round Canopy + Cage
(AS-ZOZO-RNC)

Cone Canopy
(AS-ZOZO-CON)

Cone Canopy + Cage
(AS-ZOZO-COC)

Bell Canopy
(AS-ZOZO-BLL)

Flat Canopy
(AS-ZOZO-FLT)

Mesh Canopy
(AS-ZOZO-MSH)

Barrel Canopy
(AS-ZOZO-BRL)

Hat Canopy
(AS-ZOZO-HAT)

SPECIFY PRODUCT CODE | CHOOSE FROM DROP DOWNS

Series		Spacing	Lamp		Dimming	Listing	Luminaire Length
Standard (No Canopy) **(AS-ZOZO-STN)**	Bell Canopy **(AS-ZOZO-BLL)**	12" on Center **(12")**	2700K, G-Shape **(27K-GSF)**	5000K, G-Shape Filament **(50K-GSFL)**	Forward Phase **(DM)**	Indoor **(DRY)**	Specify Length in Feet **Example:** 100
		18" on Center **(18")**	5000K, G-Shape **(50K-GSF)**	2700K, S-Shape Frosted **(27K-SSF)**			
Round Canopy **(AS-ZOZO-RND)**	Flat Canopy **(AS-ZOZO-FLT)**	24" on Center **(24")**	5000K, S-Shape Frosted **(50K-SSF)**		**Leave Blank for Non-Dimming**	Outdoor **(WET)**	
		36" on Center **(36")**	Green, G-Shape **(G-GSF)**	Orange, S-Shape Frosted **(OR-SSF)**			
Round Canopy with Cage **(AS-ZOZO-RNC)**	Mesh Canopy **(AS-ZOZO-MSH)**	48" on Center **(48")**	Blue, G-Shape **(B-GSF)**	2700K, S-Shape Clear **(27K-SSC)**			
		60" on Center **(60")**	Amber, G-Shape **(A-GSF)**	5000K, S-Shape Clear **(50K-SSC)**			
Cone Canopy **(AS-ZOZO-CON)**	Barrel Canopy **(AS-ZOZO-BRL)**		2400K, G-Shape Filament **(24K-GSFL)**	Red, S-Shape Clear **(R-SSC)**			
			2700K, G-Shape Filament **(27K-GSFL)**	Green, S-Shape Clear **(G-SSC)**			
Cone Canopy with Cage **(AS-ZOZO-COC)**	Hat Canopy **(AS-ZOZO-HAT)**		3000K, G-Shape Filament **(30K-GSFL)**	Blue, S-Shape Clear **(B-SSC)**			
			3500K, G-Shape Filament **(35K-GSFL)**	Amber, S-Shape Clear **(A-SSC)**			
			4000K, G-Shape Filament **(40K-GSFL)**	No Lamps* **(NL)**			

✔ Lighting will be shipped without lamps.

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ALUZ

A5 Series | String / Festoon
ZOZO Standard
(A5-ZOZO-STN)

TYPE

GENERAL FEATURES

Applications	Indoor and Outdoor
Length	Built to Order (+/- 1/8" Tolerance)
Finish	Black
Feed	Standard 6' Power Lead
Strain Relief	Cable (Included, Not for Mounting)
Mounting	Mounting Aircraft Cable (Sold Separately)
Listing	Dry or Wet Location ANSI/UL1598 CSA 22.2 No. 250.0-04, 2nd Edition
Options	Mesh, Canopies, or Cages
UV Rating	Sun Light Resistance
Installation Link	**Link to Installation Instructions** >

ELECTRICAL

Dimming	Forward Phase
Maximum Run	250' without Canopies 100' with Canopies
System	20 Amps (12 Gauge Wire)
Wattage	1W or 3W Lamps (+/- 0.25W Tolerance)
Operating Temperature	-25°C to +45°C (-13°F to +113°F)
Luminaire Voltage	120V

ALUZ

A5 Series | String / Festoon
ZOZO Standard
(A5-ZOZO-STN)

TYPE

LAMP OPTIONS

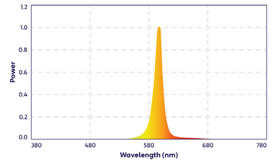
Lamp Image & Dimensions				
Lamp Name & Product Code	G-Shaped Lamp **(GSF)**	G-Shaped Filament Lamp **(GSFL)**	S-Shaped Lamp **(SSF)**	S-Shaped Clear Lamp **(SSC)**
Lamp Type	Standard LED	Filament LED	Standard LED	Standard LED
Material	Polymer Plastic	Shatterproof Glass	Polymer Plastic	Polymer Plastic
Lamp Life	20,000 hrs.	25,000 hrs.	20,000 hrs.	20,000 hrs.
CRI	80	90	75	80
Lumens	42	256	42	42
Beam Angle	360°	360°	360°	360°
Appearance	Frosted	Clear	Frosted	Clear, Textured
CCT & Colors	**27K, 50K, R, G, B, A**	**24K, 27K, 30K, 35K, 40K, 50K**	**27K, 50K, OR**	**27K, 50K, R, G, B, A**
Lamp Watts	1W	3W	1W	1W

Note: Lamp dimensions are subject to change without notice. +/- 0.25 Wattage Tolerance. CRI is based on 5.0K GSF, 3.0K GSFL, 5.0K SSF, and 5.0K SSC.

LAMP SPECIFICATIONS

Lamp Number	Correlated Color Temperature	Description	Available Lamp Shapes
24K	2400 Kelvin	Incandescent White	**(GSFL)**
27K	2700 Kelvin	Warm White	**(GSF), (GSFL), (SSF), (SSC)**
30K	3000 Kelvin	Warm White	**(GSFL)**
35K	3500 Kelvin	Neutral White	**(GSFL)**
40K	4000 Kelvin	Neutral White	**(GSFL)**
50K	5000 Kelvin	Cool White	**(GSF), (GSFL), (SSF), (SSC)**
R	Red	621nm	**(GSF), (SSC)**
G	Green	525nm	**(GSF), (SSC)**
B	Blue	470nm	**(GSF), (SSC)**
A	Amber	590nm	**(GSF), (SSC)**
OR	Orange	610nm	**(SSF)**

SPECTRAL POWER DISTRIBUTION AMBER LED (590nm) TURTLE FRIENDLY



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ALUZ

A5 Series | String / Festoon
ZOZO Standard
(A5-ZOZO-STN)

TYPE

ACCESSORIES (Sold Separately)

Vinyl Plastic End Cap
75A Durometer
(AS-ZOZO-EC)

Part #	Qty.
AS-ZOZO-EC	

Note: Use 1 End Cap at the end of each run.

120V Power Plug
Rubber Casing
(AS-ZOZO-PP)

Part #	Qty.
AS-ZOZO-PP	

Note: Use 1 Power Plug for each run that will not be hardwired.

MOUNTING ACCESSORIES (Sold Separately - Click Image to See Cut Sheet, If Applicable)

Mounting Aircraft Cable, 1/8"Ø
302 / 304 Stainless Steel
(AS-ZOZO-AC-1B-X) X = Specify Length

Part #	Length	Qty.
AS-ZOZO-AC-1B-		

Note: Order cable to desired length. Order in 50' increments up to 500' per reel.

Cable Lock for 1/8"Ø Cable
Zinc Plated
(AS-ZOZO-CL-1B)

Part #	Qty.
AS-ZOZO-CL-1B-	

Note: Use 1 Cable Lock per run, if using this method. Refer to installation instructions for alternative mounting options.

Mounting Plate
Stainless Steel
(AS-ZOZO-MP)

Part #	Qty.
AS-ZOZO-MP	

Note: Use Mounting Plates when mounting to a ceiling. Refer to installation instructions for details.

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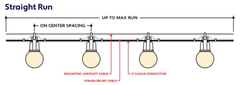
A5 Series | String / Festoon
ZOZO Standard
(A5-ZOZO-STN)

TYPE

DESIGN GUIDELINES

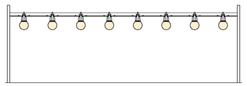
Straight Run



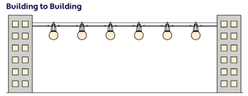
Swayed Run

INSTALLATION OPTIONS

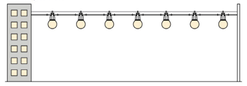
Pole to Pole



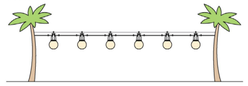
Building to Building



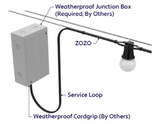
Building to Pole



Tree to Tree



HARDWIRE INSTALLATION (Wet Location)



POWER PLUG INSTALLATION (Wet Location)

INSTALLATION RECOMMENDATIONS

- Determine weight of string light that will be used.
- Determine length of string light and multiply by weight.
- An engineer must choose the proper aircraft cable to handle the tension, based on length and weight to prevent product from sagging.
- An engineer must determine the strength of the structure where the cable will attach, based on tension calculation from previous step.
- If installing on a pole, check with pole manufacturer to confirm the pole can handle the tension.
- String light is hung to the above aircraft cable using the hooks. Secure hooks to aircraft cable by crimping or using stainless steel tie wraps.
- The supplied aircraft cable is designed to prevent strain on the wire. An additional aircraft cable is required to hang string light.

WEIGHT PER FOOT

Series	Spacing Selection	Approximate Weight -
ZOZO Standard **(AS-ZOZO-STN)**	12" on Center **(12")**	0.30 lbs per foot
	18" on Center **(18")**	0.24 lbs per foot
	24" on Center **(24")**	0.21 lbs per foot
	36" on Center **(36")**	0.18 lbs per foot
	48" on Center **(48")**	0.17 lbs per foot
	60" on Center **(60")**	0.16 lbs per foot

✔ Includes Wire, Socket, Lamp, and Strain Relief Cable. Mounting Aircraft Cable Not Included.

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Revit Version: 2025
Plot Date: 12/8/2025 10:44:45 AM

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PROJECT DESCRIPTION
EMPIRE SELF STORAGE

CITY SANTA FE
STATE NEW MEXICO

ISSUE DATES

MARK	DESCRIPTION	DATE
SD	DEVELOPMENT PACKAGE	12/05/2025

PROJECT NO: 20253380
DRAWN BY: KS
CHECKED BY: MH

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STAMP

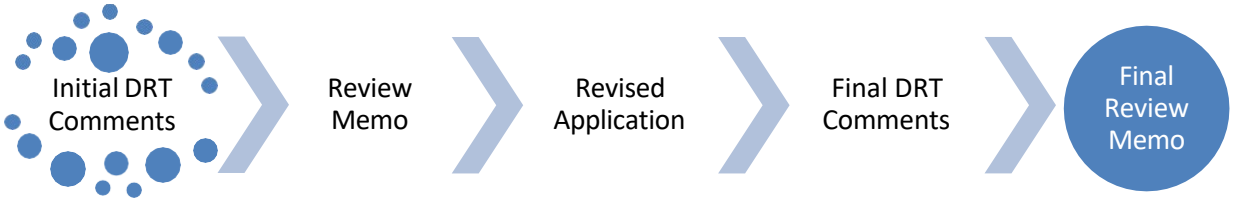
DRAWING TITLE
LIGHTING CUT SHEETS

E.104

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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

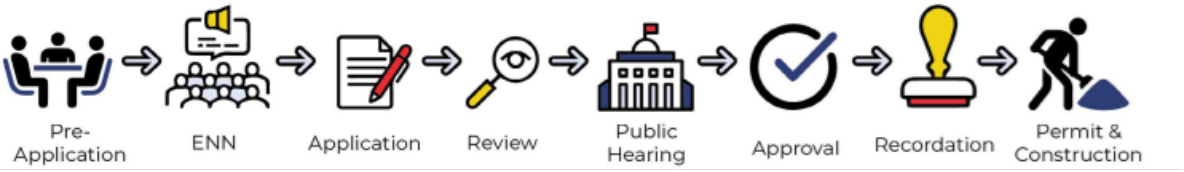


Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 02/09/2026

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2025-11753 and #2025-11756

Case Planner: Alexa Hempel

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 # 2025-11753 and #2025-11756

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to Public Hearing	
2. An approved Agreement to Construct and Dedicate (ACD) will be required with the Water Division for all new public water infrastructure and fire services.	Prior to Building Permit Approval	
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 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. Applicant and City Water staff will work together to address main looping during the review of the water plan (see attached memo)	Prior to water plan approval	

**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

City of Santa Fe Water Division Looping Requirement

The mission of the Water Division is to provide a safe, reliable, and resilient water supply to meet Santa Fe's needs. In design of the City's water distribution system, relevant pieces of this mission are achieved by, among other things, following best practices of looping water lines and avoiding dead end lines. These key distribution design paradigms help maintain water quality (safe) and provide redundancy of supply (reliable). Water distribution lines are installed by developers to Water Division specifications and standards and subsequently maintained by the Water Division. The Water Division does not generally install new extensions to water distribution lines.

Based on the location of this development, there is a possibility that the Water Division will require multiple points of connection to the public water system, or to "loop" the line.

Primary reasons for looping water main extensions are as follows:

- To reduce risk to the health and safety of our customers. Dead-end mains have less water turnover than looped mains, thus increasing the risk of bacteria development from stagnant water. Looping mains within the system when possible is a way to provide better water quality to our customers.
- Looping mains together provides better flows for fire hydrants in the event of an emergency.
- Looping provides redundancy in the event of a main break.

The details of our line extension policy can be found in Chapter 25, Exhibit A, Rule 19 of the City of Santa Fe City Code, available online. Design criteria and construction standards are available on the Water Division's website. Comments from Water Division engineers are generally provided as part of the water plan review process following the submission of a first draft of the proposed water plan. The Water Division Engineering Section also meets weekly to discuss topics related to current developments, and developers working on projects with the City may join these meetings to discuss project details, including looping requirements. If you are interested in attending a weekly meeting or if you have any questions about the water plan review process, feel free to contact a Water Division Engineer.

Development Review Team

Comment Form

Date: February 24, 2026

Staff person: Alan G. Hook

Dept/Div: Public Utilities/ Water Division

Case: **Case #2025-11753 & #2025-11756 1802 Cerrillos Road**

Case Mgr: Alexa Hempel

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

Conditions of Approval:	Must be completed by:
1 An approved Development Water Budget including a 9.8% contingency per SFCC 14-7.7 will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.	Prior to Planning Commission packet submittal.
2. An applicant may choose to develop a detailed, alternative Development Water Budget for the development project supported by reliable data that demonstrates that the anticipated annual water use will be less than if based on the Water Division's standard formulas per SFCC 14-7.7(D)(2).	Prior to Planning Commission packet submittal.
3 An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.	Prior to Recordation of Development Plan or Plat.
4 Each lot shall be served by separate water service at the time of development.	Prior to construction permit approval.
5 An agreement for metered service (AMS) will be required to install new services, including water offset fees.	Prior to construction permit approval.

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

A. Water rights proposed to be transferred to the city's water system for dedication to a development shall be tendered to the City of Santa Fe at whichever review stage is applicable and occurs first in the review of a particular development, according to the following requirements per SFCC 25-12.4:

1) Not later than sixty (60) days after the final land use approval of the final development plan by the planning and land use department, the planning commission or the governing body.

B. A construction permit application shall not be approved until the applicant has dedicated water to meet the approved development water budget for the development project plus a 9.8 percent contingency that covers water utility delivery requirements, as documented by the Water Division designation form and complied with the conditions thereof per SFCC 14-7.7 E1.

ACD PACKET CHECK-OFF SHEET

This sheet contains a list of required information for processing Agreements to Construct and Dedicate Public Improvements (ACD).

***Please submit this sheet with the packet.**

Check if submitted:

[X] Developer Information Sheet

[X] Utility Service Application

[ ] Utility Contractor Price Quote

[X] Copy of Plat

[ ] Approved Water Plan Drawing Number _____

[X] Approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency

[N/A] Fee Waiver Application Approved by the Office of Affordable Housing

[N/A] SFHP, Not Applicable

COUNTY PROJECTS ONLY:

[ ] City Council Approval Date _____

NOTE:

Applications will NOT be accepted for submittal unless ALL applicable items on this check list are completed and/or attached.

DEVELOPER INFORMATION SHEET

Developer's Name: DXD SS F2 Land, LLC
Address: P.O. Box 5587
Telephone #: (505) 303-0779
Contact Person: Lisa D. Martinez, Land Use Planning Consultant to Empire Self Storage
Legal Description of Property: 1802 Cerrillos, 1750 Cerrillos, 1361 Fourth Street, 3RD Berry Avenue – See attached Legal Description/LegalLot of Record Documentation for each parcel
Plat Recording Date (month, day & year): Parcel 1: July 22, 1998; Parcel 2: March 31, 1978; Parcel 3: July 22, 1998; Condemnation Parcel 4-1: July 22, 1998; Condemnation Parcel 4-4: July 22, 1998
Record Book #: Parcel 1: Book 391, Page 028 Document No. 1033,815; Parcel 2: Book 62, Page 7 Document No. 417,951; Parcel 3: Book 391, Page 028 Document No. 1033,815; Condemnation Parcel 4-1; Book 391, Page 028; Condemnation Parcel 4-4; Book 391, Page 028; ALSO SEE ATTACHED LEGAL LOT OF RECORD DOCUMENTATION: The Capital Land and Townsite Co. Adidtion Plat dated June 18, 1909 and recorded in Book 1 at Page 119 establishes a legal lot of record for each of the four parcels identified above.
Record Page #: See Above
Present Owner of Property (exactly as shown): Amatren LLC
Project Name: Empire Self Storage
Proposed Date of Completion (month & year): November 1, 2027
Developer Engineer Name: Souder, Miller & Associates
Address: 5454 Venice Avenue NE, Suite D Albuquerque, NM 87113
Telephone #: (505) 299-0942
Contact Person: _____
Developer Water Utility Contractor Name: TBD
Address: _____
Telephone #: _____
Contact Person: _____
Construction Starting Date: October 1, 2026
Type of Business Entity (NM Corporation, General Partnership, LLC, Individual, etc.):
LLC

NOTE:

1. Developer must fill out all the information above.
2. A Performance Bond from the Contractor, Certificate of Insurance and a check in the amount listed on Page 2 of Agreement to be supplied by the Developer.
3. SDCW requires contractor bid sheets (use SDCW format)
4. Developer is responsible for advising SDCW on proposed changes in start date to ensure availability of SDCW construction Inspector.

SDCW USE ONLY

Date Received: _____

Project Name: _____

Fire Hydrants: **YES** or **NO** **CITY** or **COUNTY** Quantity:_____

Drawing #: _____

W.O. #: _____

Inspector: _____

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)
_X_ Agreement to Construct and Dedicate Public Improvements (ACD)
____ Annexation Application Water Budget
____ Water Offset Program/Water Rights Compliance Evaluation Request

WORK ORDER # _____

Applicant Name: Empire Self Storage

Project Address: 1750/1802 Cerrillos Rd, 1361 Fourth St., 3RD Berry Ave Santa Fe, NM. 87505

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

Plat Filing Information: Year____ Book_1___ Page_119___ Township, Range, Section: See attached LLOR Docs.

Location: (check one only) Inside Corporate City Limits__X_____ Outside Corporate City Limits_____

Property Uniform Property Code: 1802 Cerrillos: 10685824, 1750 Cerrillos: 16008891, 1361 Fourth Street: 18312262, 3RD Berry Avenue: 12776860

Existing Well: Yes _____ No __X___

Legal Description including lot size: 2.72 Acres

Short Description of Project: The aforementioned properties are proposed to be utilized by DXD Self Storage as a redevelopment of the former Empire Builders building and two adjacent lots. It is proposed as a mixed use project, including a 3-story (basement + two levels above grade), 95,400 GSF Class A self-storage facility, community office spaces, and an indoor/outdoor gathering area. The two adjacent lots will complement the anchor use by including a ± 13,500 sf public dog park, additional creative workshop and storage spaces, and a new parking area to serve tenants and visitors.

Construction Start Date: October 1, 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.	_____

_____	Accessory Dwelling Unit	.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.) Mixed-Use
Total gross floor area of building: 95,400 GSF Class A Self-Storage; + 12,758 SF Workshops
Total area of lot, tract or parcel: 2.72 acres
Automatic Fire Sprinkler System: Yes
Building Construction Type:
Building Square Footage: + 95,400 GSF Class A Self-Storage; & + 12,758 SF Workshops
Site Plan Attached: __X___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
Commercial			
_X__ Office–Non-medical (within Storage Building: Community Room 900 SF; Community Restroom 100 SF; Building 2 Workshop 3705 SF; Building 2 Offices (incl. Restroom) 575 SF; Building 3 Workshop 5,840 SF; Building 4 Workshop 2,328 SF; Restroom/MEP 310 SF; Parcel 1: Subtotal 95,400; Parcel 2: 12,758 Total: 108,158 SF		(0.70 afy per 10,000 s.f.)	See attached alt. calc.
____ Medical Office	_____	(0.72 afy per 10,000 s.f.)	_____
____ Office – City/State	_____	(0.58 afy per 10,000 s.f.)	_____
____ Research and Development Lab	_____	(1.18 afy per 10,000 s.f.)	_____
____ Manufacturing – Goods	_____	(0.21 afy per site)	_____
____ Manufacturing – Consumables	_____	(2.33 afy per site)	_____
____ Laundromat, Commercial	_____	(0.78 afy per machine)	_____
____ Laundromat, Other	_____	(0.22 afy per machine)	_____
____ Drycleaner	_____	(0.41 afy per site)	_____
____ Plant Nursery	_____	(0.56 afy per 10,000 s.f.)	_____
___ Gyms with showers	_____	(8.94 afy per site)	____
____ Gyms without showers	_____	(0.77 afy per site)	_____
____ Salons	_____	(0.21 afy per site)	_____

____	Pet Grooming	_____	(0.52 afy per site)	_____
____	Pet Daycare	_____	(0.11 afy per site)	_____
____	Retail, Large (Individual stores or shopping areas > 75,000 sq ft)	_____	(0.45 afy per 10,000 s.f.)	_____
____	Neighborhood Center/Medium Retail (Individual stores or shopping areas 75,000-25,000 sq ft)		(0.43 afy per 10,000 s.f.)	_____
____	Retail, Small (Individual stores or shopping areas < 25,000 sq ft)	_____	(0.06 afy per site)	_____
____	Gallery	_____	(0.60 afy per site)	_____
____	Grocery Store	_____	(1.27 afy per 10,000 s.f.)	_____
____	Restaurant (full service)	_____	(0.02 afy per seat)	_____
____	Restaurant (limited service)	_____	(1.63 afy per Site)	_____
____	Gasoline Station w/ Car Wash	_____	(6.56 afy per Site)	_____
____	Gasoline Station	_____	(0.88 afy per Site)	_____

City of Santa Fe,New Mexico

UTILITY SERVICE APPLICATION

____	Car Wash (full service)	_____	(5.66 afy per Site)	_____
____	Car Wash (limited service)	_____	(0.94 afy per Wash Bay)	_____
____	Auto Repair	_____	(0.12 afy per site)	_____
____	Car Rental	_____	(0.12 afy per site)	_____
____	Car Sales	_____	(0.07 afy per 10,000 s.f.)	_____
_X_	Self Storage (Upper Level 30,500 SF; Ground Level 29,500 SF; Lower Level 34,400 SF)		(0.13 afy per site)	See attached alt. calc.
____	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)	_____
____	Hotel	No. of rooms _____	(.13 afy per room)	_____
____	Motel	No. of rooms _____	(.09 afy per room)	_____

Public Services

____	School, Elementary		(0.53 afy per 100 students)	_____
____	School, Middle or Junior High		(1.68 afy per 100 students)	_____
____	School		(2.64 afy per 100 students)	_____
____	Schools, Daycare		(0.85 afy per 100 kids)	_____
____	Places of Worship		(0.15 afy per site)	_____
	With Daycare and school		(0.95 afy per site)	_____
_X_	Parks (Dog Park)	2500 SF	(1.48 afy per acre)	See attached alt. calc.
____	**Other** (not listed above) Please attach water demand calculations and assumptions used		(with attachment)	_____

Total Floor Area: 108,158 SF
(Parcel 1 & Parcel 2); 2500 SF Dog Park

Total Commercial Water Demand **1.22** **AFY (See Attached Alternate Water Use Calculation)**

Total Landscaping Water Demand **0.32** **AFY (See Attached Alternate Water Use Calculation)**

9.8% Contingency **0.15** **AFY**

TOTAL PROJECT WATER DEMAND **1.69** **AFY**

OWNER: Amatren LLC (Frank W. Culver) Mailing Address: P.O. Box 5587 Phone Number: Mobile Number: (505) 690-4833		***Only If Applicable** AGENTS: Lisa D. Martinez, B Constructiv LLC & Joseph Karnes, Sommer Karnes Assoc. Title: Land Use Planning Consultants to Empire Self Storage Mailing Address: 3201 C Zafarano Dr. #111 Santa Fe, NM. 87507 Phone Number: (505) 470-7888 Mobile Number: (505) 470-7888
Information Provided By: Check one: Owner _____ Agent __X__ Signature: *Lisa D. Martinez* Date: Initial Application: 12/7/2025		
Technical Evaluation to be Sent to: Check one: Owner _____ Agent __X__		

COMMENTS: _____

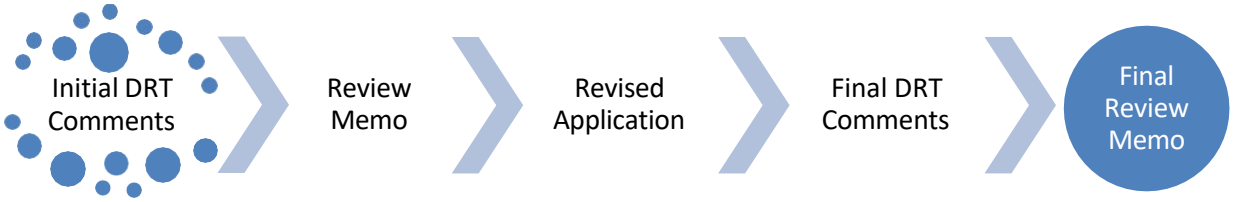
APPLICANTS, PLEASE NOTE:

- If the project is located within the Historic District and a hotbox for a backflow preventer is required, the Historic Preservation Division must be contacted at (505) 955-6605 to coordinate the hotbox location.
- Ordinance 2008-53, prohibits new connections outside the presumptive city limits including the Agua Fria traditional historic community (AFTHC) unless specific conditions are met. Applications for service outside the presumptive city limits and AFTHC must include documentation showing these conditions are met or the application will be rejected. The documents required are shown below:
  - A map of the proposed project in relation to the existing city limits and the presumptive city limits.
  - A detailed description of the proposed development including the type and size of proposed land uses.
  - The health, safety and welfare or other legal reason for the connection.
  - A site water budget.
  - Documentation from the County of Santa Fe that county water service is not available, if applicable.
  - Documentation from the wastewater division regarding sewer availability.
  - A certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 if applicable.

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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



Timing of Conditions of Approval + Technical Corrections

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

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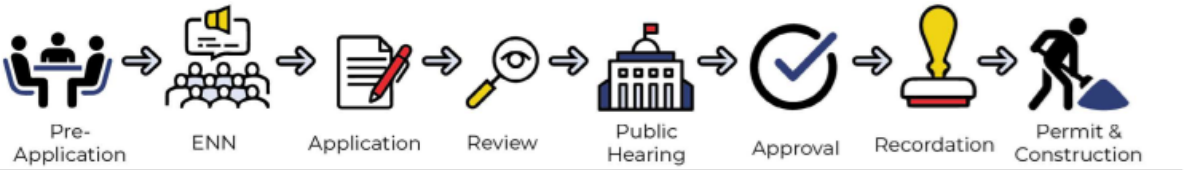
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due
	2/9/26	2/20/26

Form Updated: April 2024

Date: 2/10/26

DRT Member: Alexa Hempel

Dept/Div: Current Planning

Case No.: #2025-11753/11756

Case Planner: Alexa Hempel

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. Sign dimensions proposed in architectural plans are too large per 14-8.10(G)(8)(a): "For C-2, SC, and I properties located within the Cerrillos Road highway corridor protection district, the following standards shall apply: For one business establishment on a legal lot of record, not more than three signs are allowed, no one of which shall exceed fifty (50) square feet in area in corridor zone one. The total allowable sign area for all three signs shall not exceed one hundred fifty (150) square feet." Revise sign sizing to meet this code criteria.	At time of Sign Permit	
2. Consolidate all lots of Block 2 in "The Capital Land and Townsite Co. Addition to Santa Fe NM"	Prior to Recording Development Plan	
3. Consolidate Lots 13-20 of Block 3 in "The Capital Land and Townsite Co. Addition to Santa Fe NM"	Prior to Recording Development Plan	
4. Provide appropriate documentation connecting Lot 1 to the rest of the Development Plan in perpetuity	Prior to Recording Development Plan	
5. Delete list of Conditions of Approval on DP-102 for now. I will let you know what conditions should be on there after we go to Planning Commission	Prior to Planning Commission	
6. Fence around Site 2 mini storage units shall provide a visual buffer or screen and be constructed of opaque materials per SFCC 14-6.2(D)(3). Provide an elevation/detail of the proposed fencing material.	Prior to Recordation	
7. Is fence 6 or 8 feet tall? DP says 6 ft and architectural plans say 8ft. Please revise to match.	Prior to Planning Commission	
8. Architectural plans need to be updated to match revised building placement on Site 2 for setbacks.	Prior to Planning Commission	

Form Updated: April 2024

9. Architectural plans showing the layout/number of storage units on each floor is missing in new set. Please add this back in.	Prior to Planning Commission	
10. A mural is included in the architectural renderings, but not architectural elevations. Please revise to match	Prior to Planning Commission	
11. Provide architectural elevations for buildings 2, 3, and 4	Prior to Planning Commission	
12. Is this project planned to be built in phases? If so, provide a phasing plan.	Prior to Planning Commission	

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. DP-103: Open Space – incorrect code citation. Change to SFCC 14-7.5(D)	Prior to Planning Commission	
2. Add descriptions/dimensions of all open space provided (might be easier to visually depict on a new sheet)	Prior to Planning Commission	
3. DP-103: Parking – delete "parks & open space – as determined by the city"	Prior to Planning Commission	
4. DP-101: Fill in floodplain note #17	Prior to Planning Commission	

**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)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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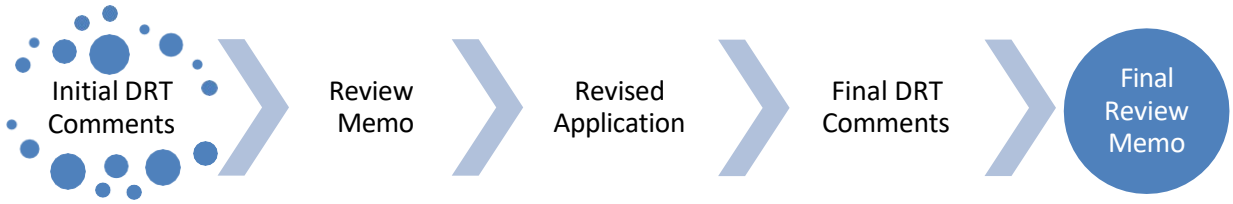

Timing of Conditions of Approval + Technical Corrections

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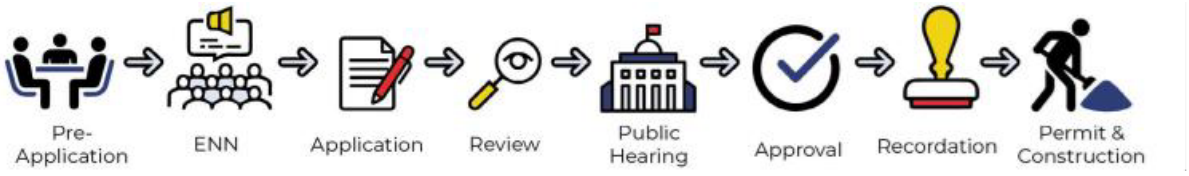
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: April 7, 2026

DRT Member: Geronimo Griego, Fire Marshal

Dept/Div: Fire Prevention Division

Case No.: 2025-11753_2025-11756_1802 Cerrillos_EmpireStorage_DP_SUP (Revised)

Case Planner: Alexa Hempel-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 reference correct year of IFC (C-100) and Appendix B for average-sprinkler reduction (FC-101)	*Prior to Public Hearing*	
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.

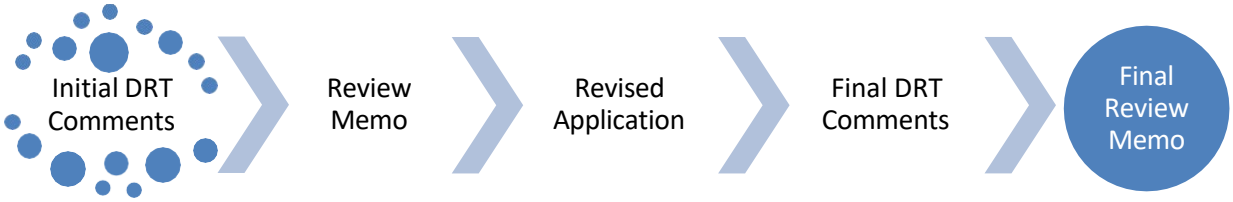
Explanation of Conditions or Corrections (if needed):

IFC 2015 is the wrong referenced fire code. The city of Santa Fe most currently adopted fire code is IFC 2021. Also look at the most recently adopted fire code for the correct reference Appendix B Table B105.1 (1)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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



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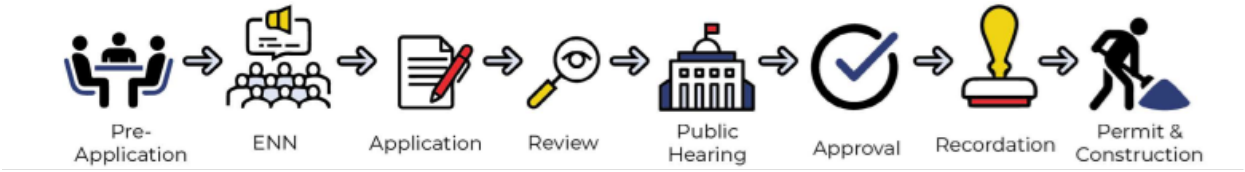
Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due
2/9/26 by SF MPO	2/9/26 by SF MPO	

Form Updated: April 2024

Date: 2/16/26 4/16/26

DRT Member: Erick Aune & Carrie Tremblatt

Dept/Div: Santa Fe MPO

Case No.: Case #2025-11753

Case Planner: Alexa Hampel

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. Sidewalk should align with Cerrillos Road Plan specs and city street design standards which require 5' landscape buffer between street and pedestrian path (See comments on plans for detail). Sidewalk width should be at least 6', but also made as wide as possible on Cerrillos. FHWA and AASHTO guidance support a separated bike facility given the vehicle speeds and volumes here. By expanding the sidewalk to the minimum for a shared use path (10') this would better align with federal guidance.	Prior to planning commission	
2. Driveway conflicts on NW Fourth street should be minimized by consolidating driveways or minimizing the driveway width to ensure one-way circulation	Prior to planning commission	
3. Ensure safe pedestrian access to site from each street frontage and sidewalk and also between all 3 parcels. How are conflicts between cars and pedestrians crossing 4th from parking on site 1 to site 2 going to be managed and minimized? Crosswalk should be setback from driveways at least 20 feet.	Prior to planning commission	
4. Pedestrian Access Routes should aim for right angles. Skewed angles can be challenging for wheelchairs to maneuver safely. Minimize awkward angles and ensure there is sufficient landing pad for maneuvering	Prior to planning commission	
5. Provide conversations with NMDOT so City staff can better understand NMDOT recommendations for this project.	Prior to planning commission	
6.		

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

Form Updated: April 2024

**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.

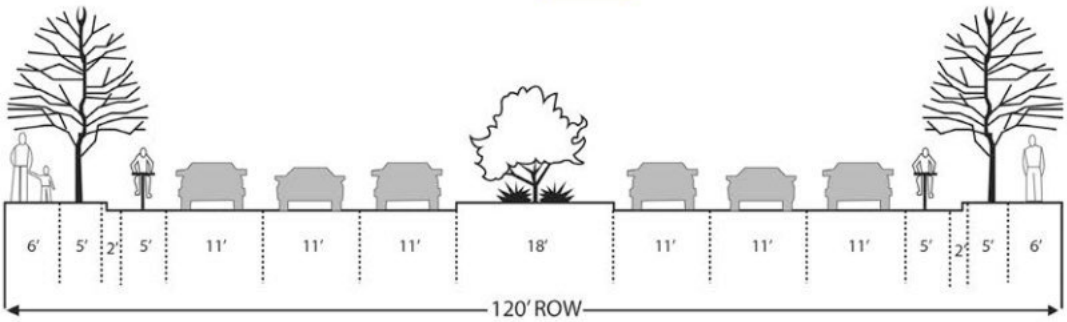
The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2. Explanation of Conditions or Corrections (if needed):

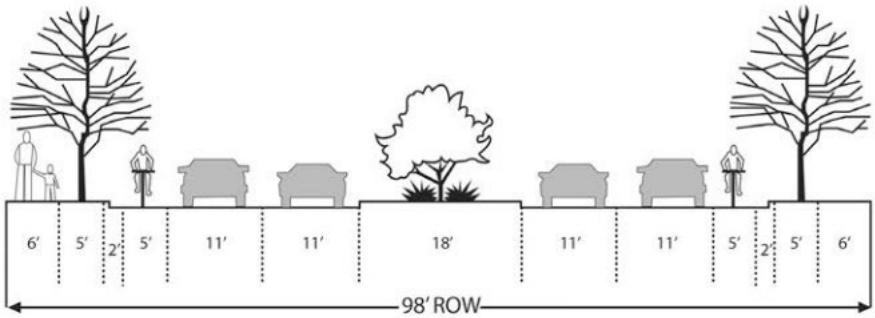
3. (see following pages for notes required)

See City Street Standards below for sidewalk and landscaping buffer requirements

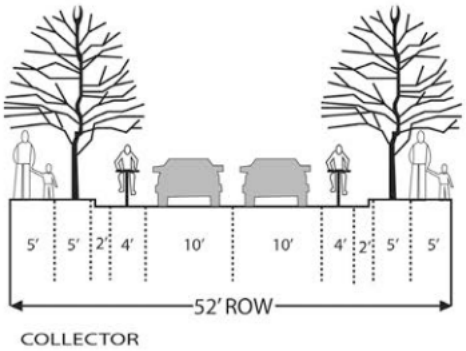
Illustration 14-9.2-1: Street Types Design



MAJOR ARTERIAL 6-LANE



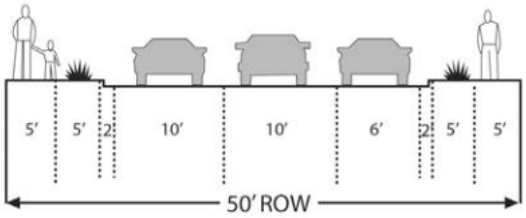
MAJOR ARTERIAL 4-LANE



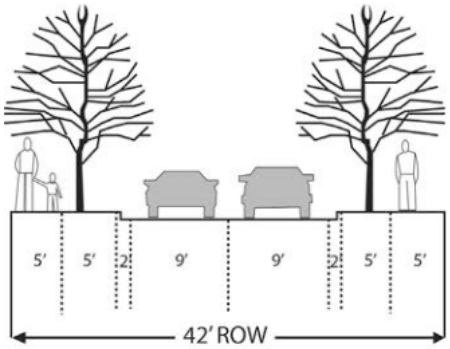
COLLECTOR

Form Updated: April 2024

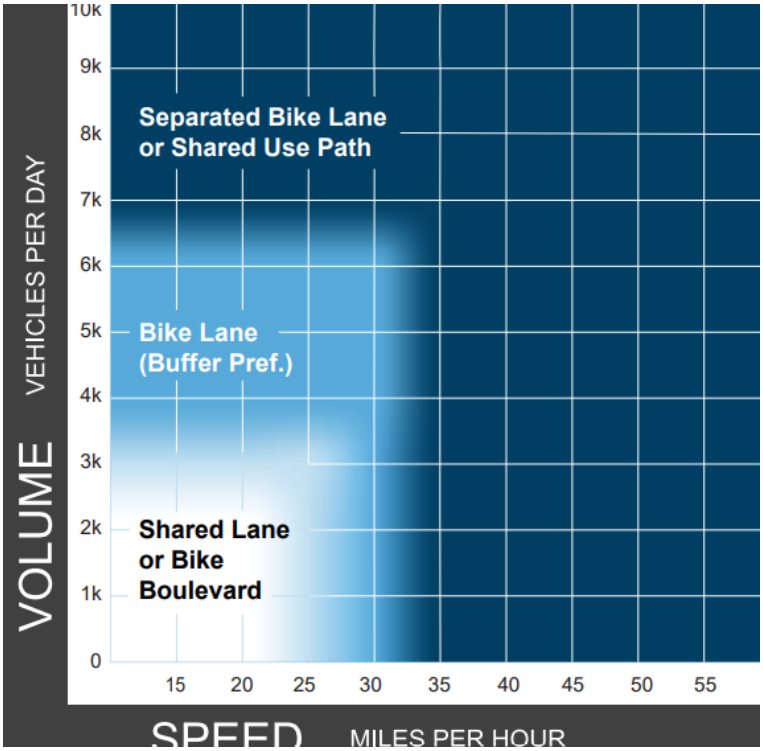
PARKING BOTH SIDES



SUB COLLECTOR WITH
PARKING ON ONE SIDE



SUB COLLECTOR WITHOUT PARKING



Development Review Team (DRT)
Comment Form

Date: February 20, 2026

DRT Member: Leroy Pacheco, PE and Phil Gallegos, PE (Wilson & Company)

Dept/Div: Public Works Department – Traffic Engineering

Case No.: Case #2025-11753 (Development Plan) & Case #2025-11756 (Special Use Permit)
1802 Cerrillos Road (former Empire Builders Site)

Case Planner: Alexa Hempel, LEED Green Associate, 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. See attached letter from Wilson & Company dated 2/20/26 certifying its concurrence with the developer's "Initial Traffic Assessment" (ITA).	N/A	
2. Developer should provide certification that its engineers have provided NMDOT project development engineers opportunity to review site plans in accordance with the department's proposed redesign and reconstruction of Cerrillos Road.	Prior to Planning Commission	
3. A detailed signage and striping plan for all required on-street signage, pavement markings, and any related regulatory/directional signs shall be submitted for review and approval by Public Works.	Prior to Building Permit	

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

**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. City of Santa Fe Building Code, Chapter 23-3.2 states that before commencement of any new construction, it is mandatory for the owner to obtain approval from the Public Works Department for any driveway curb cut or sidewalk crossing. This approval must be issued before a building permit for such new construction is approved.
2. Note as the public infrastructure plans move forward to building permit, these may be subject to additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. prior to building permit approval.

Form Updated: April 2024

Memorandum

To: Leroy Pacheco, PE COSF

From: Philip A. Gallegos, PE, Senior Transportation Engineer

CC:

Date: 2/20/2026

Re: DXD Storage ITA Review Comments

Wilson and Company has reviewed the ITA prepared by Sounder Miller and Associates for the DXD Empire Self Storage Development located at 1802 Cerrillos Road in Santa Fe, New Mexico.

The ITE Trip Generation Handbook, 12th Edition was utilized for this ITA and the number of trips generated by this development are below the thresholds for a TIA as outlined in the City of Santa Fe TIA Guidelines. Therefore, I concur with the findings of the report.

Please let me know if you have any questions or require further information.

Sincerely,

Philip A Gallegos, PE

Senior Transportation Engineer

Development Review Team

Comment Form

Date: February 24, 2026

Staff person: Alan G. Hook

Dept/Div: Public Utilities/ Water Division

Case: **Case #2025-11753 & #2025-11756 1802 Cerrillos Road**

Case Mgr: Alexa Hempel

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

Conditions of Approval:	Must be completed by:
1 An approved Development Water Budget including a 9.8% contingency per SFCC 14-7.7 will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.	Prior to Planning Commission packet submittal.
2. An applicant may choose to develop a detailed, alternative Development Water Budget for the development project supported by reliable data that demonstrates that the anticipated annual water use will be less than if based on the Water Division's standard formulas per SFCC 14-7.7(D)(2).	Prior to Planning Commission packet submittal.
3 An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.	~~Prior to Recordation of Development Plan or Plat.~~ Prior to Building Permit
4 Each lot shall be served by separate water service at the time of development.	Prior to construction permit approval.
5 An agreement for metered service (AMS) will be required to install new services, including water offset fees.	Prior to construction permit approval.

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

A. Water rights proposed to be transferred to the city's water system for dedication to a development shall be tendered to the City of Santa Fe at whichever review stage is applicable and occurs first in the review of a particular development, according to the following requirements per SFCC 25-12.4:

1) Not later than sixty (60) days after the final land use approval of the final development plan by the planning and land use department, the planning commission or the governing body.

B. A construction permit application shall not be approved until the applicant has dedicated water to meet the approved development water budget for the development project plus a 9.8 percent contingency that covers water utility delivery requirements, as documented by the Water Division designation form and complied with the conditions thereof per SFCC 14-7.7 E1.

Development Review Team (DRT)
Comment Form

Date: 2/16/2026

DRT Member: Dee Beingessner, Joshua VanSlambrouck (Conditions and corrections in red text have yet to be complete) please see comments inserted

Dept/Div: Land Use Engineering

Case No.: 1802 Cerrillos Rd Development Plan

Case Planner: Alexa Hempel, 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:

Conditions of Approval:	**Must be completed by:**	**Applicant Response**:**
1. Provide discussion in the drainage narrative of how the stormwater will be directed to the ponding areas. Include how water will be directed from roof drains. Discussion not found.	Prior to Recordation	
2. Provide flow directional arrows on grading and drainage plan especially showing flow from roof drains to ponding areas. Ponding area volumes must be established for each ponding area showing dimensions. Label each pond with a pond number and the volume. Depressed areas for all landscaped areas are encouraged, but the official ponding areas for the required storage must be verifiable in the future. The conveyance of water to those areas must be shown on the plans and verifiable in the future. Show curb cuts for water to enter landscaped areas.		
3. Include pond sections and show how ponds will overflow.		

Technical Corrections:	**Must be completed by:**	**Applicant Response**:**
1. Include attached notes.		
2. 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.		
3. Current analysis shows a violation: an increase in peak stormwater flows is not allowed per city code 14-8.2(D)(4)(b)(i)		
4. Include 2 additional drainage analysis for the 1-year, 1-hour, and 100-year, 24-hour, required to show compliance for any frequency storm event up to the 100-year, 24-hour. Please See city code 14-8.2(D)(4)(b)(i) "except as otherwise required by this Section 14-8.2, the stormwater runoff peak flow rate discharged from a site shall not exceed pre-*development* conditions for any frequency storm event up to the one percent chance, twenty-four-hour storm event at each discharge point;"	Prior to recordation	
5. Show on the drainage and terrain management plans: roof drain pattern and downspouts/canales, and means of	Prior to recordation	

stormwater conveyance (swales, catch basins, storm drainpipe, curb cuts, etc.) to stormwater control features		
6. Please provide more information on how runoff Coefficients were selected from the NMDOT Manual, include the figure/table number, cover type, % impervious cover, etc.		
7. Please Verify how the runoff volumes are calculated, The Rational Method is not an acceptable method to calculate runoff volume per NMDOT Drainage Design Manual, July 2018, section 403, Limitations: "Runoff volumes may not be computed with the Rational Formula Method or Modified Rational Formula Method (not included in this Drainage Design Manual".		
8. Include an acceptable runoff volume analysis for stormwater quality volume for a 0.68-inch (90% percentile, or roughly the 1-year, 1-hour storm) event. This runoff volume must be contained/retained on site, to reduce pollution per EPA NPDES MS4, see city code 14-8.2(A)(13). This volume must infiltrate in 24 hours per city code 14-8.2(D)(4)(c)(ii), It is encouraged that the Stormwater quality volume design is incorporated into the landscape, to also comply with landscape code rainwater harvesting requirements 14-8.4(E)(1) "The *landscaping* plan shall include *passive water harvesting* for *landscape* irrigation purposes as a minimum requirement" the minimum recess depth for retention and water harvesting areas is 6 inches.	Prior to recordation	
9.		

***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 on plat or plans

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.

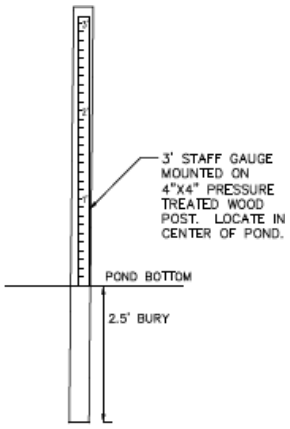
ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION

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

Form Updated: March 2024

Example for pond measurement post



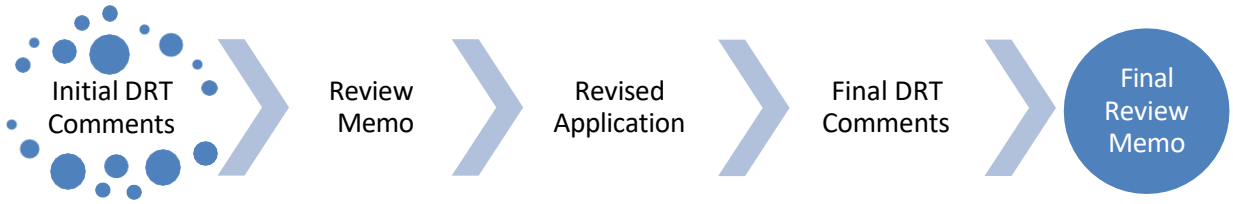
POST & STAFF GAUGE
NTS

Form Updated: March 2024

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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

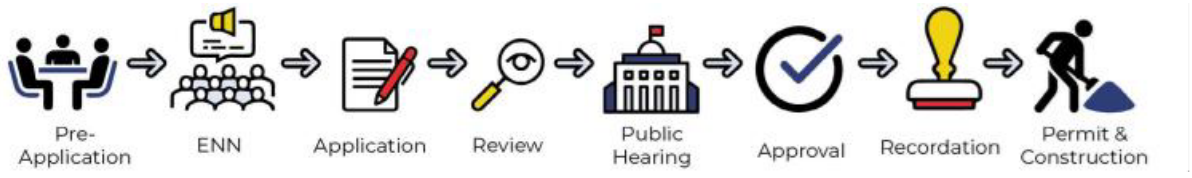


Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: May 1, 2026

DRT Member: Geronimo Griego, Fire Marshal

Dept/Div: Fire Prevention Division

Case No.: 2025-11753_2025-11756_1802 Cerrillos_EmpireStorage_DP_SUP (3rd Review)

Case Planner: Alexa Hempel-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 to Building Permit Approval*	
2. Shall maintain access to apparatus access roads in and around construction sites. Complying IFC 2021, Chapter 33 Fire Safety and During Construction and Demolition.	*During Construction*	
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.

City of Santa Fe, New Mexico

Attachment B
Maps and Photos

1. Aerial View
2. Existing Conditions Photos
3. Current Zoning Map
4. Future Land Use Map

Aerial View

Existing Conditions

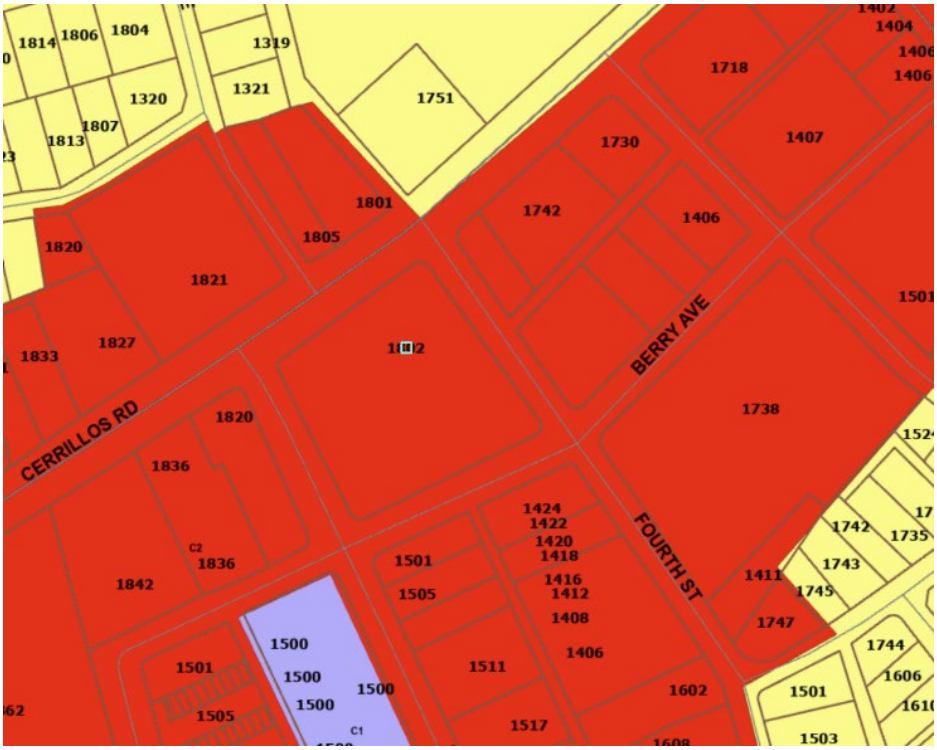
Northern side of existing structure along Cerrillos Rd on 1802 Cerrillos property.

Western side of 1750 Cerrillos Rd property.

Western side of 1361 Fourth Street property.

Current Zoning Map

All properties associated with this development are zoned C-2 (Red). Surrounding zoning is C-2 (Red), R-5 (Yellow), and C-1 (Purple).



Future Land Use Map

All properties associated with this development are designated community commercial on the Future Land Use Map (FLUM). Surrounding designations include community commercial (red), public/institutional (blue), parks (green), 3-7 dwellings per acre (yellow), and office (purple).

City of Santa Fe, New Mexico

Attachment C-1

Applications

a. Application Forms
b. Letter of Intent
c. Owner Authorization Letter
d. Legal Lot of Record
e. NMDOT Correspondence

DEVELOPMENT PLAN (SECTION 14-3.8(C) SFCC)

Purpose and Intent: The intent of the development plan is to provide the plans to be followed in construction, including phasing; to ensure compliance with Chapter 14; document compliance with final actions to approve or conditionally approve development applications. Applicants shall submit plans and other documentation as required by the land use director that show compliance with the applicable provisions of the SFCC as provided in Section 14-3.1(C), including:

a. existing conditions on the site and within two hundred (200) feet of the site;
b. proposed modifications to the site, including the locations of existing and new structures, grading, landscaping, lighting, pedestrian and vehicular circulation, parking and loading facilities;
c. the types, extent and intensity of land uses that are proposed;
d. proposed modifications to the infrastructure serving the site, including public and private streets, driveways and traffic control measures and utilities;
e. documentation of compliance with development standards such as required yards, lot coverage, height of structures and open space;
f. the phases of development, if applicable;
g. for residential development, a proposal for provision of affordable housing as required by Section 14-8.11 (Santa Fe Homes Program);
h. a development water budget as required by Section 14-8.13;
i. for a development plan or final development plan, sufficient detail to clearly show how each applicable development standard is to be met and identify any variance or waiver required;
j. for a preliminary development plan, sufficient detail to demonstrate the feasibility of meeting all applicable development standards, including an analysis of the type and extent of variances or waivers required, specific requests for which may be included.

DEVELOPMENT PLAN SUBMITTAL CHECKLIST

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

- ✓ Application letter, including valuation
- ✓ Statement addressing approval criteria
- ✓ Legal lot of record, legal description
- ✓ Development Plan (as defined by Section 14-3.8 SFCC 1987)
- ✓ ENN meeting notes
- ✓ Existing Site Conditions (within 200 feet)
- ✓ Sewer plan (profiles and details)
- ✓ Water plan (profiles and details)
- ✓ Water Budget per 14-8.13 SFCC 1987
- ✓ Water Utility Service Application
- ✓ Signage Specifications (as needed)
- ✓ Dimensioned color elevations
- ✓ Architectural Points Analysis
- ✓ Fire and emergency access plan per IFC
- ✓ Terrain management plans (as required by section 14-8.2 SFCC 1987)
- ✓ Landscape plan
- ✓ Photometric plan
- ✓ Pedestrian, Bicycle, and Vehicular plan
- Site Section (if applicable)
- ✓ Traffic impact analysis (if applicable)
- Archaeological clearance (if applicable)
- Affordable Housing Proposal (if applicable)

DEVELOPMENT PLAN AMENDMENT SUBMITTAL CHECKLIST

- Prior Approval Record
- Purpose of Amendment
- Amended Development Plan Set

CITY OF SANTA FE

DEVELOPMENT PLAN
PLUD-13

Is this an amendment to a previously approved Development Plan? Yes No

PARCEL INFORMATION

Project Name: DXD Self-Storage

Address: 1750/1802 Cerrillos Rd., 1361 Fourth St., 3 RD Berry Ave.

Property Size: 2.72 Ac.	Zoning: C-2
Current Use of Land: Closed Hardware store & vacant land	Proposed Use of Land: Self Storage, community office
Does a rezoning application accompany this application? Yes ✓ No	Are any variances required? Yes ✓ No
Pre-application Conference Date: 6/26/25	Early Neighborhood Notice (ENN) Meeting Date: 10/6 & 10/23 25

Estimated Total Cost of Development: $12.5M

PROPERTY OWNER INFORMATION

Name (First, Last): Amatren, LLC

Address: PO Box 5587 (Street Address) Suite/Unit #

Santa Fe (City) NM (State) 87502 (ZIP Code)

Phone: (505) 303-0779 E-mail Address: jrose@jbr-law.com

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Company Name: Sommer Karnes & Associates, LLP

Name (First, Last): Joseph Karnes

Address: 125 Lincoln (Street Address) 221 Suite/Unit #

Santa Fe (City) NM (State) 87501 (ZIP Code)

Phone: (505) 989-3800 E-mail Address: Joseph@sommerkarnes.co,

Correspondence Directed To: Owner Applicant ✓ Both

AGENT AUTHORIZATION (IF APPLICABLE)

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

1750/1802 Cerrillos Rd., 1361 Fourth St., 3 RD Berry Ave.

I/we authorize Sommer, Karnes & Associates, LLP to act as my/our agent to execute this application.

Signed: Amatren, LLC Date: 12/3/25

Signed: By: Frank W. Cutler MGR Date: 12/3/25

SIGNATURE

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a pre-application meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: Date:

Revised

SUBMIT APPLICATION

SOMMER KARNES & ASSOCIATES LLP

Mailing Address
Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address
125 Lincoln Ave, Suite 221
Santa Fe, NM 87501

Telephone:(505) 989-3800

Karl H. Sommer, Attorney at Law
khs@sommerkarnes.com
Joseph M. Karnes, Attorney at Law
jmk@sommerkarnes.com
John Fox, Attorney at Law
johnf@sommerkarnes.com
Of Counsel

March 5, 2026

City of Santa Fe Land Use Department
200 Lincoln St.
Santa Fe, NM 87501

Re: Application for Development Plan Approval: 1705/1802 Cerrillos Rd., 1361 Fourth Street, 3 RD Berry Ave. (the "Property")
Project Name: Empire Self Storage (the "Project")

Dear Planning Staff:

The following letter was submitted on December 8, 2025 and is revised to reflect the prior City Code, under which this Application will be evaluated.

On behalf of property owner Amatren, LLC and applicant DXD SS F2 Land, LLC (the "Applicant"), please find attached the application for approval of a Development Plan for the Property. The following addresses the application requirements and approval criteria. Submitted concurrently is an application for approval of a Special Use Permit ("SUP") for the Property (collectively the "Project").

A. Purpose, Intent, Location and Acreage

The Applicant proposes to redevelop the 1.74 acre lot at 1802 Cerrillos Rd. between Fourth and Fifth Street. The Empire Builders Supply building on the lot has been closed since about 2019 and is proposed to be demolished and replaced with a new two-story above-grade building and one level below-grade to accommodate a climate-controlled self-storage facility with interior access. The building is designed to include community amenities, including a community room and an outdoor gathering area.

The Project also proposes development of three lots on the east side of Fourth Street: 1750 Cerrillos Rd. (0.18 ac.), 1361 Fourth Street (0.56 ac.) and 3 RD Berry Rd. (0.24 ac.). The 1750 Cerrillos Rd. lot is proposed for surface parking and the other two lots are proposed to accommodate drive-up storage, workshop space and community offices in three new buildings along with a community dog park adjacent to Fourth Street. The total size of the four lots comprising the Property is 2.72 acres.

Surrounding land uses include a mix of retail, service-oriented businesses, low-to mid-intensity commercial developments, low density residential and the Santa Fe Indian School to the northeast.

The estimated development cost of the Project is $12.5 Million.

B. Approval Criteria

To approve a development plan, City Code section 14-3.8.D.1 requires the Planning Commission to make the following findings:

(a) that it is empowered to approve the plan under the section of Chapter 14 described in the application.

City Code section 14-3.8.B.3.a requires a development plan for uses with a gross floor area of 30,000 SF or more located within any zoning district of the City. The proposed project is greater than 30,000 SF and therefore requires approval of a development plan by the Planning Commission.

(b) that approving the development plan will not adversely affect the public interest;

Since closure of Empire Builders Supply in about 2019, the Property has been vacant, giving rise to negative issues common to vacant urban properties. Redevelopment of the Property will revitalize this area along Cerrillos Road, including addition of amenities available to the community. As addressed below, granting the CUA would enhance the public interest in several ways.

Self-storage is a low intensity use that generates relatively little daily activity, traffic, noise and solid waste generation compared to the historic use of the Property and permitted uses allowed by right in the C-2 zone. Water use and sewage generation will be minimal.

The self-storage building has been designed to maintain a compatible scale and use type with respect to the vicinity, while introducing high-quality architectural and site design features that elevate the visual and functional quality of the Cerrillos Road corridor. While the maximum height limit in the C-2 zone is 45-feet, the proposed 2-story self-storage building will be less than 30-feet in height and provides an average front setback along Cerrillos of 15-feet – greater than existing site conditions. The C-2 zone allows for up to 60% lot coverage. The Project includes lot coverage of approximately 35% and provides 32% open space, exceeding the minimum requirement of 25%, which supports stormwater infiltration, landscaping and pedestrian amenities. The Project conforms to all zoning standards, including height, setbacks, lot coverage, parking and open space requirements and no variances are requested.

Finally, as addressed above, the Project includes multiple amenities intended to serve the neighborhood and city, including community gathering space, a community room, community offices and a dog park open to the public. The Project will also include a rooftop solar array to supply renewable energy to the facility, helping to lower greenhouse gas emissions and contribute to the City and region's clean energy goals.

Such amenities are not required, are not often included in commercial projects and will benefit the public interest.

(c) 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.

The self-storage building design lends itself to being adaptable to other uses. The self-storage units within the building shell can be modified to adapt to different uses and the building design is compatible with existing uses in the project vicinity. The low-intensity nature of self-storage promotes compatibility with existing uses and the traffic generated by the use will be substantially lower than the historic use and many uses permitted as of right within the C-2 zone.

The drive-up storage and workspaces within the lots east of Fourth Street will increase opportunities for local entrepreneurs and small businesses to benefit from small, relatively affordable and conveniently located workspaces. By supporting economic opportunity at the neighborhood level, these spaces will help sustain the financial stability of individuals and families, contributing to the long-term economic viability of the area while redeveloping a Property that has been vacant for several years.

Thank you for your consideration of this application.

Sincerely,

Joseph M. Karnes

LAND DEVELOPMENT CODE REFERENCE

SPECIAL USE PERMIT PURPOSE AND PROCEDURES (SECTION 14-3.6(D) SFCC)

Purpose: Special use permits (SUPs) are intented to allow flexibility in providing for, regulating or preventing specified uses within various district as provided in Table 14-6.1-1 so they are compatible with existing or desired land use patterns. SUP approval is required for certain uses so that potential detrimental effects may be reduced or avoided and conflicts in land uses may be prevented. SUPs are needed because of the wide variety of uses allowed within zone districts and the variety of existing sites and uses in the community.

Procedures: SUP applications shall include approval of a site plan and other site development drawings necessary to document that the type and extent of development proposed can be accomplished in conformance with applicable development standards. (Section 14-3.6(C)(1) SFCC 1987)

The site plan shall be a scaled drawing showing all site improvements, existing and proposed, including but not limited to the following:

1. Buildings and other structures such as fences and walls, existing and proposed;
2. Landscape, existing and proposed; and
3. Parking, vehicular and pedestrian circulation including off-site access.

The Land Use Department may require additional information, including but not limited to:

1. Slope and topographic analysis;
2. Utility connections or availability statements;
3. Fire protection and emergecy access; and,
4. Traffic impact analysis.

Please check with the case planner to determine what additional requirements there are, if any.

Approval Criteria: To grant a special use permit, a land use board shall make the following findings:

a. That the land use board has the authority under Chapter 14 to grant a special use permit (SUP); and
b. That granting the special use permit does not adversely affect the public interest; and
c. 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 construction.

Conditions of Approval: The land use board may specify conditions of approval necessary to accomplish proper development including:

a. Special yards or open spaces.
b. Fences, walls, or landscape screening
c. Provisions for and arrangement of parking and vehicular and pedestrian circulation
d. On-site or off-site street, sidewalk or utility improvements and maintenance agreements.
e. See Section 14-3.6(D)(2) for conditions e-r.

SUBMITTAL CHECKLIST

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

- ✓ Application letter (purpose, intent, location, acreage)
- ✓ Statement addressing SUP approval criteria
- ✓ Legal lot of record, legal description
- ✓ Site plan
- ✓ Terrain management plans (as required by Section 14-8.2 SFCC 1987)
- ✓ Traffic impact analysis (if required)
- Archaeological clearance (if applicable)
- ✓ Sewer and water plan (if applicable)
- Phasing plan (if applicable)

CITY OF SANTA FE

SPECIAL USE PERMIT PLUD-08

PARCEL INFORMATION

Address: 1750/1802 Cerrillos Rd, 1361 Fourth St., 3RD Berry Ave	Property Size: 2.72 Ac.
Current Use of Land: Closed hardware store and vacant land	Proposed Use of Land: Self-storage, community office/gathering
Zoning: C-2	Uniform Parcel Code Number: 16008891, 10685824, 18312262
Section in Chapter 14 under which the SUP is sought: 14-6.1.1	12776860
Pre-application Conference Date: 6/26/25	Early Neighborhood Notice (ENN) Meeting Date: 10 6 & 10/23 25

PROPERTY OWNER INFORMATION

Name (First, Last): Amatren LLC

Address: PO Box 5587
Street Address — Suite/Unit #

Santa Fe — NM — 87502
City — State — ZIP Code

Phone: (505) 303-0779 | E-mail Address: jrose@jbr-law.com

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Company Name: Sommer Karnes & Associates, LLP

Name (First, Last): Joseph Karnes

Address: 125 Lincoln — Suite 221
Street Address — Suite/Unit #

Santa Fe — NM — 87501
City — State — ZIP Code

Phone: (505) 989-3800 | E-mail Address: joseph@sommerkarnes.com

Correspondence Directed To: Owner Applicant ✓ Both

AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:
1750/1802 Cerrillos Rd, 1361 Fourth St., 3RD Berry Ave

I/we authorize Sommer Karnes & Associates, LLP to act as my/our agent to execute this application.

Signed: Amatren, LLC Date: 12/3/25

Signed: By: Frank W. Culver MGR Date: 12/3/25

SIGNATURE

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

Signature: Date:

Revised

SUBMIT APPLICATION

SOMMER KARNES & ASSOCIATES LLP

Mailing Address
Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address
125 Lincoln Ave, Suite 221
Santa Fe, NM 87501

Telephone:(505) 989-3800

Karl H. Sommer, Attorney at Law
khs@sommerkarnes.com
Joseph M. Karnes, Attorney at Law
jmk@sommerkarnes.com
John Fox, Attorney at Law
johnf@sommerkarnes.com
Of Counsel

March 5, 2026

City of Santa Fe Land Use Department
200 Lincoln St.
Santa Fe, NM 87501

Re: Application for Special Use Permit ("SUP") approval: 1705/1802 Cerrillos Rd., 1361 Fourth Street, 3 RD Berry Ave. (the "Property") Project Name: Empire Self Storage (the "Project")

Dear Planning Staff:

The following letter was submitted on December 8, 2025 and is revised to reflect the prior City Code, under which this Application will be evaluated.

On behalf of property owner Amatren, LLC and applicant DXD SS F2 Land, LLC (the "Applicant"), please find attached the application for approval of an SUP for the Property. The following addresses the application requirements and approval criteria. Submitted concurrently is an application for approval of a Development Plan for the Property (collectively the "Project").

A. Purpose, Intent, Location and Acreage

The Applicant proposes to redevelop the 1.74 acre lot at 1802 Cerrillos Rd. between Fourth and Fifth Street. The Empire Builders Supply building on the lot has been closed since about 2019 and is proposed to be demolished and replaced with a new two-story above-grade building and one level below-grade to accommodate a climate-controlled self-storage facility with interior access. The building is designed to include community amenities, including a community room and an outdoor gathering area.

The Project also proposes development of three lots on the east side of Fourth Street: 1750 Cerrillos Rd. (0.18 ac.), 1361 Fourth Street (0.56 ac.) and 3 RD Berry Rd. (0.24 ac.). The 1750 Cerrillos Rd. lot is proposed for surface parking and the other two lots are proposed to accommodate drive-up storage, workshop space and community offices in three new buildings along with a community dog park adjacent to Fourth Street. The total size of the four lots comprising the Property is 2.72 acres.

Surrounding land uses include a mix of retail, service-oriented businesses, low-to mid-intensity commercial developments, low density residential and the Santa Fe Indian School to the northeast.

B. Approval Criteria

To grant an SUP, City Code section 14-3.6.D requires that a land use board shall make the following findings:

(a) that the land use board has the authority under the section of Chapter 14 described in the application to grant a special use permit;

City Code Table 14-6.1.1 identifies a self-storage facility within the C-2 zone as being allowed subject to approval of an SUP. The Planning Commission has the authority to consider requests for SUPs that are part of a development plan request requiring Planning Commission review. (§14-2.3.C.3)

(b) that granting the conditional use approval does not adversely affect the public interest; and

Since closure of Empire Builders Supply in about 2019, the Property has been vacant, giving rise to negative issues common to vacant urban properties. Redevelopment of the Property will revitalize this area along Cerrillos Road, including addition of amenities available to the community. As addressed below, granting the SUP would enhance the public interest in several ways.

Self-storage is a low intensity use that generates relatively little daily activity, traffic, noise and solid waste generation compared to the historic use of the Property and permitted uses allowed by right in the C-2 zone. Water use and sewage generation will be minimal.

The self-storage building has been designed to maintain a compatible scale and use type with respect to existing development in the vicinity, while introducing high-quality architectural and site design features that elevate the visual and functional quality of the Cerrillos Road corridor. While the maximum height limit in the C-2 zone is 45-feet, the proposed 2-story self-storage building will be less than 30-feet in height and provides an average front setback along Cerrillos of 15-feet – greater than existing site conditions. The C-2 zone allows for up to 60% lot coverage. The Project includes lot coverage of approximately 35% and provides 32% open space, exceeding the minimum requirement of 25%, which supports stormwater infiltration, landscaping and pedestrian amenities. The Project conforms to all zoning standards, including height, setbacks, lot coverage, parking and open space requirements and no variances are requested.

Finally, as addressed above, the Project includes multiple amenities intended to serve the neighborhood and city, including community gathering space, a community room, community offices and a dog park open to the public. The Project will also include a rooftop solar array to supply renewable energy to the facility, helping to lower greenhouse gas emissions and contribute to the City and region's clean energy goals. Such amenities are not required, are not often included in commercial projects and will

benefit the public interest.

(c) 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.

The self-storage building design lends itself to being adaptable to other uses. The self-storage units within the building shell can be modified to adapt to different uses and the building design is compatible with existing uses in the project vicinity. The low-intensity nature of self-storage promotes compatibility with existing uses and the traffic generated by the use will be substantially lower than the historic use and many uses permitted as of right within the C-2 zone.

The drive-up storage and workspaces within the lots east of Fourth Street will increase opportunities for local entrepreneurs and small businesses to benefit from small, relatively affordable and conveniently located workspaces. By supporting economic opportunity at the neighborhood level, these spaces will help sustain the financial stability of individuals and families, contributing to the long-term economic viability of the area while redeveloping a Property that has been vacant for several years.

Thank you for your consideration of this Application.

Sincerely,

Joseph M. Karnes

February 9, 2026

Alexa Hempel
City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

Re: Letter of Authorization

Dear Ms. Hempel:

The undersigned owns legal title to the property subject to the application submitted by DXD SS F2 Land, LLC (DXD) for a development plan and a special use permit to develop a self-storage facility and related uses (the "Application") for the properties located at 1750 Cerrillos, 1802 Cerrillos, 1361 Fourth Street and 3 Rd Berry Avenue, more specifically referenced in Exhibit A (the "Property").

This letter authorizes DXD to submit the Application and for Sommer Karnes & Associates, LLP, and B Constructiv, LLC to represent Amatren with respect to the Application including any necessary appeals.

Sincerely,

Amatren, LLC

By: Frank W Culver
Its Authorized Signatory

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) ss.

The foregoing letter was acknowledged before me this 9 day of February 2026, by Frank Culver in his capacity as Manager of Amatren, LLC.

Notary Public

My commission expires: April 7 2026

LAURA KARINA SALAISES PINUELAS
Notary Public - State of New Mexico
Commission # 1137780
My Comm. Expires Apr 7, 2026

Amatren LLC Property

Legal Lot of Record Documentation

The Amatren, LLC property consists of the four parcels addressed below:

Address	Parcel Number	Plat	Deed
1802 Cerrillos	10685824	Book 1 Page 119	Book 1684 Page 334
1750 Cerrillos	16008891	Book 1 Page 119 Book 62 Page 7 Book 23 Page 32	Book 1684 Page 334
1361 Fourth Street	18312262	Book 1 Page 119	Book 1684 Page 334
3 Rd Berry Avenue	12776860	Book 1 Page 119	Book 1684 Page 334

The Capital Land And Townsite Co. Addition Plat dated June 18, 1909 and recorded in Book 1 at page 119 establishes a legal lot of record for each of the four parcels identified above.

The former public alley shown on the plat through Block 2 (the Empire Builders Block) was vacated by the City by Ordinance No. 1961-7 and the City of Santa Fe conveyed the alley to Empire Builders Supply Company, Inc. on May 29, 1961 by deed recorded in Book 179 at Page 410 and to Ralph C. Smith and Anna B. Smith by deed recorded in Book 235 at Page 116. The Smiths conveyed their interests in Block 2 to Empire Builders Supply Inc. by deeds recorded in Book 235, Pages 355 and 356.

1802 Cerrillos

WARRANTY DEED 1684334

EMPIRE BUILDERS SUPPLY COMPANY, INC., a New Mexico business corporation, for consideration paid, grants to AMATREN, LLC., a New Mexico limited liability company, whose address is P.O. Box 5587, Santa Fe, New Mexico 87502, the following described real estate located in Santa Fe County, State of New Mexico:

All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 of Block 2 of the Capital Land and Townsite Co. Addition to the City of Santa Fe, New Mexico, according to the original plat ans survey thereof by Corbett & Smythe, surveyors, on August 1908, said plat approved by the City Council of Santa Fe, New Mexico, and filed with the County Clerk of Santa Fe County, New Mexico.

and

All of Lots 1, 13, 14, 15, 16, 17, 18, 19 and 20 of Block 3 of the Capital Land and Townsite Co. Addition to the City of Santa Fe, New Mexico, according to the original plat ans survey thereof by Corbett & Smythe, surveyors, on August 1908, said plat approved by the City Council of Santa Fe, New Mexico, and filed with the County Clerk of Santa Fe County, New Mexico.

and

A certain tract of land lying and being situate at 1742 Cerrillos Road, at the southeast corner of the intersection of Cerrillos Road and Fourth Street, within the Santa Fe Grant, T.17N. R.9F . N.M.P.M., within the City of Santa Fe, County of Santa Fe, State of New Mexico, being more particularly described as follows:

Beginning at the center of sanitary sewer manhole #C-1-15 located at Fourth Street and Cerrillos Road, thence N. 62° 04' E. A distance of 22.4 feet, to the true point and place of beginning, the westernmost corner of the tract described herein; thence N. 49° 15' E. a distance of 51.58 feet, the northernmost corner of the tract described herein; thence S. 36° 25'E. a distance of 147.3 feet, the easternmost corner of the tract described herein; thence S. 43° 49' W. a distance of 53.9 feet, the southernmost corner of the tract described herein; thence N. 35° 48' W. a distance of 152.6 feet, the true point and place of beginning. Containing an area of 7835 square feet, more or less. All as shown on a survey for Mr. & Mrs. R.H. Culver, certified by Jack G. Horne. a registered New Mexico professional surveyor and engineer, number 889; the survey is dated 16 November 1977.

SUBJECT TO: all liens, encumbrances, covenants, restrictions, easements of record, and unpaid taxes for 1999 and subsequent years.

with warranty covenants. 1684335

Dated this 1st day of September, 1999.

EMPIRE BUILDERS SUPPLY COMPANY, INC.

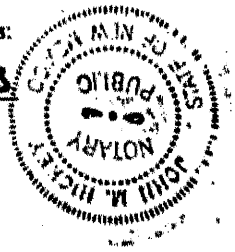
By: Frank W. Culver
Frank W. Culver
Its President

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

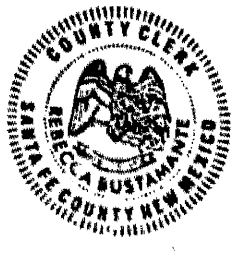
This instrument was acknowledged before me on September 1, 1999, by Frank W. Culver, President of Empire Builders Supply Company, Inc., a New Mexico business corporation, on behalf of said corporation.

Notary Public
My Commission Expires:
Jan 25, 2003
(Seal)

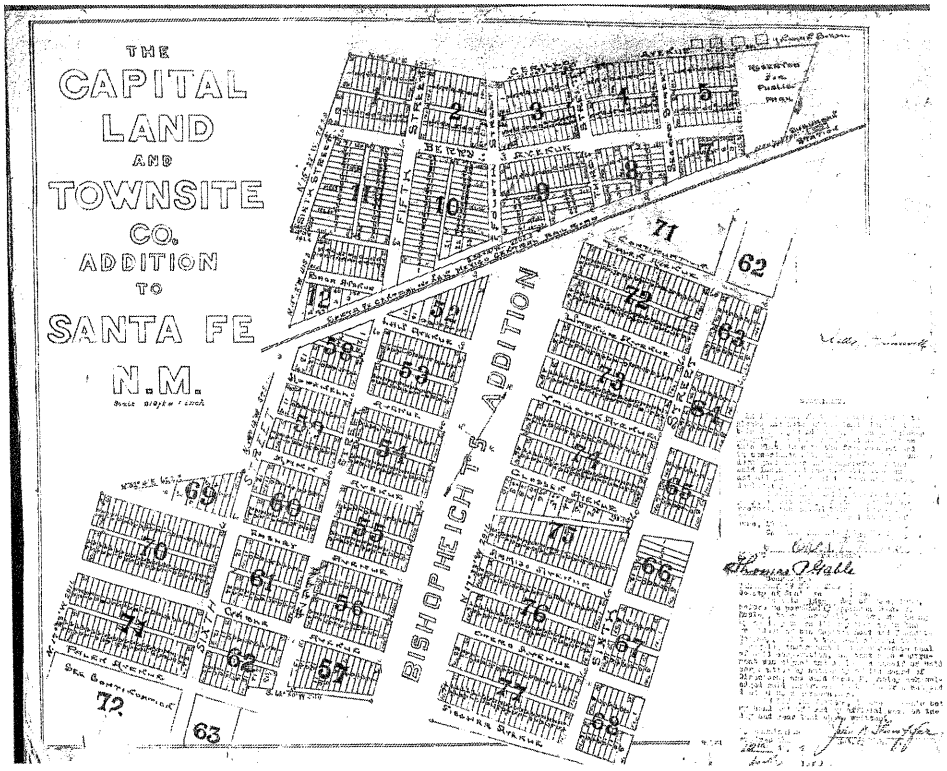


[I:\jmh\culver\warranty.dee]

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO 1089 407
I hereby certify that this instrument was filed for record on the 8 day of Sept A.D. 19 99 at 12:07 o'clock m and was duly recorded in book 1089, page 334-336 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.
Kim Chavez Deputy



Book 1 Page 119



QUITCLAIM DEED

THIS INDENTURE, executed by the CITY OF SANTA FE, NEW MEXICO, a municipal corporation, hereinafter called Grantor, in favor of EMPIRE BUILDERS SUPPLY COMPANY, INC., a New Mexico corporation, hereinafter called the Grantee, WITNESSETH:

WHEREAS, the Grantor has duly ordained, adopted, published and made effective its Ordinance No. 1961-7, entitled:

"AN ORDINANCE CLOSING AND VACATING AN ALLEY AS SHOWN ON BLOCK 2 OF THE CAPITAL LAND AND TOWNSITE COMPANY ADDITION TO THE CITY OF SANTA FE, NEW MEXICO, KNOWN AS "BISHOP HEIGHTS", FILED IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO, WHICH ALLEY IS A STRIP OF LAND TWENTY FEET (20') WIDE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2 OF THE CAPITAL LAND AND TOWNSITE COMPANY ADDITION TO THE CITY OF SANTA FE, NEW MEXICO, KNOWN AS "BISHOP HEIGHTS", THENCE FROM SAID POINT OF BEGINNING IN AN EASTERLY DIRECTION ALONG THE SOUTH LOT LINES OF SAID LOT 1 THROUGH LOT 10 TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 2, OF SAID ADDITION; THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF TWENTY TWO (22) FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 21, BLOCK 2, OF SAID ADDITION; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LOT LINES OF LOTS 11 THROUGH 21, BLOCK 2, OF SAID ADDITION TO THE NORTHWEST CORNER OF LOT 11, BLOCK 2, OF SAID ADDITION; THENCE IN A NORTHERLY DIRECTION A DISTANCE OF TWENTY (20) FEET, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, OF SAID ADDITION, THE POINT AND PLACE OF BEGINNING; RELINQUISHING ANY CLAIM BY THE CITY OF SANTA FE IN AND TO THE SAME; AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK OF THE CITY OF SANTA FE, NEW MEXICO, TO EXECUTE A QUITCLAIM DEED IN FAVOR OF THE PARTIES ENTITLED THERETO WITH RESPECT TO THE REAL ESTATE COMPRISING SAID ALLEY."

in which the public alley therein described is vacated and closed as a public way; and

WHEREAS, the Grantee, as the owner of the property abutting a portion of said alley vacated by said ordinance and by virtue of said ordinance and by virtue of the vacation of said alley and by virtue of the laws of the State of New Mexico, is entitled to a deed to the portion of said vacated alley hereinafter described;

NOW, THEREFORE, for consideration paid, the Grantor

411

hereby quitclaims unto the Grantee the following-described real estate, lands and premises located in Santa Fe, Santa Fe County, New Mexico, to-wit:

That portion of the alley as shown on Block 2 of the Capital Land and Townsite Company Addition to the City of Santa Fe, New Mexico, known as "Bishop Heights", which portion of said alley abuts on Lots 4 to 10 inclusive, and Lots 14 to 21, inclusive, of the said Block 2 of said Addition, and more particularly described as follows, to-wit:

4-10
14-21

Beginning at the Southwest corner of Lot 4, Block 2, of the Capital Land and Townsite Company Addition to the City of Santa Fe, New Mexico, known as "Bishop Heights", thence from said point of beginning in an easterly direction along the south lot lines of Lots 4 through 10 to the Southeast corner of Lot 10, Block 2, of said Addition; thence in a southerly direction a distance of twenty two (22) feet, more or less, to the Northeast corner of Lot 21, Block 2, of said Addition; thence in a westerly direction along the north lot lines of Lots 14 through 21, Block 2, of said Addition, to the Northwest corner of Lot 14, Block 2, of said Addition; thence in a northerly direction a distance of twenty (20) feet, to the Southwest corner of Lot 4, Block 2, of said Addition, the point and place of beginning.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 29th day of May, 1961.

CITY OF SANTA FE, NEW MEXICO,
a municipal corporation,

By _____
Leo T. Murphy, Mayor

ATTEST:

H. E. Valencia, City Clerk

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

On this 29th day of May, A. D. 1961, before me personally appeared Leo T. Murphy Mayor, and H. E. Valencia, Clerk, of the City of Santa Fe, New Mexico, to me known to be the persons described in and who executed the foregoing instrument for themselves as such mayor and clerk and in behalf of said City of Santa Fe, New Mexico, who being duly sworn on their respective oaths did severally say each for himself and not one for the other, the said Leo T. Murphy, that he is the mayor, and the said H. E. Valencia, that he is the clerk of said city and corporation, and that the seal affixed to said instrument is the corporate seal of said city and corporation, and that said instrument was signed and sealed in behalf of said city and corporation by authority of its council, and the said Leo T. Murphy Mayor, and H. E. Valencia, Clerk, as aforesaid, acknowledge said instrument to be the free act and deed of said city and corporation, and that they executed the foregoing instrument in behalf of said city and corporation, and they acknowledge that they executed the same as the free act and deed of said city and corporation, and that they executed the same as their free act and deed, as such mayor and clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My commission expires Nov. 6 1963 George T. Boyle
Notary Public

B 235
P 115

QUITCLAIM DEED 22715

THIS INDENTURE, executed by the CITY OF SANTA FE, NEW MEXICO, a municipal corporation, hereinafter called Grantor, in favor of RALPH C. SMITH and ANNA B. SMITH, hereinafter called the Grantees,

WITNESSETH:

WHEREAS, the Grantor has duly ordained, adopted, published and made effective its Ordinance No. 1961-7, entitled:

"AN ORDINANCE CLOSING AND VACATING AN ALLEY AS SHOWN ON BLOCK 2 OF THE CAPITAL LAND AND TOWNSITE COMPANY ADDITION TO THE CITY OF SANTA FE, NEW MEXICO, KNOWN AS "BISHOP HEIGHTS", FILED IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO, WHICH ALLEY IS A STRIP OF LAND TWENTY FEET (20') WIDE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2 OF THE CAPITAL LAND AND TOWNSITE COMPANY ADDITION TO THE CITY OF SANTA FE, NEW MEXICO, KNOWN AS "BISHOP HEIGHTS", THENCE FROM SAID POINT OF BEGINNING IN AN EASTERLY DIRECTION ALONG THE SOUTH LOT LINES OF SAID LOT 1 THROUGH LOT 10 TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 2, OF SAID ADDITION; THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF TWENTY TWO (22) FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 21, BLOCK 2, OF SAID ADDITION; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LOT LINES OF LOTS 11 THROUGH 21, BLOCK 2, OF SAID ADDITION TO THE NORTHWEST CORNER OF LOT 11, BLOCK 2, OF SAID ADDITION; THENCE IN A NORTHERLY DIRECTION A DISTANCE OF TWENTY (20) FEET, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, OF SAID ADDITION, THE POINT AND PLACE OF BEGINNING; RELINQUISHING ANY CLAIM BY THE CITY OF SANTA FE IN AND TO THE SAME; AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK OF THE CITY OF SANTA FE, NEW MEXICO, TO EXECUTE A QUITCLAIM DEED IN FAVOR OF THE PARTIES ENTITLED THERETO WITH RESPECT TO THE REAL ESTATE COMPRISING SAID ALLEY."

in which the public alley therein described is vacated and closed as a public way; and

WHEREAS, the Grantees, as the owners of the property abutting a portion of said alley vacated by said ordinance and by virtue of said ordinance and by virtue of the vacation of said alley, and by virtue of the laws of the State of New Mexico, are entitled to a deed to the portion of said vacated alley hereinafter described;

NOW, THEREFORE, for consideration paid, the Grantor

(2)

hereby quitclaims unto the Grantees the following-described real estate, lands and premises located in Santa Fe, Santa Fe County, New Mexico, to-wit:

That portion of the alley as shown on Block 2 of the Capital Land and Townsite Company Addition to the City of Santa Fe, New Mexico, known as "Bishop Heights", which portion of said alley abuts on Lots 1 to 3, inclusive, and Lots 11 to 13, inclusive, of said Block 2 of said Addition, and more particularly described as follows, to-wit:

Beginning at the Southwest corner of Lot 1, Block 2, of the Capital Land and Townsite Company Addition to the City of Santa Fe, New Mexico, known as "Bishop Heights", thence from said point of beginning in an easterly direction along the south lot lines of Lots 1 through 3 to the Southeast corner of Lot 3, Block 2, of said Addition, thence in a southerly direction a distance of twenty (20) feet, to the Northeast corner of Lot 13, Block 2, of said Addition; thence in a westerly direction along the north lot lines of Lots 11 through 13, Block 2, of said Addition, to the Northwest corner of Lot 11, Block 2 of said Addition; thence in a northerly direction a distance of twenty (20) feet, to the Southwest corner of Lot 1, Block 2, of said Addition, the point and place of beginning.

IN CITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 29th day of May, 1961.

CITY OF SANTA FE, NEW MEXICO,
a municipal corporation,

By _____
Leo T. Murphy, Mayor

ATTEST:

H. E. Valencia, City Clerk

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

On this 29th day of May, A. D. 1961, before me personally appeared Leo T. Murphy Mayor, and H. E. Valencia, Clerk, of the City of Santa Fe, New Mexico, to me known to be the persons described in and who executed the foregoing instrument for themselves as such mayor and clerk and in behalf of said City of Santa Fe, New Mexico, who being duly sworn on their respective oaths did severally say each for himself and not one for the other, the said Leo T. Murphy, that he is the mayor, and the said H. E. Valencia, that he is the clerk of said city and corporation, and that the seal affixed to said instrument is the corporate seal of said city and corporation, and that said instrument was signed and sealed in behalf of said city and corporation by authority of its council, and the said Leo T. Murphy Mayor, and H. E. Valencia, Clerk, as aforesaid, acknowledge said instrument to be the free act and deed of said city and corporation, and that they executed the foregoing instrument in behalf of said city and corporation, and they acknowledge that they executed the same as the free act and deed of said city and corporation, and that they executed the same as their free act and deed, as such mayor and clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My Commission expires Nov. 6, 1963 _____
Notary Public

B 235
P 355

SF-1 SHORT FORM WARRANTY DEED—Rev. 11-59—New Mexico Statutory Form THE VALLIANT CO. ALBUQUERQUE, N. M.

WARRANTY DEED

RALPH C. SMITH and ANNA R. SMITH, his wife,

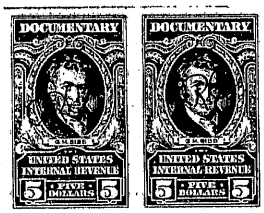
for consideration paid, grant

to EMPIRE BUILDERS SUPPLY CO., INC., a New Mexico corporation,

the following described real estate in the City of Santa Fe, Santa Fe County, New Mexico

Lots One (1), Two (2), Three (3), Eleven (11), Twelve (12), and Thirteen (13), all in Block Two (2), in the Capital Land and Townsite Co. Addition to Santa Fe, New Mexico, according to the plat showing statement by said company dated June 15, 1909, accepted and approved by the City Council of said City of Santa Fe, New Mexico, and filed with the County Clerk of Santa Fe County, New Mexico, said addition being further designated on said plat as Bishop Heights Addition;

Subject to zoning laws, and easements and rights-of-way of record;



with warranty covenants.

WITNESS OUR hand and seal this 10th day of March, 19 [illegible]

(Seal) Ralph C. Smith (Seal)

(Seal) Anna R. Smith (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO } ss.

COUNTY OF Santa Fe

The foregoing instrument was acknowledged before me this 10th day of [illegible], 19

by RALPH C. SMITH and ANNA R. SMITH, his wife,
(Name or Names of Person or Persons Acknowledging)

My commission expires: 5-28-68
(Seal)

Robert E. [illegible]
Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO } ss.

COUNTY OF

The foregoing instrument was acknowledged before me this

day of , 19

by (Name of Officer)

(Title of Officer) of (Name of Corporation Acknowledging)

a (State of Incorporation) corporation, on behalf of said corporation.

My commission expires:

(Seal)

Notary Public

FOR RECORDER'S USE ONLY

[illegible] } ss. #290,938

11 MARCH 66

9:28 A.

CAROLINA R. [illegible]
County Clerk, Santa Fe Co., N. M.

Lucy Ramirez Jr.

1802 Cerrillos Rd

(4) (3)

B235
P 356

SF-3 SHORT FORM QUITCLAIM DEED—New Mexico Statutory Form—Rev. 2/60

QUITCLAIM DEED

235356

RALPH C. SMITH and ANNA B. SMITH, his wife,

for consideration paid, quitclaim to

EMPIRE BUILDERS SUPPLY CO., INC., a New Mexico corporation

the following described real estate in the City of Santa Fe, Santa Fe County, New Mexico:

That portion of the alley as shown on Block 2 of the Capital Land and Townsite Company Addition to the City of Santa Fe, New Mexico, known as "Bishop Heights" which portion of said alley abuts on Lots 1 to 3, inclusive, and Lots 11 to 13, inclusive, of said Block 2 of said addition, and more particularly described as follows, to wit:

Beginning at the southwest corner of Lot 1, Block 2, of the Capital Land and Townsite Company Addition to the City of Santa Fe, New Mexico, known as "Bishop Heights," thence from said point of beginning in an easterly direction along the south lot lines of Lots 1 through 3 to the southeast corner of Lot 3, Block 2, of said addition, and thence in a southerly direction a distance of twenty (20) feet to the northeast corner of Lot 13, Block 2, of said addition; thence in a westerly direction along the north lot lines of Lots 11 through 13, Block 2, of said addition, to the northwest corner of Lot 11, Block 2, of said addition; thence in a northerly direction a distance of twenty (20) feet to the southwest corner of Lot 1, Block 2, of said addition, to the point and place of beginning.

WITNESS our hand S and seal S this 10 day of March, 19 66

(Seal) Ralph C. Smith (Seal)
Ralph C. Smith

(Seal) Anna B. Smith (Seal)
Anna B. Smith

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Santa Fe } ss.

The foregoing instrument was acknowledged before me this 10 day of March, 19 66,
by RALPH C. SMITH and ANNA B. SMITH, his wife
(Name or Names of Person or Persons Acknowledging)

My commission expires: 5-28-68
(Seal)

Robert E Ford
Notary Public

FOR RECORDER'S USE ONLY
STATE OF NEW MEXICO
COUNTY OF SANTA FE } ss. #290,939

I hereby certify that this instrument was filed for record on the 11 day of MARCH A. D., 19 66 at 9:29 A. M., and was duly recorded in book ... of the records of ... page ...

Witness my hand and Seal of Office
CAROLINA R. GONZALES
County Clerk, Santa Fe Co., N. M.
By Betty Ramirez Dep.

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this ... day of ..., 19 ...,
by ...
(Name of Officer)
... of ...
(Title of Officer) (Name of Corporation Acknowledging)
a ... corporation, on behalf of said
(State of Incorporation)
corporation.

My commission expires: ...
(Seal)

Notary Public

THE VALLIANT CO. ALBUQUERQUE, N. M. A1467

(4)

WARRANTY DEED

FRANK R. CULVER, and RUBY P. CULVER, his wife, and REGINALD H. CULVER, and WREATHA JEAN CULVER, his wife, for consideration paid grant to EMPIRE BUILDERS SUPPLY COMPANY, INC., a corporation, the following described real estate in Santa Fe County, New Mexico:

> Lots Seven (7), Eight (8), Nine (9) and ten (10) in Block Two (2) in the Capital Land and Townsite Company addition to Santa Fe, New Mexico, also known and designated as Bishop Heights, as the same appears on the plat on file in the office of the County Clerk, Santa Fe County, New Mexico.
>
> Lots Four (4), Five (5), and Six (6), Block Two (2), Capital Land and Townsite Company addition to Santa Fe, New Mexico, as designated on the plat on file in the office of the County Clerk of Santa Fe County, New Mexico dated June 15, 1909, excepting from said lots the right of way of the Santa Fe-Albuquerque Highway No. 85 as now existing.

with warranty covenants.

WITNESS our hands and seals this 1st day of June, 1960.

Frank R. Culver

Ruby P. Culver

Reginald H. Culver

Wreatha Jean Culver

STATE OF NEW MEXICO)
)ss
COUNTY OF SANTA FE)

On this 1st day of June, 1960, before me personally appeared FRANK R. CULVER, and RUBY P. CULVER, his wife, and REGINALD H. CULVER, and WREATHA JEAN CULVER, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

Notary Public

My commission expires:
My Commission Expires Sept. 4, 1961

241,094

STATE OF NEW MEXICO } ss.
COUNTY OF SANTA FE }

I hereby certify that this instrument was filed for record on the 16 day of June A. D. 1960 at 11:25 o'clock A. M. and was duly recorded in Book ..... of the records of .....
Witness my hand and seal of office.
JOE B. GARCIA, COUNTY CLERK
DEPUTY

WARRANTY DEED

FRANK R. CULVER, and RUBY P. CULVER, his wife, and REGINALD H. CULVER, and WREATHA JEAN CULVER, his wife, and BESS G. THOMAS, a widow, dealing in her sole and seperate property, and BRADLEY MORRIS THOMAS, JR., and AUDREY H. THOMAS, his wife, for consideration paid grant to EMPIRE BUILDERS SUPPLY COMPANY, INC., a corporation, the following described real estate in Santa Fe County, New Mexico:

> All of Lots 14 and 15 of Block No. 2 of the Capital Land and Townsite Co. Addition to the City of Santa Fe, New Mexico, according to the original plat and survey thereof by Corbett & Smythe, surveyors, on August 1908, said plat approved by the City Council of Santa Fe, New Mexico, and filed with the County Clerk of Santa Fe County, New Mexico, bounded on the South by Berry Avenue and having a frontage on said Berry Avenue of 50 feet and a depth of 140 feet.

with warranty covenants.

WITNESS our hands and seals this 9th day of June, 1960.

Frank R. Culver — Ruby P. Culver

Reginald H. Culver — Wreatha Jean Culver

Bess G. Thomas — Bradley Morris Thomas, Jr.

Audrey H. Thomas

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 9th day of June, 1960, by Frank R. Culver, Ruby P. Culver, Reginald H. Culver, Wreatha Jean Culver, Bess G. Thomas, Bradley Morris Thomas, Jr., and Audrey H. Thomas.

Notary Public

My Commission expires:
My Commission Expires Sept. 4, 1961

Return to McKenna & Sommer

STATE OF NEW MEXICO
COUNTY OF SANTA FE } ss.

I hereby certify that this instrument was filed for record on the 24 day of Sept A.D. 1962 at 4:23 o'clock P.M. and was duly recorded in book ..... of the records of ..... Witness my hand and seal of Santa Fe County
DE B. GARCIA, COUNTY CLERK
DEPUTY

#259,647

WARRANTY DEED

FRANK R. CULVER, and RUBY P. CULVER, his wife, and REGINALD H. CULVER, and WREATHA JEAN CULVER, his wife, and BESS G. THOMAS, a widow, dealing in her sole and seperate property, and BRADLEY MORRIS THOMAS, JR., and AUDREY H. THOMAS, his wife, for consideration paid grant to EMPIRE BUILDERS SUPPLY COMPANY, INC., a corporation, the following described real estate in Santa Fe County, New Mexico:

> The Northerly Seventy (70) feet of Lots Nos. 16, 17, 18, 19, 20,21, of Block No. 2 of the Capital Land and Townsite Co., Addition to the City of Santa Fe, New Mexico, according to the original plat and survey thereof by Corbett & Smythe, surveyors, on August 1908; said Plat approved by the City Council of Santa Fe, New Mexico, and filed with the County Clerk of Santa Fe County, New Mexico. The four exterior corners of the tract hereby sold, as marked by iron stakes set in the ground by A. M. Easterday R. E. L. S. on March 1956.

with warranty covenants.

WITNESS our hands and seals this 9th day of June, 1960.

Frank R. Culver
Frank R. Culver

Ruby P. Culver
Ruby P. Culver

Reginald H. Culver
Reginald H. Culver

Wreatha Jean Culver
Wreatha Jean Culver

Bess G. Thomas
Bess G. Thomas

Bradley Morris Thomas Jr.
Bradley Morris Thomas, Jr.

Audrey H. Thomas
Audrey H. Thomas

STATE OF NEW MEXICO)
)ss
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 9th day of June, 1960, by Frank R. Culver, Ruby P. Culver, Reginald H. Culver, Wreatha Jean Culver, Bess G. Thomas, Bradley Morris Thomas, Jr., and Audrey H. Thomas.

