



Agenda

Notice of the Early
Neighborhood Notification
June 22, 2026 at 5:30 PM
Meeting Virtually

Procedures for Early Neighborhood Notification Meeting

1. ENN Name
 - a. 3950 Country Club Road
2. Project Address
 - a. 3950 Country Club Road
3. Description
 - a. Proposed new disguised multi-carrier wireless communication facility (base station) replacing existing communication facility.
4. Applicant
 - a. Michael J Campbell, (602) 616-8396
5. Staff
 - a. Joel Cruz-Haber, jacruz-haber@santafenm.gov
6. Meeting Location

a.

Join Zoom Meeting

<https://us02web.zoom.us/j/83318238235?pwd=YHSBSInaN1VaiiMCHGMGeWs4azR2S8.1>

Meeting chat link

<https://us02web.zoom.us/jc/83318238235>

Meeting ID: 833 1823 8235

Passcode: 158302

One tap mobile

+17193594580,,83318238235#,,,,*158302# US

+12532050468,,83318238235#,,,,*158302# US

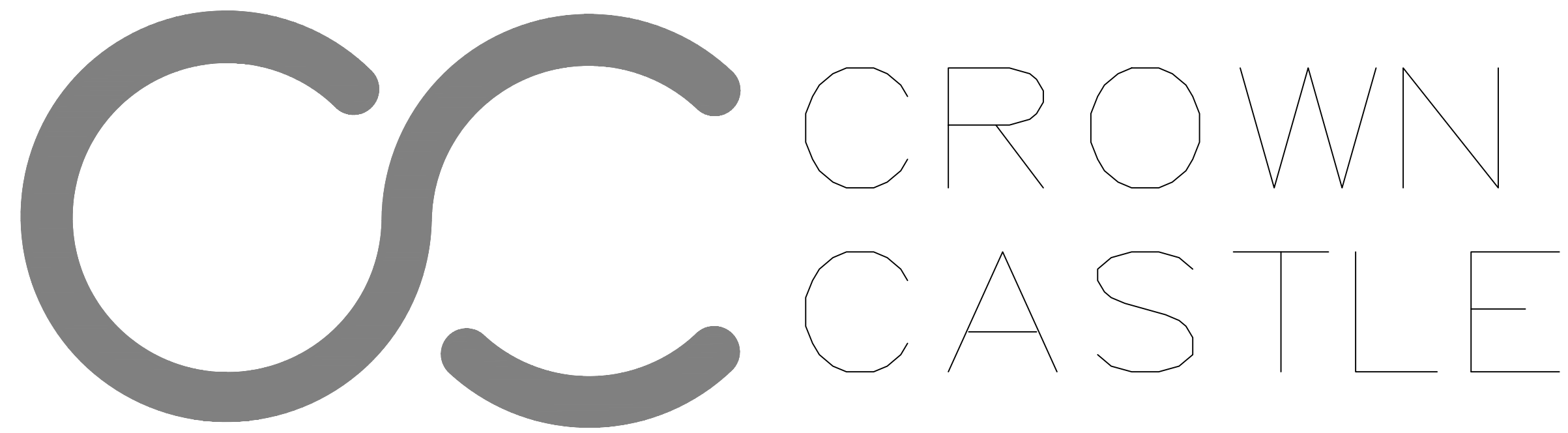
Join by SIP

- 83318238235@zoomcrc.com

Join instructions

<https://us02web.zoom.us/join/83318238235?signature=CuUzOYY8udQrilEiVrDp2>

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



CROWN SITE #: 827314
CROWN SITE NAME: SANTA FE COUNTRY CLUB
CITY: SANTA FE
STATE: NM
COUNTY: SANTA FE
DESIGN TYPE: WATER TANK

CROWN CASTLE
 2055 S. STEARMAN DRIVE
 CHANDLER, AZ 85286
 OFFICE: (602) 845-1722

PLANS PREPARED BY
Young design corp

10245 E. Via Linda, Scottsdale, AZ 85258
 ph: 480 451 9609

T-Mobile
 4830 PAN AMERICAN FREEWAY NE
 SUITE A
 ALBUQUERQUE, NEW MEXICO 87109

SEAL

NO.	DATE	DESCRIPTION
A	4/4/23	REVIEW
B	4/28/23	REVIEW
C	9/12/24	REVIEW
D	4/21/25	REVIEW

ARCHITECTS JOB NO.
 YDC-10463