Notary Public

My Commission expires:

My Commission Expires Sept. 4, 1961

Return: To McKenna & Sommer

STATE OF NEW MEXICO } ss. recorded in book ..... of the records of ..... Witness my hand and seal of Santa Fe County
COUNTY OF SANTA FE } JOE B. GARCIA COUNTY CLERK
DEPUTY

I hereby certify that this instrument was filed for record on the 24 day of SEPT A.D. 1962 at 4:21 o'clock P.M. and was duly

#259,645

SF-3 SHORT FORM QUITCLAIM DEED—New Mexico Statutory Form—Rev. 6/75

362490

QUITCLAIM DEED

WOODROW J. BROWN and MERLIN O. BROWN, his wife,

for consideration paid, quitclaim to REGINALD H. CULVER and WREATHA J. CULVER, his wife, as community property

whose address is Santa Fe, New Mexico

the following described real estate in Santa Fe County, New Mexico:

All of their right, title and interest in and to the alley in Block 3 of Capitol Land and Townsite Co Addition to the City of Santa Fe, New Mexico, which alley was vacated by the City of Santa Fe as shown in Document No. 336603 in Book 23 Plats at Page 32 in the Records of the office of the County Clerk of Santa Fe County, New Mexico.

419,449

STATE OF NEW MEXICO)
COUNTY OF SANTA FE)SS
I hereby certify that this instrument was filed for record on the 1 day of May A.D. 1978 at 10:09 o'clock AM and was duly recorded in my book 342 page 146 of the records of Santa Fe county.
DANNY ORTIZ
County Clerk, Santa Fe County, N.M.
By [illegible] DEPUTY

WITNESS OUR hand S and seal S this 3rd day of April, 1978

(Seal) Woodrow J. Brown (Seal)
WOODROW J. BROWN

(Seal) Merlin O. Brown (Seal)
MERLIN O. BROWN

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) ss.

The foregoing instrument was acknowledged before me this 3rd day of April, 19 78,
by WOODROW J. BROWN and MERLIN O. BROWN, his wife
(Name or Names of Person or Persons Acknowledging)

My commission expires: 12-7-80 (Seal)

Rita Southard
Notary Public

FOR RECORDER'S USE ONLY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO)
COUNTY OF) ss.

The foregoing instrument was acknowledged before me this ..... day of ....., 19....,
by ..... (Name of Officer)
..... (Title of Officer) of ..... (Name of Corporation Acknowledging),
a ..... (State of Incorporation) corporation, on behalf of said corporation.

My commission expires:

(Seal) Notary Public

THE VALLIANT CO. ALBUQUERQUE, N. M.

SF-3 SHORT FORM QUITCLAIM DEED—New Mexico Statutory Form—Rev. 2/69

336993

QUITCLAIM DEED

BELLE D. ROBERTS, an unmarried woman

for consideration paid, quitclaim s to

REGINALD H. CULVER and WREATHA J. CULVER, his wife, as community property,

the following described real estate in Santa Fe County, New Mexico:

All of her right, title and interest in and to the alley in Block 3 of Capitol Land and Townsite Co. Addition to the City of Santa Fe, New Mexico, which alley was vacated by the City of Santa Fe as shown in Document No. 336603 in Book 23 Plats at Page 32 in the Records of the office of the County Clerk of Santa Fe County, New Mexico.

WITNESS my hand and seal this 20th day of July, 19 76.

(Seal) Belle D. Roberts (Seal)
Belle D. Roberts

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF SANTA FE } ss.

The foregoing instrument was acknowledged before me this 20th day of July, 19 76

by BELLE D. ROBERTS, an unmarried woman
(Name or Names of Person or Persons Acknowledging)

My commission expires: 11-6-78
(Seal)

Alberta P. McEuen
Notary Public

#336993

STATE OF NEW MEXICO, COUNTY OF SANTA FE, ss.
FOR RECORDER'S USE ONLY

I hereby certify that this instrument was filed for record on the 28 day of July, A.D. 19 76, at 8:20 o'clock A.M. and was duly recorded in my book 336 page 98 of the records of Santa Fe County.
Witness my Hand and Seal of Office
DANNY OTTIZ
County Clerk, Santa Fe County, N.M.
Deputy

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this day of, 19

by (Name of Officer)

(Title of Officer) of (Name of Corporation Acknowledging)

a (State of Incorporation) corporation, on behalf of said corporation.

My commission expires:

(Seal)

Notary Public

(Return to Joseph A. Sommer, P.O.Box 1984, Santa Fe, N.M.)

361313

418-050

STATE OF NEW MEXICO)
COUNTY OF SANTA FE)SS
I, as my hand and seal of office
DANNY ORTIZ
County Clerk, Santa Fe County, N.M.

I hereby certify that this instrument was filed for record on the 3 day of Apr. A.D. 1475 at 4:30 o'clock P M and was duly recorded in my book 361 page 313-315 of the records of Santa Fe County.
Jayce Sullane DEPUTY

WARRANTY DEED

REGINALD H. CULVER and WREATHA J. CULVER, his wife, for consideration paid, grant to WOODROW J. BROWN and MERLIN O. BROWN, his wife, the following described real estate in Santa Fe, New Mexico.

All that certain lot and parcel of land situated in the City and County of Santa Fe, New Mexico, being Lots 1, 2, 3, 4 and the greater part of Lots 5, 6, 7 and 8 in Block 3 of Capital Land and Townsite Company Addition and a small triangular strip lying immediately northwest and adjoining some of said lots, and more particularly described as follows:

Beginning at the Southwest corner of this tract which is marked by an X, from which the following described X on a concrete sidewalk bears S.49°15'W. a distance of 51.58 feet; that which is located on the new southeasterly boundary line of the right-of-way of Cerrillos Road with the northeasterly boundary line of Fourth Street, from which X mark the center of a sanitary sewer manhole marked C-1-15 at the intersection of Fourth Street and Cerrillos Road bears S.62°08'W. 22.4 feet; and from which X mark the Brass Cap AP 14 U.S.I.S. bears N.35°48'W. 6.4 feet and thence N.69°56'W. 194.1 feet to said AP 14; and from which X mark the Brass Cap AP 15 U.S.I.S. bears N. 35°48'W. 6.4 feet and thence N. 48°31'W. 72.2 feet to said AP 15; thence from said point and place of beginning N.49°15'E. along the Southeasterly right-of-way of Cerrillos Road a distance of 24.42' to the V on the concrete sidewalk; thence N.47°56'E. along the Southeasterly right-of-way of Cerrillos Road a distance of 122.72 feet to a V in the concrete sidewalk which marks the Northwesterly boundary of this tract from which a water meter box bears N.64°10'W. a distance of 2.5 feet; thence S.46°11'E. along the Northeasterly boundary line of Lot 8, Block 3 of the said Capital Land & Townsite Company Addition, a distance of 134 feet to a pipe, which marks the northeasterly corner of this Tract, thence S.43° 49'W. along the northwesterly side of a twenty-foot alley a distance of 171.7 feet to a rebar marking the Southeasterly corner of this Tract; thence N.36°25'W. a distance of 147.3 feet to the point and place of beginning, all as shown upon a plat of survey entitled "SURVEY FOR MR. AND MRS. R. H. CULVER AT 1742 CERRILLOS ROAD, SANTA FE, N.M., DATED 16 NOV. 1977, SCALE 1" = 30' by JACK G. HORNE, P.E. & L.S. 889."

With Warranty covenants.

It is stipulated that the Grantors are not conveying to the Grantees any easement over or under the following described tract of land which is adjacent to the aforesaid tract, namely:

LAW OFFICES
SOMMER, LAWLER & SCHEUER, P.A.
Post Office Box 19114
SANTA FE, NEW MEXICO 87501

All that certain lot and parcel of land situated in the City and County of Santa Fe, New Mexico, being Lots 1, 2, 3, 4 and the greater part of Lots 5, 6, 7 and 8 in Block 3 of Capital Land and Townsite Company Addition and a small triangular strip lying immediately northwest and adjoining some of said lots, and more particularly described as follows:

Beginning at the Southwest corner of this Tract marked by an X in the concrete sidewalk at the intersection of the new southeasterly boundary line of the right-of-way of Cerrillos Road with the northeasterly boundary line of Fourth Street, from which X mark the center of a sanitary sewer manhole marked C-1-15 at the intersection of Fourth Street and Cerrillos Road bears S.62°08'W. 22.4 feet; and from which X mark the Brass Cap AP 14 U.S.I.S. bears N.35° 48'W. 6.4 feet and thence N.69°56'W. 194.1 feet to said AP 14; and from which X mark the Brass Cap AP 15 U.S.I.S. bears N.35°48'W. 6.4 feet and thence N.48°31'W. 72.2 feet to said AP 15; thence N.49°15'E. along the southeasterly boundary line of the present right-of-way of Cerrillos Road, 51.58 feet to an X mark in the concrete sidewalk; which is the Northwesterly corner of this Tract, thence S.36°25'E. a distance of 147.2 feet to a rebar set for the Northeast corner of this Tract; thence S.43°49'W. along the Northwesterly side of a twenty-foot alley a distance of 53.9 feet to the Southeast corner of this tract marked by an iron stake set on the Northeasterly boundary line of Fourth street; thence N.35°48'W. along the Northeasterly boundary line of Fourth Street, a distance of 152.6 feet to the point and place of beginning, all as shown upon a plat of survey entitled "SURVEY FOR MR. AND MRS. R. H. CULVER AT 1742 CERRILLOS ROAD, SANTA FE, N.M., DATED 16 NOV. 1977, SCALE 1" = 30' BY JACK G. HORNE, P.E. & L.S. 889."

The Grantors hereby grant to the Grantees a right to continue to have located in and under the last designated tract such sewer and utilities as may be presently under such tract, subject to a notice to discontinue such use at any time upon thirty days' written notice to the Grantees or the Grantees' successors in interest.

It is further stipulated that there are several motel units being operated by the Grantees on the tract herein last described and it is the intention of the Grantors to remove such motel units from the last described tract. Whenever the Grantors decide to so remove such motel units, they shall give to the Grantees not less than five (5) days' written notice to make such construction changes in the adjacent unit or units which are located on the tract herein conveyed as may be necessary to preserve such units intact and unaffected by the

LAW OFFICES
SOMMER, LAWLER & SCHEUER, P.A.
POST OFFICE BOX 1984
SANTA FE, NEW MEXICO 87501

removal of units from the last described tract. If within two weeks the Grantees shall not have made the necessary construction changes to the units remaining on the last described tract, the Grantors may proceed to remove all units thereon without regard to the effect on the adjacent units situated on the tract herein conveyed.

WITNESS our hands and seals this 3rd day of April, 1978 1977.

Reginald H. Culver
REGINALD H. CULVER

Wreatha J. Culver
WREATHA J. CULVER

STATE OF NEW MEXICO)
) SS.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 3 day of April, 1978 1977, by REGINALD H. CULVER and WREATHA J. CULVER, his wife.

Constance R. Chapman
Notary Public

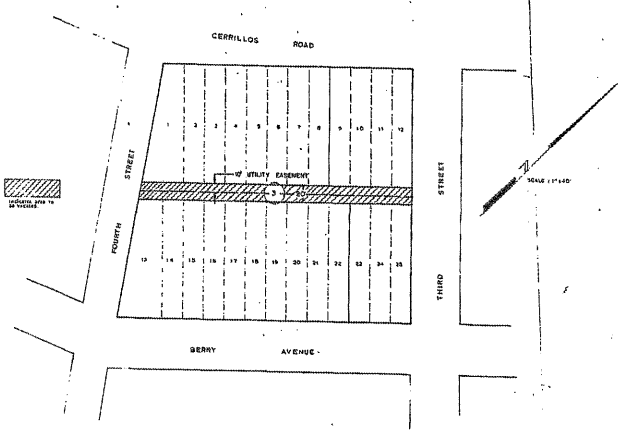
My Commission Expires:
June 23, 1981

CONSTANCE R. CHAPMAN NOTARY PUBLIC STATE OF NEW MEXICO

SOMMER, LAWLER & SCHEDEEN, P.A.
LAW OFFICES
Post Office Box 1984
SANTA FE, NEW MEXICO 87501

Book 23 Page 32
1971

32



VACATION OF ALLEY WITHIN THE

BISHOP HEIGHTS ADDITION of the CAPITAL LAND and TOWNSITE CO. ADDITION to the city of Santa Fe, New Mexico.

BLOCK 3

STATEMENT

We, the undersigned, Owners of the Subdivision and shown on this map, do hereby declare the alley between Fourth & Third Streets in Block 3 of the Bishop Heights Addition of the Capital Land and Townsite Co. Addition to the City of Santa Fe, New Mexico as vacated, as shown on this plat.

A Utility Easement ten (10) feet wide being the northwestern ten (10) feet of the vacated alley, and extending the entire length of the block, from third street to fourth street, as shown is hereby granted.

BELLE ROBERTS — GEORGE E. MYERS

ROBERT J. DUNN — VIRGINIA THOMAS HYDES BY BESS G. THOMAS, HER ATTORNEY-IN-FACT

STATE OF NEW MEXICO
COUNTY OF SANTA FE S.S.

The foregoing instrument was acknowledged before me this ____ day of May, 1971 by BELLE ROBERTS, GEORGE E. MYERS, ROBERT J. DUNN and Bess G. Thomas as Attorney-in-Fact of Virginia Thomas Hydes

My Commission Expires _____ NOTARY PUBLIC

CITY OF SANTA FE

Accepted by the City Council of the City of Santa Fe, New Mexico at its meeting of

Date — Mayor — Municipal Clerk

Accepted by the City Planning Commission of the City of Santa Fe, New Mexico at its meeting of

Date — Secretary — Chairman

Approved _____ Date _____ By _____ City Engineer

Approved _____ Date _____ By _____ City Planner

Approved by the Board of County Commissioners Santa Fe County at their meeting of:

Date — Chairman

UTILITY COMPANIES

Public Service Co. of N.M. Elec. Dept.

Southern Union Gas Co.

Mountain States Telephone Co.

Public Service Co. of N.M. Water Dept.

NOTE:

A utility easement ten (10) feet in width as shown on this plat was granted by City Council of the City of Santa Fe, New Mexico as vacation of Ordinance Ordinance No. 1971-20 passed on June 30, 1971.

CERTIFICATE

This is to hereby certify that the areas shown to be vacated are accurately shown on this plat, from the Capital Land and Townsite Addition, that the Bishop Heights Addition and the Townsite Addition is filed at the Santa Fe County Clerks Office.

Date May 1971

George Rivera
Reg. Engr. Co. of Mex.

Filed for Record 1971 Jan 26 1971
Vacation of Alley Addition
Bishop Heights Addition
Capital Land and Townsite Co.
Santa Fe, Santa Fe County, N.M.
Mary Martinez
Deputy

STATEMENT

WE, the undersigned owners of the subdivision land shown on this plat do hereby declare the alley between Fourth & Third Streets on block 3 of the Bishop Heights Addition of the Capital Land and Townsite Co. Addition to the City of Santa Fe, New Mexico to be vacated, as shown on this plat thereof;

A Utility Easement ten (10) feet wide being the northwestern ten (10) feet of the vacated alley, and extending the entire length of the block, from third street to fourth street, as shown is hereby granted.

BELLE ROBERTS

GEORGE E. MYERS

ROBERT J. DUNN

VIRGINIA THOMAS HYDES BY BESS G. THOMAS, HER ATTORNEY-IN-FACT

STATE OF NEW MEXICO
COUNTY OF SANTA FE S.S.

The foregoing instrument was acknowledged before me this_____day of May 1971 by BELLE ROBERTS, GEORGE E. MYERS, ROBERT J. DUNN and Bess G. Thomas as Attorney-in-behalf of Virginia Thomas Hydes

My Commission Expires _____

NOTARY PUBLIC

CITY OF SANTA FE

Accepted by the City Council of the City of Santa Fe, New Mexico at its meeting of

Date _____ Mayor _____ Municipal Clerk

Accepted by the City Planning Commission of the City of Santa Fe, New Mexico at its meeting of

Date _____ Secretary _____ Chairman

Approved Date _____ By City Engineer

Approved Date _____ By City Planner

Approved by the Board of County Commissioners Santa Fe County at their meeting of:

Date _____ Chairman

UTILITY COMPANIES

Public Service Co. of N.M. Elec. Dept.

Southern Union Gas Co

Mountain States Telephone Co.

Public Service Co. of N.M. Water Dept.

NOTE:

A utility easement ten (10') feet in wide as described above has been retained by City Council of the City of Santa Fe, New Mexico on the action to vacate said alley by resolution No. 1971-25 passed on June 30, 1971.

vacated and site

STATE OF NEW MEXICO } ss
I hereby certify that the instrument was filed for record on the ____ day of ____ A.D. 19__ at ____ o'clock ___ M.

336603

Book 62 Page 7

DEDICATION KNOW ALL MEN BY THESE PRESENTS

That Reginald H & Wreatha J. Culver have made a replat of their property at 1742 Cerrillos Road, Santa Fe, N.M., which shall be called

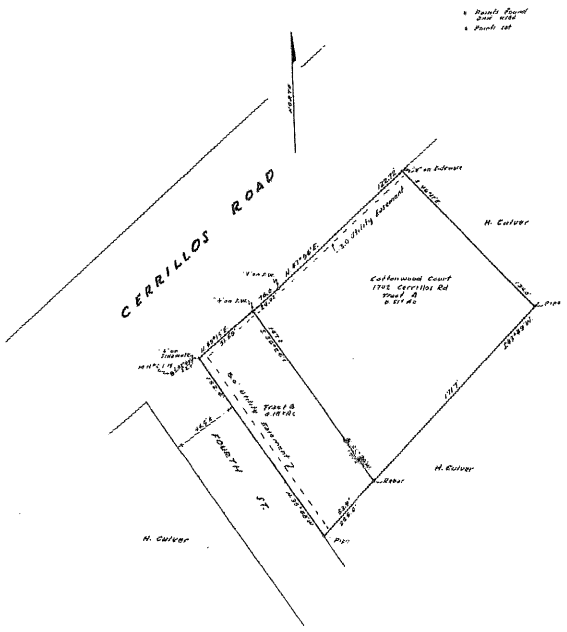
CULVER REPLAT

All as shown on this plat and containing 0.69 acres, more or less. Easements, as shown, are granted to the utility companies with rights to trim vegetation interfering with utility distribution.

Reginald H Culver — Wreatha J. Culver
The Owners

SUMMARY PROCEDURE ENDORSEMENT

CITY OF SANTA FE, NEW MEXICO
Approved 1977 City Engineer
Approved [illegible] 1977 City Planner



AFFIDAVIT

STATE OF NEW MEXICO
COUNTY OF SANTA FE

This replat lies within the planning or platting jurisdiction of the City of Santa Fe, N.M.

Reginald H Culver — Wreatha J Culver

STATE OF NEW MEXICO
COUNTY OF SANTA FE

The above instruments were acknowledged before me on the day of 1977

My Commission expires — Notary Public

SEAL

UTILITY COMPANIES

MOUNTAIN BELL by F. R. Brangey 12/5/77

PUBLIC SERVICE CO. of N.M. by [illegible]

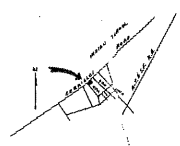
GAS CO. of N.M. by

I certify that this survey & plat was made by me and it is true and correct to the best of my knowledge and belief.

Jack G. Horne
RE & L.S. #889

30 Nov 1971

SEAL



VICINITY MAP
1" = 2000'

CULVER REPLAT

1742 CERRILLOS ROAD
SANTA FE N. M.
1" = 30'

417,951
STATE OF NEW MEXICO
COUNTY OF SANTA FE
Filed and Recd. Office
Clerk, Santa Fe County, N.M.

I hereby certify that this instrument was filed for record on the 31 day of 1977 A.D. 1978 at 2:41 o'clock P.M. and was duly recorded in my office.
Witness my hand and Seal of Office
Clerk, Santa Fe County, N.M.

127-21

293259

QUITCLAIM DEED

FRED E. RYALS, JR., joined by his wife, CAROLINE R. RYALS, for consideration paid, quitclaim to BELLE D. ROBERTS, a single person, the following described real estate in Santa Fe County, New Mexico:

All that certain lot and parcel of land situated in the City and County of Santa Fe, New Mexico, being Lots 1, 2, 3, 4 and the greater part of Lots 5, 6, 7 and 8 in Block 3 of Capital Land and Townsite Company Addition and a small triangular strip lying immediately northwest and adjoining some of said lots, and more particularly described as follows:

BEGINNING at an x mark in the concrete sidewalk at the intersection of the new southeasterly boundary line of the right-of-way of Cerrillos Road with the northeasterly boundary line of Fourth Street, from which x mark the center of a sanitary sewer manhole at the intersection of Fourth Street and Cerrillos Road bears S. 62° 08' W. 22.4 feet; and from which x mark the Brass Cap AP 14 U.S.I.S. bears N. 35° 48' W. 6.4 feet and thence N. 69° 56' W. 194.1 feet to said AP 14; and from which x mark the Brass Cap AP 15 U.S.I.S. bears N. 35° 48' W. 6.4 feet and thence N. 48° 31' W. 72.2 feet to said AP 15; and from said x mark on sidewalk, the POINT OF BEGINNING, Thence N. 49° 15' E. along the southeasterly boundary line of the present right-of-way of Cerrillos Road, 76 feet to a V mark in the concrete sidewalk; Thence N. 47° 56' E., along the southeasterly boundary line of the present right-of-way of Cerrillos Road, 122.72 feet to a V mark in the concrete sidewalk, from which point the center of a water meter manhole bears N. 64° 10' W. 2.5 feet; Thence S. 46° 11' E. along the northeasterly boundary line of Lot 8 Block 3 of said Capital Land and Townsite Company Addition, 134 feet to an iron stake; Thence S. 43° 49' W. along the northwesterly side of a 20 foot alley, 225.6 feet to an iron stake set on the northeasterly boundary line of Fourth Street; Thence N. 35° 48' W. along the northeasterly boundary line of Fourth Street, 152.6 feet to the point and place of beginning.

All as shown upon two plats of survey, one entitled "Tract of Land Surveyed for George T. & Irma Peoples Sale Precinct 32 - Santa Fe, N. M. Mar. 11th, 1948 - Scale 1" = 40'" (James C. Harvey Plat CL 823) filed as Reception No. 215553 on June 13, 1956 in the office of the County Clerk of Santa Fe County N. M., and the other entitled "Tract of Land Surveyed for George T. & Irma Peoples Sale Precinct 32 - Santa Fe, N. M. May 15th, 1956 - Scale 1" = 20'" (James C. Harvey Plat EL 1729) filed as Reception No. 215552 on June 13, 1956, in the same office, and amended July 10, 1956, and refiled July 16, 1956, as Reception No. 216310 in said Clerk's Office.

R. E. Fox Box 1769 Santa Fe

Subject to that certain mortgage from John J. Owen and Rita S. Owen, his wife, to GEORGE T. SALE and IRMA P. SALE, his wife, dated August 9, 1956, filed for record August 13, 1956, in the office of the County Clerk of Santa Fe County, New Mexico, and recorded in Mortgage Book 99, Page 405 of said records, securing certain indebtedness.

Also subject to restrictions and easements of record.

WITNESS our hands and seals this 31ST day of August, 1960.

Fred E Ryals Jr. (SEAL)
FRED E. RYALS, JR.

Caroline R. Ryals (SEAL)
CAROLINE R. RYALS

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 31ST day of August, 1960, by FRED E. RYALS, JR., joined by his wife, CAROLINE R. RYALS.

Robert E Fox
Notary Public

(SEAL)

My Commission Expires May 28, 1964

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO }
I hereby certify that this instrument was filed for record on the 15 day of March A.D. 19 73, at 10:54 o'clock A.M. and was duly recorded in book 352 page 259 of the records of Santa Fe County.
Witness my Hand and Seal of Office
CAROLINA R. GONZALES
County Clerk, Santa Fe County, N.M.
Deputy

$ 50,45

336351

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } ss
Witness my Hand and Seal of Office
DANNY ORTIZ
County Clerk, Santa Fe County, N.M.

I hereby certify that this instrument was filed for record on the 13 day of July A.D., 1956, at 10:10 o'clock A.M. and was duly recorded in my book 336 page 39 of the records of Santa Fe County.

Deputy

WARRANTY DEED

BELLE D. ROBERTS, an unmarried woman, for consideration paid, grants to REGINALD H. CULVER and WREATHA J. CULVER, his wife, as community property, the following described real estate in Santa Fe County, New Mexico:

All that certain lot and parcel of land situated in the City and County of Santa Fe, New Mexico, being Lots 1, 2, 3, 4 and the greater part of Lots 5, 6, 7 and 8 in Block 3 of Capital Land and Townsite Company Addition and a small triangular strip lying immediately northwest and adjoining some of said lots, and more particularly described as follows:

BEGINNING at an x mark in the concrete sidewalk at the intersection of the new southeasterly boundary line of the right-of-way of Cerrillos Road with the northeasterly boundary line of Fourth Street, from which x mark the center of a sanitary sewer manhole at the intersection of Fourth Street and Cerrillos Road bears S. 62° 08' W. 22.4 feet; and from which x mark the Brass Cap AP 14 U.S.I.S bears N. 35° 48' W. 6.4 feet and thence N. 69° 56' W. 194.1 feet to said AP 14; and from which x mark the Brass Cap AP 15 U.S.I.S. bears N. 35° 48' W. 6.4 feet and thence N. 48° 31' W. 72.2 feet to said AP 15; and from said x mark on sidewalk, the POINT OF BEGINNING, Thence N. 49° 15' E. along the southeasterly boundary line of the present right-of-way of Cerrillos Road, 76 feet to a V mark in the concrete sidewalk; Thence N. 47° 56' E., along the southeasterly boundary line of the present right-of-way of Cerrillos Road, 122.72 feet to a V mark in the concrete sidewalk, from which point the center of a water meter manhole bears N. 64° 10' W. 2.5 feet; Thence S. 46° 11' E. along the northeasterly boundary line of Lot 6 Block 3 of said Capital Land and Townsite Company Addition, 134 feet to an iron stake; Thence S. 43° 49' W. along the northwesterly side of a 20 foot alley, 225.6 feet to an iron stake set on the northeasterly boundary line of Fourth Street; Thence N. 35° 48' W. along the northeasterly boundary line of Fourth Street, 152.6 feet to the point and place of beginning.

All as shown upon two plats of survey, one entitled "Tract of Land Surveyed for George T. & Irma Peoples Sale Precinct 32 - Santa Fe, N. M. Mar. 11th, 1946 - Scale 1" = 40'" (James C. Harvey Plat CL 823) filed as Reception No. 215553 on June 13, 1956 in the office of the County Clerk of Santa Fe County N. M., and the other entitled "Tract of Land Surveyed for George T. & Irma Peoples Sale Precinct 32 - Santa Fe, N. M. May 15th, 1956 - Scale 1" = 40'" (James C. Harvey Plat CL 1729) filed as Reception No. 215552 on June 13, 1956, in the same office, and amended July 10, 1956, and refiled July 16, 1956, as Reception No. 216310 in said Clerk's office.

Reginald

Subject to restrictions and easements of record.

With warranty covenants.

WITNESS my hand and seal this 12 day of July, 1976.

Belle D. Roberts (SEAL)
BELLE D. ROBERTS

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 12 day of July, 1976, by BELLE D. ROBERTS, an unmarried woman.

Constance R. Chapman
Notary Public

My commission expires:
JUNE 23, 1977

TRACT B

654097

WARRANTY DEED

Reginald Henry Culver and Wreatha Jean Culver, man and wife, for consideration paid, grant in fee simple to Empire Builders Supply Company, Inc., a New Mexico corporation, whose address is P.O. Box 5134, Santa Fe, New Mexico 87502, the following described real estate in Santa Fe County, New Mexico:

A certain tract of land lying and being situate at 1742 Cerrillos Road, at the southeast corner of the intersection of Cerrillos Road and Fourth Street, within the Santa Fe Grant, T.17N. R.9E., N.M.P.M., within the city of Santa Fe, county of Santa Fe, state of New Mexico, being more particularly described as follows, to wit:

Beginning at the center of sanitary sewer manhole # C-1-15 located at Fourth Street and Cerrillos Road, thence N.62°04'E. a distance of 22.4 feet, to the true point and place of beginning, the westernmost corner of the tract described herein; thence N.49°15'E. a distance of 51.58 feet, the northernmost corner of the tract described herein; thence S. 36°25'E. a distance of 147.3 feet, the easternmost corner of the tract described herein; thence S.43°49'W. a distance of 53.9 feet, the southernmost corner of the tract described herein; thence N.35°48'W. a distance of 152.6 feet, the true point and place of beginning.

Containing an area of 7835 square feet, more or less.

All as shown on a survey for Mr. & Mrs. R.H. Culver, certified by Jack G. Horne, a registered New Mexico professional surveyor and engineer, number 889; the survey is dated 16 November 1977.

with special warranty covenants.

WITNESS my hand and seal this 31 day of July, 1989.

Reginald Henry Culver

Reginald Henry Culver

Wreatha Jean Culver

Wreatha Jean Culver

Warranty Deed 654093

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF N.M.)
) ss:
COUNTY OF Santa Fe)

The foregoing instrument was signed and acknowledged before me this 21st day of July, 1989, by Reginald Henry Culver and Wreatha Jean Culver, man and wife.

Vanessa Tapia
NOTARY PUBLIC

My Commission expires:

VANESSA TAPIA
NOTARY SEAL
PUBLIC
STATE OF NEW MEXICO

654,048

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 26 day of July A.D. 10 89, at 2:48 o'clock PM. and was duly recorded in book 654, page 087-088 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.
Virginia Martinez
Deputy

COUNTY CLERK
JONA G. ARMIJO
SANTA FE COUNTY NEW MEXICO

WARRANTY DEED

FRANK R. CULVER, and RUBY P. CULVER, his wife, and REGINALD H. CULVER, and WREATHA JEAN CULVER, his wife, and BESS G. THOMAS, a widow, dealing in her sole and seperate property, for consideration paid grant to EMPIRE BUILDERS SUPPLY COMPANY, INC., a corporation, the following described real estate in Santa Fe County, New Mexico:

> The southerly 70 feet of Lots 16, 17, 18, 19, 20 and 21 of Block No. 2 of the Capital Land and Townsite Co. Addition to the City of Santa Fe, according to the original plat and survey thereof by Corbett & Smythe, surveyors, on August 1908, said plat approved by the City Council of Santa Fe, New Mexico, and filed with the County Clerk of Santa Fe County, New Mexico, and being bounded on the South by Berry Avenue and having a frontage on said Berry Avenue of 179.8 feet, and being bounded on the East by Fourth Street.

with warranty covenants.

WITNESS our hands and seals this 9th day of June, 1960.

Frank R. Culver

Ruby P. Culver

Reginald H. Culver

Wreatha Jean Culver

Bess G. Thomas

STATE OF NEW MEXICO)
) ss
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 9th day of June, 1960, by Frank R. Culver, Ruby P. Culver, Reginald H. Culver, Wreatha Jean Culver, and Bess G. Thomas.

Notary Public

My Commission expires:
My Commission Expires Sept. 4, 1961

NOTARY PUBLIC
AURORA G. CASADOS
SANTA FE COUNTY, N.M.

SFC CLERK RECORDED 01/24/2019

WARRANTY DEED

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

PAGES: 2

I Hereby Certify That This Instrument Was Filed for
Record On The 24TH Day Of January, 2019 at 02:07:45 PM
And Was Duly Recorded as Instrument # 1877546
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy _____ County Clerk, Santa Fe, NM

Joseph M. Karnes

From: brian@dxd.capital
Sent: Wednesday, April 22, 2026 10:58 AM
To: Joseph M. Karnes
Subject: FW: [EXTERNAL]Re: NM 14 Cerrilos Road- Empire Self Storage Coordination (CN S100681)

From: Perez-Gonzalez, Ivan <Ivan.Perez-Gonzalez@wsp.com>
Sent: Friday, April 17, 2026 11:35 AM
To: Ryan Curley <ryan.curley@soudermiller.com>; Gomez, Diego, DOT <diego.gomez@dot.nm.gov>; Carbajal, Kevin, DOT <kevin.carbajal@dot.nm.gov>
Cc: Wendi Fox <wfox@sites-sw.com>; Brian Walsh <brian@dxd.capital>; 'Adam Romano' <adam@dxd.capital>; 'Joseph M. Karnes' <josephk@sommerkarnes.com>; Tsabetsaye, Nicole <Nicole.Tsabetsaye@wsp.com>
Subject: Re: [EXTERNAL]Re: NM 14 Cerrilos Road- Empire Self Storage Coordination (CN S100681)

Ryan,

We will take a look and let you know. Have a good weekend.

Thanks,
-Ivan

Ivan Perez-Gonzalez, P.E.
Lead Civil Engineer

T +1 505-878-6553

From: Ryan Curley <ryan.curley@soudermiller.com>
Sent: Friday, April 17, 2026 9:22 AM
To: Perez-Gonzalez, Ivan <Ivan.Perez-Gonzalez@wsp.com>; Gomez, Diego, DOT <diego.gomez@dot.nm.gov>; Carbajal, Kevin, DOT <kevin.carbajal@dot.nm.gov>
Cc: Wendi Fox <wfox@sites-sw.com>; Brian Walsh <brian@dxd.capital>; 'Adam Romano' <adam@dxd.capital>; 'Joseph M. Karnes' <josephk@sommerkarnes.com>; Tsabetsaye, Nicole <Nicole.Tsabetsaye@wsp.com>
Subject: RE: [EXTERNAL]Re: NM 14 Cerrilos Road- Empire Self Storage Coordination (CN S100681)

Hello Ivan, Diego and Kevin,
We recently resubmitted a revised site plan incorporating your Cerrillos redesign geometry to City of Santa Fe DRT. We modified it based upon their sidewalk widening and landscape buffer Comments. The City would like us to make sure this is well coordinated with your project and to make sure our site plan is in accordance with NMDOT's proposed redesign and reconstruction of Cerrillos Rd. I have attached a copy of our site plan that shows these

modifications and cad file of the site plan for your review. Please let us know if you have any questions or comments.
Thanks,
Ryan

From: Perez-Gonzalez, Ivan <Ivan.Perez-Gonzalez@wsp.com>
Sent: Thursday, March 5, 2026 10:44 AM
To: Ryan Curley <ryan.curley@soudermiller.com>
Cc: Wendi Fox <wfox@sites-sw.com>; Brian Walsh <brian@dxd.capital>; 'Adam Romano' <adam@dxd.capital>; 'Joseph M. Karnes' <josephk@sommerkarnes.com>; Gomez, Diego, DOT <diego.gomez@dot.nm.gov>; Carbajal, Kevin, DOT <kevin.carbajal@dot.nm.gov>; Tsabetsaye, Nicole <Nicole.Tsabetsaye@wsp.com>
Subject: [EXTERNAL]Re: NM 14 Cerrilos Road- Empire Self Storage Coordination (CN S100681)

Hello Ryan,

Thank you for reaching out. Linked below are the PS&E (99%) plans for the Cerrillos Roadway project. I have also included the NMDOT contacts for this project, Diego Gomez and Kevin Carbajal.

Link expires 4/5/2026: https://usftp.wsp.com/anonymous/c5312fe9-bd59-4e29-9d78-267a72e14fce/

- See sheets 3-42 to 3-43 for Cerrillos Roadway geometry plans along the frontage between 5th and 4th street.
- See sheet 3-72 for Roadway geometry plan on 5th street.
- See sheet 3-73 for Roadway geometry plan on 4th street.
- For proposed storm drain, manholes, inlets, etc. see the 10-series.

Our project is currently proposing a 5' sidewalk along the frontage between 5th and 4th street due to the physical constraint of the existing building. However, in previous review meetings with NMDOT and City of Santa Fe, we discussed widening the sidewalk to 6' should the building be removed. A 6'-foot sidewalk is all that the existing ROW allows us to construct. Any additional width would require dedicating additional ROW to the City.

Another thing to know. Cerrillos Road is currently owned by NMDOT. The Cerrillos Roadway project (CN S100681) is being led and funded by NMDOT. Upon completion of construction the Cerrillos Road ROW will be turned over to the City of Santa Fe.

The schedule for this project:

- Final plans to NMDOT - January 2027
- Let for contractor bids - March 2027
- Anticipated NTP for construction - May 2027

Let me know if you would like to discuss further.

Thanks,
-Ivan

Ivan Perez-Gonzalez, P.E.
Lead Civil Engineer

T +1 505-878-6553

From: Ryan Curley <ryan.curley@soudermiller.com>
Sent: Thursday, March 5, 2026 9:34 AM
To: Perez-Gonzalez, Ivan <Ivan.Perez-Gonzalez@wsp.com>
Cc: Wendi Fox <wfox@sites-sw.com>; Brian Walsh <brian@dxd.capital>; 'Adam Romano' <adam@dxd.capital>; 'Joseph M. Karnes' <josephk@sommerkarnes.com>
Subject: NM 14 Cerrilos Road- Empire Self Storage Coordination

Hello Ivan,
My name is Ryan Curley with Souder Miller and Associates. I am on a development team with Sites Southwest on a new project in Santa Fe, NM located on Cerrillos Rd between 4th and 5th Street (See Attached).
We received initial DRT comments(Attached) asking us to follow an approved **Public Works project S100681 (NM/14 Cerrillos Road)** for our project frontage . SSW suggested I contact you for coordination.
I wanted to ask if we could receive a copy of your plans to the see public improvements in this area for us to review and coordinate on. Please let me know if you need more information from our team for this request.
Thanks,
Ryan

5. MPO

a. Sidewalk should align with Cerrillos Road Plan specs and city street design standards which require 5' landscape buffer between street and pedestrian p (See comments on plans for detail). Sidewalk width should be at least 6', but made as wide as possible on Cerrillos. FHWA and AASHTO guidance support separated bike facility given the vehicle speeds and volumes here. By expanc the sidewalk to the minimum for a shared use path (10') this would better alig federal guidance.

b. Developer should provide certification that its engineers have provided NMDOT project development engineers opportunity to review site plans in accordance wit the department's proposed redesign and reconstruction of Cerrillos Rd
c. **A detailed signage and striping plan for all required on-street signage, pavement markings, and any related regulatory/directional signs shall be submitted for revie and approval by Public Works**

7. Parks & Open Space

a. The public right-of-way will be constructed in accordance with the approved Publ Works project S100681 (NM 14/Cerrillos Road), including a 5-foot stamped concrete buffer and a full 6-foot sidewalk.

SMA
Stronger Communities by Design®

www.soudermiller.com

Ryan Curley
Senior Engineer

Direct: 505.738.4721
Mobile: 505.639.3550
Office: 505.299.0942

5415 Venice Ave NE, Ste D
Albuquerque, NM 87113

P.E. licensed in New Mexico 26622

Corporate Registrations: AZ Engineering/Geology/Surveying Firm (14070), FL Engineering Firm (34203), ID Engineering/Surveying Firm (C-3564), KS Surveying Firm (LS-309), ND Engineering Firm (28545PE), NV Engineering/Surveying Firm (39303), OK Engineering/Surveying Firm (8498), SD Surveying Firm (C-7436), TX Engineering Firm (8877), TX Geology Firm (50254), TX Surveying Firm (10162200), WA Engineering/Surveying Firm (24003108), WY Engineering/Surveying Firm (S-1704)

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To: brian@dxd.capital; 'Ryan Curley' <ryan.curley@soudermiller.com>; 'Gomez, Diego, DOT' <diego.gomez@dot.nm.gov>; 'Carbajal, Kevin, DOT' <kevin.carbajal@dot.nm.gov>
Cc: 'Wendi Fox' <wfox@sites-sw.com>; 'Adam Romano' <adam@dxd.capital>; Joseph M. Karnes <josephk@sommerkarnes.com>; Tsabetsaye, Nicole <Nicole.Tsabetsaye@wsp.com>
Subject: Re: [EXTERNAL]Re: NM 14 Cerrillos Road- Empire Self Storage Coordination (CN S100681)

Brian,

Understood, that works. Then the only concern now is construction timing. Construction of the buffer and the connections to the curb ramps can't be done until the NMDOT constructs their portion first.

Thanks,
-Ivan

Ivan Perez-Gonzalez, P.E.
Lead Civil Engineer

T +1 505-878-6553

From: brian@dxd.capital <brian@dxd.capital>
Sent: Tuesday, April 28, 2026 3:20 PM
To: Perez-Gonzalez, Ivan <Ivan.Perez-Gonzalez@wsp.com>; 'Ryan Curley' <ryan.curley@soudermiller.com>; 'Gomez, Diego, DOT' <diego.gomez@dot.nm.gov>; 'Carbajal, Kevin, DOT' <kevin.carbajal@dot.nm.gov>
Cc: 'Wendi Fox' <wfox@sites-sw.com>; 'Adam Romano' <adam@dxd.capital>; 'Joseph M. Karnes' <josephk@sommerkarnes.com>; Tsabetsaye, Nicole <Nicole.Tsabetsaye@wsp.com>
Subject: RE: [EXTERNAL]Re: NM 14 Cerrillos Road- Empire Self Storage Coordination (CN S100681)

Ivan,

I believe the city was requiring that additional buffer. Please let us know if that is an issue on your end. Thank you

---

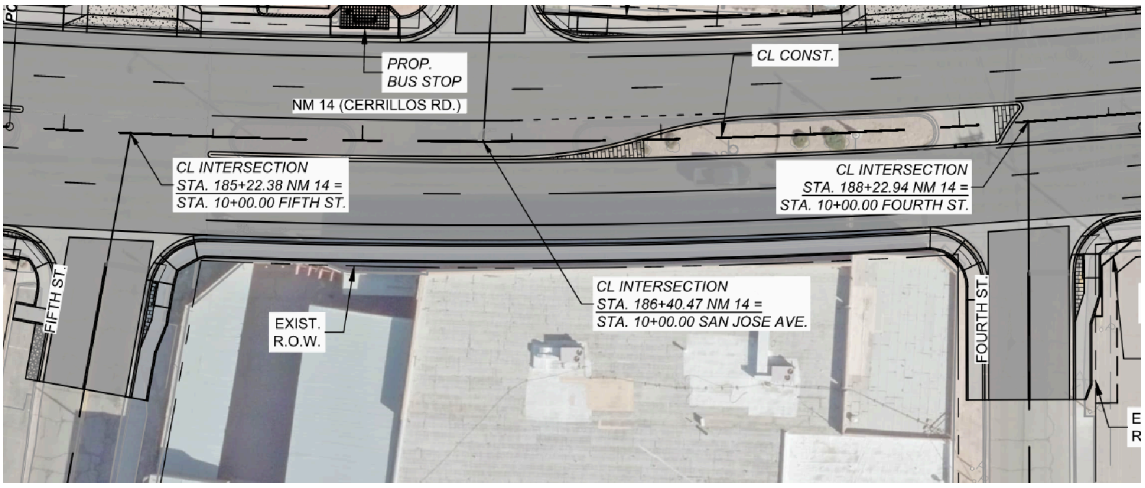
From: brian@dxd.capital <brian@dxd.capital>
Sent: Tuesday, April 28, 2026 5:15 PM
To: 'Perez-Gonzalez, Ivan' <Ivan.Perez-Gonzalez@wsp.com>; 'Ryan Curley' <ryan.curley@soudermiller.com>; 'Gomez, Diego, DOT' <diego.gomez@dot.nm.gov>; 'Carbajal, Kevin, DOT' <kevin.carbajal@dot.nm.gov>
Cc: 'Wendi Fox' <wfox@sites-sw.com>; 'Adam Romano' <adam@dxd.capital>; 'Joseph M. Karnes' <josephk@sommerkarnes.com>; 'Tsabetsaye, Nicole' <Nicole.Tsabetsaye@wsp.com>
Subject: RE: [EXTERNAL]Re: NM 14 Cerrillos Road- Empire Self Storage Coordination (CN S100681)

Thanks Ivan. The developer will handle building the sidewalk. This note was changed on our last re-submission to the City of Santa Fe DRT.

From: Perez-Gonzalez, Ivan <Ivan.Perez-Gonzalez@wsp.com>
Sent: Tuesday, April 28, 2026 5:10 PM
To: Ryan Curley <ryan.curley@soudermiller.com>; Gomez, Diego, DOT <diego.gomez@dot.nm.gov>; Carbajal, Kevin, DOT <kevin.carbajal@dot.nm.gov>
Cc: Wendi Fox <wfox@sites-sw.com>; Brian Walsh <brian@dxd.capital>; 'Adam Romano' <adam@dxd.capital>; 'Joseph M. Karnes' <josephk@sommerkarnes.com>; Tsabetsaye, Nicole <Nicole.Tsabetsaye@wsp.com>
Subject: Re: [EXTERNAL]Re: NM 14 Cerrilos Road- Empire Self Storage Coordination (CN S100681)

Hello Ryan,

Looking at your plan, it calls out the sidewalk adjacent to Cerrillos to be built by NMDOT. How you have it laid out differs from the NMDOT construction plans. Ours has the sidewalk placed along the back of proposed curb and gutter without a buffer. This was done so that it fits within the NMDOT's ROW. To construct it as you have shown would require additional ROW that the NMDOT will need to acquire. I know the NMDOT is currently finalizing ROW acquisitions throughout the rest of project limits, and I am not sure it is feasible to include it at this stage. I will defer to @Gomez, Diego, DOT and @Carbajal, Kevin, DOT to provide additional information on that end.



Thanks,
-Ivan

Ivan Perez-Gonzalez, P.E.
Lead Civil Engineer

T +1 505-878-6553

From: Ryan Curley <ryan.curley@soudermiller.com>
Sent: Friday, April 17, 2026 9:22 AM
To: Perez-Gonzalez, Ivan <Ivan.Perez-Gonzalez@wsp.com>; Gomez, Diego, DOT <diego.gomez@dot.nm.gov>; Carbajal, Kevin, DOT <kevin.carbajal@dot.nm.gov>
Cc: Wendi Fox <wfox@sites-sw.com>; Brian Walsh <brian@dxd.capital>; 'Adam Romano' <adam@dxd.capital>; 'Joseph M. Karnes' <josephk@sommerkarnes.com>; Tsabetsaye, Nicole <Nicole.Tsabetsaye@wsp.com>
Subject: RE: [EXTERNAL]Re: NM 14 Cerrilos Road- Empire Self Storage Coordination (CN S100681)

Hello Ivan, Diego and Kevin,
We recently resubmitted a revised site plan incorporating your Cerrillos redesign geometry to City of Santa Fe DRT. We modified it based upon their sidewalk widening and landscape buffer Comments. The City would like us to make sure this is well coordinated with your project and to make sure our site plan is in accordance with NMDOT's proposed redesign and reconstruction of Cerrillos Rd. I have attached a copy of our site plan that shows these modifications and cad file of the site plan for your review. Please let us know if you have any questions or comments.
Thanks,
Ryan

From: Perez-Gonzalez, Ivan <Ivan.Perez-Gonzalez@wsp.com>
Sent: Thursday, March 5, 2026 10:44 AM

City of Santa Fe, New Mexico

Attachment C-2

Early Neighborhood Notification

a. ENN Meeting Summary 10-6-2025
b. ENN Meeting Summary 10-23-2025

DXD Self-Storage Development Plan

Early Neighborhood Notification Meeting Summary

October 6, 2025

Quick recap

The team held an Early Neighborhood Notification (ENN) meeting to discuss several proposed developments in Santa Fe, including a mixed-use project featuring a self-storage facility and community spaces. The meeting covered presentations from various developers regarding their projects' designs, environmental considerations, and potential impacts on the neighborhood, with specific focus on concerns about local business displacement and community benefits. The developers addressed community questions about parking, noise, and business uses, while outlining their commitment to neighborhood preservation and sustainability features, with plans for a follow-up meeting on October 23rd to discuss special use permits.

Next steps

- Karl to send photos of the updated signs to Alexa.
- Lisa to send out the new mailers by tomorrow.
- Lisa to provide a new notice affidavit for the signs and mailers to Alexa.
- Brian/Drew to reach out to the neighbor on 3rd Street to discuss construction impacts.
- Brian/Drew to work with DOT regarding potential crosswalk improvements on Cerrillos Road.
- Brian/Drew to explore relocating the bus stop in front of their property.
- Brian/Drew to prepare a construction truck circulation plan.
- Lisa to update and send out notices for the October 23rd special use permit ENN meeting.

Summary

ENN Meeting Preparation and Logistics

Alexa reminded the team about her opening speech for the ENN meeting and instructed them to record the session and take notes. Karl confirmed he would handle the signs and send photos to Alexa, while Lisa planned to send out mailers the next day, despite potential postal service disruptions due to the shutdown. They discussed the possibility of the shutdown ending sooner if more government workers took sick leave, as happened with air traffic controllers in a previous shutdown. Karl admitted the first 12 attendees to the meeting, and Alexa prepared to start her introduction at 5:33, with the goal of concluding by 7:00 PM.

Santa Fe Mixed-Use Development Proposal

The meeting focused on an Early Neighborhood Notification (ENN) for a proposed mixed-use development project in Santa Fe. Lisa Martinez from Be Constructive LLC presented behalf of Amitran LLC and DXD Capital, outlining plans for a 100,223 square foot development across four parcels, including a three-story Class A self-storage facility integrated with community office spaces and a public dog park. Drew Dolan, representing DXD Capital, emphasized their experience in developing self-storage facilities and highlighted their sensitivity to neighborhood concerns, citing previous projects in Albuquerque and Santa Fe. The presentation included details on the proposed building design, setbacks, and considerations for traffic, noise, and environmental impact, with a special use permit required for the storage component. The applicants plan to host another ENN on October 23rd to discuss the special use permit.

Mixed-Use Development Site Plan

Brian presented a site plan for a mixed-use development featuring creative office spaces, a community gathering space, and a potential dog park. He highlighted sustainability features like drought-tolerant landscaping and rainwater harvesting. The project includes 40 parking spaces and security measures such as cameras and lighting. Oswaldo expressed concerns about the project's impact on the neighborhood, while Lenny suggested waiting for after the election to discuss the project further. The proposed 30-foot building raised questions about its scale compared to surrounding one-story buildings.

Santa Fe Incubator Space Debate

The meeting discussed a proposed development of an incubator space for small businesses in Santa Fe, with concerns raised about its impact on the neighborhood and existing local businesses. Drew explained the project's goal to provide affordable, climate-controlled storage and workspace for startups, artists, and nonprofits, while addressing Christine's questions about rent prices and potential displacement of existing businesses. The developers emphasized their commitment to supporting local businesses and maintaining the neighborhood's vibrancy, though Christine and other residents expressed concerns about gentrification and the project's potential effects on the community.

Self-Storage and Dog Park Development

The meeting focused on a proposed development of a self-storage facility and a dog park in Santa Fe. Drew inquired about the neighborhood's thoughts on the dog park concept, which received positive feedback from Christine and Liz, who emphasized the convenience and community benefits. Forrest Thomas, the owner of a nearby self-storage facility, expressed concerns about the impact of the new development on local businesses, citing national trends in self-storage construction and the potential for reduced occupancy rates. Drew assured that underground parking could be accommodated more easily than other uses, and the group discussed the importance of maintaining a certain height restriction to align with neighborhood preferences.

Self-Storage Development Project Discussion

The meeting focused on a proposed self-storage and creative workspace development project in Santa Fe. Drew and Brian from the development team discussed the project's details, including its impact on local businesses, traffic, and the surrounding community. They addressed concerns about noise, parking, and the potential displacement of existing businesses. The team also outlined their plans for the facility's design, including its height and setback from the street. Community members raised questions about the project's timeline, potential disruptions during construction, and the types of businesses that would be allowed in the creative spaces. The team clarified their stance on various uses, including entertainment and cannabis-related businesses. The next meeting to discuss the special use permit will be held on October 23rd, with public notice to be sent out.

DXD Self Storage

10/23/25 ENN meeting Notes

Quick recap

The meeting focused on discussing a proposed development project for a mixed-use facility at the former Empire Builders site, including presentations from city planners and developers about the project's design, functionality, and compliance with local regulations. Community members raised various concerns about the development's impact on neighborhood aesthetics, affordable housing, and traffic, while also expressing appreciation for the project's community spaces and architectural attempts to blend with the surrounding area. The discussion concluded with commitments to address notification issues with neighborhood associations and investigate concerns about lighting, affordable housing, and the big box ordinance compliance.

Next steps

- Karl: Record the meeting and create AI summary
- Brian/DXD: Complete and submit full traffic assessment as part of SUP and DEV plan submittal
- Brian/DXD: Confirm compliance with Cerrillos Road Highway Corridor Protection District setback requirements
- Brian/DXD: Confirm compliance with 6-foot screening requirement for storage facilities
- Alexa/City Staff: Look into why Casa Alegra Neighborhood Association did not receive mailing notice and get back to Anna Hansen
- Karl/Team: Add Casa Alegra Neighborhood Association to mailing list going forward
- Brian/DXD: Research and explore digitally recreating the existing Empire Building mural for the new development
- Brian/DXD: Investigate big box ordinance requirements and determine if applicable or if willing to meet requirements in spirit
- Brian/DXD: Determine occupancy capacity for the 900 square foot community room
- Brian/DXD: Consider darker color palette instead of white for building exterior
- Brian/DXD: Reduce signage size to be more appropriate for neighborhood scale

- Brian/DXD: Submit lighting plan with application for city staff review to ensure compliance with code requirements
- Brian/DXD: Continue conversations with Chainbreakers regarding bus stop relocation and pedestrian connectivity improvements

Summary

Meeting Preparation and Attendance Update

Karl and Alexa discussed preparations for an upcoming meeting, including admission procedures and the need to record and summarize the session. Karl mentioned having the AI summary from the previous meeting and planned to do so again. As more attendees arrived, Karl confirmed they were up to 14 participants, with a few more expected shortly. Brian confirmed that Joseph was good to go on DXD's side.

Storage Facility Development Discussion

The meeting served as an Early Neighborhood Notification (ENN) session to discuss a proposed development plan and special use permit for a storage and mixed-use facility at the former Empire Builders site. Alexa Hempel, a Senior Planner with the City of Santa Fe, outlined the purpose and structure of the ENN meeting, emphasizing the importance of community input before plans become too firm. Joseph Carnes, representing DXD Capital, explained the criteria for granting a special use permit, highlighting that the city's focus is on the public interest rather than private competition. Lisa Martinez, a land use consultant, provided an overview of the project, which includes a three-story Class A self-storage facility integrated with community office spaces, a public dog park, creative workshop spaces, and a new parking lot. The applicant plans to submit their application in early November, after which it will undergo staff review and potentially be scheduled for a public hearing.

Santa Fe Storage Development Plans

Drew Dolan presented DXD's self-storage development plans for Santa Fe, highlighting the growing demand for storage among Millennials and Gen Z, and emphasizing their commitment to building A-class facilities with minimal environmental impact. He addressed concerns about overdevelopment, noting that Santa Fe's existing climate-controlled storage facilities are nearly fully occupied, and explained that their proposed 29-foot-tall building aligns with local zoning regulations and existing neighborhood heights. Drew also shared examples of previous projects where they accommodated neighbors' concerns, including an underground storage solution in Albuquerque and building a

daycare facility in Rhode Island. Brian Walsh was set to speak next, but the transcript ended before his portion of the presentation.

Empire Site Development Plans

The meeting focused on a presentation of plans for a new development project on the Empire site, which includes a mix of creative office spaces, a community gathering room, and a dog park. Brian Walsh and Drew explained the proposed layout, which reduces the building footprint and improves sightlines, while also incorporating sustainability features like rainwater harvesting and rooftop solar. They emphasized the project's aim to provide flexible, walk-in-ready spaces for small businesses and artists, noting the lack of such facilities in the Santa Fe market. The team invited questions and feedback, with Karl requesting attendees to raise their hands for easier identification during the Q&A session.

Self-Storage Development Debate

Jamie Blosser and Daniel Werwerwath expressed concerns about the proposed self-storage development replacing housing, citing the need for more walkable urban development and less vacant space. Matt Johns supported the development, emphasizing its compatibility with the commercial area and its potential to enhance the neighborhood's streetscape. Forrest Thomas, the owner of a nearby self-storage facility, raised questions about traffic estimates and access hours, which were addressed by Drew and Brian. The discussion highlighted the need for a full traffic assessment and compliance with setback and screening requirements for the development.

Community Concerns on Development Project

Anna, the president of Casa Alegra neighborhood association, expressed concerns about not receiving notifications about the development project despite being directly affected. She emphasized the importance of aligning the architectural style with Santa Fe's aesthetic, particularly avoiding white buildings and incorporating brown shades and murals. Lisa explained the mailing process and offered to investigate why Anna did not receive the notifications, while Drew highlighted Storage's flexibility in design to meet community preferences. Anna also raised concerns about the night sky ordinance and the potential for lights to disrupt the area's darkness.

Community Room Development Discussion

The meeting focused on a proposed development project, with discussions centered around the design and functionality of a community room. Anna expressed support for the community room but suggested it be larger to accommodate more people, as there is a need for such spaces in the area. The group also discussed the potential for retail space

and the importance of affordable housing, with Pelican emphasizing the need for more affordable housing options. Talissa, a neighborhood resident, raised concerns about oversized signage and the scale of the project in relation to the surrounding area.

Community Development Project Concerns

The meeting focused on a proposed development project, with Talissa raising concerns about the transient population and security in the neighborhood, emphasizing the need to balance upscale development with existing community needs. Aurora Martinez, a City Council candidate, highlighted concerns about oversaturation of storage units and the lack of affordable housing in the area, while praising the project's architecture and setback design. The discussion also touched on the potential for creative spaces and their rental costs, with questions raised about the project's alignment with community needs and the workforce crisis in the area.

Self-Storage Facility Development Discussion

The meeting discussed the development of a self-storage facility, focusing on its affordability and design. Drew explained that the units would be in the 800-1500 range, inclusive of utilities, and emphasized the goal of keeping it affordable for new businesses. The group addressed concerns about the community space and the mural, with Brian confirming that the mural could be digitally recreated. AMtz raised issues about notification for the meeting, noting that some residents were unable to attend due to conflicts with other city meetings. The discussion concluded with AMtz expressing appreciation for the architecture's attempt to blend with the neighborhood while acknowledging some concerns about affordability and design.

Self-Storage Ordinance Compliance Discussion

Forrest raised concerns about the self-storage facility's compliance with the city's big box ordinance, as it exceeds the square footage threshold for retail establishments. He questioned whether the applicant would be amenable to meeting the ordinance's requirements in spirit. Drew expressed uncertainty about the ordinance and agreed to confer with Karl. Forrest also highlighted the significance of the community room to the public and raised concerns about its enforceability under future ownership. Drew acknowledged this issue and expressed a desire for the community room to remain accessible to the public. Lastly, Forrest warned that the addition of more self-storage facilities could lead to underutilization of existing facilities, potentially impacting the market for self-storage in Santa Fe.

Neighborhood Input on Retail Development

The meeting focused on addressing concerns about neighborhood associations and lighting plans for a retail development project. Alexa agreed to investigate why the Casa Alegra Neighborhood Association was not notified about the project, as they are within 300 feet of the site. The group also discussed the need for a proper bus shelter and safer street crossing near Ashbao, as raised by Andreas from Chainbreaker Collective. Marcia emphasized the importance of providing affordable housing in the area, expressing support for the current project's design over previous proposals. The conversation ended with Karl thanking participants for their input, which will be considered in the project's ongoing development process.

City of Santa Fe, New Mexico

Attachment C-3

Development Plans

a. Development Plan
b. Landscape Plan
c. Architectural Plan
d. Architectural Points Analysis
e. Material Board and Renderings
f. Stucco Detail

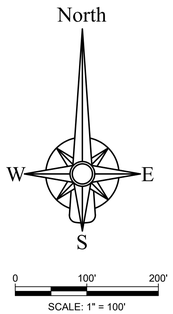
EMPIRE SELF STORAGE

DEVELOPMENT PLAN

LYING WITHIN SECTION 34, T17N, R9E NMPM

CASE #2025-11753 & 11756

VICINITY MAP



LINETYPE LEGEND

PROPERTY LINE

ROW LINE

EASEMENT

SETBACKS

CITY OF SANTA FE APPROVALS

Approval by Santa Fe Planning Commission at their meeting of _____, 20 ____, as Case No. _____.

_____
Planning Commission Chairperson Date

_____
Planning Commission Secretary Date

Approved by the City of Santa Fe Land Use Department:

_____
City Planner Date

_____
City Engineer of Land Use Date

AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

_____
[OWNER]
THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY_____ THIS _____ DAY OF _____ , 20____.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

NOTARIZED STORMWATER AGREEMENT

STORMWATER AGREEMENT: PROPERTY OWNERS(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS ARE ON PRIVATE PROPERTY AND WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDATIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS: (2) IN THE EVENT OF DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE REPECTIVE PROPERTY OWNER, TO ENTER ENTER AND RETORE FULL FUNCTIONAL CAPACTIY OF THE DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS; AND, (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUCMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

_____
OWNER'S PRINTED NAME

_____
OWNER'S SIGNATURE / DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____. 20_____(OR EQUAL).

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

COUNTY OF SANTA FE
STATE OF NEW MEXICO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED ON THIS _____DAY OF _____, 20___, AT _____ O'CLOCK __M, AND WAS DULY RECORDED IN BOOK _____PAGE ____ OF THE RECORDS OF SANTA FE COUNTY.

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

_____ _____
DEPUTY

CITY OF SANTA FE DRAINAGE NOTES:

1. NO VARIANCES ARE APPROVED FOR THIS DEVELOPMENT PLAN. THE CITY CODE AND APPLICATION CHAPTERS SHALL GOVERN AND APPLY TO THIS DEVELOPMENT PLAN IN ITS ENTIRETY.
2. CITY OF SANTA FE DRAINAGE:
   - 2.1. SUBJECT TO THE APPROVAL OF THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
   - 2.2. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA E IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THE EASEMENT AND DRAINAGE FACILITIES AT THE DISCRETION OF PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHTS.

SHEET INDEX:

DP-100 DEVELOPMENT PLAN COVER SHEET
DP-101 DEVELOPMENT PLAN NOTES AND CONDITIONS OF APPROVAL
DP-102 EXISTING CONDITIONS PLAN
DP-103 DEVELOPMENT PLAN

OWNER / DEVELOPER:
Amatren, LLC
P.O. Box 5587
Santa Fe, NM 87592

ARCHITECT:
EAPC Architects Engineers
901 E Madison St.
Phoenix, AZ 85034

MEP ENGINEER:
EAPC Architects Engineers
901 E Madison St.
Phoenix, AZ 85034

SURVEYOR:
Souder Miller & Associates
5454 Venice Ave. NE
Albuquerque, NM 87113

LANDSCAPE:
Sites Southwest
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Albuquerque, NM 87104

PLANNER:
B Constructiv, LLC
Lisa Martinez
3201-C Zafarano Dr #11
Santa Fe, NM 87507

CIVIL ENG:
Souder Miller & Associates
5454 Venice Ave. NE
Albuquerque, NM 87113

CASE #: #2025-11753 & 11756

ADDRESS: 1802 CERRILLOS RD. SANTA FE, NM 87505
1361 FOURTH ST. SANTA FE, NM 87505
1750 CERRILLOS RD. SANTA FE, NM 87505
3 RD BERRY AVE. SANTA FE, NM 87505

SHEET NAME:
DEVELOPMENT PLAN COVER SHEET

SHEET #:
DP-100

SHEET # 1 OF 4

EMPIRE SELF STORAGE
CONDITIONS OF APPROVAL

CITY OF SANTA FE NOTES

1. COMPLIANCE WITH GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS.
2. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
3. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
4. EACH LOT SHALL BE SERVED THROUGH A SEPARATE SEWER AND WATER SERVICE.
5. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE LAND USE DEPARTMENT.
6. COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
7. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONSOF COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
8. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINACNCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
9. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENT.
11. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINACNCE ADOPTED PRIOR TO FINAL PLAT RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENTAMENDMENTS.
12. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8 4(F) (5). "PLANT MATERIAL STANDARDS", WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
13. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC14-19.1
14. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 14-12.1.
15. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED.
16. ALL IMPROVEMENTS NOT MAINTAINED AND OPERATED BY PUBLIC UTILITIES OR GOVERNMENTAL BODIES WHICH AFFECT THE GENERAL WELL BEING OF THIS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
17. THIS PARCEL LIES WITHIN ZONE "X" AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER F.I.R.M. PANEL# 35049C0411E DATED 12/4/2012.
18. FURTHER SUBDIVISION OF LOTS IS PROHIBITED.
19. THE LOTS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR _____ HOMEOWNERS' ASSOCIATION, INC. RECORDED IN THE RECORDS OF SANTA FE COUNTY, NEW MEXICO ON THE _____DAY OF _____ 2025 AS NSTRUMENT #_____.
20. THIS DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA).

DRAINAGE FACILITIES DESIGN NOTE

ALL STORM WATER DETENTION / RETENTION AREAS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8.2(D)(4)(c)(i)

PUBLIC UTILITY EASEMENTS

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

A. PUBLIC SERVICE COMPANY OF NEW MEXICO CORPORTATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANFORMERS, AND OTHER EQUIPMENT AND RELATE FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
B. NEW MEXICO GAS COMPANY (NMGCO) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
C. LUMEN TECHNOLOGIES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
D. XFINITY &/OR LUMEN TECHNOLOGIES FOR THE INSTALATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
E. CITY OF SANTA FE (PUBLIC WATER AND PRIVATE SEWER) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF LIES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICES TO PUBLIC UTILITY EASEMENTS.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE,RELOCATE, WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIGY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTER FOR THE PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGH-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

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

A. QWEST CORP, D/B/A CENTURYLINK QC FOR INSTALLATION, MAINTENANCE AND SERVIE 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 PEDESTAL AND CLOSURES. THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICES TO THE DEVELOPMENT.

UTILITY 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 SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

DUST CONTROL

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBOING 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 STORMWATER PREVENTION PLAN (SWPP) WHEN APPLICABLE, LISTING 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.

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SANTA FE, NM

DXD CAPITAL

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO

DEVELOPMENT PLAN NOTES AND CONDITIONS OF APPROVAL

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026

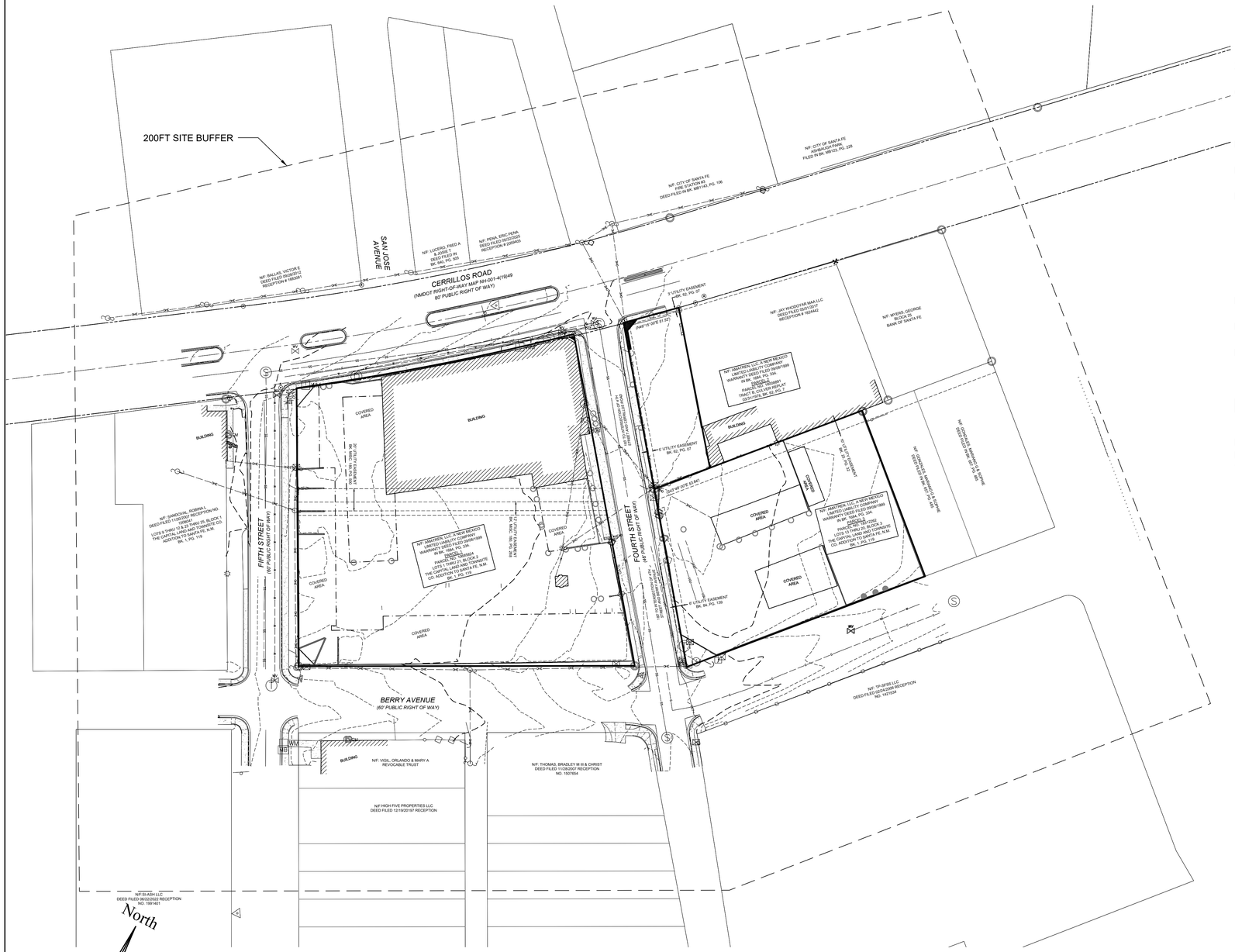
CASE #: #2025-11753 & 11756

ADDRESS: 1802 CERRILLOS RD. SANTA FE, NM 87505
1361 FOURTH ST. SANTA FE, NM 87505
1750 CERRILLOS RD. SANTA FE, NM 87505
3 RD BERRY AVE. SANTA FE, NM 87505

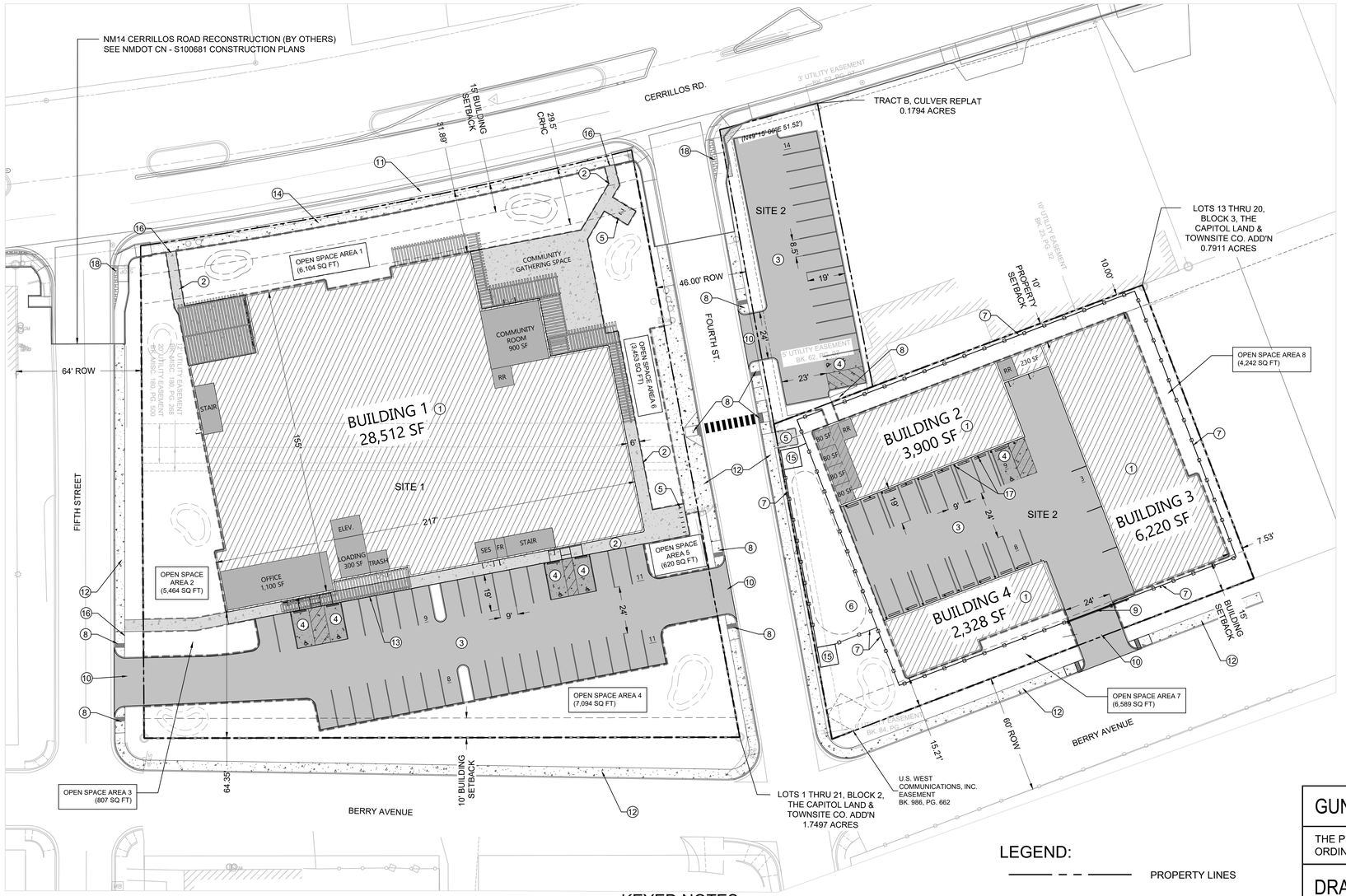
SHEET NAME:
DEVELOPMENT PLAN
CONDITIONS AND NOTES

SHEET #:
DP-101
SHEET # 2 OF 4

EMPIRE SELF STORAGE
EXISTING CONDITIONS PLAN


200FT SITE BUFFER
SAN JOSE AVENUE
CERRILLOS ROAD
(NMDOT RIGHT-OF-WAY MAP NH-001-4(19)49
80' PUBLIC RIGHT OF WAY)
FIFTH STREET
(60' PUBLIC RIGHT OF WAY)
FOURTH STREET
(60' PUBLIC RIGHT OF WAY)
BERRY AVENUE
(60' PUBLIC RIGHT OF WAY)
N/F: BALLAS, VICTOR E
DEED FILED 09/28/2012
RECEPTION # 1665081
N/F: LUCERO, FRED A & JOHN T
DEED FILED IN BK. 1994, PG. 005
N/F: PENA, ERIC PENA
DEED FILED 05/23/2005
RECEPTION # 2005905
N/F: CITY OF SANTA FE
FIRE STATION #5
DEED FILED IN BK. MB1143, PG. 106
N/F: CITY OF SANTA FE
ASHBAUGH PARK
FILED IN BK. MB123, PG. 228
N/F: SANDOVAL, ROBINA L
DEED FILED 11/30/2007 RECEPTION NO 1509871
LOTS 9 THRU 12 & 21 THRU 25, BLOCK 1
THE CAPITAL LAND AND TOWNSITE CO ADDITION TO SANTA FE, N.M.
BK. 1, PG. 119
N/F: MASTREN, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
WARRANTY DEED FILED 09/08/1999
R'S# 1994, PG. 354
PARCEL NO. 1
PARCEL NO. 31, BLOCK 3
LOTS 1 THRU 12 AND LOTS 18 THRU 20, BLOCK 3
THE CAPITAL LAND AND TOWNSITE
CO. ADDITION TO SANTA FE, N.M.
BK. 1, PG. 119
N/F: JAY KINGSHAM MAA LLC
DEED FILED 05/01/2017
RECEPTION # 1624402
N/F: MYERS, GEORGE
BLOCK 25
BANK OF SANTA FE
N/F: CENTRAL MARKET & STORE
DEED FILED IN BK. 1994, PG. 005
N/F: TP-SFSS LLC
DEED FILED 02/06/2006 RECEPTION
NO. 1421534
N/F: VIGIL, ORLANDO & MARY A
REVOCABLE TRUST
N/F: THOMAS, BRADLEY M III & CHRIST
DEED FILED 11/28/2007 RECEPTION
NO. 1507054
N/F HIGH FIVE PROPERTIES LLC
DEED FILED 12/19/20197 RECEPTION
N/F SI-ASH LLC
DEED FILED 05/22/2022 RECEPTION
NO. 1991401
BUILDING
COVERED AREA
20' UTILITY EASEMENT
5' UTILITY EASEMENT
6' UTILITY EASEMENT
2' UTILITY EASEMENT
(NAD 83 GRID BEARING)
(NAD 83 GRID DISTANCE)
(NAD 83 GRID AZIMUTH)
(NAD 83 GRID AZIMUTH)
(NAD 83 GRID DISTANCE)
(NAD 83 GRID BEARING)
(NAD 83 GRID BEARING)
(NAD 83 GRID DISTANCE

EMPIRE SELF STORAGE
DEVELOPMENT PLAN



KEYED NOTES:

1. PROPOSED BUILDING
2. PROPOSED 6' SIDEWALK (ON-SITE)
3. PROPOSED ASPHALT PARKING
4. PROPOSED ADA PARKING
5. PROPOSED BIKE RACKS
6. PROPOSED DOG PARK
7. PROPOSED 6' FENCING
8. PROPOSED ADA CURB RAMP
9. PROPOSED VEHICLE GATE
10. PROPOSED DRIVEPAD
11. PROPOSED 5' LANDSCAPE BUFFER (SEE NMDOT CN - S100681)
12. PROPOSED 5' PUBLIC SIDEWALK
13. PROPOSED LOADING AREA
14. PROPOSED 6' PUBLIC SIDEWALK (SEE NMDOT CN - S100681)
15. PROPOSED SALLY PORT
16. PROPOSED PUBLIC SIDEWALK CONNECTION
17. PROPOSED BOLLARD TYP.
18. CONCRETE MEDIAN PAVEMENT 4" (COLORED AND PATTERNED) (SEE NMDOT CN - S100681)

LEGEND:

- PROPERTY LINES
- PROPOSED FENCE
- PROPOSED SITE LIGHTING
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED PUBLIC SIDEWALK
- PROPOSED ASPHALT
- PARKING
- PROPOSED PEDESTRIAN ROAD CROSSING

North

0 30' 60'

SCALE: 1" = 30'

SITE DATA:

ZONING: C2 (GENERAL COMMERCIAL)

LEGAL DESCRIPTION: Lots 1 Thru 21, Block 2, The Capitol Land & Townsite co. add'n
Lots 13 Thru 17, Block 3, The Capitol Land and Townsite Co, Add'n
Lots 18 Thru 20, Block 3, The Capitol Land and Townsite Co, Add'n
Tract B, Culver Replat

SITE AREA:
SITE 1: Lots 1 Thru 21, Block 2, The Capitol Land & Townsite co. add'n: ±1.7479 ACRES

SITE 2: Tract B, Culver Replat: ±0.1794 ACRES &
Lots 13 Thru 17, Block 3, The Capitol Land and Townsite Co, Add'n: ±0.5561 ACRES
Lots 18 Thru 20, Block 3, The Capitol Land and Townsite Co, Add'n: ±0.2350 ACRES

GROSS FLOOR AREA (GFA):
SITE 1:
Basement Storage = 32,550 sf
1st Floor Storage (gsf) = 27,512 sf
Community Room = 900 sf
Community Space Restroom = 100 sf
2nd Floor (gsf) = 28,586 sf
Total = 89,648 sf

SITE 2:
Total = 12,448 sf

LOT COVERAGE (per SFCC Table 14-7.3-1):

SITE 1:	SITE 2:
Maximum Allowable: 60%	**Maximum Allowable:** 60%
Proposed: 28,512 sf / 37%	**Proposed:** 12,448 sf / 29%

BUILDING HEIGHT (per SFCC Table 14-7.3-1):

SITE 1:	SITE 2:
Maximum Allowable: 45 feet	**Maximum Allowable:** 45 feet
Proposed : 29'-6"	**Proposed :** 16'-0"

BUILDING SETBACKS:

SITE 1:
Street (Cerillos Road): Min. required 15' : Provided 31.89' min.
Rear: Min. required 10' : Provided 64.35' min
Side (west): Min. required none
Side (east): Min. required none

SITE 2:
Street (Berry Avenue): Min. required 15' : Provided 15.00' min.
Rear: Min. required 10' : Provided 10.00' min
Side (ease): Min. required none
Side (west): Min. required none

OPEN SPACE (per SFCC §14-7.5(D):

SITE 1:	SITE 2:
Required: 19,034 sf (25%)	**Required:** 10,568 sf (25%)
Provided: 23,542 sf / 30.91%	**Provided:** 10,831 sf / 25.62%

PARKING CALCULATIONS (per SFCC Table 14-8.6):
Required: 1 Space / 10 Storage Units
1 Space / Every 350 sq.ft. of Non-Medical Office

SITE 1:	SITE 2:	TOTAL:
Required: 63 Spaces	**Required:** 6 Spaces	**Required:** 69 Spaces
Provided: 39 Spaces	**Provided:** 34 Spaces	**Provided:** 73 Spaces

ACCESSIBLE PARKING:
SITE 1 & 2:
Required: 5 ADA Spaces Including 1 Van
Provided: 6 ADA Spaces Including 4 Van

BICYCLE PARKING (SFCC Table 14-8.6-3):

SITE 1:	SITE 2:
Required: 10 Spaces	**Required:** 4 Spaces
Provided: 10 Spaces	**Provided:** 4 Spaces

GUNNISON'S PRAIRIE DOG NOTE

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

DRAINAGE FACILITIES DESIGN NOTE

ALL STORM WATER DETENTION / RETENTION AREAS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8.2(D)(4)(c)(i)

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SHEET NAME: DEVELOPMENT PLAN

SHEET #: DP-103

SHEET # 4 OF 4

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SANTA FE, NM

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO

DXD CAPITAL

DEVELOPMENT PLAN

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026

EMPIRE SELF STORAGE

CIVIL GENERAL NOTES

PROJECTED SECTION 34, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M.,
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

GENERAL CIVIL NOTES

A. THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.

B. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED ON OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF SANTA FE CODE STANDARDS

C. NO WORK SHALL BE PERFORMED WITHOUT THE APPROPRIATE PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE. IF PERMITS ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.

D. COORDINATE WORK WITH SITE PLAN, GRADING & DRAINAGE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.

E. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.

F. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.

G. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES.

H. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. THE CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF THE INSPECTIONS.

I. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

J. CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQUIPMENT SHALL ONLY OBSTRUCT DESIGNATED TRAFFIC LANES IF APPROPRIATE BARRICADING PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.

K. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

L. THE CONTRACTOR SHALL MAINTAIN ALL BARRICADING AND CONSTRUCTION SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

M. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS FIVE WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.

N. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NM811 (811) FOR LOCATION OF EXISTING UTILITIES. PROVIDE GPS COORDINATES OF THE SITE TO NM811.

O. ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR CoSF STANDARD SPECIFICATIONS FOR PUBLIC WORK (SECOND PRIORITY.)

P. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.

Q. VIBRATORY COMPACTION SHALL NOT BE USED OVER IN-PLACE UTILITIES.

R. SOIL TESTING AND INSPECTION SERVICES DURING SITE OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.

S. CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR. ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.

T. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.

GRADING NOTES

A. GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN IN THIS PLANSET.

B. PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES. CITY ENGINEER/TERRAIN MANAGEMENT sTAFF MAY REQUIRE AN AMENDMENT OR UPDATES TO THE AS-BUILT DRAWINGS.

C. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.

D. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NDPES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP AND NPDES PERMIT) CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE WHO WILL PREPARE SWPPP AND INSPECT REQUIRED ELEMENTS IF EPA THRESHOLD IS EXCEEDED.

E. ALL EROSION CONTROL MUST BE COMPLETED TO CITY STANDARD, AND PASS ALL INSPECTIONS

F. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. PAVING AND ROADWAY GRADES SHALL BE ±0.1' FROM PLAN ELEVATIONS. BUILDING PAD ELEVATION SHALL BE ±0.05' FROM PLAN ELEVATION.

G. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.

H. PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.

I. ALL EROSION PROTECTION TO BE INSTALLED AS 4" AVG. DIA. ANGULAR FACED ROCK (F.F. ROCK) PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.).

J. SIDESLOPES STEEPER THAN 3:1 MUST HAVE PERMANENT EROSION PROTECTION INSTALLED, TYPICAL.

K. STORMWATER QUALITY CONTROL MEASURES SHOWN ON THIS PLAN (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.

L. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBLITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

M. FOR ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE (FOR CERTIFICATE OF OCCUPANCY) CONTRACTOR SHALL PROVIDE AN AUTOCAD FORMAT AS-BUILT SURVEY PREPARED BY A LICENSED SURVEYOR WHICH INCLUDES:

- AS-BUILT SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED PLAN;
- TOP AND BOTTOM ELEVATIONS AS REQUIRED TO DEFINE THE PERIMETER OF PONDS (TO BE USED BY ENGINEER TO CALCULATE AS-BUILT VOLUME PROVIDED);
- POND OVERFLOW ELEVATIONS
- ALL CONSTRUCTION, INCLUDING DRAIN INLETS, PIPES AND PONDS SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION.

P. GRADING OF FIRST FLUSH BASINS WILL BE INSPECTED AS PART OF ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY. DURING LANDSCAPING, FIRST FLUSH BASINS WILL BE SMOOTHLY INTEGRATED INTO LANDSCAPING WHILE MAINTAINING REQUIRED TOP AND BOTTOM ELEVATION, VOLUME AND INLET / OVERFLOW ELEVATIONS.

V. UPON WRITTEN REQUEST COORDINATED THROUGH THE PROJECT ARCHITECT, THE ELECTRONIC FILE OF THE GRADING AND DRAINAGE WILL BE PROVIDED TO THE CONTRACTOR FOR VERTICAL CONTROL. DO NOT USE THIS PLAN FOR PROJECT STAKING AS THERE IS NO CERTAINTY THAT IT IS USING THE MOST CURRENT SITE BASE.

W. SITE CONSTRUCTION HORIZONTAL LAYOUT / STAKING SHALL BE COORDINATED WITH THE ARCHITECT USING THE ARCHITECT PROVIDED SITE PLAN.

UTILITY NOTES

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED UTILITIES SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

B. MINIMUM COVER SHALL BE 36" FOR WATERLINES AND 48" FOR SANITARY SEWER, EXCEPT AT BUILDING CONNECTIONS.

C. UTILITY LINES SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.

D. UTILITY LINES SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING PLUMBING AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL. REFER TO THE MECHANICAL AND/OR PLUMBING PLANS FOR SERVICE CONNECTIONS

F. DRY UTILITY LOCATIONS AND DESIGN ARE NOT A PART OF THIS PLAN. CONTRACTOR SHALL COORDINATE WITH THE LOCAL DRY UTILITY COMPANIES TO DETERMINE THE SIZE, DEPTH, LOCATION, FITTINGS AND REQUIRED APPURTENANCES FOR THE DRY UTILITY SERVICE LINES ON THE SITE. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SERVICE CONNECTIONS.

G. TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CoSF SPEC. SECT. 700. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.

H. ALL WATER VALVE BOXES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE UTILITIES SHALL BE ADJUSTED TO FINISHED GRADE.

ALL CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 12" MIN CLEARANCE. IF 12" CLEARANCE IS NOT POSSIBLE, BOTH PIPES SHALL BE ENCASED IN CONCRETE OR AS DIRECTED BY THE ENGINEER.

J. VALVES, METERS, SERVICE LINES, METER AND VALVE BOXES, TAPPING SLEEVES, HYDRANTS, AND OTHER WATER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CoSF SPECIFICATIONS.

K. WATERLINES LESS THAN 4" DIAMETER SHALL BE COPPER TYPE K MEETING ASTM B 88 REQUIREMENTS. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.

L. ALL FITTINGS AND COUPLINGS FOR WATERLINES LESS THAN 4" IN DIAMETER ARE TO BE COPPER, SOLDER JOINT FITTINGS IN ACCORDANCE WITH ASME 16.18 OR ASME B16.22.

M. ALL FITTINGS AND COUPLINGS FOR WATERLINES 4" IN DIAMETER OR LARGER ARE TO BE MEGA LUG MECHANICAL JOINTS OR ENGINEER APPROVED EQUIVALENT.

N. JOINTS SHALL BE RESTRAINED BY MEGA LUG HARNESSES, OR ENGINEER APPROVED EQUIVALENT. JOINT RESTRAINTS SHALL BE INSTALLED AT DISTANCES FROM THE FITTINGS AS SHOWN ON THE JOINT RESTRAINT TABLE IN THESE PLANS.

O. BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

P. FIRE LINES SHALL USE PIPE MATERIALS LISTED AND APPROVED FOR FIRE SERVICE BY UNDERWRITERS LABORATORIES.

Q. FIRE DEPARTMENT CONNECTIONS SHALL MEET UL 405, NFPA-13 (2019 EDITION), LOCAL FIRE DEPARTMENT REQUIREMENTS, AND IFC 2024.

R. ADJUST WATER AND FIRE LINES TO AVOID FOOTINGS, SEWER LINES, AND OTHER CONDUITS. INSTALL FITTINGS AS NEEDED.

S. SEWER MANHOLES, CLEANOUTS, SEWER SERVICE TAPS, AND OTHER SEWER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CoSF SPECIFICATIONS.

T. SEWER SERVICE LINES SHALL BE INSTALLED AT A 1% MINIMUM SLOPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS. THE PIPE SHALL DRAIN TOWARD THE SEWER MAIN AT ALL LOCATIONS.

U. ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SCH 40 PIPE.

V. ANY RE-GRADING OF SITE OVER EXISTING WATER MAINS SHALL MAINTAIN A MINIMUM OF 4-FT OF COVER AND NOT EXCEED 5-FT OF COVER. DEPTH OF EXISTING MAIN TO BE ADJUSTED TO MAINTAIN A MINIMUM OF 4-FT OF COVER AND NOT EXCEED 5-F

STORM DRAIN NOTES

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED STORM DRAINS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, INLET AND MANHOLE COLLARS, MANHOLES, WATER QUALITY FEATURES, EROSION CONTROL FEATURES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

B. MINIMUM COVER FOR STORM DRAIN PIPES SHALL BE 12", UNLESS OTHERWISE NOTED.

C. STORM DRAINS SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.

D. STORM DRAINS SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO ROOF DOWNSPOUTS AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL.

F. TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CoSF SPECIFICATIONS. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.

G. ALL INLET AND AREA DRAIN RINGS & GRATES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE STORM DRAINS SHALL BE ADJUSTED TO FINISHED GRADE UNLESS OTHERWISE NOTED ON THE PLANS.

H. ALL STORM DRAIN CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 18" MIN CLEARANCE. IF 18" CLEARANCE IS NOT POSSIBLE, CONTACT THE ENGINEER IMMEDIATELY.

I. RCP PIPES, PP PIPES, CONCRETE INLETS, MANHOLES, AND CLEANOUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NM APWA SPECIFICATIONS.

J. HDPE PIPE SHALL BE ADS N-12 (WATERTIGHT) OR ENGINEER APPROVED EQUIVALENT. HDPE PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

K. PVC PIPES SHALL BE PVC SDR-35, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

L. STORM DRAINS SHALL BE INSTALLED AT INVERTS AND SLOPES SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS AND MANHOLES. THE PIPE SHALL DRAIN TOWARD THE OUTLET AT ALL LOCATIONS.

STORM DRAIN NOTES

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED PAVING SHOWN ON THE PAVING PLANS INCLUDING: ASPHALT AND OR CONCRETE PAVING, CURBS, GUTTERS, SIDEWALKS, RAMPS, PAVEMENT MARKINGS AND SIGNAGE. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

B. ALL PAVING, INCLUDING ASPHALT PAVEMENT, CONCRETE PAVEMENT, CURBS, GUTTERS, SIDEWALKS, AND RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NMDOT SPECIFICATIONS.

C. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH NMDOT SPECIFICATIONS.

D. ALL PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF SANTA FE STANDARD SPECIFICATIONS FOR PUBLIC WORKS (CoSF SPEC.)

E. ADJUST ANY RIMS OR COVERS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. RIMS AND COVERS IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.

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SANTA FE, NM

DXD CAPITAL

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO

CIVIL GENERAL NOTES

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026

CASE #: #2025-11753 & 11756

ADDRESS: 1802 CERRILLOS RD. SANTA FE, NM 87505
1361 FOURTH ST. SANTA FE, NM 87505
1750 CERRILLOS RD. SANTA FE, NM 87505
3 RD BERRY AVE. SANTA FE, NM 87505

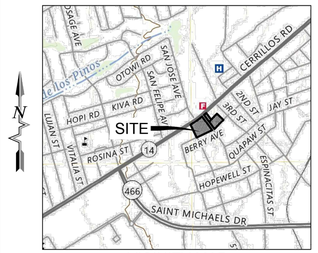
SHEET NAME: CIVIL GENERAL NOTES

SHEET #: C-100

SHEET #___OF ____

TOPOGRAPHIC SURVEY

LOTS 1 THRU 21, BLOCK 2 & LOTS 13 THRU 20, BLOCK 3,
THE CAPITAL LAND AND TOWNSHIP CO. ADDITION TO SANTA FE, NM
AND TRACT B, CULVER REPLAT
PROJECTED SECTION 34, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M.,
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO



VICINITY MAP
NOT TO SCALE

NOTES:

1. BEARINGS AND DISTANCES IN PARENTHESIS ( ) ARE THE RECORD DIMENSIONS AS SHOWN ON PLAT ENTITLED "BOUNDARY SURVEY PREPARED FOR EMPIRE BUILDERS SUPPLY CO., INC.", FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY IN BOOK 391, PAGE 28.

   BEARINGS AND DISTANCES IN DOUBLE PARENTHESIS (( )) ARE THE RECORD DIMENSIONS TAKEN FROM WARRANTY DEED FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY ON 05/19/2025 AS INSTRUMENT NO. 2059167.

   BEARINGS AND DISTANCES IN BRACKETS { } ARE THE RECORD DIMENSIONS TAKEN FROM WARRANTY DEED FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY ON 04/29/2025 AS INSTRUMENT NO. 2057798.

   BEARINGS AND DISTANCES IN SQUARE BRACKETS [ ] ARE THE RECORD DIMENSIONS AS SHOWN ON PLAT ENTITLED "CULVER REPLAT" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY ON 03/31/1978 IN BOOK 62, PAGE 7.

2. TITLE COMMITMENT NO. 2934199-AL01 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: MAY 23, 2025, ISSUE DATE MAY 23, 2025.

3. PROPERTY CORNERS, EASEMENT LINES, RIGHT-OF-WAY LINES, AND PROPERTY LINES AS SHOWN ARE DERIVED FROM AN ALTA/NSPS LAND TITLE SURVEY PERFROMED BY SMA IN JULY 2025 AND RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS AND DEEDS REFERNCED HEREON. THIS TOPOGRAPHIC SURVEY IS NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF EASEMENT OR PROPERTY LINES.

4. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND IN RESPONSE TO NM811 DESIGN LOCATE REQUEST (NM811 TICKET# 25MY300613 DATE: MAY 30, 2025, 15.02 P.M.). LOCATIONS AND SIZES OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. BURIED UTILITIES/STRUCTURES SHOWN HEREON MAY NOT EXIST. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO FIND OR VERIFY BURIED UTILITIES LOCATIONS.

5. SUBJECT PROPERTY LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN ACCORDING TO THE FEMA MAP NO. 35049C0411E EFFECTIVE DATE DECEMBER 4, 2012.

6. THE WORD CERTIFY OR CERTIFICATION AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON THEIR BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, AND DOES NOT CONSTITUTE A GUARANTEE, NOR A WARRANTY, EXPRESSED OR IMPLIED.

7. FIELDWORK COMPLETED: JUNE 20, 2025.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE GRID NORTH BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (3002). DISTANCES AND COORDINATES ARE MODIFIED (GROUND) NAD83, NEW MEXICO STATE PLANE, CENTRAL ZONE (3002), FROM A CONTROL POINT DETERMINED BY AN OPUS SOLUTION.

HORIZONTAL DATUM: MODIFIED NAD83(2011) (EPOCH:2010.0000)
ORIGIN OF SCALE: N=1697026.95 E=1723085.71 (N35°39'49.87199" W105°58'18.06218")
GRID TO GROUND SCALE FACTOR: 1.0004161479
CONVERGENCE ANGLE: 00° 09' 44.16"

VERTICAL DATUM: NAVD88 (GEOID18)
ELEVATION (ORTHOMETRIC HEIGHT): 6832.71
UNITS ARE U.S. SURVEY FEET

METHODS
FIELD DATA WAS COLLECTED USING TRIMBLE R12i GPS RECEIVERS, UTILIZING RTK GPS METHODS AND TRIMBLE SX10 ROBOTIC TOTAL STATION BETWEEN JUNE 13 TO JUNE 20, 2025. FINAL ADJUSTMENTS WERE MADE ON JUNE 24, 2025, UTILIZING TRIMBLE BUSINESS CENTER SOFTWARE.

LEGAL DESCRIPTION (PER TITLE DOCUMENTS)

PARCEL 1
ALL OF LOTS 1, THRU 21, INCLUSIVE, OF BLOCK 2 OF THE CAPITAL LAND AND TOWNSITE CO. ADDITION TO THE CITY OF SANTA FE, NEW MEXICO, ACCORDING TO THE ORIGINAL PLAT AND SURVEY THEREOF BY CORBETT & SMYTHE, SURVEYORS, ON AUGUST 1908, SAID PLAT APPROVED BY THE CITY COUNCIL OF SANTA FE, NEW MEXICO, AND FILED WITH THE COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO.

LESS AND EXCEPT:
CONDEMNATION PARCEL 4-1 AS CONVEYED TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED FILED APRIL 29, 2025, AS INSTRUMENT NO. 2057798, RECORDS OF SANTA FE COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A CERTAIN PARCEL OF LAND SITUATE WITHIN PROJECTED SECTION 34, TOWNSHIP 17N, RANGE 9E, N.M.P.M., WITHIN THE SANTA FE GRANT, CITY OF SANTA FE, SANTA FE COUNTY, STATE OF NEW MEXICO, COMPRISING A NORTHEASTERLY PORTION OF BLOCK 2, CAPITAL LAND AND TOWNSITE, AS THE SAME IS SHOWN ON THE PLAT ENTITLED "BOUNDARY SURVEY PREPARED FOR EMPIRE BUILDERS SUPPLY CO., INC.", FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY ON JULY 22, 1998, IN BOOK 391, PAGE 028, AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID, CENTRAL ZONE (NAD 83) BEARINGS AND GROUND DISTANCES AS FOLLOWS:
BEGINNING AT A POINT 42.74 FEET TO THE RIGHT OF, SOUTHERLY AND OPPOSITE OF CONSTRUCTION CENTERLINE NMP #SI 00680, POC STATION 187+96.76, A POINT ON THE PRESENT (2024) EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF CERRILLOS ROAD, NMP # NH-001-4(19)49, BEING THE INTERSECTION OF SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF CERRILLOS ROAD AND THE PRESENT (2024) EXISTING WESTERLY RIGHT-OF-WAY LINE OF FOURTH STREET, WHENCE A FOUND NATIONAL GEODETIC SURVEY 3D MONUMENT DESIGNATED "E 439 1984" BEARS N.49°18'23"E., A DISTANCE OF 5119.57 FEET;
THENCE S.35°54'46"E., ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE OF FOURTH STREET, A DISTANCE OF 4.06 FEET TO A POINT;
THENCE NORTHWESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NMP # SI00680 ON A NON-TANGENT CURVE (RADIUS= 12.00 FEET, CHORD= N.84°13'54"W., A DISTANCE OF 5.72 FEET) THROUGH AN ARC OF 27°33'22" TO THE LEFT, A DISTANCE OF 5.77 FEET TO A POINT ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF CERRILLOS ROAD; THENCE NORTHEASTERLY ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF CERRILLOS ROAD ON A NON-TANGENT CURVE (RADIUS= 2324.90 FEET, CHORD=N.50°38'23"E., A DISTANCE OF 4.28 FEET) THROUGH AN ARC OF 00°06'19" TO THE LEFT, A DISTANCE OF 4.28 FEET TO THE POINT AND PLACE OF BEGINNING.

LEGAL DESCRIPTION (PER TITLE DOCUMENTS)

PARCEL 2
A CERTAIN TRACT OF LAND LYING AND BEING SITUATE AT 1742 CERRILLOS ROAD, AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CERRILLOS ROAD AND FOURTH STREET, WITHIN THE SANTA FE GRANT, T.17N., R.9E., N.M.P.M., WITHIN THE CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SANITARY SEWER MANHOLE #C-1-15 LOCATED AT FOURTH STREET AND CERRILLOS ROAD, THENCE N.62°04'E., A DISTANCE OF 22.4 FEET, TO THE TRUE POINT AND PLACE OF BEGINNING, THE WESTERNMOST CORNER OF THE TRACT DESCRIBED HEREIN;
THENCE N.49°15'E., A DISTANCE OF 51.58 FEET, THE NORTHERNMOST CORNER OF THE TRACT DESCRIBED HEREIN; THENCE S.36°25'E., A DISTANCE OF 147.3 FEET, THE EASTERNMOST CORNER OF THE TRACT DESCRIBED HEREIN; THENCE S.43°49'W., A DISTANCE OF 53.9 FEET, THE SOUTHERNMOST CORNER OF THE TRACT DESCRIBED HEREIN; THENCE N.35°48'W., A DISTANCE OF 152.6 FEET, THE TRUE POINT AND PLACE OF BEGINNING.
SHOWN AS TRACT B ON PLAT TITLED "CULVER REPLAT", FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON MARCH 31, 1978, IN PLAT BOOK 62, PAGE 7, AS DOCUMENT NO. 417,951.

LESS AND EXCEPT:
CONDEMNATION PARCEL 4-4 AS CONVEYED TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED FILED MAY 19, 2025, AS INSTRUMENT NO. 2059167, RECORDS OF SANTA FE COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A CERTAIN PARCEL OF LAND SITUATE WITHIN PROJECTED SECTION 34, TOWNSHIP 17N., RANGE 9E., N.M.P.M., WITHIN THE SANTA FE GRANT, CITY OF SANTA FE, SANTA FE COUNTY, STATE OF NEW MEXICO, COMPRISING A NORTHWESTERLY PORTION OF TRACT B, CULVER REPLAT, AS THE SAME IS SHOWN ON THE PLAT ENTITLED "BOUNDARY SURVEY PREPARED FOR EMPIRE BUILDERS SUPPLY CO., TNC.", FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY ON JULY 22, 1998, IN BOOK 391, PAGE 028, AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID, CENTRAL ZONE (NAD 83) BEARINGS AND GROUND DISTANCES AS FOLLOWS:
BEGINNING AT A POINT 42.70 FEET TO THE RIGHT OF, SOUTHERLY AND OPPOSITE OF CONSTRUCTION CENTERLINE NMP # S100680, POC STATION 188+42.05 A POINT ON THE PRESENT (2024) EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF CERRILLOS ROAD, NMP # NH-001-4(19)49, BEING THE NORTHWEST OF SAID TRACT B, WHENCE A FOUND NATIONAL GEODETIC SURVEY 3D MONUMENT DESIGNATED "E 439 1984" BEARS N.49°18'00"E., A DISTANCE OF 5073.51 FEET;
THENCE NORTHEASTERLY ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF CERRILLOS ROAD ON A CURVE (RADIUS= 2324.90 FEET, CHORD=N.49°18'11"E., A DISTANCE OF 12.08 FEET) THROUGH AN ARC OF 00°17'52" TO THE LEFT A DISTANCE OF 12.08 FEET TO A POINT;
THENCE S.14°36'37"W., ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NMP # S100680, A DISTANCE OF 12.81 FEET TO A POINT;
THENCE S.36°00'58"E., A DISTANCE OF 16.87 FEET TO A POINT;
THENCE S.53°59'02"W., A DISTANCE OF 2.18 FEET TO A POINT ON THE PRESENT (2024) EXISTING EASTERLY RIGHT- OF-WAY LINE OF FOURTH STREET;
THENCE N.35°54'46"W., ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY LINE OF FOURTH STREET, A DISTANCE OF 24.01 FEET TO THE POINT AND PLACE OF BEGINNING.

LEGAL DESCRIPTION (PER TITLE DOCUMENTS)

PARCEL 3
ALL OF LOTS 13, 14, 15, 16, 17, 18, 19 AND 20 OF BLOCK 3 OF THE CAPITAL LAND AND TOWNSITE CO. ADDITION TO THE CITY OF SANTA FE, NEW MEXICO, ACCORDING TO THE ORIGINAL PLAT AND SURVEY THEREOF BY CORBETT & SMYTHE, SURVEYORS, ON AUGUST 1908, SAID PLAT APPROVED BY THE CITY COUNCIL OF SANTA FE, NEW MEXICO, AND FILED MODELED ON, BUT NOT NECESSARILY IDENTICAL TO, ALTA COMMITMENT FOR TITLE POLICY FORM, 2021 V. 01.00 (ADOPTED 07-01-2021) FORM 50241335 (1-29-24) PAGE 13 OF 13 WITH THE COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO. AS AMENDED AND SHOWN ON VACATION OF ALLEY WITHIN THE BISHOP HEIGHTS ADDITION OF THE CAPITAL LAND AND TOWNSITE CO. ADDITION, FILED SEPTEMBER 22, 1971 IN PLAT BOOK 23, PAGE 32, AS DOCUMENT NO. 336,603, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

SURVEYOR'S CERTIFICATION

I, JAYSON NATERA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 27749, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY 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. I FURTHER CERTIFY THAT THIS IS NOT A BOUNDARY SURVEY OF AN EXISTING TRACT AND THAT IT IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT NMSA §47-6-2.

JAYSON NATERA, N.M.P.S. 27749

Jayson Natera
Digitally signed by Jayson Natera
Contact Info: jayson.natera@soudermiller.com
Date: 2025.07.18 10:34:36-06'00'

JAYSON NATERA NEW MEXICO 27749 PROFESSIONAL SURVEYOR

7/18/2025
DATE

Rev #	Date	Description	By	Chk'd

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DXD SS F2 LAND, LLC
SANTA FE, NEW MEXICO

TOPOGRAPHIC SURVEY
LOTS 1 THRU 21, BLOCK 2 & LOTS 13 THRU 20, BLOCK 3,
THE CAPITAL LAND AND TOWNSHIP CO. ADDITION TO SANTA FE, NM
AND TRACT B, CULVER REPLAT
PROJECTED SECTION 34, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M.,
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

Fieldwork	Drawn	Checked
AC	KRH	JN

Date: July 2025
Scale: Horiz: N/A
Vert: N/A
Project No: 9234397
Sheet: 1 OF 3

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TOPOGRAPHIC SURVEY

LOTS 1 THRU 21, BLOCK 2 & LOTS 13 THRU 20, BLOCK 3,
THE CAPITAL LAND AND TOWNSHIP CO. ADDITION TO SANTA FE, NM
AND TRACT B, CULVER REPLAT
PROJECTED SECTION 34, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M.,
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

GRID NORTH

0 30' 60'

SCALE: 1" = 30'

US SURVEY FEET

LEGEND

- SURVEY CONTROL POINT, AS NOTED
- FOUND PROPERTY CORNER, AS NOTED
- FOUND BRASS CAP, AS NOTED
- FOUND CHISELED X
- FOUND PK NAIL, AS NOTED
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELECOM MANHOLE
- WATER VALVE
- WM WATER METER
- BOLLARD
- TELECOM PEDESTAL
- GM GAS METER
- ELECTRIC BOX
- FIRE HYDRANT
- ELECTRIC METER
- SSCO SANITARY SEWER CLEAN OUT
- LIGHT POLE
- MB MAILBOX
- SIGN
- STOP STOP SIGN
- STOP_AHEAD SIGN STOP AHEAD
- UTILITY POLE
- UTILITY POLE GUY WIRE
- FF=0.00 BUILDING FINISHED FLOOR ELEVATION
- TRAFFIC LIGHT MAST
- CMU BLOCK WALL
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- W WATERLINE
- SS SANITARY SEWER LINE
- UGU UNKNOWN UNDERGROUND LINE
- UGT UNDERGROUND COMMUNICATION LINE
- PIPE FENCE
- CHAIN LINK FENCE
- OHE OVERHEAD ELECTRIC LINE
- BUILDING OVERHANG
- G UNDERGROUND GAS LINE
- SETBACK LINE
- 2 POST SIGN
- N90° 00' 00"W 500.00' MEASURED DIMENSION
- (N90° 00' 00"W 500.00') RECORD DIMENSION
- 6278 MINOR CONTOUR LINE
- 6280 MAJOR CONTOUR LINE
- BUILDING
- CONCRETE
- ASPHALT PAVING

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Rev #	Date

DXD SS F2 LAND, LLC

SANTA FE, NEW MEXICO

TOPOGRAPHIC SURVEY
LOTS 1 THRU 21, BLOCK 2 & LOTS 13 THRU 20, BLOCK 3,
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CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

Fieldwork	Drawn	Checked
AC	KRH	JN

Date: July 2025

Scale: Horiz: 1"=30'
Vert: 1"=1'

Project No: 9234397

Sheet: 2 OF 3

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TOPOGRAPHIC SURVEY

LOTS 1 THRU 21, BLOCK 2 & LOTS 13 THRU 20, BLOCK 3,
THE CAPITAL LAND AND TOWNSHIP CO. ADDITION TO SANTA FE, NM
AND TRACT B, CULVER REPLAT
PROJECTED SECTION 34, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M.,
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

LEGEND

- SURVEY CONTROL POINT, AS NOTED
- FOUND PROPERTY CORNER, AS NOTED
- FOUND BRASS CAP, AS NOTED
- FOUND CHISELED X
- FOUND PK NAIL, AS NOTED
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELECOM MANHOLE
- WATER VALVE
- WM WATER METER
- BOLLARD
- TELECOM PEDESTAL
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- ELECTRIC BOX
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- SSCO SANITARY SEWER CLEAN OUT
- LIGHT POLE
- MB MAILBOX
- SIGN
- STOP STOP SIGN
- STOP_AHEAD SIGN STOP AHEAD
- UTILITY POLE
- UTILITY POLE GUY WIRE
- FF=0.00 BUILDING FINISHED FLOOR ELEVATION
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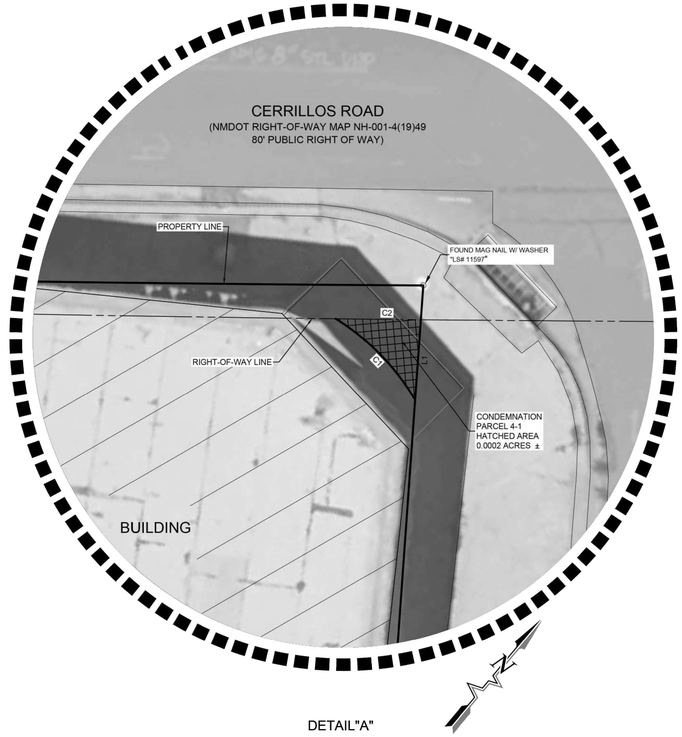
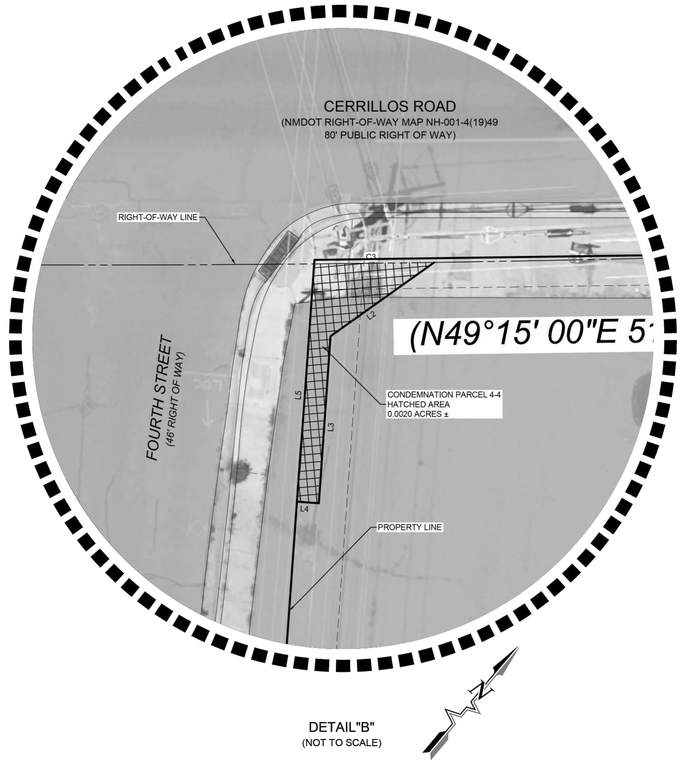
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- W WATERLINE
- SS SANITARY SEWER LINE
- UGU UNKNOWN UNDERGROUND LINE
- UGT UNDERGROUND COMMUNICATION LINE
- PIPE FENCE
- CHAIN LINK FENCE
- OHE OVERHEAD ELECTRIC LINE
- BUILDING OVERHANG
- G UNDERGROUND GAS LINE
- SETBACK LINE
- 2 POST SIGN
- N90° 00' 00"W 500.00' MEASURED DIMENSION
- *(N90° 00' 00"W 500.00')* RECORD DIMENSION
- 5378 MINOR CONTOUR LINE
- 5280 MAJOR CONTOUR LINE
- BUILDING
- CONCRETE



DETAIL"A"
(NOT TO SCALE)



DETAIL"B"
(NOT TO SCALE)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S35°54'40"E *(S35°54'46"E)*	4.06 *(4.06)*
L2	S14°32'46"W ((S14°36'37"W))	12.81 ((12.81))
L3	S36°00'52"E ((S36°00'58"E))	16.87 ((16.87))
L4	S54°14'04"W ((S53°59'02"W))	2.19 ((2.18))
L5	N35°54'40"W ((N35°54'46"W))	24.01 ((24.01))

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5.77 *(5.77)*	12.00 *(12.00)*	27°34'12" *(27°33'22")*	N84°14'49"W *(N84°13'54"W)*	5.72 *(5.72)*
C2	4.28 *(4.28)*	2332.00 *(2324.90)*	0°06'19" *(0°06'19")*	N50°37'39"E *(N50°38'23"E)*	4.28 *(4.28)*
C3	12.08 *((12.08))*	2332.00 *((2324.90))*	0°17'48" *((0°17'52"))*	N49°17'36"E *((N49°18'11"E))*	12.08 *((12.08))*

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
701	1697026.95	1723085.71	6832.71	CP MAGNAIL W/WASHER SMA CONTROL POINT
702	1697818.79	1723232.99	6837.28	3" BRASS CAP US DOI BLM S FG TR C AP7 AP1 TR E TR F 2005
704	1697621.91	1723060.49	6833.22	CP SPIKE

Rev #	Date

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SANTA FE, NEW MEXICO

DXD SS F2 LAND, LLC

TOPOGRAPHIC SURVEY
LOTS 1 THRU 21, BLOCK 2 & LOTS 13 THRU 20, BLOCK 3,
THE CAPITAL LAND AND TOWNSHIP CO. ADDITION TO SANTA FE, NM
AND TRACT B, CULVER REPLAT
PROJECTED SECTION 34, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M.,
CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

Fieldwork	Drawn	Checked
AC	KRH	JN

Date: July 2025
Scale: Horiz: N/A
Vert: N/A
Project No: 9234397
Sheet: 3 OF 3

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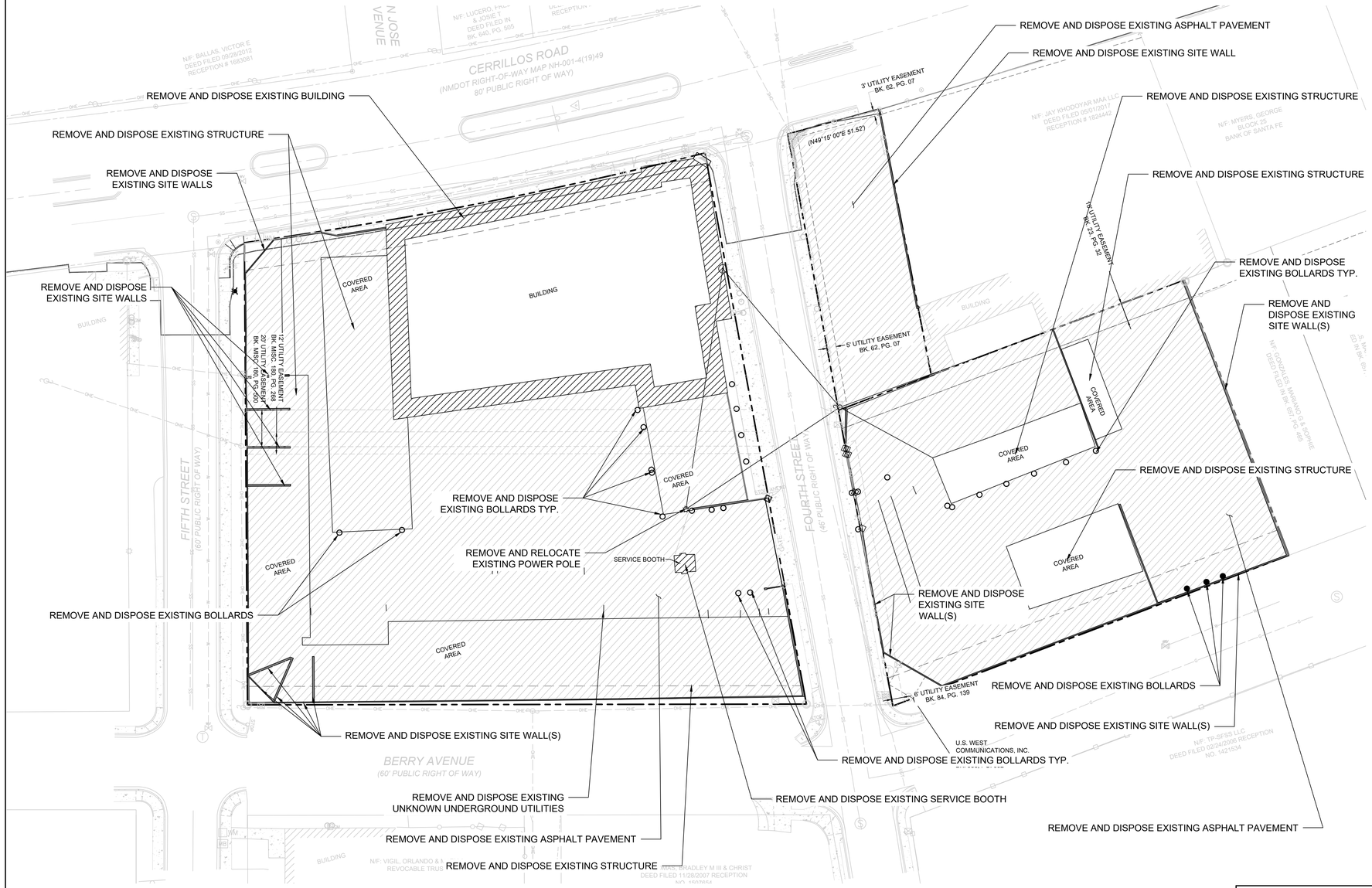
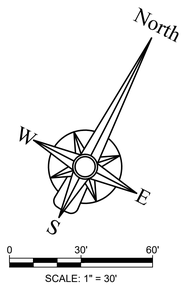
P:\9-DXD Capital Cerrillos Storage Facility (9234397)\Survey\01-DWG\DXD CAPITAL TOPO 9234397.dwg, 7/18/2025 1:03:08 PM JSN

EMPIRE SELF STORAGE
DEMOLITION PLAN





LEGEND

EXISTING

- SURVEY CONTROL POINT, AS NOTED
- FOUND PROPERTY CORNER, AS NOTED
- FOUND BRASS CAP, AS NOTED
- FOUND CHISELED X
- FOUND PK NAIL, AS NOTED
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELECOM MANHOLE
- WATER VALVE
- WM WATER METER
- BOLLARD
- TELECOM PEDESTAL
- GM GAS METER
- ELECTRIC BOX
- FIRE HYDRANT
- ELECTRIC METER
- SSCO SANITARY SEWER CLEAN OUT
- LIGHT POLE
- MB MAILBOX
- SIGN
- STOP STOP SIGN
- STOP AHEAD SIGN STOP AHEAD
- UTILITY POLE
- UTILITY POLE GUY WIRE
- FF=0.00 BUILDING FINISHED FLOOR ELEVATION
- TRAFFIC LIGHT MAST
- CMU BLOCK WALL
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- W WATERLINE
- SS SANITARY SEWER LINE
- UGU UNKNOWN UNDERGROUND LINE
- UGT UNDERGROUND COMMUNICATION LINE
- PIPE FENCE
- CHAIN LINK FENCE
- OHE OVERHEAD ELECTRIC LINE
- BUILDING OVERHANG
- G UNDERGROUND GAS LINE
- SETBACK LINE
- 2 POST SIGN

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SANTA FE, NM

DXD CAPITAL

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO

DEMOLITION PLAN

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026

CASE #: #2025-11753 & 11756

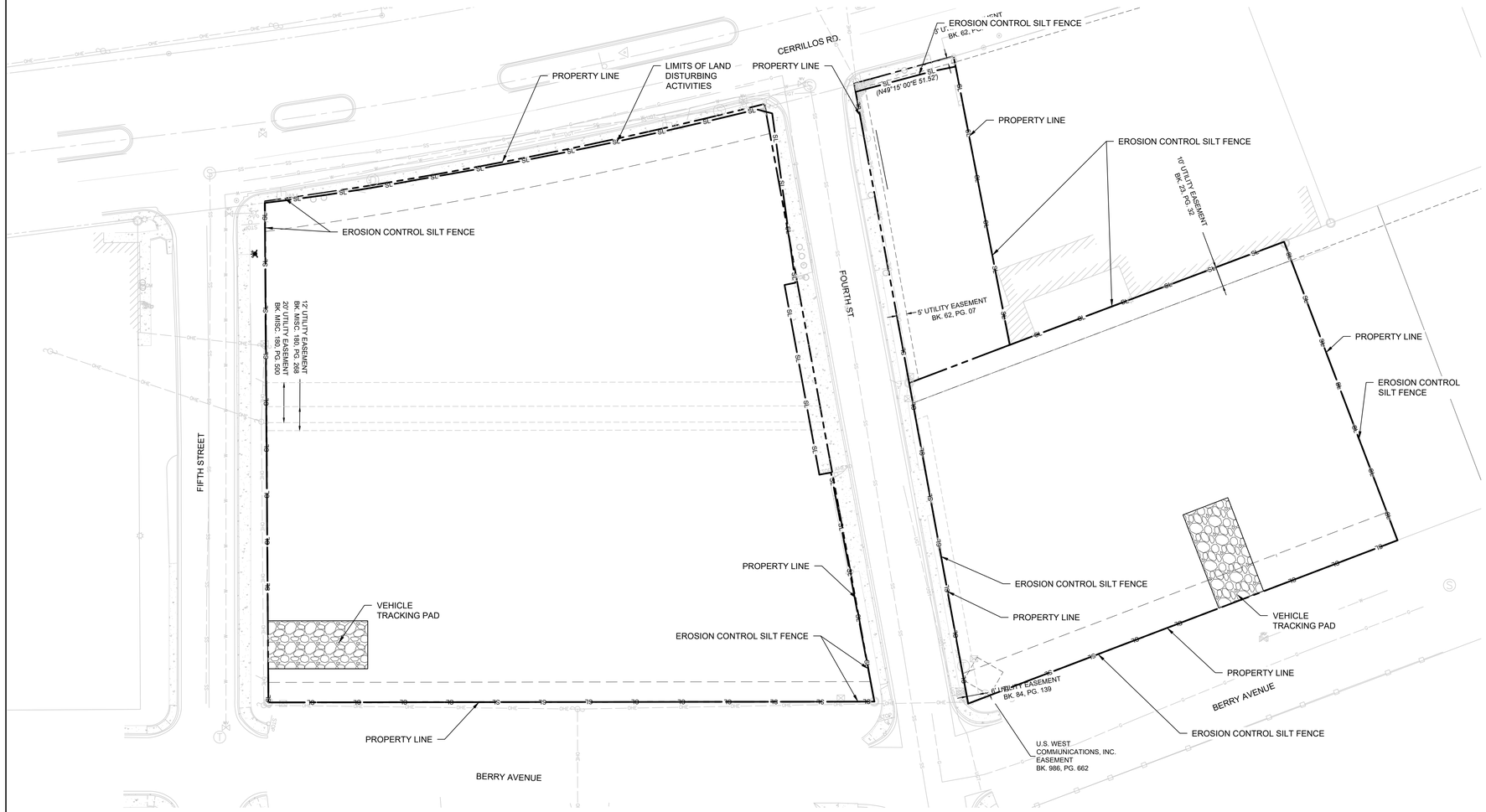
ADDRESS: 1802 CERRILLOS RD. SANTA FE, NM 87505
1361 FOURTH ST. SANTA FE, NM 87505
1750 CERRILLOS RD. SANTA FE, NM 87505
3 RD BERRY AVE. SANTA FE, NM 87505

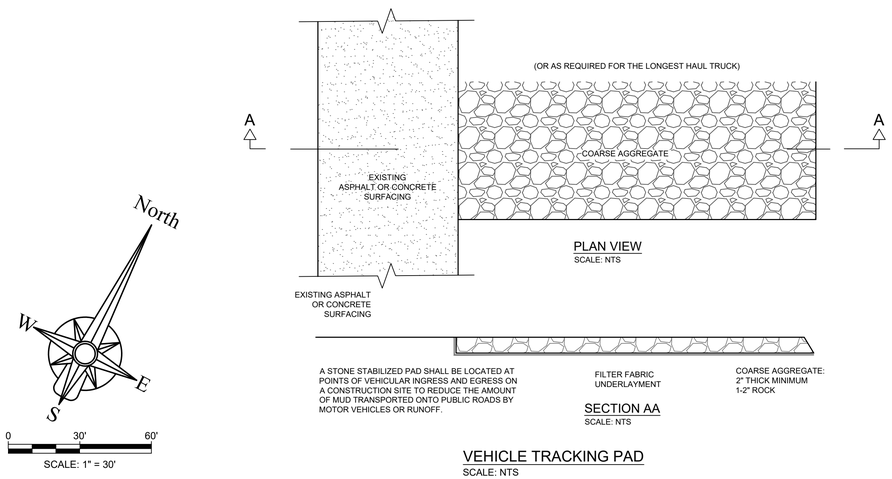
SHEET NAME: DEMOLITION PLAN

SHEET #: C-104

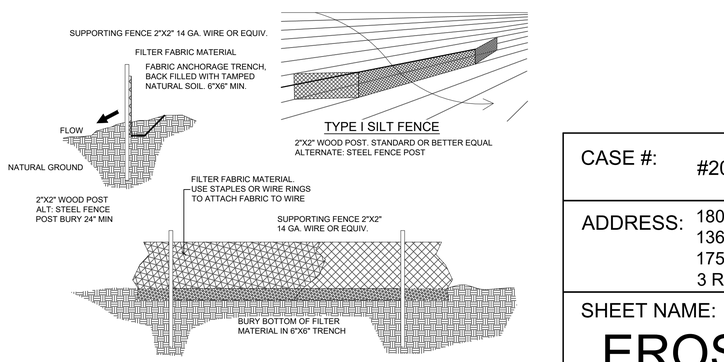
SHEET #___OF ___

EMPIRE SELF STORAGE
EROSION CONTROL PLAN





VEHICLE TRACKING PAD
SCALE: NTS



SILT FENCE DETAIL
SCALE: NTS

SCALE: 1" = 30'

GENERAL NOTES

1. THIS PLAN DOES NOT SUPERSEDE THE NEED FOR A SWPPP TO BE PREPARED & IMPLEMENTED.
2. VEHICLE TRACKING PAD TO BE INSTALLED AT CONSTRUCTION ENTRANCE. VEHICLE TRACKING PAD SHALL BE WIDTH OF PAVED SURFACE & 50' IN DEPTH.
3. TEMPORARY SEDIMENT POND SHALL HAVE 4:1 SIDE SLOPES AND SHALL BE A MIN. 3' DEEP. LOCATIONS INDICATED ON PLAN VIEW.
4. SILT PROTECTION AT NEW DROP INLETS TO BE PROVIDED. METHOD OF SILT PROTECTION SHALL BE APPROVED BY ENGINEER PRIOR TO PURCHASE &/OR INSTALLATION.
5. VEHICLE TRACKING PAD AT EXITS MUST BE SWEPT EVERY 24 HOURS.
6. NOI # MUST BE PROVIDED TO THE CITY PRIOR TO CONSTRUCTION. PRIOR TO GRADING OPERATIONS BEGINNING, THE CONTRACTOR IS RESPONSIBLE TO CONTACT CITY OF SANTA FE TO SCHEDULE AN INSPECTION OF BMP'S.
7. NOI AND SWPPP INFORMATION SHALL BE POSTED IN A CONSPICUOUS AREA IN FULL VIEW OF THE PUBLIC.
8. INSPECTIONS SHALL BE CONDUCTED EVERY 14 CALENDAR DAYS AND AFTER A 25-YR RAIN EVENT.
9. A RAIN GAUGE IS TO BE INSTALLED ON SITE.
10. KEEP DIRT AND DEBRIS ON SITE.
11. CLEAN FUGITIVE DIRT/DEBRIS FROM STREET AT END OF EACH DAY, AND MAINTAIN GOOD HOUSEKEEPING PER SWPPP.

SILT FENCE NOTES

1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
3. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16" ABOVE THE ORIGINAL GROUND SURFACE.
4. THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM OF 6" DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, OR OTHER SUITABLE DEVICE WHICH WILL ENSURE ADEQUATE UNIFORM TRENCH DEPTH.
5. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8" OF THE CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6" DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.
6. SEAMS BETWEEN SECTIONS OF THE SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.
7. SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.
8. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN FABRIC IS AT 75% CAPACITY.

LEGEND

- LIMITS OF LAND-DISTURBANCE ACTIVITY
- SL — SILT FENCE
- PROPERTY LINE
- SD — EXISTING STORM DRAIN PIPE
- PROPOSED FENCE
- VEHICLE TRACKING PAD

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SANTA FE, NM

DXD CAPITAL

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO
EROSION CONTROL PLAN

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026

CASE #: #2025-11753 & 11756

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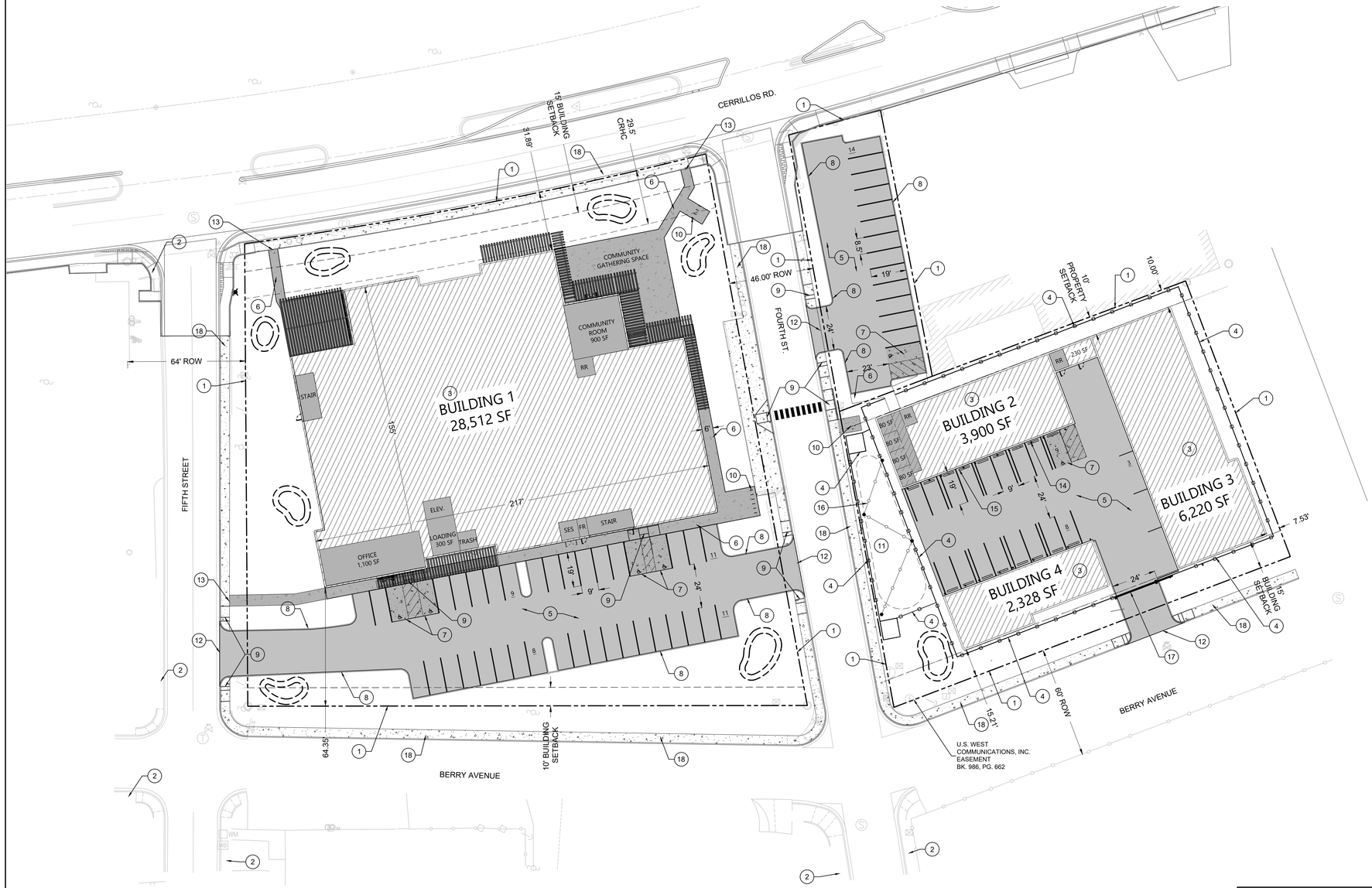
3 RD BERRY AVE. SANTA FE, NM 87505

SHEET NAME:
EROSION CONTROL PLAN

SHEET #:
C-105
SHEET #___OF ___

EMPIRE SELF STORAGE
SITE PLAN



GENERAL NOTES

1. SOLID WASTER COLLECTION WILL BE PROVIDED BY THE CITY OF SANTA FE.
2. EXTERIOR LUMINARIES SHALL COMPLY WITH CHAPTER 14-8.9 SFCC.
3. THE SITE SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2015.
4. THE FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20' AND 26' AROUND THE RESIDENTIAL BUILDING.
5. THE SITE SHALL HAVE A WATER SUPPLY THAT MEETS FIR FLOW AND HAVE A DISTANCE TO THE NEAREST HYDRANT TO MEET IF REQUIREMENTS.
6. ALL FIRE DEPARTMENT ACCESS SHALL HAVE A GRADE NO GREATER THAN 10% .
7. FIRE LANE SURFACE SHALL BE ALL WEATHER AND SUPPORT 75,000 LBS.

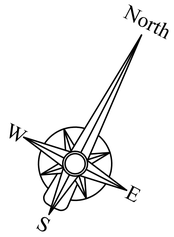
KEYED NOTES

(XX)

1. PROPERTY LINE
2. EXISTING PUBLIC SIDEWALK
3. PROPOSED BUILDING
4. PROPOSED FENCING, SEE ARCH PLANS
5. PROPOSED ASPHALT PARKING, SEE SECTION, SHEET C-505
6. PROPOSED 6' CONCRETE SIDEWALK, SEE DETAIL, SHEET C-506
7. PROPOSED CONCRETE ADA PARKING, SEE SHEET C-203
8. PROPOSED CONCRETE CURB AND GUTTER, SEE DETAIL, SHEET C-505
9. PROPOSED ADA CURB RAMP, SEE DETAILS, SHEET C-504
10. PROPOSED BIKE RACKS, SEE DETAILS, SHEET C-504
11. PROPOSED DOG PARK, SEE ARCH PLANS
12. PROPOSED DRIVEPAD, SEE DETAIL, SHEET C-507
13. PROPOSED PUBLIC SIDEWALK CONNECTION
14. PROPOSED BOLLARDS, TYP. SEE DETAIL, SHEET C-504
15. PROPOSED CONCRETE WHEEL STOPS, TYP. SEE DETAIL, SHEET C-203
16. PROPOSED SITE LIGHTING PER ELECTRICAL PLANS
17. PROPOSED VEHICLE GATE
18. PROPOSED PUBLIC SIDEWALK, SEE DETAIL, SHEET C-506

LEGEND

- PROPERTY LINES
- EASEMENTS
- PROPOSED FENCE
- PROPOSED SITE LIGHTING
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PARKING



0 30' 60'

SCALE: 1" = 30'

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SANTA FE, NM

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO
SITE PLAN

DXD CAPITAL

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Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026

CASE #: #2025-11753 & 11756

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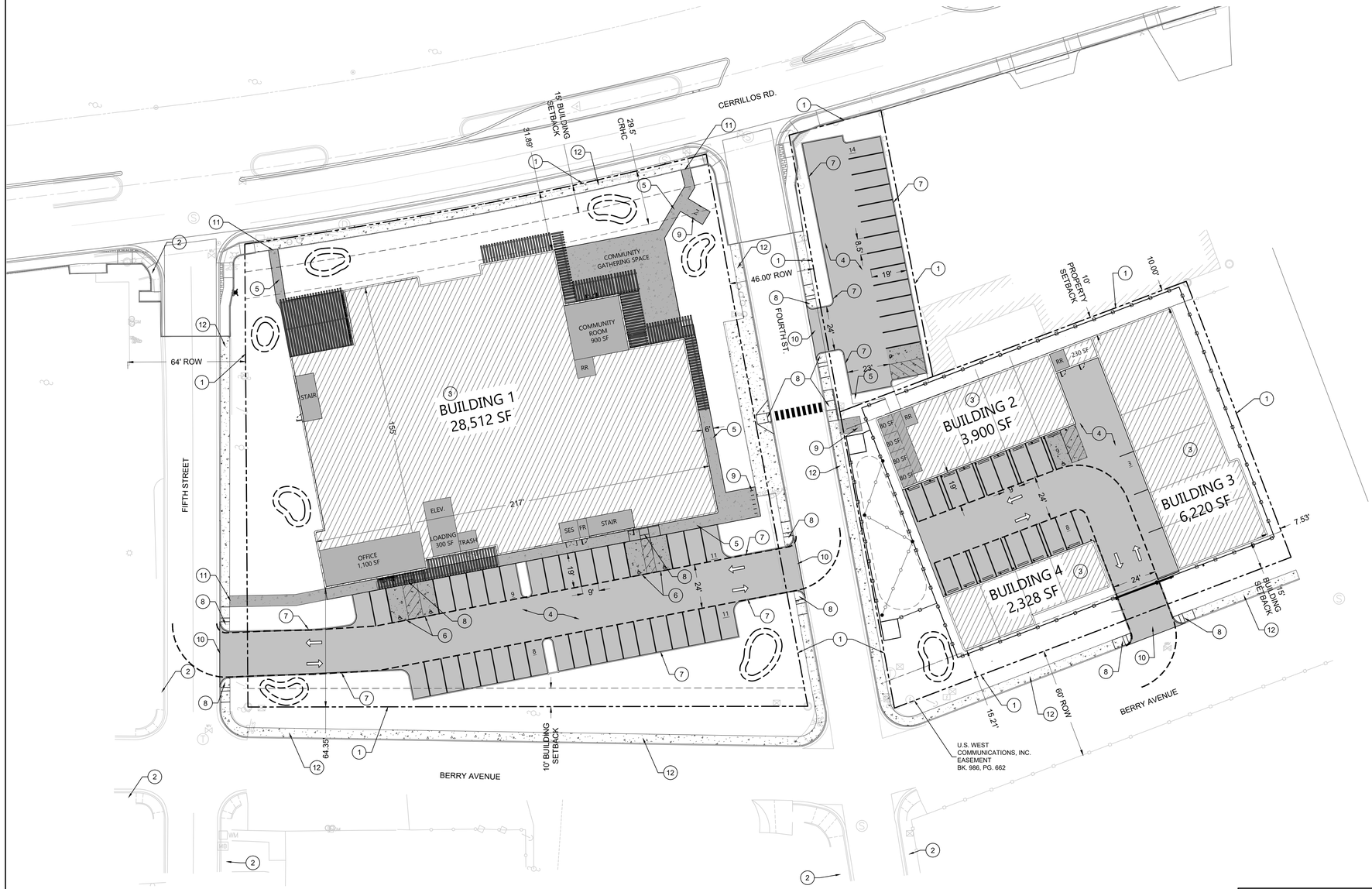
3 RD BERRY AVE. SANTA FE, NM 87505

SHEET NAME: SITE PLAN

SHEET #: C-201

SHEET #___OF ____

EMPIRE SELF STORAGE
PAVING PLAN



GENERAL NOTES

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3. THE SITE SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2015.
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5. THE SITE SHALL HAVE A WATER SUPPLY THAT MEETS FIR FLOW AND HAVE A DISTANCE TO THE NEAREST HYDRANT TO MEET IF REQUIREMENTS.
6. ALL FIRE DEPARTMENT ACCESS SHALL HAVE A GRADE NO GREATER THAN 10% .
7. FIRE LANE SURFACE SHALL BE ALL WEATHER AND SUPPORT 75,000 LBS.

KEYED NOTES

XX

1. PROPERTY LINE
2. EXISTING PUBLIC SIDEWALK
3. PROPOSED BUILDING
4. PROPOSED ASPHALT PARKING
5. PROPOSED 6' CONCRETE SIDEWALK
6. PROPOSED CONCRETE ADA PARKING
7. PROPOSED CONCRETE CURB AND GUTTER
8. PROPOSED ADA CURB RAMP
9. PROPOSED BIKE RACKS
10. PROPOSED DRIVEPAD
11. PROPOSED PUBLIC SIDEWALK CONNECTION
12. PROPOSED PUBLIC SIDEWALK

LEGEND

- PROPERTY LINES
- EASEMENTS
- PROPOSED FENCE
- PROPOSED SITE LIGHTING
- PROPOSED BUILDING
- VEHICLE CIRCULATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PARKING

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SANTA FE, NM

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EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO

PAVING PLAN

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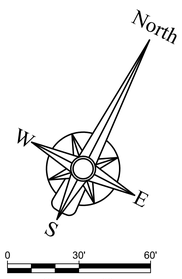
Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026



CASE #: #2025-11753 & 11756

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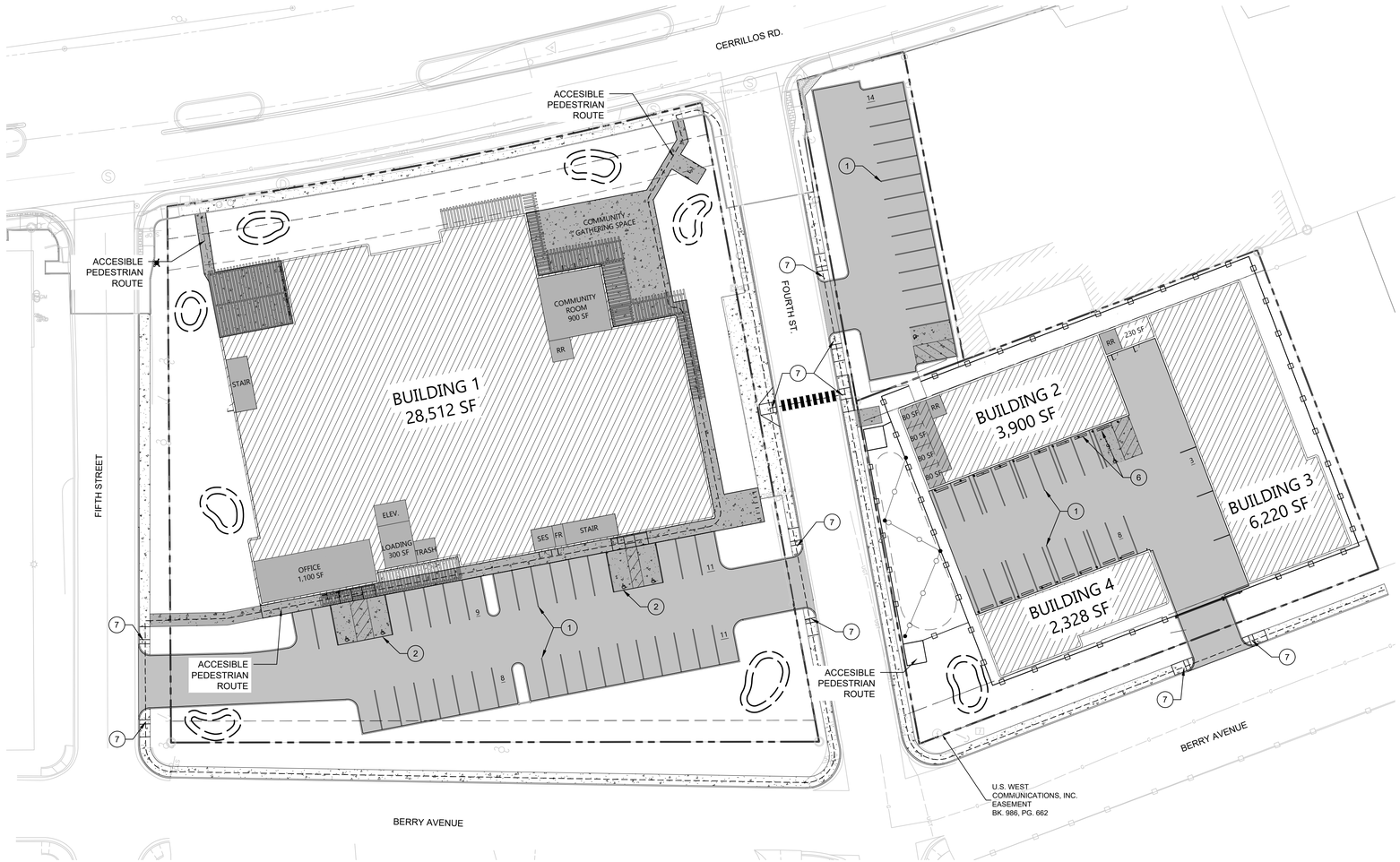
3 RD BERRY AVE. SANTA FE, NM 87505

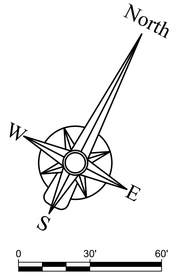
SHEET NAME: PAVING PLAN

SHEET #: C-202

SHEET #___OF ____

EMPIRE SELF STORAGE
SIGNING AND STRIPING - ADA PLAN





NOTES FOR PAVEMENT MARKINGS

1. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE CURRENT EDITION OF THE MUTCD.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT AND INSTALLATION OF PAVEMENT MARKINGS ON FINAL SURFACE COURSE. THE LAYOUT OF ALL PAVEMENT MARKINGS SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO THE APPLICATION OF MATERIALS.
3. ALL LANE DIMENSIONS ARE FROM CENTER OF LANE STRIPE, CENTER OF DOUBLE LANE STRIPE, FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

NOTES FOR PERMANENT SIGNING

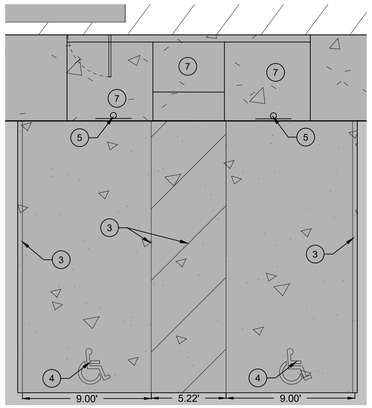
1. ALL SIGNS UNLESS OTHERWISE SPECIFIED, SHALL MEET THE REFLECTIVITY REQUIREMENTS IN THE TABLE ON SHEET C-18 FOR THE SHEETING, LEGEND, BORDER AND BACKGROUND. ONLY ALUMINUM PANEL SIGNS ARE PERMITTED.
2. ALL TRAFFIC CONTROL SIGNS AND DEVICES SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION.
3. THE LATERAL CLEARANCE OF SIGNS SHALL BE NOT LESS THAN 2 FT. FROM THE FACE OF CURB OR SIDEWALK.
4. ALL SIGNING HARDWARE, INCLUDING BRACKETS, (FOR MOUNTING ALL STREET NAME SIGNS, ETC.) ARE CONSIDERED INCIDENTAL TO SIGN INSTALLATION AND THEREFORE NO ADDITIONAL PAYMENT SHALL BE MADE.

GENERAL NOTES

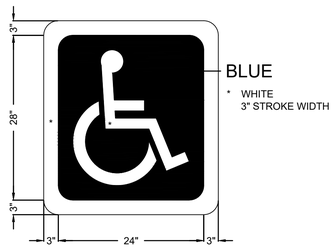
1. AT TIME OF CONSTRUCTION, THE CONTRACTOR SHALL ENSURE ADA COMPLIANCE FOR CONSTRUCTION OF REQUIRED ADA ACCESSIBLE FEATURES AND APPURTENANCES, AS DETAILED IN, AND IN ADDITION TO, THE APPROVED CONSTRUCTION PERMIT DOCUMENTS.
2. IMPROVEMENTS SHALL COMPLY WITH ICC ANSI A117.1-2009 CHAPTERS 1-5 AND CHAPTER 7, MUTCD, DOJ, AND NM STATE STATUTE AND CODE SUCH AS THE NEW MEXICO ACCESSIBLE PARKING CHECKLIST, LATEST PUBLISHED VERSION. SIGNAGE WITH REQUIRED LANGUAGE PER THE NM ACCESSIBLE PARKING CHECKLIST IS REQUIRED AT ALL ADA PARKING SPACES.
3. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. 1%-1.5% IS THE PREFERRED TARGET SLOPE.
4. ALL WALK SURFACES ALONG THE ACCESSIBLE PATH OF TRAVEL SHALL BE FIRM, STABLE AND SLIP RESISTANT. SIDEWALKS AND WALKWAYS ALONG THE ACCESSIBLE PATH OF TRAVEL SHALL NOT EXCEED 1:20 (5%) RUNNING SLOPES WITHOUT HANDRAIL(S) IN ACCORDANCE WITH CURRENT ANSI 117.1 STANDARDS 505 2015 IBC 1014. CROSS SLOPES SHALL NOT EXCEED 2% STAFF RECOMMENDS 1% TO 1.5% AS A TARGET CROSS SLOPE.
5. RAMPS WITHIN THE SITE SHALL HAVE 1:12 (8.33%) RUNNING SLOPE AND 1:48 (2%) CROSS SLOPE MAX. WITH A MAX. RISE OF 30" AND WITH 5' CLEAR LENGTH LANDINGS WHERE STRAIGHT. CHANGES IN DIRECTION SHALL COMPLY WITH 304.3. LANDING TYPICAL SLOPE IS 1.5% AND SHALL NOT EXCEED 2% RUNNING AND CROSS SLOPE. WALKWAYS SHALL PROVIDE 5' DIAMETER TURNING SPACE EVERY 200 LINEAR FEET OF RUN.
6. ENSURE ACCESSIBLE ROUTE(S) FROM ACCESSIBLE PARKING SPACE AISLE(S) TO BUILDING ENTRANCE ARE PROVIDED/MAINTAINED.

KEYED NOTES (XX)

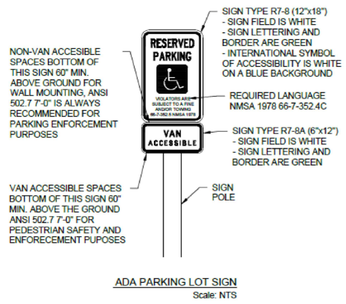
1. 4" SOLID WHITE, TYPICAL
2. ADA ACCESSIBLE PARKING, SEE DETAIL A
3. 4" SOLID BLUE, TYPICAL
4. ADA ACCESSIBLE PARKING SYMBOL, SEE DETAIL B
5. VAN ACCESSIBLE SIGN, SEE DETAIL C
6. PRECAST CONCRETE WHEEL STOP, SEE DETAIL D
7. ADA ACCESSIBLE CURB RAMP
8. DETECTABLE WARNING SURFACE



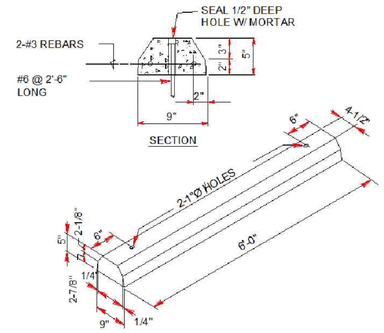
A C-15 ACCESSIBLE PARKING DETAIL
SCALE: NTS



B C-15 ADA ACCESSIBLE SYMBOL DETAIL
SCALE: NTS



C C-15 ADA PARKING LOT SIGN
Scale: NTS



D C-15 PRECAST CONCRETE WHEEL STOP DETAIL
SCALE: NTS

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SANTA FE, NM

DXD CAPITAL

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO
SIGNING AND STRIPING - ADA PLAN

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026

CASE #: #2025-11753 & 11756

ADDRESS: 1802 CERRILLOS RD. SANTA FE, NM 87505
1361 FOURTH ST. SANTA FE, NM 87505
1750 CERRILLOS RD. SANTA FE, NM 87505
3 RD BERRY AVE. SANTA FE, NM 87505

SHEET NAME:
SIGNING AND STRIPING - ADA PLAN

SHEET #:
C-203
SHEET #___OF ___

EMPIRE SELF STORAGE
FIRE CHECKLIST

CITY OF SANTA FE
FIRE DEPARTMENT

Fire Prevention Bureau
P.O. Box 999, 1751 Cerrillos Rd.
Santa Fe, NM 87504-0909
Phone (505) 955-3310 Fax (505) 955-3320

FP 1 SITE PLAN CHECKLIST

DISCLAIMER: *Below is a comprehensive list of the most common life safety features. Not all check boxes apply to every permit. FP-1/FP-2 plans shall reflect all applicable features of the submittal for the appropriate plan page. The intent of the Fire Plans set is to assist the fire plans reviewer and expedite the review process for all involved. All submitted criteria shall be subject to review by the most current adopted International Fire Code (IFC) with adopted appendices B & D and city ordinances, International Building Code, all referenced NFPA standards and city adopted ordinances. This is a minimum review checklist to assist developers.*

Project Name: **Address:** **Permit Number:**

Yes	No	N/A	Requirement	Code Reference
☐	☐	☐	**Fire Flow Requirements:** The construction type and the total square footage shall be indicated under the code criteria. Construction Type: Total Roofed Sq ft: Fire Flow:	***IFC Appendix B***
☐	☐	☐	**Fire Hydrant supply line location and dimensions**: Fire hydrant supply lines that branch off from the water mains shall be indicated with their diameters. Showing the hydrants they serve.	***IFC 507.1***
☐	☐	☐	***Apparatus Access around buildings:*** Fire apparatus access roads shall extend to within 150 feet of all portions of the first floor of the facility and all portions of the exterior walls.	***IFC 503.1.1***
☐	☐	☐	**Buildings Exceeding Three Stories or 30 feet in Height**: Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.	***IFC D104.1***
☐	☐	☐	**Buildings exceeding 62,000 SQFT**: Buildings exceeding 62,000 gross square feet in area shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m2) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.	***IFC D104.2***
☐	☐	☐	**Multiple Family Residential Projects with more than 100 units:** Multiple Family Residential Projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.	***IFC D106.1***
☐	☐	☐	**One- or two-Family Dwelling Residential Developments**: Developments of one- or two-family dwellings where the number dwelling units exceed 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.	***IFC D107.1***
☐	☐	☐	**Remoteness**: Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, Measured in a straight line between accesses.	***IFC D104.3***
☐	☐	☐	**Aerial Apparatus Road Width and Proximity**: Buildings which exceed 30 feet in height require unobstructed aerial apparatus access roads not less than 26 feet in width exclusive of shoulders. Access is required on two sides of the structure and overhead obstructions are prohibited. At least one of the required access routes shall be located Within a minimum 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.	***IFC D105.2, D105.3***
☐	☐	☐	**Fire Apparatus Road Dimensions:** Fire apparatus roads shall have an unobstructed width of not less than 20 feet and an unobstructed height not less than 13 feet 6 inches. They shall have an unobstructed width not less than 26 feet in width when fire department access road exceeds 300 feet.	***IFC 503.2.1***
☐	☐	☐	**Access road width with a Hydrant**: Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	***IFC D103.1***
☐	☐	☐	**Fire Lanes**: Fire apparatus access roads 20 ft. to 26 ft. shall have a fire lane marked on both sides of the road. Roads 26 ft. to 32 ft. wide shall be marked fire lane on one side.	***IFC D103.6.1***
☐	☐	☐	**Turning Radius:** The minimum turning radius shall be 28 feet as determined by the fire code official. The 28ft. radius will be measured from the inside radius.	***IFC D103.3***
☐	☐	☐	**Dead End:** Apparatus access roads which exceed 150 feet require an approved turnaround area for the fire apparatus. Refer to Appendix D for approved turnarounds.	***IFC 503.2.5***
☐	☐	☐	**Access and Loading**: An approved fire apparatus access roads shall have an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	***IFC D102.1***
☐	☐	☐	**Engineering Data**: Engineering data shall be submitted to substantiate weight bearing capacity and all-weather driving capabilities for fire apparatus access roads.	***IFC 3310.1***
☐	☐	☐	**Grade**: Fire apparatus access roads shall not exceed 10 percent in grade.	***IFC D103.2***
☐	☐	☐	**Security Gates:** Security gates that extend across fire apparatus access roads or impede fire apparatus access shall have an approved means of operation to allow fire department access.	***IFC 503.6***
☐	☐	☐	**Security Gate Emergency Access:** Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200. (Shall provide OPTICOM STROBE SENSOR for automatic gates as per AHJ) IFC 503.6	***SF City Ord 1999-7***
☐	☐	☐	**Fire Separation:** In order for occupancies to be considered separated they shall meet the International Building Code 2015 section 508.4. The separation shall be constructed as fire barriers in accordance with IBC section 707. Fire separation shall be indicated on the plan. The level (hour rating) of the separation shall also be indicated.	***IBC 508.4 508.4.4.1 707.3.9 707.3.10***
☐	☐	☐	**Sprinkler Systems:** New and existing sprinkler systems shall be indicated on the Plans. It shall be indicated as "sprinklered or non-sprinklered" under the code criteria.	***IFC 901.2***
☐	☐	☐	**Sprinkler FDC Obstructions:** The FDC shall be unobstructed from any permanent object for a minimum distance of A 3ft. radius around the connection and 6.5 feet in height.	***IFC 912.4.2***
☐	☐	☐	**The Post or Wall Indicator Valve (PIV or WIV)** shall be located on the Plans and installed as per NFPA 13	***IFC 903.3***
☐	☐	☐	**Class 1 Standpipe:** Standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of the fire dept. vehicle access.	***IFC 905.3***
☐	☐	☐	**Standpipe FDC:** The standpipe FDC shall be located within 100 feet of a hydrant.	***NFPA 14.6.4.5.4***
☐	☐	☐	***Premise Identification****: New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property.*	***IFC 505.1***
☐	☐	☐	**Fire flow requirements:** Shall comply with fire flow requirements per Appendix B and adopted city ordinance.	***IFC B105 IFC Tables B105.1(1), B105.1(2), B105.2 SF City Ord 2024-2***

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DXD CAPITAL

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO

FIRE CHECKLIST

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Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026

CASE #: #2025-11753 & 11756

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SHEET NAME:

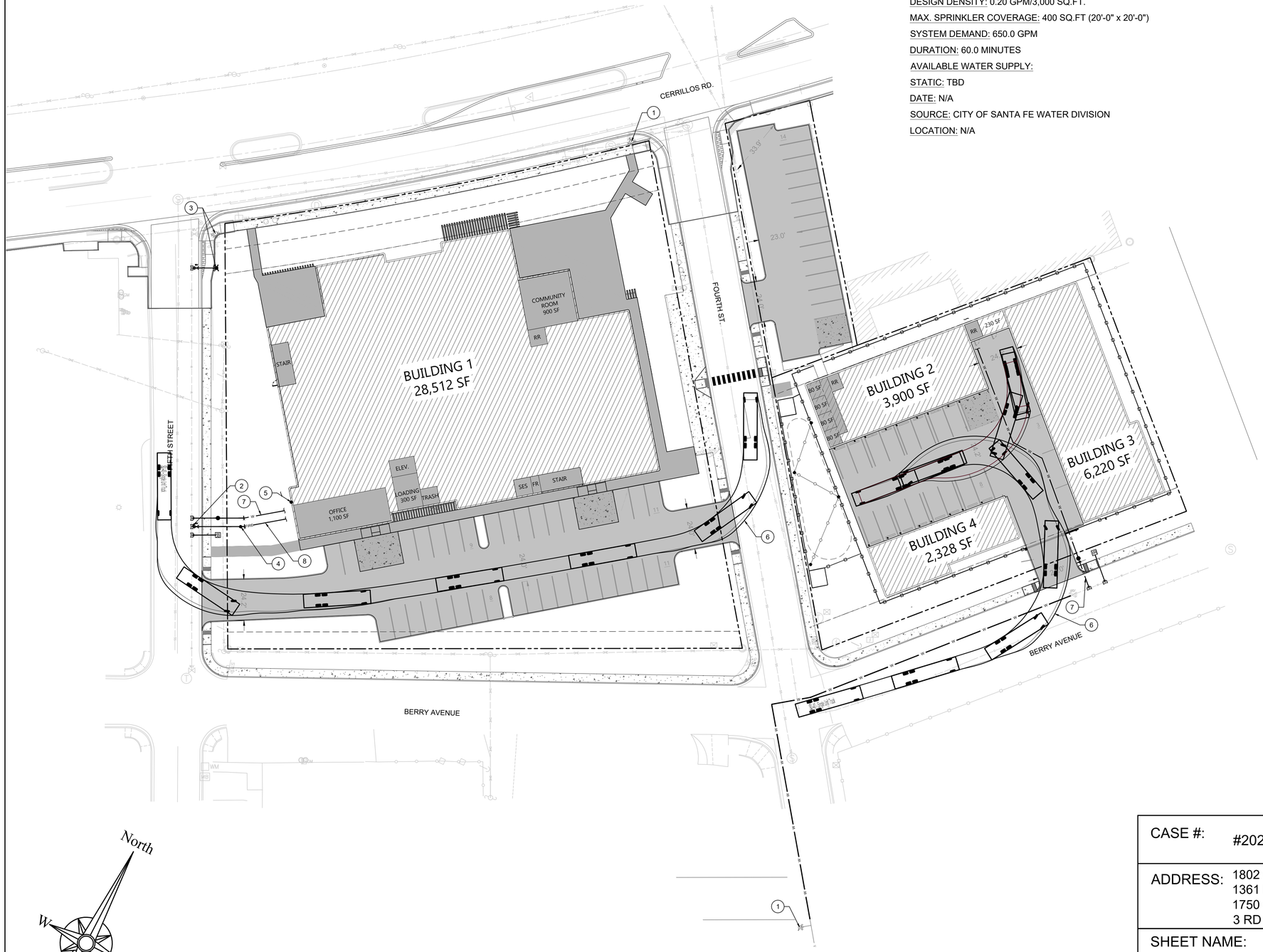
FIRE CHECKLIST

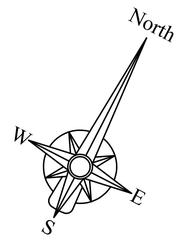
SHEET #:

FC-100

SHEET #___OF ____

EMPIRE SELF STORAGE
FIRE ONE PLAN





0 30' 60'

SCALE: 1" = 30'

FIRE PROTECTION DATA

AUTHORITY HAVING JURISDICTION: SANTA FE FIRE DEPARTMENT/FIRE MARSHALL
TYPE OF FIRE SPRINKLER SYSTEM: WET-PIPE
DESIGN STANDARD: NFPA-13 (2019 EDITION)
OCCUPANCY CLASSIFICATION: ORDINARY HAZARD/GROUP II
DESIGN DENSITY: 0.20 GPM/3,000 SQ.FT.
MAX. SPRINKLER COVERAGE: 400 SQ.FT (20'-0" x 20'-0")
SYSTEM DEMAND: 650.0 GPM
DURATION: 60.0 MINUTES
AVAILABLE WATER SUPPLY:
STATIC: TBD
DATE: N/A
SOURCE: CITY OF SANTA FE WATER DIVISION
LOCATION: N/A

BUILDING INFORMATION

ADDRESS: 1802 CERRILLOS RD. SANTA FE, NM 87505
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LEGAL DESCRIPTION SITE 1:
Lots 1 Thru 21, Block 2, The Capitol Land & Townsite co. Add'n
LEGAL DESCRIPTION SITE 2:
Lots 13 Thru 17, Block 3, The Capitol Land & Townsite co. Add'n
Lots 18 Thru 20, Block 3, The Capitol Land & Townsite co. Add'n
Tract B, Culver Replat

NEW CONSTRUCTION - CLIMATE CONTROLED SELF STORAGE
- CONSTRUCTION TYPE: IIB
- DEVELOPMENT TYPE: NEW CONSTRUCTION
- SPRINKLERED: YES
- BUILDING GSF SITE 1: 95,400 sf
- BUILDING GSF SITE 2: 13,882 sf
- BUILDING HEIGHT: 29'-6"
- FIRE FLOW: 1,625 (75% AUTO-SPRINKLER REDUCTION) PER IFC APPENDIX B
- HYDRANTS REQUIRED: 1
- HYDRANTS PROVIDED: 3

GENERAL NOTES

1. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE ON ONE SIDE.
2. ALL FIRE ACCESS AREAS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
3. SLOPES WILL NOT EXCEED 10% IN GRADE FOR THE FIRE ACCESS ROADS
4. PROPOSED BUILDINGS SHALL HAVE AN EXTERNAL DOMESTIC AND FIRE BACKFLOW PREVENTION DEVICE
5. ALL INSTALLED FIRE SERVICE LINES SHALL BE 6" UNLESS OTHERWISE NOTED.
6. ALL BUILDINGS AND VEHICULAR ACCESS GATES SHALL HAVE A KNOX BOX FOR FIRE ACCESS

KEYED NOTES

(XX)

1. EXISTING FIRE HYDRANT
2. CONNECT TO EXISTING WATER LINE
3. REMOVE AND RELOCATE EXISTING FIRE HYDRANT.
4. INSTALL POST INDICATOR VALVE
5. INSTALL FIRE DEPARTMENT CONNECTION
6. PROPOSED FIRE ACCESS ROUTE
7. NEW 2" DOMESTIC SERVICE
8. NEW 6" FIRE SERVICE

LEGEND

- PROPERTY LINES
- EASEMENTS
- W — DOMESTIC WATER
- FIRE — FIRE PROTECTION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

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FIRE ONE PLAN

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SHEET NAME:

FIRE ONE PLAN

SHEET #:

FC-101

SHEET #___OF ____

Terrain and Stormwater Management Checklist

City of Santa Fe Land Use Department - Technical Review Division

200 Lincoln Ave., Santa Fe, NM 87501 • (505) 955-6641 • *City of Santa Fe Technical Review Link*

This document *does not* substitute the requirement of providing the information on the plan. This document is for *your information only,* and to help expedite the Terrain Management review for requirements.

Not all conditions may be mentioned, other conditions may apply. See Santa Fe City Code § 14-8.2 for all requirements.

Compliance will be verified during permit review, in the field at the time of the required Final Grading and Drainage Inspection, Interim Inspection, and any other inspections, as applicable.

ITEM *(Per SFCC § 14-8.2)*	RESULT
Submittals	
1. Legal Lot of Record with City Signatures	
Standards for All Grading §14-8.2(D)(2)	
2. Exposed cut slopes on a site shall not exceed ten (10) feet in height. In no case shall the height of a cut exceed the height of any building constructed in the excavated area. *(§14-8.2(D)(1)(a))*	
3. Fill slopes on a site shall not exceed 15 feet in height, and be no steeper than 3:1; unless a structural alternative such as a retaining *wall* or some other measure acceptable to the *city engineer* is provided *§14-8.2(D)(1)(b)*	
4. Cut or fill slopes for road shall not exceed fifteen (15) feet in height; *§14-8.2(D)(1)(c)*	
5. All cut slopes not stabilized by a retaining wall or other measure acceptable to the city engineer shall be no steeper than 2:1; *§14-8.2(D)(1)(d))*	
6. Grading for buildings is limited to fifteen (15) feet beyond the outer edge of the building foundation, patio, wall, driveway, road, parking area, or other constructed facility; *§14-8.2(D)(2)(a)*	
7. Natural slopes (defined as slopes existing prior to any disturbance) thirty percent or greater shall remain undisturbed; *§14-8.2(D)(2)(a)*	
Topography §14-8.2(D)(3)	
8. At least one-half of the area designated as suitable for building and at least one-half of any building footprint shall have a natural slope of less than twenty percent; the remainder of the area or building footprint may have a natural slope of twenty percent or greater, but less than thirty percent; *§14-8.2(D)(3)(b)*	
9. The first-floor finished floor elevation at any point of any portion of a building built on a natural slope of twenty percent or greater shall not exceed five (5) vertical feet above the natural slope at that point; *§14-8.2(D)(3)(c)*	
10. A structure shall not be built on a natural slope of thirty (30) percent or greater; *§14-8.2(D)(2)(b) and §14-8.2(D)(3)(d)*	
11. Any disturbance directly adjacent to natural slopes of thirty (30) percent or greater, shall have at minimum a three (3) foot buffer; *COSF Policy.* *Inquire with staff for financial guarantee as an alternate option.*	
Stormwater Management §14-8.2(D)(4)	
12. Stormwater management measures shall be designed to directly address 100% of the additional flows from the proposed development. Compliance with these standards shall not be achieved solely by alterations to flows upstream of a proposed *development; §14-8.2(D)(4)(a)(iii)*	
13. The stormwater runoff peak flow rate discharged from a site shall not exceed pre-development conditions for any frequency storm event up to the one percent chance, twenty-four-hour storm event at each discharge point; *§14-8.2(D)(4)(b)*	
14. Runoff control measures may include the use of detention or retention basins and active water harvesting and passive water harvesting techniques, swales, berms, check dams, vegetative ground cover, permeable pavements, tree wells, dry wells, cisterns and other techniques appropriate for retaining and infiltrating water on site; *§14-8.2(D)(4)(b)*	
15. Stormwater management measures must integrate into the *landscape* and site planning process as set forth in Section 14-8.4 (Landscape and Site Design); *§14-8.2(A)(11),*	

ITEM *(Per SFCC § 14-8.2)*	RESULT
16. Stormwater shall not be discharged into any watercourse or drainage channel without adequate reduction of flow velocity, accomplished by erosion control techniques. The techniques used shall be sufficient to diminish runoff velocity and spread runoff flow adequately to avoid *erosion* upon entering the watercourse ; *§14-8.2(D)(4)(b)*	
17. Stormwater runoff shall not be routed into irrigation ditches, canals, acequias or watercourses related to an acequia system, unless approved prior to submittal by city engineer and person legally responsible for the operation and maintenance of the facility; *§14-8.2(D)(4)(b)*	*developer is responsible for obtaining all such approvals before submittal of an application*
18. An active, historic acequia, whether on site or off site, shall not be disturbed in any way by building development or construction activity, unless approved prior to submittal by person legally responsible for the operation and maintenance of the facility *§14-8.2(D)(4)(b)*	*developer is responsible for obtaining all such approvals before submittal of an application*
Detention Basins §14-8.2(D)(4)(c) *discharge standards for minor development see §14-8.2(E)(2).*	
19. Stormwater detention basins and overflow structures shall be sized and designed to adequately accommodate flows from one percent chance, twenty-four-hour storm events; provided however, that such basins shall also be equipped with outflow *structures* that limit flow-through from lesser magnitude storms to runoff rates equal to or less than pre-*development* runoff rates,; *§14-8.2(D)(4)(c)*	
20. Infiltration, detention and retention basins shall provide a means of controlling and removing sediment; Basins shall be designed to empty within no more than 24 hours; *§14-8.2(D)(4)(c)(ii)*	
21. Landscape treatment of detention and retention ponding is required, 1 tree and 3 shrubs are required per five hundred (500) square feet of provided ponding area and shall be planted in accordance with Landscape and Site Design, see §14-8.4(F)(2)(e); §14-8.2(D)(4)(c).	
22. Fencing is required around stormwater ponds that hold over three (3) feet of water; *COSF Policy.*	
23. Stormwater ponds must have a sediment measuring post installed to establish the bottom of pond elevation, and provide notice for when removal of sediment is necessary, *COSF Policy*	
Cisterns §14-8.2(D)(4)(d)	
24. Cisterns must be connected to an irrigation system or other water use; *§14-8.2(D)(4)(d)*	
25. A maximum of fifty percent of required stormwater detention volume may be stored in cisterns, except that one hundred percent may be stored in cisterns for minor development; *§14-8.2(D)(4)(d)* *Enough stormwater volume must be discharged within twenty-four hours to ensure there is an appropriate void volume for the next storm. §14-8.2(D)(4)(c)(ii)*	
26. Cisterns shall be installed and operated in compliance with applicable provisions of other regulations, including Section 14-8.4 Landscape and Site Design and Chapter 7 SFCC 1987 Building and Housing; *§14-8.2(D)(4)(d)*	
Arroyo, Stream and Watercourse §14-8.2(D)(4)(e)	
27. For arroyos, streams or watercourses that carry one hundred (100) cubic feet per second *or more* of stormwater flow in a one percent chance event, all structures, paved roads, driveways and parking lots shall be set back a minimum of twenty-five (25) feet from the top shoulder of an arroyo plus the depth of the arroyo channel; *§14-8.2(D)(4)(e)*	
28. For arroyos, streams or watercourses that carry *less than* one hundred (100) cubic feet per second in a one percent chance event, the city engineer may require a setback based on soils and hydrologic information supplied by the applicant; no grading shall occur within the setback area, with exception; *§14-8.2(D)(4)(e)*	
29. Erosion control and channel stability in arroyos, streams or watercourses shall be achieved using techniques that reduce stormwater velocity and pollution, preserve active floodplains, provide adequate room for flood waters to spread safely and use native vegetation. Arroyo and watercourse banks shall not be armored with concrete, gabion baskets, sheet piling, rip-rap or similar hardened material unless no reasonable alternative exists to protect public *infrastructure* or pre-existing *structures* ; *§14-8.2(D)(4)(e)*	
30. Fences, walls, and similar structures may not be constructed in or across an arroyo, stream or watercourse; *§14-8.2(D)(4)(e)*	
Site Restoration §14-8.2(D)	
31. Site restoration submittals shall be prepared and certified by a professional engineer, architect or landscape architect licensed in New Mexico; *§14-8.2(C)(2)(b)*	
32. Soil stabilization and erosion control measures for all land disturbed by construction shall be completed within twenty-one days after completion of construction or other activities on site that	

ITEM *(Per SFCC § 14-8.2)*	RESULT
interfere with soil stabilization measures. If the time of year is not conducive to planting, it may be delayed until the next appropriate planting season if all appropriate temporary erosion control measures are maintained until permanent erosion control measures are implemented;	
33. Revegetation with appropriate drought-tolerant plant materials, including grasses or other ground cover; or restoration with techniques such as live staking, brush layering, brush mattress and live crib walls; stabilization with stones, terracing or similar techniques; *§14-8.2(D)(5)*	
34. All trees and shrubs shall be mulched and irrigated until established. Grass seed should either be hydroseeded or covered with biodegradable material or synthetic soil erosion control blankets or matting and irrigated until established. Irrigation shall be pursuant to the irrigation requirements in Section 14-8.4 Landscape and Site Design; *§14-8.2(D)(5)*	
Minor Development §14-8.2(E) and Submittal Requirement for Minor Development §14-8.2(E)(3)	
Requirements in addition to the minimum standards of subsection 14-8.2(D)	
35. Any structure meeting all of the following criteria is considered minor development: a) taking place on a single lot or a subdivision of fewer than three lots; b) it results in cumulative total disturbance of less than 5,000 square feet of land on a lot; c) it disturbs no slope equal to or greater than twenty percent; d) no more than three thousand five hundred (3,500) square feet of new impervious surface is created per lot; *§14-8.2(E)(1)*	
36. Minimum volume of water to be contained or infiltrated on site shall be determined by multiplying the total area of new impervious surface, in square feet, by 0.16 feet to arrive at a value expressed in cubic feet, i.e. one hundred sixty (160) cubic feet of water containment is required per one thousand (1,000) square feet of impervious surface; *§14-8.2(E)(2)*	
37. A brief narrative description of the proposed project; *§14-8.2(E)(3)(a)*	
38. A brief written description or representative photographs of the type of existing vegetation, such as piñon and juniper trees, annual weeds, grass cover, bare ground and so on, and approximate coverage of existing vegetation, and a plan for vegetation removal at the site; *§14-8.2(E)(3)(c)*	
39. A description of all proposed grading or ground disturbance; *§14-8.2(E)(3)(d)* Grading submittals may be prepared by any person, including the homeowner, who has the legal authority to design the structure. The City Engineer may require that submittals be prepared and signed by a professional engineer, architect, professional land surveyor or landscape architect licensed in New Mexico if necessary to fulfill the requirements. *§14-8.2(C)(2)(a)*	
40. Calculations and a plan drawing showing: the size, volume, dimensions and location of all proposed runoff containment structures or methods and how water will be directed to the structures or methods; *§14-8.2(E)(3)(e)*	
41. Percolation test results or other means of demonstrating that containment structures will empty within twenty-four hours, if stormwater storage exceeds 12" in depth; *§14-8.2(C)(2)(e)*	
42. Roof run-off drainage plan; *§14-8.2(E)(3)(f)*	
43. Planting plan for revegetation showing proposed plant materials and a description of the proposed irrigation method or other methods used to establish vegetation and prevent erosion until vegetation becomes established; *§14-8.2(E)(3)(g)*	
Submittal Requirement for All Other Development §14-8.2(F)(1)	
Requirements in addition to the minimum standards of subsection 14-8.2(D) and 14-8.2 (E)	
44. Stormwater management for all other types of development shall be prepared by a professional engineer or an architect or landscape architect registered in New Mexico; *§14-8.2(C)(2)(b)*	
45. Topography, with Slope Analysis to be prepared and certified by a professional engineer or professional land surveyor; *§14-8.2(C)(2)(b)*	
46. A topographic survey and grading plan with elevation contours shown at not more than two (2) foot intervals on slopes less than thirty percent and five (5) foot intervals on slopes of thirty percent or greater; *§14-8.2(F)*	
47. All sloped areas of zero to twenty percent, twenty-one to thirty percent and greater than thirty percent shall be clearly marked and differentiated by shade, tone or color at a scale sufficient to allow verification of the calculations; *§14-8.2(F)*	
48. Ground elevations; *§14-8.2(F)*	
49. The designated buildable sites or buildable areas; *§14-8.2(F)*	
50. All areas to be graded on the site and the final contours to be achieved by the grading; *§14-8.2(F)*	
51. All finished floor or grade elevations; *§14-8.2(F)*	
52. Spot elevations, as needed; *§14-8.2(F)*	

ITEM *(Per SFCC § 14-8.2)*	RESULT
53. Areas of soils with severe limitations for the intended use; *§14-8.2(F)*	
54. The location of temporary erosion control structures and methods used, including staging and stockpile areas; *§14-8.2(F)*	
55. All significant trees and areas with substantial grass coverage to be removed; *§14-8.2(F)*	
56. A construction schedule when the project will be developed in phases; *§14-8.2(F)*	
57. The location of temporary fencing around the areas to be protected from construction; *§14-8.2(F)*	
58. The ratio of horizontal to vertical measurement for cut and fill slopes; *§14-8.2(F)*	
59. The total volume, in cubic yards, of earth to be moved; *§14-8.2(F)*	
60. All existing disturbed areas; *§14-8.2(F)*	
61. Special flood hazard areas designated by FEMA on the Flood Insurance Rate Map; *§14-8.2(F)*	
62. Date, method of survey and certification from a New Mexico professional engineer or professional land surveyor that the plan is following national map accuracy standards; *§14-8.2(F)*	
Standards for Master Plans, Preliminary Development Plans and Preliminary Subdivision Plats; Requirements §14-8.2(G)	
Requirements in addition to the minimum standards of subsection 14-8.2(D)	
63. Stormwater management submittals for master plans, subdivisions and development plans shall be prepared and certified by a professional engineer; *§14-8.2(C)(2)(b)*	
64. All land below the base flood elevation for a one percent chance event shall be dedicated as a drainage easement and as public or private open space or public right of way; *§14-8.2(G)(1)(b)*	
65. For all development where one-half or more of the land within the project site exceeds twenty percent slope, the quantity and peak flow rate of post- development stormwater runoff on all developed or disturbed land shall not exceed seventy-five percent of the quantity and peak flow rate of the pre- development runoff; *§14-8.2(G)(1)(c)*	
66. A conceptual plan and report that shows the general approach proposed for terrain and stormwater management, and how the proposed development meets all the minimum standards described in Subsection 14-8.2(D); *§14-8.2(G)(2)(a)*	
67. A topographic survey and grading plan as outlined in §14-8.2(F); *§14-8.2(G)(2)(b)* Topography, with Slope Analysis to be prepared and certified by a professional engineer or professional land surveyor; *§14-8.2(C)(2)(b)*	
68. A brief description of the watershed directly upstream and downstream of the parcel, including the size, terrain, type and extent of vegetation cover and degree of development for all areas draining to the project site; *§14-8.2(G)(2)(c)*	
Final Development Plans and Subdivision Plats; §14-8.2(H)	
Requirements in addition to the minimum standards of subsection 14-8.2(D), 14-8.2(F), and 14-8.2(G)	
69. A long-term maintenance schedule for the life of the stormwater management measures, including the time frame for completion and the party who shall perform the maintenance; *§14-8.2(H)(b)*	
70. An as-built certification signature block to be executed by a professional engineer after the project completion to ensure that the constructed stormwater management systems comply with the approved stormwater plans; *§14-8.2(H)(c)*	
Inspections and Violations During Construction Process §14-8.2(I)	
For all nonresidential projects and all residential projects that do not qualify as minor development, an applicant shall notify the land use director, or the director's designee, to set up an inspection at the following times:	
71. When construction erosion, sediment control devices, and measures are in place; *§14-8.2(I)(1)(a)*	
72. When final stormwater management measures are completed; *§14-8.2(I)(1)(b)*	
73. When the final site restoration measures are completed; or, when temporary erosion control measures, for use until site restoration is complete, are ready for inspection; *§14-8.2(I)(1)(c)*	
Further construction or issuance of any permits shall not occur until written approval has been granted by the inspector after each inspection that the best management practices and stormwater management control methods have been completed in accordance with approved plans; §14-8.2(I)(1)(a)	
Exemptions §14-8.2(B)(2)	
Development is exempt from requirements of §14-8.2 if all of the following conditions are met:	
74. Less than two hundred fifty (250) square feet of total land area being disturbed;	
75. No slopes greater than ten (10) percent are disturbed;	
76. Existing drainage patters on the property are not changed in a way that would increase the amount of stormwater runoff leaving the property or cause significant change;	
77. Adequate erosion control is provided	
Driveway Construction	
78. Require City Engineer approval, must provide access to a buildable area *§14-8.2(D)(2)(d).*	

ITEM *(Per SFCC § 14-8.2)*	RESULT
* City Engineer may determine completeness, compliance, acceptability, and the need for additional information to submittals, standards, and methods, including requiring a licensed professional; *§14-8.2(C), §14-8.2(D).* *	

****ALL APPLICABLE REQUIREMENTS MUST BE PROVIDED ON THE PLAN****

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EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO

TERRAIN MANAGEMENT CHECKLIST

DXD CAPITAL

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Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026

CASE #: #2025-11753 & 11756

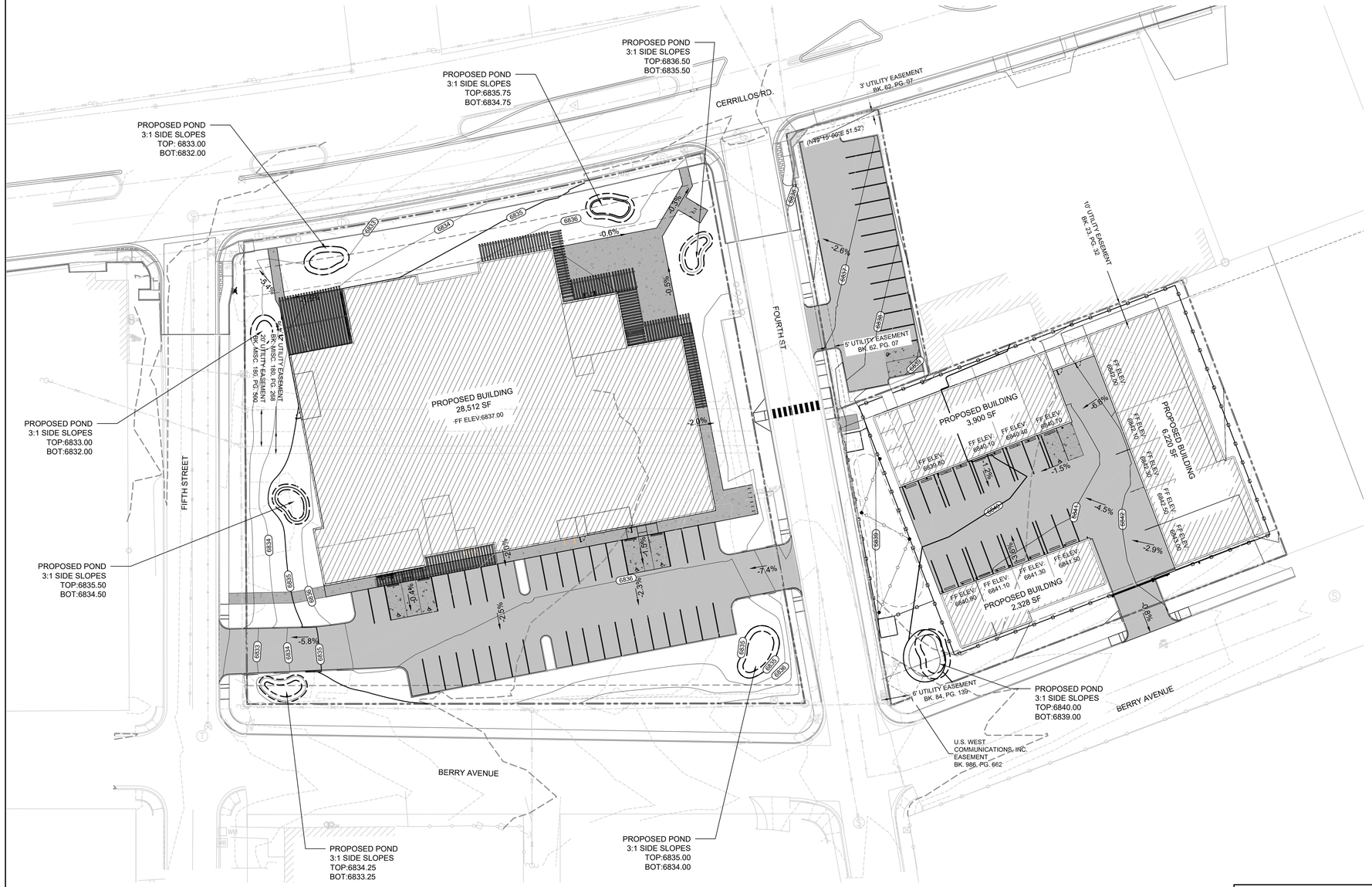
ADDRESS: 1802 CERRILLOS RD. SANTA FE, NM 87505
1361 FOURTH ST. SANTA FE, NM 87505
1750 CERRILLOS RD. SANTA FE, NM 87505
3 RD BERRY AVE. SANTA FE, NM 87505

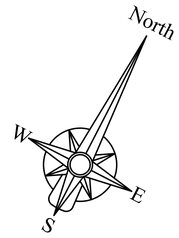
SHEET NAME: TERRAIN MANAGEMENT CHECKLIST

SHEET #: C-300

SHEET #___OF ____

EMPIRE SELF STORAGE
TERRAIN MANAGEMENT PLAN





0 30' 60'

SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- 5115 EXISTING MAJOR CONTOUR
- 5114 EXISTING MINOR CONTOUR
- 5115 PROPOSED MAJOR CONTOUR
- 5114 PROPOSED MINOR CONTOUR

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EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO
TERRAIN MANAGEMENT PLAN

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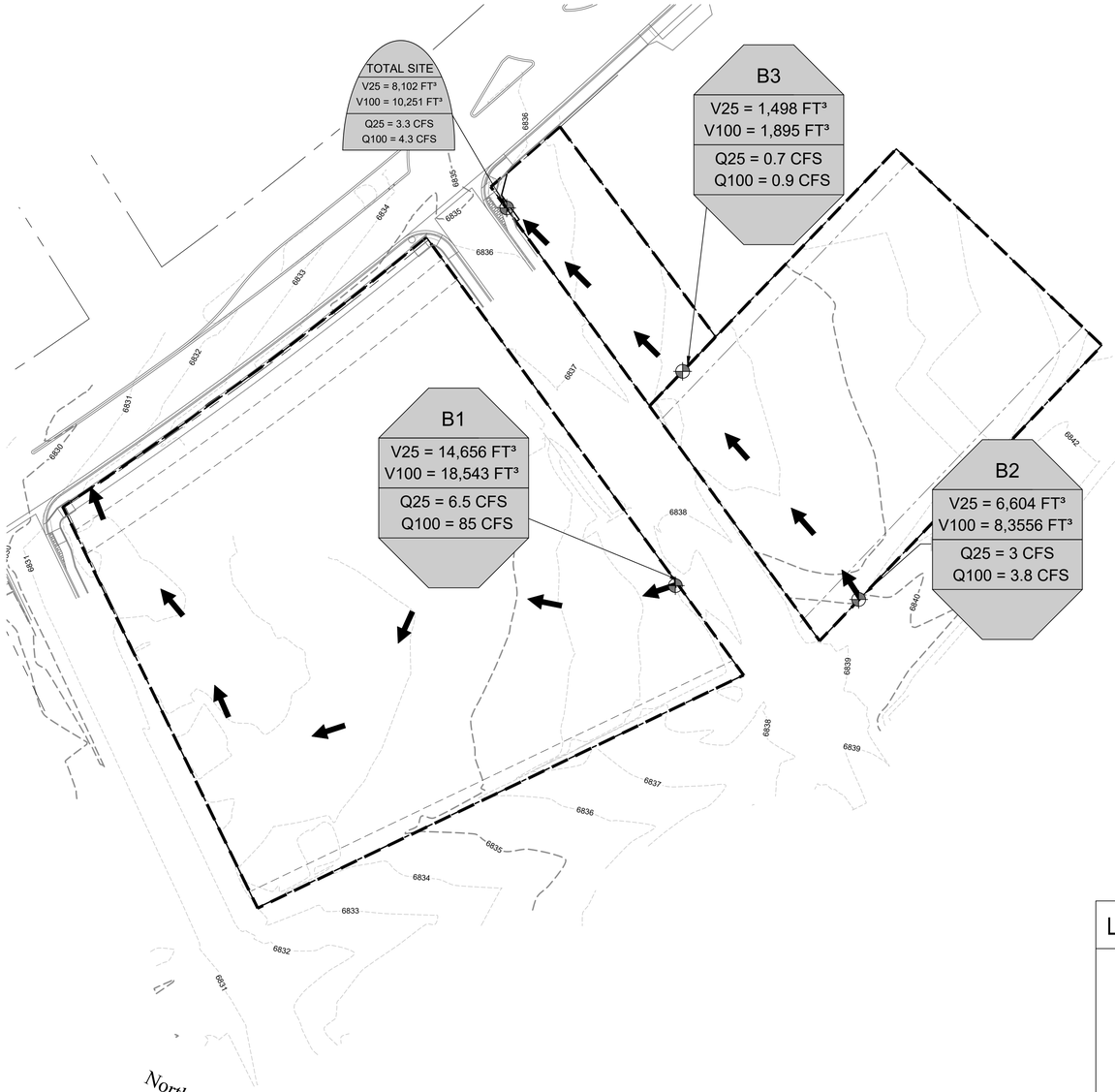
3 RD BERRY AVE. SANTA FE, NM 87505

SHEET NAME:
TERRAIN MANAGEMENT PLAN

SHEET #:
C-301
SHEET #___OF ___

EMPIRE SELF STORAGE
EXISTING DRAINAGE PLAN



DRAINAGE CALCULATIONS & NOTES

1.0 RAINFALL

The average annual rainfall around the project area is 14.21 inches according to the U.S. Climate Normals data from the National Oceanic and Atmospheric Administration (N.O.A.A.). The rainfall intensity and depth data was obtained from the NOAA Atlas 14, Volume 1, Version 5. The 25- year and 100- year, 24-hour frequency storm events have been used for this drainage analysis. The 24 hour 25- and 100- year storm depths are 2.53 inches and 3.14 inches. To utilize the intensity as a principal factor of peak flows for a developed watershed, the SCS method was chosen to complete the hydraulic analysis for each identified basin.

2.0 HYDROLOGIC SOIL CLASSIFICATION

The hydrologic soil classification was determined from soil survey information available from the Natural Resources Conservation Services (NCRS) Web Soil Survey accessed on November 6, 2025. Data from the Soil Survey of Santa Fe Area, New Mexico published by the NCRS.

Hydrologic Soil Group Summary				
Basin	% HSG "A"	% HSG "B"	% HSG "C"	% HSG "D"
B1	0%	0%	0%	0%
B2	0%	0%	0%	0%
B3	0%	0%	0%	0%

3.0 LAND USE

The land use within each pre-development basin has been determined based on the site survey conducted on December 02, 2024, aerial imagery provided by Google Earth, and imagery from Google Street View. The following table provides a summary of the land use in the site for the pre-development condition.

Pre-Development Basin Land Uses		
Basin	Urban Land	Total Area (ac.)
B1	1.76	1.76
B2	0.79	0.79
B3	0.18	0.18

4.0 RUNOFF CURVE NUMBERS

From the hydrologic soil groups and land uses listed above, Runoff Curve Numbers have been selected from Table 2-2 of Technical Release 55, “Urban Hydrology for Small Watersheds”. The following is a summary of the Runoff Curve Numbers (CN) used in this study:

Runoff Curve Numbers			
Land Use	Impervious	Open Spaces (Poor)	Newly Graded Areas
CN for HSG C	98	87	91

5.0 HYDROLOGY

In accordance with the NMDOT Drainage Design Manual 2018, the SCS Unit Hydrograph Method was used to determine the peak volume and discharge produced by the site. Hydrologic calculations were computed using the U.S. Army Corps of Engineers' HEC-HMS Software Version 4.12. Input data for the hydrologic calculations were determined from the following:

- The 25- year and 100- year, 24-hour precipitation data was obtained from the NOAA Atlas 14-point Precipitation Frequency Data Server, Volume 1, Version 5.
- Time of concentration (Tc) values were calculated in accordance with Chapter 4 of the NMDOT Drainage Design Manual. Due to the mild slopes within the site, the Kerby Method was used for Tc calculations. The minimum Tc value allowed in the SCS Method is 10 minutes. For basins where the Tc calculations were computed to be less than 10 minutes, the minimum of 10 minutes were used for hydrologic calculations. The SCS Method uses the lag time (Tlag) for hydrologic calculations. Lag time is established as the delay difference between the centroid of the excess rainfall and the maximum peak runoff of the watershed hydrograph. The lag time is estimated as 60% of Tc. Tlag was calculated for each basin for use in the analysis.

A summary of the 25-, and 100-Year pre-development storm water calculations are as follows with the 100-year values listed in parentheses:

25 - Year (100 Year) Pre-Development Storm Water Calculations						
Basin	Longest Flowpath Length (ft)	TC Lag (min.)	CN Factor	Area (ac.)	Runoff Volume (cuft)	Peak Discharge (cfs)
B1	450.61	6.00	98	1.755	14,656 (18,543)	6.5 (8.5)
B2	159.08	6.00	98	0.790	6,604 (8,356)	3 (3.8)
B3	144.46	6.00	98	0.179	1,498 (1,895)	0.7 (0.9)
Total Site (B2-B3)				0.970	8,102 (10,251)	3.3 (4.3)

6.0 FEMA FLOOD EXTENTS

According to the Federal Emergency Management Agency (FEMA), the project site lies within Flood Zone X Designation. Zone X Designation indicates an area of minimal flood risk outside the 1% and 2% annual chance floodplains. The corresponding FIS map number for the project area is Map #35049C0411E effective 12/4/2012.

LEGEND

BASIN IDENTIFICATION — Basin ID / 25-Yr Volume (FT³) / 100-Yr Volume (FT³) / 25- Yr Discharge (CFS) / 100- Yr Discharge (CFS)

DESIGN POINT IDENTIFICATION — Design Point ID / 25-Yr Volume (FT³) / 100-Yr Volume (FT³) / 25-Yr Discharge (CFS) / 100-Yr Discharge (CFS)

PRE-DEV BASIN BOUNDARY

PRE-DEVELOPMENT FLOW PATH

MAJOR CONTOUR (5' INTERVAL)

MINOR CONTOUR (1' INTERVAL)

ANALYSIS POINT

DIRECTION OF FLOW

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SANTA FE, NM

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO
EXISTING DRAINAGE PLAN

DXD CAPITAL

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Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026

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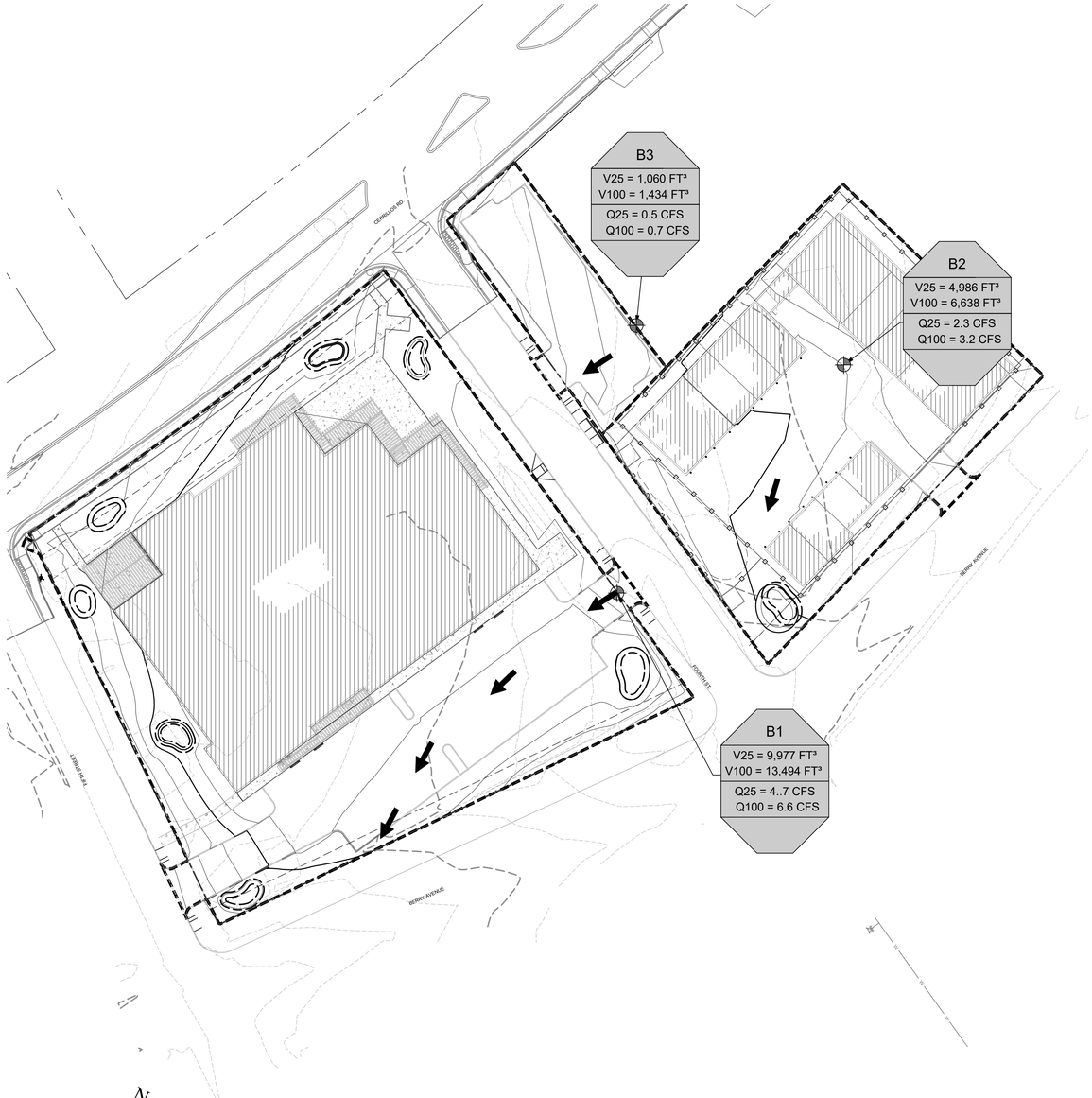
3 RD BERRY AVE. SANTA FE, NM 87505

SHEET NAME: EXISTING DRAINAGE PLAN

SHEET #: C-302

SHEET #___OF ____

EMPIRE SELF STORAGE
PROPOSED DRAINAGE PLAN



DRAINAGE CALCULATIONS & NOTES

1.0 RAINFALL

The average annual rainfall around the project area is 14.21 inches according to the U.S. Climate Normals data from the National Oceanic and Atmospheric Administration (N.O.A.A.). The rainfall intensity and depth data was obtained from the NOAA Atlas 14, Volume 1, Version 5. The 25- year and 100- year, 24-hour frequency storm events have been used for this drainage analysis. The 24 hour 25- and 100- year storm depths are 2.53 inches and 3.14 inches. To utilize the intensity as a principal factor of peak flows for a developed watershed, the SCS method was chosen to complete the hydraulic analysis for each identified basin.

2.0 HYDROLOGIC SOIL CLASSIFICATION

The hydrologic soil classification was determined from soil survey information available from the Natural Resources Conservation Services (NCRS) Web Soil Survey accessed on November 6, 2025. Data from the Soil Survey of Santa Fe Area, New Mexico published by the NCRS.

Hydrologic Soil Group Summary				
Basin	% HSG "A"	% HSG "B"	% HSG "C"	% HSG "D"
B1	0%	0%	0%	0%
B2	0%	0%	0%	0%
B3	0%	0%	0%	0%

3.0 LAND USE

The land use within each pre-development basin has been determined based on the site survey conducted on December 02, 2024, aerial imagery provided by Google Earth, and imagery from Google Street View. The following table provides a summary of the land use in the site for the pre-development condition.

Post-Development Basin Land Uses				
Basin	Impervious Area (ac.)	Open Spaces (Poor) (ac.)	Newly Graded Areas (ac.)	Total Area (ac.)
B1	0.82	0.60	0.34	1.76
B2	0.31	0.25	0.24	0.80
B3	0.00	0.05	0.14	0.19

4.0 RUNOFF CURVE NUMBERS

From the hydrologic soil groups and land uses listed above, Runoff Curve Numbers have been selected from Table 2-2 of Technical Release 55, "Urban Hydrology for Small Watersheds". The following is a summary of the Runoff Curve Numbers (CN) used in this study:

Runoff Curve Numbers			
Land Use	Impervious	Open Spaces (Poor)	Newly Graded Areas
CN for HSG C	98	87	91

5.0 HYDROLOGY

In accordance with the NMDOT Drainage Design Manual 2018, the SCS Unit Hydrograph Method was used to determine the peak volume and discharge produced by the site. Hydrologic calculations were computed using the U.S. Army Corps of Engineers' HEC-HMS Software Version 4.12. Input data for the hydrologic calculations were determined from the following:

- The 25- year and 100- year, 24-hour precipitation data was obtained from the NOAA Atlas 14-point Precipitation Frequency Data Server, Volume 1, Version 5.
- Time of concentration (Tc) values were calculated in accordance with Chapter 4 of the NMDOT Drainage Design Manual. Due to the mild slopes within the site, the Kerby Method was used for Tc calculations. The minimum Tc value allowed in the SCS Method is 10 minutes. For basins where the Tc calculations were computed to be less than 10 minutes, the minimum of 10 minutes were used for hydrologic calculations. The SCS Method uses the lag time (Tlag) for hydrologic calculations. Lag time is established as the delay difference between the centroid of the excess rainfall and the maximum peak runoff of the watershed hydrograph. The lag time is estimated as 60% of Tc. Tlag was calculated for each basin for use in the analysis.

A summary of the 25-, and 100-Year post-development storm water calculations are as follows:

25 - Year (100 Year) Post-Development Stormwater Calculations						
Basin	Longest Flowpath Length (ft)	TC Lag (min.)	CN Factor	Area (ac.)	Runoff Volume (cuft)	Peak Discharge (cfs)
B1	206.43	6.00	90	1.76	9,977 (13,494)	4.7 (6.6)
B2	34.25	6.00	92	0.80	4,986 (6,638)	2.3 (3.2)
B3	51.59	6.00	90	0.19	1,060 (1,434)	0.5 (0.7)
Total Site (B2-B3)				0.99	5,582 (8,087)	2.6 (3.6)

6.0 HYDRAULICS

The proposed site is located within the city limits of Santa Fe, New Mexico, therefore the site will fall under the jurisdiction of Santa Fe County. The Post-Development peak flowrates are lower than the Pre-Development Limits due to the addition of landscaping thus decreasing surface flow.

7.0 FEMA FLOOD EXTENTS

According to the Federal Emergency Management Agency (FEMA), the project site lies within Flood Zone X Designation. Zone X Designation indicates an area of minimal flood risk outside the 1% and 2% annual chance floodplains. The corresponding FIS map number for the project area is Map #35049C0411E effective 12/4/2012.

GENERAL LEGEND

- BASIN IDENTIFICATION — Basin ID; 25-Yr Volume (FT³); 50-Yr Volume (FT³); 25- Yr Discharge (CFS); 50- Yr Discharge (CFS)
- DESIGN POINT IDENTIFICATION — Design Point ID; 25-Yr Volume (FT³); 50-Yr Volume (FT³); 25-Yr Discharge (CFS); 50-Yr Discharge (CFS)
- POST-DEV BASIN BOUNDARY
- POST-DEVELOPMENT FLOW PATH
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- ANALYSIS POINT
- DIRECTION OF FLOW

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EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO
PROPOSED DRAINAGE PLAN

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Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026

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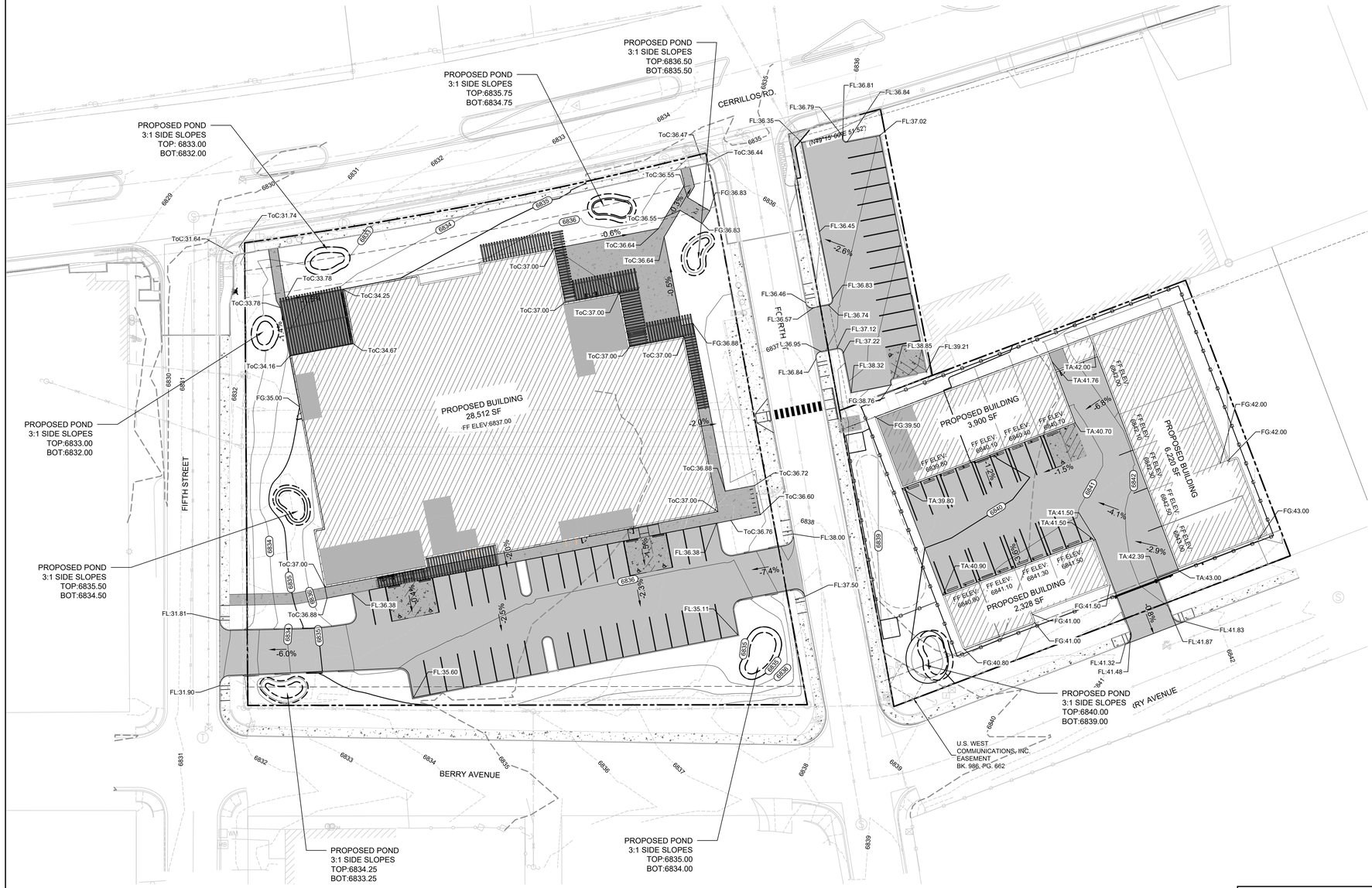
3 RD BERRY AVE. SANTA FE, NM 87505

SHEET NAME: PROPOSED DRAINAGE PLAN

SHEET #: C-303

SHEET #___OF ____

EMPIRE SELF STORAGE
PROPOSED GRADING PLAN



LEGEND

- PROPERTY LINE
- 5115 EXISTING MAJOR CONTOUR
- 5114 EXISTING MINOR CONTOUR
- 5115 PROPOSED MAJOR CONTOUR
- 5114 PROPOSED MINOR CONTOUR

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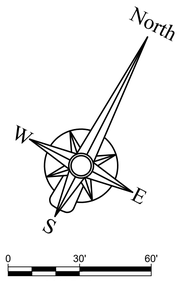

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SHEET NAME:
PROPOSED GRADING PLAN

SHEET #:
C-304
SHEET #___OF ____

EMPIRE SELF STORAGE

SANITARY SEWER GENERAL NOTES

SANITARY SEWER GENERAL NOTES

1. Prior to the Wastewater Management Division approval of the plan set, a letter will be required from the project engineer indicating they are providing the inspection and record drawing services for the project.

2. The Contractor must obtain all sewer hookup permits from the City's Building Permits Section (sewer lines) prior to commencing any sewer line construction. A copy of the permit must be kept at the construction site.

3. All manholes shall be constructed in accordance with the "Standard Manhole Detail Sheet" shown on the City Standard Drawings.

4. A copy of the approved plans shall be available at the construction site at all times during working hours.

5. All modifications to the sanitary sewer plans must be reviewed and approved by the City's Wastewater Management Division prior to construction.

6. Additional general notes are contained in the standard City detail sheets for sanitary sewer construction.

7. All public gravity sewer lines shall be a minimum 8 inch diameter with a minimum Class C bedding (2006 New Mexico American Public Works Association).

8. All 4 inch and 6 inch diameter gravity sewer pipe shall be private. No private sewer system shall use larger than a 6 inch diameter pipe. No public gravity sewer line to be accepted by the City of Santa Fe for permanent maintenance shall be less than 8 inches diameter.

9. No concrete encasement of new or existing public sewer pipe will be allowed unless approved by the City of Santa Fe Wastewater Management Division.

10. Core drilling is required for all new connections to an existing manhole.

11. No public sewer main line or manhole will be allowed under or within a storm water detention/retention pond.

12. Prior to paving over any sanitary sewer lines, submit T.V.tapes and logs, pressure tests, and the engineer's certification to the City's Wastewater Management Division. After the Wastewater Management Division reviews the above listed information, a preliminary manhole inspection will be conducted. When all the items listed above are completed to meet the standards of the Wastewater Management Division, a letter approving paving will be issued in relation to the sanitary sewer. Note: A final manhole inspection will be conducted after the final paving is completed.

13. All sewer manholes with sewer lines 12 inches in diameter and larger are required to have approved vented and locking manhole covers.

14. Locate wires shall be installed for all sanitary sewers (gravity/force mains). The locate wire must be visible in the manhole or access structure. This will be verified during the preliminary manhole inspection prior to paving. The locate wire is to be a continuous, 12 gauge, solid strand insulated copper wire.

15. Off-road public sewer access will be provided for all public sewer lines and manholes. Access roads are to be a minimum 12 feet wide with a driving surface of 6 inches of compacted base course. No access road shall have a grade greater than 15%. Manholes are to be aligned with the center line of the access road. Sewer easements are to be a minimum of 20 feet in width.

16. Off road sanitary sewer - Call the Wastewater Management Division at 955-4651 for a field review of the grading of all off road sanitary sewer to ensure that the City's maintenance vehicles can access all manholes. The grades may be required to be adjusted based upon this inspection. Additional bank protection may be required based upon a final inspection by the Wastewater Management Division and the project engineer.

17. For Record Drawings, tie manhole to a City of Santa Fe survey monument as part of the final record drawings. Show corrected as-built bearing and distances, slopes, rim and invert elevations and sewer services along the horizontal alignment of the sanitary sewer. For Records Drawings, a separate summary table added to the existing plan sheets or as an additional sheet shall be required. The summary sheet shall list data for the sewer line segments between manholes showing the upstream and downstream manhole with the design segment lengths, slopes and bearings and the as-built segment lengths, slopes and bearings. The summary sheet shall indicate the total number of new public manholes constructed, the total number of connections to existing public manholes, the tie to a City control monument and the total length of as-built public sewer line constructed by size.

18. The Owner/Developer will be responsible for maintaining, repairing and locating the sewer system until City acceptance for maintenance. Damages resulting from a stoppage in any gravity and/or pressure sewer system will be the sole responsibility of the Owner/Developer until a final acceptance letter for permanent maintenance has been issued by the Wastewater Management Division.

20. 20 foot wide access gates shall be provided at all fences, walls or other obstructions that cross a public sewer line. Access gates to be located within the sanitary sewer easement.

21. The Owner/Developer will be responsible for locating each sewer service at the time each lot is ready to connect to the sewer. It is suggested that the Owner/ Developer retain a copy of the television inspection video along with the video logs. Each service shall be clearly marked for each lot at point of connection. All calls received by this Division regarding the location of service will be forwarded to the Owner/Developer.

22. The Contractor shall call the Wastewater Management Division (Douglas Flores at telephone # 955-4613) for a final manhole inspection. This inspection will be isolated to the manholes. The City's Plumbing and Mechanical Inspector's will conduct all other necessary plumbing inspections. Note: The City's Plumbing and Mechanical Inspectors will inspect the individual sewer service taps and laterals, which connect to the public sanitary sewer.

23. The existing sanitary sewer line must be T.V. taped prior to a new service connection being placed as well as taped after the services have been completed. This is to ensure that the existing sanitary sewer line is not damaged and the new service is installed correctly.

24. All costs associated with the operation, maintenance and replacement of grinder pumps for individual lots shall be the responsibility of the lot owner and/or Owners Association. For grinder pumps that connect to a pressure sewer main, the grinder pump will be a model manufactured by Environment-One or a type approved by the City of Santa Fe Wastewater Management Division. For grinder pumps that connect to a gravity main, the grinder pump shall be of a type approved by the City of Santa Fe Plumbing Code.

25. A minimum 12 inches of vertical clearance shall be provided between the sewer line and any storm drain piping.

26. All pressure sewer systems shall be air or hydrostatically pressure tested @ 120 psi for 2 hours minimum. The test is to be witnessed and certified by the project engineer. Prior to being put into service and acceptance by the City of Santa Fe, all pressure sewer system main lines will be filled with water.

27. No public pressure sewer system piping may be installed in a common trench with other utilities.

28. Sewer backflow check valves will be required for all sewer service lateral connections to sewer mains 12 inches or greater in diameter. The sewer service connection must be made at an existing or new manhole. Sewer service connections to sewer mains with pipe size diameter of 12 inches and greater will not be made without approval from the Wastewater Management Division.

29. Sewer backwater check valves shall be required on private sewer service laterals per the City of Santa Fe Plumbing Code.

30. All PVC sewer pipes that are installed at a depth of ten (10) feet or greater or at a slope of one percent (1%) or less shall be SDR 26 PVC pipe.

31. All as-built sewer line and manhole data shall be obtained and certified by a licensed surveyor or engineer. As-built data supplied by other than a licensed surveyor or engineer shall not be valid for final as-builts.

32. All existing and new public manholes within a project shall have access for City sewer maintenance equipment. All access is subject to field verification and modification as required by the Wastewater Division prior to final project close out with the City of Santa Fe.

33. All sewer line crossings of rivers, streams, arroyos, drainage channels, etc. shall require a basis of design analysis prepared by a licensed engineer.

34. An approved backflow valve and isolation valve are required on all low pressure sewer service lines as per the City of Santa Fe Standard Sewer Specifications.

35. Terminal flushing connections and in-line flushing connections are required on all low pressure sewer systems. The maximum spacing between in-line flushing connections shall be 500 feet. Distances greater the 500 feet between low pressure sewer in-line flushing connections shall be approved by the Wastewater Division.

36. All sanitary sewer manholes fifteen (15) feet in depth or great shall be six (6) foot diameter.

37. PVC sewer pipe shall be run continuous through manholes when pipe of approximate equal slopes are entering and leaving the manholes.

38. All new connections to an existing sanitary sewer manhole shall include the rehabilitation required to meet City of Santa Fe Wastewater Division standard construction details

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SANTA FE, NM

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EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO

SANITARY SEWER GENERAL NOTES

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026

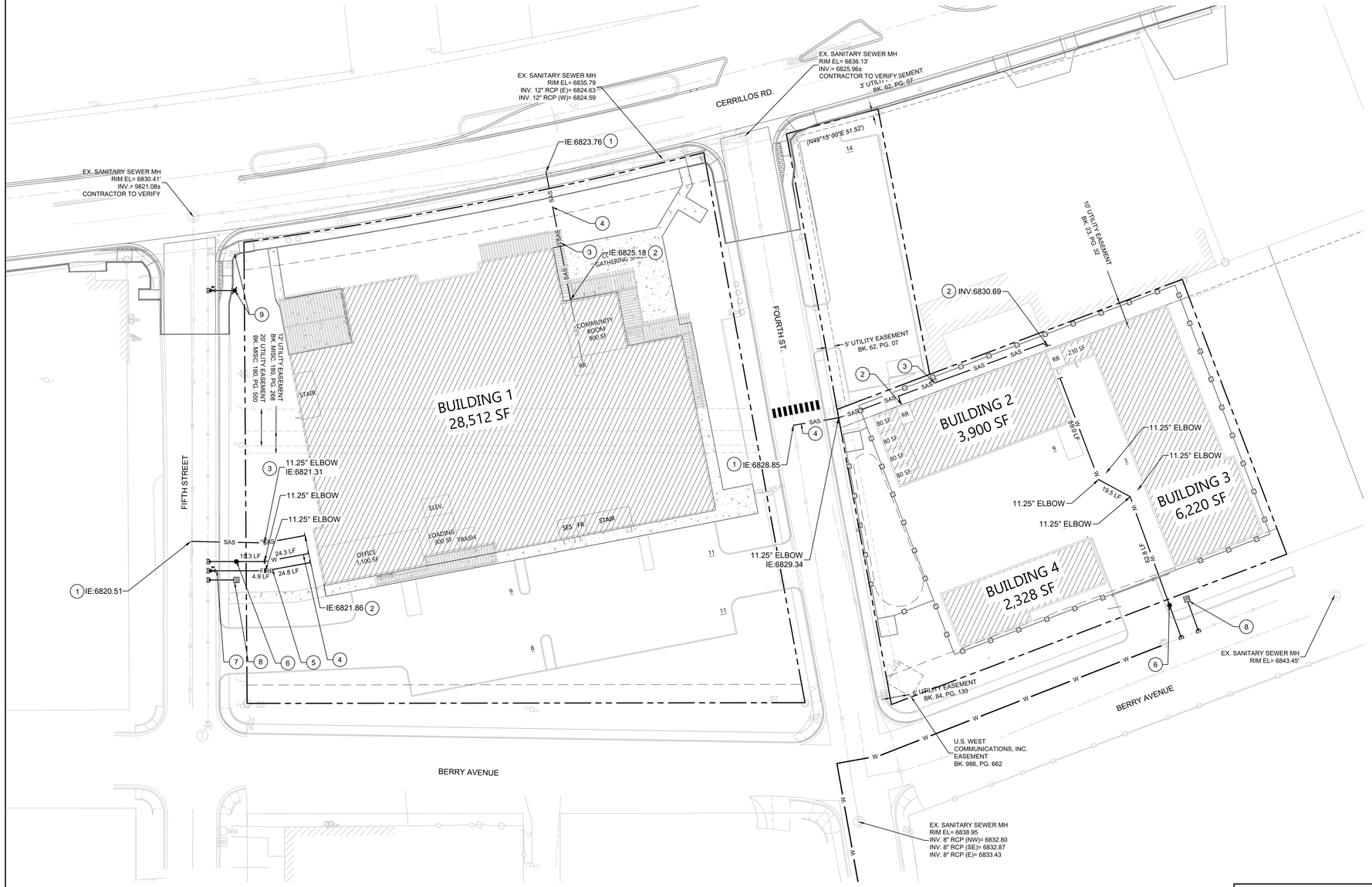
CASE #: #2025-11753 & 11756

ADDRESS: 1802 CERRILLOS RD. SANTA FE, NM 87505
1361 FOURTH ST. SANTA FE, NM 87505
1750 CERRILLOS RD. SANTA FE, NM 87505
3 RD BERRY AVE. SANTA FE, NM 87505

SHEET NAME:
SANITARY SEWER GENERAL NOTES

SHEET #:
C-400
SHEET #___OF ____

EMPIRE SELF STORAGE
PRIVATE SEWER PLAN



KEYED NOTES

XX

1. CONNECT NEW 4" SEWER SERVICE TO EXISTING 8" SEWER MAIN
2. CONNECT NEW 4" SEWER SERVICE LINE TO WITHIN 5' FROM BUILDING, SEE MEP PLANS FOR CONTINUATION.
3. NEW SANITARY SEWER CLEAN OUT
4. INSTALL 1-1/2" DOMESTIC WATER SERVICE LINE TO WITHIN 5' OF BUILDING. SEE MEP PLANS FOR CONTINUATION.
5. INSTALL 6" FIRE SERVICE LINE TO WITHIN 5' OF BUILDING. SEE MEP PLANS FOR CONTINUATION.
6. NEW 1-1/2" WATER METER TO BE INSTALLED WITH PUBLIC WATER PLAN. SEE SHEET C-600
7. 6" FIRE LINE TO BE CONSTRUCTED WITH PUBLIC WATER PLAN. SEE SHEET C-600.
8. IRRIGATION METER TO BE INSTALLED WITH PUBLIC WATER PLAN. SEE SHEET C-600
9. EXISTING HYDRANT TO BE RELOCATED WITH PUBLIC WATER PLAN.

LEGEND

EXISTING

- SURVEY CONTROL POINT, AS NOTED
- FOUND PROPERTY CORNER, AS NOTED
- FOUND BRASS CAP, AS NOTED
- FOUND CHISELED X
- FOUND PK NAIL, AS NOTED
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELECOM MANHOLE
- WATER VALVE
- WM WATER METER
- BOLLARD
- TELECOM PEDESTAL
- GM GAS METER
- ELECTRIC BOX
- FIRE HYDRANT
- ELECTRIC METER
- SSCO SANITARY SEWER CLEAN OUT
- LIGHT POLE
- MB MAILBOX
- SIGN
- STOP STOP SIGN
- STOP AHEAD SIGN STOP AHEAD
- UTILITY POLE
- UTILITY POLE GUY WIRE
- FF=0.00 BUILDING FINISHED FLOOR ELEVATION
- TRAFFIC LIGHT MAST
- CMU BLOCK WALL
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- W WATERLINE
- SS SANITARY SEWER LINE
- UGU UNKNOWN UNDERGROUND LINE
- UGT UNDERGROUND COMMUNICATION LINE
- PIPE FENCE
- CHAIN LINK FENCE
- OHE OVERHEAD ELECTRIC LINE
- BUILDING OVERHANG
- G UNDERGROUND GAS LINE
- SETBACK LINE
- 2 POST SIGN

PROPOSED

- W NEW WATER
- SAS NEW SANITARY SEWER
- NEW GATE VALVE
- IR NEW IRRIGATION METER
- MJ ANCHORING TEE
- 11.25° BEND
- WATER METER
- NEW FIRE HYDRANT

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EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO

PRIVATE SEWER PLAN

DXD CAPITAL

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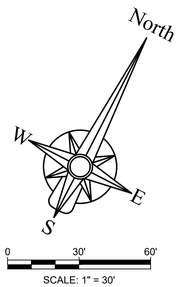
Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026



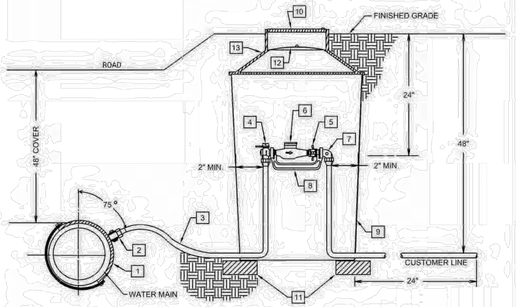
CASE #: #2025-11753 & 11756

ADDRESS: 1802 CERRILLOS RD. SANTA FE, NM 87505
1361 FOURTH ST. SANTA FE, NM 87505
1750 CERRILLOS RD. SANTA FE, NM 87505
3 RD BERRY AVE. SANTA FE, NM 87505

SHEET NAME:
PRIVATE SEWER PLAN

SHEET #:
C-401
SHEET #___OF ____

EMPIRE SELF STORAGE
CIVIL DETAILS



NOTE: SEE SERVICE LOCATION DETAIL FOR PLACEMENT DIMENSIONS AND DIRECTIONS.

ITEM

1	3/4" SERVICE SADDLE
2	3/4" CORPORATION STOP (A.W.W.A. TAPERED THREAD)
3	3/4" COPPER TUBING (TYPE " K ")
4	3/4" ANGLE VALVE
5	3/4" EXPANSION CONNECTION WITH CHECK VALVE (5/8" X 3/4" M.T.R. CONN. TO BE PROVIDED AFTER FINAL INSPECTION BY CONTRACTOR)
6	5/8" X 3/4" SEALED REGISTER WATER METER (FURNISHED & INSTALLED BY CoSFWD)
7	3/4" ANGLE ELL WITH TEST VALVE
8	3/4" CAST IRON METER YOKE
9	20" DIA. X 36" METER BOX
10	POLYMER LID (12-5/16" DIA.)
11	BLOCKS - USE AS DIRECTED BY CoSFWD
12	1 1/2" BLACK FOAM FROST LID
13	DOUBLE LID COVER (20" DIA. X 11-1/2" DIA. INNER OPENING)

CITY OF SANTA FE WATER DIVISION
SANTA FE, NEW MEXICO
STANDARD DETAILS

5/8" SINGLE SERVICE

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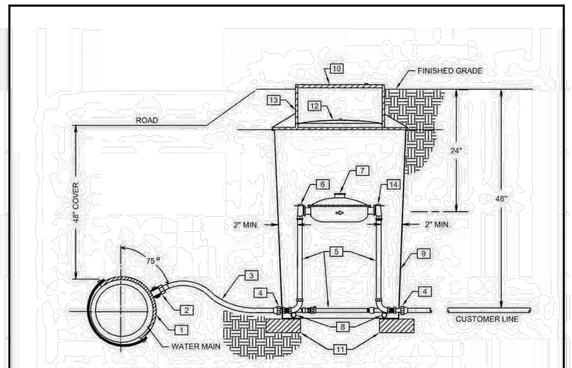
APPROVED: | **02**



NOTE: SEE SERVICE LOCATION DETAIL FOR PLACEMENT DIMENSIONS AND DIRECTIONS.

ITEM

1	1-1/2" SERVICE SADDLE
2	1-1/2" CORPORATION STOP (A.W.W.A. TAPERED THREAD)
3	1-1/2" COPPER TUBING (TYPE " K ")
4	1-1/2" ADAPTER COUPLING
5	1-1/2" PREFABRICATED METER SETTER (NO BY-PASS)
6	1-1/2" BALL ANGLE VALVE
7	1-1/2" SEALED REGISTER WATER METER - 13" FLANGE-TO-FLANGE SPACING (METER FURNISHED & INSTALLED BY CoSFWD)
8	1" GALVANIZED PIPE 24" LONG
9	36" DIA. X 36" METER BOX
10	20" DIA. POLYMER LID
11	BLOCKS - USE AS DIRECTED BY CoSFWD
12	1 1/2" BLACK FOAM FROST LID
13	36" DIA. X 20" DIA. MONITOR COVER
14	1 1/2" DUAL CHECK VALVE

CITY OF SANTA FE WATER DIVISION
SANTA FE, NEW MEXICO
STANDARD DETAILS

1-1/2" SINGLE SERVICE

DRAWN BY: | DATE: 09/2008
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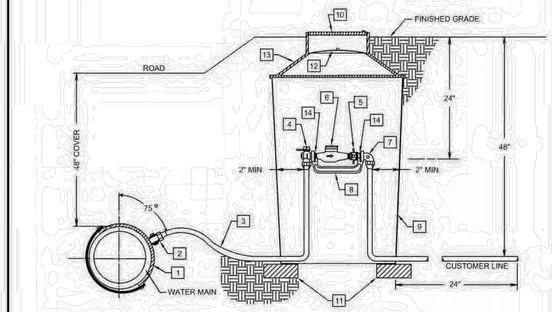

NOTE: SEE SERVICE LOCATION DETAIL FOR PLACEMENT DIMENSIONS AND DIRECTIONS

ITEM

1	1" SERVICE SADDLE
2	1" CORPORATION STOP (A.W.W.A. TAPERED THREAD)
3	1" COPPER TUBING (TYPE " K ")
4	1" ANGLE VALVE
5	3/4" EXPANSION CONNECTION WITH CHECK VALVE (TO BE PROVIDED AFTER FINAL INSPECTION BY CONTRACTOR)
6	3/4" SEALED REGISTER WATER METER (FURNISHED & INSTALLED BY CoSFWD)
7	1" ANGLE ELL WITH TEST VALVE
8	1" CAST IRON METER YOKE
9	24" DIA. X 36" METER BOX
10	POLYMER LID (12-5/16" DIA.)
11	BLOCKS - USE AS DIRECTED BY CoSFWD.
12	1 1/2" BLACK FOAM FROST LID
13	DOUBLE LID COVER (20" DIA. X 11-1/2" DIA. INNER OPENING) WITH EXTENSION RING (20" DIA. X 24" DIA.)
14	1" X 3/4" METER ADAPTER

CITY OF SANTA FE WATER DIVISION
SANTA FE, NEW MEXICO
STANDARD DETAILS

3/4" SINGLE SERVICE

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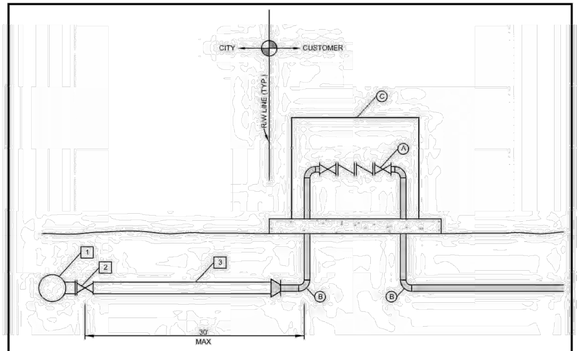

ITEM

1	TEE OR TAPPING SLEEVE WITH FLG. OUTLET (4" MIN.)
2	GATE VALVE FLG. x MJ (4" MIN.)
3	RESTRAINED DIP-PW (4" MIN.)
A	REDUCED PRESSURE ZONE BACKFLOW PREVENTER W/DETECTOR ASSEMBLY
B	CUSTOMER PIPING (REDUCER/TAPPED CAP FOR PIPING LESS THAN 4")
C	HEATED ENCLOSURE

CITY OF SANTA FE WATER DIVISION
SANTA FE, NEW MEXICO
STANDARD DETAILS

TYPICAL FIRE SERVICE

DRAWN BY: | DATE: 01/2010
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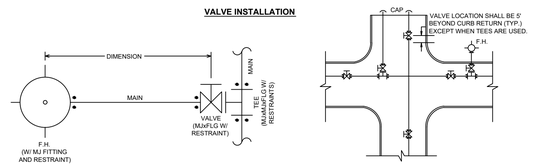
| **32**

VALVE INSTALLATION



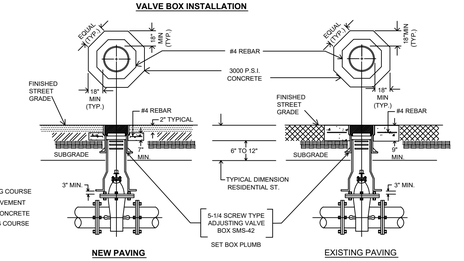
VALVES 1.) VALVES SHALL BE LOCATED AT ROAD INTERSECTIONS WITH THE INTENT OF ISOLATING THE WATER DISTRIBUTION SYSTEM, AS APPROVED BY SDCW.

2.) INLINE VALVES SHALL TYPICALLY BE INSTALLED FIVE (5) FEET BEYOND THE CURB RETURN, AS SHOWN IN THE DETAIL AND CONSIST OF MECHANICAL JOINT FITTINGS WITH RESTRAINTS EXCEPT WHEN USING TEES, WHICH SHALL HAVE MECHANICAL JOINT x FLANGE FITTING.

3.) VALVES ON FIRE HYDRANT LEGS SHALL HAVE MECHANICAL JOINT x FLANGE FITTINGS AND SHALL CONNECT TO FIRE HYDRANT TEE WITH THE FLANGE FITTING AND THE MECHANICAL JOINT FITTING SHALL HAVE A RESTRAINT, AS SHOWN IN THE DETAIL.

4.) VALVES ON TEES SHALL HAVE VALVES AND TEES WITH MECHANICAL JOINT x FLANGE FITTINGS. THE MECHANICAL JOINT FITTING SHALL HAVE A RESTRAINT, AS SHOWN IN THE DETAIL.

VALVE BOX INSTALLATION



NEW PAVING VALVE BOXES SHALL BE INSTALLED AND RAISED TO GRADE IN THE FOLLOWING MANNER FOR NEW PAVING:

1.) VALVE BOX SHALL BE INSTALLED OVER VALVE DURING MAIN INSTALLATION. TOP OF VALVE BOX SHALL BE LEFT BELOW THE TOP OF SUBGRADE UNTIL VALVE IS READY TO BE RAISED TO FINAL GRADE.

2.) WHEN THE VALVE BOX IS READY TO BE RAISED, AN OCTAGON SHAPE SHALL BE CUT-OUT AROUND THE VALVE BOX FROM THE FIRST PAVING LIFT (AS SHOWN IN THE DETAILS); THE VALVE BOX SHALL BE RAISED TO THE FINISHED STREET GRADE; THE SOIL AROUND THE VALVE BOX SHALL BE THOROUGHLY COMPACTED IN ACCORDANCE WITH CITY STANDARDS; THE CONCRETE COLLAR (CONSISTING OF 3,000 PSI CONCRETE AND #4 REBAR) SHALL BE POURED FLUSH WITH THE TOP OF THE FIRST PAVING COURSE (INCLUDING HAND RODDING CONCRETE TO REMOVE VOIDS); AND THE VALVE BOX SHALL BE PROTECTED FROM VEHICULAR TRAFFIC FOR 24 HOURS.

EXISTING PAVING INSTALL VALVE BOXES PER "NEW PAVING" (SEE ABOVE) WITH THE CONCRETE COLLAR POURED FLUSH WITH THE FINISHED GRADE OF THE EXISTING PAVING WITH A SMOOTH TROWELED FINISH. NOTE: IF EXCAVATION OVER 42" SQUARE IS REQUIRED TO ADJUST VALVE BOX TO GRADE, "NEW PAVING" CONCRETE COLLAR PROCEDURE SHALL BE FOLLOWED AS WELL AS ANY NECESSARY PAVING SHALL BE COMPLETED.

UNPAVED AREAS IN DIRT OR GRAVEL STREETS, TOP OF VALVE BOX AND CONCRETE COLLAR SHALL BE LEFT 6" BELOW THE STREET GRADE. IN OTHER UNPAVED AREAS, VALVE BOX AND CONCRETE COLLAR SHALL BE LEFT 2" ABOVE FINISHED GRADE OR AS DIRECTED BY SDCW.

PROTECTION OF VALVE BOXES VALVE BOXES SHALL BE PROTECTED FROM DAMAGE, LOSS AND SHALL NOT BE FILLED WITH DIRT AND DEBRIS. VALVES MUST BE ACCESSIBLE DURING CONSTRUCTION WITH MINIMUM EXCAVATION. VALVES IDENTIFIED BY SDCW AS KEY SHUT OFF VLAVES SHALL REMAIN AT GRADE DURING ALL PHASES OF CONSTRUCTION.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

VALVE & VALVE BOX INSTALLATION

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EMPIRE SELF STORAGE
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RJC	CLW	RJC

Date: April 2026

CASE #: #2025-11753 & 11756

ADDRESS: 1802 CERRILLOS RD. SANTA FE, NM 87505
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1750 CERRILLOS RD. SANTA FE, NM 87505
3 RD BERRY AVE. SANTA FE, NM 87505

SHEET NAME:

CIVIL DETAILS

SHEET #:

C-500

SHEET #___OF ___

EMPIRE SELF STORAGE
CIVIL DETAILS

THRUST RESTRAINT TABLE
BENDS, TEES, CAPS/VALVES, & REDUCERS
(RESTRAINED JOINT LENGTHS IN FEET)

DIAMETER (IN.)	HORIZONTAL BENDS 11-1/4° L_R	22-1/2° L_R	45° L_R	90° L_R	CAPS / PLUGS / VALVES L_R	SIZE (IN.) Lg/ Sm/ Run X Br.	TEES Run L_R	Branch L_R	Run L_R	Branch L_R	REDUCERS L_R
4	F,O	2	5	12	34	**4 X 4**	F,O	28	5	8	10	F,O	N/A
6	2	3	7	17	47	**6 X 6**	F,O	42	5	21	10	F,O	N/A
8	2	4	9	23	62	6 X 4	F,O	26	5	F,O	10	F,O	24
10	3	5	11	27	75	**8 X 8**	F,O	57	5	36	10	10	N/A
12	3	6	13	32	88	8 X 6	F,O	40	5	15	10	F,O	25
						8 X 4	F,O	23	5	F,O	10	F,O	45
						10 X 10	F,O	69	5	48	10	21	N/A
						10 X 8	F,O	55	5	29	10	F,O	25
						10 X 6	F,O	39	5	4	10	F,O	46
						10 X 4	F,O	21	5	F,O	10	F,O	61
						12 X 12	F,O	83	5	61	10	34	N/A
						12 X 10	F,O	68	5	42	10	10	43
						12 X 8	F,O	54	5	22	10	F,O	47
						12 X 6	F,O	37	5	F,O	10	F,O	64
						12 X 4	F,O	18	5	F,O	10	F,O	77

DIAMETER (IN.)	VERTICAL BENDS 11-1/4° L_R	22-1/2° L_R	45° L_R	90° L_R
	TOP/BOTTOM	TOP/BOTTOM	TOP/BOTTOM	TOP/BOTTOM
4	3 / 2	7 / 4	14 / 9	N/A
6	5 / 3	9 / 6	20 / 12	N/A
8	6 / 4	12 / 7	26 / 15	N/A
10	7 / 4	15 / 8	31 / 18	N/A
12	9 / 5	18 / 10	37 / 21	N/A

Table: This table is based on the EBAA Iron Megalug joint calculations program with the following input criteria: 3.5 ft. depth of bury (conservative); trench type 4; PVC pipe material; GM soil type; 150 psi test pressure; 1.5 safety factor. Specific calculations for restrained lengths are required for conditions not covered by this table.

L_R: Length of restrained pipe, in feet, for each side of the fitting.

Minimum Restrained Length: A minimum restrained length of 5 ft. from the fitting joint is recommended. Vertical offsets shall be completely restrained between the top vertical fitting and the bottom vertical fitting.

FJO: Fitting Joint Only – This includes at least a 1 ft. length of restrained pipe beyond the fitting joint.

Vertical Offset: Use 11-1/2° bends or 22-1/2° bends wherever possible due to the shorter restrained length requirements.

Caps/Plugs: Concrete blocking may be required by SDCVW on a case-by-case basis in addition to mechanical restraint.

Pipe Lengths: Piping shall be laid out to minimize pipe joints near fittings. Wherever possible, full 20 ft. pipe lengths shall be utilized when connecting to fittings or valves. No pipe bell joints shall be used where fittings are less than 20 ft. apart.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

JOINT RESTRAINT TABLE

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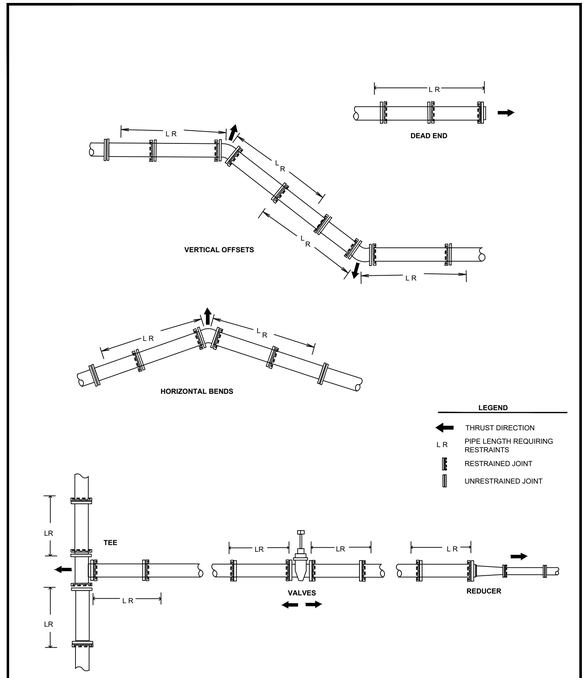
10A



SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

JOINT RESTRAINT TABLE

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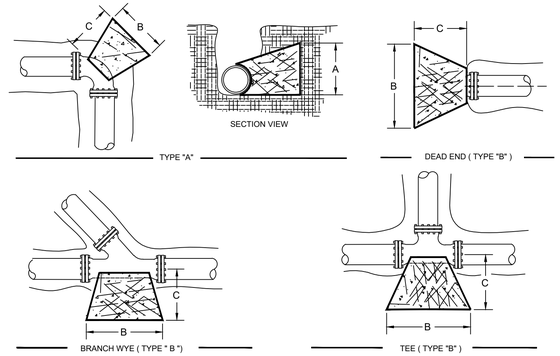
10B

USE MECHANICALLY RESTRAINED FITTINGS & PIPE JOINTS FOR THRUST RESTRAINT UNLESS CONCRETE BLOCKING IS SPECIFICALLY CALLED FOR BY SDCW.



THRUST BLOCK SIZING TABLE

PIPE DIAMETER	TYPE "A" BENDS 11-1/4° A	B	C	22-1/2° A	B	C	45° A	B	C	90° A	B	C	TYPE"B" FITTINGS A	B	C
4"	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
6"	12	12	12	12	12	12	12	18	12	18	24	12	12	24	12
8"	12	12	12	12	18	12	18	24	12	24	30	18	18	30	12
10"	12	12	12	12	24	12	20	30	12	24	42	18	24	36	18
12"	12	18	12	18	24	12	24	36	18	32	48	24	24	42	18
14"	12	24	12	18	36	18	30	42	24	36	60	24	30	48	24
16"	18	24	24	24	36	24	30	40	24	42	66	24	36	54	24
18"	18	30	24	24	40	24	36	54	24	48	72	24	42	60	24
20"	20	30	24	30	42	24	42	60	24	54	80	24	42	76	24
24"	24	36	24	36	54	24	48	72	24	66	96	30	54	80	30

1. TABLE BASED ON 200 P.S.I. (130 P.S.I. WORKING PRESSURE) AND 3000 LB/FT^2 ALLOWABLE SOIL BEARING PRESSURE.
2. USE TEE OUTLET DIAMETER TO DETERMINE THRUST BLOCK SIZING. USE BRANCH DIAMETER ON WYE TO DETERMINE THRUST BLOCK SIZING.
3. THE "C" DIMENSION LISTED IS A MINIMUM DIMENSION. CONCRETE BLOCKING MUST BE POURED TO THE UNDISTURBED SOIL OF THE TRENCH WALL.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

CONCRETE THRUST BLOCKING

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Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026

CASE #: #2025-11753 & 11756

ADDRESS: 1802 CERRILLOS RD. SANTA FE, NM 87505
1361 FOURTH ST. SANTA FE, NM 87505
1750 CERRILLOS RD. SANTA FE, NM 87505
3 RD BERRY AVE. SANTA FE, NM 87505

SHEET NAME: CIVIL DETAILS

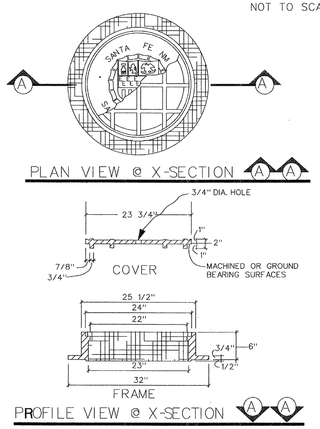
SHEET #: C-501

SHEET #___OF ____

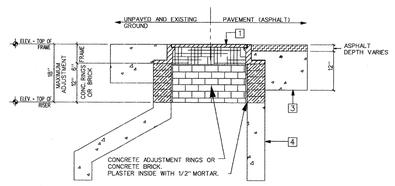
LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general note CM-2A
6	CONCRETE BASE, refer to concrete base detail Dwg. No. SAS-7
7	SEWER PIPE, refer to general note CM-1
8	6"(in) GROUT FILLET, on upper half of pipe and around base
9	ADAPTER, MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
10	PIPE PENETRATION INTO MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
11	PIPE SUPPORT, CONCRETE, shall extend out-side of manhole a maximum of 18"(in) to bell of first joint and shall cradle pipe half pipe
12	CONCRETE FILL, 3000 p.s.i., refer to general note CR-6
13	SHELF, to be 9"(in) minimum width with 1"(in) per 1'-0" slope, from crown of pipe
14	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
15	HAND FORMED CHANNELS, shall be on a uniform radius and shall not hold water
16	INVERT ELEVATIONS OF LATERAL LINES, shall be the same as the springline elevation of the sewer main, where possible
17	CHANGE SLOPE OF PIPE, at center of manhole
18	APPROVED WATER STOP, to be with type of pipe

NOT TO SCALE



MANHOLE FRAME & COVER DETAIL /DWG # SAS-4



NOT TO SCALE

MANHOLE ADJUSTMENT DETAIL /DWG # SAS-5

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK:
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (referred to as NM APWA) WITH MODIFICATIONS NOTED BY THE CITY OF SANTA FE.

CR-2 APPROVED PLANS:
USE PLANS BEARING THE OFFICIAL STAMP OF THE DESIGN ENGINEER AND BEARING THE APPROVAL SIGNATURE OF THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS WILL BE REJECTED.

CR-3 SEWER HOOK-UP PERMIT:
OBTAIN PERMITS FOR THE PROJECT BEFORE COMMENCING ANY SEWER CONSTRUCTION. CONSTRUCTION PERFORMED WITHOUT OBTAINING PERMITS SHALL BE REJECTED.
A. CONSTRUCTION PLANS SHALL INDICATE THE CLASS OF BEDDING TO BE USED. CHANGE OF BEDDING MAY REQUIRE A CHANGE IN PIPE CLASSIFICATION OR WALL THICKNESS.

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
WHEN CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

CR-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA: PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH: GASKET SHALL BE FULLY SEATED AND NOT SLIPPED: PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 9'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL.
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA: SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (inch) DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE, MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL
2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1390 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS: SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS: FOWLER "QUICKWAY", GENECO, HERSEY "PIONEER", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL: 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 160, 161 & 162, NM, APWA CLASS 30B (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 365 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION, OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
2. WHEN VITRIFIED CLAY CROSSES AN ARROYO.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

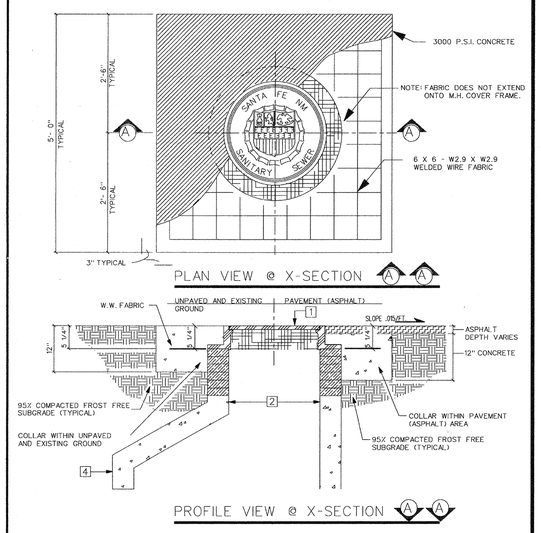
FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT: PIPE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED: REFER TO SECTION 901.7 NM APWA.

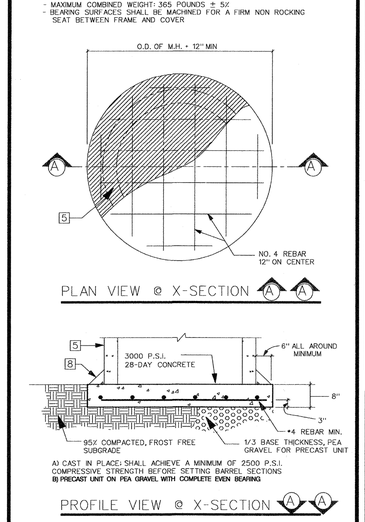
FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

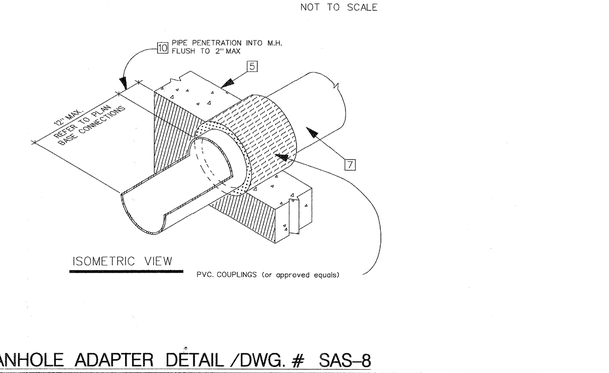


CONCRETE COLLAR DETAIL /DWG. # SAS-6 NOT TO SCALE

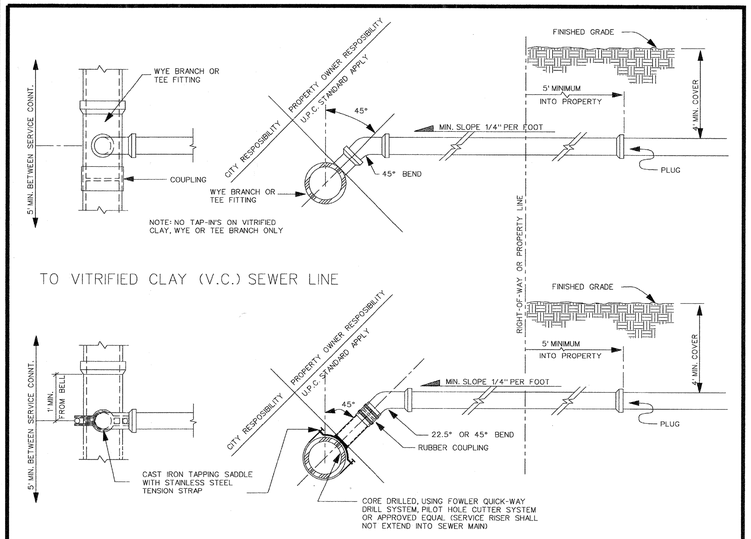


NOT TO SCALE

CONCRETE BASE DETAIL /DWG. # SAS-7

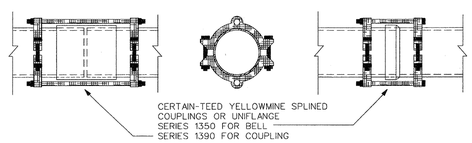


MANHOLE ADAPTER DETAIL /DWG. # SAS-8



NOT TO SCALE

SERVICE CONNECTION DETAILS /DWG. # SAS-10



NOTE: AT RIVER AND ARROYO CROSSINGS

RESTRAINED JOINT DETAIL /DWG. # SAS-9 NOT TO SCALE

CONTRACT NO. DACA47-03-D-0012 TASK ORDER NO.3

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS - B

DATE: JULY 1992	REVISIONS	FILE #: E:\AUTO\DWG\SCDT2-4
DRAWN BY: G. CHAVEZ	1 8-3-92	
CADD RENDITION BY: G. CHAVEZ	2 12-10-92	SHEET 4 OF 12
APPROVED BY: E. BROWN	3 11-16-94	

C-502

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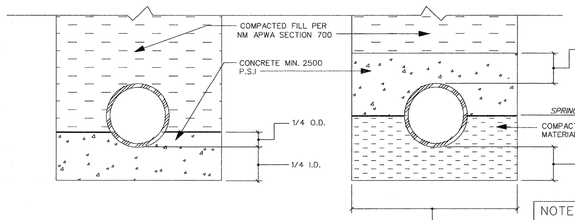
TRENCH BEDDING AND INSTALLATION DETAILS /DWG. # SAS-11

NOT TO SCALE

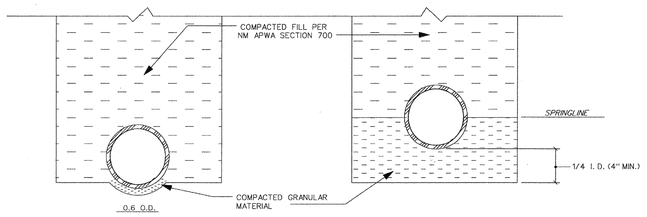
CLASS "A"



NOTE:
MINIMUM WIDTH OF TRENCHES:
PIPE O.D. PLUS 2' FEET, FOR PIPES 27" O.D. AND SMALLER (TYP.)

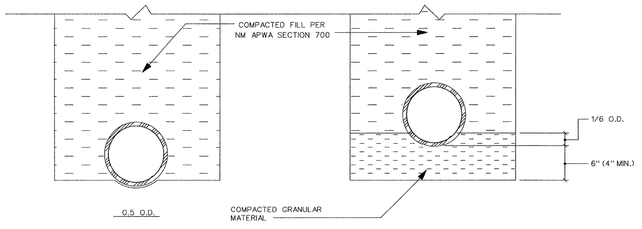
① CONCRETE CRADLE ② CONCRETE ARCH

CLASS "B"

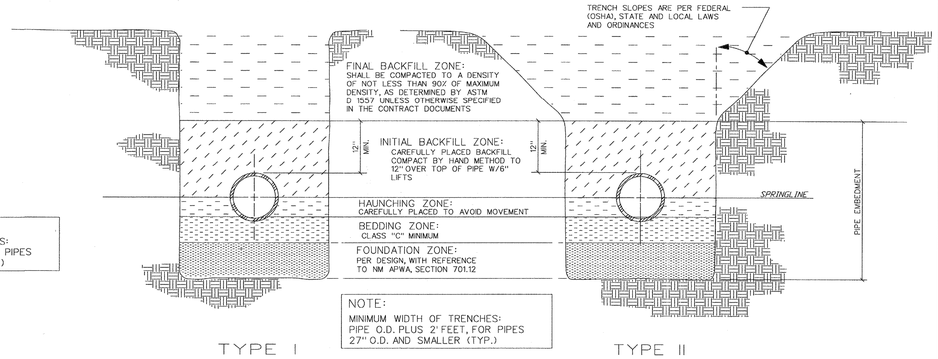


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

CLASS "C"



① SHAPED SUBGRADE ② GRANULAR FOUNDATION



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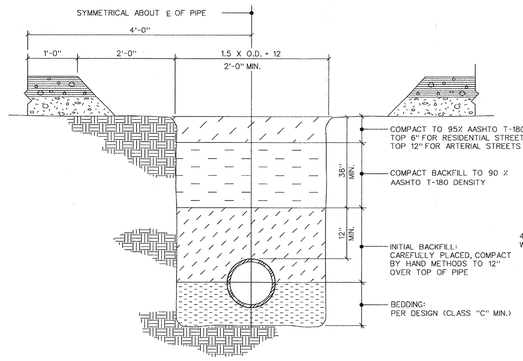
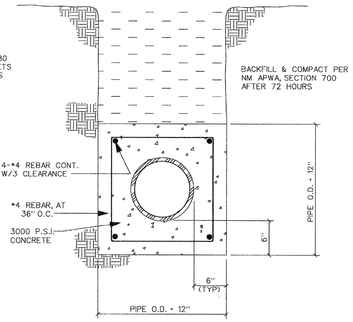
TYPE I TYPE II



PAVED AREAS



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C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA POLYPROPYLENE ENCASED GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL: 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 160, 161 & 162, NM, APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 365 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER, MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE.
6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
2. WHEN VITRIFIED CLAY CROSSES AN ARROYO.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN:
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT: PIPE SHALL NOT HOLD BACK ANY WATER.

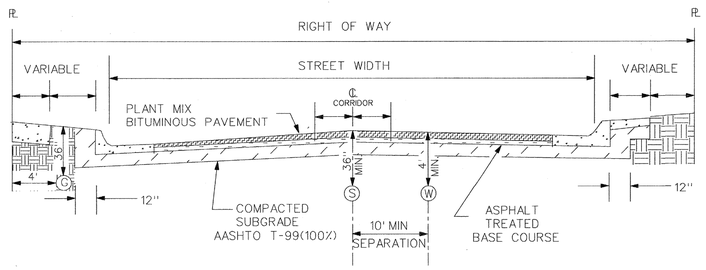
FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED: REFER TO SECTION 901.7 NM APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

TYPICAL UTILITIES SEPARATION DETAIL /DWG. # SAS-12

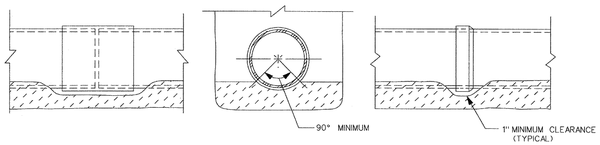


LEGEND

Ⓢ SEWER
Ⓖ GAS
Ⓦ WATER
℄ PROPERTY LINE
℄ CENTER LINE

NOT TO SCALE

BELL OR COUPLING INSTALLATION DETAIL /DWG. # SAS-13



NOT TO SCALE

CONTRACT NO. DACA47-03-D-0012 TASK ORDER NO.3

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER STANDARD CONSTRUCTION DETAILS - C

C-503

	REVISIONS		
DATE: JULY 1992			FILE: E:\AUTO\DWG\SCDT3-4
DRAWN BY: G. CHAVEZ	1 8-4-92		
CADD RENDITION BY: G. CHAVEZ	2 12-14-92		SHEET 5 OF 12
APPROVED BY: E. BROWN	3 11-16-94		

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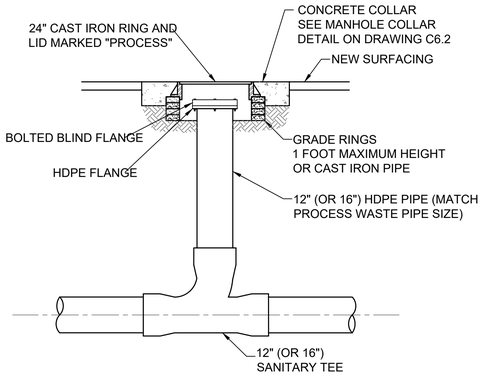
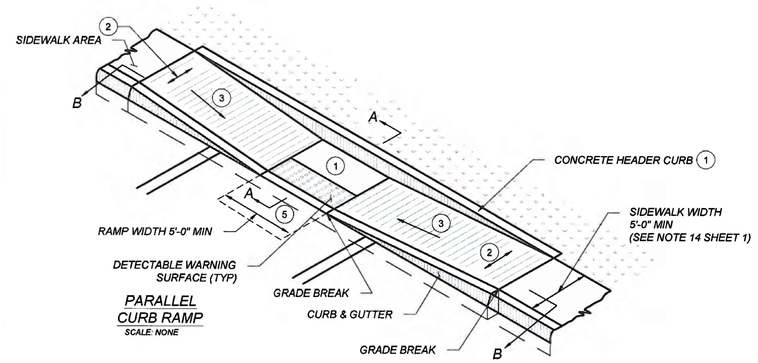
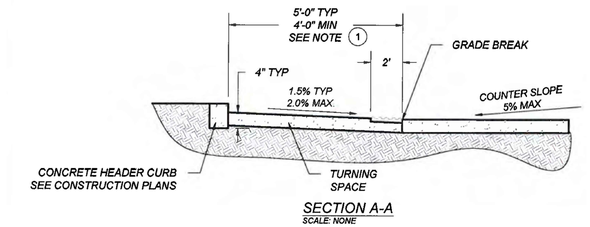
EMPIRE SELF STORAGE
CIVIL DETAILS



TRAFFIC RATED CLEANOUT DETAIL
SCALE: NTS

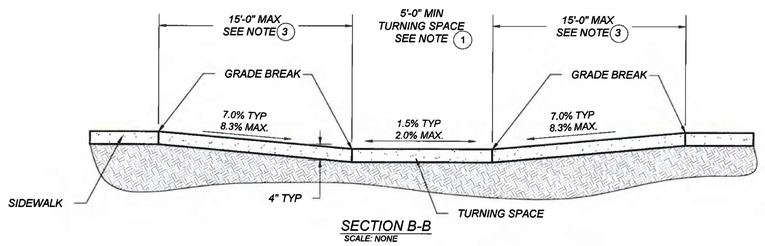


PARALLEL
CURB RAMP
SCALE: NONE

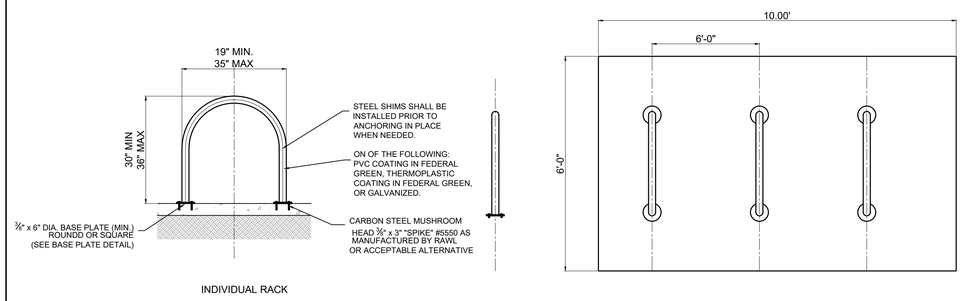


SECTION A-A
SCALE: NONE

CURB OPENING DETAIL
SCALE: NTS

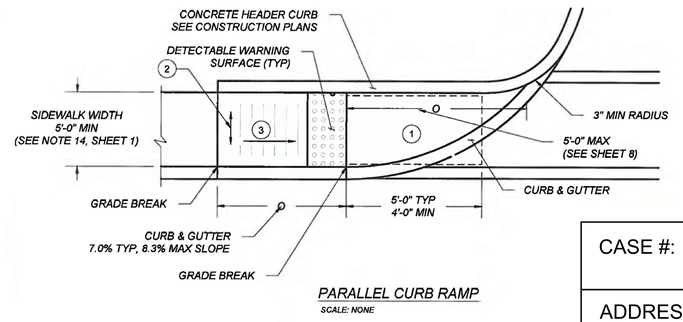


SECTION B-B
SCALE: NONE



INDIVIDUAL RACK

INVERTED U BIKE RACK DETAIL
SCALE: NTS



PARALLEL CURB RAMP
SCALE: NONE

KEYED NOTES

1. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.

B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-8/12 OF THE STANDARD DRAWINGS.

C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.

D. CONCRETE HEADER CURBS CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

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SANTA FE, NM

DXD CAPITAL

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO

CIVIL DETAILS

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026

CASE #: #2025-11753 & 11756

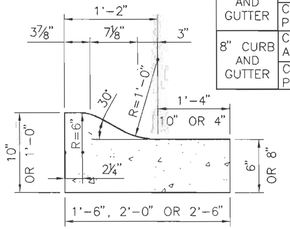
ADDRESS: 1802 CERRILLOS RD. SANTA FE, NM 87505
1361 FOURTH ST. SANTA FE, NM 87505
1750 CERRILLOS RD. SANTA FE, NM 87505
3 RD BERRY AVE. SANTA FE, NM 87505

SHEET NAME: CIVIL DETAILS

SHEET #: C-504

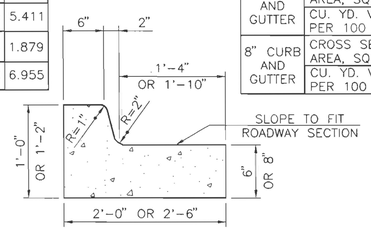
SHEET #___OF ___

EMPIRE SELF STORAGE
CIVIL DETAILS



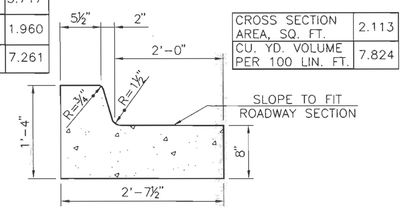
		1'-6"	2'-0"	2'-6"
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	0.961	1.211	1.461
	CU. YD. VOLUME PER 100 LIN. FT.	3.559	4.485	5.411
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.211	1.544	1.879
	CU. YD. VOLUME PER 100 LIN. FT.	4.485	5.719	6.955

CONCRETE MOUNTABLE CURB AND GUTTER TYPE "A"



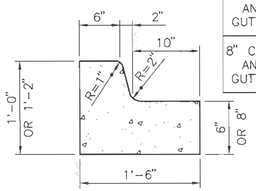
		2'-0"	2'-6"
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.294	1.544
	CU. YD. VOLUME PER 100 LIN. FT.	4.791	5.717
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.627	1.960
	CU. YD. VOLUME PER 100 LIN. FT.	6.026	7.261

CONCRETE BARRIER CURB AND GUTTER TYPE "B"



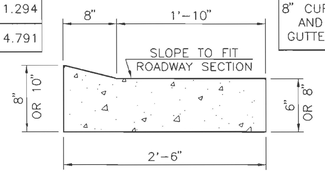
CROSS SECTION AREA, SQ. FT.	2.113
CU. YD. VOLUME PER 100 LIN. FT.	7.824

CONCRETE BARRIER CURB AND GUTTER TYPE "C"



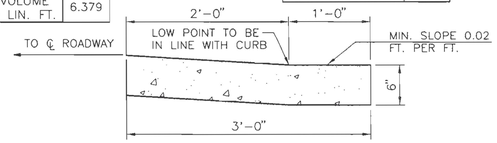
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.044
	CU. YD. VOLUME PER 100 LIN. FT.	3.866
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.294
	CU. YD. VOLUME PER 100 LIN. FT.	4.791

CONCRETE BARRIER CURB AND GUTTER TYPE "D"



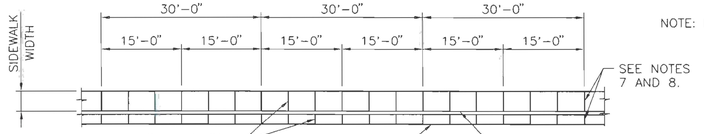
6" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.306
	CU. YD. VOLUME PER 100 LIN. FT.	4.835
8" CURB AND GUTTER	CROSS SECTION AREA, SQ. FT.	1.722
	CU. YD. VOLUME PER 100 LIN. FT.	6.379

CONCRETE LAYDOWN CURB TYPE "E"



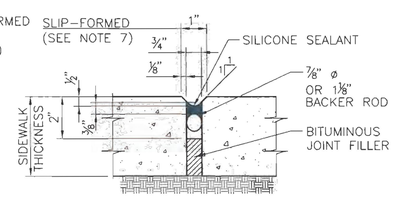
CROSS SECTION AREA, SQ. FT.	1.500
CU. YD. VOLUME PER 100 LIN. FT.	5.556

CONCRETE VALLEY GUTTER

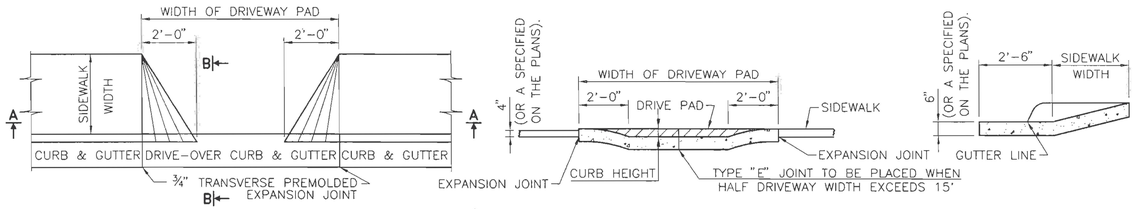


PLAN CURB AND GUTTER AND SIDEWALK

NOTE: NON-SLIP FORMED & SIDEWALKS (SEE NOTE 8)



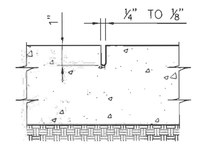
SEALED EXPANSION JOINT



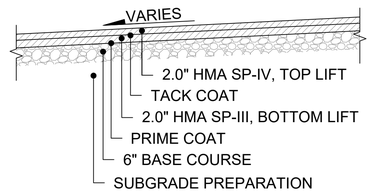
PLAN DRIVE PAD ⚠1 SECTION A-A SECTION B-B

GENERAL NOTES

1. CONCRETE SHALL BE STRUCTURAL CONCRETE CLASS "A."
2. END OF DAYS POUR, 30 MINUTE INTERRUPTIONS, COLD JOINTS AND DROP INLETS SHALL DETERMINE THE LOCATION OF A CONSTRUCTION JOINT AND A 3/4" PREMOLDED BITUMINOUS JOINT IS REQUIRED.
3. PLACE TRANSVERSE CONTRACTION JOINTS AT 5'-0" INTERVALS AND AT THE END OF RADIUS POINTS OR ISLAND NOSES.
4. BED COURSE MATERIAL ON WHICH SIDEWALK IS TO BE PLACED SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T 99, METHOD C.
5. EXCAVATION AND PREMOLDED BITUMINOUS EXPANSION JOINTS TO BE INCLUDED IN THE UNIT PRICE BID FOR SIDEWALKS.
6. THE SILICONE SEALED JOINTS SHALL BE SEALED IN ACCORDANCE WITH SECTION 452 OF THE STANDARD SPECIFICATIONS.
7. FOR SLIP-FORMED CURB AND GUTTER, FURNISH 1" SEALED EXPANSION JOINTS AT 90' INTERVALS, AND TRANSVERSE CONSTRUCTION JOINTS AT 5' INTERVALS.
8. FOR SIDEWALKS AND NON-SLIP FORMED CURB AND GUTTER, FURNISH 3/4" SEALED EXPANSION JOINTS AT 30' INTERVALS, AND TRANSVERSE CONTRACTION JOINTS AT 5' INTERVALS.



TRANSVERSE CONTRACTION JOINT



TYPICAL ASPHALT SECTION
SCALE: NTS

RAY M. TRUJILLO NEW MEXICO 10574 REGISTERED PROFESSIONAL ENGINEER 11/14/08

NO.	DATE	REV.BY	DESCRIPTION
⚠1	9/9/09	YML	ADDED DETAILS

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

SIDEWALK
CURB AND GUTTER

DESIGNED BY____ DRAWN BY SKL CHECKED BY YML

609-01-1/1 1 of 1

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SANTA FE, NM

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EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO

CIVIL DETAILS

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Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026

CASE #: #2025-11753 & 11756

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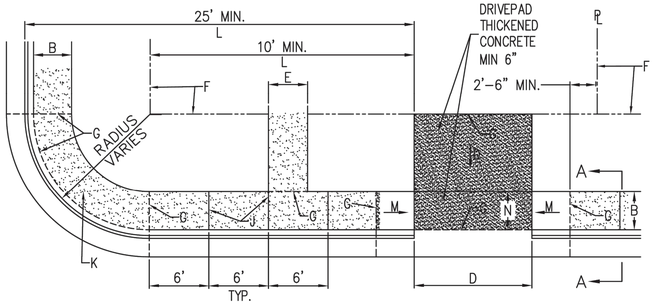
3 RD BERRY AVE. SANTA FE, NM 87505

SHEET NAME: CIVIL DETAILS

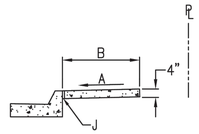
SHEET #: C-505

SHEET #___OF ___

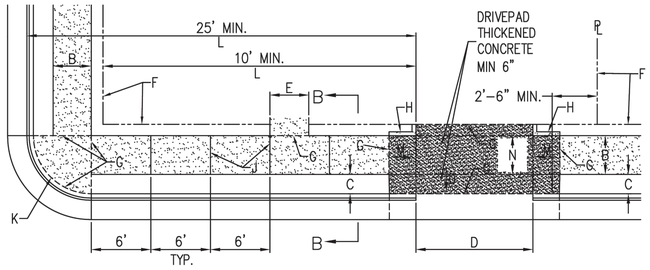
EMPIRE SELF STORAGE
CIVIL DETAILS



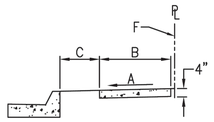
PLAN
CURB TYPE SIDEWALK



SECTION A–A



PLAN
OFFSET TYPE SIDEWALK



SECTION B–B

GENERAL NOTES

1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 301.
3. FOR SIDEWALKS LESS THAN 60" WIDE ON ACCESSIBLE ROUTE, PASSING SPACE AT LEAST 60" X 60" SHALL BE PROVIDED AT LEAST EVERY 200 FT.
4. GRATINGS LOCATED IN WALKING SURFACE SHALL HAVE SPACES NO GREATER THAN ½" WIDE IN DIRECTION OF TRAVEL. IF OPENINGS ARE ELONGATED, LONG DIMENSION SHALL BE PLACED PERPENDICULAR TO DIRECTION OF TRAVEL.
5. ALONG THE ACCESSIBLE ROUTE, CHANGES IN LEVEL BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 2H:1V. CHANGES IN LEVEL GREATER THAN ½" REQUIRE A RAMP.
6. PROVIDE A MINIMUM SIDEWALK WIDTH OF 4' AROUND OBSTACLES FOR ADA ACCESS.
7. SEE COA STD DWG 2425A AND 2425B FOR DRIVEPAD DETAILS.

CONSTRUCTION NOTES

A. SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
B. 5' MIN. SIDEWALK WIDTH. SIDEWALK WIDTH SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF DEVELOPMENT PROCESS MANUAL.
C. SETBACK TO BE DETERMINED BY AVAILABLE RIGHT-OF-WAY. SEE CHAPTER 7 OF DEVELOPMENT PROCESS MANUAL. ALSO SEE COA STD. DWG. 2414 FOR LANDSCAPE BUFFER.
D. SEE DRIVEPAD DETAILS, DWG. 2425A AND 2425B.
E. WALKWAY VARIABLE (4' MINIMUM).
F. PROPERTY LINE.
G. 1/2" EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
H. HEADER CURB OR INTEGRAL CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK. SEE STD. DWG. 2415.
J. CONTRACTION JOINTS.
K. FOR CURB ACCESS RAMPS, SEE DWGS. 2440 THROUGH 2445.
L. CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOW LINE. USE IN AREAS WHERE DRIVEPAD IS FARTHEST FROM INTERSECTION.
M. RAMP AS REQUIRED TO MEET DRIVEPAD GRADE. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.
N. ADA ACCESSIBLE PATHWAY. 2% MAX. CROSS-SLOPE. 1.5% PREFERABLE CROSS-SLOPE.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	SIDEWALK DETAILS
	DWG. 2430 JUNE 2019

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SANTA FE, NM

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EMPIRE SELF STORAGE
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CIVIL DETAILS

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Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026

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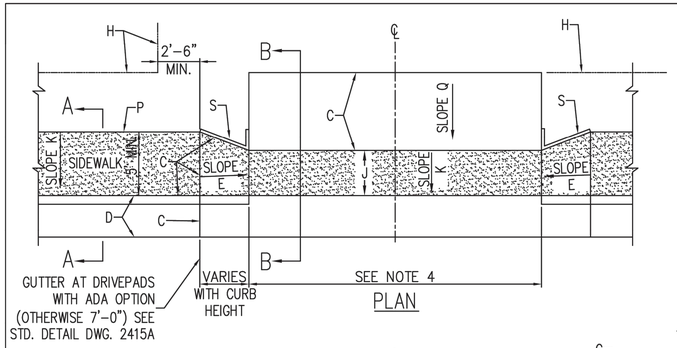
3 RD BERRY AVE. SANTA FE, NM 87505

SHEET NAME: CIVIL DETAILS

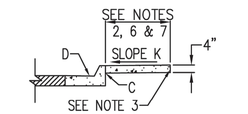
SHEET #: C-506

SHEET #___OF ____

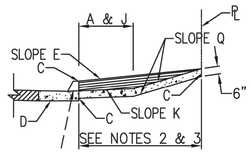
EMPIRE SELF STORAGE
CIVIL DETAILS



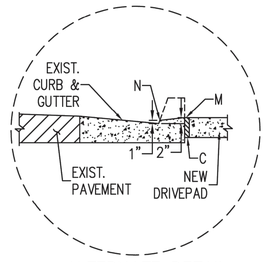
DRIVEPAD WITH SIDEWALK AT BACK OF CURB



SECTION A–A
(SIDEWALK AT BACK OF CURB)



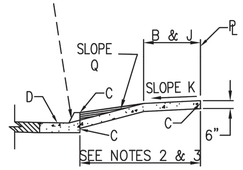
*SECTION B–B



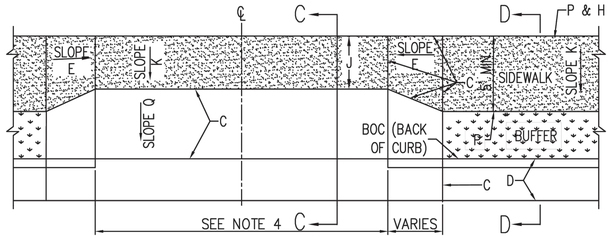
ALTERNATE DETAIL
MACHINE CUT EXISTING CURBS

* USE ONLY WHEN BACK OF CURB TO PROPERTY LINE IS 10' OR MORE. DRIVEPADS WITH LESS THAN 10'–0" IN DEPTH REQUIRE A SPECIAL DESIGN TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER. ADDITIONAL RIGHT–OF–WAY OR EASEMENTS SHALL BE OBTAINED IF REQUIRED.

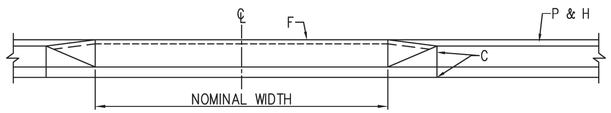
ALTERNATE DETAIL



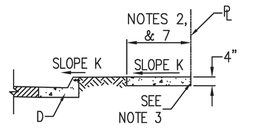
*SECTION C–C
(ALTERNATE FOR ADA COMPLIANCE)
(SIDEWALK AT PROPERTY LINE)



PLAN



ELEVATION
DRIVEPAD WITH SIDEWALK SET BACK FROM CURB



SECTION D–D
(SIDEWALK AT PROPERTY LINE)

CONSTRUCTION NOTES

A. SIDEWALK ADJACENT TO CURB.
B. OFFSET SIDEWALK.
C. 1/2" EXPANSION JOINT ADJACENT TO EXISTING CONCRETE OR STRUCTURES ON REPLACEMENT WORK.
D. CURB AND GUTTER.
E. SLOPE TO BE ADJUSTED TO PROVIDE A UNIFORM TRANSITION BETWEEN SIDEWALK AND DRIVEPAD (NOT TO EXCEED 8.3%, 7% PREFERRED SLOPE).
F. TOP OF DRIVEPAD.
G. TOP OF CURB.
H. PROPERTY LINE/RIGHT–OF–WAY LINE.
J. 4' MIN SIDEWALK WIDTH.
K. SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
L. THE FINISH GRADE ELEVATION DIFFERENCE BETWEEN TOP OF DRIVEPAD AT PROPERTY LINE AND TOP OF CURB IS DETERMINED BY A 2% MAXIMUM SLOPE, AND ANY DEVIATION FROM THIS SLOPE MUST BE APPROVED BY THE CITY ENGINEER.
M. SAW CUT EXISTING CONCRETE FROM BACKSIDE OF CURB WITH SLOPE TOWARD FLOWLINE.
N. EXPOSED CUT EDGES SHALL BE GROUND SMOOTH/ROUNDED TO REMOVE SHARP EDGE.
P. OUTSIDE EDGE OF SIDEWALK.
Q. SLOPE REQUIRED TO MEET GIVEN OR SET BOUNDARY ELEVATIONS (PROPERTY LINE OR BOC. ETC.).
R. FLARED SIDES ARE TO HAVE 10% MAXIMUM SLOPE.
S. HEADER CURB AS REQUIRED TO MATCH GRADE BEHIND SIDEWALK.

GENERAL NOTES

1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. REQUEST FOR SIDEWALK VARIANCES SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEW BOARD.
3. USE 1/2" EXP. JT. WHERE SIDEWALK OR DRIVEPAD ABUTS BLDGS., FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
4. ALL DRIVEPADS SHALL BE A MIN. THICKNESS OF 6" AND SHALL BE CONSTRUCTED FROM BACK OF CURB TO P/L. FOR DRIVEWAY WIDTHS, CONSULT CHAPTER 7 OF THE DEVELOPMENT PROCESS MANUAL.
5. DRIVEPADS WIDER THAN 18' (NOMINAL) SHALL HAVE A 1/2" EXP. JT. AT MIDPOINT. DRIVEPADS WIDER THAN 36' SHALL HAVE 2 OR MORE 1/2" EXP. JTS. EQUALLY SPACED, MAX., SPACING IS 18' APART.
6. SIDEWALK AT THE BACK OF CURB SHALL BE USED ONLY WHEN VARIANCE IS APPROVED.
7. FOR SIDEWALK WIDTH, CONSULT CHAPTER 7 OF THE DEVELOPMENT PROCESS MANUAL (4' MIN. WIDTH ON ACCESSIBLE ROUTE).
8. SUBGRADE UNDER SIDEWALK & DRIVEPAD SHALL BE COMPACTED AS PER SECTION 301.
9. ADA – AMERICANS WITH DISABILITIES ACT.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	DRIVEPADS
	DWG. 2425A JUNE 2019

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SANTA FE, NM

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO

CIVIL DETAILS

DXD CAPITAL

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
RJC	CLW	RJC

Date: April 2026

CASE #: #2025-11753 & 11756

ADDRESS: 1802 CERRILLOS RD. SANTA FE, NM 87505
1361 FOURTH ST. SANTA FE, NM 87505
1750 CERRILLOS RD. SANTA FE, NM 87505
3 RD BERRY AVE. SANTA FE, NM 87505

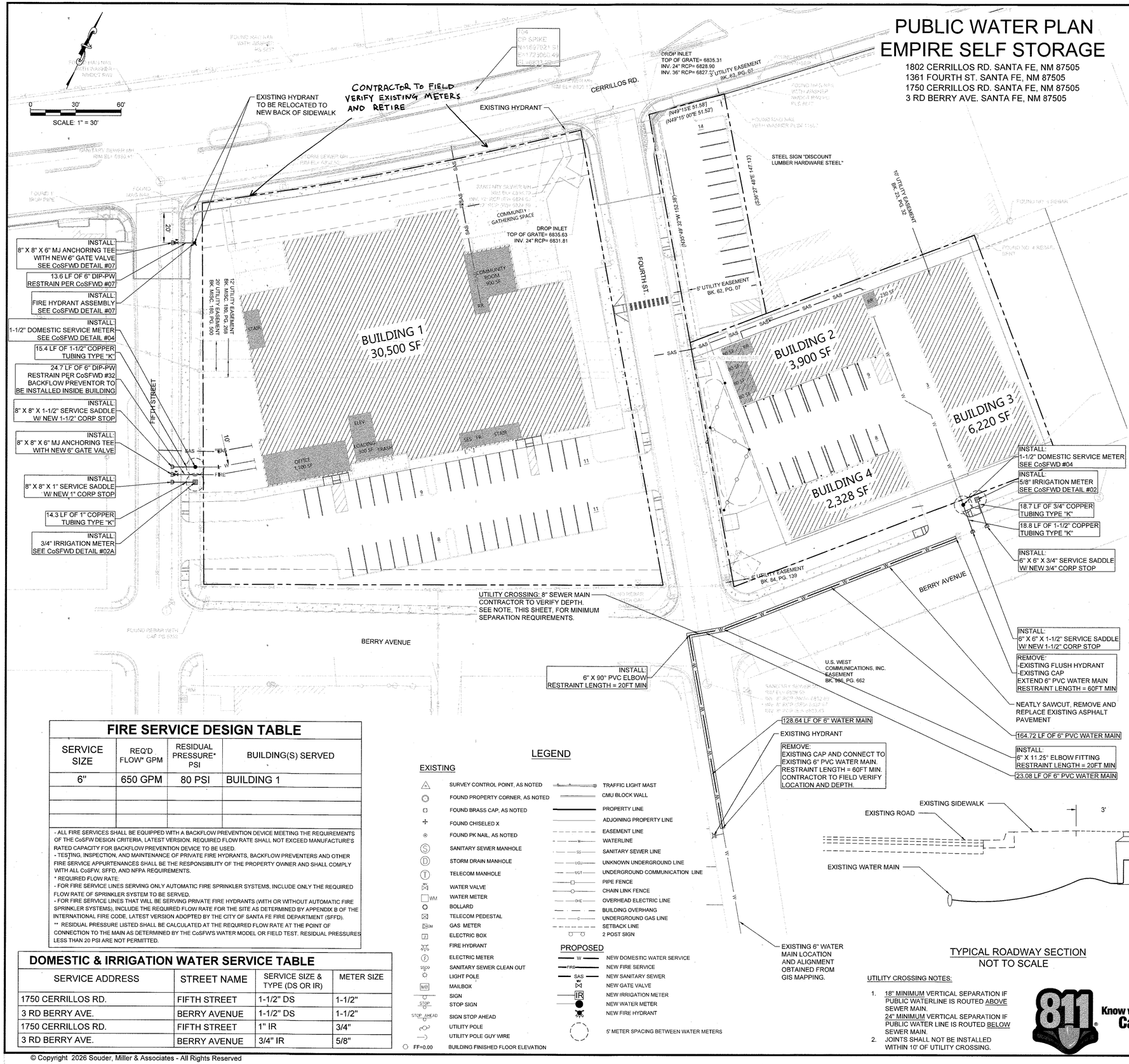
SHEET NAME: CIVIL DETAILS

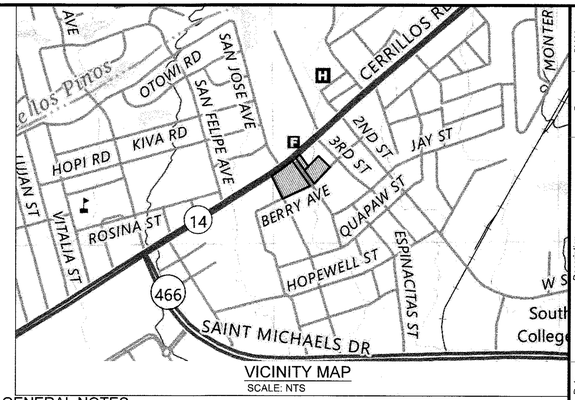
SHEET #: C-507

SHEET #___OF ____

PUBLIC WATER PLAN
EMPIRE SELF STORAGE

1802 CERRILLOS RD. SANTA FE, NM 87505
1361 FOURTH ST. SANTA FE, NM 87505
1750 CERRILLOS RD. SANTA FE, NM 87505
3 RD BERRY AVE. SANTA FE, NM 87505





VICINITY MAP
SCALE: NTS

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 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 AMD THE 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 THE 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. METERS CANS AND HOT BOXES TO HAVE 5' UNOBSTRUCTED CLEARANCE AROUND ALL SIDES.

FIRE SERVICE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW* GPM	RESIDUAL PRESSURE* PSI	BUILDING(S) SERVED
6"	650 GPM	80 PSI	BUILDING 1

- ALL FIRE SERVICES SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION DEVICE MEETING THE REQUIREMENTS OF THE CoSFW DESIGN CRITERIA, LATEST VERSION. REQUIRED FLOW RATE SHALL NOT EXCEED MANUFACTURE'S RATED CAPACITY FOR BACKFLOW PREVENTION DEVICE TO BE USED.
- TESTING, INSPECTION, AND MAINTENANCE OF PRIVATE FIRE HYDRANTS, BACKFLOW PREVENTERS AND OTHER FIRE SERVICE APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL COMPLY WITH ALL CoSFW, SFFD, AND NFPA REQUIREMENTS.

* REQUIRED FLOW RATE:
- FOR FIRE SERVICE LINES SERVING ONLY AUTOMATIC FIRE SPRINKLER SYSTEMS, INCLUDE ONLY THE REQUIRED FLOW RATE OF SPRINKLER SYSTEM TO BE SERVED.
- FOR FIRE SERVICE LINES THAT WILL BE SERVING PRIVATE FIRE HYDRANTS (WITH OR WITHOUT AUTOMATIC FIRE SPRINKLER SYSTEMS), INCLUDE THE REQUIRED FLOW RATE FOR THE SITE AS DETERMINED BY APPENDIX B OF THE INTERNATIONAL FIRE CODE, LATEST VERSION ADOPTED BY THE CITY OF SANTA FE FIRE DEPARTMENT (SFFD).

** RESIDUAL PRESSURE LISTED SHALL BE CALCULATED AT THE REQUIRED FLOW RATE AT THE POINT OF CONNECTION TO THE MAIN AS DETERMINED BY THE CoSFW'S WATER MODEL OR FIELD TEST. RESIDUAL PRESSURES LESS THAN 20 PSI ARE NOT PERMITTED.

DOMESTIC & IRRIGATION WATER SERVICE TABLE

SERVICE ADDRESS	STREET NAME	SERVICE SIZE & TYPE (DS OR IR)	METER SIZE
1750 CERRILLOS RD.	FIFTH STREET	1-1/2" DS	1-1/2"
3 RD BERRY AVE.	BERRY AVENUE	1-1/2" DS	1-1/2"
1750 CERRILLOS RD.	FIFTH STREET	1" IR	3/4"
3 RD BERRY AVE.	BERRY AVENUE	3/4" IR	5/8"

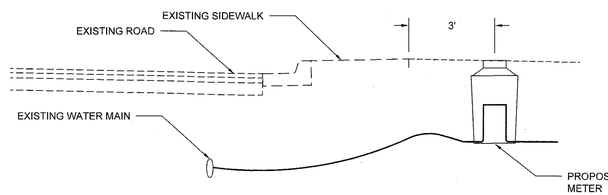
LEGEND

EXISTING

- SURVEY CONTROL POINT, AS NOTED
- FOUND PROPERTY CORNER, AS NOTED
- FOUND BRASS CAP, AS NOTED
- FOUND CHISELED X
- FOUND PK NAIL, AS NOTED
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELECOM MANHOLE
- WATER VALVE
- WATER METER
- BOLLARD
- TELECOM PEDESTAL
- GAS METER
- ELECTRIC BOX
- FIRE HYDRANT
- ELECTRIC METER
- SANITARY SEWER CLEAN OUT
- LIGHT POLE
- MAILBOX
- SIGN
- STOP SIGN
- SIGN STOP AHEAD
- UTILITY POLE
- UTILITY POLE GUY WIRE
- FF=0.00 BUILDING FINISHED FLOOR ELEVATION
- TRAFFIC LIGHT MAST
- CMU BLOCK WALL
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- WATERLINE
- SANITARY SEWER LINE
- UNKNOWN UNDERGROUND LINE
- UNDERGROUND COMMUNICATION LINE
- PIPE FENCE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC LINE
- BUILDING OVERHANG
- UNDERGROUND GAS LINE
- SETBACK LINE
- 2 POST SIGN

PROPOSED

- NEW DOMESTIC WATER SERVICE
- NEW FIRE SERVICE
- NEW SANITARY SEWER
- NEW GATE VALVE
- NEW IRRIGATION METER
- NEW WATER METER
- NEW FIRE HYDRANT
- 5' METER SPACING BETWEEN WATER METERS



TYPICAL ROADWAY SECTION
NOT TO SCALE

UTILITY CROSSING NOTES:

1. 18" MINIMUM VERTICAL SEPARATION IF PUBLIC WATERLINE IS ROUTED ABOVE SEWER MAIN.
   24" MINIMUM VERTICAL SEPARATION IF PUBLIC WATER LINE IS ROUTED BELOW SEWER MAIN.
2. JOINTS SHALL NOT BE INSTALLED WITHIN 10' OF UTILITY CROSSING.

811 Know what's below. Call before you dig.

RECORD MAPPING

	INITIALS	DATE
AS BUILT		
VALVE MAPS		
GIS (MAPPING)		
Inspector approved		

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER PE DATE

RYAN J. CURLEY NEW MEXICO 20922 PROFESSIONAL ENGINEER

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO

PLAT RECORDING INFORMATION
BOOK
PAGE
FILE
DATE

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 4-15-26
SANTA FE FIRE DEPARTMENT — DATE 4-15-26

INSPECTOR
DATE:

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
J-17	T17N,R9E,SEC34	

2026 01 (1 OF 1)

Rev #	Date	Description	By	Chk'd

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EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO
WATER PLAN

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GENERAL NOTES

1. ALL CONSTRUCTION WORK TO BE IN ACCORDANCE THESE DRAWINGS AND PER NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.

2. ALL QUANTITIES SHOWN ARE FOR CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITY TAKEOFFS.

3. CONTRACTOR SHALL COORDINATE WORK WITH ALL SUBCONTRACTORS.

4. CONTRACTOR SHALL BE FAMILIAR WITH PLANS, DETAILS AND SPECIFICATIONS AS THEY PERTAIN TO THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IF ANY ITEMS CONTAINED WITHIN THE SCOPE OF WORK DEFINED HEREIN, ARE IN CONFLICT WITH PROPOSED CONTRACT. A MEETING WILL BE HELD WITH THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT TO RESOLVE ANY CONFLICTS.

5. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS, DESIGNATED TRAFFIC LANES, OR PEDESTRIAN TRAFFIC. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE PUBLIC RIGHT-OF-WAY. SEE SHEET SHEET G-3019 FOR PRE-APPROVED STAGING/ STORAGE AREAS.

6. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT HORIZONTAL AND VERTICAL CONTROL SURVEY MONUMENTS (MARK) FROM DAMAGE PRIOR TO INITIATING CONSTRUCTION. IF DURING THE COURSE OF CONSTRUCTION OPERATIONS, THE CONTRACTOR DISTURBS OR DESTROYS A MARK, THE CONTRACTOR SHALL ESTABLISH A NEW MARK IN COMPLIANCE WITH THE STANDARDS AND PROCEDURES SET FORTH IN THE "GEODETIC MARK PRESERVATION GUIDEBOOK", NATIONAL GEODETIC SURVEY, MARCH 1990, CONTACT: NGS MARK PRESERVATION CENTER - NOAA, RC - 325 BROADWAY - BOULDER, CO 80303 - TELEPHONE (303) 497-6530, FTS 320-6530. NO ADDITIONAL FEES SHALL BE PAID FOR THIS WORK.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING UTILITIES AND INFRASTRUCTURE. EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO ANY EXCAVATION. CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO EXCAVATION. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT NEW MEXICO 811 OR (811) 260-1990 FOR LOCATION OF EXISTING UTILITIES. IF PROBLEMS ARE DISCOVERED, CONTACT OWNER'S REPRESENTATIVE TO DETERMINE COURSE OF ACTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE OWNER'S REPRESENTATIVE.

9. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

10. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION. FEES (IF ANY) FOR ALL PERMITS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

11. THE CONTRACTOR IS RESPONSIBLE FOR FIELD CHECKING LOCATION, ELEVATIONS, AND DIMENSIONS OF ALL FORM WORK FOR COMPLIANCE PRIOR TO INSTALLATION OF CONCRETE. THE OWNER RESERVES THE RIGHT TO INSPECT ANY FEATURES AND APPURTENANCES AT ANY TIME BEFORE FINAL COMPLETION OF THE PROJECT AND TO HAVE THE CONTRACTOR REMOVE, REPLACE, AND/OR CORRECT ANY WORK THAT IS NOT IN COMPLIANCE AT THE CONTRACTOR'S EXPENSE, AS DETERMINED BY THE OWNER'S REPRESENTATIVE; HOWEVER, FINAL RESPONSIBILITY FOR CORRECT INSTALLATION LIES WITH THE CONTRACTOR.

12. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

13. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS INCLUDING N.P.D.E.S. REGULATIONS.

NO VEGETATION ON EXISTING SITE

1. FOR THE PURPOSES OF LANDSCAPE REQUIREMENT CALCULATIONS, THERE IS NO EXISTING VEGETATION TO ACCOUNT FOR ON THE CURRENT SITE.

GENERAL IRRIGATION NOTES

1. WORK CONSISTS OF INSTALLING AN UNDERGROUND IRRIGATION SYSTEM THAT UTILIZES NEW MAINLINE, DRIP SYSTEMS, ZONE VALVES, AND PIPING AS SHOWN ON THESE PLANS, DETAILS AND SPECIFICATIONS. THE CONTRACTOR PERFORMING THIS WORK SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERMITS NECESSARY FOR THE COMPLETION OF THE IRRIGATION SYSTEM, EXCEPT FOR THOSE COMPONENTS SPECIFIED TO BE FURNISHED BY OTHERS.

2. THE IRRIGATION SYSTEM IS DESIGNED FOR AN APPROXIMATE OPERATING PRESSURE OF 50 PSI AND AVAILABLE FLOW OF 12 GPM AT THE POINT OF CONNECTION. CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO INITIATION OF CONSTRUCTION. THIS INFORMATION SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL, PRIOR TO PROCEEDING.

3. ALL NEW PLANT MATERIALS SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEMS AS PER PLANS, DETAILS AND AS PER THE SPECIFICATIONS, LANDSCAPE IRRIGATION, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

4. FLUSH ALL LINES AND VALVES PRIOR TO INSTALLING HEADS OR DRIP EMITTERS .

5. IRRIGATION PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE OF DRAWINGS. THE DESIGN INTENT IS TO HAVE ALL IRRIGATION PIPING IN THE LANDSCAPE AREAS, SOME OF THOSE LINES ARE SHOWN OUTSIDE OF THOSE AREAS FOR GRAPHIC CLARITY. ALL VALVES SHALL BE LOCATED IN PLANTING AREAS WHERE SHOWN AND ALL PIPING SHALL BE INSTALLED PRIOR TO LANDSCAPING OR PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. CAP ALL ENDS HAND TIGHT, PRIOR TO BACK FILL.

6. CONTRACTOR TO PROTECT ALL EXISTING TREE AND SHRUB ROOT ZONES WHEN TRENCHING. THERE SHALL BE NO MECHANICAL TRENCHING WITHIN DRIP LINE OF TREES. ANY EXCEPTIONS WILL NEED TO BE SUBMITTED TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL. EXISTING TREES INCLUDE THOSE SHOWN ON THE PLANS, AS WELL AS THOSE NOT IDENTIFIED ON THE SURVEY.

7. COMPLY WITH REQUIREMENTS AND ORDINANCES OF THE UNIFORM PLUMBING CODE, BERNALILLO COUNTY, AND OTHER GOVERNMENTAL BODIES HAVING JURISDICTION PERTAINING TO LANDSCAPE IRRIGATION.

8. REFER TO NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND MANUFACTURERS RECOMMENDATIONS FOR ALL INSTALLATION PROCEDURES NOT FULLY DESCRIBED ON THE IRRIGATION PLANS.

9. ALL BACK FILLING SHALL BE CLEAN MATERIAL FROM EXCAVATION. BACK FILLED TRENCH IS TO BE EVEN WITH EXISTING GRADES AFTER COMPACTION.

10. TRENCH BACK FILL MATERIAL SHALL BE COMPACTED TO 85% MOD PROCTOR DENSITY IN 6" LIFTS. BACK FILLING OF TRENCHES AND PLANTING BEDS SHALL NOT PROCEED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE.

11. AS-BUILT RECORD IRRIGATION DRAWINGS TO BE FURNISHED BY CONTRACTOR PRIOR TO FINAL ACCEPTANCE. A LAMINATED HALF SIZE COPY OF THE IRRIGATION PLANS SHALL BE PROVIDED TO THE OWNER AT THE CONCLUSION OF CONSTRUCTION ACTIVITIES.

12. ALL PLANT MATERIALS INSTALLED SHALL HAVE THE AUTOMATIC IRRIGATION SYSTEM FULLY OPERABLE AT THE TIME OF PLANT INSTALLATION UNLESS OTHERWISE NOTED ON THE PLANS.

13. ALL IRRIGATION PIPING LOCATED UNDER PAVED AREAS OR GRAVELED VEHICULAR PATHS SHALL BE SLEEVED, AND AS SHOWN ON THE PLANS.

14. ALL MAINLINE, WIRING, VALVES AND VALVE BOXES SHALL NOT BE LOCATED WITHIN FLOOD IRRIGATED AREAS INCLUDING SWALE OR PONDING AREAS. ALL WIRING SHALL BE SLEEVED IN A SEPARATE SLEEVE.

15. CONTRACTOR SHALL PROVIDE APPROPRIATELY SIZED VALVE WIRING BASED ON ACTUAL DISTANCES AND DEMAND CONSTRUCTED.

16. FIELD STAKE ALL LATERAL AND MAIN LINE PLACEMENT FOR APPROVAL BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO TRENCHING.

17. CONTRACTOR SHALL INSTALL ALL IRRIGATION EQUIPMENT AS SPECIFIED IN THE PLAN OR APPROVED EQUAL.

18. FIELD WIRING SHALL BE INSTALLED IN SAME TRENCH AS PRESSURE MAIN LINE, WIRE SHALL NOT BE STRETCHED TIGHT. VALVE WIRE SHALL BE STANDARD COLORS & LABELED AT CONTROLLER AND IN VALVE BOX. CONNECTIONS AT VALVES MUST BE MADE WITH DRI-SPLICE CONNECTORS. CONNECTORS MUST BE READY FILLED FROM FACTORY WITH SILICONE.

19. ALL COMPONENTS INSTALLED AS PART OF THE UNDERGROUND IRRIGATION SYSTEM ARE TO BE NEW AND IN GOOD WORKING ORDER AND WITHOUT FLAWS UNLESS OTHERWISE INDICATED ON THE PLANS, DETAILS AND SPECIFICATIONS. ALL EXISTING COMPONENTS INTEGRATED INTO NEW IRRIGATION SYSTEM TO BE TESTED AND CONFIRMED TO BE IN GOOD WORKING ORDER.

20. CONTRACTOR SHALL PERFORM AN INSPECTION WITH THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE OF THE COMPLETED IRRIGATION SYSTEM UPON COMPLETION OF CONSTRUCTION TO ENSURE IRRIGATION SYSTEM IS IN GOOD WORKING ORDER.

TEMPORARY IRRIGATION FOR SEEDED AREAS

1. TEMPORARY IRRIGATION SHALL BE INCLUDED FOR ALL RECLAMATION SEEDED AREAS.

2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF THE TEMPORARY IRRIGATION SYSTEM. CONTRACTOR SHALL SUBMIT A TEMPORARY IRRIGATION PLAN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

3. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.

4. WATER NATIVE SEEDED AREAS WITH FINE SPRAY AT A MINIMUM RATE OF 1" PER WEEK, APPLIED 2 TIMES DAILY UNTIL TWO WEEKS AFTER GERMINATION, AND AT LEAST THREE TIMES WEEKLY FOR AN ADDITIONAL FOUR WEEKS, UNLESS RAINFALL PRECIPITATION IS ADEQUATE. THEREAFTER WATER AT LEAST ONCE PER WEEK FOR AN ADDITIONAL 6 MONTHS MIN.

PLANTING NOTES

1. THE LANDSCAPE PLANS SHALL COMPLY WITH DONA ANA COUNTY LANDSCAPE REQUIREMENTS.

2. PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. THE SUBSTITUTION OF MATERIALS DIFFERING IN KIND, QUALITY OR SIZE FROM THAT SPECIFIED WILL BE ALLOWED ONLY AFTER THE ARCHITECT IS CONVINCED THAT ALL MEANS OF OBTAINING THE SPECIFIED MATERIALS HAVE BEEN EXHAUSTED. CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE THAT ALL MATERIALS NECESSARY TO COMPLETE THE PROJECT AS SPECIFIED HAVE BEEN LOCATED AND ALL REQUESTS FOR SUBSTITUTIONS MUST BE SUBMITTED NO LATER THAN 2 WEEKS PRIOR TO THE INITIATION OF CONSTRUCTION.

3. PLANT MATERIAL QUALITY, SIZE AND CONDITION SHALL BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK, MOST CURRENT EDITION, AS PUBLISHED BY AMERICAN HORT.

4. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUNSCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORES AND ALL OTHER FORMS OF INFECTIONS.

5. UNLESS OTHERWISE STATED ON THE DRAWINGS OR APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT, ALL PLANTS SHALL BE NURSERY GROWN AND SHALL BE TAGGED WITH NURSERY LABELS INDICATING SPECIES AND VARIETY.

6. OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL INSPECT ALL PLANT MATERIAL AT THE CONTRACTOR'S YARD PRIOR TO DELIVERY, DURING PLANTING AND AFTER PLANTING AT THE JOB SITE. AT THE OPTION OF THE CONTRACTOR, THE OWNER'S REPRESENTATIVE WILL INSPECT PLANT MATERIAL AT A WHOLESALE NURSERY OF THE CONTRACTOR'S CHOICE, WITHIN 60 MILES OF THE PROJECT SITE, PRIOR TO DELIVERY OF MATERIALS TO THE CONTRACTOR'S YARD.

7. THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL BE THE JUDGE OF THE QUALITY AND ACCEPTABILITY OF ALL PLANT MATERIALS. ALL REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO OWNER.

8. PLANTS NOT WATERED ON THE SAME DAY AS PLANTED WILL BE REJECTED AND NO ADDITIONAL PAYMENT MADE THEREFORE.

9. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR THE PERIOD OF ONE (1) YEAR OR ONE COMPLETE GROWING SEASON, WHICHEVER COMES FIRST, BEGINNING ON THE DATE OF FINAL CONTRACT ACCEPTANCE.

10. ALL NEW PLANT MATERIALS SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEMS AS PER PLANS, DETAILS AND SPECIFICATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS. PLANTS SHALL NOT BE INSTALLED UNTIL THE IRRIGATION SYSTEM IS INSTALLED AND FULLY OPERATIONAL.

WARRANTY AND MAINTENANCE

1. CONTRACTOR SHALL FURNISH A CERTIFICATE OF WARRANTY AND A GUARANTEE OF WORK AND MATERIALS FOR A ONE-YEAR PERIOD FROM DATE OF FINAL ACCEPTANCE. FINAL PAYMENT SHALL NOT BE MADE UNLESS THIS CERTIFICATE IS PRESENTED TO THE OWNER.

2. THE CONTRACTOR IS LIABLE FOR ANY LOSS OR DAMAGE TO ANY WORK OR MATERIALS, SUPPLIES AND EQUIPMENT ON THE JOB SITE CAUSED BY THE CONTRACTOR, ITS EMPLOYEES OR ANY OTHER UNFORESEEN CAUSE UNTIL FINAL ACCEPTANCE OF PROJECT BY OWNER.

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SANTA FE, NM

DXD CAPITAL

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO
LANDSCAPE
GENERAL NOTES

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.

Designed	Drawn	Checked
BB	BB	WF

Date: April 2026

Scale: Horiz: N/A
Vert: N/A

Project No: 9233548

Sheet: LP-501

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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	REMARKS	HGHT & SPRED.	CAL.	QTY
DECIDUOUS TREES	SEE FULL PLANT SCHEDULE AND DEVELOPMENT CALCS SHEET LP-100				
	ACER GRANDIDENTATUM 'MESA GLOW' MESA GLOW MAPLE	M	25` X 20`	2" CAL.	8
	CELTIS RETICULATA NETLEAF HACKBERRY	L-M	25` X 30`	2" CAL.	6
	FORESTIERA NEOMEXICANA DESERT OLIVE	VL-L	15` X 12`	6` - 8` HT.	22
	QUERCUS GRAVESII CHISOS RED OAK	L-M	35` X 30`	2" CAL.	4
	ULMUS PARVIFOLIA 'DYNASTY' DYNASTY LACEBARK ELM	L-M	30` X 30`	2" CAL.	6
EVERGREEN TREES					
	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	VL-L	12`X18`	2" CAL.	13
	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	L-M	30` X 20`	6` - 8` HT.	13
	PINUS NIGRA AUSTRIAN PINE	L-M	40` X 30`	6` - 8` HT.	9

SYMBOL	BOTANICAL / COMMON NAME	REMARKS	HGT. & SPR.	SIZE	QTY
DECIDUOUS SHRUBS					
	BAPTISIA AUSTRALIS FALSE INDIGO	L-M	3` X 4`	5 GAL	12
	MUHLENBERGIA RIGENS DEER GRASS	VL-L	3` X 4`	1 GAL.	21
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	L-M	2` X 4`	5 GAL	36
	RIBES AUREUM GOLDEN CURRANT	L-M	4` X 4`	5 GAL.	9
EVERGREEN SHRUBS					
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' CHIEFTAIN MOCK BEARBERRY MANZANITA	VL-L	4` X 4`	5 GAL.	41
	ARTEMISIA TRIDENTATA BIG SAGEBRUSH	VL-L	5` X 5`	5 GAL.	19
	FALLUGIA PARADOXA APACHE PLUME	VL-L	4` X 4`	5 GAL.	18
	NOLINA MICROCARPA BEARGRASS	VL-L	5` X 5`	5 GAL.	10
VINE/ESPALIER					
	LONICERA SEMPERVIRENS 'HONEY CORAL' HONEY CORAL TRUMPET HONEYSUCKLE	M	10` X 6`	5 GAL	16
	ROSA BANKSIAE 'LUTEA' BANKSIA ROSE	L-M	15` X 5`	5 GAL	11

SEE FULL PLANT SCHEDULE AND DEVELOPMENT CALCS SHEET LP-100

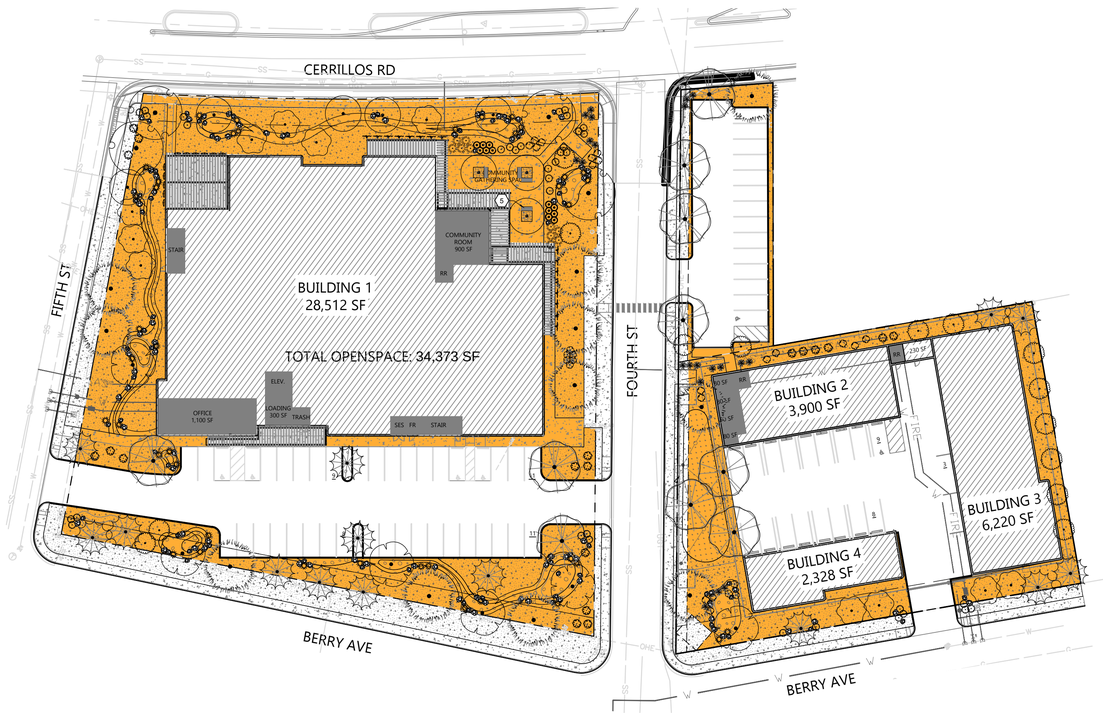
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	1" GRAVEL AT 4" DEPTH IN PARK. COLOR: BUILDOLOGY BROWN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC. TOP OF MULCH SHALL BE 2" BELOW TOP OF CURB TYPICAL.	37,930 SF
	2" - 4" ANGULAR COBBLE/ CRUSHED STONE. COLOR: DESERT TAN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC.	5,910 SF
	TURFGRASS SOD: DELTA TALL HYBRID TALL FESCUE WITH KENTUCKY BLUGRASS. PRIOR TO LAYING SOD A TWO INCH (2') DEPTH HEAT TREATED COMPOST MATERIAL SHALL BE APPLIED AND TILLED IN TO A 6 SIX INCH (6") DEPTH.	2,041 SF
	3/8" MINUS CRUSHER FINES MULCH AT 4" DEPTH . COLOR: VENETIAN BROWN OR APPROVED EQUAL.	108 SF
	BENCH DUMOR 270-60 72IN.LENGTH FRAME: BRONZE GLOSS. SLATS: ANTIQUE MAHOGANY WOOD GRAIN RECYCLED PLASTIC	4

SITE DATA

Total Lot Area	SF	118,379
Gross Covered Area (Buildings, hard surfaces and roads/parking)	SF	81,457
Net Site Area	SF	36,922
Cerrillos Rd (Site 1 + Site 2) - major arterial	LF	452
Fifth St (Site 1) - secondary arterial	LF	251
Fourth St (Site 1 + Site 2) - local road	LF	620
Berry Ave (Site 1 + Site 2) - local road	LF	533
Required Ponding Areas	SF	None
Provided Parking Spaces	QTY	73
Existing Trees	QTY	None

LANDSCAPE REQUIREMENTS FOR SANTA FE		REQUIRED	PROVIDED
OPEN SPACE			
Lot Coverage Maximum of 60% (SF)	< Total Lot Area x 0.6	71,027	40,960
Total Open Space Minimum 25% of Total Lot Area (SF)	> Total Lot Area x 0.25	29,595	34,373
Minimum of 1 tree per 500 sf of required open space	29595 SF ÷ 500 SF	60	69
Trees required after applying counts for Street Trees and Parking Lot Trees	60 - 18 - 29 - 9	8	13
All required deciduous trees shall be 2" caliper minimum	Requirement met	--	--
Minimum 25% Evergreen Trees	60 x 0.25	15	18
All required Evergreen Trees shall be a minimum of 6 FT in height	Requirement met	--	--
Minimum of 2 shrubs per 500 SF of required open space	29595 SF ÷ 500 SF x 2	120	138
All required shrubs shall be 5 Gal minimum except as noted on City Plan List	Requirement met	--	--
Minimum 25% Evergreen Shrubs	120 x 0.25	30	**88**
STREET TREE REQUIREMENT			
Minmum of 1 tree per 30 LF to 40 LF on major and secondary arterials	703 LF ÷ 40 LF	18	**18**
Minmum of 1 tree per 25 LF to 35 LF on all other streets	1153 LF ÷ 35 LF	29	**29**
PARKING LOT LANDSCAPE REQUIREMENTS			
Minimum of 10 SF of Landscape Area per Parking Space	73 Spaces x 10 SF	730	730
1 Tree per 90 SF of Landscape Area	730 SF ÷ 90 SF	8	8



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DXD CAPITAL
SANTA FE, NM

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO
LANDSCAPE
PLANTING SCHEDULE AND DEVELOPMENT CALCS

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

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Date: April 2026
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Project No: 9233548
Sheet: LP-100

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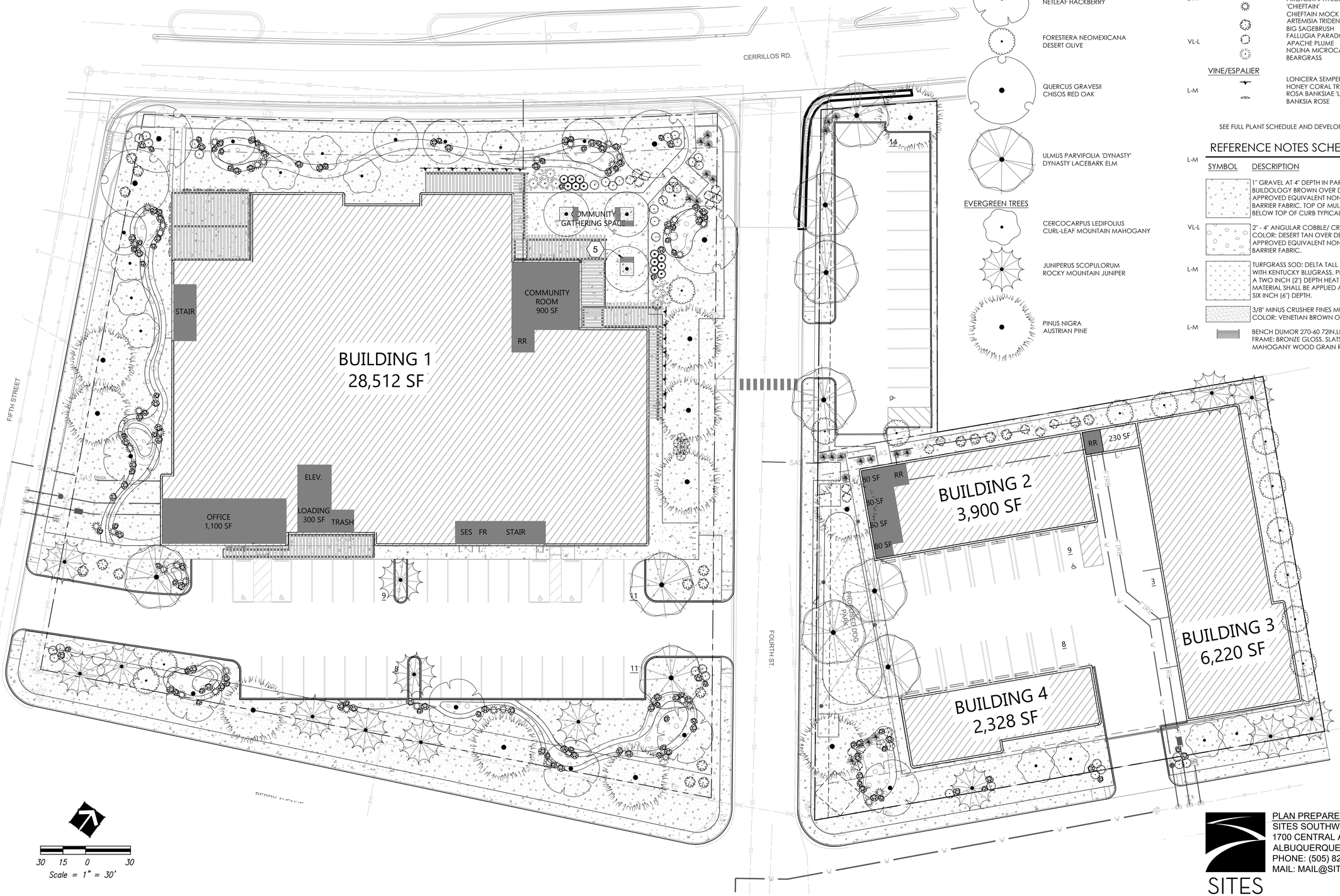

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	REM
DECIDUOUS TREES	SEE FULL PLANT SCHEDULE AND DEVELOPMENT CALCS SHEET LP-100	
	ACER GRANDIDENTATUM 'MESA GLOW' MESA GLOW MAPLE	M
	CELTIS RETICULATA NETLEAF HACKBERRY	L-M
	FORESTIERA NEOMEXICANA DESERT OLIVE	VL-L
	QUERCUS GRAVESII CHISOS RED OAK	L-M
	ULMUS PARVIFOLIA 'DYNASTY' DYNASTY LACEBARK ELM	L-M
EVERGREEN TREES		
	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	VL-L
	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	L-M
	PINUS NIGRA AUSTRIAN PINE	L-M

SYMBOL	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS	
	BAPTISIA AUSTRALIS FALSE INDIGO
	MUHLENBERGIA RIGENS DEER GRASS
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	RIBES AUREUM GOLDEN CURRANT
EVERGREEN SHRUBS	
	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' CHIEFTAIN MOCK BEARBERRY MANZANITA
	ARTEMISIA TRIDENTATA BIG SAGEBRUSH
	FALLUGIA PARADOXA APACHE PLUME
	NOLINA MICROCARPA BEARGRASS
VINE/ESPALIER	
	LONICERA SEMPERVIRENS 'HONEY CORAL' HONEY CORAL TRUMPET HONEYSUCKLE
	ROSA BANKSIAE 'LUTEA' BANKSIA ROSE

SEE FULL PLANT SCHEDULE AND DEVELOPMENT CALCS SHEET LP-100

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	1" GRAVEL AT 4" DEPTH IN PARK. COLOR: BUILDOLOGY BROWN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC. TOP OF MULCH SHALL BE 2" BELOW TOP OF CURB TYPICAL.
VL-L	2" - 4" ANGULAR COBBLE/ CRUSHED STONE. COLOR: DESERT TAN OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC.
L-M	TURFGRASS SOD: DELTA TALL HYBRID TALL FESCUE WITH KENTUCKY BLUGRASS. PRIOR TO LAYING SOD A TWO INCH (2") DEPTH HEAT TREATED COMPOST MATERIAL SHALL BE APPLIED AND TILLED IN TO A 6 SIX INCH (6") DEPTH.
	3/8" MINUS CRUSHER FINES MULCH AT 4" DEPTH . COLOR: VENETIAN BROWN OR APPROVED EQUAL.
L-M	BENCH DUMOR 270-60 72IN.LENGTH FRAME: BRONZE GLOSS, SLATS: ANTIQUE MAHOGANY WOOD GRAIN RECYCLED PLASTIC

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SANTA FE, NM

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO
LANDSCAPE
PLANTING PLAN

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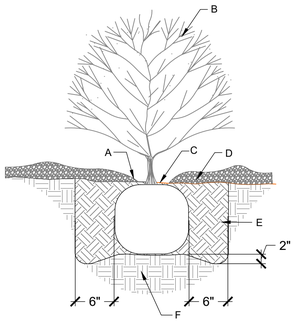


CONSTRUCTION NOTES:

A. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S).

B. SHRUB LOCATION AND SPECIES AS PER PLAN

C. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUB-GRADE (BOTTOM OF MULCH).

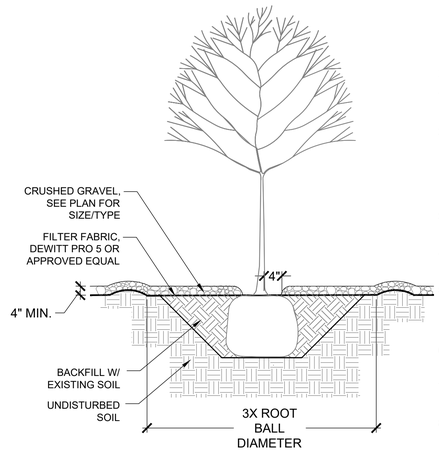
D. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED.

E. BACKFILL WITH EXISTING SOIL.

F. UNDISTURBED NATIVE SOIL.

C ISOLATED SHRUB PLANTING

NOT TO SCALE



GENERAL NOTES:

1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING.
2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE (OR 1"-2" HIGHER IN SLOWLY DRAINING SOIL).
3. REMOVE CONTAINER AND CUT ANY ROOTS THAT ARE CIRCLING THE CONTAINER.
4. TAMP SOIL FIRMLY AROUND BASE OF ROOT BALL WITH FOOT PRESSURE.
5. AT TIME OF PLANTING, ONLY PRUNE CO-DOMINANT LEADERS (DOES NOT APPLY TO MULTI-TRUNK SPECIMENS), CROSSOVER LIMBS, AND DEAD OR BROKEN BRANCHES.
6. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. DO NOT PLACE MULCH IN CONTACT WITH TREE, KEEP AT LEAST 4" AWAY FROM TRUNK.
8. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.

B TREE PLANTING IN GRAVEL

NOT TO SCALE

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SANTA FE, NM

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EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO
LANDSCAPE
PLANTING DETAILS

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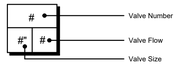
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
14 ADJ 14 P	TURF ROTORY RAIN BIRD R-VAN14 AND 1806-SAM-P45- 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. WITH 1800 TURF SPRAY BODY ON 6IN. POP-UP, W/ CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. INSTALL PER DETAIL A/LI-502
1401 1402 1404 1408	BUBBLER ASSEMBLY RAIN BIRD 1400 SERIES FULL CIRCLE BUBBLER, 1/2" FIPT. PROVIDE ONE (1) 0.25 GPM BUBBLER PER SHRUB. PROVIDE THREE (3) 0.50 GPM BUBBLER PER TREE. INSTALL PER DETAIL D/LI-502

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	ZONE VALVE ASSEMBLY RAINBIRD PEB PLASTIC INDUSTRIAL GLOBE VALVE. 1", 1-1/2", 2". INSTALL PER DETAIL B/LI-502
	ISOLATION VALVE CHAMPION BRASS MANUAL STRAIGHT INLINE VALVE, RS SERIES. SIZE TO MAIN LINE. SEE DETAIL F/LI-501.
M1	MASTER VALVE ASSEMBLY 1-1/2" RAIN BIRD EFB-CP BRASS MASTER VALVE. CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. INSTALL PER DETAIL G/LI-501
M2	MASTER VALVE ASSEMBLY 1" RAIN BIRD EFB-CP BRASS MASTER VALVE. CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. INSTALL PER DETAIL G/LI-501
A	AIR RELEIF VALVE ASSEMBLY CRISPIN UNIVERSAL AIR RELIEF VALVE. SIZE TO MAIN LINE. FIELD LOCATE AT HIGH POINT OF MAINLINE, SEE DETAIL C/LI-502.
D	DRAIN VALVE CHAMPION 300 SERIES MANUAL DRAIN OR APPROVED EQUIVALENT. FIELD LOCATE AND INSTALL ONE AT LOW POINT OF MAINLINE AND EACH LATERAL LINE. DETAIL: E/LI-501
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY IN HOT BOX MODEL #HB2, W/ HEAT TAPE. MFR. HUBBELL POWER SYSTEMS. ELECTRICAL CONNECTIONS REQUIRED BY GENERAL CONTRACTOR. INSTALL PER DETAIL F/LI-501. AND MFR. SPECS.
BF2	FEBCO 825Y 3/4" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY IN HOT BOX MODEL #HB2, W/ HEAT TAPE. MFR. HUBBELL POWER SYSTEMS. ELECTRICAL CONNECTIONS REQUIRED BY GENERAL CONTRACTOR. INSTALL PER DETAIL F/LI-501. AND MFR. SPECS.
C	IRRIGATION CONTROLLER RAIN BIRD ESPLXME2 12 STATION, TRADITIONALLY WIRED COMMERCIAL CONTROLLER. LOCATE INTERIOR TO MECHANICAL ROOM IN PLASTIC WALL MOUNT ENCLOSURE LOCKING BOX . COORDINATE EXACT LOCATION W/ OWNER'S REPRESENTATIVE. INSTALL CONTROLLER AND GROUNDING PER MFR SPECIFICATIONS AND DETAILS A&B/LI-501
C2	IRRIGATION CONTROLLER RAIN BIRD ESPLXME2 12 STATION, TRADITIONALLY WIRED COMMERCIAL CONTROLLER. LOCATE INTERIOR TO MECHANICAL ROOM IN PLASTIC WALL MOUNT ENCLOSURE LOCKING BOX . COORDINATE EXACT LOCATION W/ OWNER'S REPRESENTATIVE. INSTALL CONTROLLER AND GROUNDING PER MFR SPECIFICATIONS AND DETAILS A&B/LI-501
FS	FLOW SENSOR RAIN BIRD FS-100-B 1" FLOW SENSOR. BRASS MODEL. SUGGESTED OPERATING RANGE OF 2 GPM TO 40 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE. INSTALL PER MANUFACTURERS SPECIFICATION IN VALVE BOX WITH DRAINAGE
POC1	POINT OF CONNECTION 1 1/2" CONTRACTOR SHALL CONNECT TO NEW DOMESTIC IRRIGATION WATER METER ARAD METER 1.5 AC 10 (SEE CIVIL PLAN). DESIGN IS BASED ON AN AVAIL. FLOW OF 46 GPM & 65 PSI STATIC PRESSURE. CONTRACTOR SHALL MEASURE GPM & PRESSURE AFTER METER AND NOTIFY IRRIGATION DESIGNER TO VERIFY HYDRAULICS.
POC2	POINT OF CONNECTION 1" CONTRACTOR SHALL CONNECT TO NEW DOMESTIC IRRIGATION WATER METER ARAD METER (SEE CIVIL PLAN). DESIGN IS BASED ON AN AVAIL. FLOW OF 19 GPM & 65 PSI STATIC PRESSURE. CONTRACTOR SHALL MEASURE GPM & PRESSURE AFTER METER AND NOTIFY IRRIGATION DESIGNER TO VERIFY HYDRAULICS.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 SIZE PER PIPE SIZING ON PLAN. SEE DETAIL C/LI-501
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1-1/2". SEE DETAIL C/LI-501
	PIPE SLEEVE: PVC SCHEDULE 40 SLEEVES TO BE SIZED TWO SIZES LARGER THAN THE TOTAL DIAMETER OF THE PIPE TO BE SLEEVED, UNLESS OTHERWISE NOTED. PROVIDE AN ADDITIONAL 1-1/2" SLEEVE FOR WIRE AT EACH SLEEVE LOCATION. INSTALL PER DETAIL D/LI-501

Valve Callout



WATER BUDGET CALCULATIONS

YEARS 1 & 2 (ESTABLISHMENT):

LOW FLOW (0.5 GPM) BUBBLER IRRIGATION TO TREES:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 88 RUN CYCLES PER YEAR
46 VERY LOW WATER TREES (7 GAL PER TREE)/322 GALLONS /CYCLE
45 LOW/MED WATER TREES (9 GAL PER TREE)/405 GALLONS /CYCLE
TOTAL: 727 GALLONS PER RUN CYCLE X 88 RUN TIMES =63,976 GPY

LOW FLOW (0.25 GPM) BUBBLER IRRIGATION TO SHRUBS:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 4 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 105 RUN CYCLES PER YEAR
99 VERY LOW WATER SHRUBS (0.75 GAL PER SHRUB)/75 GALLONS /CYCLE
80 LOW/MED WATER SHRUBS (1.5 GAL PER SHRUB)/120 GALLONS /CYCLE
TOTAL: 195 GALLONS PER RUN CYCLE X 105 RUN TIMES = 20,475 GPY

SPRAY IRRIGATION FOR TURF:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 88 RUN CYCLES PER YEAR
2,041 SQ FT (0.33 GAL PER SQ FT)/674 GALLONS PER RUN CYCLE
674 GALLONS PER RUN CYCLE X 88 RUN TIMES = 59,312 GPY

YEARS 3 AND AFTER:

LOW FLOW (0.5 GPM) BUBBLER IRRIGATION TO TREES:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 1 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 2 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 55 RUN CYCLES PER YEAR
46 VERY LOW WATER TREES (10 GAL PER TREE)/460 GALLONS /CYCLE
45 LOW/MED WATER TREES (15 GAL PER TREE)/450 GALLONS /CYCLE
910 GALLONS PER RUN CYCLE X 55 RUN TIMES =50,050 GPY

LOW FLOW (0.25 GPM) BUBBLER IRRIGATION TO SHRUBS:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 1 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 2 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 55 RUN CYCLES PER YEAR
99 VERY LOW WATER SHRUBS (0.75 GAL PER SHRUB)/75 GALLONS /CYCLE
80 MED/LOW WATER SHRUBS (1.5 GAL PER SHRUB)/120 GALLONS /CYCLE
195 GALLONS PER RUN CYCLE X 55 RUN TIMES = 10,725 GPY

SPRAY IRRIGATION FOR TURF:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 88 RUN CYCLES PER YEAR
2,041 SQ FT (0.25 GAL PER SQ FT)/510 GALLONS PER RUN CYCLE
510 GALLONS PER RUN CYCLE X 88 RUN TIMES = 44,880 GPY

TOTAL COMBINED TREES, SHRUBS AND GRASS= 105,655 GPY/ 0.32 ACRE FT.
105,655 GPY / TOTAL LANDSCAPE AREA: 45,237 SQ FT
= 2.33 GAL PER SQFT PER YEAR

PLAN PREPARED BY:
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EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO
LANDSCAPE
IRRIGATION SCHEDULE AND WATER BUDGET CALCS

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.

Designed	Drawn	Checked
WF	BB	WF

Date: April 2026
Scale: Horiz: N/A Vert: N/A
Project No: 9233548
Sheet: LI-100

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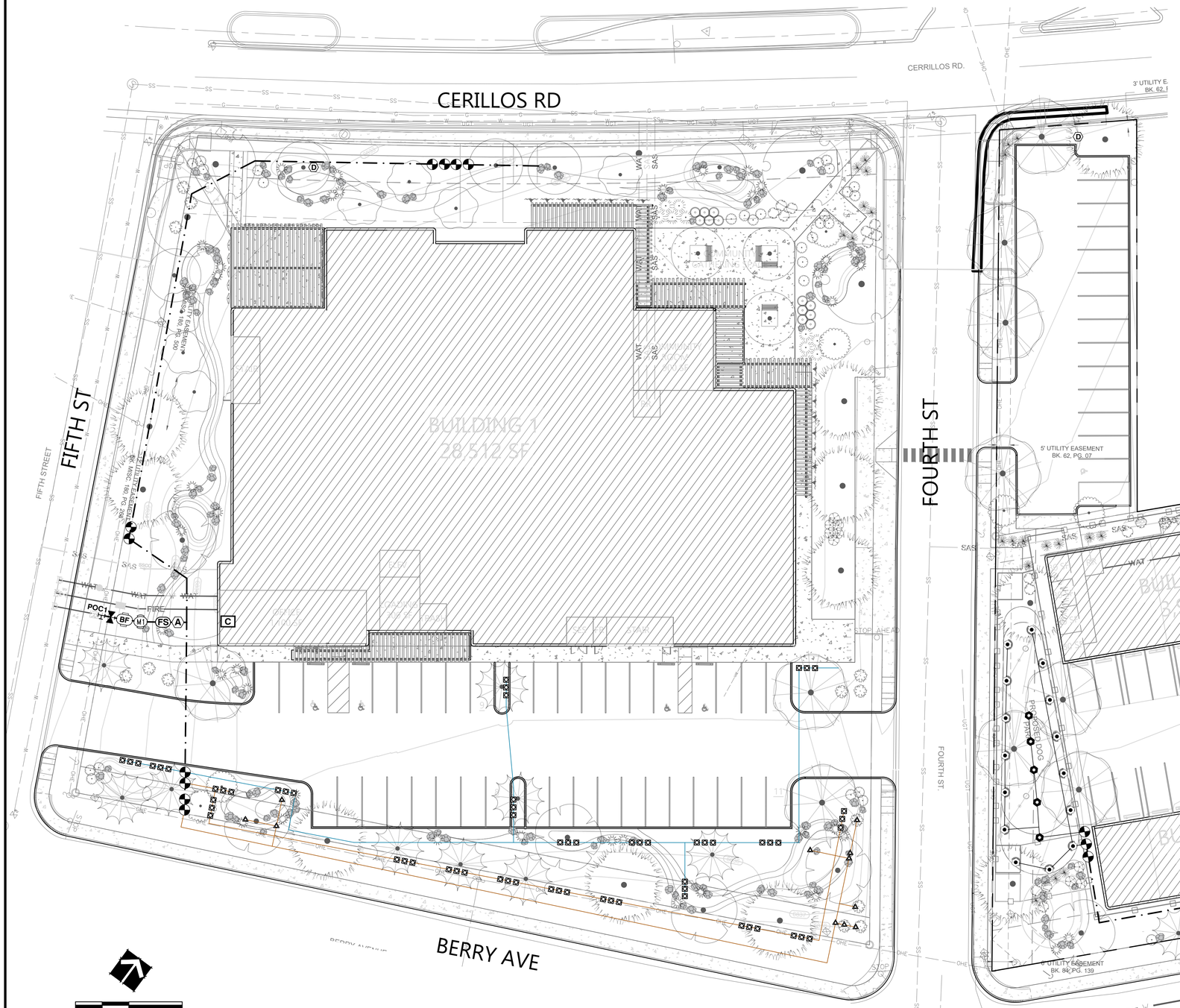

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/ DESCRIPTION
14 ADJ 14 F	TURF ROTORY RAIN BIRD R-VAN14 AND 1806-SAM-P45- 8FT.-14FT.
1401 1402 1404 1408	BUBBLER ASSEMBLY RAIN BIRD 1400 SERIES FULL CIRCLE BUBBLER. 1/2" FIPT.

SYMBOL	MANUFACTURER/MODEL/ DESCRIPTION
	ZONE VALVE ASSEMBLY RAINBIRD PEB PLASTIC INDUSTRIAL GLOBE VALVE.
	ISOLATION VALVE CHAMPION BRASS MANUAL RS SERIES INLINE VALVE
M1	MASTER VALVE ASSEMBLY 1-1/2" RAIN BIRD EFB-CP
M2	MASTER VALVE ASSEMBLY 1" RAIN BIRD EFB-CP
A	AIR RELEIF VALVE ASSEMBLY CRISPIN UNIVERSAL AIR RELIEF VALVE, SIZE TO MAIN LINE.
D	DRAIN VALVE CHAMPION 300 SERIES MANUAL DRAIN
BF	FEBCO 825Y 1" RF BACKFLOW PREVENTER ASSEMBLY IN HOT BOX
BF2	FEBCO 825Y 3/4" RP BACKFLOW PREVENTER ASSEMBLY IN HOT BOX
C	IRRIGATION CONTROLLER RAIN BIRD ESPLXME2 12 STATION. LOCATE INTERIOR TO MECHANICAL ROOM
C2	IRRIGATION CONTROLLER RAIN BIRD ESPLXME2 12 STATION. LOCATE INTERIOR TO STORAGE / MECHANICAL ROOM
FS	FLOW SENSOR RAIN BIRD FS-100-B 1" FLOW SENSOR. BRASS MODEL.

SYMBOL	MANUFACTURER/MODEL/ DESCRIPTION
POC1	POINT OF CONNECTION 1 1/2" CONTRACTOR SHALL CONNECT TO NEW DOMESTIC IRRIGATION WATER METER ARAD METER (SEE CIVIL PLAN). DESIGN IS BASED ON AN AVAIL. FLOW OF 46 GPM & 65 PSI STATIC PRESSURE.
POC2	POINT OF CONNECTION 1" CONTRACTOR SHALL CONNECT TO NEW DOMESTIC IRRIGATION WATER METER ARAD METER (SEE CIVIL PLAN). DESIGN IS BASED ON AN AVAIL. FLOW OF 19 GPM & 65 PSI STATIC PRESSURE.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 SIZE PER PIPE SIZING ON PLAN.
	IRRIGATION MAINLINE: PVC SCHEDULE 40. 1-1/2".
	IRRIGATION SLEEVE: PVC SCHEDULE 40. SIZE SHALL BE TWO SIZES LARGER THAN THE PIPE TO BE SLEEVED. PROVIDE SEPARATE 1-1/2" SLEEVE FOR WIRE AT EACH SLEEVE LOCATION.
	VERY LOW WATER USE ZONE
	MEDIUM WATER USE ZONE
	SPRINKLER IRRIGATION ZONE

SEE FULL IRRIGATION SCHEDULE AND WATER BUDGET CALCS SHEET LI-100

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EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO
LANDSCAPE IRRIGATION PLAN

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Sheet: LI-101

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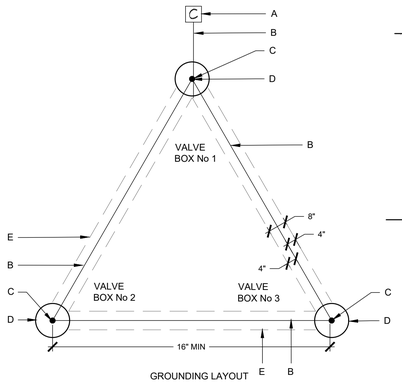
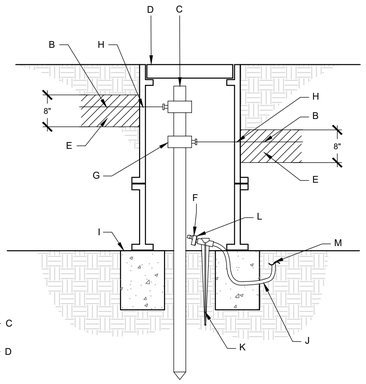


GROUNDING LAYOUT



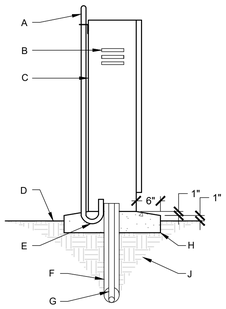
VALVE BOX SECTION

CONSTRUCTION NOTES:

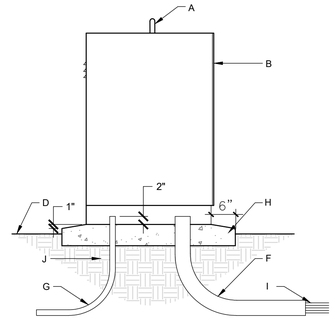
A. IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND.
B. #10 AWG WIRE FROM IRRIGATION CONTROLLER TO GROUND ROD CLAMP. WIRE SHALL BE INSTALLED STRAIGHT AND TAUT.
C. 8' LENGTH GROUND ROD. QUANTITY AS REQUIRED TO ACHIEVE MAX 10 OHMS RESISTANCE (MIN 3 RODS AT EACH CONTROLLER). PLACE RODS A MINIMUM OF 16' FROM ONE ANOTHER AND A MIN. 12' FROM CONTROLLER. (OPTION: REPLACE GROUNDING RODS W/ 1 EA. 1/8" X 12" X 18" COPPER, BURIED @ 12" DEPTH. SOLDER #6 BARE COPPER WIRE TO PLATE).
D. 7" DIAMETER x 9" DEEP CARSON 700 SERIES VALVE BOX WITH COVER. COLOR TO MATCH ADJACENT MATERIAL (TURF-GREEN, MULCH-TAN) OR PURPLE IF RECLAIMED WATER SYSTEM.
E. 8" DEPTH COMPACTED (90% MODIFIED PROCTOR DENSITY MIN.) PLANTING SOIL MIXTURE (4" DEPTH ABOVE AND 4" DEPTH BELOW GROUND WIRE).
F. DRIP EMITTER. (ONE 5 GPH DRIP EMITTER AT EACH GROUNDING ROD)
G. GROUND ROD CLAMP
H. DRILL A SMALL OPENING IN VALVE BOX TO MAINTAIN WIRE TAUTNESS.
I. 8"x8"x16" SOLID CMU BLOCK, 2 PER BOX.
J. 1/4-INCH VINYL DISTRIBUTION TUBING: RAIN BIRD DT-025
K. 1/4-INCH TUBING STAKE: RAIN BIRD TS-025
L. DIFFUSER BUG CAP: RAIN BIRD DBC-025
M. TO MULTI OUTLET EMISSION DEVICE SEE DETAIL B/14-24

A GROUNDING DETAIL WITH DRIP EMITTER

NOT TO SCALE



SIDE VIEW



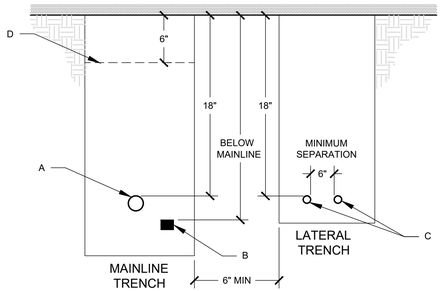
FRONT VIEW

CONSTRUCTION NOTES:

A. N/A
B. IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND. INSTALL TO MANUFACTURER'S STANDARDS
C. 1" GALVANIZED CONDUIT. MOUNT TO BACK OF CONTROLLER WITH VANDAL PROOF HARDWARE.
D. FINISH GRADE.
E. 2@ 1" GALVANIZED SWEEP 90° ELBOW AND FITTINGS
F. 4" RIGID PVC LONG 90% SWEEP ELL EXTEND 12" BEYOND ADJACENT WALKS
G. 120-VOLT SERVICE IN CONDUIT, PER N.E.C.
H. 3000 PSI CONCRETE BASE. 8" MINIMUM THICKNESS. ALL EDGES SHALL BE TOOLED WITH 1/2" RADIUS.
I. 24-VOLT WIRES FROM CONTROLLER TO AUTOMATIC VALVES, SEE SPECIFICATIONS.
J. SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

B CONTROLLER PEDESTAL

NOT TO SCALE



CONSTRUCTION NOTES:

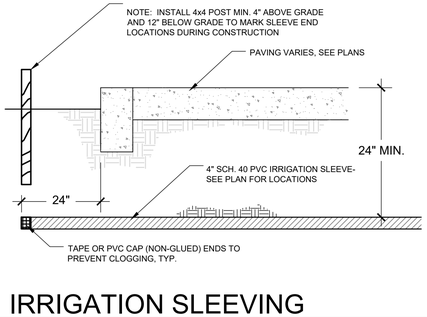
A. MAINLINE PIPING- SEE PLAN FOR SIZE AND TYPE.
B. 24V DIRECT BURY ELECTRICAL WIRES. MIN 24" DEPTH OF BURY (WIRES CARRYING MORE THAN 30 VOLTS).
C. LATERAL PIPING- SEE PLAN FOR SIZE AND TYPE.
D. WARNING TAPE- 3" WIDE "IRRIGATION".

GENERAL NOTES:

1. BACKFILL MAINLINE AND LATERAL LINE TRENCHES WITH CLEAN FILL. NO ROCKS LARGER THAN 1" DIAMETER.

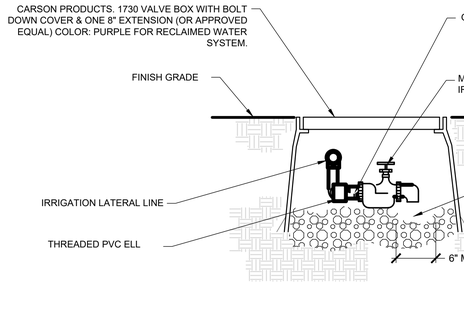
C PIPE & WIRE DEPTH OF BURY

NOT TO SCALE



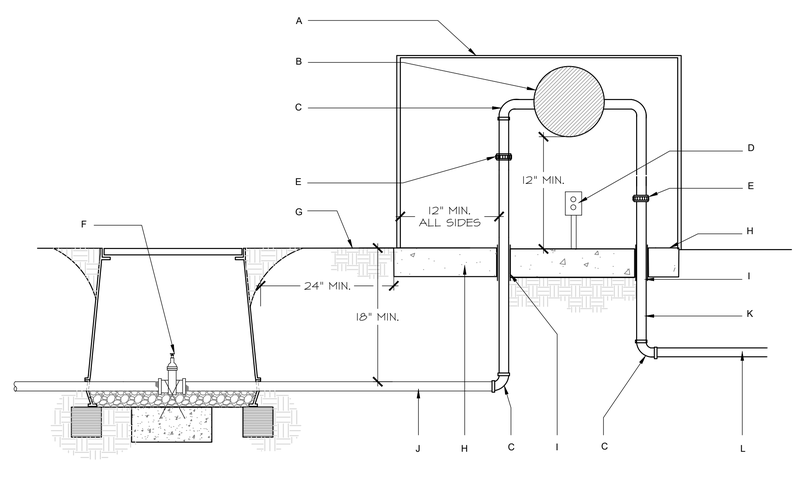
D IRRIGATION SLEEVING

NOT TO SCALE



E MANUAL DRAIN

NOT TO SCALE



CONSTRUCTION NOTES:

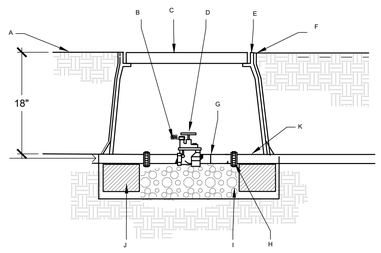
A. HOT BOX ENCLOSURE (SEE IRRIGATION LEGEND). INSULATE (R-25 MIN.) FROM FREEZING MUST COMPLY WITH ASSE 1060 CLASS 1. BOX SHALL BE LOCKABLE/ VANDAL PROOF.
B. REDUCED PRESSURE ASSEMBLY BACKFLOW PREVENTER (SEE IRRIGATION LEGEND).
C. GALVANIZED STEEL PIPE FITTINGS.
D. ELECTRICAL OUTLET FOR HEAT SOURCE. INSTALL HIGHER THAN BACKFLOW ASSEMBLY OVERFLOW.
E. UNION, 4" ABOVE GRADE, MIN.
F. ISOLATION VALVE PER DETAIL H THIS SHEET. CHAMPION BRASS MANUAL STRAIGHT INLINE VALVE, RS SERIES, SIZE TO LINE
G. FINISH GRADE.
H. 4000 PSI CONCRETE PAD, 4" DEPTH, SLOPED 1% TO DRAIN.
I. PIPE SHALL BE SLEEVED THROUGH CONCRETE PAD WITH SCH 40 PVC.
J. SERVICE LINE.
K. GALVANIZED STEEL PIPE.
L. MAIN LINE.

NOTE: ALL ASSEMBLIES SHOULD BE ACCESSIBLE FOR PERIODIC TESTING AND MAINTENANCE AS ESTABLISHED BY LOCAL CODES. SUGGESTED 16" MINIMUM CLEARANCE FROM TESTCOCK SIDE OF ASSEMBLY AND 12" MINIMUM CLEARANCE FROM VALVE BODY.

INSULATE (R-25 MIN.) FROM FREEZING MUST COMPLY WITH ASSE 1060-CLASS I. PROVIDE 2" CLEARANCE BETWEEN VALVE BOXES AND PVC OR GALVANIZED PIPING.

F REDUCED FLOW BACKFLOW PREVENTER

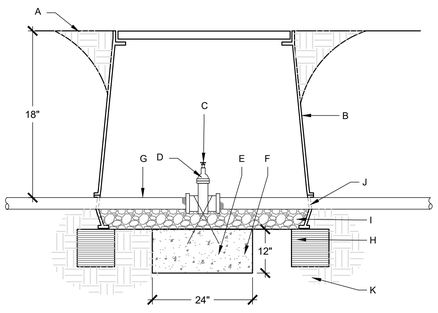
NOT TO SCALE



A. FINISH GRADE. (TOP OF FINISH MATERIAL)
B. WIRE EXPANSION COIL. EXTEND WIRE 12" ABOVE VALVE BOX FOR SERVICE.
C. CARSON BOLT DOWN (ABS) BOX COVER, COLOR: PURPLE FOR RECLAIMED WATER SYSTEM.
D. ELECTRIC MASTER VALVE WITH PRS-D REGULATING MODULE (SEE IRRIGATION LEGEND).
E. CARSON PRODUCTS INC, 1419-18 (ABS) VALVE BOX WITH 8" EXTENSIONS AS NECESSARY, COLOR TO MATCH MULCH.
F. DEWITT PRO 5 WEED CLOTH ALONG SIDES AND BASE OF VALVE BOX INSTALLATION. TAPE TO ALL INLET AND OUTLET PIPE.
G. SCHEDULE 80 PVC NIPPLE.
H. SCH 80 PVC UNION
I. 8" DEPTH, 3/8" DIAMETER PEA GRAVEL.
J. 8" X 8" X 16" SOLID CMU BLOCK.
K. SERVICE LINE.

G IRRIGATION MASTER VALVE

NOT TO SCALE



CONSTRUCTION NOTES:

A. FINISH GRADE (FLUSH WITH VALVE BOX TURF, 1/2" BELOW TOP OF VALVE BOX IN MULCH).
B. APPLIED ENGINEERING OR APPROVED EQUAL 1730-18 VALVE BOX WITH 1730-3B BOLT DOWN COVER AND ONE 8" EXTENSION. COLOR TO MATCH ADJACENT MATERIAL (TURF-GREEN, MULCH-TAN) OR PURPLE IF RECLAIMED WATER SYSTEM.
C. 2" OPERATING NUT.
D. PEGLER"0"RING GASKET VALVE 708 A (LINE SIZE).
E. NO. 4 REBAR.
F. THRUST BLOCK-4000 PSI CONCRETE PLACED AGAINST UNDISTURBED SOIL.
G. IRRIGATION MAINLINE.
H. 8" X 8" X 16" SOLID CMU BLOCK.
I. 3/4" TO 1" DIAMETER CRUSHED GRAVEL, 6" DEPTH. GRAVEL SHALL BE WASHED FREE OF DIRT AND FINES.
J. CUT NOTCH IN VALVE BOX EXTENSION FOR NIPPLE. EDGE OF NOTCH SHALL BE MAXIMUM 1/2" FROM EDGE OF PIPE.
K. SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

GENERAL NOTES:

1. INSTALL AN 8"X8"X16" SOLID CMU BLOCK AT EACH END OF THE VALVE BOX.

H ISOLATION VALVE

NOT TO SCALE

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EMPIRE SELF STORAGE
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LANDSCAPE
IRRIGATION DETAILS

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Designed	Drawn	Checked
BB	BB	WF

Date: April 2026

Scale: Horiz: N/A Vert: N/A

Project No: 9233548

Sheet: LI-501

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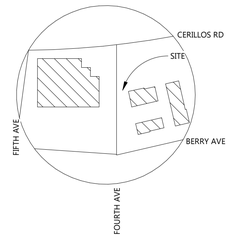
GENERAL NOTES

1. GATED ACCESS SHALL BE PROVIDED WITH A KNOX BOX GATE OVER-RIDE SWITCH, EQUIPPED WITH BATTERY BACKUP, AND A FAIL SAFE MANUAL RELEASE AS PER NFPA-1, 18.2.2.2.
2. DRIVEWAYS PROVIDED ARE TO BE GATED AND PRIVATELY MAINTAINED.
3. INTERNAL PRIVATE DRIVES SHALL BE PAVED IN ACCORDANCE TO JURISDICTION REQUIREMENTS.
4. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED, WITH GRAFFITI-RESISTANT MATERIALS.
5. FLOOR ELEVATION 100'-0" = 6837.00 ON CIVIL DRAWINGS.



VICINITY MAP

SITE PLAN DATA

ZONING:	C2 (PUD) GENERAL COMMERCIAL
LEGAL DESCRIPTION	LOTS 1 THRU 21, BLOCK 2, THE CAPITOL LAND & TOWNSITE CO. ADD'N LOTS 13 THRU 17, BLOCK 3, THE CAPITOL LAND AND TOWNSITE CO, ADD'N 18 THRU 20, BLOCK 3, THE CAPITOL LAND AND TOWNSITE CO, ADD'N TRACT B, CULVER REPLAT
PARCEL/ LOT SIZE:	SITE 1: 10685824 LOTS 1 THRU 21, BLOCK 2, THE CAPITOL LAND & TOWNSITE CO. ADD'N - (+/-) 1.7479 ACRES SITE 2: 16008891/18312262 LOTS 13 THRU 17, BLOCK 3, THE CAPITOL LAND AND TOWNSITE CO, ADD'N 18 THRU 20, BLOCK 3, THE CAPITOL LAND AND TOWNSITE CO, ADD'N TRACT B, CULVER REPLAT - (+/-) 0.9705 ACRES
TOTAL GROSS LAND AREA:	SITE 1: 1.7479 (76,138.52) (+/-) SITE 2: 0.9705 (42,274.98 SF) (+/-)
EXISTING LAND USE:	VACANT/INDUSTRIAL
PROPOSED PRIMARY LAND USE:	CLIMATE CONTROL SELF STORAGE, MIX-USE DEVELOPMENT
PROPOSED ACCESSORY USE:	OFFICE & DRIVE UP STORAGE
CONSTRUCTION TYPE:	IIB
OCCUPANCY TYPE:	S-2 (OPEN PARKING GARAGE) S-1 (ROLL UP STORAGE) B (OFFICE)
WATER:	CITY OF SANTA FE
SEWER:	CITY OF SANTA FE
REFUSE COLLECTION:	ON-SITE DUMPSTER
FIRE PROTECTION:	CITY OF SANTA FE
MAX BUILDING HEIGHT:	45 FEET
PROPOSED BUILDING HEIGHT:	29 FEET 6 INCH

LOT COVERAGE (GROSS SF):

SITE 1:

BUILDING 1 (B1):	32,550 SF
BUILDING 1 (L1):	28,512 SF
BUILDING 1 (L2):	28,586 SF
TOTAL:	89,648 SF (GROSS)
ALLOWED FAR:	60% (45,683 SF)
PROVIDED FAR:	37% (28,512 SF) (LOT COVERAGE BASED ON L1)

SITE 2:

BUILDING 2:	3,900 SF
BUILDING 3:	6,220 SF
BUILDING 4:	2,328 SF
TOTAL:	12,448 SF (GROSS)
ALLOWED FAR:	60% (25,365 SF)
PROVIDED FAR:	29% (12,448 SF)

SETBACKS:

SITE 1:

	REQUIRED:	PROVIDED:
CRCH	29'-6"	33'-0"
STREET (CERILLOS):	15'-0"	23'-2"
REAR SIDE:	10'-0"	71'-6"
SIDE (WEST):	0'-0"	0'-0"
SIDE (EAST):	0'-0"	0'-0"

SITE 2:

	REQUIRED:	PROVIDED:
STREET (FOURTH):	15'-0"	17'-3"
REAR SIDE (NORTH):	10'-0"	10'-2 1/2"
SIDE (EAST):	0'-0"	7'-6 3/8"
SIDE (WEST):	0'-0"	15'-0"

OPEN SPACE:

SITE 1:

ALLOWED:	25% (19,034 SF)
PROVIDED:	30.92% (23,542 SF)

SITE 2:

ALLOWED:	25% (10,568 SF)
PROVIDED:	25.62% (10,831 SF)

PARKING CALCULATION:

SITE 1:

REQUIRED:	63 SPACES
PROVIDED:	39 SPACES

SITE 2:

REQUIRED:	6 SPACES
PROVIDED:	34 SPACES
TOTAL REQUIRED:	69 SPACES
TOTAL PROVIDED:	73 SPACES

ACCESSIBLE PARKING:

REQUIRED:	4 ADA SPACES INCLUDING 1 VAN
PROVIDED:	4 ADA SPACES INCLUDING 1 VAN

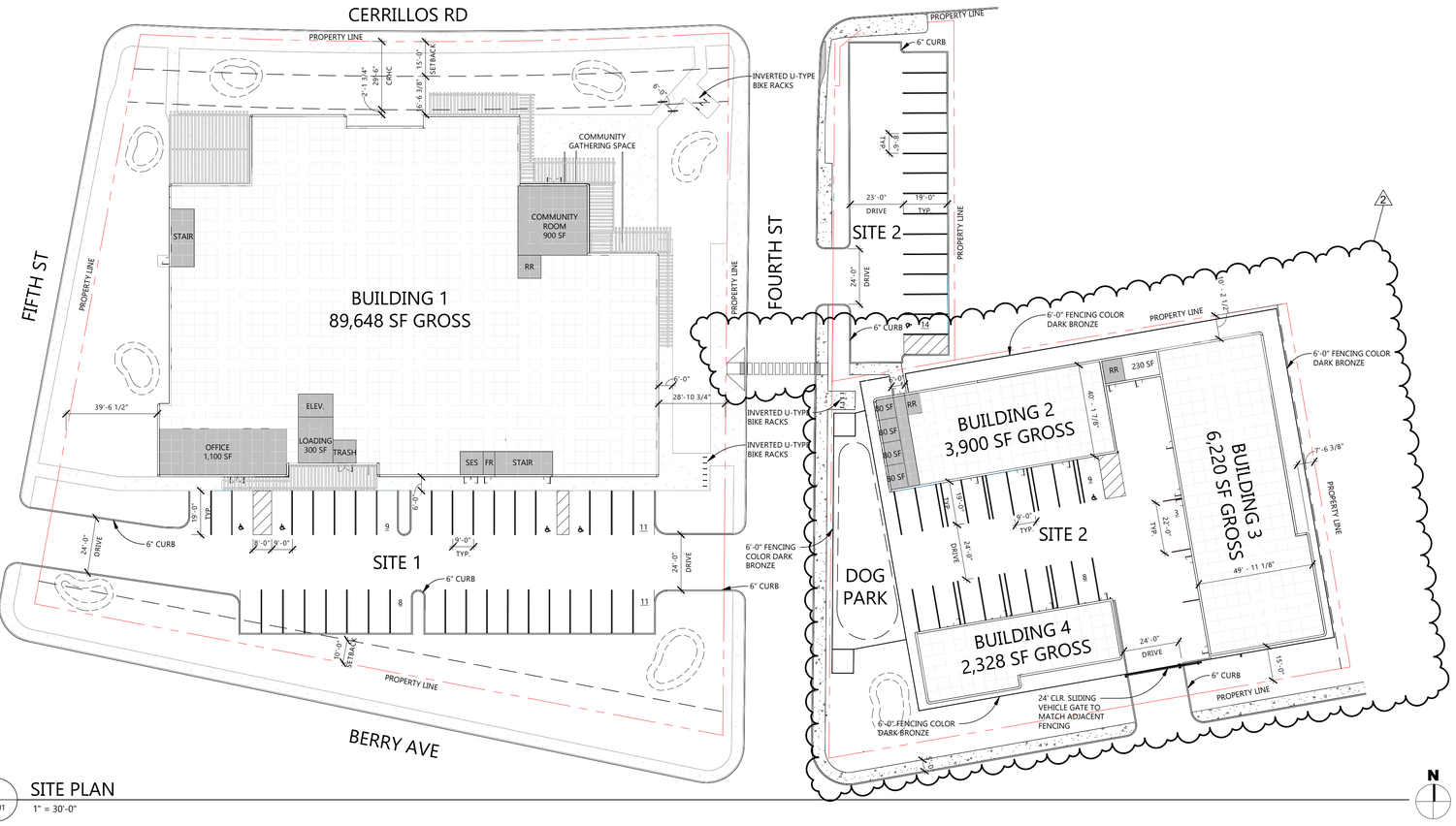
BICYCLE PARKING:

SITE 1:

REQUIRED:	10 SPACES
PROVIDED:	10 SPACES

SITE 2:

REQUIRED:	4 SPACES
PROVIDED:	4 SPACES



1 / A.101 SITE PLAN
1" = 30'-0"

2	DEVELOPMENT PACKAGE #3	04/22/2026
1	DEVELOPMENT PACKAGE #2	03/24/2026
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PROJECT DESCRIPTION
EMPIRE SELF STORAGE

CITY SANTA FE
STATE NEW MEXICO

ISSUE DATES

PROJECT NO: 20253380
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ARCHITECTURAL SITE PLAN

A.101

Revit Version: 2025
Plot Date: 4/22/2026 10:57:21 AM

BASEMENT FLOOR UNIT MIX

UNIT SIZE	S.F. Per Unit	Count	S.F. Total
5X5	25.00 SF	27	675 SF
5X7.5	37.50 SF	2	75 SF
5X10	50.00 SF	15	750 SF
10X10	100.00 SF	3	300 SF
10X15	150.00 SF	22	3300 SF
10X20	200.00 SF	99	19800 SF
Grand total		168	24900 SF

1 A.201 BASEMENT FLOOR PLAN

1" = 10'-0"

N

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CITY SANTA FE
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DRAWING TITLE
BASEMENT FLOOR PLAN

A.201

Revit Version: 2025
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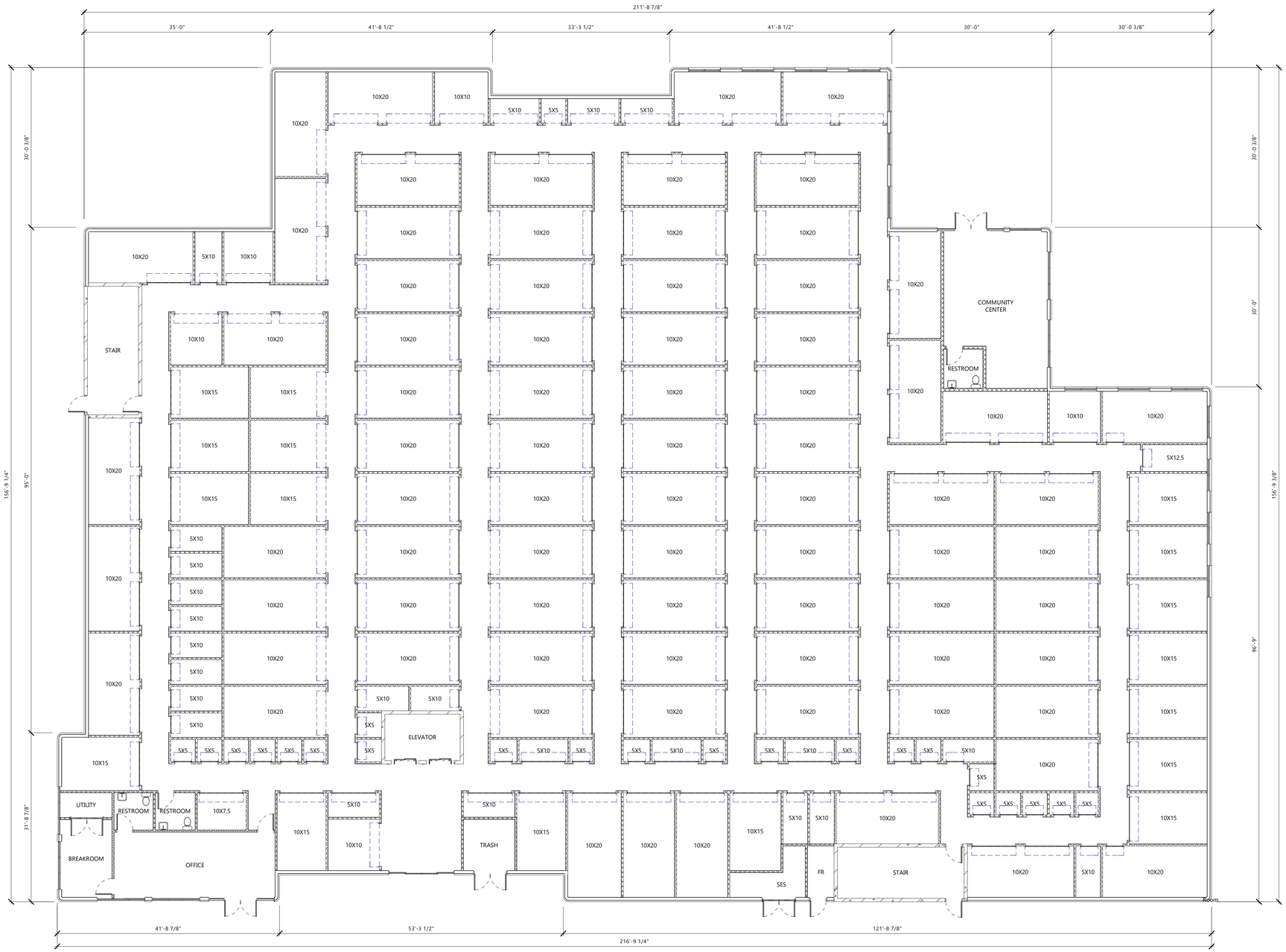
FIRST FLOOR UNIT MATRIX

UNIT SIZE	S.F. Per Unit	Count	S.F. Total
5X5	25.00 SF	23	575 SF
5X10	50.00 SF	23	1150 SF
5X12.5	62.50 SF	1	63 SF
10X7.5	75.00 SF	1	75 SF
10X10	100.00 SF	5	500 SF
10X15	150.00 SF	17	2550 SF
10X20	200.00 SF	78	15600 SF
Grand total		148	20513 SF



1 A.202 FIRST FLOOR PLAN

1" = 10'-0"

N

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FIRST FLOOR PLAN

A.202

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SECOND FLOOR UNIT MATRIX			
UNIT SIZE	S.F. Per Unit	Count	S.F. Total
5X5	25.00 SF	15	375 SF
5X7.5	37.50 SF	1	38 SF
5X10	50.00 SF	32	1600 SF
5X12.5	62.50 SF	7	438 SF
10X7.5	75.00 SF	6	450 SF
10X10	100.00 SF	7	700 SF
10X15	150.00 SF	24	3600 SF
10X20	200.00 SF	68	13600 SF
12.5X7.5	93.75 SF	1	94 SF
12.5X12.5	156.25 SF	1	156 SF
12X7.5	90.00 SF	1	90 SF
20X7.5	150.00 SF	1	150 SF
Grand total		164	21290 SF

1 A.203 SECOND FLOOR PLAN
1" = 10'-0"

N

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Plot Date: 4/20/2026 5:38:15 PM

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SECOND FLOOR PLAN

A.203

ROLL UP BLDGS UNIT MATRIX			
UNIT SIZE	S.F. Per Unit	Count	S.F. Total
20X30	600.00 SF	2	1200 SF
20X40	800.00 SF	3	2400 SF
20X45	900.00 SF	3	2925 SF
25X25	625.00 SF	2	1250 SF
25X45	1125.00 SF	2	2250 SF
25X50	1250.00 SF	1	1250 SF
26X40	1040.00 SF	1	1040 SF
Grand total		14	12315 SF

1 A.204 ROLL-UP BLDGS. FIRST FLOOR PLAN

1" = 10'-0"

N

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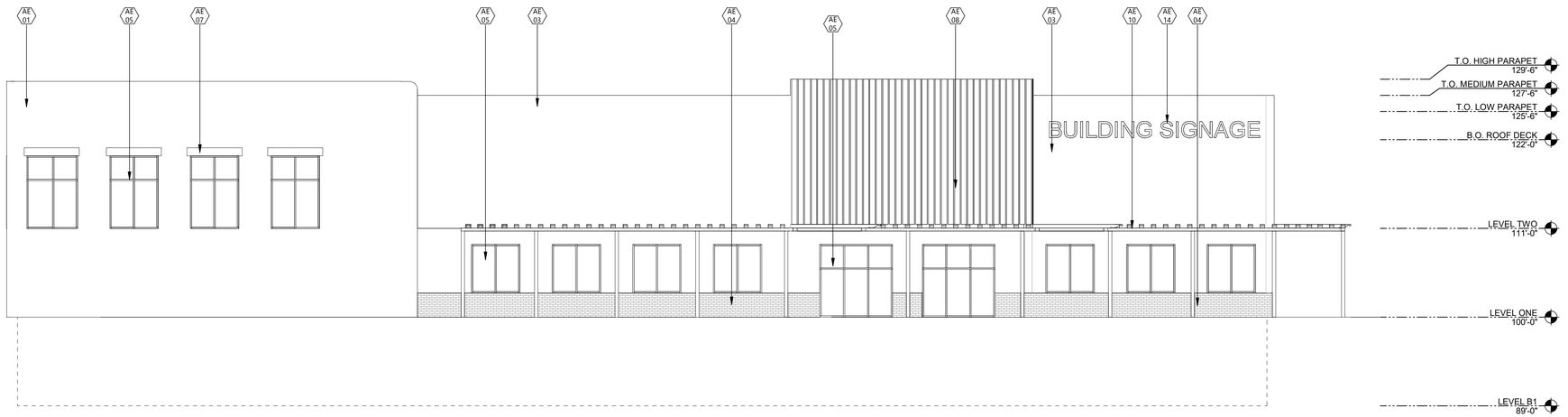
ROLL-UP BLDG. FIRST FLOOR PLAN

A.204

Revit Version: 2025
Plot Date: 4/20/2026 5:38:16 PM

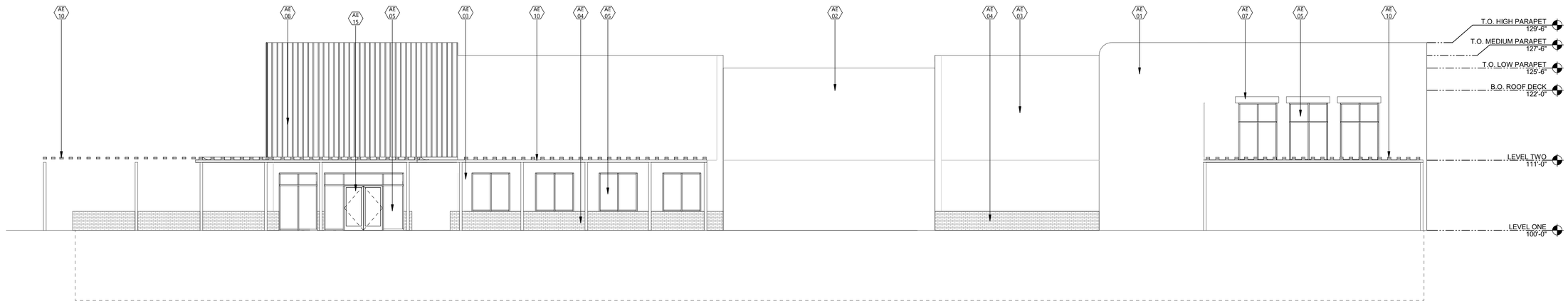
KEYNOTE LEGEND:

< < <	INDICATES KEYNOTE ON PLAN
AE 01	MEDIUM FINISH STUCCO, PAINTED TO MATCH SHERWIN WILLIAMS SW3034 (CEDAR).
AE 02	MEDIUM FINISH STUCCO, PAINTED TO MATCH SHERWIN WILLIAMS SW7068 (CITYSCAPE).
AE 03	MEDIUM FINISH STUCCO, PAINTED TO MATCH SHERWIN WILLIAMS SW6105 (DIVINE WHITE).
AE 04	THIN STONE VENEER, GENSTONE "DESERT SUNRISE".
AE 05	THERMALLY BROKEN ALUM. STOREFRONT SYSTEM - DARK BRONZE.
AE 07	FAUX STUCCO LINTEL PAINTED TO MATCH METAL WALL PANEL WALNUT WOOD.
AE 08	WESTERN STATES METAL ROOFING ALUM. WALL PANEL, WESTERN REVEAL 2.0, 12" PANEL - COLOR WALNUT WOOD.
AE 10	WOOD TRELLIS - COLOR DARK WALNUT TO MATCH METAL WALL PANEL.
AE 14	BUILDING SIGNAGE BY OTHERS, 2' X 25', 50 SF.
AE 15	ALUM. STOREFRONT DOOR - DARK BRONZE.



2 A.401 EAST ELEVATION

1/8" = 1'-0"



1 A.401 NORTH ELEVATION

1/8" = 1'-0"

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B&W BUILDING ELEVATIONS

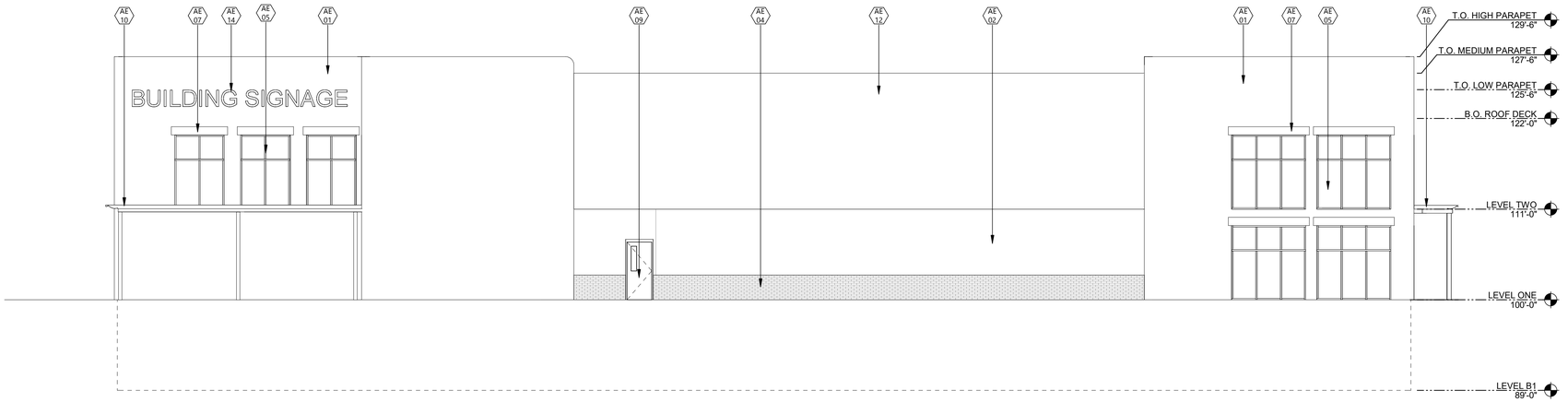
A.401

Revit Version: 2025
Print Date: 4/20/2026 5:28:17 PM

KEYNOTE LEGEND:

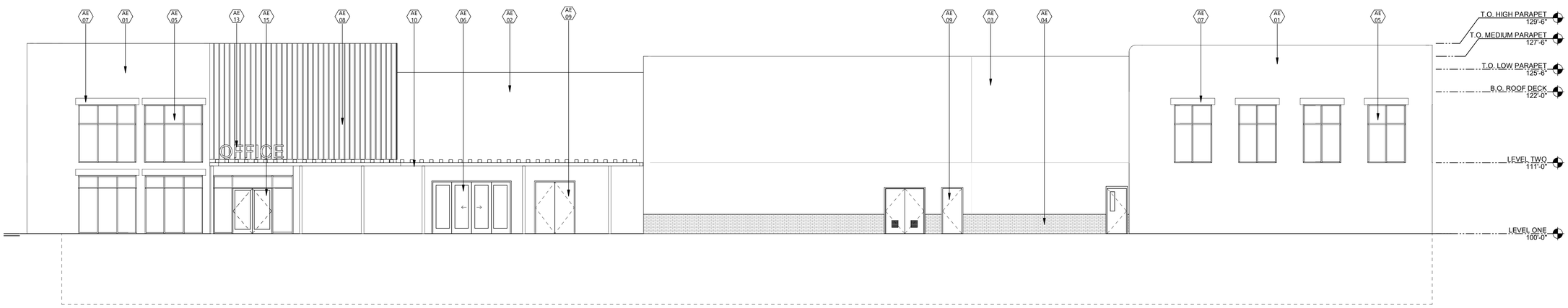
< < < INDICATES KEYNOTE ON PLAN

AE 01	MEDIUM FINISH STUCCO, PAINTED TO MATCH SHERWIN WILLIAMS SW3034 (CEDAR).
AE 02	MEDIUM FINISH STUCCO, PAINTED TO MATCH SHERWIN WILLIAMS SW7068 (CITYSCAPE).
AE 03	MEDIUM FINISH STUCCO, PAINTED TO MATCH SHERWIN WILLIAMS SW6105 (DIVINE WHITE).
AE 04	THIN STONE VENEER, GENSTONE "DESERT SUNRISE".
AE 05	THERMALLY BROKEN ALUM. STOREFRONT SYSTEM - DARK BRONZE.
AE 06	AUTOMATIC SLIDING DOOR, COLOR DARK BRONZE.
AE 07	FAUX STUCCO LINTEL PAINTED TO MATCH METAL WALL PANEL WALNUT WOOD.
AE 08	WESTERN STATES METAL ROOFING ALUM. WALL PANEL, WESTERN REVEAL 2.0, 12" PANEL - COLOR WALNUT WOOD.
AE 09	H.M. DOOR PAINTED TO MATCH ADJACENT STUCCO.
AE 10	WOOD TRELLIS - COLOR DARK WALNUT TO MATCH METAL WALL PANEL.
AE 12	DESIGNATED SPACE FOR PAINTED MURAL.
AE 13	BUILDING SIGNAGE BY OTHERS, 2' X 10', 20 SF.
AE 14	BUILDING SIGNAGE BY OTHERS, 2' X 25', 50 SF.
AE 15	ALUM. STOREFRONT DOOR - DARK BRONZE.



2 A.402 WEST ELEVATION

1/8" = 1'-0"



1 A.402 SOUTH ELEVATION

1/8" = 1'-0"

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PROJECT DESCRIPTION
EMPIRE SELF STORAGE

CITY SANTA FE
STATE NEW MEXICO

ISSUE DATES

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1	DEVELOPMENT PACKAGE #2	03/24/2026
SD	DEVELOPMENT PACKAGE	12/05/2025

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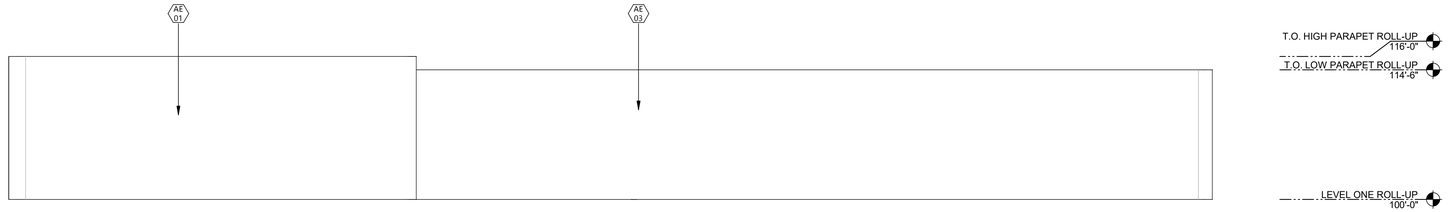
B&W BUILDING ELEVATIONS

A.402

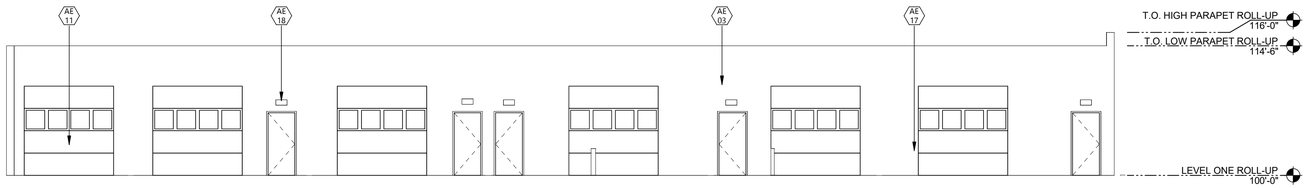
Revit Version: 2025
Plot Date: 4/20/2026 5:38:19 PM

KEYNOTE LEGEND:

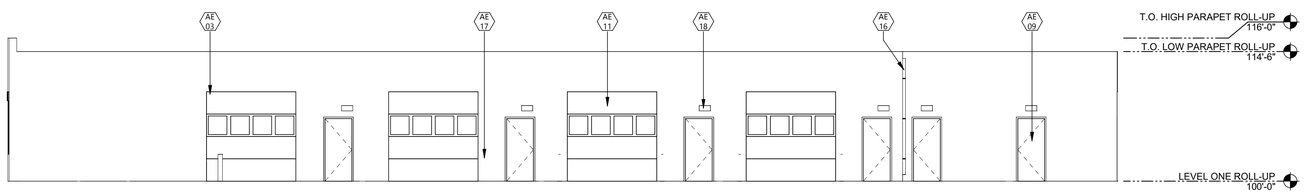
⬡	< < < INDICATES KEYNOTE ON PLAN
AE 01	MEDIUM FINISH STUCCO, PAINTED TO MATCH SHERWIN WILLIAMS SW3034 (CEDAR).
AE 03	MEDIUM FINISH STUCCO, PAINTED TO MATCH SHERWIN WILLIAMS SW6105 (DIVINE WHITE).
AE 05	THERMALLY BROKEN ALUM. STOREFRONT SYSTEM - DARK BRONZE.
AE 07	FAUX STUCCO LINTEL PAINTED TO MATCH METAL WALL PANEL WALNUT WOOD.
AE 09	H.M. DOOR PAINTED TO MATCH ADJACENT STUCCO.
AE 11	INSULATED ROLL UP DOOR, COLOR WHITE.
AE 16	DOWNSPOUT - DARK BRONZE.
AE 17	SAFETY BOLLARD, TRAFFIC YELLOW.
AE 18	WALL PACK LIGHT, DARK BRONZE.
AE 19	6' FENCING, DARK BRONZE.



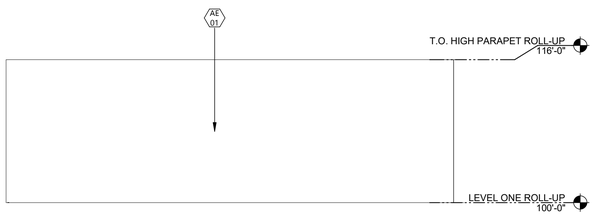
7 A.403 ROLL-UP BLDG 3 - EAST
1/8" = 1'-0"



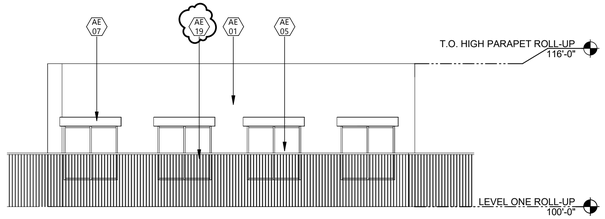
6 A.403 ROLL-UP BLDG 3 - WEST
1/8" = 1'-0"



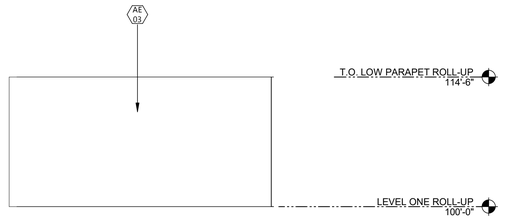
5 A.403 ROLL-UP BLDG 2 - SOUTH
1/8" = 1'-0"



4 A.403 ROLL-UP BLDG 3 - SOUTH
1/8" = 1'-0"



3 A.403 ROLL-UP BLDG 2 - WEST
1/8" = 1'-0"



2 A.403 ROLL-UP BLDG 2 - EAST
1/8" = 1'-0"

1 A.403 ROLL-UP BLDG 2 & 3 - NORTH
1/8" = 1'-0"

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CITY SANTA FE
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B&W BUILDING ELEVATIONS

A.403

Revit Version: 2025
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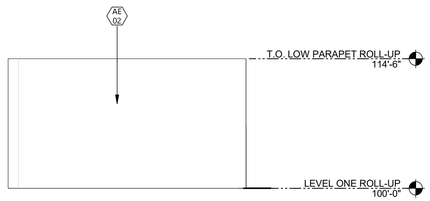
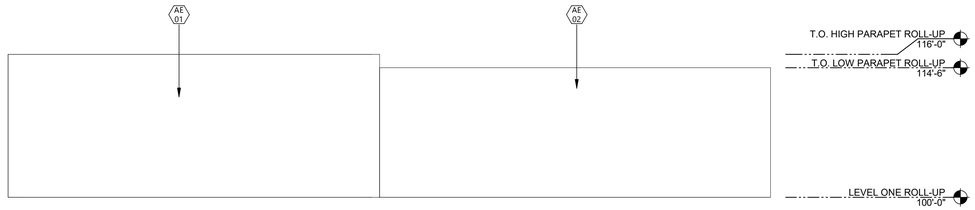
KEYNOTE LEGEND:

< < <	INDICATES KEYNOTE ON PLAN
AE 01	MEDIUM FINISH STUCCO, PAINTED TO MATCH SHERWIN WILLIAMS SW3034 (CEDAR).
AE 02	MEDIUM FINISH STUCCO, PAINTED TO MATCH SHERWIN WILLIAMS SW7068 (CITYSCAPE).
AE 11	INSULATED ROLL UP DOOR, COLOR WHITE.
AE 16	DOWNSPOUT - DARK BRONZE.
AE 17	SAFETY BOLLARD, TRAFFIC YELLOW.
AE 18	WALL PACK LIGHT, DARK BRONZE.



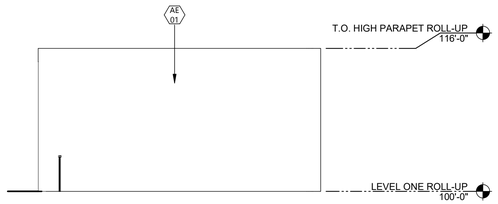
4 A.404 ROLL-UP BLDG 4 - EAST

1/8" = 1'-0"



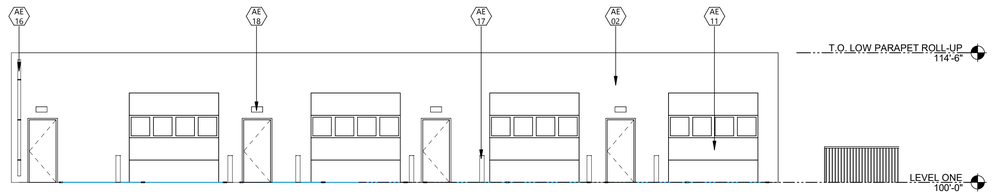
3 A.404 ROLL-UP BLDG 4 - SOUTH

1/8" = 1'-0"



2 A.404 ROLL-UP BLDG 4 - WEST

1/8" = 1'-0"



1 A.404 ROLL-UP BLDG 4 - NORTH

1/8" = 1'-0"

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PROJECT DESCRIPTION
EMPIRE SELF STORAGE

CITY SANTA FE
STATE NEW MEXICO

ISSUE DATES

MARK	DESCRIPTION	DATE
1	DEVELOPMENT PACKAGE #3	04/22/2026
SD	DEVELOPMENT PACKAGE	12/05/2025

PROJECT NO: 20253380
DRAWN BY: KS
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DRAWING TITLE
B&W BUILDING ELEVATIONS

A.404

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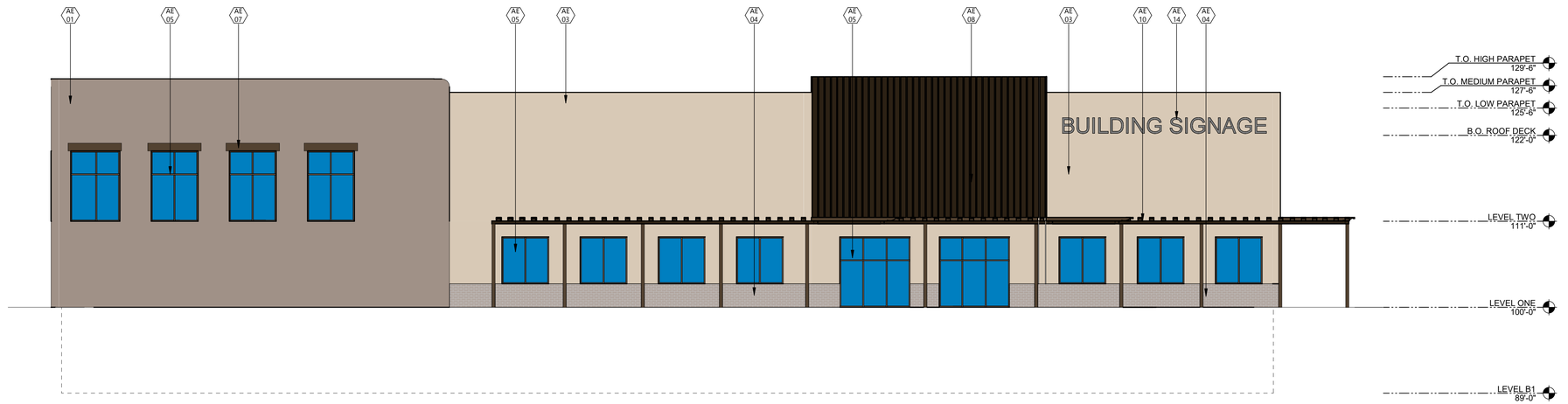
Plot Date: 4/20/2026 5:38:23 PM

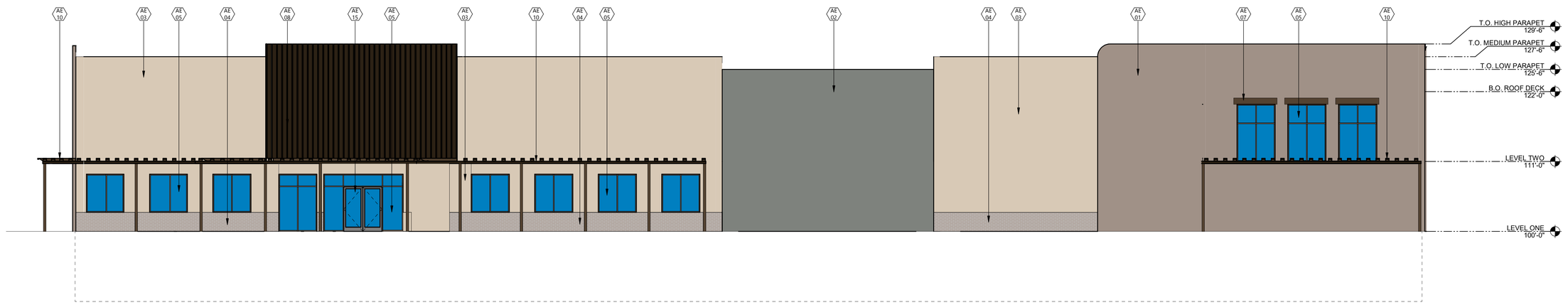
KEYNOTE LEGEND:

< < <	INDICATES KEYNOTE ON PLAN
AE 01	MEDIUM FINISH STUCCO, PAINTED TO MATCH SHERWIN WILLIAMS SW3034 (CEDAR).
AE 02	MEDIUM FINISH STUCCO, PAINTED TO MATCH SHERWIN WILLIAMS SW7068 (CITYSCAPE).
AE 03	MEDIUM FINISH STUCCO, PAINTED TO MATCH SHERWIN WILLIAMS SW6105 (DIVINE WHITE).
AE 04	THIN STONE VENEER, GENSTONE "DESERT SUNRISE".
AE 05	THERMALLY BROKEN ALUM. STOREFRONT SYSTEM - DARK BRONZE.
AE 07	FAUX STUCCO LINTEL PAINTED TO MATCH METAL WALL PANEL WALNUT WOOD.
AE 08	WESTERN STATES METAL ROOFING ALUM. WALL PANEL, WESTERN REVEAL 2.0, 12" PANEL - COLOR WALNUT WOOD.
AE 10	WOOD TRELLIS - COLOR DARK WALNUT TO MATCH METAL WALL PANEL.
AE 14	BUILDING SIGNAGE BY OTHERS, 2' X 25', 50 SF.
AE 15	ALUM. STOREFRONT DOOR - DARK BRONZE.



2 A.405 EAST ELEVATION

1/8" = 1'-0"



1 A.405 NORTH ELEVATION

1/8" = 1'-0"

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PROJECT DESCRIPTION
EMPIRE SELF STORAGE

CITY SANTA FE
STATE NEW MEXICO

ISSUE DATES

MARK	DESCRIPTION	DATE
SD	DEVELOPMENT PACKAGE	12/05/2025
1	DEVELOPMENT PACKAGE #2	03/24/2026
2	DEVELOPMENT PACKAGE #3	04/22/2026

PROJECT NO: 20253380
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COLORED BUILDING ELEVATIONS

A.405

Revit Version: 2025
Print Date: 4/20/2026 5:28:13 PM

KEYNOTE LEGEND:

< < < INDICATES KEYNOTE ON PLAN

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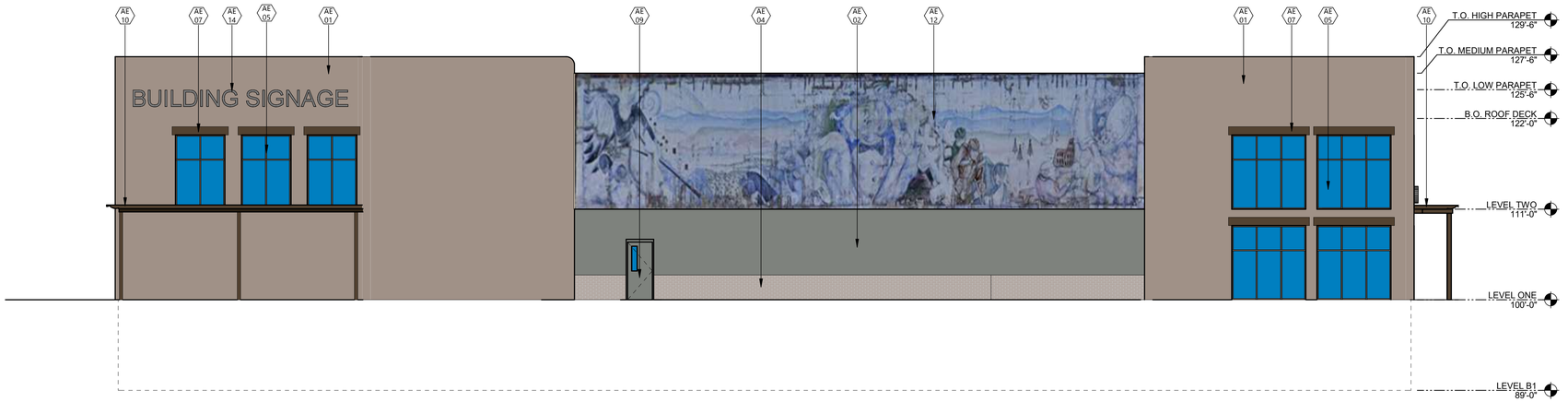
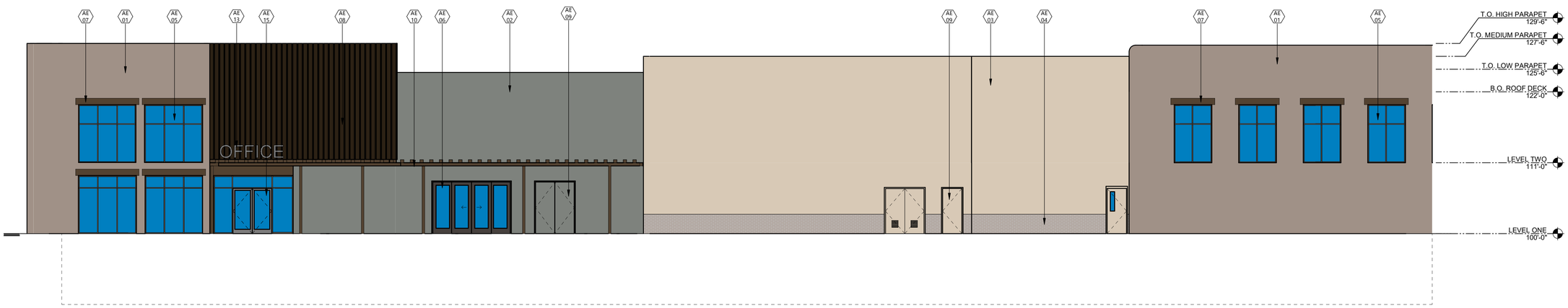
AE 02	MEDIUM FINISH STUCCO, PAINTED TO MATCH SHERWIN WILLIAMS SW7068 (CITYSCAPE).
AE 03	MEDIUM FINISH STUCCO, PAINTED TO MATCH SHERWIN WILLIAMS SW6105 (DIVINE WHITE).
AE 04	THIN STONE VENEER, GENSTONE "DESERT SUNRISE".
AE 05	THERMALLY BROKEN ALUM. STOREFRONT SYSTEM - DARK BRONZE.
AE 06	AUTOMATIC SLIDING DOOR, COLOR DARK BRONZE.
AE 07	FAUX STUCCO LINTEL PAINTED TO MATCH METAL WALL PANEL WALNUT WOOD.
AE 08	WESTERN STATES METAL ROOFING ALUM. WALL PANEL, WESTERN REVEAL 2.0, 12" PANEL - COLOR WALNUT WOOD.
AE 09	H.M. DOOR PAINTED TO MATCH ADJACENT STUCCO.
AE 10	WOOD TRELLIS - COLOR DARK WALNUT TO MATCH METAL WALL PANEL.
AE 12	DESIGNATED SPACE FOR PAINTED MURAL.
AE 13	BUILDING SIGNAGE BY OTHERS, 2' X 10', 20 SF.
AE 14	BUILDING SIGNAGE BY OTHERS, 2' X 25', 50 SF.
AE 15	ALUM. STOREFRONT DOOR - DARK BRONZE.



2 A.406 WEST ELEVATION

1/8" = 1'-0"



1 A.406 SOUTH ELEVATION

1/8" = 1'-0"

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PROJECT DESCRIPTION
EMPIRE SELF STORAGE

CITY SANTA FE
STATE NEW MEXICO

ISSUE DATES

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2	DEVELOPMENT PACKAGE #3	04/22/2026
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SD	DEVELOPMENT PACKAGE	12/05/2025

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COLORED BUILDING ELEVATIONS

A.406

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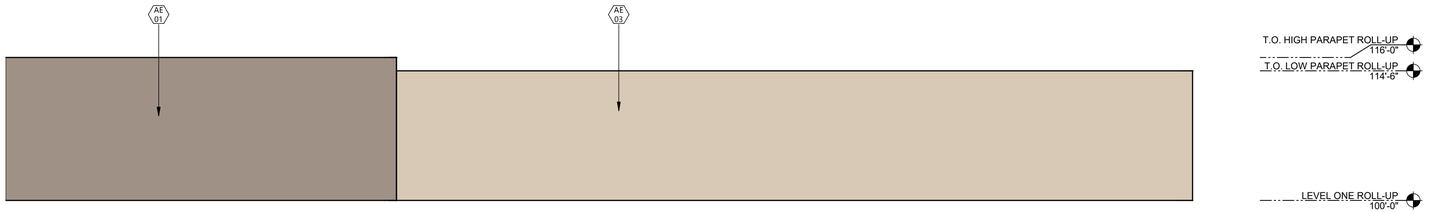
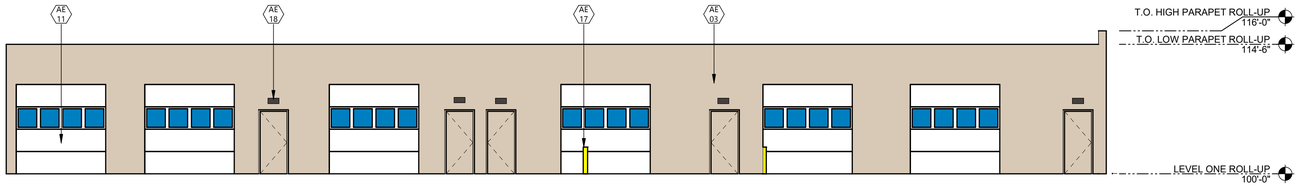
KEYNOTE LEGEND:

< < <	INDICATES KEYNOTE ON PLAN
AE 01	MEDIUM FINISH STUCCO, PAINTED TO MATCH SHERWIN WILLIAMS SW3034 (CEDAR).
AE 03	MEDIUM FINISH STUCCO, PAINTED TO MATCH SHERWIN WILLIAMS SW6105 (DIVINE WHITE).
AE 05	THERMALLY BROKEN ALUM. STOREFRONT SYSTEM - DARK BRONZE.
AE 07	FAUX STUCCO LINTEL PAINTED TO MATCH METAL WALL PANEL WALNUT WOOD.
AE 09	H.M. DOOR PAINTED TO MATCH ADJACENT STUCCO.
AE 11	INSULATED ROLL UP DOOR, COLOR WHITE.
AE 16	DOWNSPOUT - DARK BRONZE.
AE 17	SAFETY BOLLARD, TRAFFIC YELLOW.
AE 18	WALL PACK LIGHT, DARK BRONZE.
AE 19	6' FENCING, DARK BRONZE.



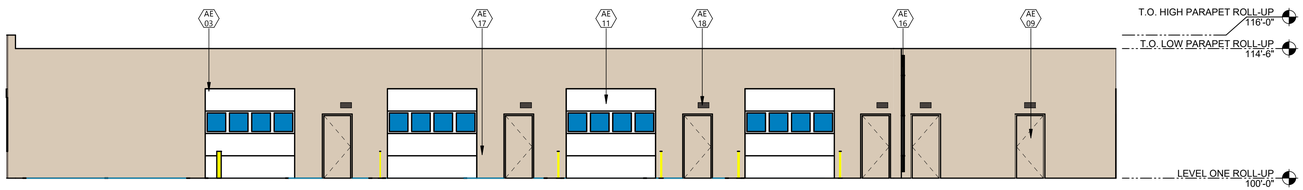
7 A.407 ROLL-UP BLDG 3 - EAST

1/8" = 1'-0"



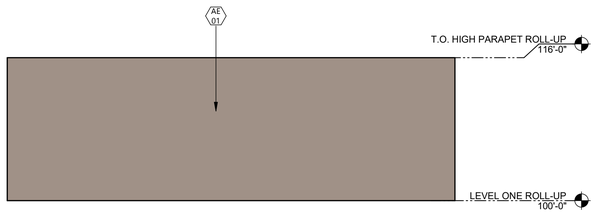
6 A.407 ROLL-UP BLDG 3 - WEST

1/8" = 1'-0"



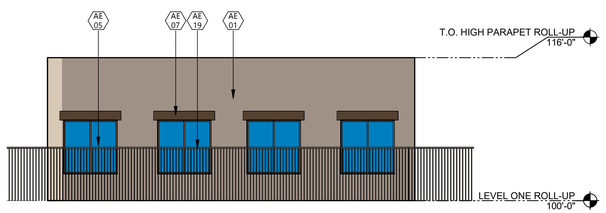
5 A.407 ROLL-UP BLDG 2 - SOUTH

1/8" = 1'-0"



4 A.407 ROLL-UP BLDG 3 - SOUTH

1/8" = 1'-0"

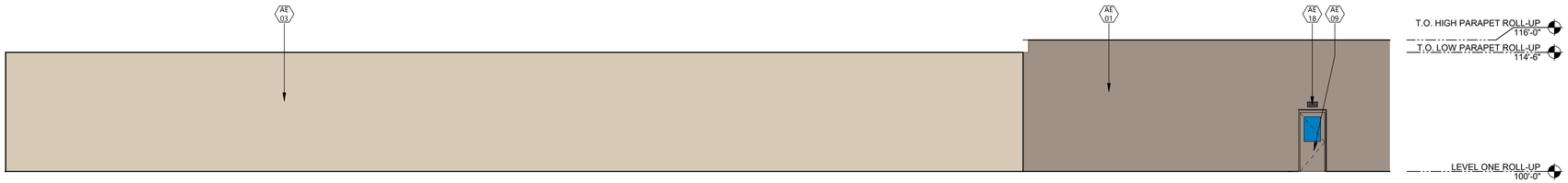


3 A.407 ROLL-UP BLDG 2 - WEST

1/8" = 1'-0"

2 A.407 ROLL-UP BLDG 2 - EAST

1/8" = 1'-0"



1 A.407 ROLL-UP BLDG 2 & 3 - NORTH

1/8" = 1'-0"

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PROJECT DESCRIPTION
EMPIRE SELF STORAGE

CITY SANTA FE
STATE NEW MEXICO

ISSUE DATES

MARK	DESCRIPTION	DATE
1	DEVELOPMENT PACKAGE #3	04/22/2026
SD	DEVELOPMENT PACKAGE	12/05/2025

PROJECT NO: 20253380
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COLORED BUILDING ELEVATIONS

A.407

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KEYNOTE LEGEND:	
⬡	< < < INDICATES KEYNOTE ON PLAN
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AE 02	MEDIUM FINISH STUCCO, PAINTED TO MATCH SHERWIN WILLIAMS SW7068 (CITYSCAPE).
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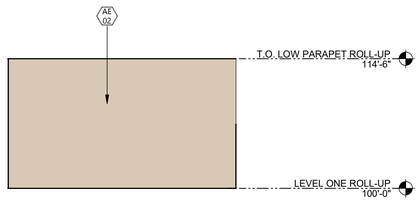
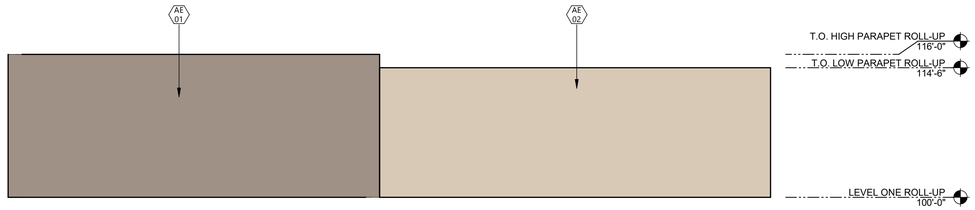
AE 16	DOWNSPOUT - DARK BRONZE.
AE 17	SAFETY BOLLARD, TRAFFIC YELLOW.
AE 18	WALL PACK LIGHT, DARK BRONZE.



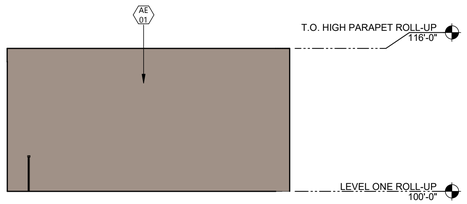
4 A.408 ROLL-UP BLDG 4 - EAST

1/8" = 1'-0"



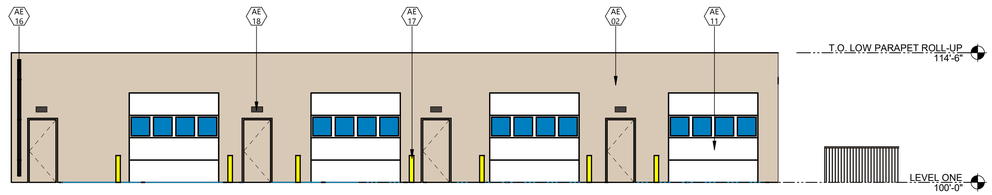
3 A.408 ROLL-UP BLDG 4 - SOUTH

1/8" = 1'-0"



2 A.408 ROLL-UP BLDG 4 - WEST

1/8" = 1'-0"



1 A.408 ROLL-UP BLDG 4 - NORTH

1/8" = 1'-0"

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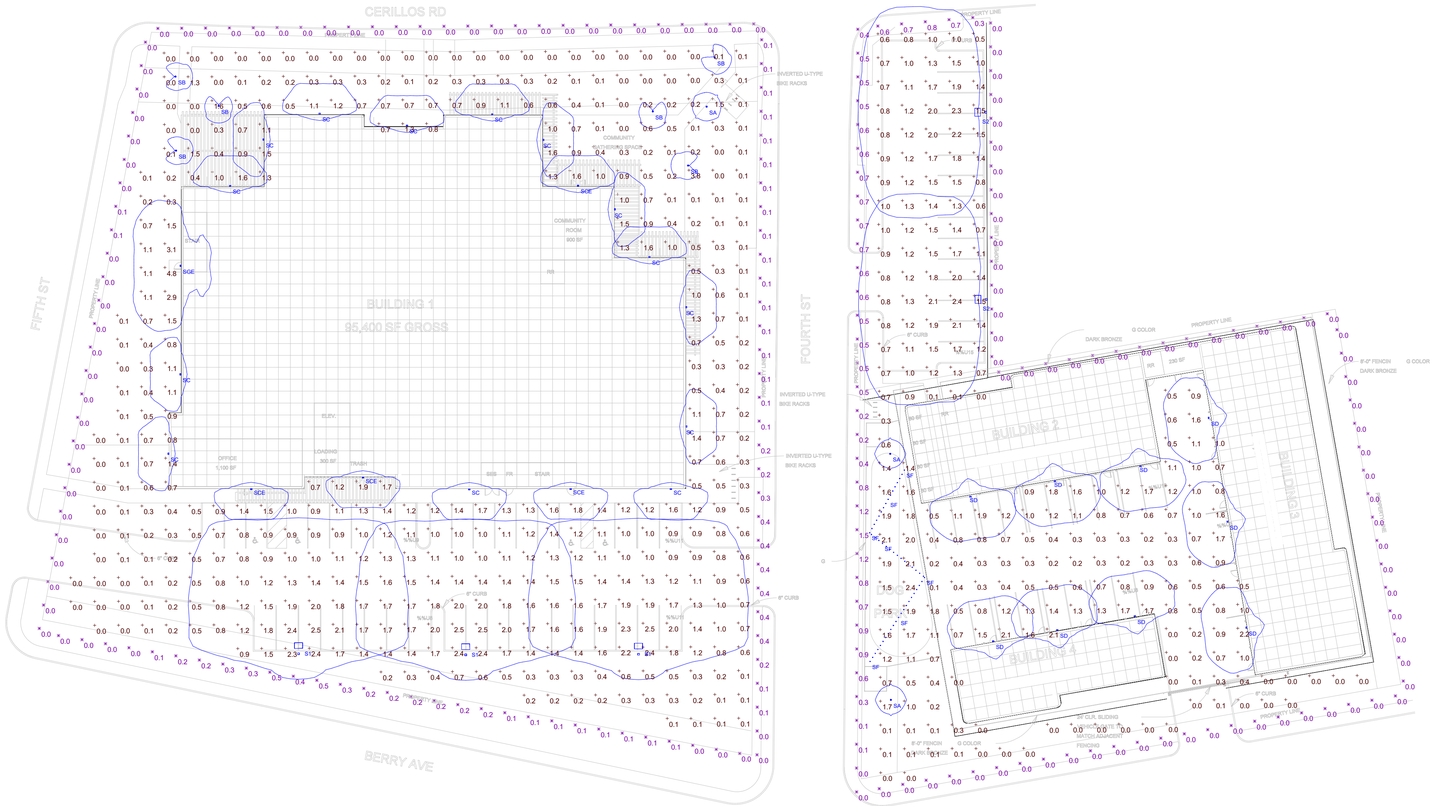

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LIGHT SPILL AT PROPERY LINE (BLDG 1)	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
LIGHT SPILL AT PROPERY LINE (BLDGS 2, 3 & 4)	+	0.2 fc	1.5 fc	0.0 fc	N/A	N/A
SITE (BLDG 1) - FC @ GRADE	+	0.8 fc	4.8 fc	0.0 fc	N/A	N/A
SITE (BLDGS 2, 3 & 4) - FC @ GRADE	+	0.9 fc	2.4 fc	0.0 fc	N/A	N/A

GENERAL NOTES

1. ALL OUTDOOR LIGHTING MUST MEET CITY OF SANTA FE OUTDOOR LIGHTING CODE SECTION 14-8.9.

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage
	S1	3	LITHONIA	DSX0 LED P5 30K 80CRI TFTM MVOLT SPA HS (FINISH) / SSS 17.5' W/2.5' BASE	AREA LUMINAIRE WITH P5 PERFORMANCE PACKAGE WITH FOWARD THROW OPTICS AND HOUSE SIDE SHIELD. MOUNTED @ 20'-0"	LED - 3000K	1	9026	1	0.91	90.12
	S2	2	LITHONIA	DSX0 LED P4 30K 80CRI BLC4 MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	AREA LUMINAIRE WITH P4 PERFORMANCE PACKAGE WITH TYPE 4 BACKLIT CONTROL OPTICS. MOUNTED @ 20'-0"	LED - 3000K	1	7283	1	0.91	93.04
	SA	3	LITHONIA	RADB LED P1 30K SYM MVOLT BTS BCC (FINISH)	42" H. BOLLARD WITH SYMMETRIC DISTRIBUTION	LED - 3000K	1	315	1	0.91	5.21
	SB	6	LITHONIA	RADB LED P1 30K ASY MVOLT BTS BCC (FINISH)	42" H. BOLLARD WITH ASYMMETRIC DISTRIBUTION	LED - 3000K	1	286	1	0.91	5.21
	SC	14	LITHONIA	WDGE2 LED P0 30K 80CRI T3M MVOLT SRM (FINISH)	WDGE2 LED WITH P0 - PERFORMANCE PACKAGE WITH TYPE 3 MEDIUM OPTIC. MOUNTED @ 8'-0"	LED - 3000K	1	693	1	0.91	6.8946
	SCE	4	LITHONIA	WDGE2 LED P0 30K 80CRI T3M MVOLT SRM E20WC (FINISH)	WDGE2 LED WITH P0 - PERFORMANCE PACKAGE WITH TYPE 3 MEDIUM OPTIC AND EM BATTERY PACK. MOUNTED @ 8'-0"	LED - 3000K	1	693	1	0.91	6.8946
	SD	9	LITHONIA	WDGE2 LED P1 30K 80CRI T4M MVOLT SRM (FINISH)	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE WITH TYPE 4 MEDIUM OPTIC. MOUNTED @ 8'-0"	LED - 3000K	1	1179	1	0.91	11.1658
	SF	53	ALUZ	A5-ZOZO-FLT 24" 27K-GSFL-3W WET (LENGTH) / RSS 10'-0" POLE	STRING / FESTOON LIGHTS. MOUNTED @ 10'-0"	LED - 2700K	1	247	1	0.91	3.08
	SGE	1	LITHONIA	WDGE2 LED P3 30K 80CRI T3M MVOLT SRM E20WC (FINISH)	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE WITH TYPE 3 MEDIUM OPTIC AND EM BATTERY PACK. MOUNTED @ 8'-0"	LED - 3000K	1	3063	1	0.91	32.1375

1 E.101 PHOTOMETRICS SITE PLAN

1" = 30'-0"

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PROJECT DESCRIPTION
EMPIRE SELF STORAGE

CITY SANTA FE
STATE NEW MEXICO

ISSUE DATES

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PHOTOMETRICS

E.101

WDGE2 LED

Architectural Wall Sconce
Precision Refractive Optic

DLC PREMIUM · DLC · UL LISTED · IDA DARK SKY APPROVED · BAA · BABA

Catalog Number
Notes
Type

Specifications subject to change. Consult factory for current offerings and options.

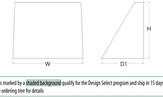
Introduction

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 with industry leading precision refractive optics provides great uniform distribution and optical control. 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.

Specifications

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



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 (CRI, 4°C	Cold (CRI, -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	—
WDG2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	—	—
WDG3 LED	Precision Refractive	15W	18W	Standalone / nLight	—	7,500	8,500	10,000	12,000	—	—
WDG4 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 T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0 / P1 / P2 / P3 / P4	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	80CRI 90CRI Ambi Ambee	T1S Type 1 Short T2M Type 2 Medium T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium	MVOLT 347 480	Shipped included SRM Surface-mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry damp locations only)*

Shipped separately
AWS 3.8inch Architectural wall spacer*
PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available*

Options	Finish
E10WH Emergency battery backup, Certified in CA Title 20 (4.6AH,0.5W, 1.9W, 1Y min)	DDBXD Dark bronze
E20WC Emergency battery backup, Certified in CA Title 20 (4.6AH,0.5W, 1.9W, -20°C min)	DBLBD Black
PE Photocell, Button Type*	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)*	DWHXD White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSND Sandstone
CCE Coastal Construction*	DDBTXD Textured dark bronze
	DBLBXD Textured black
	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone

Standalone Sensors/Controls
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
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.
NLTAIR2EAC PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLTAIR2EAC2 PIRH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.

See page 4 for out of box functionality

Accessories

Ordered separately

RADBA80 U	Anchor bolts (4)	RADBASEBOXT (FINISH) U	Base cover with bolt caps
RADBASEBOXEU U	Replacement anchor bolt covers (specify finish) (4)	RABRADBEXITSIGNAL U	Emergency test relays

NOTES
1 PE option not available with sensors/controls.
2 P1:P4 not available with AMB and UV.
3 AMB and UW always go together.
4 THORN only available with T3M and T4M.
5 Not available in 347V, 480V, 277V or 120VAC.
6 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
7 For PBBW and AWS with CCE option, require an RFA.
8 PE not available in 480V or with sensors/controls.
9 DMG option not available with sensors/controls.

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)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)					Amber (Limited Wavelength)				
			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
P0	7W	T1S	636	92	0	0	0	666	97	0	0	0	689	100	0	0	0	691	100	0	0	0	752	47	0	0	0
		T2M	662	96	0	0	0	693	101	0	0	0	720	104	0	0	0	719	104	0	0	0	783	48	0	0	0
		T3M	662	96	0	0	0	693	101	0	0	0	720	104	0	0	0	719	104	0	0	0	783	48	0	0	0
		T4M	648	94	0	0	0	679	98	0	0	0	712	103	0	0	0	704	102	0	0	0	726	47	0	0	0
		TFTM	652	95	0	0	0	683	99	0	0	0	717	104	0	0	0	708	103	0	0	0	730	48	0	0	0
P1	11W	T1S	1,105	99	0	0	1	1,157	104	0	0	1	1,215	109	0	0	1	1,208	107	0	0	1					
		T2M	1,150	103	0	0	1	1,206	108	0	0	1	1,264	113	0	0	1	1,249	112	0	0	1					
		T3M	1,150	103	0	0	1	1,205	108	0	0	1	1,263	113	0	0	1	1,234	112	0	0	1					
		T4M	1,126	101	0	0	1	1,179	106	0	0	1	1,236	111	0	0	1	1,223	110	0	0	1					
		TFTM	1,133	101	0	0	1	1,186	106	0	0	1	1,245	112	0	0	1	1,230	110	0	0	1					
P2	19W	T1S	1,881	95	0	1	0	1,886	99	0	1	0	1,981	104	0	1	0	1,947	102	0	1	0					
		T2M	1,873	99	0	1	0	1,963	103	0	1	0	2,061	109	0	1	0	2,027	107	0	1	0					
		T3M	1,873	99	0	1	0	1,963	103	0	1	0	2,062	109	0	1	0	2,028	107	0	1	0					
		T4M	1,836	97	0	1	0	1,922	101	0	1	0	2,018	106	0	1	0	1,984	105	0	1	0					
		TFTM	1,847	97	0	1	0	1,934	102	0	1	0	2,030	107	0	1	0	1,996	106	0	1	0					
P3	32W	T1S	2,809	87	1	3	1	2,942	92	1	3	1	3,089	96	1	3	1	3,052	95	1	3	1					
		T2M	2,924	91	1	3	1	3,062	95	1	3	1	3,215	100	2	3	1	3,176	99	1	3	1					
		T3M	2,925	91	1	3	1	3,063	95	1	3	1	3,216	100	2	3	1	3,177	99	1	3	1					
		T4M	2,862	89	1	3	1	2,997	93	1	3	1	3,147	98	2	3	1	3,110	97	1	3	1					
		TFTM	2,880	90	1	3	1	3,015	94	1	3	1	3,166	99	2	3	1	3,128	97	1	3	1					
P4	47W	T1S	3,729	80	1	3	1	4,004	86	2	3	1	4,206	90	2	3	1	4,083	87	2	3	1					
		T2M	3,881	83	1	4	1	4,063	87	2	4	1	4,267	91	2	4	1	4,216	90	2	4	1					
		T3M	3,882	83	1	4	1	4,065	87	2	4	1	4,268	91	2	4	1	4,217	90	2	4	1					
		T4M	3,799	81	1	4	1	3,978	85	1	4	1	4,177	90	2	4	1	4,127	88	2	4	1					
		TFTM	3,822	82	1	4	1	4,002	86	1	4	1	4,202	90	2	4	1	4,152	89	2	4	1					

Performance Package	System Watts	Dist. Type	27K (2700K, 90 CRI)					30K (3000K, 90 CRI)					40K (4000K, 90 CRI)					50K (5000K, 90 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	T1S	737	107	0	0	0	765	111	0	0	0	822	119	0	0	0	802	121	0	0	0
		T2M	721	105	0	0	0	746	108	0	0	0	804	117	0	0	0	814	118	0	0	0
P1	11W	T3M	1,280	115	0	0	1	1,325	119	0	0	1	1,427	128	0	0	1	1,445	130	0	0	1
		T4M	1,253	112	0	0	1	1,297	116	0	0	1	1,397	125	0	0	1	1,415	127	0	0	1
P2	19W	TFTM	2,087	110	1	0	0	2,160	114	1	0	0	2,327	123	1	0	0	2,357	124	1	0	0
		T1S	2,042	108	1	0	1	2,114	111	1	0	1	2,276	120	1	0	1	2,306	121	1	0	1
P3	32W	T2M	2,124	101	1	0	1	1,569	105	1	0	1	2,629	115	1	0	1	2,675	116	1	0	1
		T3M	3,185	99	1	0	1	3,297	103	1	0	1	3,552	111	1	0	1	3,597	112	1	0	1
P4	47W	T4M	4,259	91	1	0	1	4,409	94	1	0	1	4,837	103	1	0	1	4,896	104	1	0	1
		TFTM	4,227	91	1	0	1	4,376	94	1	0	2	4,714	101	1	0	2	4,774	102	1	0	2

NOTES
1 PE only available in SYM distribution.
2 P4 TFTM has less illumination uniformity and higher drive currents to generate similar output as the SYM 4-qualifier product.
3 P3 not available with 350lm or 240V.
4 P4 not available with 347V.
5 PE, PIR and PAC2 not available with BTS.
6 ETHYH and PIR only available in full height. Not available with HDR, HDL or HDL.
7 PIR not available with ETHYH.
8 ETHYH is not available with 347V or 480V.
9 Architectural and custom colors available in textured paint finish only. Contact factory.
10 42" Height is standard. HDR, HDS and HDA have longer leadtimes.

Electrical Load

Performance Package	System Watts	Current (A)				
		120Vac	208Vac	240Vac	277Vac	347Vac/ 480Vac
P0	7.0	0.061	0.042	0.04	0.039	— / —
	9.0	—	—	—	—	0.031 / 0.021
P1	11.0	0.100	0.064	0.059	0.054	— / —
	14.1	—	—	—	—	0.046 / 0.031
P2	19.0	0.168	0.106	0.095	0.083	— / —
	22.8	—	—	—	—	0.067 / 0.050
P3	32.0	0.284	0.163	0.144	0.131	— / —
	37.1	—	—	—	—	0.107 / 0.079
P4	47.0	0.412	0.234	0.207	0.185	— / —
	53.5	—	—	—	—	0.153 / 0.112

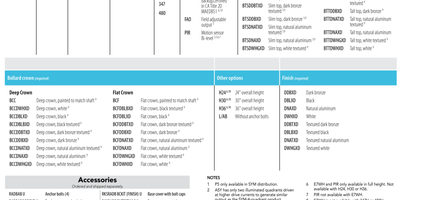
Lumen Ambient Temperature (LAT) Multipliers

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	0.97

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.



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

Lumen Output in Emergency Mode (4000K, 80 CRI, T3M)

Option	Lumens
E10WH	1,358
E20WC	2,230

Projected LED Lumen Maintenance (6000K)

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 L27, 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	>0.93	>0.87

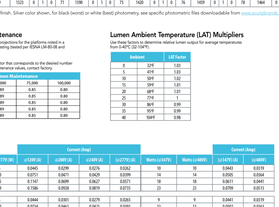
Control / Sensor Options

Motion/Ambient Sensor (PIR , PIRH_)

Motion/Ambient 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.



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 @ 1fc	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, NLTAIR2EAC PIR, NLTAIR2EAC PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

UL 924 Response – nLight AIR Devices with EM Option

- NLTAIR2EAC 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, NLTAIR2EAC 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.

Mounting, Options & Accessories

Motion/Ambient Sensor

D = 7"
H = 9" (Standalone controls)
11" (nLight AIR controls, 2" antenna will be pointing down behind the sensor)
W = 11.5"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"
H = 4.4"
W = 7.5"

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

D = 1.75"
H = 9"
W = 11.5"

FEATURES & SPECIFICATIONS

INTENDED USE
A sophisticated wall look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be lift-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 compartment is isolated from the optical cavity for low operating temperatures 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 paint parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A rigidity controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand the elements 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
Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. 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 hard-wire 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 PBBW 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) qualified and DLC Premium versions and DLC qualified configurations 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
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations. 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/support/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/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.

1

RADEAN Bollard

LED Site Luminaire

DLC PREMIUM · DLC · UL LISTED · IDA DARK SKY APPROVED · BAA · BABA · IP66 RATED

Catalog Number
Notes
Type

Specifications subject to change. Consult factory for current offerings and options.

Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should.

The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Specifications

Diameter: D = 8.25" (20.96cm)
Height: H = 41.5" Standard (105.41cm)
Weight (max): 20lbs (9.07Kg)

Ordering Information

EXAMPLE: RADB LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

RADB LED							
Series	Performance Package	Color temperature	Distribution	Voltage	Control options	Ballard Stop (required)	Tall Top
RADB LED	P1 P2 P3 P4 P5	27K 2700 K 30K 3000 K 35K 3500 K 40K 4000 K 50K 5000 K	ASY Asymmetric [1] SYM Symmetric [1]	MVOLT [2] 120 208 [3] 240 [3] 277 347 [3] 480 [3]	Shipped installed PE Photoelectric cell, button type [4,5] DMG 0-10V dimming driver (no controls) ETHYH Emergency battery backup, Certified in CA Title 20 (MJA2016) [6,7] FAO Field adjustable output [8] PIR Motion sensor 8-15 mounting [9,10]	Slim Top BTS Slim top, painted to match shaft [11] BTSDNWXD Slim top, white [11] BTSDBLXD Slim top, black textured [11] BTSDBLSD Slim top, black [11] BTSDDBTXD Slim top, dark bronze textured [11] BTSDDBXD Slim top, dark bronze [11] BTSDNATXD Slim top, natural aluminum textured [11] BTSDNATSD Slim top, natural aluminum [11] BTSDNWGXD Slim top, white textured [11]	BTT Tall top painted to match shaft [11] BTTDBLXD Tall top, black textured [11] BTTDBLSD Tall top, black [11] BTTDDBTXD Tall top, dark bronze textured [11] BTTDDBXD Tall top, dark bronze [11] BTTDNATXD Tall top, natural aluminum textured [11] BTTDNATSD Tall top, natural aluminum [11] BTTDNWGXD Tall top, white textured [11] BTTDNWXD Tall top, white [11]

Ballard crown (required)		Other options	Finish (required)
Deep Crown	**Flat Crown**	XCM* 24" overall height	DDBXD Dark bronze
BCC Deep crown, painted to match shaft [11]	BCF Flat crown, painted to match shaft [11]	XCM* 30" overall height	DBLBD Black
BCCDNWXD Deep crown, white [11]	BCFDBLXD Flat crown, black textured [11]	XCM* 36" overall height	DNAXD Natural aluminum
BCCDBLXD Deep crown, black [11]	BCFDBLSD Flat crown, black [11]	LHB Without anchor bolts	DWHXD White
BCCDBLBXD Deep crown, dark bronze textured [11]	BCFDDBTXD Flat crown, dark bronze textured [11]		DDBTXD Textured dark bronze
BCCDDBXD Deep crown, dark bronze [11]	BCFDDBXD Flat crown, dark bronze [11]		DBLBXD Textured black
BCCDNATXD Deep crown, natural aluminum textured [11]	BCFDNATXD Flat crown, natural aluminum textured [11]		DNATXD Textured natural aluminum
BCCDNATSD Deep crown, natural aluminum [11]	BCFDNATSD Flat crown, natural aluminum [11]		DNWGXD Textured white
BCCDNWGXD Deep crown, white textured [11]	BCFDNWGXD Flat crown, white textured [11]		
BCCDNWXD Deep crown, white [11]	BCFDNWXD Flat crown, white [11]		

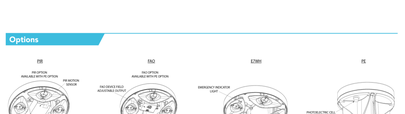
Accessories

Ordered separately

RADBA80 U	Anchor bolts (4)	RADBASEBOXT (FINISH) U	Base cover with bolt caps
RADBASEBOXEU U	Replacement anchor bolt covers (specify finish) (4)	RABRADBEXITSIGNAL U	Emergency test relays

NOTES
1 ASY only available in SYM distribution.
2 MVOLT has less illumination uniformity and higher drive currents to generate similar output as the SYM 4-qualifier product.
3 P1 not available with 350lm or 240V.
4 P4 not available with 347V.
5 PE, PIR and PAC2 not available with BTS.
6 ETHYH and PIR only available in full height. Not available with HDR, HDS or HDA.
7 PIR not available with ETHYH.
8 ETHYH is not available with 347V or 480V.
9 Architectural and custom colors available in textured paint finish only. Contact factory.
10 42" Height is standard. HDR, HDS and HDA have longer leadtimes.

Options



Performance Data

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. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Performance Data
DNAXD Finish*

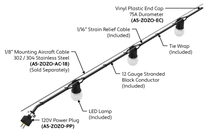
Light Engine	Performance Package	System Watts	27K/30K				35K/40K				50K			
			Lumens	B	U	G	Lumens	B	U	G	Lumens	B	U	G
"Symmetric (4 light engines)"	P1	6	345	0	1	0	360	0	1	0	370	0	1	0
	P2	8	644	0	1	0	81	677	0	1	0	85	692	0
	P3	13	1006	1	1	0	77	1088	1	1	0	81	1112	1
	P4	19	1460	1	1	0	79	1534	1	1	0	83	1568	1
	P5	32	2254	1	1	0	72	2430	1	1	0	75	2484	1
"Asymmetric (2 light engines)"	P1	5	312	0	1	0	60	328	0	1	0	63	335	0
	P2	8	584	0	1	0	73	615	0	1	0	77	627	0
	P3	13	938	0	1	0	70	985	0	1	0	73	1007	0
	P4	19	1325	0	1	0	71	1390	0	1	0	75	1420	0

Light Engine	Performance Package	System Watts	27K/30K				35K/40K				50K			
			Lumens	B	U	G	Lumens	B	U	G	Lumens	B	U	G
"Symmetric (4 light engines)"	P1	6	345	0	1	0	360	0	1	0	370	0	1	0
	P2	8	644	0	1	0	81	677	0	1	0	85	692	0
	P3	13	1006	1	1	0	77	1088	1	1	0	81	1112	1
	P4	19	1460	1	1	0	79	1534	1	1	0	83	1568	1
	P5	32	2254	1	1	0	72	2430	1	1	0	75	2484	1
"Asymmetric (2 light engines)"	P1	5	312	0	1	0	60	328	0	1	0	63	335	0
	P2

ALUZ

A5 Series | String / Festoon
ZOZO Standard
(A5-ZOZO-STN)

TYPE



CANOPY OPTIONS (Click Image to See Individual Submittal)

Round Canopy
(A5-ZOZO-RND)

Round Canopy + Cage
(A5-ZOZO-RNC)

Cone Canopy
(A5-ZOZO-CON)

Cone Canopy + Cage
(A5-ZOZO-COC)

Bell Canopy
(A5-ZOZO-BLL)

Flat Canopy
(A5-ZOZO-FLT)

Mesh Canopy
(A5-ZOZO-MSH)

Barrel Canopy
(A5-ZOZO-BRL)

Hat Canopy
(A5-ZOZO-HAT)

SPECIFY PRODUCT CODE | CHOOSE FROM DROP DOWNS

Series		Spacing	Lamp		Dimming	Listing	Luminaire Length
Standard (No Canopy) **(A5-ZOZO-STN)**	Bell Canopy **(A5-ZOZO-BLL)**	12" on Center **(12")**	2700K, G-Shape **(27K-GSF)**	5000K, G-Shape Filament **(50K-GSFL)**	Forward Phase **(DM)**	Indoor **(DRY)**	Specify Length in Feet **Example:** 100
		18" on Center **(18")**	5000K, G-Shape **(50K-GSF)**	2700K, S-Shape Frosted **(27K-SSF)**			
Round Canopy **(A5-ZOZO-RND)**	Flat Canopy **(A5-ZOZO-FLT)**	24" on Center **(24")**	Red, G-Shape **(R-GSF)**	5000K, S-Shape Frosted **(50K-SSF)**	**Leave Blank for Non-Dimming**	Outdoor **(WET)**	
		36" on Center **(36")**	Green, G-Shape **(G-GSF)**	Orange, S-Shape Frosted **(OR-SSF)**			
Round Canopy with Cage **(A5-ZOZO-RNC)**	Mesh Canopy **(A5-ZOZO-MSH)**	48" on Center **(48")**	Blue, G-Shape **(B-GSF)**	2700K, S-Shape Clear **(27K-SSC)**			
		60" on Center **(60")**	Amber, G-Shape **(A-GSF)**	5000K, S-Shape Clear **(50K-SSC)**			
Cone Canopy **(A5-ZOZO-CON)**	Barrel Canopy **(A5-ZOZO-BRL)**		2400K, G-Shape Filament **(24K-GSFL)**	Red, S-Shape Clear **(R-SSC)**			
			2700K, G-Shape Filament **(27K-GSFL)**	Green, S-Shape Clear **(G-SSC)**			
Cone Canopy with Cage **(A5-ZOZO-COC)**	Hat Canopy **(A5-ZOZO-HAT)**		3000K, G-Shape Filament **(30K-GSFL)**	Blue, S-Shape Clear **(B-SSC)**			
			3500K, G-Shape Filament **(35K-GSFL)**	Amber, S-Shape Clear **(A-SSC)**			
			4000K, G-Shape Filament **(40K-GSFL)**	No Lamps* **(NL)**			

✔ Lighting will be shipped without lamps.

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ALUZ

A5 Series | String / Festoon
ZOZO Standard
(A5-ZOZO-STN)

TYPE

LAMP OPTIONS

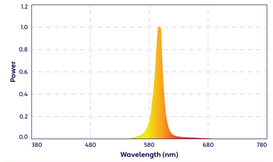
Lamp Image & Dimensions	G-Shaped Lamp **(GSF)**	G-Shaped Filament Lamp **(GSFL)**	S-Shaped Lamp **(SSF)**	S-Shaped Clear Lamp **(SSC)**
Lamp Name & Product Code	G-Shaped Lamp **(GSF)**	G-Shaped Filament Lamp **(GSFL)**	S-Shaped Lamp **(SSF)**	S-Shaped Clear Lamp **(SSC)**
Lamp Type	Standard LED	Filament LED	Standard LED	Standard LED
Material	Polymer Plastic	Shatterproof Glass	Polymer Plastic	Polymer Plastic
Lamp Life	20,000 hrs.	25,000 hrs.	20,000 hrs.	20,000 hrs.
CRI	80	90	75	80
Lumens	42	256	42	42
Beam Angle	360°	360°	360°	360°
Appearance	Frosted	Clear	Frosted	Clear, Textured
CCT & Colors	**27K, 50K, R, G, B, A**	**24K, 27K, 30K, 35K, 40K, 50K**	**27K, 50K, OR**	**27K, 50K, R, G, B, A**
Lamp Watts	1W	3W	1W	1W

Note: Lamp dimensions are subject to change without notice. +/- 0.25 Wattage Tolerance. CRI is based on 5.0K GSF, 3.0K GSFL, 5.0K SSF, and 5.0K SSC.

LAMP SPECIFICATIONS

Lamp Number	Correlated Color Temperature	Description	Available Lamp Shapes
24K	2400 Kelvin	Incandescent White	**(GSFL)**
27K	2700 Kelvin	Warm White	**(GSF), (GSFL), (SSF), (SSC)**
30K	3000 Kelvin	Warm White	**(GSFL)**
35K	3500 Kelvin	Neutral White	**(GSFL)**
40K	4000 Kelvin	Neutral White	**(GSFL)**
50K	5000 Kelvin	Cool White	**(GSF), (GSFL), (SSF), (SSC)**
R	Red	621nm	**(GSF), (SSC)**
G	Green	525nm	**(GSF), (SSC)**
B	Blue	470nm	**(GSF), (SSC)**
A	Amber	590nm	**(GSF), (SSC)**
OR	Orange	610nm	**(SSF)**

SPECTRAL POWER DISTRIBUTION
AMBER LED (590nm) TURTLE FRIENDLY



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ALUZ

A5 Series | String / Festoon
ZOZO Standard
(A5-ZOZO-STN)

TYPE

ACCESSORIES (Sold Separately)

Vinyl Plastic End Cap
75A Durometer
(A5-ZOZO-EC)

Part #	Qty.
A5-ZOZO-EC	

Note: Use 1 End Cap at the end of each run.

120V Power Plug
Rubber Casing
(A5-ZOZO-PP)

Part #	Qty.
A5-ZOZO-PP	

Note: Use 1 Power Plug for each run that will not be hardwired.

MOUNTING ACCESSORIES (Sold Separately - Click Image to See Cut Sheet, If Applicable)

Mounting Aircraft Cable, 1/8"Ø
302 / 304 Stainless Steel
(A5-ZOZO-AC-1B-X) X = Specify Length

Part #	Length	Qty.
A5-ZOZO-AC-1B-		

Note: Order cable to desired length. Order in 50' increments up to 500' per reel.

Cable Lock for 1/8"Ø Cable
Zinc Plated
(A5-ZOZO-CL-1B)

Part #	Qty.
A5-ZOZO-CL-1B-	

Note: Use 1 Cable Lock per run, if using this method. Refer to installation instructions for alternative mounting options.

Mounting Plate
Stainless Steel
(A5-ZOZO-MP)

Part #	Qty.
A5-ZOZO-MP	

Note: Use Mounting Plates when mounting to a ceiling. Refer to installation instructions for details.

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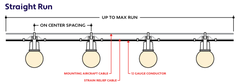
ALUZ

A5 Series | String / Festoon
ZOZO Standard
(A5-ZOZO-STN)

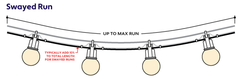
TYPE

DESIGN GUIDELINES

Straight Run

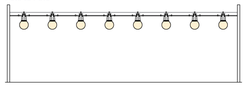


Swayed Run

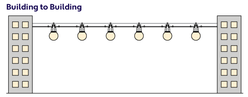


INSTALLATION OPTIONS

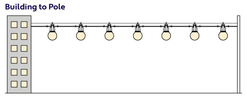
Pole to Pole



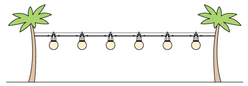
Building to Building



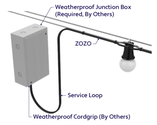
Building to Pole



Tree to Tree



HARDWIRE INSTALLATION (Wet Location)



POWER PLUG INSTALLATION (Wet Location)

INSTALLATION RECOMMENDATIONS

- Determine weight of string light that will be used.
- Determine length of string light and multiply by weight.
- An engineer must choose the proper aircraft cable to handle the tension, based on length and weight to prevent product from sagging.
- An engineer must determine the strength of the structure where the cable will attach, based on tension calculation from previous step.
- If installing on a pole, check with pole manufacturer to confirm the pole can handle the tension.
- String light is hung to the above aircraft cable using the hooks. Secure hooks to aircraft cable by crimping or using stainless steel tie wraps.
- The supplied aircraft cable is designed to prevent strain on the wire. An additional aircraft cable is required to hang string light.

WEIGHT PER FOOT

Series	Spacing Selection	Approximate Weight ✔
ZOZO Standard **(A5-ZOZO-STN)**	12" on Center **(12")**	0.30 lbs per foot
	18" on Center **(18")**	0.24 lbs per foot
	24" on Center **(24")**	0.21 lbs per foot
	36" on Center **(36")**	0.18 lbs per foot
	48" on Center **(48")**	0.17 lbs per foot
	60" on Center **(60")**	0.16 lbs per foot

✔ Includes Wire, Socket, Lamp, and Strain Relief Cable. Mounting Aircraft Cable Not Included.

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CONSULTANTS

CLIENT
DXD SS F2 LAND, L.L.C

PROJECT DESCRIPTION
EMPIRE SELF STORAGE

CITY SANTA FE
STATE NEW MEXICO

ISSUE DATES

MARK	DESCRIPTION	DATE
SD	DEVELOPMENT PACKAGE	12/05/2025

PROJECT NO: 20253380
DRAWN BY: KS
CHECKED BY: MH

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STAMP

DRAWING TITLE
LIGHTING CUT SHEETS

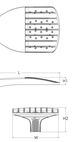
E.104

D-Series Size 0
LED Area Luminaire

d-series

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (665.0 mm)
Width: 14.06" (357.1 mm)
Height H1: 2.26" (5.7 cm)
Height H2: 7.46" (18.9 cm)
Weight: 23 lbs (10.4 kg)



Design Select options indicated by this color background.

Drawings not to scale. Dimensions are for reference only. Contact factory for complete drawings in a variety of configurations.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. DSX outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

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

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature*	Color Rendering Index*	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics**	(this section 70CRI only)	70CRI	AFR Automotive front row	MVOLT (120V-277V)*	**Shipped included**
	P1 P5	30K 3000K	70CRI	TFS Type I short	347/480 (347V-480V)*	SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole)
	P2 P6	40K 4000K	70CRI	T2M Type II medium	XVOLT (277V-480V)*	RPA Round pole mounting (#8 drilling, 7" max. RND pole)
	P3 P7	50K 5000K	70CRI	T3M Type III medium	120 (6,7)	
	P4			T4M Type IV medium	208 (6,7)	SPAS Square pole mounting (#5 drilling, 7" max. SQ pole)
	Rotated optics			T5S Type V Side glare*	240 (6,7)	RPAS Round pole mounting (#5 drilling, 7" max. RND pole)
	P10* P12*		80CRI	T5M Type V Medium	277 (6,7)	
	P11* P13*		80CRI	T5L Type V Large	480 (6,7)	SPABN Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
			80CRI	TFTM Forward throw medium		WBA Wall bracket (9)
			80CRI			WA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon) (10)

Control options	Other options	Finish (required)
Shipped installed	**Shipped installed**	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc (11,12,13)	PE/PER Seven-pin receptacle only (controls ordered separately) (14,15)	DBLBD Black
	EAO Field adjustable output (16)	DNAXD Natural Aluminum
PIR Bi-level switched dimming, 10% (11,12,13)	BL30 Bi-level switched dimming, 30% (11,12,13)	DWHXD White
PER NEMA twist-lock receptacle only (controls ordered separately) (14)	BL50 Bi-level switched dimming, 50% (11,12,13)	DDBTXD Textured dark bronze
PERS Five-pin receptacle only (controls ordered separately) (14)	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) (11)	DBLBXD Textured black
		DNATXD Textured natural aluminum
		DWHGXD Textured white
	Shipped separately	
	EGSR External Glare Shield (reverse/side, field install required, matches housing finish)	
	BCSR Bird Spikes (field install required)	

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Ordering Information

Accessories

BLS3FT-13-SI	Photocell - SSL twist-lock (120-277V) *
BLS4FT-13-SI-SI	Photocell - SSL twist-lock (347V) *
BLS4RT-13-SI-SI	Photocell - SSL twist-lock (480V) *
DSXERT SBK	Shorting cap *
DSXWH-96	House-side shield (order package number P1-7, P10, P11 or P12, P13)
DSXRPA 3PIBOSU	Round pole adapter (#8 drilling, specify finish)
DSXRPA2 3PIBOSU	Round pole adapter (#5 drilling (specify finish)
DSXSPA2 3PIBOSU	Square pole adapter (#5 drilling (specify finish)
DSXEGSR 3PIBOSU	External glare shield (specify finish)
DSXBSSR 3PIBOSU	Bird spike deterrent bracket (specify finish)

NOTES
1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option LRO or RFO.
2. T5S, T5M, T5L, BLC, BLCA, BLCC, LCCO, RCCO not available with option HS.
3. T1FS, T1CS, BLCS, BLCA, LCCO, RCCO not available with option HS.
4. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with package P1, P2 and P5 when combined with option NLTAIR2 PIRHN or option PIR.
7. HVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. Not available with options PIR, PIRH, PER, PERS, PIR1FC3V, PIRH1FC3V.
9. When combined with NLTAIR2 PIRHN or PIR.
10. Wall bracket is intended for use on solid surfaces. Not for use with #8 drilling.
11. WBA cannot be combined with Type 5 distributions plus photocell (PE3).
12. NLTAIR2 PIRHN not available with sensor orientation code 90 (sensor to right as it).
13. NLTAIR2 PIRHN not available with other controls including PIR, PER, PERS, FEA7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P13 using HVOLT. NLTAIR2 PIRHN not available with P7 using MVOLT.
14. PER/PERS/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See Controls options for more details.
15. PIRH not available with other dimming controls NLTAIR2 PIRHN, PIR, PIR1FC3V, PIRH, PIRH1FC3V, BL30, BL50, or DMG.
16. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PERS, PIR1FC3V, PIRH1FC3V, DMG, BL30 or BL50 must specify 120 or 277V.
17. Reference Motion Sensor Default Settings table on page 4 to see functionality.
18. Reference Motion Sensor Default Settings table on page 4 to see functionality.
19. Reference Controls Options table on page 4.
20. Not available with options T1FS, T1CS, T2S, T2M, BLCS, BLCA, LCCO, and RCCO distribution. Also available as a separate accessory; see Accessories information.
21. CCE option not available with options BSX and EGSR. Contact factory for layout options for availability.
22. Not available with P1, P2, P3, P4, P5, P6, P7, P10, P11, P12 or P13.
23. Requires luminaire to be specified with PER, PERS or PER7 option. See Controls Table on page 4.
24. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. HVOLT not available with fusing (SF or DF).

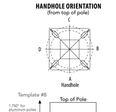
Shield Accessories

External Glare Shield (EGSR)

House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(Room top of pole)



Tenon Mounting Slipfitter

Tenon O.D.	Wall thickness	Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
2-3/8"	#8	AS3-5-180	AS3-5-280	AS3-5-290	AS3-5-390	AS3-5-320	AS3-5-490
2-7/8"	#8	AS2S5-190	AS2S5-280	AS2S5-290	AS2S5-390	AS2S5-320	AS2S5-490
4"	#8	AS7S5-190	AS7S5-280	AS7S5-290	AS7S5-390	AS7S5-320	AS7S5-490

Mounting Option	Drilling template	Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
Head Location		Side B	Side B & C	Side B & C	Side B, C & D	Side A, B, C & D	Side A, B, C & D
Drill Pattern/Gator	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

	Mounting Angle (Left to Right when facing luminaire)					
SPA	#8	3.5°	3.5°	3.5°	3.5°	3.5°
RPA	#8	3°	3°	3°	3°	3°
SPAS	#5	3°	3°	3°	3°	3°
RPAS	#5	3°	3°	3°	3°	3°
SPABN	#8	3°	3°	3°	3°	3°

DSX0 Area Luminaire - EPA

Tenon, luminaire and mounting hardware only. Light sensors, arms, brackets or other accessories are not included in the EPA data.

Fixture Quantity & Mounting Configuration	Single 180°	2 @ 180 DEGR	2 @ 90 DEGR	3 @ 90 DEGR	3 @ 120 DEGR	4 @ 90 DEGR
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	—	1.16
DSX0 with DM(-SPA)	0.51	1.02	1.06	1.26	—	1.29
DSX0 with RPA, RPAS	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with WA	0.64	1.28	1.24	1.67	1.70	1.93

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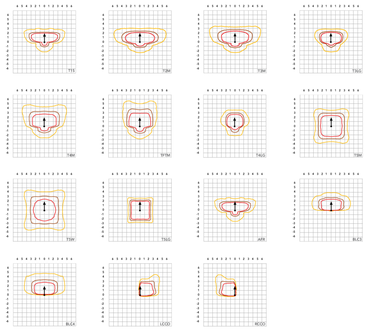
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').

LEGEND
0.1 fc
0.5 fc
1.0 fc



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Performance Data

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	1.07
5°C	1.06
10°C	1.03
15°C	1.02
20°C	1.01
25°C (77°F)	1.00
30°C	0.99
35°C	0.97
40°C (104°F)	0.97

Projected LED Lumen Maintenance

Data references the extrapolated projected performance that the platform is rated in a **25°C ambient**, based on 10,000 hours of LED operation per IESNA LM-80-08 and projected per IESNA TM-21-11.

To calculate L87, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.89
100,000	0.80

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)				
					120V	208V	240V	277V	347V 480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10 0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13 0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20 0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27 0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26 0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39 0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49 0.36
Rotated Optics (Requires Official RMS)	P10	30	530	51	0.42	0.24	0.21	0.18	0.15 0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20 0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30 0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37 0.27

FAO Dimming Settings

FAO Setting	% Wattage	% Lumens Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	17%	20%

*Note: Calculated values are based on luminaires operating at 120V. Including wire loss per PacZ standard, use published values for each package based on input watts and lumens by optic type.

LED Color Temperature / Color Rendering Multipliers

	TM-30		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead time	71%	(see note)
4000K	100%	Standard	92%	Extended lead time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead time	63%	(see note)
3000K	96%	(see note)	86%	Extended lead time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Description (Sensor Lens)	High-Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled at 2FC	7.5 min	3 sec	3 min
NLTAIR2 PIRHN	30%	100%	Enabled at 2FC	7.5 min	3 sec	3 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire, accessible for the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Driven-wired independently for 50/50 luminaire operation	The luminaire is wired in two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost-effective alternative.
PERS or PERS7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes such as nLight AIR wireless.	Twist-lock photocells such as DLL Elite or advanced control nodes such as NSWE.	Pins 4 & 5 to dimming leads on driver. Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8 to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Luminaire can be used as a standalone or mesh network connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned with the nLight mobile app. Cannot be used in locations with other control options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input-to-100 dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC DSSCT1	BLC device is powered off the 0-10V dimming leads, this can be used with any input voltage from 120 to 480V

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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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	33W	20	530	T1S	4,106	1	0	1	124	4,266	1	0	1	129	4,266	1	0	1	129
				T2M	4,545	1	0	2	137	4,726	1	0	2	143	4,629	1	0	2	140
				T3M	4,597	1	0	2	139	4,779	1	0	2	145	4,885	1	0	2	148
				T5SQ	4,507	1	0	1	136	4,260	1	0	1	129	4,363	1	0	1	132
				T4M	4,698	1	0	2	142	4,884	1	0	2	148	4,996	1	0	2	151
				T5LQ	4,466	1	0	1	135	4,643	1	0	1	140	4,755	1	0	1	144
				T5M	4,878	1	0	1	147	5,084	2	0	2	153	5,193	2	0	2	156
				T5VQ	4,879	2	0	2	147	5,072	2	0	2	153	5,193	2	0	2	157
				BLC3	3,348	0	0	1	101	3,483	0	0	1	105	3,233	0	0	1	98
				BLC4	3,454	0	0	1	104	3,599	0	0	1	109	3,724	0	0	1	113
				RCC3	3,574	0	0	1	108	3,585	0	0	1	108	3,585	0	0	1	108
				RCC4	3,574	0	0	1	108	3,585	0	0	1	108	3,585	0	0	1	108
P2	45W	20	700	AFR	4,906	1	0	2	142	5,113	1	0	2	154	5,215	1	0	2	157
				T1S	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
				T2M	5,862	1	0	2	130	6,109	1	0	2	135	6,228	1	0	2	138
				T3M	5,930	1	0	1	131	6,180	1	0	1	137	6,301	1	0	1	140
				T5SQ	5,797	1	0	1	128	5,927	1	0	1	131	5,628	1	0	1	125
				T4M	6,018	1	0	1	133	6,272	1	0	1	139	6,395	1	0	1	142
				T5LQ	5,476	1	0	1	121	5,705	1	0	1	126	5,816	1	0	1	129
				T5M	6,068	1	0	1	134	6,326	1	0	1	140	6,429	1	0	1	143
				T5VQ	6,067	2	0	2	135	6,319	2	0	2	140	6,429	2	0	2	143
P3	69W	20	1050	T5W	6,424	2	0	2	142	6,696	2	0	2	148	6,832	2	0	2	151
				T5VS	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116
				T4M	8,565	2	0	2	124	8,926	2	0	2	129	9,104	2	0	2	132
				T4VL	7,790	1	0	2	113	8,119	1	0	2	118	8,277	1	0	2	120
				T5LS	8,424	2	0	2	122	8,779	2	0	2	128	8,967	2	0	2	130
				T5VL	8,812	2	0	2	128	9,184	2	0	2	133	9,363	2	0	2	136
				T5BLS	8,219	2	0	2	119	8,565	2	0	2	124	8,732	2	0	2	127
				BLC3	6,778	1	0	2	98	7,064	1	0	2	102	7,203	1	0	2	104
				BLC4	6,994	1	0	2	101	7,289	1	0	2	106	7,431	1	0	2	108
				RCC3	7,236	1	0	2	105	7,262	1	0	2	105	7,262	1	0	2	105
				RCC4	7,236	1	0	2	105	7,262	1	0	2	105	7,262	1	0	2	105
P4	93W	20	1400	AFR	6,906	1	0	2	133	9,186	1	0	2	156	9,369	1	0	2	159
				T1S	11,896	2	0	2	202	11,877	2	0	2	202	11,877	2	0	2	202
				T2M	10,977	2	0	2	186	10,479	2	0	2	178	10,479	2	0	2	178
				T3M	11,106	2	0	2	188	11,217	2	0	2	191	11,217	2	0	2	191
				T5SQ	10,855	2	0	2	184	10,134	2	0	2	172	10,134	2	0	2	172
				T4M	11,262	2	0	2	192	11,376	2	0	2	193	11,376	2	0	2	193
				T5LQ	10,450	2	0	2	178	10,555	2	0	2	180	10,555	2	0	2	180
				T4M	10,859	2	0	2	185	11,196	2	0	2	190	11,196	2	0	2	190
				T4VL	9,858	1	0	2	168	10,274	1	0	2	175	10,474	1	0	2	178
				T5VW	10,914	2	0	2	185	11,274	2	0	2	192	11,596	2	0	2	197
				T5W	11,152	2	0	2	190	11,642	2	0	2	198	11,642	2	0	2	198
				T5VL	11,102	2	0	2	189	11,811	4	0	3	201	12,041	4	0	3	205
				T5BLS	11,184	2	0	2	190	11,656	2	0	2	198	11,883	2	0	2	202
				BLC3	7,968	1	0	2	83	8,096	1	0	2	84	8,254	1	0	2	86
				BLC4	8,227	1	0	2	86	8,358	1	0	2	87	8,522	1	0	2	89
				RCC3	7,838	1	0	2	82	8,328	1	0	2	87	8,328	1	0	2	87
				RCC4	7,838	1	0	2	82	8,328	1	0	2	87	8,328	1	0	2	87
P5	90W	40	700	AFR	11,296	1	0	2	122	11,877	1	0	2	128	12,189	1	0	2	131
				T1S	13,544	2	0	2	146	13,754	2	0	2	148	13,754	2	0	2	148
				T2M	12,185	2	0	2	131	12,592	2	0	2	135	12,592	2	0	2	135
				T3M	12,326	2	0	2	132	12,691	2	0	2	137	12,691	2	0	2	137
				T5SQ	12,077	2	0	2	130	11,411	2	0	2	122	11,411	2	0	2	122
				T4M	12,596	2	0	2	135	12,596	2	0	2	135	12,596	2	0	2	135
				T5LQ	11,671	2	0	2	125	11,671	2	0	2	125	11,671	2	0	2	125
				T5M	12,710	4	0	3	137	12,830	4	0	3	142	13,080	4	0	3	145
				T5VQ	12,748	3	0	2	135	13,262	3	0	2	141	13,398	3	0	2	143
				BLC3	8,408	0	0	2	90	8,784	0	0	2	95	8,964	0	0	2	97
				BLC4	8,684	0	0	2	93	9,072	0	0	2	98	9,256	0	0	2	100
				RCC3	8,555	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				LCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				AFR	12,388	2	0	2	157	12,902	2	0	2	163	13,154	2	0	2	166
				T1S	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
				T2M	16,253	3	0	4	119	16,939	3	0	4	124	17,269	3	0	4	126
				T3M	16,462	2	0	4	120	17,155	3	0	4	125	17,489	3	0	4	128
				T5SQ	16,607	2	0	2	107	15,306	2	0	2	112	15,605	2	0	2	114
				T4M	16,687	2	0	4	122	17,391	3	0	5	127	17,730	3	0	5	129
				T5LQ	15,177	2	0	2	111	15,817	2	0	2	115	16,125	2	0	2	118
				T5M	16,802	2	0	4	123	17,511	2	0	4	128	17,852	2	0	5	130
				T5W	17,348	4	0	2	125	17,893	5	0	3	131	18,241	5	0	3	133
				T5VW	17,447	5	0	3	127	18,183	5	0	3	133	18,537	5	0	3	135
				T5VL	17,218	4	0	2	126	17,944	4	0	2	131	18,296	4	0	2	134
				BLC3	11,959	0	0	2	87	12,464	0	0	2	91	12,707	0	0	2	93
				BLC4	12,347	0	0	2	90	12,867	0	0	2	94	13,119	0	0	2	96
				RCC3	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				LCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				AFR	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
				T1S	20,896	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129
				T2M	19,273	3	0	4	113	20,086	3	0	4	118	20,478	3	0	4	120
				T3M	19,497	3	0	5	114	20,319	3	0	5	119	20,715	3	0	5	121
				T5SQ	17,416	2	0	2	102	18,151	2	0	2	106	18,504	2	0	2	108
				T4M	19,787	3	0	5	116	20,622	3	0	5	121	21,024	3	0	5	123
				T4VL	17,997	2	0	2	105	18,756	2	0	2	110	19,121	2	0	2	112
				T5VW	19,924	3	0	5	117	20,765	3	0	5	122	21,178	3	0	5	124
				T5W	20,359	5	0	3	119	21,217	5	0	3	124	21,631	5	0	3	127
				T5VL	20,609	5	0	3	121	21,361	5	0	3	126	21,902	5	0	3	129
				T5BLS	20,418	4	0	2	120	21,279	4	0	2	125	21,694	4	0	2	127
				BLC3	14,582	0	0	3	85	14,790	0	0	3	87	15,060	0	0	3	88
				BLC4	15,062	0	0	3	88	15,277	0	0	3	89	15,555	0	0	3	91
				RCC3	14,589	1	0	3	84	14,910	1	0	3	87	15,054	1	0	3	88
				LCCO	14,589	1	0	3	84	14,910	1	0	3	87	15,054	1	0	3	88
				AFR	20,896	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129

LITHONIA LIGHT

March 5, 2026

DXD SS F2 LAND, L.L.C.
PO Box 92137
Albuquerque, NM 87199

Subj: Empire Self Storage

Re: Style Points

The property is located within the C-2 General Commercial zoning district. Per the architectural design standards for this district, a minimum of 205 points must be achieved from the criteria listed below. The points have been called out for what standards are met and totaled at the bottom of the table.

Architectural Design Standards and Point Allocations				
Architectural Design Standards		Points Allocation	Points Assigned Based on Elevations	Point Designation
Walls				
Predominant Exterior Surface Material	Stucco, adobe	30	30	Exterior walls are predominantly stucco showing 84% on North side, 86% on South side, 79% on East side and 67% on West side.
	Brick, natural stone, and integrally colored unit masonry	25;30*		
	Concrete and non-integrally colored unit masonry	20;30*		
	Metal siding, glass curtain wall system, 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	30	Exterior walls are called out to be painted in earthtone colors. Colors include Sherwin Williams Cedar, Cityscape, and Divine White.
	Pastel colors of non-earthtone hues, whites, greys and grayish greens	15;30*		
	High-intensity colors	-10;10*		
	Metallic colors, glass and black	-10		
Exterior Surface Treatment	(A) All surfaces appear monolithic with at least 75 percent 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 gave a panelized or prefabricated appearance, produce striped or checkerboard patterns, or exceed 25 percent of the surface area of an façade. Fenestration and/or accent colors on wall surfaced under portals or canopies having a horizontal depth of at least six feet shall be exempt from area calculations	10	10	The proposed building elevations comply with the City's façade requirements. Each façade maintains a minimum of 75% monolithic appearance consisting of one primary material and earth-toned color (stucco). Accent materials, including stone veneer, wood-look metal panels, and wood trellises, are limited in area, remain under 25% of each façade, and do not create a panelized or patterned appearance.
	(B) Wall surfaces do not meet the criteria set forth in paragraph (A) above	-10		

Roof				
Form	(A) Flat roof surfaces entirely concealed from public view by parapets	20	20	Flat roof is concealed by parapets around entire building.
	(B) 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		
	(C) Uniformly sloping roofs or any combination of flat and uniformly sloping roof, 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		
	(D) Any type of sloping roof having a height, from springline to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roof; or any combination of flat and non-uniformly sloping roofs	-10		
Predominant Material	(A) All surfaces are concealed from public view	20	20	Material is concealed by building parapets.
	(B) Standing, flat, or batten seam metal roofing, or membrane, asphalt or gravel surfaces exposed to public view	15		
	(C) Flat tiles of clay, concrete or slate	10		
	(D) Barrel tiles of clay, concrete, or slate; and asphalt shingles	5		
	(E) Wood shingles or shakes and other materials including but not necessarily limited to plastic, fiberglass or metal roof tiles	-10		
Predominant Color	(A) All surfaces are concealed from public view	15	15	Roof surface is white but is intended to be fully concealed by building parapets.
	(B) Dark reds, browns and earthtones, and natural metals including aluminum, zinc, tin and lead	10		
	(C) Low-intensity colors other than those stated above	5		
	(D) White	0		
	(E) Bright, non-fading, high-intensity colors and any use of multiple colors	-15		

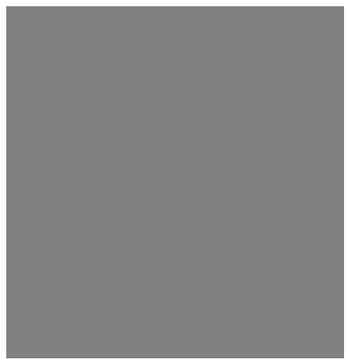
Building Form				
Massing	(A) One-story buildings with over 10,000 square feet of gross floor area and multi-story buildings with over 20,000 square feet of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least 3 percent of the length of the façade and extending at least 20 percent of the length of the facade	30	30	On the north side of building the main facade is 123' - 8 1/2" with a 5'-0" or 4% facade setback from main facing wall. The total of the full facade is 211' -8 7/8" with a min 30'-0" or 14% setback on the rest of the north side. Total of 50% of overall façade is setback. On the east side of building the main facade is 96' -9". The total of the full facade is 156' -9 3/8" with a min 30'-0" or 19% setback on the rest of the east side. Total of 38% of overall façade is setback. On the south side of building the main/ full facade is 216' -9 1/4" with a 6'-0 1/2" or 3% facade setback from main facing wall. Total of 25% of overall façade is setback. On the west side of building the main facade is 31' -8 7/8" with a 5'-0" or 16% facade setback from main facing wall. The total of the full facade is 156' -9 1/4" with a min 30'-0" or 19% setback on the rest of the west side Total of 79% of overall façade is setback.
	(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 step backs of at least four horizontal feet, or a recessed entry space or projecting canopy portal having a depth of at least six horizontal feet, on at least one publicly visible façade	30		
	(C) Buildings not utilizing the massing techniques described in paragraphs (A) or (B) above	0		
Doors and Windows				
Treatment	(A) More than 50 percent 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 lites, or have exposed or otherwise articulated lintels	20	20	There are 26 Windows, doors, etc. that are not located under portales or canopies. Of those 22 or 85% have lintels above them.
	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	0;20*		

Area	(A) 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	20	On the North Elevation only 4% of openings are not located under canopies. On the South Elevation only 13% of openings are not located under canopies. On the East Elevation only 1% of openings are not located under canopies. On the West Elevation only 14% of openings are not located under canopies.
	(B) Wall surfaces do not meet the requirements as set forth in paragraph (A) above	0;20*		
Location	(A) All doors, windows and glazed surfaces, on structures having a gross floor area greater than 150 square feet, are located at least a two feet from outside building corners	20	20	Windows, doors, etc. are located at least two (2) feet from the corners of the building. The closest window is approx. 2'-2 1/8" from corner of the building.
	(B) 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	(A) All glazing is clear or tinted neutral gray	10	10	Windows are all clear glazing.
	(B) Ant use of colored glazing	0;10		
	(C) Any use of mirrored glazing	-10		
Equipment				
Screening	(A) 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		
	(B) All building mounted equipment set forth in paragraph (A) above is either screened; and/or painted to match visually adjacent surfaces	5	5	All building equipment is screened by building parapets or will be painted to match adjacent surfaces.
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/ or painted to match visually adjacent surfaces	-10		
Notes: Point values denoted by an asterisk (*) apply within the Midtown LINC Overlay District.				

Total: **205 Required/ 230 Provided**

Fine Medium Finish Stucco
Sherwin Williams SW6105
Divine White

Fine Medium Finish Stucco
Sherwin Williams SW3034
Cedar



Fine Medium Finish Stucco
Sherwin Williams SW7067
Cityscape

Thin Stone Veneer Genstone
“Desert Sunrise”

Faux Wood Lintels- Painted
Stucco
Sherwin Williams SW7041
Van Dyke Brown
Match Metal Wall Panel
Walnut Wood

Wood Trellis - To Match Metal
Wall Panel
Walnut Wood

Western States Metal Wall
Panel
Walnut Wood

DXD CAPITAL

EMPIRE SELF STORAGE MATERAL BOARD

EAPC ARCHITECTS ENGINEERS

RETAIL ENTRY - SOUTHWEST CORNER

DXD CAPITAL

EMPIRE SELF STORAGE MATERAL BOARD

EAPC ARCHITECTS ENGINEERS

COMMUNITY CENTER - NORTHEAST CORNER

DXD CAPITAL

EMPIRE SELF STORAGE MATERAL BOARD

EAPC ARCHITECTS ENGINEERS

COMMUNITY GATHERING - NORTHWEST CORNER

SELF STORAGE DISPLAY - SOUTHEAST CORNER

DXD CAPITAL	EMPIRE SELF STORAGE MATERAL BOARD	EAPC ARCHITECTS ENGINEERS

DOG PARK/ INDIVIDUAL RENTABLE SPACE

DXD CAPITAL

EMPIRE SELF STORAGE MATERAL BOARD

EAPC ARCHITECTS ENGINEERS

DOG PARK/ INDIVIDUAL RENTABLE SPACE

DXD CAPITAL

EMPIRE SELF STORAGE MATERAL BOARD

EAPC ARCHITECTS ENGINEERS

DOG PARK/ INDIVIDUAL RENTABLE SPACE

DXD CAPITAL

EMPIRE SELF STORAGE MATERAL BOARD

EAPC ARCHITECTS ENGINEERS

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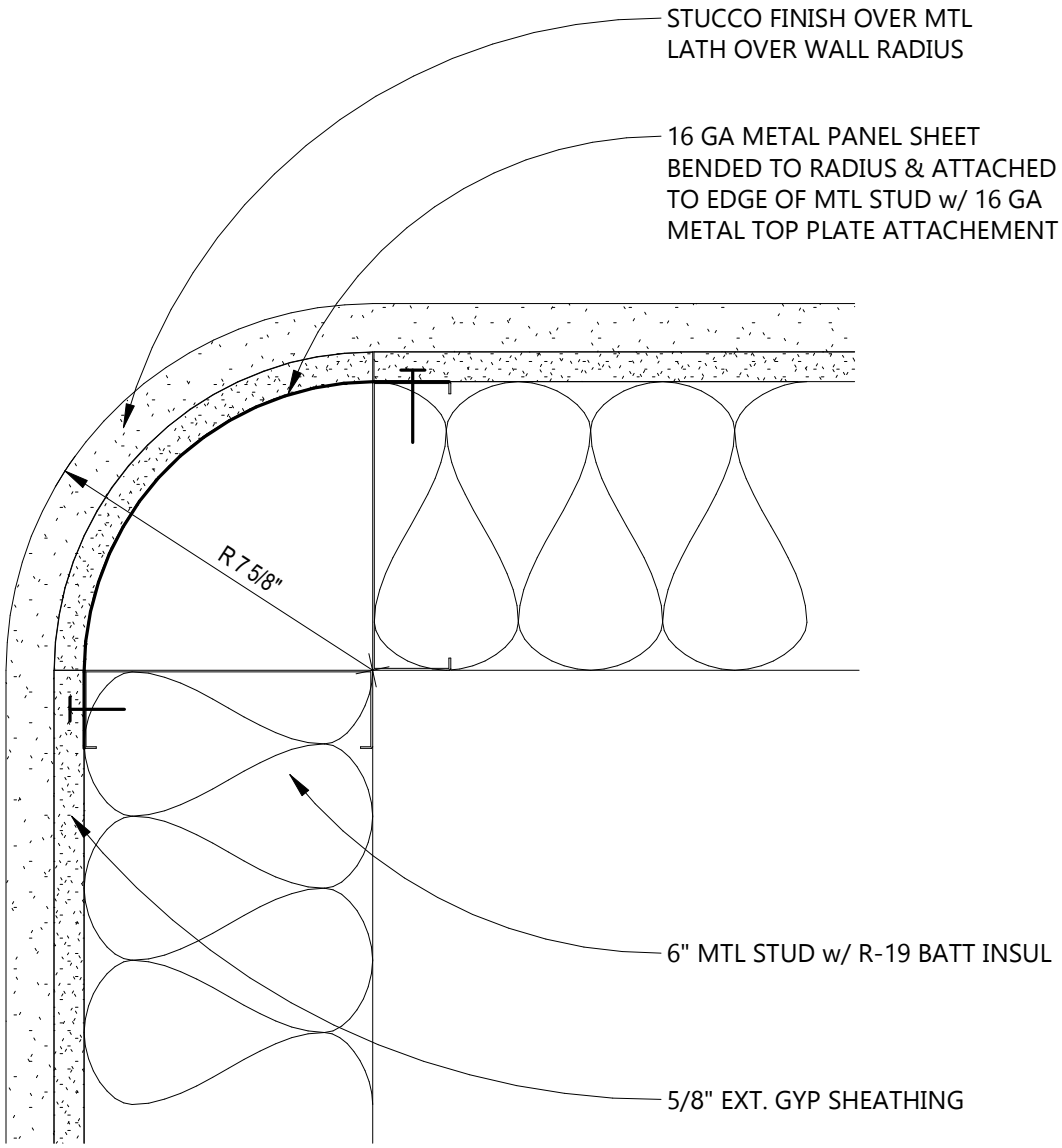

1
A.601

EXT STUCCO CORNER DETAIL

3" = 1'-0"

EAPC

NO	Revision Description	Date

PROJECT: EMPIRE SELF STORAGE

PROJECT NO: 20253380

DRAWING **A.601**

City of Santa Fe, New Mexico

Attachment C-4

Utilities

a. Impacts of Traffic Assessment
b. Approved Water Plan
c. Water Budget Approval

IMPACTS OF TRAFFIC ASSESSMENT

Empire Self Storage
Santa Fe, New Mexico
December 8, 2025

Presented to:
City of Santa Fe

Prepared for:
Mr. Scott Hughes
DXD SS F2 Land, LLC
P.O Box 92137
Albuquerque, NM 87199

DXD CAPITAL

SMA Since 1985
Stronger Communities by Design®

Souder, Miller & Associates ♦ 3500 Sedona Hills Parkway ♦ Las Cruces, NM 88011
(575) 647-0799 ♦ (800) 647-0799 ♦ fax (575) 647-0680

December 8, 2025 #9234397

Scott Hughes, DXD Managing Director
DXD SS F2 Land, LLC
P.O. Box 92137
Albuquerque, NM 87199

RE: Impacts of Traffic Assessment, Empire Self Storage
1802 Cerillos Rd, Santa Fe, New Mexico 87505

Dear Mr. Hughes:

Souder, Miller, and Associates are pleased to present the enclosed Impact of Traffic Assessment as required for the City of Santa Fe, for the above referenced project. The report analyzes the potential traffic impacts on NM State Highway – 14 as a result of the proposed development of a new Mini-warehouse, small office, community spaces, public dog park and flex workshop space.

Should you have any questions, require any further information or if any portion of the report requires modification to meet your specific needs, please do not hesitate to contact our office.

Sincerely,

MILLER ENGINEERS, INC. D/B/A
SOUDER, MILLER & ASSOCIATES

Brice Ortiz, EIT
Staff Engineer III
Brice.ortiz@soudermiller.com

Michael Johnson, P.E., CPESC
Senior Engineer
Michael.johnson@soudermiller.com

Enc: ITA Form, Empire Self Storage
1802 Cerillos Rd, Santa Fe, New Mexico 87505

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2.0 Project Description 1

3.0 Pre-development Site Traffic Volumes 2

4.0 Proposed Site Traffic Volumes 2

5.0 Conclusion 3

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I.T.A.2 Project Vicinity Map and Site Layout Drawing 7
I.T.A.3 ITE Trip Generation Pre-Development Volumes 10
I.T.A.4 ITA Form Pre-development Trip Generation Estimate 10
I.T.A.5 ITE Trip Generation Post-Development Volumes 14
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IMPACTS OF TRAFFIC ASSESSMENT

EMPIRE SELF STORAGE
CERILLOS ROAD NM STATE HIGHWAY – 14
SANTA FE, NEW MEXICO

DECEMBER 8, 2025

1.0 Introduction Summary

Souder, Miller, and Associates (SMA) was retained by DXD SS F2 Land, LLC to determine the probable traffic impacts to NM State Highway – 14 in Sante Fe, New Mexico by the development of a new storage facility, office space, and community park. The development will include demolition of the current standing building, construction of new buildings as well as parking additions and a community dog park.

To accurately determine the proposed traffic volumes, the reference manual "Trip Generation Handbook, 12th Edition" by the Institute of Transportation Engineers (ITE) was reviewed. The new storage facility meets multiple land use descriptions including Mini-Warehouse (151), Small Office Building (712), Recreational Community Center (495), and Dog Park (414). The ITE TripGen land uses that best correspond with the proposed development provide both A.M. and P.M. traffic volume trip generation data for the proposed development.

2.0 Project Description

The existing site is a developed vacant commercial building located at 1802 Cerillos Rd, Santa Fe, New Mexico 87505. Cerillos Road is classified as a Principal Arterial Road according to the NMDOT Traffic Count Database System with bike lanes and higher traffic and speed according to the Santa Fe Bikeways & Trails Map included in Appendix I.T.A.1. A local bus route (2) that runs through Cerillos Road is also present. All sidewalks along the state highway are to be extended within the project area. The proposed development includes demolition of the existing commercial building and the construction of a new building with a footprint of 30,400 square feet and a gross floor area of ±95,4000 square feet, consisting of storage and community area within the primary site area. A secondary site consists of drive-up storage, office, and flex workshop space units approximately 14,000 square feet in gross floor area with a community dog park. Parking lots and five (5) access points are expected between both properties with a total gross building area of approximately 109,400 square feet in size. A vicinity map and site layout showing the above-mentioned project site location is provided in Appendix I.T.A.2.

3.0 Pre-development Site Traffic Volumes

To accurately determine the existing traffic volumes, the reference manual "Trip Generation Handbook, 12th Edition" by the Institute of Transportation Engineers (ITE) was reviewed. The previous commercial building is currently vacant and has no active business operation. The previous business specialized in hardware, lumber and steel. As such the land uses that most closely represent the land uses are ITE Land Use Codes: 816 – Hardware/Paint Store & 812 – Building Materials and Lumber Store. The Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m., as well as Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. trip generation charts for these land uses are located in Appendix I.T.A.3. To most accurately represent anticipated trip generations to and from the site for the peak hour of adjacent street traffic was utilized where available. From this data, the following traffic generation was determined:

Existing ITE Trip Generation Count |Table 1|							
Land Use (1)	Size (thousands of sq. ft., acres, number of units. etc.)	AM Peak Hour Trips			PM Peak Hour Trips		
		IN	OUT	TOTAL	IN	OUT	TOTAL
816	20,255 sq. ft.	10	9	19	28	32	60
812	30,033 sq. ft.	22	16	38	21	27	48

(1) *Traffic volumes generated are based on previous land uses. The site is currently developed at the time of report preparation.*

The Initial Transportation Assessment form can be found in Appendix I.T.A.4. and includes a trip generation of the previous land use.

4.0 Proposed Site Traffic Volumes

To accurately determine the proposed traffic volumes, the reference manual "Trip Generation Handbook, 12th Edition" by the Institute of Transportation Engineers (ITE) was reviewed. The proposed site development consists of storage units and community space in the primary site area, the secondary site consists of storage and office area, as well as a public dog park. The land uses that most closely represent the development are ITE Land Use Codes: Mini-Warehouse (151), Small Office Building (712), Community Space (495), and Dog Park (414). The Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m., as well as Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. trip generation charts for this land use are located in Appendix I.T.A.5. To most accurately represent anticipated trip generations to and from the site for the peak hour of adjacent street traffic was utilized where available. From this data, the following traffic generation was determined:

Proposed ITE Trip Generation Count |Table 2|							
Land Use (1)	Size (thousands of sq. ft., acres, number of units. etc.)	AM Peak Hour Trips			PM Peak Hour Trips		
		IN	OUT	TOTAL	IN	OUT	TOTAL
151	628 Units	4	3	7	6	6	12
495	900 sq. ft.	1	1	2	1	2	3
414	3,000 sq. ft.	0	0	0	1	0	1
151	14 Units	0	0	0	0	0	0
712	320 sq. ft.	0	1	1	0	1	1
Total Combined Traffic Volumes		**5**	**4**	**10**	**8**	**9**	**17**

(1) *Traffic volumes generated are based on anticipated land uses. The proposed site is currently undeveloped at the time of report preparation.*

The Initial Transportation Assessment form can be found in Appendix I.T.A.6. and includes a trip generation of the proposed land uses. Based on the estimated decrease in trips from pre-developed traffic volumes to proposed traffic volumes, a Traffic Impact Analysis is not anticipated to be required based on the Transportation Impact Analysis Guidelines for the City of Santa Fe.

5.0 Conclusion

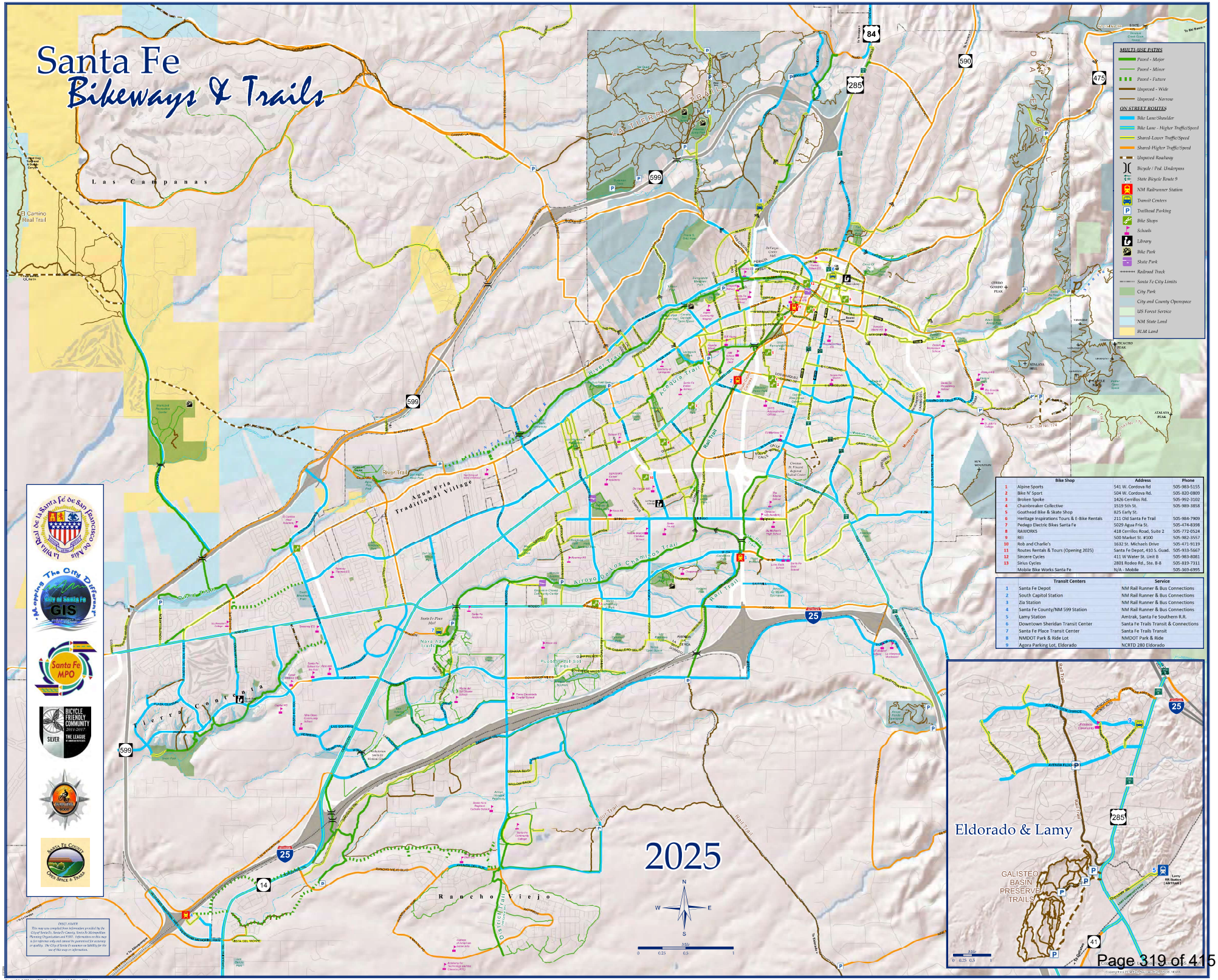
This Traffic Assessment was completed to analyze the probable traffic impacts with the proposed development of a mini-warehouses, small office, community spaces and public dog park abutting NM State Highway – 14. The proposed development is located at 1802 Cerillos Rd. Santa Fe, New Mexico. A bus route is located along Cerillos Road with a bus stop located adjacent to the site location. If the owner proposes a bus stop within the development vicinity, location and configuration is to be agreed upon, reviewed and approved by the City of Santa Fe Planning and Land Use Department, the Transit Division, and City Attorney's Office according to the City of Santa Fe Development and Design Standards. If a bus stop is approved, then the off-street parking requirements may be reduced by up to 5%.

Based on the proposed land use, the total gross area of the new buildings, and the criteria provided by the TIA Guidelines for the City of Santa Fe, this study will be submitted as required for the traffic statement. The goal of the study was to analyze the anticipated traffic generated by the storage facility to determine the Level of TIA required by the City of Santa Fe. It was determined that a TIA is not anticipated to be required by the TIA Guidelines for the City of Santa Fe.

Appendix I.T.A.1

Santa Fe Bikeways & Trails Map

Santa Fe Bikeways & Trails

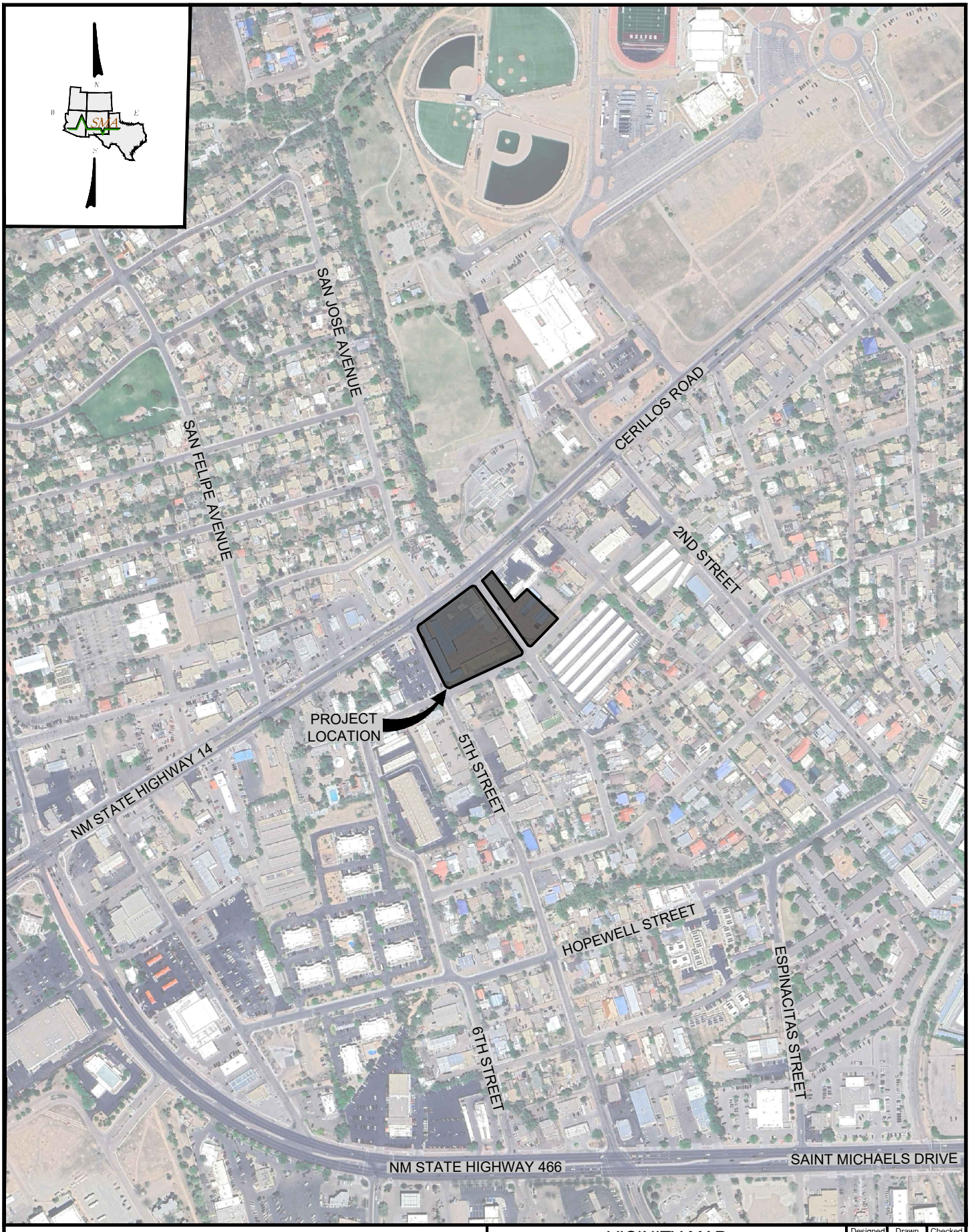


	Bike Shop	Address	Phone
1	Alpine Sports	541 W. Cordova Rd	505-983-5155
2	Bike N' Sport	504 W. Cordova Rd.	505-820-0809
3	Broken Spoke	1426 Cerrillos Rd.	505-992-3102
4	Chainbreaker Collective	1519 5th St.	505-989-3858
5	Goathead Bike & Skate Shop	825 Early St.	
6	Heritage Inspirations Tours & E-Bike Rentals	211 Old Santa Fe Trail	505-984-7909
7	Pedego Electric Bikes Santa Fe	5029 Agua Fria St.	505-474-8308
8	RAWORKS	418 Cerrillos Road, Suite 2	505-772-0524
9	REI	500 Market St. #100	505-982-3557
10	Rob and Charlie's	1632 St. Michaels Drive	505-471-9119
11	Routes Rentals & Tours (Opening 2025)	Santa Fe Depot, 410 S. Guad.	505-933-5667
12	Sincere Cycles	411 W Water St. Unit B	505-983-8081
13	Sirius Cycles	2801 Rodeo Rd., Ste. B-8	505-819-7311
	Mobile Bike Works Santa Fe	N/A - Mobile	505-369-6995

	Transit Centers	Service
1	Santa Fe Depot	NM Rail Runner & Bus Connections
2	South Capitol Station	NM Rail Runner & Bus Connections
3	Zia Station	NM Rail Runner & Bus Connections
4	Santa Fe County/NM 599 Station	NM Rail Runner & Bus Connections
5	Lamy Station	Amtrak, Santa Fe Southern R.R.
6	Downtown Sheridan Transit Center	Santa Fe Trails Transit & Connections
7	Santa Fe Place Transit Center	Santa Fe Trails Transit
8	NMDOT Park & Ride Lot	NMDOT Park & Ride
9	Agora Parking Lot, Eldorado	NCRTD 280 Eldorado

Appendix I.T.A.2

Project Vicinity Map and Site Layout Drawing



SMA
Engineering
Environmental
Geomatics

SOUDER, MILLER & ASSOCIATES
3500 Sedona Hills ParkwayLas Cruces, NM 88011
Phone (575) 647-0799 Toll Free (800) 647-0799 Fax (575) 647-0680

VICINITY MAP

DXD CERILLOS STORAGE FACILITY
SANTA FE, NEW MEXICO

Designed	Drawn	Checked
BCO	CM	BCO

Date: 10/8/2025
Scale: 1" = 500'
Project No: 9234397

V-1

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Appendix I.T.A.3

ITE Trip Generation Pre-Development Volumes

Hardware/Paint Store
(816)

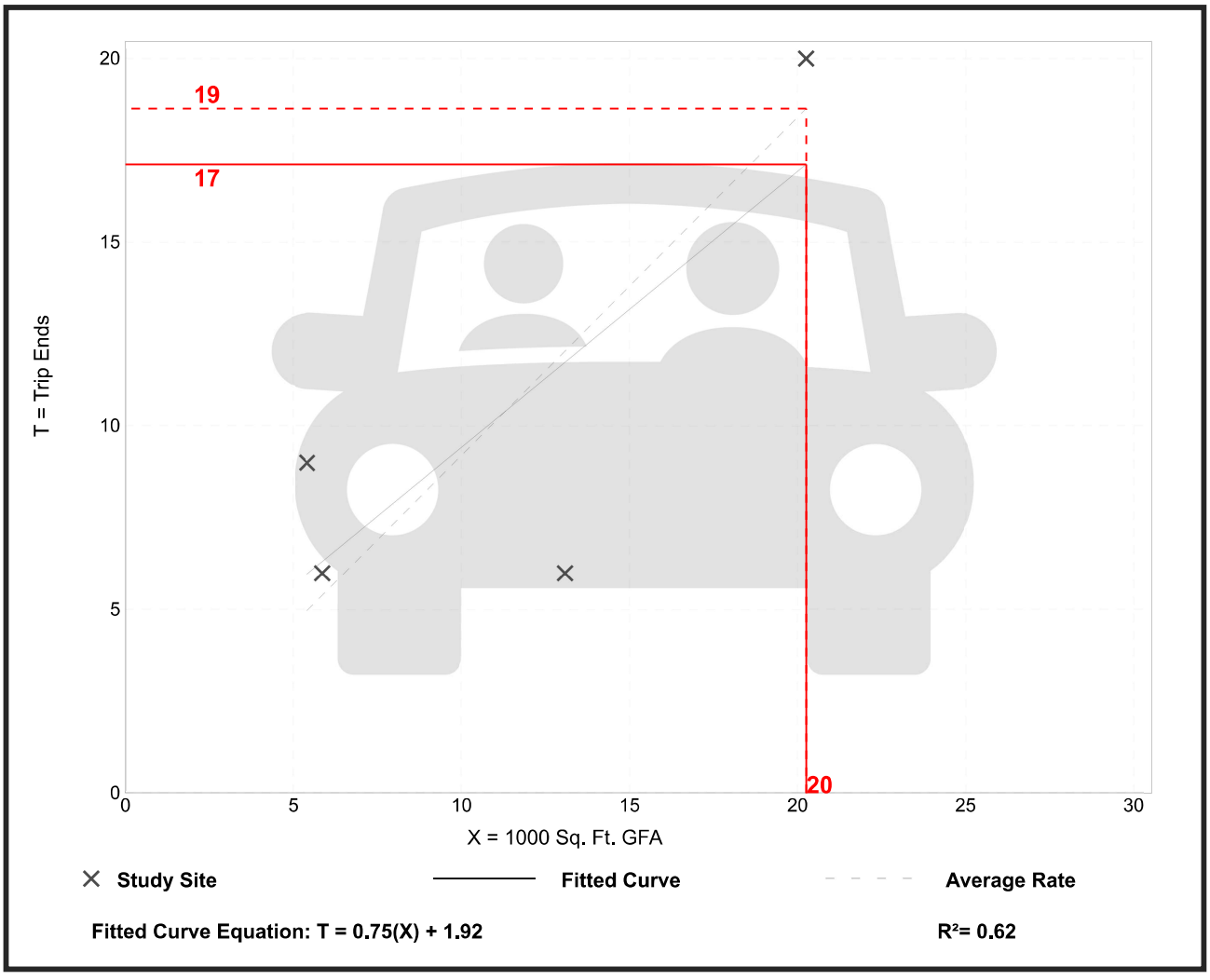
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 4
Avg. 1000 Sq. Ft. GFA: 11
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.92	0.46 - 1.66	0.42

Data Plot and Equation

Caution – Small Sample Size



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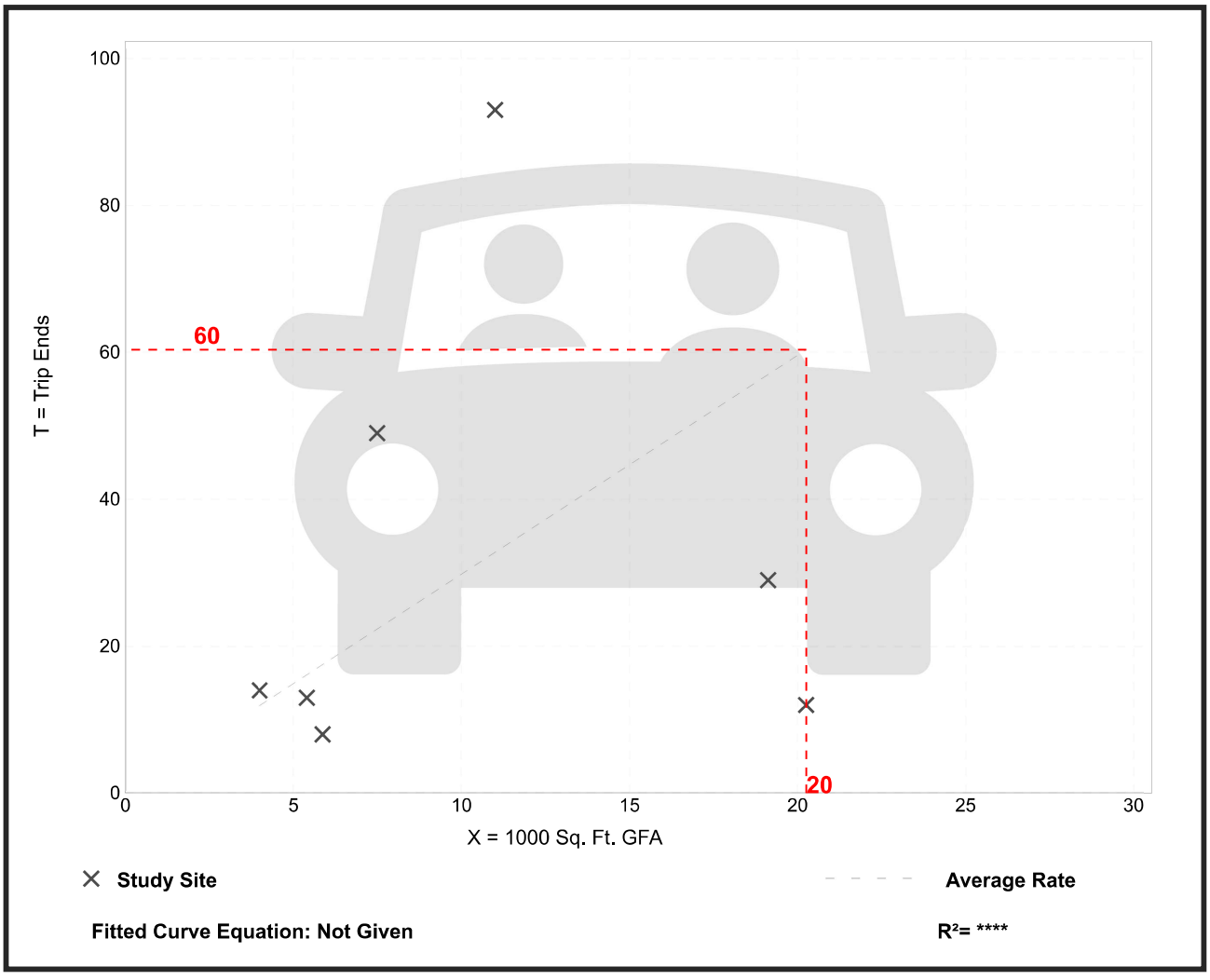
Hardware/Paint Store
(816)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 7
Avg. 1000 Sq. Ft. GFA: 10
Directional Distribution: 46% entering, 54% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.98	0.59 - 8.45	3.09

Data Plot and Equation



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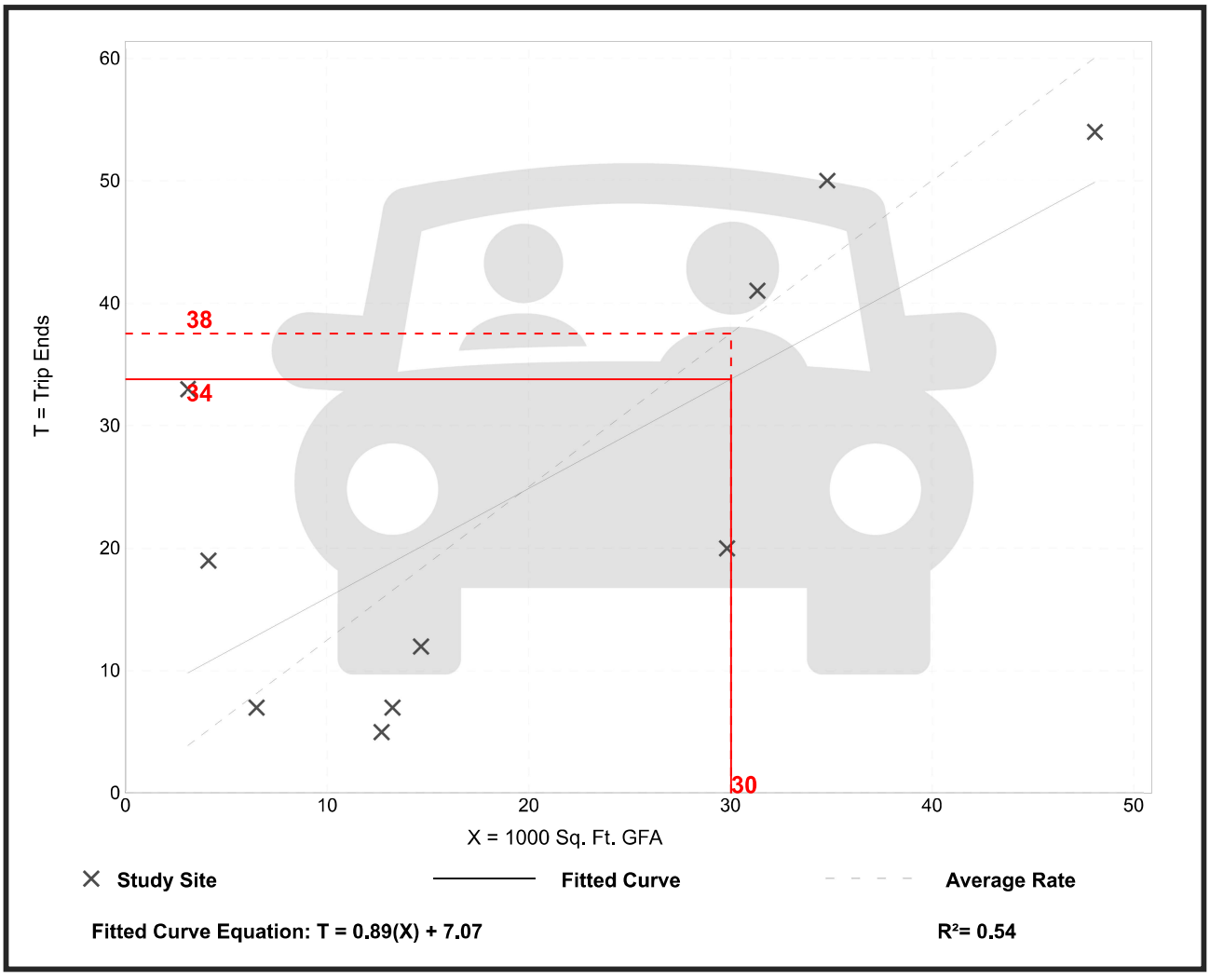
Building Materials and Lumber Store
(812)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 10
Avg. 1000 Sq. Ft. GFA: 20
Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.25	0.39 - 10.58	1.40

Data Plot and Equation



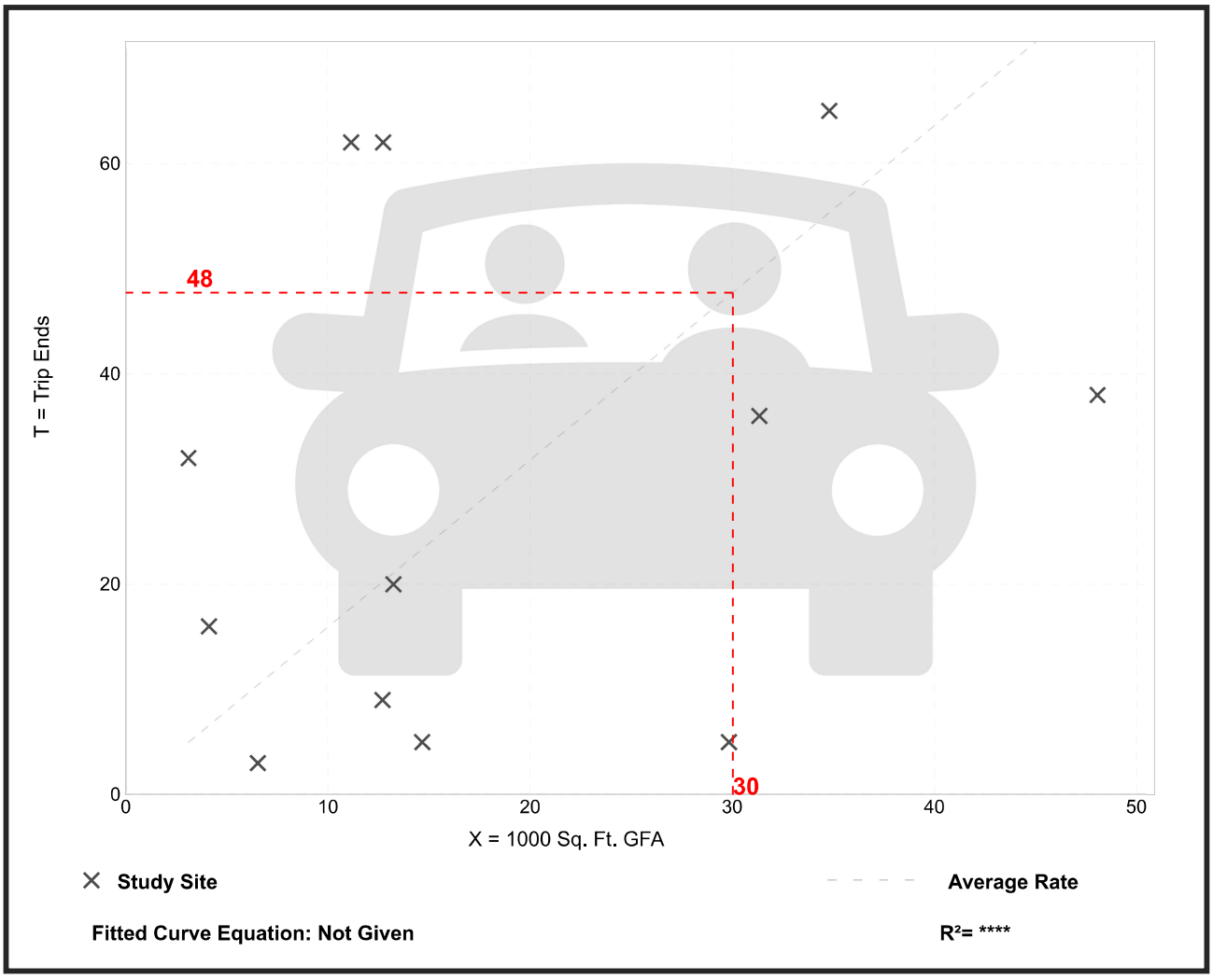
Building Materials and Lumber Store
(812)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	12
Avg. 1000 Sq. Ft. GFA:	19
Directional Distribution:	45% entering, 55% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.59	0.17 - 10.26	1.86

Data Plot and Equation



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Appendix I.T.A.4

ITA Form Pre-Development Trip Generation Charts

INITIAL TRANSPORTATION ASSESSMENT

This initial transportation assessment is required for all developments proposed in the City of Santa Fe. The purpose of a Transportation Impact Analysis (TIA) is to provide preliminary vehicular trip generation information for the proposed development to determine the category of TIA required. Based on the proposed development, **Table A-1** should be completed to provide preliminary vehicular trip generation estimates. The City Traffic Engineer, or designee, will review the preliminary trip generation estimate provided by the developer and determine the category of TIA required. Other factors in addition to vehicular trip generation can affect the impact of a development; and based on these guidelines, the City of Santa Fe Traffic Engineer, or designee, will determine the final scope for the TIA.

Location of proposed development (location map must be attached).

1802 Cerillos Road, Santa Fe NM 87505

TABLE A-1: PRELIMINARY VEHICULAR TRIP GENERATION ESTIMATE

Types of land uses (Multi Family, Single Family residential, specific retail, etc.)	Size (thousands of sq. ft., acres, number of units, etc.)	AM peak hour trips per size/unit*	PM peak hour trips per size/unit*	Subtotal of trips AM/PM	ITE Code Used for Analysis
Hardware and Paint Store	20,255	19	60	79	816
Building Materials and Lumber Store	30,033	38	48	86	812
GRAND TOTAL		57	108	165	

*The trip generation rates can be obtained from the Institute of Transportation Engineers, Trip Generation, current edition. Use of other rates must be justified and accepted by the City Traffic Engineer, or designee.

Transportation Impact Analysis Needed Yes ____ No _____

Level of Transportation Impact Analysis Needed _____

Developer/Developer's Agent _____ Date _____

City of Santa Fe _____ Date _____

Appendix I.T.A.5

ITE Trip Generation Post Development Volumes

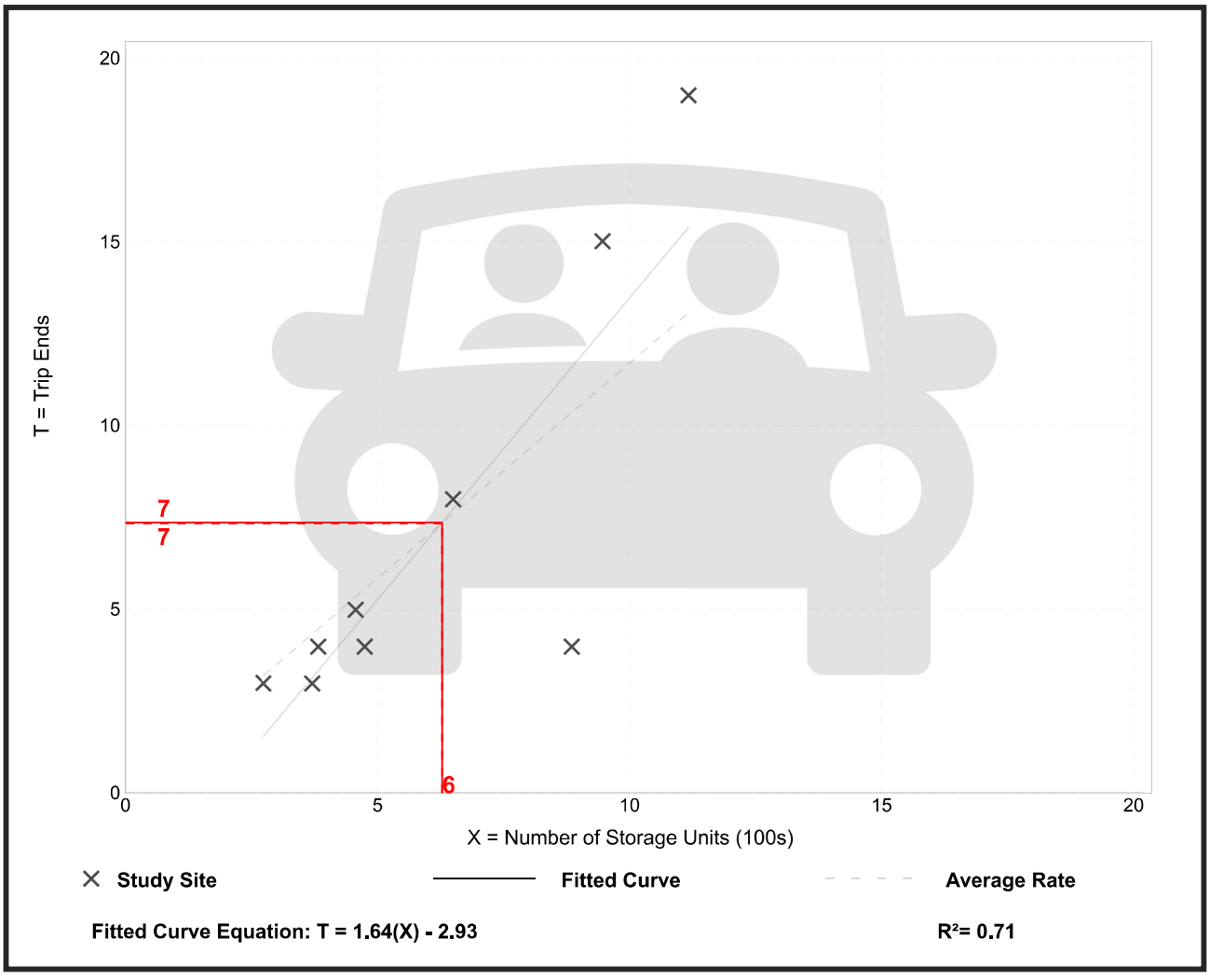
Mini-Warehouse
(151)

Vehicle Trip Ends vs:	**Storage Units (100s)**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 7 and 9 a.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	9
Avg. Num. of Storage Units (100s):	6
Directional Distribution:	52% entering, 48% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.17	0.45 - 1.70	0.46

Data Plot and Equation



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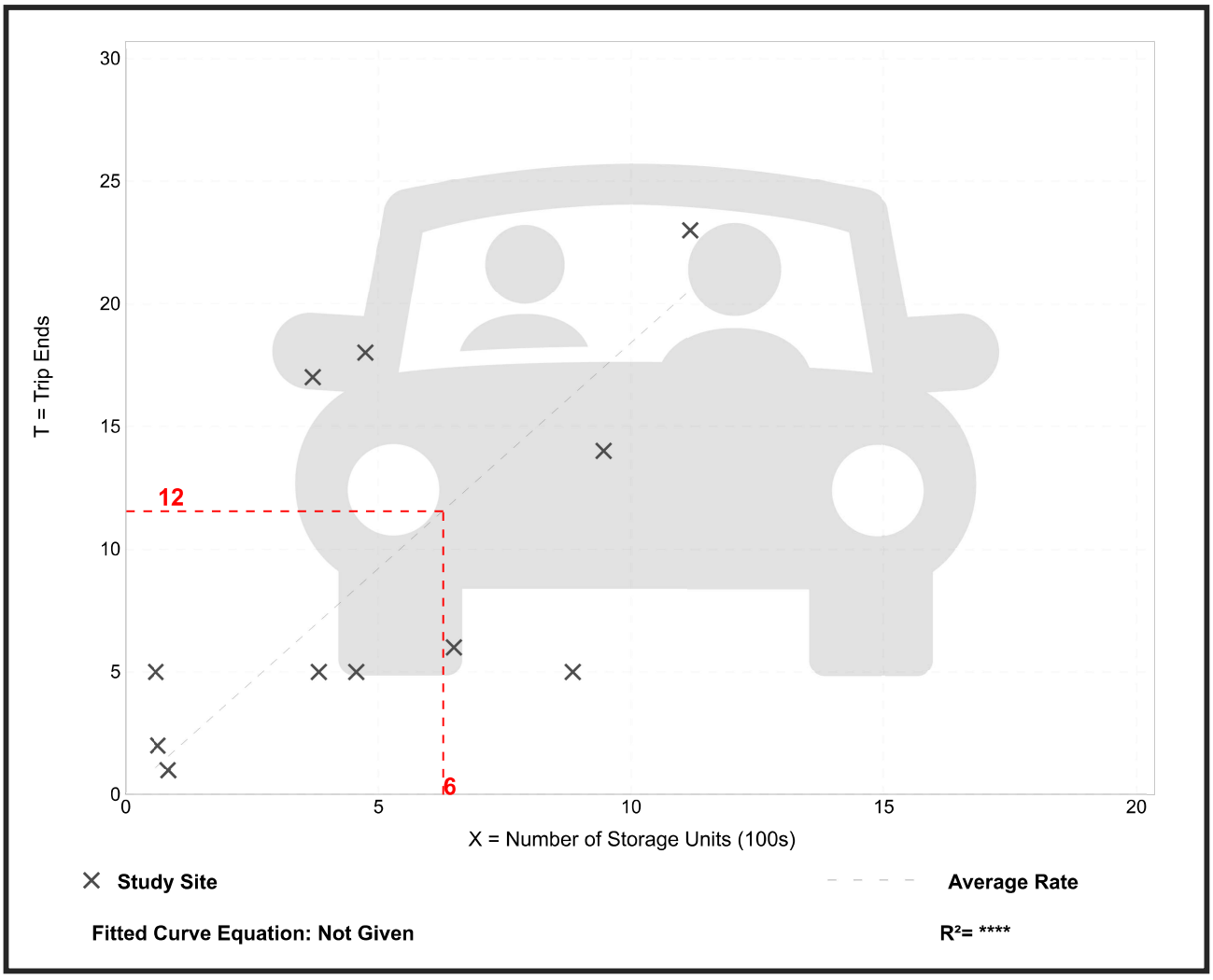
Mini-Warehouse
(151)

Vehicle Trip Ends vs:	**Storage Units (100s)**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 4 and 6 p.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	11
Avg. Num. of Storage Units (100s):	5
Directional Distribution:	51% entering, 49% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.84	0.56 - 8.33	1.40

Data Plot and Equation



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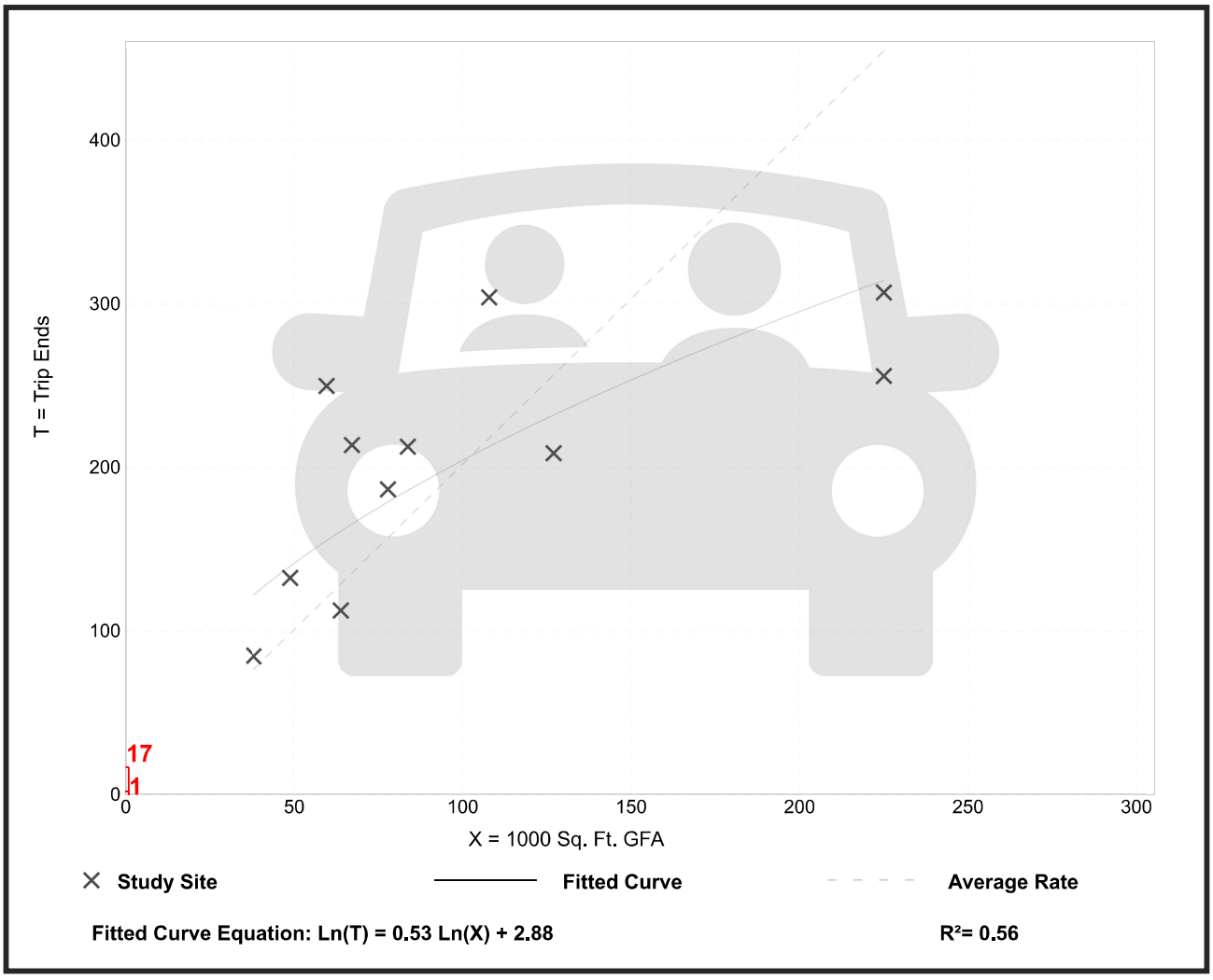
Recreational Community Center
(495)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 11
Avg. 1000 Sq. Ft. GFA: 102
Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.02	1.14 - 4.18	0.88

Data Plot and Equation



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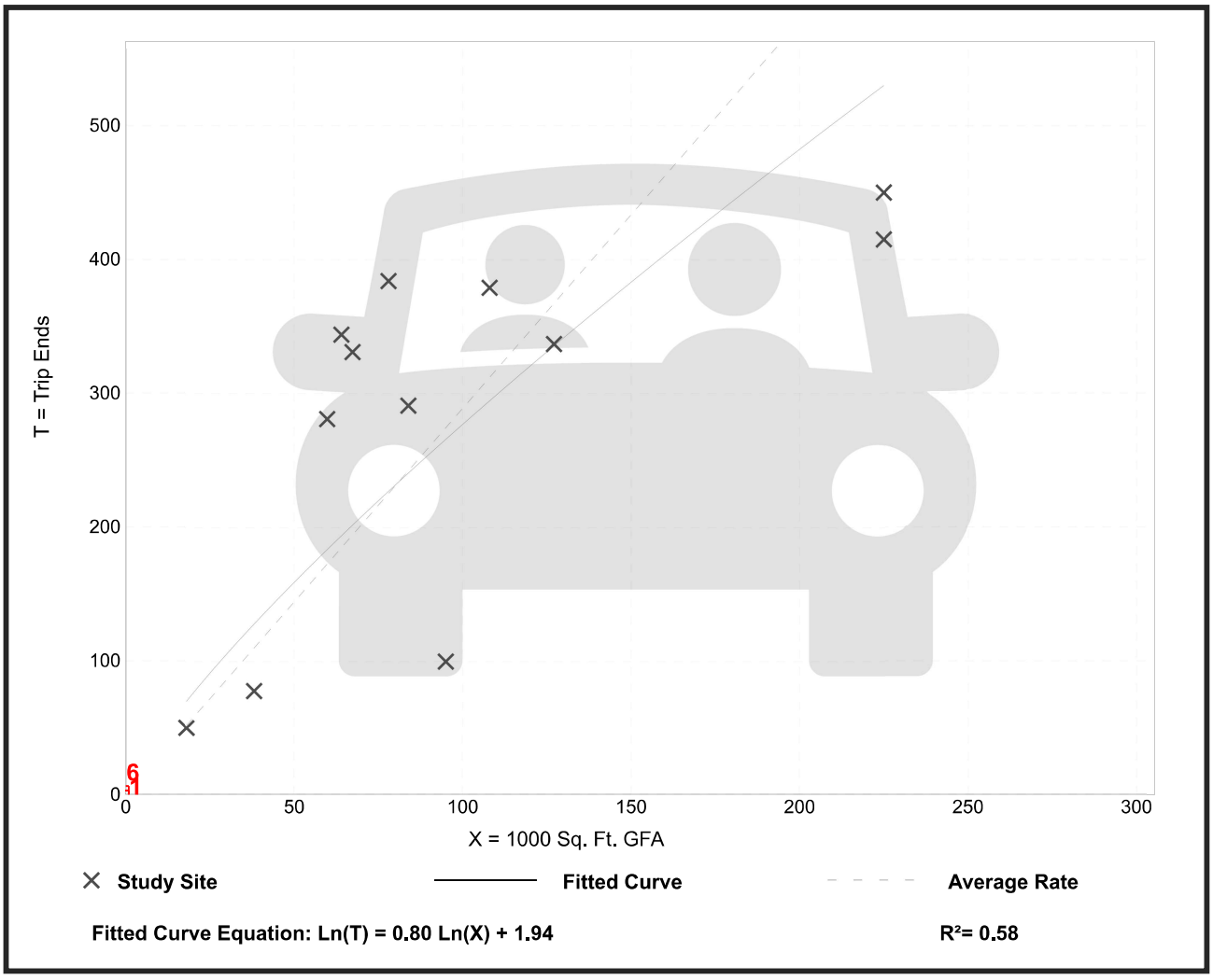
Recreational Community Center
(495)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 12
Avg. 1000 Sq. Ft. GFA: 99
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.89	1.05 - 5.37	1.37

Data Plot and Equation



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Dog Park
(414)

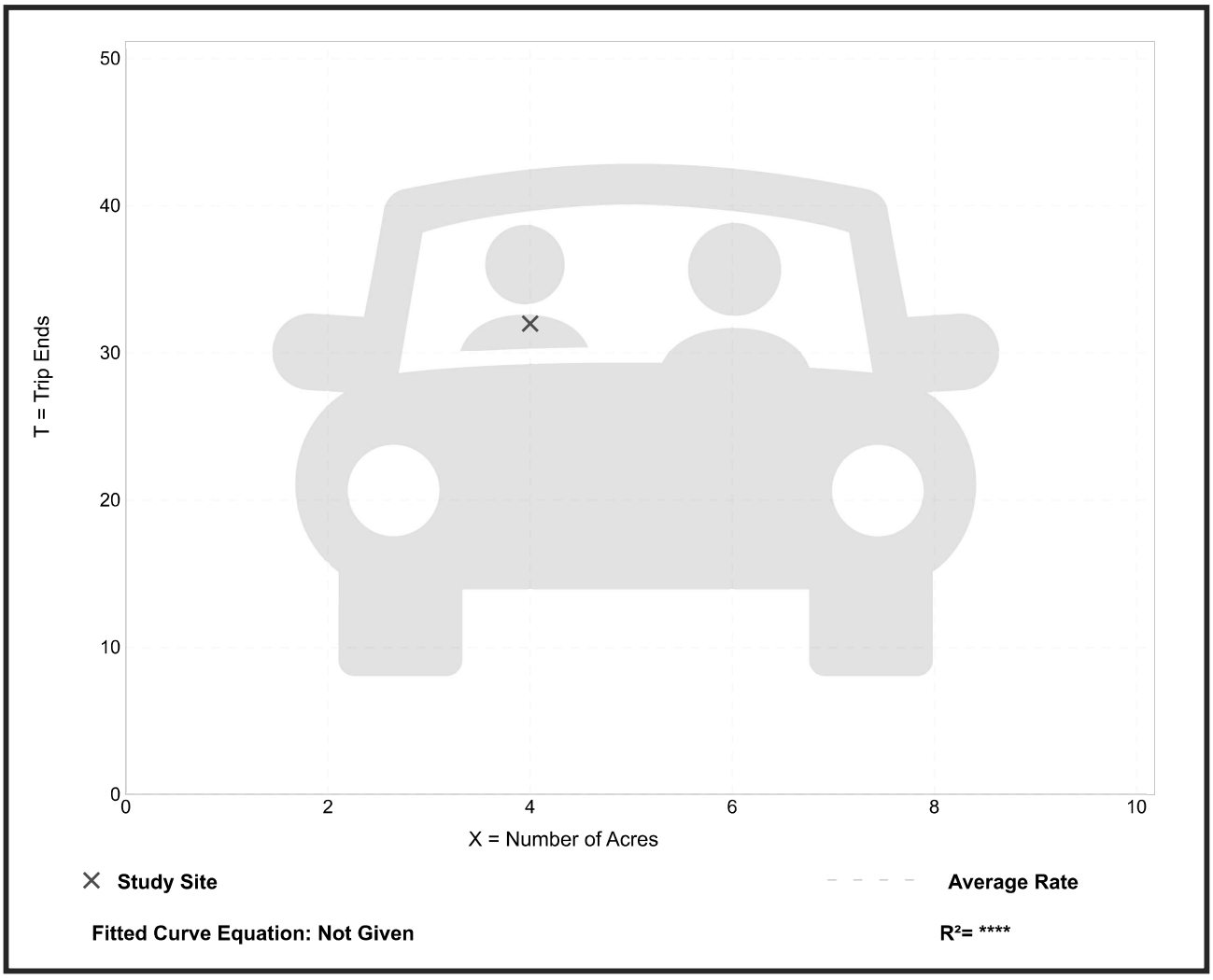
Vehicle Trip Ends vs: **Acres**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. Num. of Acres: 4
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
8.00	8.00 - 8.00	*

Data Plot and Equation

Caution – Small Sample Size



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Dog Park
(414)

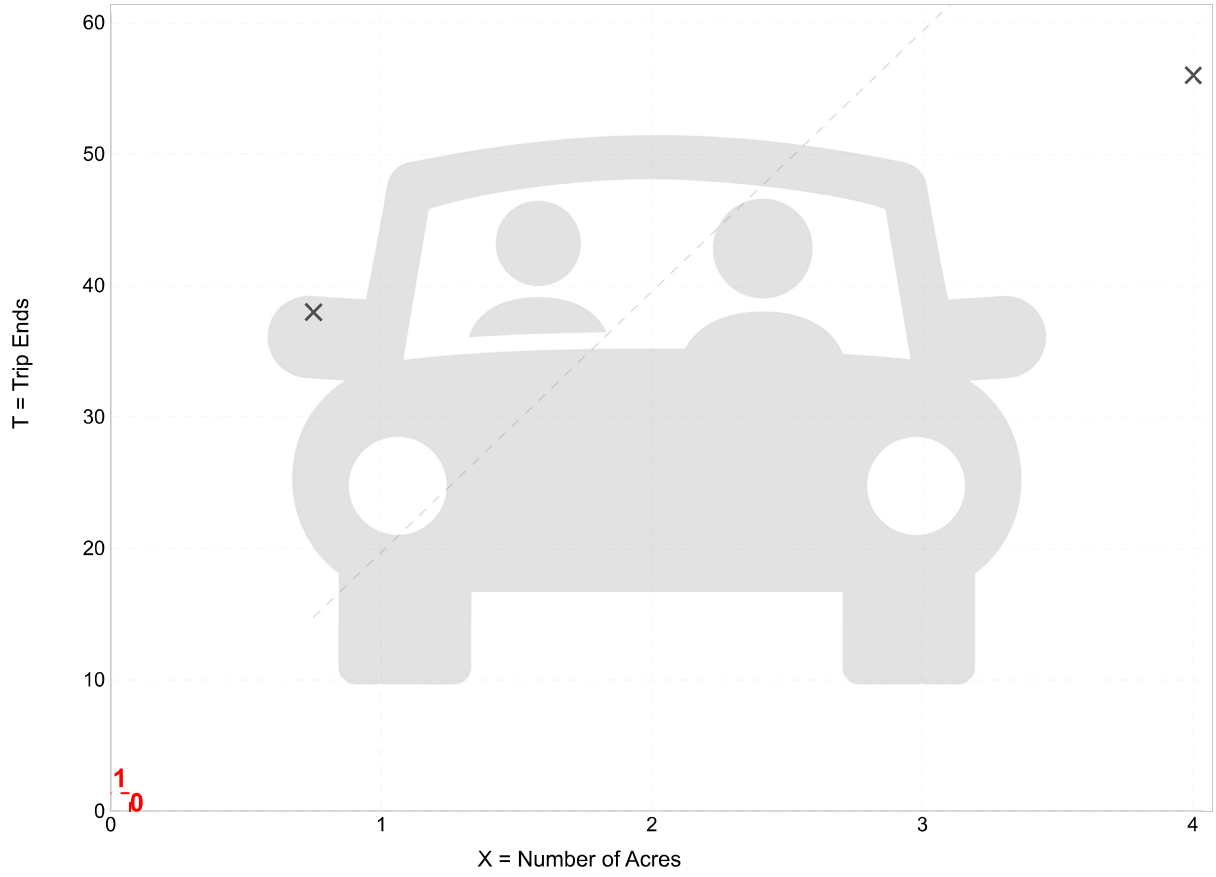
Vehicle Trip Ends vs: **Acres**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. Num. of Acres: 2
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
19.79	14.00 - 50.67	*

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= **

Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

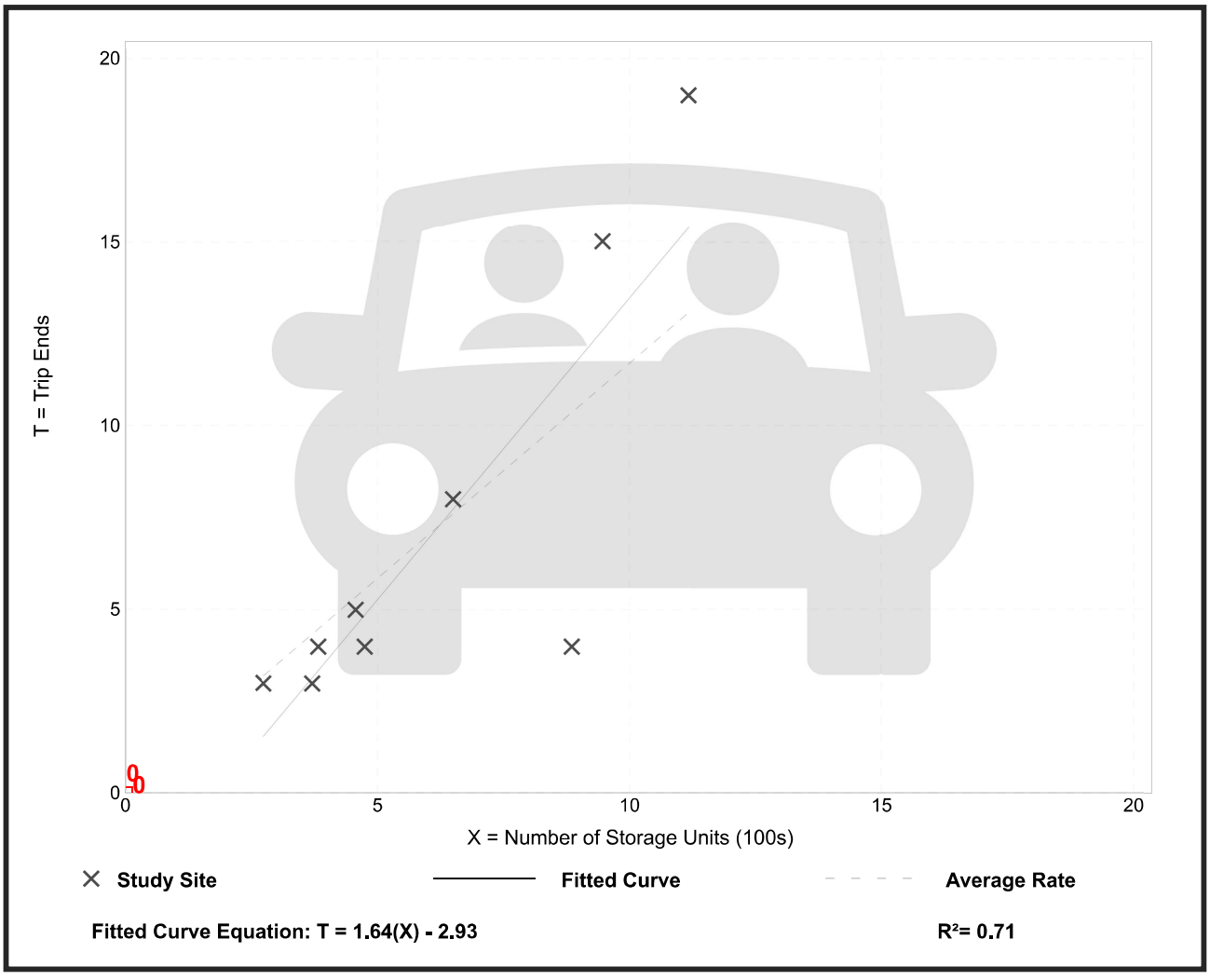
Mini-Warehouse
(151)

Vehicle Trip Ends vs:	**Storage Units (100s)**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 7 and 9 a.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	9
Avg. Num. of Storage Units (100s):	6
Directional Distribution:	52% entering, 48% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.17	0.45 - 1.70	0.46

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

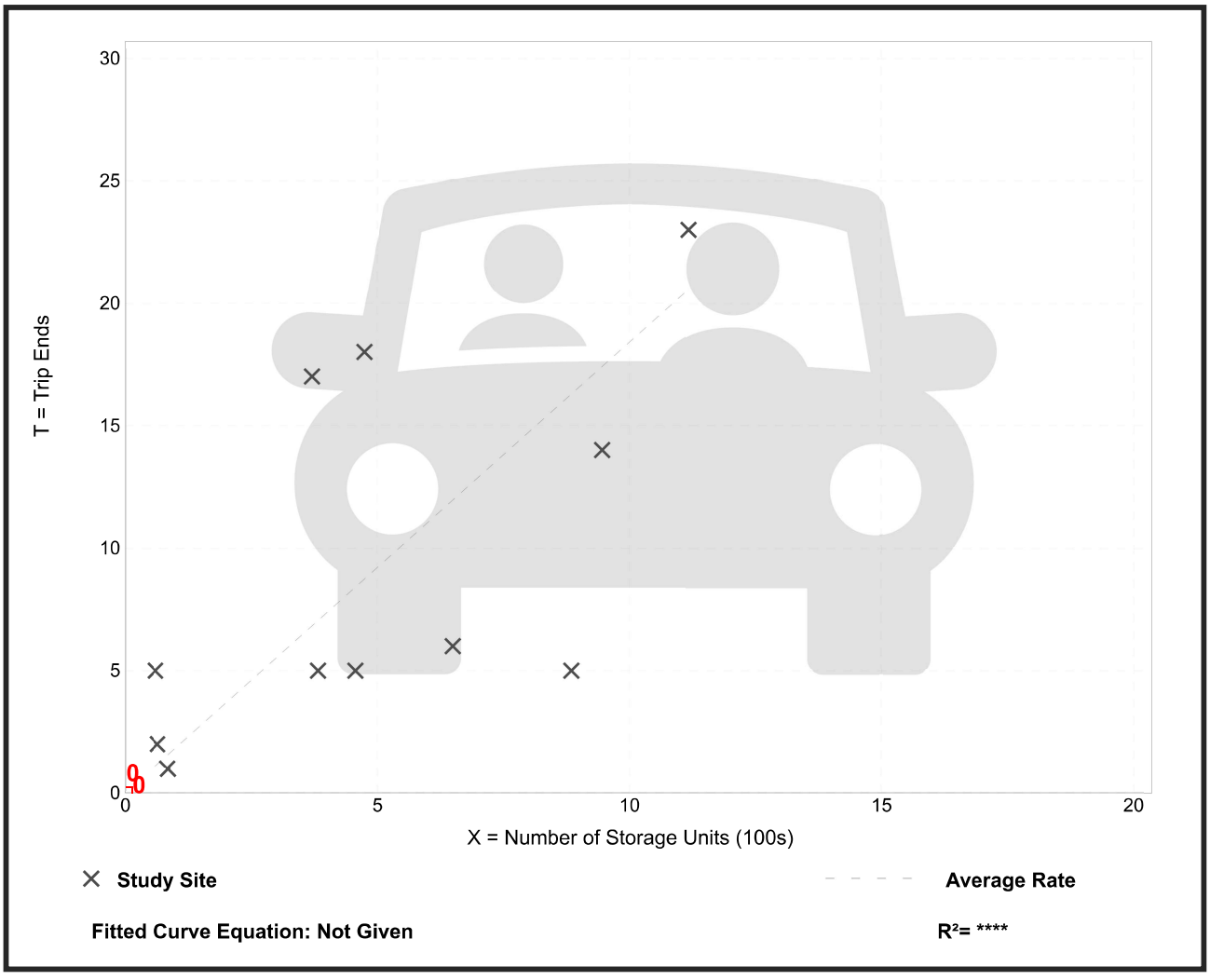
Mini-Warehouse
(151)

Vehicle Trip Ends vs: **Storage Units (100s)**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 11
Avg. Num. of Storage Units (100s): 5
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.84	0.56 - 8.33	1.40

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

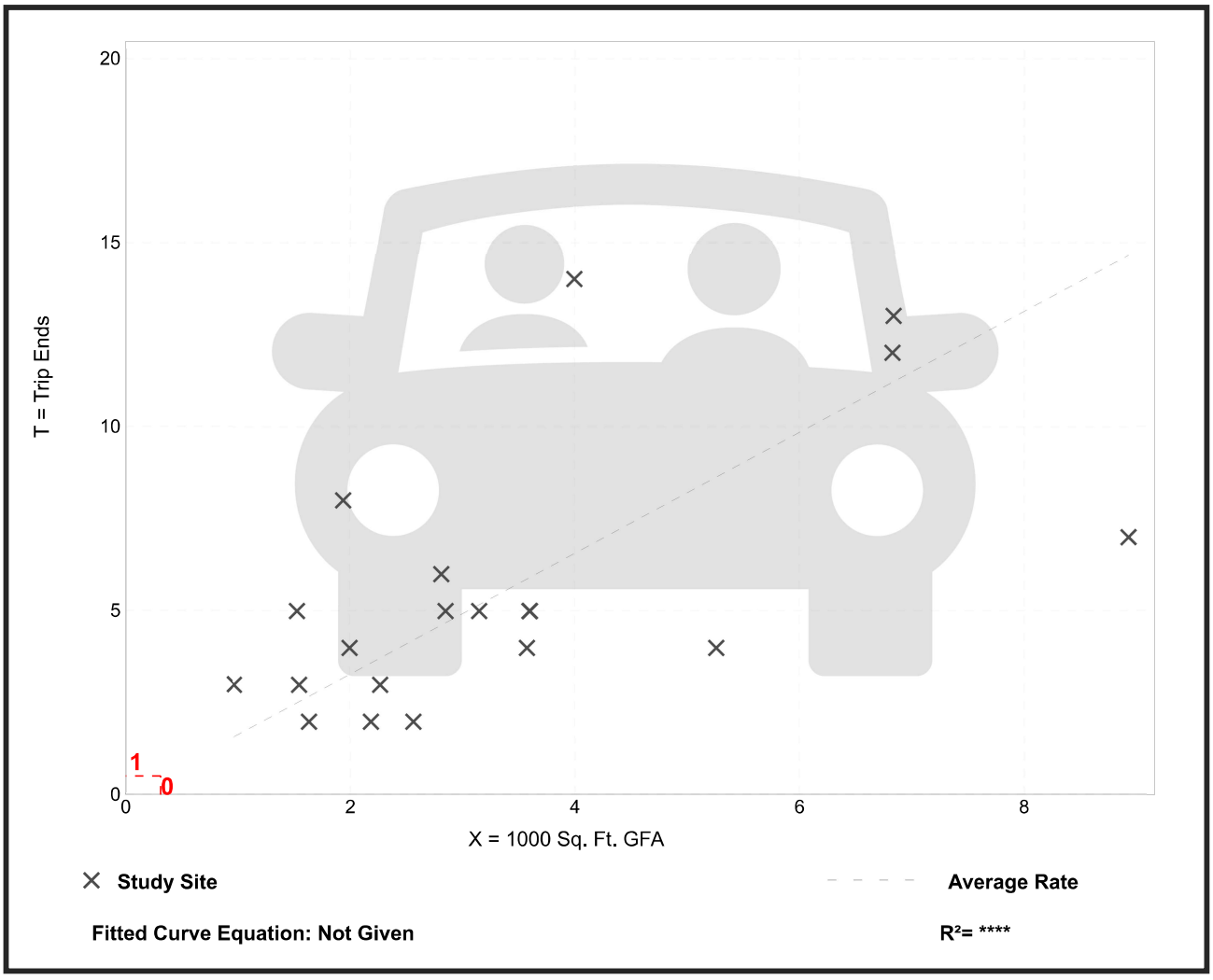
Small Office Building
(712)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 20
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 83% entering, 17% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.64	0.76 - 4.12	0.87

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

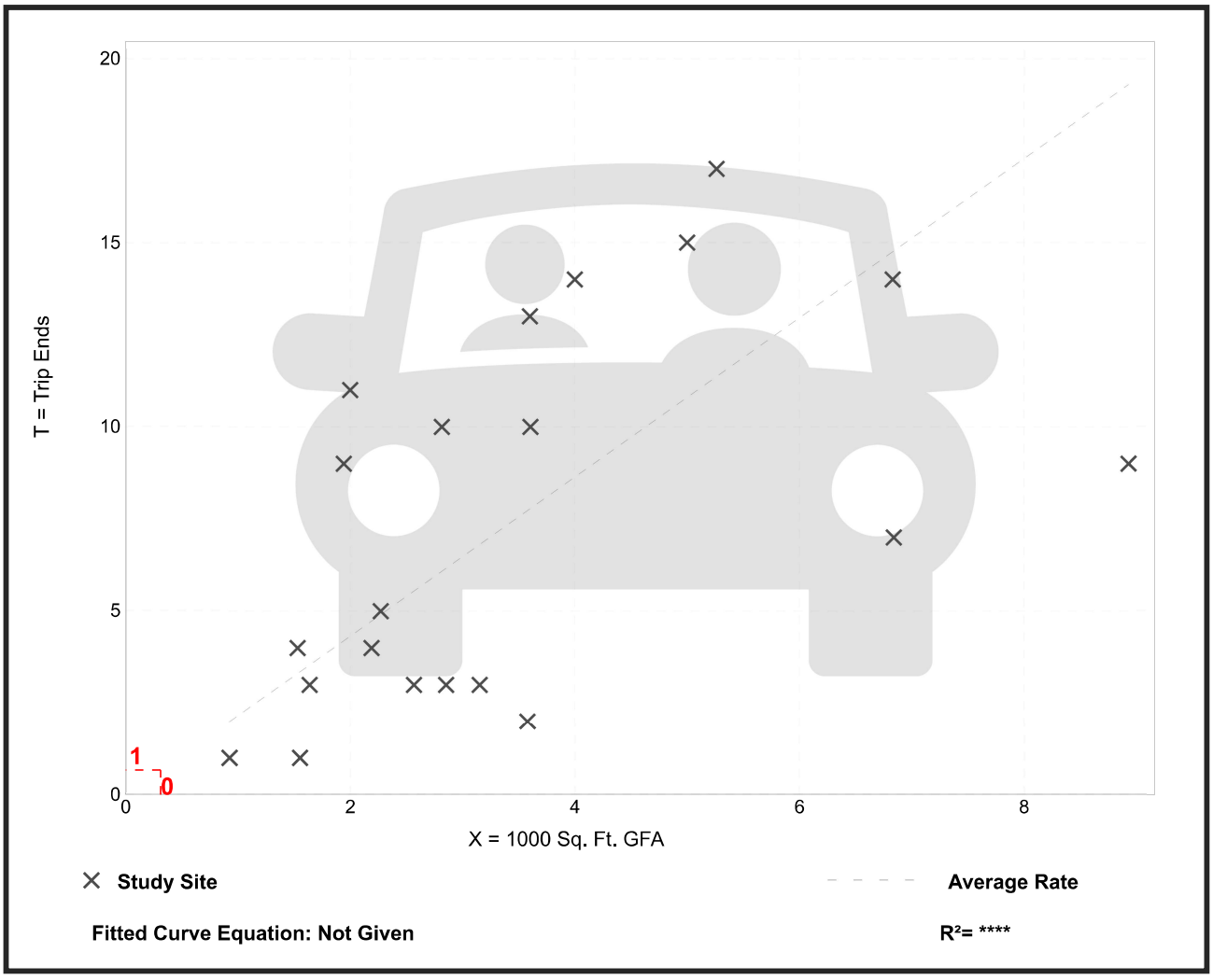
Small Office Building
(712)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation



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Appendix I.T.A.6

ITA Post-Development Trip Generation Charts

INITIAL TRANSPORTATION ASSESSMENT

This initial transportation assessment is required for all developments proposed in the City of Santa Fe. The purpose of a Transportation Impact Analysis (TIA) is to provide preliminary vehicular trip generation information for the proposed development to determine the category of TIA required. Based on the proposed development, **Table A-1** should be completed to provide preliminary vehicular trip generation estimates. The City Traffic Engineer, or designee, will review the preliminary trip generation estimate provided by the developer and determine the category of TIA required. Other factors in addition to vehicular trip generation can affect the impact of a development; and based on these guidelines, the City of Santa Fe Traffic Engineer, or designee, will determine the final scope for the TIA.

Location of proposed development (location map must be attached).

1802 Cerillos Road, Santa Fe NM 87505

TABLE A-1: PRELIMINARY VEHICULAR TRIP GENERATION ESTIMATE

Types of land uses (Multi Family, Single Family residential, specific retail, etc.)	Size (thousands of sq. ft., acres, number of units, etc.)	AM peak hour trips per size/unit*	PM peak hour trips per size/unit*	Subtotal of trips AM/PM	ITE Code Used for Analysis
SITE 1: Mini-Warehouse	628 Units	7	12	19	151
SITE 1: Recreational Community Center	900 SF	2	3	5	495
SITE 2: Dog Park	3,000 SF	0	1	1	414
SITE 2: Mini-Warehouse	14 Units	0	0	0	151
SITE 2: Small Office Spaces	320 SF	1	1	2	712
GRAND TOTAL		10	17	27	

*The trip generation rates can be obtained from the Institute of Transportation Engineers, Trip Generation, current edition. Use of other rates must be justified and accepted by the City Traffic Engineer, or designee.

Transportation Impact Analysis Needed Yes ____ No _____

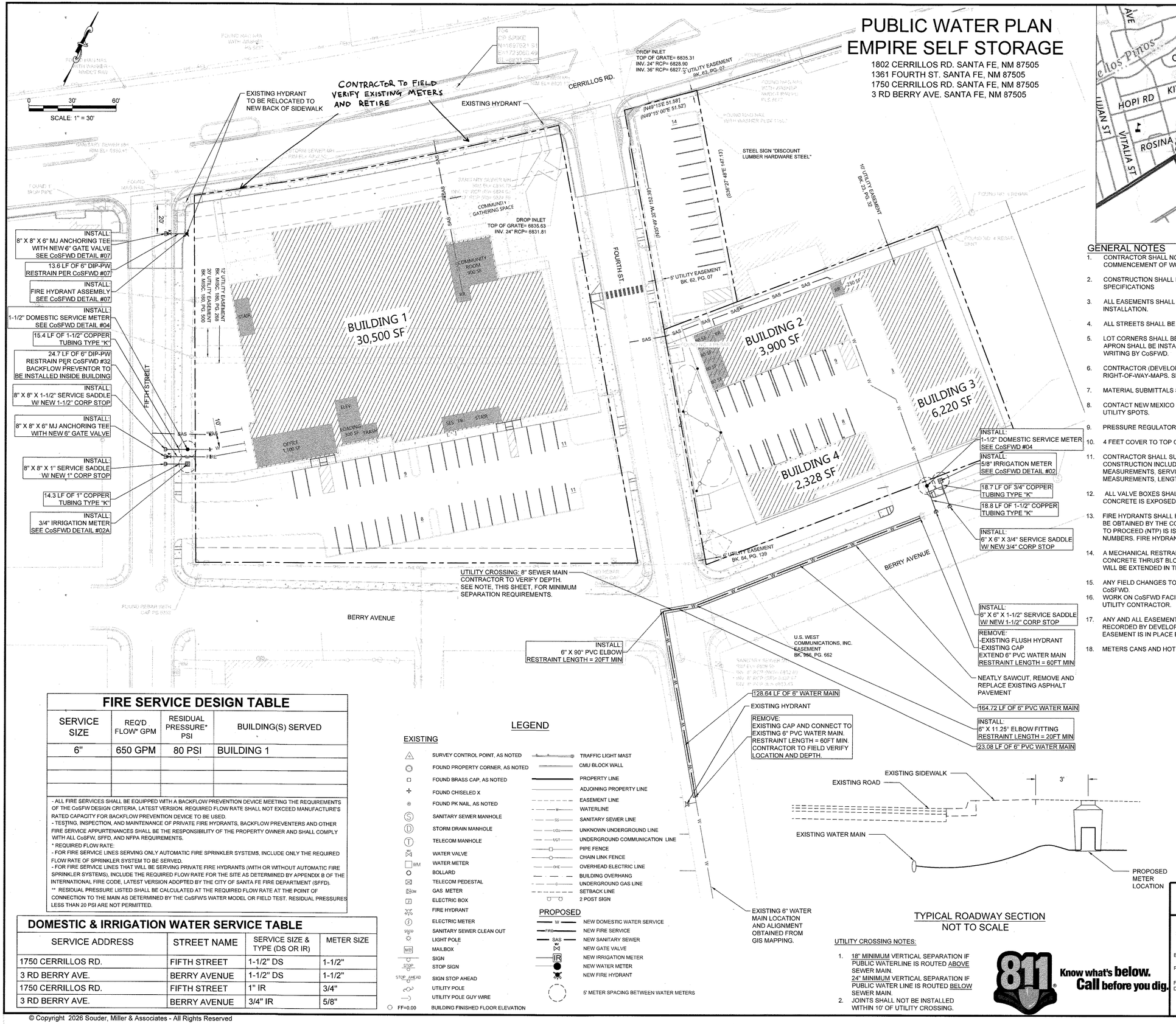
Level of Transportation Impact Analysis Needed _____

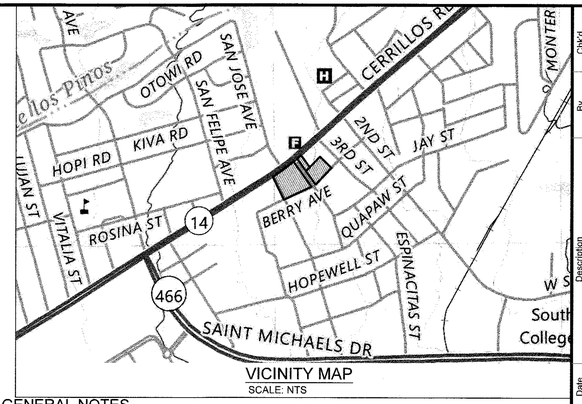
Developer/Developer's Agent _____ Date _____

City of Santa Fe _____ Date _____

PUBLIC WATER PLAN
EMPIRE SELF STORAGE

1802 CERRILLOS RD. SANTA FE, NM 87505
1361 FOURTH ST. SANTA FE, NM 87505
1750 CERRILLOS RD. SANTA FE, NM 87505
3 RD BERRY AVE. SANTA FE, NM 87505





VICINITY MAP
SCALE: NTS

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 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 AMD THE 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 THE 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. METERS CANS AND HOT BOXES TO HAVE 5' UNOBSTRUCTED CLEARANCE AROUND ALL SIDES.

FIRE SERVICE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW* GPM	RESIDUAL PRESSURE* PSI	BUILDING(S) SERVED
6"	650 GPM	80 PSI	BUILDING 1

- ALL FIRE SERVICES SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION DEVICE MEETING THE REQUIREMENTS OF THE CoSFW DESIGN CRITERIA, LATEST VERSION. REQUIRED FLOW RATE SHALL NOT EXCEED MANUFACTURE'S RATED CAPACITY FOR BACKFLOW PREVENTION DEVICE TO BE USED.
- TESTING, INSPECTION, AND MAINTENANCE OF PRIVATE FIRE HYDRANTS, BACKFLOW PREVENTERS AND OTHER FIRE SERVICE APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL COMPLY WITH ALL CoSFW, SFFD, AND NFPA REQUIREMENTS.

* REQUIRED FLOW RATE:
- FOR FIRE SERVICE LINES SERVING ONLY AUTOMATIC FIRE SPRINKLER SYSTEMS, INCLUDE ONLY THE REQUIRED FLOW RATE OF SPRINKLER SYSTEM TO BE SERVED.
- FOR FIRE SERVICE LINES THAT WILL BE SERVING PRIVATE FIRE HYDRANTS (WITH OR WITHOUT AUTOMATIC FIRE SPRINKLER SYSTEMS), INCLUDE THE REQUIRED FLOW RATE FOR THE SITE AS DETERMINED BY APPENDIX B OF THE INTERNATIONAL FIRE CODE, LATEST VERSION ADOPTED BY THE CITY OF SANTA FE FIRE DEPARTMENT (SFFD).

** RESIDUAL PRESSURE LISTED SHALL BE CALCULATED AT THE REQUIRED FLOW RATE AT THE POINT OF CONNECTION TO THE MAIN AS DETERMINED BY THE CoSFWS WATER MODEL OR FIELD TEST. RESIDUAL PRESSURES LESS THAN 20 PSI ARE NOT PERMITTED.

DOMESTIC & IRRIGATION WATER SERVICE TABLE

SERVICE ADDRESS	STREET NAME	SERVICE SIZE & TYPE (DS OR IR)	METER SIZE
1750 CERRILLOS RD.	FIFTH STREET	1-1/2" DS	1-1/2"
3 RD BERRY AVE.	BERRY AVENUE	1-1/2" DS	1-1/2"
1750 CERRILLOS RD.	FIFTH STREET	1" IR	3/4"
3 RD BERRY AVE.	BERRY AVENUE	3/4" IR	5/8"

LEGEND

EXISTING

- SURVEY CONTROL POINT, AS NOTED
- FOUND PROPERTY CORNER, AS NOTED
- FOUND BRASS CAP, AS NOTED
- FOUND CHISELED X
- FOUND PK NAIL, AS NOTED
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELECOM MANHOLE
- WATER VALVE
- WATER METER
- BOLLARD
- TELECOM PEDESTAL
- GAS METER
- ELECTRIC BOX
- FIRE HYDRANT
- ELECTRIC METER
- SANITARY SEWER CLEAN OUT
- LIGHT POLE
- MAILBOX
- SIGN
- STOP SIGN
- SIGN STOP AHEAD
- UTILITY POLE
- UTILITY POLE GUY WIRE
- FF=0.00 BUILDING FINISHED FLOOR ELEVATION
- TRAFFIC LIGHT MAST
- CMU BLOCK WALL
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- WATERLINE
- SANITARY SEWER LINE
- UNKNOWN UNDERGROUND LINE
- UNDERGROUND COMMUNICATION LINE
- PIPE FENCE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC LINE
- BUILDING OVERHANG
- UNDERGROUND GAS LINE
- SETBACK LINE
- 2 POST SIGN

PROPOSED

- NEW DOMESTIC WATER SERVICE
- NEW FIRE SERVICE
- NEW SANITARY SEWER
- NEW GATE VALVE
- NEW IRRIGATION METER
- NEW WATER METER
- NEW FIRE HYDRANT
- 5' METER SPACING BETWEEN WATER METERS

TYPICAL ROADWAY SECTION
NOT TO SCALE

UTILITY CROSSING NOTES:

1. 18" MINIMUM VERTICAL SEPARATION IF PUBLIC WATERLINE IS ROUTED ABOVE SEWER MAIN.
   24" MINIMUM VERTICAL SEPARATION IF PUBLIC WATER LINE IS ROUTED BELOW SEWER MAIN.
2. JOINTS SHALL NOT BE INSTALLED WITHIN 10' OF UTILITY CROSSING.

811 Know what's below. Call before you dig.

RECORD MAPPING

	INITIALS	DATE
AS BUILT	_____	____/____/____
VALVE MAPS	_____	____/____/____
GIS (MAPPING)	_____	____/____/____
Inspector approved	_____	____/____/____

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER _____ PE _____ DATE _____

SOUDER, MILLER & ASSOCIATES
Engineering • Environmental • Surveying
Serving the Southwest & Rocky Mountains
5454 Venice Avenue NE, Suite D
Albuquerque, NM 87113
Phone (505) 299-0942 Toll-Free (877) 299-0942 Fax (505) 293-3430
www.soudermiller.com

RYAN J. CURLEY NEW MEXICO 26022 PROFESSIONAL ENGINEER

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Rev #	Date	Description	By	Ck'd

DXD SS F2 LAND, LLC — ALBUQUERQUE, NM

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO
WATER PLAN

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO

PLAT RECORDING INFORMATION
BOOK _____
PAGE _____
FILE _____
DATE _____

APPROVED
CITY OF SANTA FE WATER DIVISION — DATE 4-15-26
SANTA FE FIRE DEPARTMENT — DATE 4-15-26

INSPECTOR
DATE: _____

AERIAL	TOWNSHIP RANGE SECTION	WORK ORDER NO.
J-17	T17N,R9E,SEC34	

2026
01
(1 OF 1)

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City of Santa Fe, New Mexico

Memorandum

DATE: May 7, 2026

TO: Lisa Martinez, B Constructiv LLC & Joseph Karnes, Sommer Karnes Assoc.

CC: Alexa Hempel, Senior Planner, City of Santa Fe Land Use Department AH

FROM: Alan Hook, Water Resources Coordinator, City of Santa Fe Water AGH

RE: Approval of DXD Empire Storage Development Water Budget, Case# 2025-11753

ITEM: DXD Empire Storage Commercial Development Water Budget.

BACKGROUND AND SUMMARY: On May 6, 2026, the agent, Lisa Martinez, for DXD Empire Storage Development Project at 1802 Cerrillos Rd. submitted a revised final development water budget including: a commercial storage facility for building 1, commercial workshop & offices for building 2, commercial workshop for building 3, commercial workshop for building 4, other accessory water usage, landscape irrigation water usage and the 9.8% contingency fee. This development project falls under the category of commercial water demand; however, falls under the threshold of five acre-feet per year requirement for water rights to be transferred.

REQUESTED ACTION: City of Santa Fe Water staff approves the development water budget for the DXD Empire Storage Development Plan commercial development in the amount of 1.66 acre-feet per year (AFY) as provided by Lisa Martinez of B Constructiv LLC, the Owner's Agent, to meet the requirements of City Code Chapter 14, Section 7.7. This approval is void upon any changes to the development plan that affect water use prior to issuance of a building permit.

ATTACHMENTS:

1. DXD Empire Storage Development Project 2026 Water Utility Application v.3. & ACD.
2. DXD Empire Storage Development Project revised Landscape Irrigation Plan.
3. DXD Empire Storage Development Project revised Landscape Irrigation Plan Calculations.

Signature: Alexa Hempel
Alexa Hempel (May 7, 2026 10:13:14 MDT)

Email: anhempel@santafenm.gov

ACD PACKET CHECK-OFF SHEET

This sheet contains a list of required information for processing Agreements to Construct and Dedicate Public Improvements (ACD).

***Please submit this sheet with the packet.**

Check if submitted:

[X] Developer Information Sheet

[X] Utility Service Application

[X] Utility Contractor Price Quote

[X] Copy of Plat

[X] Approved Water Plan Drawing Number Approved 4/15/26

[X] Approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency

[N/A] Fee Waiver Application Approved by the Office of Affordable Housing

[N/A] SFHP, Not Applicable

COUNTY PROJECTS ONLY:

[ ] City Council Approval Date _____

NOTE:

Applications will NOT be accepted for submittal unless ALL applicable items on this check list are completed and/or attached.

DEVELOPER INFORMATION SHEET

Developer's Name: DXD SS F2 Land, LLC
Address: P.O. Box 5587
Telephone #: (505) 303-0779
Contact Person: Lisa D. Martinez, Land Use Planning Consultant to Empire Self Storage
Legal Description of Property: 1802 Cerrillos, 1750 Cerrillos, 1361 Fourth Street, 3RD Berry Avenue – See attached Legal Description/LegalLot of Record Documentation for each parcel
Plat Recording Date (month, day & year): Parcel 1: July 22, 1998; Parcel 2: March 31, 1978; Parcel 3: July 22, 1998; Condemnation Parcel 4-1: July 22, 1998; Condemnation Parcel 4-4: July 22, 1998
Record Book #: Parcel 1: Book 391, Page 028 Document No. 1033,815; Parcel 2: Book 62, Page 7 Document No. 417,951; Parcel 3: Book 391, Page 028 Document No. 1033,815; Condemnation Parcel 4-1: Book 391, Page 028; Condemnation Parcel 4-4: Book 391, Page 028; ALSO SEE ATTACHED LEGAL LOT OF RECORD DOCUMENTATION: The Capital Land and Townsite Co. Adidtion Plat dated June 18, 1909 and recorded in Book 1 at Page 119 establishes a legal lot of record for each of the four parcels identified above.
Record Page #: See Above
Present Owner of Property (exactly as shown): Amatren LLC
Project Name: Empire Self Storage
Proposed Date of Completion (month & year): November 1, 2027
Developer Engineer Name: Souder, Miller & Associates
Address: 5454 Venice Avenue NE, Suite D Albuquerque, NM 87113
Telephone #: (505) 299-0942
Contact Person: Ryan J. Curley, Professional Engineer
Developer Water Utility Contractor Name: Blueline Construction Inc.
Address: 20 Reata Rd. Santa Fe, NM 87507
MAILING: PO Box 28666 Santa Fe, NM 87592-8666
Telephone #: (505) 216-7909
Contact Person: Brian McClintock, Bryan Ruggles
Construction Starting Date: October 1, 2026
Type of Business Entity (NM Corporation, General Partnership, LLC, Individual, etc.):
NM Corporation

NOTE:

1. Developer must fill out all the information above.
2. A Performance Bond from the Contractor, Certificate of Insurance and a check in the amount listed on Page 2 of Agreement to be supplied by the Developer.
3. SDCW requires contractor bid sheets (use SDCW format)
4. Developer is responsible for advising SDCW on proposed changes in start date to ensure availability of SDCW construction Inspector.

SDCW USE ONLY

Date Received: _____

Project Name: _____

Fire Hydrants: **YES** or **NO** **CITY** or **COUNTY** Quantity:_____

Drawing #: _____

W.O. #: _____

Inspector: _____

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)
_X__Agreement to Construct and Dedicate Public Improvements (ACD)
____ Annexation Application Water Budget
_X__ Water Offset Program/Water Rights Compliance Evaluation Request

WORK ORDER # _____

Applicant Name: Empire Self Storage

Project Address: 1750/1802 Cerrillos Rd, 1361 Fourth St., 3RD Berry Ave Santa Fe, NM. 87505

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

Plat Filing Information: Year____ Book__1__ Page_119__ Township, Range, Section: See attached LLOR Docs.
Location: (check one only) Inside Corporate City Limits__X__ Outside Corporate City Limits_____
Property Uniform Property Code: 1802 Cerrillos: 10685824, 1750 Cerrillos: 16008891, 1361 Fourth Street: 18312262, 3RD Berry Avenue: 12776860
Existing Well: Yes ____ No __X__
Legal Description including lot size: 2.72 Acres
Short Description of Project: The aforementioned properties are proposed to be utilized by DXD Self Storage as a redevelopment of the former Empire Builders building and two adjacent lots. It is proposed as a mixed use project, including a 3-story (basement + two levels above grade), 89,646 GSF Class A self-storage facility, community office spaces, and an indoor/outdoor gathering area. The two adjacent lots will complement the anchor use by including a + 12,678 sf public dog park, additional creative workshop and storage spaces, and a new parking area to serve tenants and visitors.
Construction Start Date: October 1, 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.	_____

_____	Accessory Dwelling Unit	.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.) Mixed-Use
Total gross floor area of building: 89,646 GSF Class A Self-Storage; + 12,678 SF Workshops
Total area of lot, tract or parcel: 2.72 acres
Automatic Fire Sprinkler System: Yes
Building Construction Type:
Building Square Footage: + 89,646 GSF Class A Self-Storage; & + 12,678 SF Workshops
Site Plan Attached: __X___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
Commercial			
_X__ Office–Non-medical (Within Storage Building: Building 2 Workshop: 3,350 SF Building 2 Offices (incl. Restroom): 550 SF Building 3 Workshop 6,220 SF Building 4 Workshop 2,328 SF Restroom/MEP 230 SF **Total: 12,678 SF**		(0.70 afy per 10,000 s.f.)	(12,678 SF/10,000SF) x 0.70 = 0.9 AFY (See attached calc.)
____ Medical Office	_____	(0.72 afy per 10,000 s.f.)	_____
____ Office – City/State	_____	(0.58 afy per 10,000 s.f.)	_____
____ Research and Development Lab	_____	(1.18 afy per 10,000 s.f.)	_____
____ Manufacturing – Goods	_____	(0.21 afy per site)	_____
____ Manufacturing – Consumables	_____	(2.33 afy per site)	_____
____ Laundromat, Commercial	_____	(0.78 afy per machine)	_____
____ Laundromat, Other	_____	(0.22 afy per machine)	_____
____ Drycleaner	_____	(0.41 afy per site)	_____
____ Plant Nursery	_____	(0.56 afy per 10,000 s.f.)	_____
___ Gyms with showers	_____	(8.94 afy per site)	_____
____ Gyms without showers	_____	(0.77 afy per site)	_____
____ Salons	_____	(0.21 afy per site)	_____

____	Pet Grooming	_____	(0.52 afy per site)	_____
____	Pet Daycare	_____	(0.11 afy per site)	_____
____	Retail, Large (Individual stores or shopping areas > 75,000 sq ft)	_____	(0.45 afy per 10,000 s.f.)	_____
____	Neighborhood Center/Medium Retail (Individual stores or shopping areas 75,000-25,000 sq ft)		(0.43 afy per 10,000 s.f.)	_____
____	Retail, Small (Individual stores or shopping areas < 25,000 sq ft)	_____	(0.06 afy per site)	_____
____	Gallery	_____	(0.60 afy per site)	_____
____	Grocery Store	_____	(1.27 afy per 10,000 s.f.)	_____
____	Restaurant (full service)	_____	(0.02 afy per seat)	_____
____	Restaurant (limited service)	_____	(1.63 afy per Site)	_____
____	Gasoline Station w/ Car Wash	_____	(6.56 afy per Site)	_____
____	Gasoline Station	_____	(0.88 afy per Site)	_____

____	Car Wash (full service)	_____	(5.66 afy per Site)	_____
____	Car Wash (limited service)	_____	(0.94 afy per Wash Bay)	_____
____	Auto Repair	_____	(0.12 afy per site)	_____
____	Car Rental	_____	(0.12 afy per site)	_____
____	Car Sales	_____	(0.07 afy per 10,000 s.f.)	_____
__X__	Self Storage (Upper Level 28,586 SF; Ground Level 28,512 SF; Lower Level 32,550 SF)		(0.13 afy per site)	0.13 AFY See attached calc.
____	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)	_____
____	Hotel	No. of rooms _____	(.13 afy per room)	_____
____	Motel	No. of rooms _____	(.09 afy per room)	_____

Public Services

____	School, Elementary		(0.53 afy per 100 students)	_____
____	School, Middle or Junior High		(1.68 afy per 100 students)	_____
____	School		(2.64 afy per 100 students)	_____
____	Schools, Daycare		(0.85 afy per 100 kids)	_____
____	Places of Worship With Daycare and school		(0.15 afy per site) (0.95 afy per site)	_____ _____
X	Parks (Dog Park)	2500 SF	(1.48 afy per acre)	0.06 acres x 1.48 = 0.08 AFY See attached calc.
____	**Other** (not listed above) Please attach water demand calculations and assumptions used		(with attachment)	_____

Total Floor Area: 102,326 SF
(Parcel 1 & Parcel 2);
2500 SF Dog Park

Total Commercial Water Demand **1.11 AFY (See Attached Water Use Calculation)**

Total Landscaping Water Demand **0.40 AFY (See Attached Water Use Calculation)**

9.8% Contingency **0.15 AFY**

TOTAL PROJECT WATER DEMAND **1.66 AFY**

OWNER: Amatren LLC (Frank W. Culver) Mailing Address: P.O. Box 5587 Phone Number: Mobile Number: (505) 690-4833	***Only If Applicable** AGENTS: Lisa D. Martinez, B Constructiv LLC & Joseph Karnes, Sommer Karnes Assoc. Title: Land Use Planning Consultants to Empire Self Storage Mailing Address: 3201 C Zafarano Dr. #111 Santa Fe, NM. 87507 Phone Number: (505) 470-7888 Mobile Number: (505) 470-7888
Information Provided By: Check one: Owner _____ Agent __X___ Signature: *Lisa D. Martinez* Date: Initial Application: 12/7/2025 Updated: 5/5/2026	
Technical Evaluation to be Sent to: Check one: Owner _____ Agent __X___	

COMMENTS: _____

_____

_____

APPLICANTS, PLEASE NOTE:

- If the project is located within the Historic District and a hotbox for a backflow preventer is required, the Historic Preservation Division must be contacted at (505) 955-6605 to coordinate the hotbox location.
- Ordinance 2008-53, prohibits new connections outside the presumptive city limits including the Agua Fria traditional historic community (AFTHC) unless specific conditions are met. Applications for service outside the presumptive city limits and AFTHC must include documentation showing these conditions are met or the application will be rejected. The documents required are shown below:
    - A map of the proposed project in relation to the existing city limits and the presumptive city limits.
    - A detailed description of the proposed development including the type and size of proposed land uses.
    - The health, safety and welfare or other legal reason for the connection.
    - A site water budget.
    - Documentation from the County of Santa Fe that county water service is not available, if applicable.
    - Documentation from the wastewater division regarding sewer availability.
    - A certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 if applicable.

Case # 2025-11753 & #2025-11756_1802 Cerrrillos Rd

Landscape Irrigation Water Demand Usage (Sheet LI-100)

Year 1 & 2

GPY	**AFY**
63,976	0.20
20,475	0.06
59,312	0.18
143,763	0.44

Year 3 & After

GPY	**AFY**
50,050	0.15
10,725	0.03
44,880	0.14
105,655	0.32

[

3 Year AVG

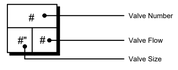
GPY	**AFY**
131,060	0.40

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
14 ADJ 14 P	TURF ROTORY RAIN BIRD R-VAN14 AND 1806-SAM-P45- 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. WITH 1800 TURF SPRAY BODY ON 6IN. POP-UP, W/ CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. INSTALL PER DETAIL A/LI-502
1401 1402 1404 1408	BUBBLER ASSEMBLY RAIN BIRD 1400 SERIES FULL CIRCLE BUBBLER, 1/2" FIPT. PROVIDE ONE (1) 0.25 GPM BUBBLER PER SHRUB. PROVIDE THREE (3) 0.50 GPM BUBBLER PER TREE. INSTALL PER DETAIL D/LI-502

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	ZONE VALVE ASSEMBLY RAINBIRD PEB PLASTIC INDUSTRIAL GLOBE VALVE. 1", 1-1/2", 2". INSTALL PER DETAIL B/LI-502
	ISOLATION VALVE CHAMPION BRASS MANUAL STRAIGHT INLINE VALVE, RS SERIES. SIZE TO MAIN LINE. SEE DETAIL F/LI-501.
M1	MASTER VALVE ASSEMBLY 1-1/2" RAIN BIRD EFB-CP BRASS MASTER VALVE. CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. INSTALL PER DETAIL G/LI-501
M2	MASTER VALVE ASSEMBLY 1" RAIN BIRD EFB-CP BRASS MASTER VALVE. CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. INSTALL PER DETAIL G/LI-501
A	AIR RELEIF VALVE ASSEMBLY CRISPIN UNIVERSAL AIR RELIEF VALVE. SIZE TO MAIN LINE. FIELD LOCATE AT HIGH POINT OF MAINLINE, SEE DETAIL C/LI-502.
D	DRAIN VALVE CHAMPION 300 SERIES MANUAL DRAIN OR APPROVED EQUIVALENT. FIELD LOCATE AND INSTALL ONE AT LOW POINT OF MAINLINE AND EACH LATERAL LINE. DETAIL: E/LI-501
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY IN HOT BOX MODEL #HB2, W/ HEAT TAPE. MFR. HUBBELL POWER SYSTEMS. ELECTRICAL CONNECTIONS REQUIRED BY GENERAL CONTRACTOR. INSTALL PER DETAIL F/LI-501. AND MFR. SPECS.
BF2	FEBCO 825Y 3/4" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY IN HOT BOX MODEL #HB2, W/ HEAT TAPE. MFR. HUBBELL POWER SYSTEMS. ELECTRICAL CONNECTIONS REQUIRED BY GENERAL CONTRACTOR. INSTALL PER DETAIL F/LI-501. AND MFR. SPECS.
C	IRRIGATION CONTROLLER RAIN BIRD ESPLXME2 12 STATION, TRADITIONALLY WIRED COMMERCIAL CONTROLLER. LOCATE INTERIOR TO MECHANICAL ROOM IN PLASTIC WALL MOUNT ENCLOSURE LOCKING BOX . COORDINATE EXACT LOCATION W/ OWNER'S REPRESENTATIVE. INSTALL CONTROLLER AND GROUNDING PER MFR SPECIFICATIONS AND DETAILS A&B/LI-501
C2	IRRIGATION CONTROLLER RAIN BIRD ESPLXME2 12 STATION, TRADITIONALLY WIRED COMMERCIAL CONTROLLER. LOCATE INTERIOR TO MECHANICAL ROOM IN PLASTIC WALL MOUNT ENCLOSURE LOCKING BOX . COORDINATE EXACT LOCATION W/ OWNER'S REPRESENTATIVE. INSTALL CONTROLLER AND GROUNDING PER MFR SPECIFICATIONS AND DETAILS A&B/LI-501
FS	FLOW SENSOR RAIN BIRD FS-100-B 1" FLOW SENSOR. BRASS MODEL. SUGGESTED OPERATING RANGE OF 2 GPM TO 40 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE. INSTALL PER MANUFACTURERS SPECIFICATION IN VALVE BOX WITH DRAINAGE
POC1	POINT OF CONNECTION 1 1/2" CONTRACTOR SHALL CONNECT TO NEW DOMESTIC IRRIGATION WATER METER ARAD METER 1.5 AC 10 (SEE CIVIL PLAN). DESIGN IS BASED ON AN AVAIL. FLOW OF 46 GPM & 65 PSI STATIC PRESSURE. CONTRACTOR SHALL MEASURE GPM & PRESSURE AFTER METER AND NOTIFY IRRIGATION DESIGNER TO VERIFY HYDRAULICS.
POC2	POINT OF CONNECTION 1" CONTRACTOR SHALL CONNECT TO NEW DOMESTIC IRRIGATION WATER METER ARAD METER (SEE CIVIL PLAN). DESIGN IS BASED ON AN AVAIL. FLOW OF 19 GPM & 65 PSI STATIC PRESSURE. CONTRACTOR SHALL MEASURE GPM & PRESSURE AFTER METER AND NOTIFY IRRIGATION DESIGNER TO VERIFY HYDRAULICS.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 SIZE PER PIPE SIZING ON PLAN. SEE DETAIL C/LI-501
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1-1/2". SEE DETAIL C/LI-501
	PIPE SLEEVE: PVC SCHEDULE 40 SLEEVES TO BE SIZED TWO SIZES LARGER THAN THE TOTAL DIAMETER OF THE PIPE TO BE SLEEVED, UNLESS OTHERWISE NOTED. PROVIDE AN ADDITIONAL 1-1/2" SLEEVE FOR WIRE AT EACH SLEEVE LOCATION. INSTALL PER DETAIL D/LI-501

Valve Callout



WATER BUDGET CALCULATIONS

YEARS 1 & 2 (ESTABLISHMENT):

LOW FLOW (0.5 GPM) BUBBLER IRRIGATION TO TREES:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 88 RUN CYCLES PER YEAR
46 VERY LOW WATER TREES (7 GAL PER TREE)/322 GALLONS /CYCLE
45 LOW/MED WATER TREES (9 GAL PER TREE)/405 GALLONS /CYCLE
TOTAL: 727 GALLONS PER RUN CYCLE X 88 RUN TIMES =63,976 GPY

LOW FLOW (0.25 GPM) BUBBLER IRRIGATION TO SHRUBS:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 4 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 105 RUN CYCLES PER YEAR
99 VERY LOW WATER SHRUBS (0.75 GAL PER SHRUB)/75 GALLONS /CYCLE
80 LOW/MED WATER SHRUBS (1.5 GAL PER SHRUB)/120 GALLONS /CYCLE
TOTAL: 195 GALLONS PER RUN CYCLE X 105 RUN TIMES = 20,475 GPY

SPRAY IRRIGATION FOR TURF:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 88 RUN CYCLES PER YEAR
2,041 SQ FT (0.33 GAL PER SQ FT)/674 GALLONS PER RUN CYCLE
674 GALLONS PER RUN CYCLE X 88 RUN TIMES = 59,312 GPY

YEARS 3 AND AFTER:

LOW FLOW (0.5 GPM) BUBBLER IRRIGATION TO TREES:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 1 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 2 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 55 RUN CYCLES PER YEAR
46 VERY LOW WATER TREES (10 GAL PER TREE)/460 GALLONS /CYCLE
45 LOW/MED WATER TREES (15 GAL PER TREE)/450 GALLONS /CYCLE
910 GALLONS PER RUN CYCLE X 55 RUN TIMES =50,050 GPY

LOW FLOW (0.25 GPM) BUBBLER IRRIGATION TO SHRUBS:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 1 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 2 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 55 RUN CYCLES PER YEAR
99 VERY LOW WATER SHRUBS (0.75 GAL PER SHRUB)/75 GALLONS /CYCLE
80 MED/LOW WATER SHRUBS (1.5 GAL PER SHRUB)/120 GALLONS /CYCLE
195 GALLONS PER RUN CYCLE X 55 RUN TIMES = 10,725 GPY

SPRAY IRRIGATION FOR TURF:
4 MONTHS AT 1 RUN TIME PER MONTH (NOV-FEB)
4 MONTHS AT 2 RUN TIME PER WEEK (MAR,APR,SEP,OCT)
4 MONTHS AT 3 RUN TIMES PER WEEK (MAY-AUG)
APPROX. 88 RUN CYCLES PER YEAR
2,041 SQ FT (0.25 GAL PER SQ FT)/510 GALLONS PER RUN CYCLE
510 GALLONS PER RUN CYCLE X 88 RUN TIMES = 44,880 GPY

TOTAL COMBINED TREES, SHRUBS AND GRASS= 105,655 GPY/ 0.32 ACRE FT.
105,655 GPY / TOTAL LANDSCAPE AREA: 45,237 SQ FT
= 2.33 GAL PER SQFT PER YEAR

PLAN PREPARED BY:
SITES SOUTHWEST
1700 CENTRAL AVE. SW, SUITE B
ALBUQUERQUE, NM 87104
PHONE: (505) 822-8200
MAIL: MAIL@SITES-SW.COM

Rev #	Date	Description	By	Chk'd
#	09/26	DRAWING ISSUSED FOR WHAT	??	???

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DXD CAPITAL
SANTA FE, NM

EMPIRE SELF STORAGE
SANTA FE, NEW MEXICO
LANDSCAPE
IRRIGATION SCHEDULE AND WATER BUDGET CALCS

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.

Designed	Drawn	Checked
WF	BB	WF

Date: [Date]

Scale: Horiz: N/A
Vert: N/A

Project No: 9233548

Sheet: LI-100

R1ext (R1ext)

From: City of Santa Fe
To: GURULE, GERALDINE A.
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Saturday, May 23, 2026 12:01:25 PM

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

Submitted on: Saturday, May 23, 2026 at 12:01pm

- First Name: Lara
- Last Name: Miller
- Land Use Board: Planning Commission
- Case Number: #2025-11756.1802 and #2025-11753.1802
- Your Comment: I object to action on Cases #2025-11753.1802 and #2025-11756.1802 at the Planning Commission meeting scheduled for June 4, 2026, unless the full application materials and the City's evaluation are made available to the public with sufficient time for review before the hearing. At a minimum, the public should have easy* access to the complete application materials, staff report, special use permit findings, development plan sheets, CRHC analysis, archaeological-review and clearance materials, departmental review comments, and any proposed conditions of approval. Without those materials, the public cannot meaningfully evaluate whether the applicant has met its burden for development plan and special use permit approval or provide informed public comment. I am also requesting that the City's staff evaluation specifically address the site's location within the Cerrillos Road Highway Corridor Protection District and the Suburban Archaeological Review District. The applicant's ENN narrative makes broad statements regarding compatibility, public services, traffic, fire protection, and cultural-resource impacts, but those statements should be independently evaluated by City staff and made available to the public before any Planning Commission action. In addition, the site is within close proximity to a fire station, and the existing building appears to include one of the last remaining murals associated with the former Empire Builders site. The Empire Builders mural appears to be a known cultural/art resource: a 1981 photograph identifies a mural by David Pratt and Zara Kriegstein at Empire Builders Supply on Cerrillos Road, and the Santa Fe Reporter article described a large faded Zara Kriegstein fresco at Empire Builders as one of the few of her murals still visible from Santa Fe streets. Please provide any Fire Department or Fire Marshal comments regarding fire protection, emergency access, fire flow, sprinklers, alarms, hazardous-material restrictions, and construction or demolition safety. Please also confirm whether the City's evaluation will address the existing mural as a potential cultural resource, including whether preservation, documentation, relocation, or mitigation conditions are being considered. Please confirm when and where these materials, staff evaluations, departmental comments, and proposed conditions will be made publicly available. Thank you for your prompt attention to this matter. *Easy access is especially important here because related materials appear to be filed or noticed under different names, including "DXD Empire," "Amatren," and "Sommer Karnes & Associates." A member of the public should not have to know all related applicant, agent, owner, and project names in order to locate the records needed to evaluate the proposal.

From: City of Santa Fe
To: GURULE, GERALDINE A.
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, June 1, 2026 8:44:27 AM

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.

Submitted on: Monday, June 1, 2026 at 8:44am

- First Name: Lara
- Last Name: Miller
- Land Use Board: Planning Commission
- Case Number: #2025-11756.1802 and #2025-11753.1802
- Your Comment: Hello George,

  After reviewing the additional packet materials this weekend, my concerns remain largely the same. However, the additional information provides more context for framing those concerns, so thank you for highlighting when those materials would be made public. I have outlined my reframed comments below.

  This project may be a good redevelopment opportunity for a vacant and underused property on Cerrillos Road. But, I am concerned that the Special Use Permit findings are too broad to evaluate whether that is the case for this particular site. The findings generally say the project will not adversely affect the public interest because it meets Chapter 14 standards, will revitalize a vacant site, is described as a low-intensity use, and is compatible with nearby uses. However, this development is across the street from a fire station and has a well-known mural, so why is this specific use, in this specific location, not expected to create problems? For example, the traffic assessment explains why the anticipated trips generated by this project are expected to fall below the threshold for a full Traffic Impact Analysis outlined in City TIA guidelines, but it does not show whether those trips were evaluated in relation to the fire station operations across the street. My concern is that this does not fully answer the question of why this project is not expected to create problems for this particular location. In that context, the issue is not just the total number of trips the project is expected to generate. It is also whether any of the expected project trips could interfere with emergency vehicles leaving the fire station. Even a small number of additional project trips can still create problems if vehicles are turning, waiting, crossing, or blocking the road near a fire station driveway at the wrong time. I am not saying the project cannot work. I am saying a narrow site specific analysis of emergency operations should be done, and the public record should include a clear explanation of how emergency access and fire-station operations were considered before there is a conclusion that this project will not adversely affect the public interest. I also request clarification on the existing mural and whether it was evaluated or discussed as a cultural, historic, neighborhood, or design resource. It was something brought up at the ENN, but the documents do not clearly state what decision was made or whether the mural will be retained, documented, replaced, recreated, or removed. I request that the City provide this explanation before final action.

Thanks Lara Miller

Planning and Land Use Department
Planning Commission Staff Report

Case Number	2025-11265
Hearing Date	June 4, 2026
Applicant / Owner	Joseph Foster and Elaine Foster
Agent	Dalton Land Insights, LLC
Attorney / Representative	Joseph M. Karnes
Request	Certificate of Compliance / Legal Lot of Record
Location	996 Martinez Lane
Lot Area	Approx. 0.317 acres
Zoning	R-5 Residential
Overlay	Historic Downtown Archaeological Review District
Case Manager	George Terry, Staff Planner
Recommendation	Approval with Conditions
Notice Date	May 20, 2026

Site Map

Case #2025-11265 - 996 Martinez Lane Certificate of Compliance. Dalton Land Insights, LLC, Agent, for Joseph Foster and Elaine Foster, Owners/Applicants, requests Planning Commission review and action on a Certificate of Compliance for a lot or contiguous lots that have been created in violation of the procedural requirements of section 14-3.7 "Subdivision of Land." The property is approximately 0.317 acres, zoned R-5 Residential, and located within the Historic Downtown Archaeological Review District.

I. RECOMMENDATION:

Staff recommends that the Planning Commission **APPROVE** Case #2025-11265, 996 Martinez Lane Certificate of Compliance, subject to the Conditions of Approval in Section VIII of this Staff Report.

One motion is required for this case:

- APPROVE Case #2025-11265, "996 Martinez Lane Certificate of Compliance," based on the findings in the Staff Report and subject to the Conditions of Approval.

II. EXECUTIVE SUMMARY

The Applicant requests Planning Commission approval of a Certificate of Compliance to recognize the property at 996 Martinez Lane as a legal lot of record for land-use purposes under SFCC Chapter 14. The request is before the Planning Commission because the record concerns a lot or contiguous lots created in violation of the procedural requirements of Section 14-3.7, Subdivision of Land.

The case began as an administrative Legal Lot of Record / Certificate of Compliance request. Initial staff review determined that the original record was insufficient because staff could not determine the division of land that created the lot known as 996 Martinez Lane. The applicant subsequently provided additional deed, survey, chain-of-title, surrounding-property, and zoning compliance materials.

Staff recommends approval with conditions. The recommendation is based on the record as a whole: older deeds provide ownership-control context; the 1957 Scanlon materials explain why further review was necessary; the 1966 survey provides recorded tract geometry; the 1966/1967 deed provides the conveyance associated with the subject tract; surrounding-property materials support the boundary context; modern chain-of-title materials connect the tract to current owners; and the zoning compliance letter addresses Chapter 14 compliance.

Approval is limited. The recommended Certificate of Compliance does not constitute a title opinion, boundary adjudication, building permit approval, approval of unpermitted work, or waiver of future Chapter 14 or Historic District review.

III. PROPERTY, REQUEST, AND PROCEDURAL BACKGROUND

A. Property and Existing Conditions

The subject property is located at 996 Martinez Lane and contains approximately 0.317 acres. The property is zoned R-5 Residential and is located within the Historic Downtown Archaeological Review District. The property is developed with a primary residence, guesthouse/casita, accessory structures, and related site improvements as described in the applicant's zoning compliance materials.

B. Request

The applicant requests Planning Commission review and action on a Certificate of Compliance for a lot or contiguous lots that have been created in violation of the procedural requirements of Section 14-3.7, Subdivision of Land. If approved and recorded in accordance with the conditions, the Certificate of

Compliance would recognize the property as a legal lot of record for land-use purposes under Chapter 14.

C. Procedural Background

The request was initially submitted as an administrative Legal Lot of Record / Certificate of Compliance matter. Initial staff review determined that the submitted materials did not provide enough information to support administrative approval, primarily because the record did not establish the division of land that created the lot known as 996 Martinez Lane.

The applicant then supplemented the record with additional deed, survey, chain-of-title, surrounding-property, and zoning compliance materials. The case is now proceeding to the Planning Commission under the Certificate of Compliance framework applicable to lots or contiguous lots created in violation of the procedural requirements of Section 14-3.7.

IV. EVIDENCE SUMMARY AND LOT FORMATION RECORD

Staff does not rely on any single historical document as independently dispositive. Staff reads the record as a whole. The 1918 and 1919 deeds provide the applicant's ownership-control context; the 1957 Scanlon materials explain why additional review was necessary; the 1966 survey provides the recorded tract geometry; the 1966/1967 deed provides the conveyance associated with the subject tract; the surrounding-property materials support the boundary context; and the modern chain-of-title documents connect the historic tract to the current owners. When read together, the record shows that the lot was created in violation of the procedural requirements of Section 14-3.7, however, sufficient for Certificate of Compliance purposes, subject to conditions.

A. Initial Staff Concern

The original administrative record did not adequately explain how the subject lot was created. The 1957 Scanlon Map and overlay materials show why the current parcel configuration required additional explanation. The current Staff Report therefore explains the evidence that was later provided to address the original staff concern.

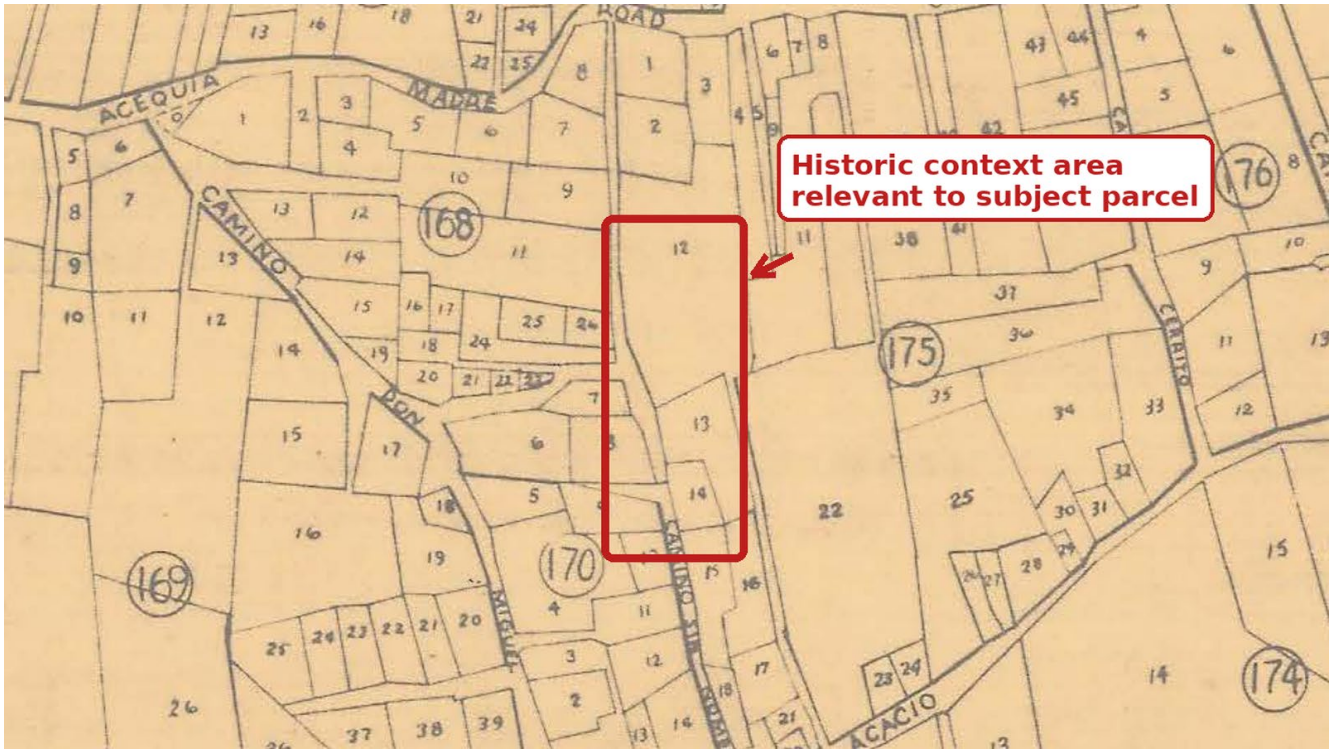


Figure 1. 1957 Scanlon Map excerpt showing historic mapping context for the surrounding area.

1957 Scanlon Overlay on current imagery

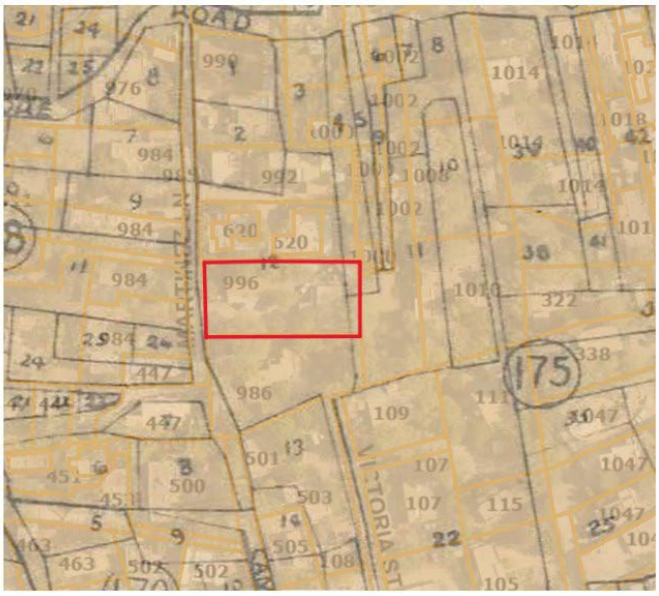


Figure 2. 1957 Scanlon Map overlay on current imagery showing the historic/current configuration issue.

B. Ownership-Control Context and Lot Formation

The applicant attorney submitted materials explaining that Juan B. Martinez owned or controlled land in the area before the subject conveyance. The applicant's evidence relies on the 1918 and 1919 Teodoro Martinez to Juan B. Martinez deeds and supporting surrounding-property records. Those materials are used as ownership-control and boundary-context evidence; they are not treated as a City title opinion.

The central physical evidence of the subject tract is the 1966 survey / plat for Pat and Isabell Martinez, recorded January 4, 1966, in Plat Book 13, Page 64, Document No. 289154. The central conveyance evidence is the 1966/1967 deed from Juan B. Martinez to Patricio Louis Martinez and Isabel Martinez, recorded January 6, 1967, in Book 246, Page 057.

Figure 3. Chain-of-title summary supplied by the applicant, showing the sequence from Teodoro Martinez to Juan B. Martinez, the Juan B. Martinez conveyance to Patricio and Isabel Martinez, and the modern conveyances to the current owners.

996 Martinez Lane

Chain of Title

Grantor	Grantee	Recording Info
Teodoro Martinez	Juan B Martinez	Book P-2, P. 130
Teodoro Martinez	Juan B. Martinez	Book P-2, P 2
Juan B. Martinez	Patricio L. Martinez and Isabel Martinez	Book 246 P. 057
Affidavit of Heirship		Instr. # 2033259
Sylvia Valdez et al	Peregrino Properties III LLC	Instr. # 2033256
Peregrino Properties III, LLC	Joseph Foster and Elaine Foster	Instr. # 2059159

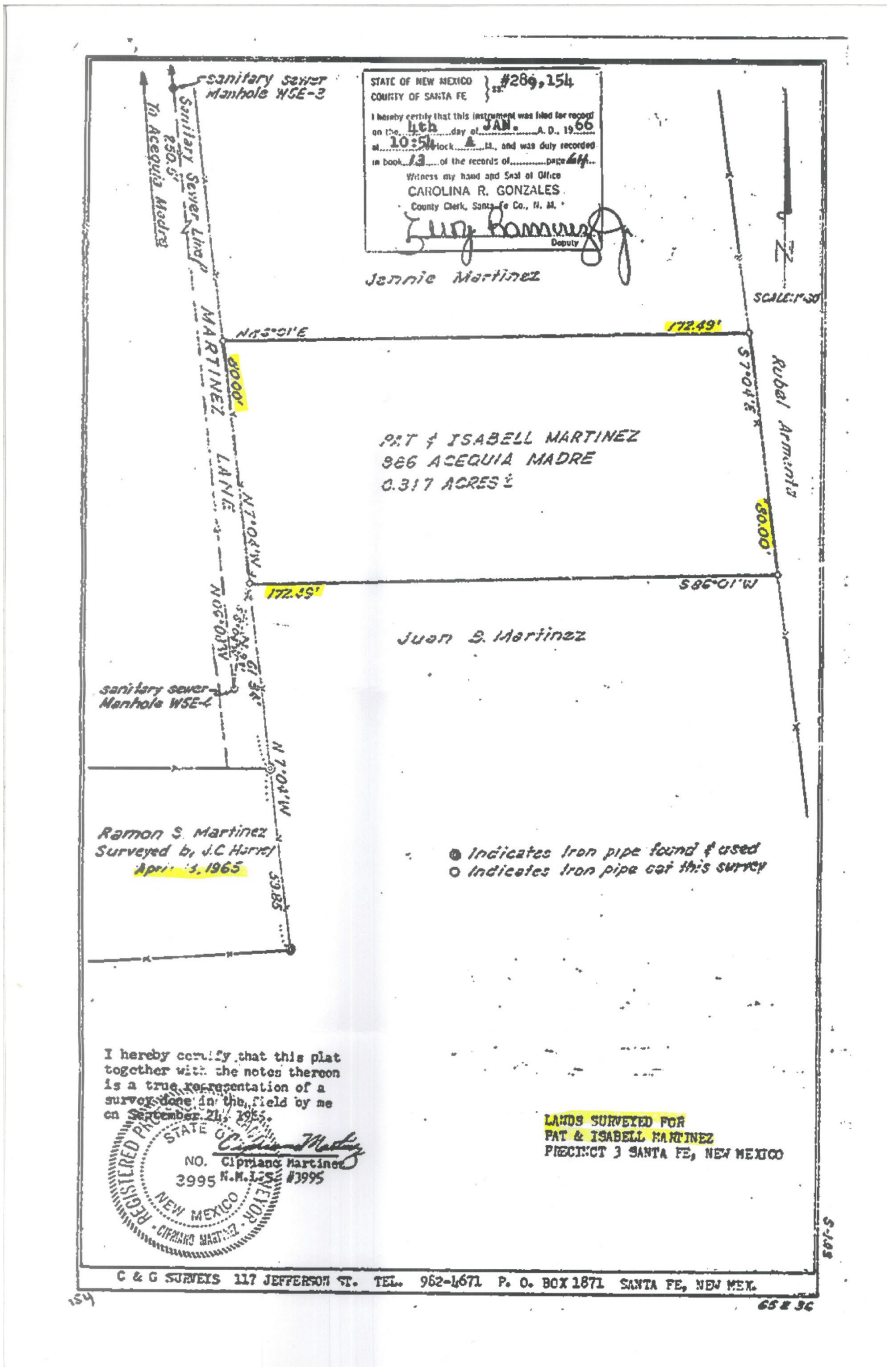
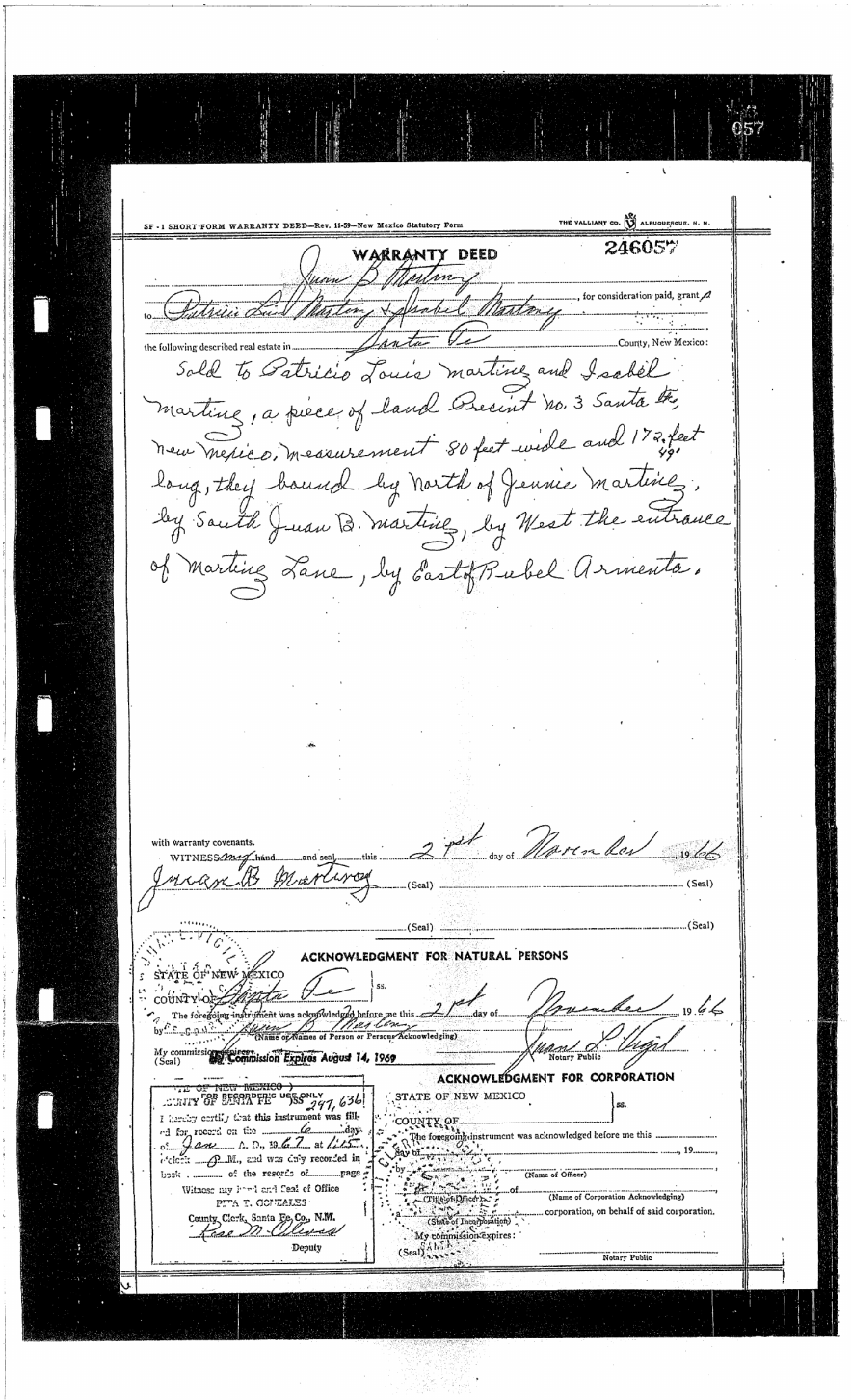


Figure 4. 1966 survey / plat for Pat & Isabell Martinez, recorded January 4, 1966, Plat Book 13, Page 64, Document No. 289154.



057

SF - 1 SHORT-FORM WARRANTY DEED—Rev. 11-59—New Mexico Statutory Form THE VALLIANT CO. ALBUQUERQUE, N. M.

WARRANTY DEED 24605

Juan B. Martinez, for consideration paid, grant, to Patricio Luis Martinez & Isabel C. Martinez the following described real estate in Santa Fe County, New Mexico:

Sold to Patricio Louis Martinez and Isabel Martinez, a piece of land Precint No. 3 Santa Fe, New Mexico, measurement 80 feet wide and 172 feet long, they bound by North of Jennie Martinez, by South Juan B. Martinez, by West the entrance of Martinez Lane, by East of Rubel Armenta.

with warranty covenants.
WITNESS my hand and seal this 2nd day of November 1966
Juan B Martinez (Seal) (Seal)
(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Santa Fe ss.
The foregoing instrument was acknowledged before me this 2nd day of November 19 66
by [illegible] (Name or Names of Person or Persons Acknowledging)
My commission expires: My Commission Expires August 14, 1969 (Seal)
Juan L Vigil Notary Public

FOR RECORDER'S USE ONLY
STATE OF NEW MEXICO
COUNTY OF SANTA FE ss. 247, 636
I hereby certify that this instrument was filed for record on the 6 day of Jan A. D., 19 67 at 1:15 o'clock P. M., and was duly recorded in book ... of the records of ... page ...
Witness my hand and Seal of Office
PETA T. GONZALES
County Clerk, Santa Fe Co., N.M.
Rose M. Olivas
Deputy

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF ... ss.
The foregoing instrument was acknowledged before me this ... day of ..., 19...
by ... (Name of Officer)
... of ... (Name of Corporation Acknowledging)
... corporation, on behalf of said corporation.
(State of Incorporation)
My commission expires:
(Seal)
Notary Public

Figure 5. 1966/1967 warranty deed from Juan B. Martinez to Patricio Louis Martinez and Isabel Martinez, Book 246, Page 057.

V. CERTIFICATE OF COMPLIANCE / LEGAL LOT ANALYSIS

Section 14-3.7 provides the procedural subdivision framework for the request. The Planning Commission may review and act on a Certificate of Compliance for a lot or contiguous lots created in violation of the procedural requirements of Section 14-3.7 where the record supports recognition and Chapter 14 compliance is shown or can be ensured by conditions.

The subject property is described by reference to a recorded survey / plat and related deed and chain-of-title materials. The record does not support treating the property as a clean administrative legal lot determination. The record does, however, support Planning Commission review and approval of a Certificate of Compliance because the applicant has provided sufficient deed, survey, chain-of-title, and supporting record evidence for Certificate of Compliance purposes.

The applicant-provided legal description references the tract shown on the plat entitled “Lands Surveyed for Pat & Isabell Martinez Precinct 3 Santa Fe, New Mexico,” recorded January 4, 1966, in Plat Book 13, Page 64, Document No. 289154, records of Santa Fe County, New Mexico. The final Certificate of Compliance instrument and legal description should be reviewed and approved by City staff before recordation.

VI. CHAPTER 14 COMPLIANCE ANALYSIS

The applicant’s zoning compliance letter states that the property contains approximately 13,667 square feet (0.31 acres) and is zoned R-5 Residential. The letter states that the lot supports the existing primary dwelling and guesthouse/casita and that the guesthouse/casita is less than fifty percent of the size of the primary residence. The letter also addresses setbacks, lot coverage, access, parking, and existing sheds.

The applicant’s zoning compliance letter states that total lot coverage is approximately 3,665 square feet, or 27 percent of the lot area, below the 40 percent maximum identified for the R-5 district. The letter states that the property provides five parking spaces where four are required. The letter identifies existing sheds and portal work as compliance items that may require separate City review, removal, permitting, or other code-compliant resolution.

Required Finding / Issue	Staff Analysis	Conclusion
Planning Commission authority	The request concerns a Certificate of Compliance for a lot or contiguous lots created in violation of the procedural requirements of Section 14-3.7, Subdivision of Land.	Finding can be made.
Recorded tract / identifiable lot	The record includes the 1966 survey / plat and 1966/1967 deed, together with the current legal description referencing the recorded survey.	Finding can be made.
Lot formation record	The record should be read as a whole: older deeds provide ownership-control context; the Scanlon materials explain the mapping issue; the 1966 survey and deed identify the tract and conveyance; modern chain-of-title materials connect the tract to current owners.	Finding can be made for Certificate of Compliance purposes.
Chapter 14 compliance	The Dalton zoning compliance letter addresses R-5 zoning, lot area, lot coverage, setbacks, access, parking, guesthouse/casita status, sheds, and portal work.	Compliant or conditionable.
Scope limitations	Approval should not be treated as title certification, boundary adjudication, building permit approval, or approval of unpermitted work.	Conditions recommended.

VII. FINDINGS

1. The Planning Commission has authority to review and act on the requested Certificate of Compliance for a lot or contiguous lots created in violation of the procedural requirements of Section 14-3.7, Subdivision of Land.
2. The subject property is described by recorded instruments, including the 1966 survey / plat for Pat and Isabell Martinez and the 1966/1967 deed from Juan B. Martinez to Patricio Louis Martinez and Isabel Martinez.
3. The record, when read as a whole, provides sufficient evidence for Certificate of Compliance purposes. The evidence includes ownership-control context, historic mapping materials, recorded

tract geometry, conveyance evidence, surrounding-property context, and modern chain-of-title materials.

4. The property complies with applicable Chapter 14 standards or can be conditioned to ensure compliance for purposes of Certificate of Compliance approval.

5. Conditions of approval are necessary and appropriate to ensure recordation, final legal-description review, scope limitations, future Chapter 14 and Historic District compliance, and resolution of existing improvement issues.

6. Approval of the Certificate of Compliance is a land-use determination under Chapter 14 and does not constitute a title opinion, boundary adjudication, or approval of existing or future improvements.

VIII. CONDITIONS OF APPROVAL

1. **Recordation:** The approved Certificate of Compliance shall be recorded in the Office of the Santa Fe County Clerk after Planning Commission approval and satisfaction of all applicable conditions.
2. **Final legal description / certificate instrument:** Before recordation, the final Certificate of Compliance instrument and legal description shall be reviewed and approved by City staff for consistency with the Planning Commission approval and the record relied upon for the Certificate of Compliance.
3. **Limited scope of approval:** Approval of the Certificate of Compliance recognizes the subject property as a legal lot of record for land-use purposes under SFCC Chapter 14. Approval does not constitute a title opinion, title insurance determination, boundary adjudication, or resolution of any private property dispute, easement, encumbrance, or ownership issue.
4. **No approval of existing or future improvements:** Approval of the Certificate of Compliance does not approve, legalize, or permit any existing or future structure, addition, portal, shed, guesthouse/casita, utility work, access improvement, building-code condition, or other development unless separately reviewed and approved under applicable City requirements.
5. **Future Chapter 14 and Historic District compliance:** All future development, construction, alteration, repair, demolition, exterior work, change in use, building permit activity, access work, or utility work shall comply with SFCC Chapter 14 and all applicable Historic District requirements.
6. **Shed resolution:** The applicant/property owner shall remove or otherwise resolve the existing sheds through Historic staff review, permitting, removal, or other code-compliant action as determined by City staff and prior to recording the Certificate of Compliance in the Office of the County Clerk.
7. **Portal / exterior work:** The applicant/property owner shall obtain any required approvals or permits for portal repair work or other existing exterior improvement work, as determined by City staff and prior to recording the Certificate of Compliance in the Office of the County Clerk.

IX. PUBLIC NOTICE AND PROCEDURAL COMPLIANCE

Public notice for this case was administered through the City's standard Planning Commission public notice process. The applicant was responsible for completing required mailing, neighborhood

association notice, site posting, and proof-of-notice requirements in accordance with the City's public hearing notice procedures.

The required notice date for the June 4, 2026 Planning Commission hearing was May 20, 2026. The case file includes public notice materials submitted by the applicant, including the public notice affidavit, resident/occupant mailing labels, adjoiner mailing list, neighborhood association notice information, the public hearing notice, and documentation related to site posting. The affidavit materials certify that notice was mailed to property owners, tenants, and registered neighborhood associations within 300 feet of the subject property; that notice was sent by email to registered neighborhood associations within 300 feet; and that the subject property was posted with the City-provided public meeting notice.

Notice and proof-of-notice materials are maintained in the case file as part of the procedural record for this Planning Commission hearing. Public notice compliance is addressed as a procedural hearing requirement and is not included as a condition of approval.

X. ATTACHMENTS

Attachment	Description
Attachment A	Conditions of Approval / Technical Corrections
Attachment B	Maps, Photos, and Site Context
Attachment C	Applicant Materials
Attachment D	Evidence / Deed / Survey / Chain-of-Title Record
Attachment E	Staff Analysis / Evidence Matrix / Supporting Memoranda

XI. ATTACHMENT INDEX

The following attachments are included with the Staff Report for Planning Commission review:

Attachment A — Conditions of Approval	
A	Recommended Conditions of Approval
Attachment B — Maps, Photos, and Site Context	
B-1	Current GIS / Aerial Site Map
B-2	1957 Scanlon Map
B-3	1957 Scanlon Map Overlay on Current Imagery

Attachment C — Applicant Materials	
C-1	Applicant Letter of Request
C-2	Dalton Zoning Compliance Letter
Attachment D — Evidence / Deed / Survey	
D-1	1966 Survey / Plat — "Lands Surveyed for Pat & Isabell Martinez Precinct 3 Santa Fe, New Mexico"
D-2	Juan B. Martinez to Patricio Louis Martinez and Isabel / Isabell Martinez Deed
D-3	Chain of Title Summary
D-4	Applicant Attorney Letter to Planning Staff — Certificate of Compliance / Legal Lot of Record Argument
D-5	Applicant Attorney Letter to Leadership — Ownership-Control Explanation
D-6	Supporting Deed Exhibits and Related Evidence Materials
Attachment E — Staff Analysis / Evidence Matrix	
E-1	Staff Evidence Matrix
E-2	Deed / Title Chronology Table

XII. RECOMMENDED MOTION

Staff recommends the following motion:

Approve Case #2025-11265, 996 Martinez Lane Certificate of Compliance, based on the findings in the Staff Report and subject to the Conditions of Approval.

XIII. APPROVAL ROUTING

Review	Name / Office	Initials
Heather Lamboy, AICP	Department Director	
Maggie Moore	Assistant Department Director	*MM*
Daniel A. Esquibel	Planning Manager	*DAE*
A. George Terry	Case Planner	*AGT*

City of Santa Fe, New Mexico

Attachment A

Conditions of Approval

1. **Conditions of Approval**

ATTACHMENT A
Conditions of Approval

Case Number	2025-11265
Case Name	996 Martinez Lane Certificate of Compliance
Recommendation	Approval with conditions
Purpose	Standalone conditions for Planning Commission consideration and Staff Report packet reference.

Staff recommends that the Planning Commission approve Case #2025-11265, 996 Martinez Lane Certificate of Compliance, subject to the following Conditions of Approval.

I. CONDITIONS OF APPROVAL

1. **Recordation:** The approved Certificate of Compliance shall be recorded in the Office of the Santa Fe County Clerk after Planning Commission approval and satisfaction of all applicable conditions.
2. **Final legal description / certificate instrument:** Before recordation, the final Certificate of Compliance instrument and legal description shall be reviewed and approved by City staff for consistency with the Planning Commission approval and the record relied upon for the Certificate of Compliance.
3. **Limited scope of approval:** Approval of the Certificate of Compliance recognizes the subject property as a legal lot of record for land-use purposes under SFCC Chapter 14. Approval does not constitute a title opinion, title insurance determination, boundary adjudication, or resolution of any private property dispute, easement, encumbrance, or ownership issue.
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5. **Future Chapter 14 and Historic District compliance:** All future development, construction, alteration, repair, demolition, exterior work, change in use, building permit activity, access work, or utility work shall comply with SFCC Chapter 14 and all applicable Historic District requirements.
6. **Shed resolution:** The applicant/property owner shall remove or otherwise resolve the existing sheds through Historic staff review, permitting, removal, or other code-compliant action as determined by City staff.
7. **Portal / exterior work:** The applicant/property owner shall obtain any required approvals or permits for portal repair work or other existing exterior improvement work, as determined by City staff.

City of Santa Fe, New Mexico

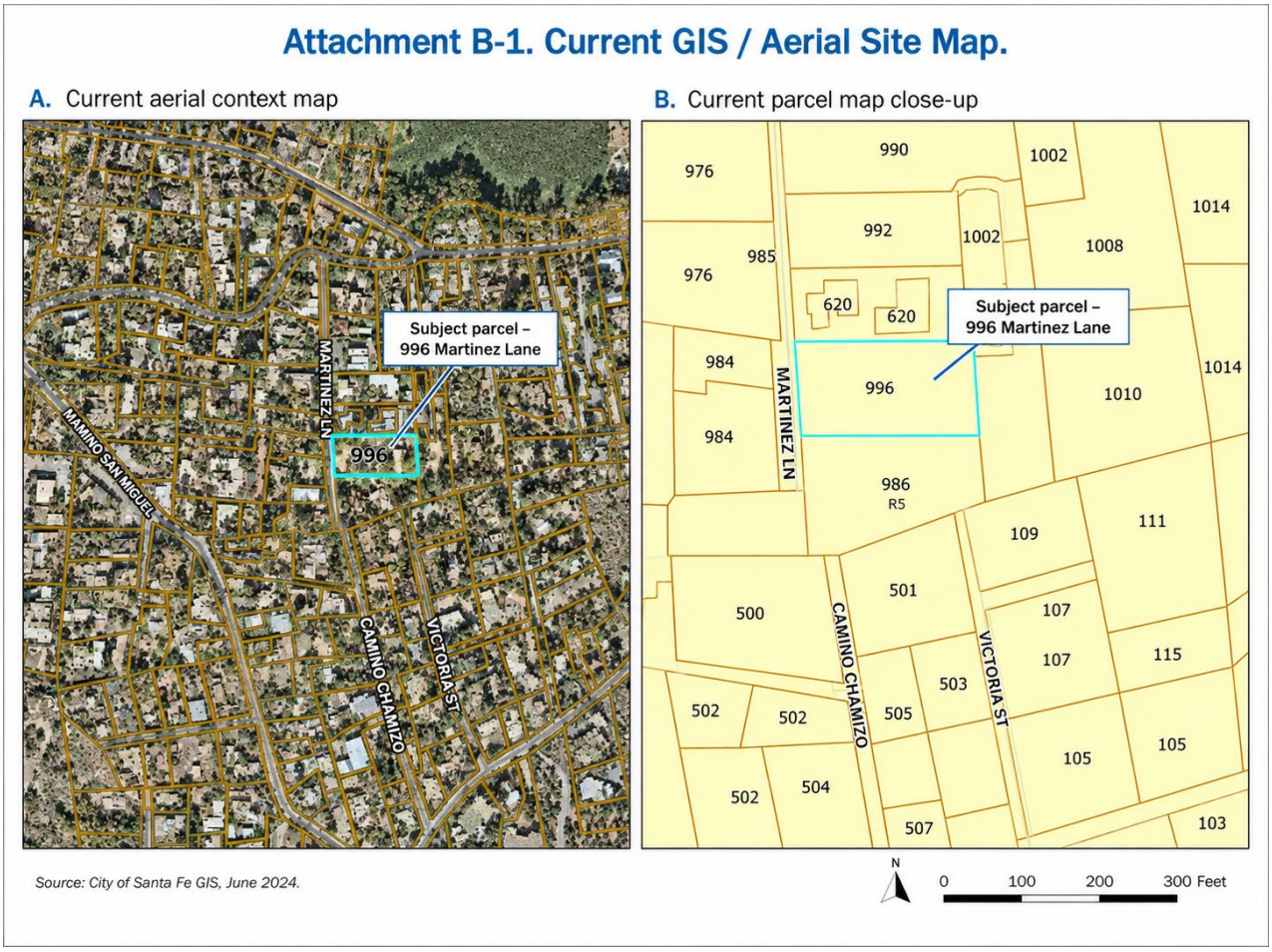
Attachment B

Maps, Photos, and Site Context

1. Current GIS / Aerial Site Map
2. 1957 Scanlon Map
3. 1957 Scanlon Overlay on Current Imagery

Attachment B-1

Current GIS / Aerial Site Map



SALVADOR GONZALES GRANT
TITLEY
FORT MARCY HEIGHTS
TORREON
WILSON
LA CUMA
ST. MICHAEL'S COLLEGE
U.S. INDIAN SCHOOL
NEW MEXICO STATE PENINTENTIARY
NEW MEXICO SCHOOL FOR THE DEAF
NEW MEXICO NATIONAL GUARD
CASA LINDA
PACHECO
LOVATO GRANT
DE VARGAS DEV. CO.
SUB-DIVISION NO. 1
SUB-DIVISION NO. 2
SUB-DIVISION NO. 3
SUB-DIVISION NO. 4
SUB-DIVISION NO. 5
SCHOOL OF AMERICAN RESEARCH
ZIA ADDITION
FOOTHILL
SOUTH BOUNDARY ~ SANTA FE GRANT

Attachment B-3

1957 Scanlon
Overlay on current
imagery

City of Santa Fe, New Mexico

Attachment C

Applicant Materials

1. **Applicant Letter of Request**
2. **Dalton Zoning Compliance Letter**

NM LAND SOLUTIONS LLC. (Dba. Siebert & Associates Inc.)

915 Mercer Street
Santa Fe, New Mexico 87505
Phone: 505-983-5588
E-mail: victoria@jwsiebert.com
nathan@jwsiebert.com wayne@jwsiebert.com
Website: NMLandSolutions.com

September 13, 2024

Dan Esquibel
Interim Planning Manager
PO Box 909, 200 Lincoln Ave.
Santa Fe, NM 87504

Re: 996 Martinez LN. Letter of Compliance request

Dear Mr. Esquibel:

On behalf of Joesph Foster (Peregrino Properties III, LLC.), property owner, I am requesting an administrative letter of compliance to establish legal lot of record for the property identified on the city GIS interactive mapping system addressed as 996 Martinez Lane and further identified by parcel number #11587200. The property is zoned R-5 and consists of 0.317 acres thereby in compliance with the R-5 density requirements. The historic owners of record are Patrico (Pat) L. Martinez and Isabel Martinez, which was later inherited by their heirs and later sold to the current owner. The affidavit of heirship and current warranty deed are attached to this letter.

Included with this letter are pre-code documents, boundary surveys and subdivision plats that were approved by the Summary Committee and Planning Commission. The above documents are described below and will assist with the review process.

In addition, minor exterior repairs to the existing home are in dire need and require immediate attention as it relates to the replacement of broken windows and repairing the existing portico where the wood is rotting and causing mold. An application with Historic Planning has been pending for about eight months in order to locate and prove legal lot of record.

Historic Documentation:

1. Map identifying each document provided below

2. Subject Parcel Survey prepared for Pat & Isabell Martinez recorded on January 4, 1966, with survey field work being completed September 1965. The property was later acquired by the heirs of Pat & Isable Martinez and later sold to Mr. Foster (Current owner)

3. North Adjoiner Legal lot created by Lot split plat approved by the City Summary Committee recorded in 1989.

4. East Adjoiner Legal lot created by subdivision entitled Armeta Subdivision.

5. West Adjoiner Martinez Street (City Street) identified in Attachment 1 of this letter

6. South Adjoiner Deed recorded in 1969 and describes all adjoiners referenced in above documentation and also includes a 1978 improvement survey delineating existing improvements on subject lot.

7. Southernmost Adjoiner 1962 pre-code recorded plat, proves boundary line between south adjoiner shown above (#6).

Your review and approval of the subject request is greatly appreciated. Please feel free to call if you should have any questions.

Sincerely,
Victoria Dalton
Victoria Dalton
NM Land Solutions

DALTON LAND INSIGHTS, LLC.

915 Mercer Street
Santa Fe, NM 87505
Telephone: (505) 983-5588
Email: Victoria@jwsiebert.com
wayne@jwsiebert.com

March 27, 2026

Rebekah Clouser
Senior Planner
PO Box 909, 200 Lincoln Ave
Santa Fe, NM 87504

Re: 996 Martinez Lane – Zoning Compliance Letter

Dear Ms. Clouser,

In response to the review comments regarding the establishment of a legal lot of record for the subject property, we submit this letter to confirm that the lot complies with the current R-5 zoning district and the lot and building standards outlined in Chapter 14-3.2 (Table 3-3).

Following discussions with the property owners and City staff, we understand the concerns regarding the existing unpermitted or nonconforming shed on the property. The owners acknowledge that the shed was present prior to their acquisition of the property and have expressed willingness to remove it based on whether city historic staff determines that there is not significant historic relevance tied to the subject shed.

The property consists of 13,667 square feet (0.31 acres) and is zoned R-5 (5 du/acre). Based on the R-5 density requirements, the lot supports the existing primary dwelling and guesthouse (casita).

Existing Residential Structures

Primary Residence and Guesthouse
Complies. Both structures were constructed in the late 1960s.

- Primary residence: approximately 2,205 sq. ft.
- Guesthouse/casita: approximately 1,100 sq. ft., which is less than fifty percent of the size of the primary residence, consistent with code requirements.

Setbacks

Front Setback
Complies.

- Primary residence: approximately 31 feet from the front property line along Martinez Lane.
- Code requires 7 feet, or 20 feet when a garage faces Martinez Lane.
- Casita: approximately 120 feet from Martinez Lane.

North Side Yard Setback
Complies.

- Required: 5 feet.
- Primary residence: approximately 5.5 feet from the north lot line.
- Casita: approximately 26 feet from the north lot line.

South Side Yard Setback

- **Primary residence:** Complies. Required setback is 5 feet; existing setback is approximately 45 feet.
- **Casita:** approximately 5.5 feet from the south lot line.

Rear Setback

- **Primary residence:** Complies. The rear yard is approximately 70 feet from the rear lot line (code requires 15 feet).
- **Casita:** Approximately 18 feet from the rear lot line.

Existing Sheds

There are two existing sheds are constructed of post and beam and corrugated tin. The date of construction is unknown.

The sheds are located at the rear of the property and complies with Chapter 14-6.3.2(a)(iv) of the prior code, which did not require setbacks for utility sheds. The recently adopted code now requires a 5-foot rear setback (Chapter 14-5.3.C.1.b).

As noted above, the property owners are willing to remove the sheds if not considered historic.

Lot Coverage

The maximum lot coverage allowed in the R-5 zoning district is 40%. The existing development totals approximately 3,665 sq. ft., which equals 27% of the lot area and therefore complies with Chapter 14-5.3, Table 3-3.

- Lot area: 13,667 sq. ft.
- Primary residence: 2205 sq. ft.
- Casita: 1,100 sq. ft.
- Utility sheds: 360 sq. ft.
- **Total:** 3665 sq. ft. (27%)

Lot Access and Parking

Access
Access is directly from Martinez Lane, an approximately 18-foot-wide dirt/base course road. Prior correspondence with staff confirms that Martinez Lane is a City-owned street.

Parking
The property contains an integral covered carport located approximately 50 feet from the street, accommodating three vehicles. Two additional parking spaces are located in front of the primary residence. Chapter 14-7.5, Table 7-4 requires four parking spaces; five spaces are provided. Parking therefore complies with the current code.

Please feel free to contact me if you have any questions moving forward to resolve the legal lot of record and approval of a certificate of compliance.

Sincerely,
Victoria Dalton
Victoria Dalton
Dalton Land Insights LLC

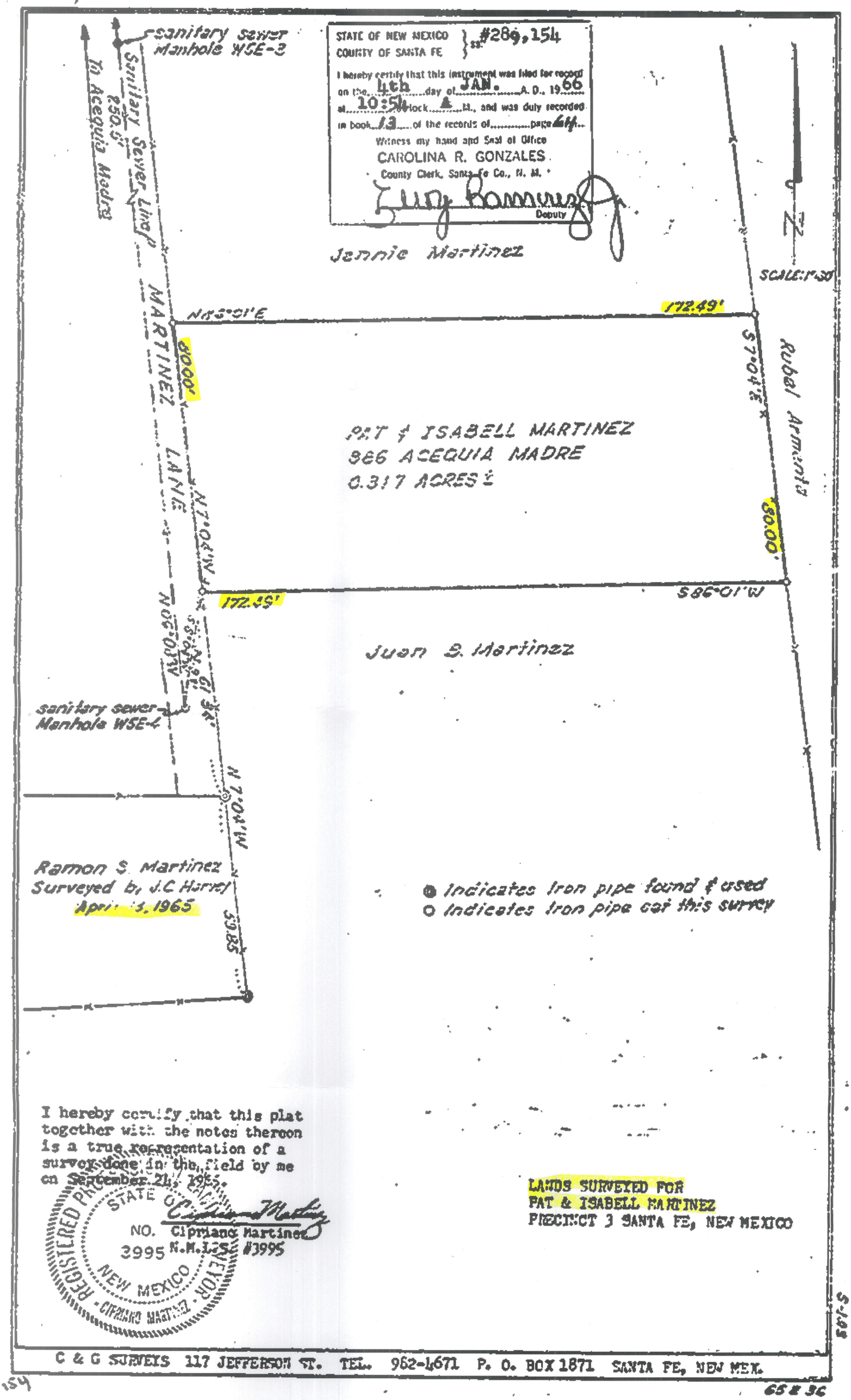
Cc: Joseph Foster
Elaine Foster
Joseph Karnes

City of Santa Fe, New Mexico

Attachment D

Evidence / Deed / Survey / Chain-of-Title Record

1. **1966 Survey / Plat**
2. **Juan B. Martinez to Patricio Louis Martinez and Isabel/Isabell Martinez Deed**
3. **Chain of Title Summary**
4. **Applicant Attorney Letter to Planning Staff - Certificate of Compliance / Legal Lot of Record Argument**
5. **Applicant Attorney Letter to Leadership - Ownership-Control Explanation**



I hereby certify that this plat together with the notes thereon is a true representation of a survey done in the field by me on September 24, 1965.

Cipriano Martinez
N.M.L.S. #3995

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
NO. 3995
CIPRIANO MARTINEZ

LANDS SURVEYED FOR
PAT & ISABELL MARTINEZ
PRECINCT 3 SANTA FE, NEW MEXICO

C & G SURVEYS 117 JEFFERSON ST. TEL. 982-4671 P. O. BOX 1871 SANTA FE, NEW MEX.

154

65 # 36

SF - 1 SHORT FORM WARRANTY DEED—Rev. 11-59—New Mexico Statutory Form — THE VALLIANT CO. ALBUQUERQUE, N. M.

WARRANTY DEED

246057

Juan B Martinez, for consideration paid, grant to Patricio Luis Martinez + Isabel Martinez, the following described real estate in Santa Fe County, New Mexico:

Sold to Patricio Louis martinez and Isabel Martinez, a piece of land Precint no. 3 Santa Fe, New Mexico, measurement 80 feet wide and 172 feet 49' long, they bound by North of Jennie Martinez, by South Juan B. martinez, by West the entrance of Martinez Lane, by East of Rubel Armenta.

with warranty covenants.

WITNESS my hand and seal this 21st day of November 19 66

Juan B Martinez (Seal) (Seal)

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Santa Fe } ss.

The foregoing instrument was acknowledged before me this 21st day of November 19 66

by Juan B Martinez
(Name or Names of Person or Persons Acknowledging)

My commission expires: (Seal) My Commission Expires August 14, 1969

Juan L. Vigil
Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this ..... day of ....., 19....,

by ..... (Name of Officer)

..... of ..... (Title of Officer) (Name of Corporation Acknowledging)

a ..... corporation, on behalf of said corporation.
(State of Incorporation)

My commission expires:

(Seal) Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) ss 247,636

I hereby certify that this instrument was filed for record on the 6 day of Jan A. D., 19 67 at 1:15 o'clock P M., and was duly recorded in book ..... of the records of ..... page .....

Witness my hand and Seal of Office
PETA T. GONZALES
County Clerk, Santa Fe Co., N.M.
Rose M. Olivas
Deputy

996 Martinez Lane

Chain of Title

Grantor	Grantee	Recording Info
Teodoro Martinez	Juan B Martinez	Book P-2, P. 130
Teodoro Martinez	Juan B. Martinez	Book P-2, P 2
Juan B. Martinez	Patricio L. Martinez and Isabel Martinez	Book 246 P. 057
Affidavit of Heirship		Instr. # 2033259
Sylvia Valdez et al	Peregrino Properties III LLC	Instr. # 2033256
Peregrino Properties III, LLC	Joseph Foster and Elaine Foster	Instr. # 2059159

2 / 1/ V

DOCUMENTO GARANTIZADO

DE

Teodoro Martinez y Espoza

A

Juan B. Martinez

Estado de Nuevo Mexico,)
)
Condado de Santa Fe.)

Protocolado en mi oficina para registro, hoy día 9 *de* Abril *A. D.* 1918 *á las* 9 *A M., y el mismo fué fielmente registrado en el libro* P-2 *Registro de escrituras de dicho Condado de Santa Fe en pagina* 2

En fe lo cual pongo mi mano y sello oficial hoy día 10 *de* Abril 1918

Trinidad C. de Baca
Escribano de Condado.

Por M. B. Baca *Diputado.*

Esta Escritura, *Hecha y convenida hoy día* 5 *de* Junio *A. D. mil novecientos y* dos *por y entre* Tiodoro Martinez y Ines Sandoval de Martines su esposa *del Condada de* Santa Fe *estado de Nuevo de México, part*es *de la primera parte, y* Juan B. Martinez *del Condado de* Santa Fe Territory *de Nuevo México, parte de la segunda parte:*

*DA Fe, Que la*s *dicha*s *parte* s *de la primera parte, por y en consideración de la suma de* veinte y cinco $25.00 *dinero legal de los Estados Unidos, a el* los *en mano pagado por la dicha parte de la segunda parte, el recibo de la cual es por esta acusado, la*s *dicha*s *parte* s *de la primera parte ha* n *concedido, contratado, vendido, traspasado y confirmado, y por estas presentes concede* n, *contracta* n, *vende* n, *traspasa* n, *y confirma* n *a la dicha de la segunda parte y a sus herederos y asignados para siempre todo el siguiente descripto pedazo o porción de tierra situado y estando en* Santa Fe *en el Condado de* Santa Fe *y Estado de Nuevo México, a saberS*

Un cierto pedazo de tierra y arboles situados en el precinto No. 3 del condado de Santa Fe el cual mide de oriente a poniente beinte y una (21) baras y son sus linderos por el norte la asequia madre por el sur la asequia del bordo alto por el oriente con propiedad de Donicio Rivera por el poniente con propiedad del mismo vendedor.

*juntamente con todo y singular tenecias y herencia y pertenencias a las misma correspondiente y también el estado, derecho, titulo e interés, cualquiera que sea tanto en la ley como en la equidad de la*s *dicha*s *parte*s *de la primera parte de en y a la misma y en toda parte y porción de la misma, con sus pertenencias. A toner y poseer las premisas arriba concedidas, contratadas y descriptas como sus pertenancias al dicho* Juan B. Martinez *y a sus herederos y asignados para siempre, la*s *dicha*s *parte*s *de la primera parte por si misma*s *sus herederos, ejecutores y administradores garantiza* n *y conviene* n *en y con la dicha parte de la segunda parte, sus herederos y asignados, que el* los *la*s *dicha*s *parte*s *de la primera parte, sus herederos, y toda y cada persona, o personas cualesquiera que sean, legal o esquitativamente derivando cualquier estado, derecho, titulo e interés, en o a las premisas en estas antes concedidas por o bajo fideicomisario por el* los *o cualesquiera de el* los, *en cualquier tiempo o tiempos en adelante sobre la razonable súplica y a su propia costa y carga en la ley de la dicha parte de la segunda parte, sus herederos y asignados, hará* n *y ejeculará* n *todas y tales otros actos razonables y legales traspasos, y seguridades en la ley paramejor y más efectivamente apoderar y confirmar las premisas por estas concedidas o intentadas a concederse en y a la dicha parte de la segunda parte, sus herederos y asignados para siempre, o a su apoderado instruido en la ley seguún sea razonablemente aviado o requerido, y la*s *dicha*s *parte de la primera parte por si misma*s *sus herederos y ejecutores y administradores, por esta garantiza* n *y conviene* n *en y con la dicha parte de la segunda parte, sus herederos y asignados que el* los *la dicha*s *parte*s *de la primera parte y sus herederos, aseguran las arriba concedidas, mencionadas y descriptas premisas con sus pertenencias a la dicha parte de la segunda parte o a sus herederos y asignados, contra la*s *dicha*s *parte de la primera parte y sus herederos y contra todas y cualquiera otra persona, or personas quienquiera que sean, legalmente reclamando o para reclamar las mismas, por estas presentes garantizará* n *para siempre.*

EN TESTIMONIO de lo cual s *dicha*s *parte*s *de la primera parte ha* n *puesto a esta su*s *mano*s *y sello*s *el día y año primeramente arriba escritos.*

Firmado, Sellado y Entregado en la Presencia de

Teodoro Martinez (SELLO)
Inez X S. de Martinez (SELLO)
(SELLO)
(SELLO)
(SELLO)

Territorio
~~Estado~~ de NUEVO MEXICO,)
)ss.
Condado de Santa Fe)

Este día 6 *de* Junio 1902, *comparecieron personalmente ante mi* Teodoro Martinez y Ines S. Martinez su esposa *conocida*s *por mi ser la*s *persona*s *designada*s *en, y que ejecutaron el antecedente documento, y reconocieron que habia* n *ejeculado el mismo como su acto libre y voluntario.*

En fé de lo cual he puesto aqui mi nombre y estampado mi sello oficial el día y año arriba escritos en este certificado.

(SELLO)

Pablo Martinez
Notario Publico

130

DOCUMENTO GARANTIZADO

Exhibit A

DE

Teodoro Martinez y esposa

A

Juan B. Martinez and esposa

Estado de Nuevo Mexico,)
)
Condado de Santa Fe.)

Protocolado en mi oficina para registro, hoy día 25th de Nov. A. D. 1919 á las 2 P. M., y el mismo fué fielmente registrado en el libro P-2 Registro de escrituras de dicho Condado de Santa Fe en pagina 130

En fe lo cual pongo mi mano y sello oficial hoy día 15 de Nov. 1919

Alfredo Lucero.
Escribano de Condado.

Por _____ Diputado.

Esta Escritura, Hecha y convenida hoy dia 22 de Abril A. D. mil novecientos y 19 por y entre Teodoro Martinez y Ines Sandoval de Martinez su Esposa del Condado de Santa Fe _____ astado de Nuevo de México, parte de la primera parte, y Juan B. Martinez y estefanita S. Martinez del Condado de SantaFe Estado de Nuevo México, parte de la segunda parte:

DA Fe, Que la dicha parte de la primera parte, por y en consideración de la suma de $100, cien pesos, dinero legal de los Estados Unidos, a ellos en mano pagado por la dicha parte de la segunda parte, el recibo de la cual es por esta acusado, las dicha parte de la primera parte han concedido, contratado, vendido, traspasado y confirmado, y por estas presentes conceden, contratan, vende n, traspasa n, y confirman a la dicha de la segunda parte y a sus herederos y asignados para siempre todo el siguiente descripto pedazo o porción de tierra situado y estando en SantaFe en el Condado de Santa Fe y Estado de Nuevo México, a saber:

Un cierto Pedazo de tierra en el precinto no. 3 del condado de SantaFe el cual mide de oriente a poniente al lado sur 38 yardas un pie y al lado norte 41 yardas y son sus linderos por el Norte la asequia madre y por el sur la asequia del bordo alta por el oriente con propiedad del comprador y por el poniente con propiedad de Lorenzo Martinez y de Migel Barbero mide al lado sur enfrente del terreno de Lorenzo Martinez de ancho 38 yardas 1 pie y de hai al lado norte mide 41 yardas de ancho linda con propiedad de Miguel Barbero

juntamente con todo y singular tenecias y herencia y pertenencias a las misma correspondiente y también el estado, derecho, título e enterés, cualquiera que sea tanto en la ley como en la equidad de la dicha parte de la primera parte de en y a la misma y en toda parte y porción de la misma, con sus pertenencias. A toner y poseer las premisas arriba concedidas, contratadas y descriptas como sus pertenencias al dicho Juan B. Martinez and esposa y a sus herederos y dignados para siempre, la dicha parte de la primera parte por si misma sus herederos, ejecutores y administradores garantiza n y conviene n en y con la dicha parte de la segunda parte, sus herederos y asignados, que el los la dicha parte de la primera parte, sus herederos, y toda y cada persona, o personas cualesquiera que sean, legal o equitativamente derivando cualquier estado, derecho, título e interés, en o a las premisas en estas antes concedidas por o bajo fideicomisario por el los o cualesquiera de el los, en cualquier tiempo o tiempos en adelante sobre la razonable súplica y a su propia costa y carga en la ley de la dicha parte de la segunda parte, sus herederos y asignados, harán y ejecutará n todas y tales otros actos razonables y legales traspasos, y seguridades en la ley paramejor y más efectivamente apoderar y confirmar las premisas por estas concedidas o intentadas a concederse en y a la dicha parte de la segunda parte, sus herederos y asignados para siempre, o a su apoderado instruido en la ley según sea razonablemente avisado o requerido, y la dicha parte de la primera parte por si misma sus herederos y ejecutores y administradores, por esta garantizan y conviene n en y con la dicha parte de la segunda parte, sus herederos y asignados que el los la dicha parte de la primera parte y sus herederos, aseguran las arriba concedidas, mencionadas y descriptas premisas con sus pertenencias a la dicha parte de la segunda parte o a sus herederos y asignados, contra la dicha parte de la primera parte y sus herederos y contra todos y cualquiera otra persona, or personas quienquiera que sean, legalmente reclamando o para reclamar las mismas, por estas presentes garantizará n para siempre.

EN TESTIMONIO de lo cual es dicha parte de la primera parte ha n puesto a esta su mano y sello el día y año primeramente arriba escritos.

Firmado, Sellado y Entregado en la Presencia de
Alejandro Romero
Marcelino Garcia.

Teodoro Martinez (SELLO)
Ines Sandoval de Martinez her mark (SELLO)
(SELLO)
(SELLO)
(SELLO)

ESTADO DE NUEVO MEXICO,)
) ss.
Condado de Santa Fe)

Este día 22 de Abril 1919, comparecieron personalmente ante mi Teodoro Martinez y Ines Sandoval de Martinez su esposa por mi ser la persona designada en, y que ejecutaron el antecedente documento, y reconocieron que habia n ejecutado el mismo como su acto libre y voluntario.

En fé de lo cual he puesto aquí mi nombre y estampado mi sello oficial el día y año arriba escritos en este certificado.

SEAL

Marcelino Garcia
Notary Publico

My commision expira June 30, 1919.

SF-1 SHORT-FORM WARRANTY DEED—Rev. 11-59—New Mexico Statutory Form — THE VALLIANT CO. ALBUQUERQUE, N. M.

WARRANTY DEED

246057

Juan B Martinez, for consideration paid, grant to Patricio Luis Martinez & Isabel Martinez, the following described real estate in Santa Fe County, New Mexico:

Sold to Patricio Louis martinez and Isabel Martinez, a piece of land Precint no. 3 Santa Fe, New Mexico, measurement 80 feet wide and 172 feet 49' long, they bound by North of Jennie Martinez, by South Juan B. Martinez, by West the entrance of Martinez Lane, by East of Rubel Armenta.

with warranty covenants.

WITNESS my hand and seal this 2nd day of November 1966

Juan B Martinez (Seal) (Seal)

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
ss.
COUNTY OF Santa Fe)

The foregoing instrument was acknowledged before me this 2nd day of November 19 66

by Juan B Martinez
(Name or Names of Person or Persons Acknowledging)

My commission expires: My Commission Expires August 14, 1969 (Seal)

Juan L Vigil
Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO)
ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ..... day of ....., 19....,

by .....
(Name of Officer)

..... of .....
(Title of Office) (Name of Corporation Acknowledging)

a ..... corporation, on behalf of said corporation.
(State of Incorporation)

My commission expires:

(Seal)

Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) ss

I hereby certify that this instrument was filed for record on the 6 day of Jan A. D., 19 67 at 11:55 o'clock A M., and was duly recorded in book ..... of the records of ..... page 297, 636

Witness my hand and Seal of Office
PETA F. GONZALES
County Clerk, Santa Fe Co., N.M.
Rose M. Olivas
Deputy

Acknowledgments

State of New Mexico

County of Santa Fe

This instrument was acknowledged before me on May 5, 2026, by Lori Linenbrink Harnar.

Notary Public

My commission expires: 5/9/26

SARA ELIZABETH MAUL
Notary Public
State of New Mexico
Comm. # 1083413
My Comm. Exp. May 9, 2029

e-Recorded 2033259 05/06/24 SFC

Affidavit of Heirship

State of New Mexico)

County of Santa Fe)

Martin Hampshire, being first duly sworn, upon oath, deposes and states:

1. Affiant is a resident of Santa Fe County, New Mexico.
2. Affiant makes this affidavit relating to Isabel Martinez, deceased. Affiant was acquainted with the Decedent and has personal knowledge of the heirs of said Decedent.
3. Isabel Martinez died on October 13, 1985 at age 42.
4. At the time of her death, Isabel Martinez was married to Patricio (Pat) L. Martinez.
5. Isabel Martinez and Patricio (Pat) L. Martinez were the parents of the following individuals, all of whom were living at the time of Decedents death;
    A. Sylvia Valdez, of Santa Fe, New Mexico.
    B. Edward Martinez, of Santa Fe, New Mexico.
    C. Vicky Trujillo, of Santa Fe, New Mexico.
6. To the best of my knowledge, all of the individuals identified in paragraph 5, above, are the only children of Isabel Martinez.

COUNTY OF SANTA FE } AFFIDAVIT OF HEIRSHIP
STATE OF NEW MEXICO } ss PAGES: 3

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 6TH Day Of May, A.D., 2024 at 03:16:49 PM
And Was Duly Recorded as Instrument # 2033259
Of The Records Of Santa Fe County

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

Further affiant sayeth naught.

Martin Hampshire

ACKNOWLEDGEMENT

State of New Mexico

County of Santa Fe

This instrument was acknowledged before me this 3rd day of May 2021, by Martin Hampshire.

STATE OF NEW MEXICO
NOTARY PUBLIC
LORI M. VIGIL
Commission # 1091563
My Comm. Exp. 06/01/2024

Lori M. Vigil

Notary Public

My Commission expires:

06-01-2024

e-Recorded 2033259 05/06/24 SFC

e-Recorded 2033259 05/06/24 SFC

Exhibit A (Legal Description)

Tract, as shown on plat entitled "Lands Surveyed for Pat & Isabell Martinez Precinct 3 Santa Fe, New Mexico", recorded in the office of the County Clerk, Santa Fe County, New Mexico on January 4, 1966 in Plat Book 13, Page 64, as Document No. 289154.

ARTISAN TITLE FILE NO. 2023-2165-PB

WARRANTY DEED

Sylvia A. Valdez, a married woman joined pro forma by her spouse Paul Jerry Valdez, Edward P. Martinez, a married man joined pro forma by his spouse Jeanette Frances Martinez, and Victoria C. Trujillo, a single woman, for good and valuable consideration, hereby grants to **Peregrino Properties III, LLC, a New Mexico limited liability company,** whose address is 515 Acequia Madre, Santa Fe, NM 87505, the following described real estate in Santa Fe County, New Mexico:

Tract, as shown on plat entitled "Lands Surveyed for Pat & Isabell Martinez Precinct 3 Santa Fe, New Mexico", recorded in the office of the County Clerk, Santa Fe County, New Mexico on January 4, 1966 in Plat Book 13, Page 64, as Document No. 289154.

SUBJECT TO reservations, restrictions and easements of record and taxes for the year **2024** and subsequent years.

With warranty covenants.

Dated: May 6, 2024

COUNTY OF SANTA FE } WARRANTY DE
STATE OF NEW MEXICO } ss PAGES: 2

I Hereby Certify That This Instrument Was e-Recorded for Record On The 6TH Day Of May, A.D., 2024 at 03:00:24 PM And Was Duly Recorded as Instrument # 2033256 Of The Records Of Santa Fe County

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

Sylvia A. Valdez

Paul Jerry Valdez (joining pro forma)

Edward P. Martinez

Jeanette Frances Martinez (joining pro forma)

Victoria C. Trujillo

e-Recorded 2033256 05/06/24 SFC

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF SANTA FE

This instrument was acknowledged before me on this 6th day of May, 2024 by Sylvia A. Valdez, Paul Jerry Valdez, Edward P. Martinez, Jeanette Frances Martinez and Victoria C. Trujillo.

Paige Bradley
Signature of notarial officer

My commission expires:

8.21.2024

STATE OF NEW MEXICO
NOTARY PUBLIC
PAIGE BRADLEY
Commission # 1065511
My Comm. Exp. 08/21/2024

STSF File No.: 2620410

e-Recorded 2059159 05/19/25 SFC

WARRANTY DEED

Peregrino Properties III, LLC, a New Mexico limited liability company, for consideration paid, grant(s) to Joseph Foster and Elaine Foster, husband and wife, as joint tenants, whose address is 996 Martinez Lane, Santa Fe, NM 87505, the following described real estate in Santa Fe County, New Mexico:

Tract, as shown on plat entitled "Lands Surveyed for Pat & Isabell Martinez Precinct 3 Santa Fe, New Mexico", recorded January 4, 1966 in Plat Book 13, Page 64, as Instrument # 289154, records of Santa Fe County, New Mexico.

SUBJECT TO: See Exhibit "A" attached hereto and made a part thereof

with warranty covenants.

Witness its hand(s) and seal this 19th day of May, 2025.

Peregrino Properties III, LLC, a New Mexico limited liability company

By: Joseph Foster, Its member

ACKNOWLEDGMENT

State of New Mexico
County of Santa Fe

This instrument was acknowledged before me on this 19th day of May, 2025 by Joseph Foster, sole member of Peregrino Properties III, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires: 2/27/27

STATE OF NEW MEXICO
NOTARY PUBLIC
JODIE JONES BUTLER
COMMISSION # 1097346
COMMISSION EXPIRES 02/27/2027

COUNTY OF SANTA FE }	WARRANTY DEED
STATE OF NEW MEXICO } ss	PAGES: 2

I Hereby Certify That This Instrument Was e-Recorded for Record On The 19TH Day Of May, A.D., 2025 at 02:15:55 PM And Was Duly Recorded as Instrument # 2059159 Of The Records Of Santa Fe County

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

EXHIBIT "A"

Taxes and assessments for the year 2025 and thereafter, not yet due and payable.

Sewer maintenance and garbage disposal assessments not yet due and payable.

Overhead Service Lines, encroachment of wall and portal onto adjoining property, deviation of fence from property line, and rights of others in and to all aforementioned, as shown on Improvement Location Report dated April 23, 2024, prepared by Philip B. Wiegel, bearing Surveyor's Project No. 24040227.

e-Recorded 2059159 05/19/25 SFC

SOMMER KARNES & ASSOCIATES LLP

Mailing Address
Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address
125 Lincoln Ave, Suite 221
Santa Fe, NM 87501

Telephone:(505) 989-3800

Karl H. Sommer, Attorney at Law
khs@sommerkarnes.com
Joseph M. Karnes, Attorney at Law
jmk@sommerkarnes.com
John Fox, Attorney at Law
johnf@sommerkarnes.com
Of Counsel

January 27, 2026

City of Santa Fe Land Use Department
Attention: Rebekah E. Clouser
200 Lincoln St.
Santa Fe, NM 87501

Re: Case 2025-011265, Application for Approval of Certificate of Compliance by the Planning Commission (the "Application"), 996 Martinez Lane (the "Property")

Dear Ms. Clouser:

On behalf of the Applicants/Property owners, Joe and Elaine Foster, this letter addresses your question regarding ownership of the Property prior to the plat recorded in 1966 for Pat and Isabell Martinez (the "Plat") and the deed from Juan B. Martinez to Patricio Louis Martinez and Isabel Martinez, signed November 21, 1966 and recorded on January 6, 1967 (the "Deed"). Based on this information in this letter, we request that the Application be scheduled for the next available Planning Commission meeting.

A. The Standards for Issuance of a Certificate of Compliance are Based on the Lot, Rather than Ownership of the Lot.

Initially, approval of a Certificate of Compliance by the Planning Commission is based on the lot, rather than ownership of the lot prior to its creation. (City Code §14-2.1.E.1.XI.b) "The Planning Commission may approve a certificate of compliance for a lot or contiguous lots that have been created in violation of the procedural requirements of this section if it determines that the lots comply with all other applicable standards of Chapter 14 or it imposes conditions of approval necessary to ensure such compliance." None of the foregoing standards address *ownership* of the lot, but only the lot itself.

The present application involves a lot, comprising the Property, that was created almost 60 years ago by recordation of the Deed. Since creation of the Property in 1967, the multiple owners of the Property have paid property taxes and have received City services. As to the Application, the ownership of the Property prior to its creation is not relevant to the Planning Commission's consideration of the requested Certificate of Compliance, as the applicable standard does not address or implicate ownership of the Property prior to its creation in 1967. Further, the Deed constitutes evidence that Juan B. Martinez owned the Property before conveying it to Patricio Louis and Isabel Martinez. His prior ownership of the Property is not at issue with respect to the Application.

B. Recorded Documents Show that Juan B. Martinez Owned the Property Before Adoption of the City Code.

In response to your question, the following evidence demonstrates that Juan B. Martinez owned the Property as well as adjacent property prior to conveying the Property to Patricio Louis Martinez and Isabel Martinez via the Deed.

1. We researched the Property, surrounding properties, and had a title company carry out a title search of lands owned by Juan B. Martinez. A deed for the Property in to Mr. Martinez could not be found. However, his ownership of the Property prior to adoption of the City Code in 1962 is documented by multiple recorded documents.

a. In 1938, Juan B. Martinez granted an option to the Rydel Press to purchase land adjacent to and west of the Property. The legal description describes that land as being "five feet east of the fence bounding the west line of the property now owned by Juan B. Martinez and known as 984 and 986 Acequia Madre." The Property and the adjacent parcel to the south were both identified as 986 Acequia Madre until the Property was re-designated as 996 Martinez Street in recent years.

b. Juan B. Martinez owned the land adjacent and south of the Property at 986 Acequia Madre, as shown on the Plat and as stated on the deed from Juan B. Martinez to Jennie M. Montoya, recorded on October 21, 1969 in Book 268 at Page 755 (Exhibit B).

c. The James C Harvey plat, dated April 6, 1962 (prior to adoption of the City Code) recorded in Book 27 at Page 24, shows the property adjacent to and south of the property at 986 Acequia Madre. (Exhibit C) This plat indicates that Juan Martinez owned that adjacent property to the north, which the Plat indicates was owned by Juan B. Martinez as of 1966.

d. The District Court judgment recorded on July 3, 1940 was prepared for the property at 976 Acequia Madre Street, located on the west side of Martinez Street, and north of the Property. (Exhibit D) This judgment references that 976 Acquia Madre was bounded on the east by property owned by Juan B. Martinez, which is north of the Property.

e. The James C. Harvey plat, dated June 1, 1953 and recorded on August 14, 1953 as Instrument No. 114, 335, was prepared for the property at 984 Acequia Madre, located on the west side of Martinez Street, and north of the Property (Exhibit E). This plat indicates that Juan B. Martinez owned the property east of Martinez Lane, which is north of the Property.

While not relevant to the questions before the Planning Commission relating to creation of the lot comprising the Property, these documents confirm that Juan B. Martinez owned land, north to the north and south of the Property, prior to adoption of the City Code. As shown on the Plat and as referenced on the Deed, Juan B. Martinez conveyed the Property to Patricio Louis Martinez and Isabel Martinez, on January 6, 1967 in violation of the procedural requirements of the Code in effect at that time.

C. The Property Complies with the applicable standards of Chapter 14.

As set forth in the Application, the Property is zoned R-5 and is 0.317 acres in size, which is well in excess of the minimum lot size for lots in this zone. The structures on the Property meet the applicable setbacks. Further, recorded plats and deeds submitted with the Application demonstrate that all of the adjacent properties, apart from the Property to the south, identify the Property as being a legal lot by exclusion. The Property complies with all applicable Chapter 14 standards and therefore a Certificate of Compliance should be issued.

With respect to portals on structures within the Property constructed by others prior to the Fosters' purchase of the Property in May of 2024, the Fosters are prepared to submit for after-the-fact permits as may be required. As you know, they cannot do so until legal lot of record status is established. As provided in the Certificate of Compliance section of the Code, should the Planning Commission approve a Certificate of Compliance, the Applicant is willing to accept conditions of the approval requiring submittal of an application for after-the-fact permits for the portals as may be warranted, as provided by the applicable City Code section.

Thank you for your consideration of this information. Please let us know when the Planning Commission hearing has been scheduled or any questions you may have.

Sincerely,

Joseph M. Karnes

cc: Joe Foster
Victoria Dalton

Exhibit A

ances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the said party of the second part, his heirs, successors, or assigns, forever. And, the said party of the first part, for its successors or assigns, doth covenant, grant, bargain and agree to and with the said party of the second part, his heirs, executors, administrators, successors or assigns, that at the time of the ensealing and delivery of the present it is well seized of the premises above convyed as of a good, sure perfect and indefeasible estate of inheritance in law in fee simple and has good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, and incumbrances of what kind or nature whatsoever, and the above bargained premises, the quiet and peaceable possession of the party of the second part, his heirs, successors or assigns, against all and every other person and persons lawfully claiming or to claim the whole or any party thereof, the said party of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary, the day and year first above written.

(NO SEAL AFFIXED)

SANTA FE HOLDING COMPANY
(No Stockholder's Liability)

Attest:
(sgd) Edith M. Montoya
Secretary

By (sgd) N. B. Stern
President.

STATE OF NEW MEXICO)
)SS
COUNTY OF SANTA FE)

On this the 22nd day of December 1938, before me personally appeared N. B. Stern, to me personally known, who being by me duly sworn did say that he is the President of the Santa Fe Holding Company (No Stockholder's Liability), and that the seal affixed to the said instrument is the corporate seal of said corporation and that said instrument is signed and sealed in behalf of the said corporation by authority of its Board of Directors and said N. B. Stern acknowledged said instrument to be the free act and deed of the said corporation.

In Witness Whereof, I have hereunto set my hand and seal the day and year in this certificate first above written.

(Notarial Seal) (Notarial Seal) (sgd) Romeo Cunningham
Notary Public.

My commission expires:
March
12th 1941

STATE OF NEW MEXICO }
COUNTY OF SANTA FE } ss. #57792

I hereby certify that this instrument was filed for record on the 28 day of Dec. A. D. 1938 at 3:20 o'clock P. M. and was duly recorded in Book 16 of the records of Misc. page 352

Witness my hand and Seal of Office
Margaret D. Ortiz
County Clerk, Santa Fe Co., N. M.
Stella Armijo
Deputy.

OPTION

KNOW ALL MEN BY THESE PRESENTS that we, Juan B. Martinez and Victoriana G. Martinez, his wife, of Santa Fe, County of Santa Fe, State of New Mexico, in consideration of the sum of One Hundred Dollars ($100.00) to us in cash paid at the time of the execution hereof, receipt whereof is hereby acknowledged, do give and grant unto The Rydal Press, 998 Canyon Road, Santa Fe, County of Santa Fe, State of New Mexico, described as follows:

V.G.M Three J.B.M.

Beginning at a point on Acequia Madre five feet east of the fence bounding the west line of the property now owned by Juan B. Martinez and known as 984 & 986 Acequia Madre; thence approximately south and parallel to and three five feet east of said fence approximately 150 feet to a point identical with the south-west corner of the property now owned by The Rydal Press; thence N. 1 30' W. 150 feet to a point common to the north-west corner of the property now owned by said The Rydal Press; thence approximately 95 feet along the southerly property line of Acequia Madre to the point or place of beginning.

Should this option be exercised and the purchase price tendered to the grantors, said $100.00 shall be applied to the total purchase price; should said option be not exercised, said $100.00 shall be retained by the grantors.

Should this option be exercised and payment made of the purchase price in the manner and upon the terms herein set forth, the grantors shall forthwith deliver to the grantee a good and sufficient Warranty Deed conveying to the said grantee good and sufficient title to said property.

The grantors agree that at the date of closing of this transaction taxes, special, or local assessments shall be apportioned to the date of such closing and the purchase price hereinabove mentioned modified by the result of such apportionment.

The grantors further agree that if they shall be unable to show good title in themselves and such defect in title shall not, in the opinion of counsel for the grantee, be capable of being remedied, they will refund to the grantee any amounts paid under this option. If the grantors shall for any reason fail to carry out any of their obligations under this option, the grantee shall have the right to demand immediate refund of any sums paid. All rights and remedies expressly given herein shall be in addition to, and exclusive of, any other rights or remedies otherwise given by law.

WITNESS my hand and seal this 17th day of December, 1938.

(sgd) Juan B. Martinez

(Sgd) Mrs. Victoriana G. Martinez

STATE OF NEW MEXICO)
)ss
COUNTY OF SANTA FE)

On this 17th day of December, 1938, before me personally appeared JUAN B. MARTINEZ and VICTORIANA G.

268755

QUITCLAIM DEED

Juan B. Martinez

for consideration paid, quitclaim to

Mrs. Jennie M. Montoya

the following described real estate in Santa Fe County, New Mexico:

House and Lot situated in Precinct No. 3 Ward No 1 of

Santa Fe County and City of Santa Fe described as follows:

Bounded on the North with property of Patricio Martinez

Bounded on the South with property of Francisco Martinez and also with property of Fred Rodriguez.

Bounded on the East with property of Rubel Armenta

Bounded on the west with property of Ramon S. Martinez.

Mr. Juan B. Martinez reserves the right to live in his house above described, during his lifetime.

WITNESS my hand and seal this 21st day of October 1962

(Seal) Juan B. Martinez (Seal)

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF Santa Fe ss.

The foregoing instrument was acknowledged before me this 21st day of October 1962

Juan B. Martinez

(Name or Names of Person or Persons Acknowledging)

My commission expires July 1, 1973

(Seal)

Juan L. Vigil

Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO

COUNTY OF SANTA FE ss. 320,479

I hereby certify that this instrument was filed for record on the 21st day of Oct. 1962 at 3:27 P.M. and was duly recorded in Book 268 page 722 of the records of Santa Fe County.

Witness my hand and seal of office

Mrs. M. Montoya

Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF ss.

The foregoing instrument was acknowledged before me this

day of , 19

by (Name of Officer)

(Title of Officer) of (Name of Corporation Acknowledging)

a (State of Incorporation) corporation, on behalf of said corporation.

My commission expires

(Seal)

Notary Public

THE GOVERNMENT OF THE UNITED STATES OF AMERICA

Exhibit B

* 986 ACEQUIA MADRE

*

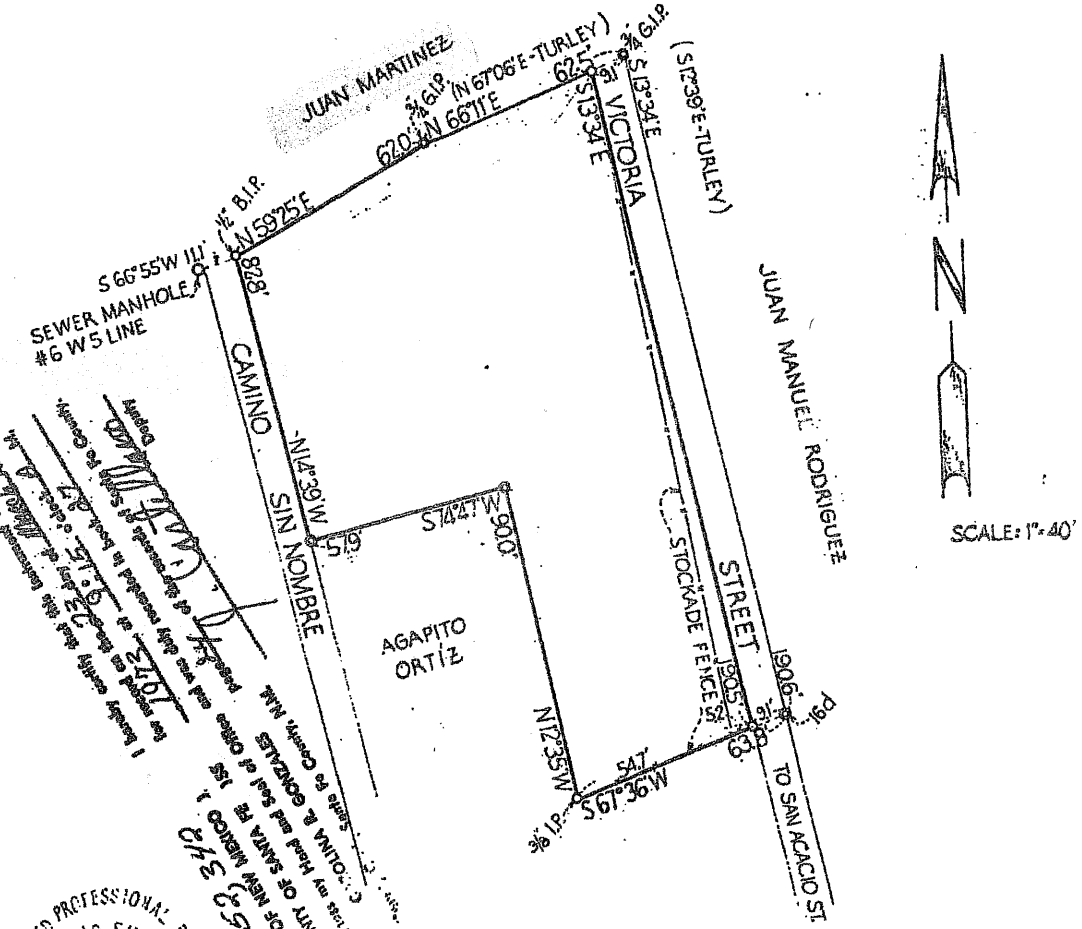
ATTACHMENT 6

Exhibit C

1962 PLAT

Book 27 24

- Indicates former corners found and used.
- Indicates ¾ black iron pipe unless otherwise noted.



REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 44 NEW MEXICO JAMES C. HARVEY

CERTIFICATE

I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made in the field under my direction April 5th 1962.

James C. Harvey

SURVEY MADE FOR

FRANK MARTINEZ

WARD # 1-SANTA FE, N. MEX.

FL 2131

ATTACHMENT 7

EXHIBIT D

1940 Judgment

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) ss. #62340
I hereby certify that this instrument was filed for record on the 2 day of July A.D. 1940 at 10 o'clock A.M. and was duly recorded in Book 18 of the records of deeds 558
Witness my hand and Seal of Office
MARGARET D. ORTIZ
County Clerk, Santa Fe Co., N. M.
Eva A. Brady
Deputy

IN THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT, STATE OF NEW MEXICO, COUNTY OF SANTA FE

HARLAN D. LIZER and
NELLIE BURT LIZER, his wife. Plaintiffs. No. 17796
vs.
VALENTIN GARCIA; JUAN B. MARTINEZ; GUADALUPITA GARCIA, sometimes known as GUADALUPE GARCIA; VIRGINIA HALL SMITH, unknown heirs of TEODORO MARTINEZ, otherwise known as TIODORO MARTINEZ, deceased; unknown heirs of JUAN VIGIL, deceased; unknown heirs of MONICO SANDOVAL, otherwise known as MONICO A. SANDOVAL; unknown heirs of Migel BARBERO, otherwise known as MIGUEL BARBERO, deceased; unknown heirs of GUANA L. DE BARBERO, otherwise known as JUANITA CABALDON DE BARBERO, deceased; unknown heirs of MERCEDES BARBERO, deceased; and ALL unknown Claimants of Interests in the Premises Adverse to the Plaintiffs.

Defendants.

FINAL JUDGMENT AND DECREE

This cause coming on for final hearing and trial this 4th day of May, 1940, and the Plaintiffs appearing by R. Cunningham, their attorney, and none of the Defendants appearing or answering herein, but each and all of them making default, and

It further appearing to the Court that a duly verified Complaint was filed in this cause on the 7th day of February, 1940, and that Summons was duly issued thereon and personally served upon the Defendants, to wit: Valentin Garcia; Juan B. Martinez; Guadalupita Garcia, sometimes known as Guadalupe Garcia; And Virginia Hall Smith; by delivering a true copy of said Summons and Complaint to each of said Defendants in person, as more fully appears from the Affidavit of Service filed herein; and

It further appearing that none of said Defendants so personally served have appeared or answered herein, although more than thirty days have elapsed since the date of service upon said Defendants and each of them; and

It further appearing that notice of suit was duly issued in this cause against the remaining Defendants named in said cause on the 7th day of February, 1940, and that said notice of suit was duly published in both Spanish and English, said publications being made on the 8th, 15th, 22nd, and 29th of February, 1940, with the return date named in said notices as the 28th day of March, 1940, all as more fully appears from the affidavits and proof of publication duly files herein; and

It now appearing that none of said Defendants against whom substituted service was obtained have appeared or answered herein and that the return date named in said notice has elapsed, and the Clerk of this Court, having issued and filed her Certificate of Default for failure to appear, plead or answer, as against the Defendants personally served and also as against the Defendants served by publication, the Court finds all of the Defendants herein to be in default for failure to appear, plead or answer herein, and judgment by default and decree pro confesso is hereby entered against the Defendants and each of them; and the Plaintiffs having offered their proofs, the Court further finds:-

That each and all of the allegations of the Complaint have been sustained by legal and competent evidence, and that the Plaintiffs are the owners in fee simple and in possession of the premises and real estate described in Paragraph 3 of the Complaint and hereafter in Paragraph 1 of the decree in part hereto described and that none of the Defendants herein, or any one claiming by, under or through them, has any right, title or interest in or claim or lien thereon

Upon the foregoing findings of fact, the Court concludes as a matter of law that the Plaintiffs are entitled to a judgment and decree of the Court, as prayed in the bill of Complaint.

Upon the foregoing findings of fact and conclusions of law, and the Plaintiffs having moved for judgment thereon, It Is Ordered, Adjudged and Decreed:-

1.

That the Plaintiffs are the owners in fee simple and in possession of the following described premises and real estate, situate in the city and county of Santa Fe, state of New Mexico, to with:-

That certain irregularly shaped tract of land situated in Ward One of the City of Santa Fe having thereon a 7 room adobe house and garage, now known as #976 Acequia Madre Street and which is more particularly described, as follows: Beginning at the southwest corner of the property herein described, marked by an iron stake, whence a spike driven in fork of an apricot tree on the east boundary of this tract bears N. 70°24' E., 75.9 feet distant; thence N. 0°39' W 77.0 feet to a point marked by an iron stake; thence N. 18° 10' W., 32.7 feet to the northwest corner, marked by an iron stake on the southerly property line of Virginia Hall Smith, now Mrs. Fincke; thence S. 71°46' E. along the outside of the adobe wall of said Mrs. Fincke, being her property line and having a bearing according to her surveyor of S. 73°42' E., although said property lines are identical, a distance of 87 feet to the northeast corner of this tract, marked by an iron pipe, identical with the southeast corner of the property of the said Mrs. Fincke; thence S. 1°03' E., 83.0 feet to the place of beginning. Bounded on the North, Virginia Hall Smith (Mrs. Fincke); East, by a private land belonging to Juan B.

Martinez, South, by Balentin Garcia; and West by Guadalupe Garcia; together with free entrances and exits from the westerly side of this property at the north boundary, to Acequia Madre Street being the free entrances and exits referred to by Francisco Barbero and wife in their Warranty Deed of August 31, 1933 to Guadalupita Garcia, said entrances and exits being reserved to the within property, from the said Warranty Deed to Guadalupita Garcia.

2.

That Plaintiffs' estate in and to the above described premises be and the same is hereby established against any and all claims of the Defendants and each and all of them and anyone claiming by, under or through them or any of them.

3.

That the Defendants, and each and everyone claiming by, under or through them, or any of them be and they are hereby barred and forever estopped from having or claiming any lien upon or any right or title in or to the premises above described adverse to the Plaintiffs.

4.

That Plaintiffs' title in and to the premises above described be and the same is hereby forever quited and set at rest.

Done in open Court at Santa Fe, New Mexico, the day and year first above written.

(sgd) David Chavez Jr.
DISTRICT JUDGE.

C E R T I F I C A T E

STATE OF NEW MEXICO :
: ss.
COUNTY OF SANTA FE :

I, the undersigned Clerk of the District Court in and for the County of Santa Fe, State of New Mexico, hereby certify that the foregoing three (3) typewritten pages are a true, correct, and complete copy and exemplification of the original Final Judgment and Decree, in the above entitled cause, as the same appears on file and of record in my office.

Given under my hand the seal of the said District Court of Santa Fe County, State of New Mexico, this 14th day of May, 1940.

(SEAL)

(sgd) Iola Yashvin
CLERK OF THE DISTRICT COURT

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) ss. #62329

I hereby certify that this instrument was filed for record on the 1st day of July A. D. 19 40 at 1:30 o'clock P. M., and was duly recorded in Book 18 of the records of deeds page 559

Witness my hand and Seal of Office
MARGARET D. ORTIZ
County Clerk, Santa Fe Co., N. M.
Eva A. Brady
Deputy.

D E E D

THIS INDENTURE, Made the 22nd day of June in the year of our Lord, one thousand nine hundred and forty, between Thad C. Slaughter of Glorieta, New Mexico, party of the first part, and The Museum of New Mexico, an educational institution, of the State of New Mexico, party of the second part.

WITNESSETH: that the said party of the first part for and in consideration of making a Glorieta Battle Memorial and Monument of the property hereby conveyed, does by these presents remise, release, and quitclaim unto the said party of the second part, all that certain lot, piece or parcel of land situated in the County of Santa Fe and State of New Mexico bounded and more particularly described as follows, to-wit:

From the ¼ corner between section 35, T 16 N, R 11 E and section 2, T 15 N, R 11 E, North 2° East along line separating donor's land from Forest Service land, 367 feet to angle point 1 on north edge of the 66 foot right of way for highway U. S. 85; thence north 2° East along the line separating donor's land from Forest Service land 625 feet to angle point 2; thence south 38° west 492 feet to angle point 3 on the north edge of the 66 foot right of way for highway U. S. 85; thence south 52° west along the edge of the right of way to angle point 1;

and containing 2.12 acres, more or less;

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said party of the second part, its successors or assigns forever.

IN WITNESS WHEREOF, the said party of the first part here-unto sets his hand and executes these presents on the day and year first above written.

(sgd) Thad C. Slaughter

WITNESS:
(sgd) Reginald Fisher
(sgd) S. F. Dowda- President Texas Division United Daughters of the Confederacy.

SOMMER KARNES & ASSOCIATES LLP

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Of Counsel

March 5, 2026

City of Santa Fe Land Use Department
Attention: Dan Esquibel
200 Lincoln St.
Santa Fe, NM 87501

Re: Case 2025-011265, Application for Approval of Certificate of Compliance by the Planning Commission (the "Application"), 996 Martinez Lane (the "Property")

Dear Mr. Esquibel:

On behalf of the Applicants/Property owners, Joe and Elaine Foster, this letter demonstrates that Juan B. Martinez owned the Property when he conveyed it to Patricio and Isabelle Martinez in 1967. By email dated January 21, 2026, Rebekah Clouser requested documentation that Juan B. Martinez owned the Property at the time he deeded the property out. The evidence referenced in this letter provides the requested documentation of his ownership.

The attached deeds recorded in 1918/19 from Teodoro Martinez to Juan B. Martinez (the "Deeds") demonstrate Juan B Martinez' ownership of the Property. (Exhibit A) Attached as Exhibit B is a translation of the deeds showing:

1. The two properties identified in the Deeds are adjacent to one another and have a combined width of 173 feet. The Plat (Exhibit C) indicates the width of the Property to be 172.49 feet.

2. The Deeds indicate the northern boundary of the land conveyed to Juan B. Martinez to be the Acequia Madre and the southern boundary to be the acequia of the "high edge". The State Engineer's Office hydrographic map (Exhibit D) shows land then owned by Theodoro Martinez extending from Acequia Madre on the north to "Irrigation Ditch No. 7A" on the south. The Property is located between these two acequias.

3. The Deeds indicate that the land adjacent of the east of the deeded properties to be owned by Dionicio Martinez and on the west by Miguel Barbaro. Both of those owners are shown on the hydrographic map to the east and west of the lands identified in the Deeds.

Juan B. Martinez deeded out other portions of the lands identified by the Deeds prior to enactment of the Code.

While the Code section addressing Planning Commission issuance of a certificate of compliance for a lot created in violation of the Code does not mention ownership, the foregoing demonstrates that Juan B. Martinez owned the Property at the time he deeded the Property to Patricio and Isabell Martinez.

Please schedule this Application for the next available Planning Commission meeting or let me know specifically what new issues staff has with the Application. The Fosters look forward to being able to apply for permits to correct the deferred maintenance on their home which existed prior to their purchase and which we have previously discussed with you.

Sincerely,

Joseph M. Karnes

cc: Joe Foster
Victoria Dalton
Heather Lamboy
Rebekah Clouser

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DOCUMENTO GARANTIZADO

Exhibit A

DE

Teodoro Martinez y esposa

A

Juan B. Martinez and esposa

Estado de Nuevo Mexico,)
)
Condado de Santa Fe.)

Protocolado en mi oficina para registro, hoy día 25th *de* Nov. *A. D.* 1919 *á las* 2 P. M., *y el mismo fué fielmente registrado en el libro* P-2 *Registro de escrituras de dicho Condado de Santa Fe en pagina* 130

En fe lo cual pongo mi mano y sello oficial hoy día 15 *de* Nov. 1919

Alfredo Lucero.
Escribano de Condado.

Por _____ *Diputado.*

Esta Escritura, *Hecha y convenida hoy dia* 22 *de* Abril *A. D. mil novecientos y* 19 *por y entre* Teodoro Martinez y Ines Sandoval de MartInez su Esposa *del Condada de* Santa Fe _____ *astado de Nuevo de México, parte de la primera parte, y* Juan B. Martinez y estefanita S. Martinez *del Condado de* SantaFe *Estado de Nuevo México, parte de la segunda parte:*

DA Fe, Que la dicha parte de la primera parte, por y en consideración de la suma de $100. cien pesos *, dinero legal de los Estados Unidos, a ellos en mano pagado por la dicha parte de la segunda parte, el recibo de la cual es por esta acusado, las dicha parte de la primera parte han concedido, contratado, vendido, traspasado y confirmado, y por estas presentes conceden, contratan, vende n, traspasa n, y confirman a la dicha de la segunda parte y a sus herederos y asignados para siempre todo el siguiente descripto pedazo o porción de tierra situado y estando en* SantaFe *en el Condado de* Santa Fe *y Estado de Nuevo México, a saberS*

Un cierto Pedazo de tierra en el precinto no. 3 del condado de SantaFe el cual mide de oriente a poniente al lado sur 38 yardas un pie y al lado norte 41 yardas y son sus linderos por el Norte la asequia madre y por el sur la asequia del bordo alta por el oriente con propiedad del comprador y por el poniente con propiedad de Lorenzo Martinez y de Mugel Barbero mide al lado sur enfrente del terreno de Lorenzo Martinez de ancho 38 yardas 1 pie y de hai al lado norte mide 41 yardas de ancho linda con propiedad de Miguel Barbero

juntamente con todo y singular tenecias y herencia y pertenencias a las misma correspondiente y también el estado, derecho, título e enterés, cualquiera que sea tanto en la ley como en la equidad de la dicha parte de la primera parte de en y a la misma y en toda parte y porción de la misma, con sus pertenencias. A tener y poseer las premisas arriba concedidas, contratadas y descriptas como sus pertenencias al dicho Juan B. Martinez and esposa *y a sus herederos y asignados para siempre, la dicha parte de la primera parte por si misma sus herederos, ejecutores y administradores garantiza n y conviene n en y con la dicha parte de la segunda parte, sus herederos y asignados, que el los la dicha parte de la primera parte, sus herederos, y toda y cada persona, o personas cualesquiera que sean, legal o esquitativamente derivando cualquier estado, derecho, título e interés, en o a las premisas en estas antes concedidas por o bajo fideicomisario por el los o cualesquiera de el los, en cualquier tiempo o tiempos en adelante sobre la razonable súplica y a su propia costa y carga en la ley de la dicha parte de la segunda parte, sus herederos y asignados, hará n y ejecutará n todas y tales otros actos razonables y legales traspasos, y seguridades en la ley paramejor y más efectivamente apoderar y confirmar las premisas por estas concedidas o intentadas a concederse en y a la dicha parte de la segunda parte, sus herederos y asignados para siempre, o a su apoderado instruido en la ley seguún sea razonablemente avisado o requerido, y la dicha parte de la primera parte por si misma sus herederos y ejecutores y administradores, por esta garantiza n y conviene n en y con la dicha parte de la segunda parte, sus herederos y asignados que el los la dicha parte de la primera parte y sus herederos, aseguran las arriba concedidas, mencionadas y descriptas premisas con sus pertenencias a la dicha parte de la segunda parte o a sus herederos y asignados, contra la dicha parte de la primera parte y sus herederos y contra todas y cualquiera otra persona, or personas quienquiera que sean, legalmente reclamando o para reclamar las mismas, por estas presentes garantizará n para siempre.*

EN TESTIMONIO de lo cuales dicha parte de la primera parte ha n puesto a esta su mano y sello el día y año primeramente arriba escritos.

Firmado, Sellado y Entregado en la Presencia de

Alejandro Romero

Marcelino Garcia.

Teodoro Martinez (SELLO)

Inez her mark Sandoval de Martinez (SELLO)

_____ (SELLO)

_____ (SELLO)

_____ (SELLO)

ESTADO DE NUEVO MEXICO,)
)ss.
Condado de Santa Fe)

Este día 22 *de* Abril 1919, *comparecieron personalmente ante mi* Teodoro Martinez y Inez Sandoval de MartInez su esposa *por mi ser la persona designada en, y que ejecutaron el antecedente documento, y reconocieron que habia n ejecutado el mismo como su acto libre y voluntario.*

En fé de lo cual he puesto aqui mi nombre y estampado mi sello oficial el día y año arriba escritos en este certificado.

SEAL

Marcelino Garcia
Notary Publico

My commision expira June 30, 1919.

DOCUMENTO GARANTIZADO

DE

Teodoro Martinez y Espoza

A

Juan B. Martinez

Estado de Nuevo Mexico,)
)
Condado de Santa Fe.)

Protocolado en mi oficina para registro, hoy día 9 *de* Abril *A. D.* 191 8 *á las* 9 *A M., y el mismo fué fielmente registrado en el libro* P-2 *Registro de escrituras de dicho Condado de Santa Fe en pagina* 2

En fe lo cual pongo mi mano y sello oficial hoy día 10 *de* Abril 191 8

Trinidad C. de Baca
Escribano de Condado.

Por M. B. Baca *Diputado.*

Esta Escritura, *Hecha y convenida hoy día* 5 *de* Junio *A. D. mil novecientos y* dos *por y entre* Tiodoro Martinez y Ines Sandoval de Martines su espose *del Condado de* Santa Fe *estado de Nuevo de México, parte es de la primera parte, y* Juan B. Martinez *del Condado de* Santa Fe Territory *Estado de Nuevo México, parte de la segunda parte:*

DA Fe, Que la s dicha s parte s de la primera parte, por y en consideración de la suma de veinte y cinco $25.00 *, dinero legal de los Estados Unidos, a el los en mano pagado por la dicha parte de la segunda parte, el recibo de la cual es por esta acusado, la s dicha s parte s de la primera parte ha n concedido, contratado, vendido, traspasado y confirmado, y por estas presentes concede n, contracta n, vende n, traspasa n, y confirma n a la dicha de la segunda parte y a sus herederos y asignados para siempre todo el siguiente descripto pedazo o porción de tierra situado y estando en* Santa Fe *en el Condado de* Santa Fe *y Estado de Nuevo México, a saberse*

Un cierto pedazo de tierra y arboles situados en el precinto No. 3 del condado de Santa Fe el cual mide de oriente a poniente beinte y una (21) baras y son sus linderos por el norte la asequia madre por el sur la asequia del bordo alto por el oriente con propiedad de Donicio Rivera por el poniente con propiedad del mismo vendedor.

juntamente con todo y singular tenecias y herencia y pertenencias a las misma correspondiente y también el estado, derecho, título e entcrés, cualquiera que sea tanto en la ley como en la equidad de la s dicha s parte s de la primera parte de en y a la misma y en toda parte y porción de la misma, con sus pertenencias. A tener y poseer las premisas arriba concedidas, contratadas y descriptas como sus pertenencias al dicho Juan B. Martinez *y a sus herederos y asignados para siempre, la s dicha s parte s de la primera parte por si misma s sus herederos, ejecutores y administradores garantiza n y conviene n en y con la dicha parte de la segunda parte, sus herederos y asignados, que el los la s dicha s parte s de la primera parte, sus herederos, y toda y cada persona, o personas cualesquiera que sean, legal o esquitativamente derivando cualquier estado, derecho, título e interés, en o a las premisas en estas antes concedidas por o bajo fideicomisario por el los o cualesquiera de el los, en cualquier tiempo o tiempos en adelante sobre la razonable súplica y a su propia costa y carga en la ley de la dicha parte de la segunda parte, sus herederos y asignados, hará n y ejecutará n todas y tales otros actos razonables y legales traspasos, y seguridades en la ley paramejor y más efectivamente apoderar y confirmar las premisas por estas concedidas o intentadas a concederse en y a la dicha parte de la segunda parte, sus herederos y asignados para siempre, o a su apoderado instruido en la ley seguún sea razonablemente avisado o requerido, y la s dicha s parte de la primera parte por si misma s sus herederos y ejecutores y administradores, por esta garantiza n y conviene n en y con la dicha parte de la segunda parte, sus herederos y asignados que el los la dicha s parte s de la primera parte y sus herederos, aseguran las arriba concedidas, mencionadas y descriptas premisas con sus pertenencias a la dicha parte de la segunda parte o a sus herederos y asignados, contra la s dicha s parte de la primera parte y sus herederos y contra todas y cualquiera otra persona, or personas quienquiera que sean, legalmente reclamando o para reclamar lus mismas, por estas presentes garantizará n para siempre.*

EN TESTIMONIO de lo cual s dicha s parte s de la primera parte ha n puesto a esta su s mano s y sello s el día y año primeramente arriba escritos.

Firmado, Sellado y Entregado en la Presencia de

Teodoro Martinez (SELLO)

Inez X S. de Martinez (SELLO)

(SELLO)

(SELLO)

(SELLO)

Territorio NUEVO MEXICO,)
) ss.
Condado de Santa Fe)

Este día 6 *de* Junio 1902 *, comparecieron personalmente ante mi* Teodoro Martinez y Ines S. Martinez su esposa *conocida s por mi ser la s persona s designada s en, y que ejecutaron el antecedente documento, y reconocieron que habia n ejecutado el mismo como su acto libre y voluntario.*

En fé de lo cual he puesto aquí mi nombre y estampado mi sello oficial el día y año arriba escritos en este certificado.

(SELLO)

Pablo Martinez
Notario Publico

Exhibit B

The Deeds

Book P-2 Page 2

Recorded April 9, 1918

From Teodoro Martinez and spouse to Juan B. Martinez

A certain parcel of land and trees situated in Precinct #3 of the County of Santa Fe, which measures from east to west 58 feet the boundaries on the north from the acequia madre and on the south the acequia of the high edge and to the east bounded by property of Donicio Rivera and to the west by property of the same seller (i.e. Teodoro Martinez)

Book P-2 Page 130

Recorded November 11, 1919

From Teodoro Martinez and spouse to Juan B. Martinez and spouse

A certain parcel of land in Precinct #3 of the County of Santa Fe, which measures from east to west on the south side 115 feet and on the north side 123 feet and with the borders on the north the acequia madre and on the south the acequia of the high edge, bound on the east by property of the buyer (i.e. Juan B. Martinez) and on the west property of Lorenzo Martinez and Miguel Barbaro, measuring on the south side opposite to the land of Lorenzo Martinez 115 feet in width and on the north side measuring 125 feet in width at the boundary of the property of Miguel Barbaro.

Width on the south from east to west = 173 feet.

Width on 1967 Plat = 172.49 feet.

City of Santa Fe, New Mexico

Attachment E

Staff Analysis / Evidence Matrix / Supporting Memoranda

1. **Staff Evidence Matrix**
2. **Deed / Title Chronology Table**

Attachment E-1 — Staff Evidence Matrix

Case #2025-11265 — 996 Martinez Lane Certificate of Compliance

Purpose	This attachment organizes the evidence relied upon in the Staff Report's Certificate of Compliance analysis.
Scope	This matrix supports the City's land-use review under SFCC Chapter 14. It does not constitute a title opinion, title insurance determination, boundary adjudication, or resolution of private property rights.
How to Read	No single document is treated as independently dispositive. The Staff Report recommendation is based on the record read as a whole and implemented through conditions of approval.

Staff Summary: The older deeds provide ownership-control context; the 1957 Scanlon materials explain the mapping issue; the 1966 survey provides tract geometry; the 1966/1967 deed provides the key conveyance; surrounding records support boundary context; and the modern chain of title connects the historic tract record to the current owners.

Evidence Category	Record / Exhibit	Date / Recording Info	What the Record Shows	Role in Certificate of Compliance Analysis	Staff Treatment
Case Origin	Applicant Letter of Request	Sept. 13, 2024	Requests recognition of 996 Martinez Lane through the legal lot / Certificate of Compliance process and identifies the property, zoning, size, and applicant position.	Establishes the request and baseline property facts.	Use as the applicant request and case-origin record.
Case Origin	Initial Staff Review Memo	Oct. 6, 2025	Finds that the original record did not allow staff to determine the division of land that created the lot known as 996 Martinez Lane.	Explains why administrative approval was not supportable and why Planning Commission Certificate of Compliance review is appropriate.	Use as the controlling staff problem statement.
Historic Mapping Context	1957 Scanlon Map / Overlay	1957 map; current overlay prepared for review	Shows the historical mapping condition and its relationship to current parcel imagery.	Explains the original mapping/configuration concern and why additional deed and survey evidence was needed.	Use as visual context, not as the sole proof of legal lot status.

Evidence Category	Record / Exhibit	Date / Recording Info	What the Record Shows	Role in Certificate of Compliance Analysis	Staff Treatment
Ownership-Control Context	1918 and 1919 deeds from Teodoro Martinez to Juan B. Martinez	Recorded Apr. 9, 1918; recorded Nov. 11, 1919	Applicant attorney uses these deeds to explain Juan B. Martinez ownership or control of land in the area before the later conveyance to Patricio and Isabel/Isabell Martinez.	Supports the applicant's explanation of the larger ownership context and lot-formation history.	Use as ownership-control context; avoid treating as a title opinion.
Subject-Tract Geometry	1966 Survey / Plat	Recorded Jan. 4, 1966; Plat Book 13, Page 64; Doc. No. 289154	Identifies the tract surveyed for Pat and Isabell Martinez and is the plat referenced in the legal description.	Provides the central recorded tract-geometry evidence for the property under review.	Use as primary parcel-geometry evidence.
Subject-Tract Conveyance	Juan B. Martinez to Patricio Louis Martinez and Isabel/Isabell Martinez deed	Dated Nov. 21, 1966; recorded Jan. 6, 1967; Book 246, Page 057	Conveys the tract associated with the subject property from Juan B. Martinez to Patricio and Isabel/Isabell Martinez.	Provides the key conveyance record associated with the lot now proposed for Certificate of Compliance recognition.	Use as primary conveyance evidence.
Supporting Boundary Context	Surrounding-property records and applicant attorney correspondence	1938, 1940, 1953, 1962, 1969 materials and correspondence	Provides context for adjoining ownership, surrounding parcels, and applicant's explanation of the lot-formation record.	Supports the overall record when read together with the survey, deed, and chain-of-title materials.	Use as supporting context, not independently dispositive proof.
Modern Title Continuity	Chain of Title Summary	Compiled from recorded instruments	Summarizes the title path from older Martinez ownership through later conveyances to the current owners.	Links the historic tract record to current ownership and applicant standing.	Use as title-continuity support while avoiding title-certification language.
Chapter 14 Compliance	Dalton Zoning Compliance Letter	Mar. 27, 2026	Addresses zoning, lot size, primary dwelling, guesthouse/casita, setbacks, lot coverage, access, parking, sheds, and portal/exterior work issues.	Supports the Chapter 14 compliance finding and identifies items managed through conditions.	Use to support approval with conditions.
Scope Controls	Conditions of Approval	Staff-recommended conditions	Limits the approval to Certificate of Compliance recognition and preserves future Chapter 14, Historic District, permitting, and building-code review.	Manages risk and prevents the approval from being read as a title opinion, boundary adjudication, or approval of unpermitted work.	Use as the implementation tool for approval with conditions.

Attachment E-2 — Deed / Title Chronology Table

Case #2025-11265 — 996 Martinez Lane Certificate of Compliance

Purpose	This attachment summarizes key deed, survey, mapping, and title-chain records in chronological order.
Scope	This chronology supports the Staff Report's land-use Certificate of Compliance analysis. It does not constitute a title opinion, title insurance determination, boundary adjudication, or resolution of private property rights.
How to Read	The chronology shows how the record moves from older ownership-control context, to the 1966 survey and 1966/1967 conveyance, to modern title continuity.

Chronology Summary: The evidence proceeds in three linked stages: (1) older ownership-control context; (2) 1966 survey and 1966/1967 conveyance identifying the subject tract; and (3) modern title continuity to the current owners.

Date / Recording	Record Type	Parties / Recording Reference	Role in Lot-Formation Record	Staff Treatment
Recorded Apr. 9, 1918	Deed	Teodoro Martinez to Juan B. Martinez; Book P-2, Page 2	One of two older deeds used by the applicant to explain Juan B. Martinez ownership or control of land in the area before the later conveyance.	Ownership-control context.
Recorded Nov. 11, 1919	Deed	Teodoro Martinez to Juan B. Martinez; Book P-2, Page 130	Second older deed used to explain Juan B. Martinez ownership/control. Applicant attorney notes a dimensional relationship between the older deeded area and later tract evidence.	Ownership-control context; do not treat as title certification.
1938	Surrounding-property record	Juan B. Martinez / Rydel Press-related record	Provides surrounding-property context and historic address/ownership information in the area.	Supporting context.
1940	Court / surrounding-property record	Nearby property record identifying Juan B. Martinez as adjacent owner	Provides additional context for adjoining ownership in the area.	Supporting context.
1953	Plat / surrounding-property record	James C. Harvey plat, 984 Acequia Madre area	Provides contextual support regarding nearby parcels and Juan B. Martinez ownership east of Martinez Lane.	Supporting context.

Date / Recording	Record Type	Parties / Recording Reference	Role in Lot-Formation Record	Staff Treatment
1957	Historic map	Scanlon Map / historic mapping condition	Shows the historic mapping condition that contributed to the initial staff concern regarding the current parcel configuration.	Use to explain why additional evidence was required.
1962 / recorded Apr. 6, 1962	Plat / surrounding-property record	James C. Harvey plat; Book 27, Page 24	Provides nearby/south-adjacent boundary and parcel context.	Supporting context.
Recorded Jan. 4, 1966	Survey / Plat	“Lands Surveyed for Pat & Isabell Martinez Precinct 3 Santa Fe, New Mexico”; Plat Book 13, Page 64; Doc. No. 289154	Provides the recorded tract geometry and the survey reference used in the legal description.	Primary geometry evidence.
Dated Nov. 21, 1966; recorded Jan. 6, 1967	Warranty Deed	Juan B. Martinez to Patricio Louis Martinez and Isabel/Isabell Martinez; Book 246, Page 057	Provides the key conveyance record associated with the subject tract.	Primary conveyance evidence.
Recorded Oct. 21, 1969	Deed / surrounding-property record	Juan B. Martinez to Jennie M. Montoya; Book 268, Page 755	Provides surrounding ownership and boundary context south/nearby.	Supporting context.
1973 / 1978	Survey / improvement materials	986 Acequia Madre / 501 Camino Sin Nombre context	Helps explain surrounding parcel relationships and southern adjoining context.	Supporting context.
1989	Adjacent legal-lot materials	620 Martinez / north-adjacent lot materials	Provides surrounding legal-lot context.	Supporting context only.
Recorded May 6, 2024	Affidavit of Heirship	Instrument #2033259	Connects Martinez ownership/heirship to later conveyance path.	Modern title continuity.
Recorded May 6, 2024	Deed	Sylvia Valdez et al. to Peregrino Properties III, LLC; instrument reference per title materials	Transfers the tract from heirs to Peregrino Properties III, LLC.	Modern title continuity.
Recorded May 2025	Deed	Peregrino Properties III, LLC to Joseph Foster and Elaine Foster; Instrument #2059159	Transfers the tract to the current owners/applicants.	Current ownership path.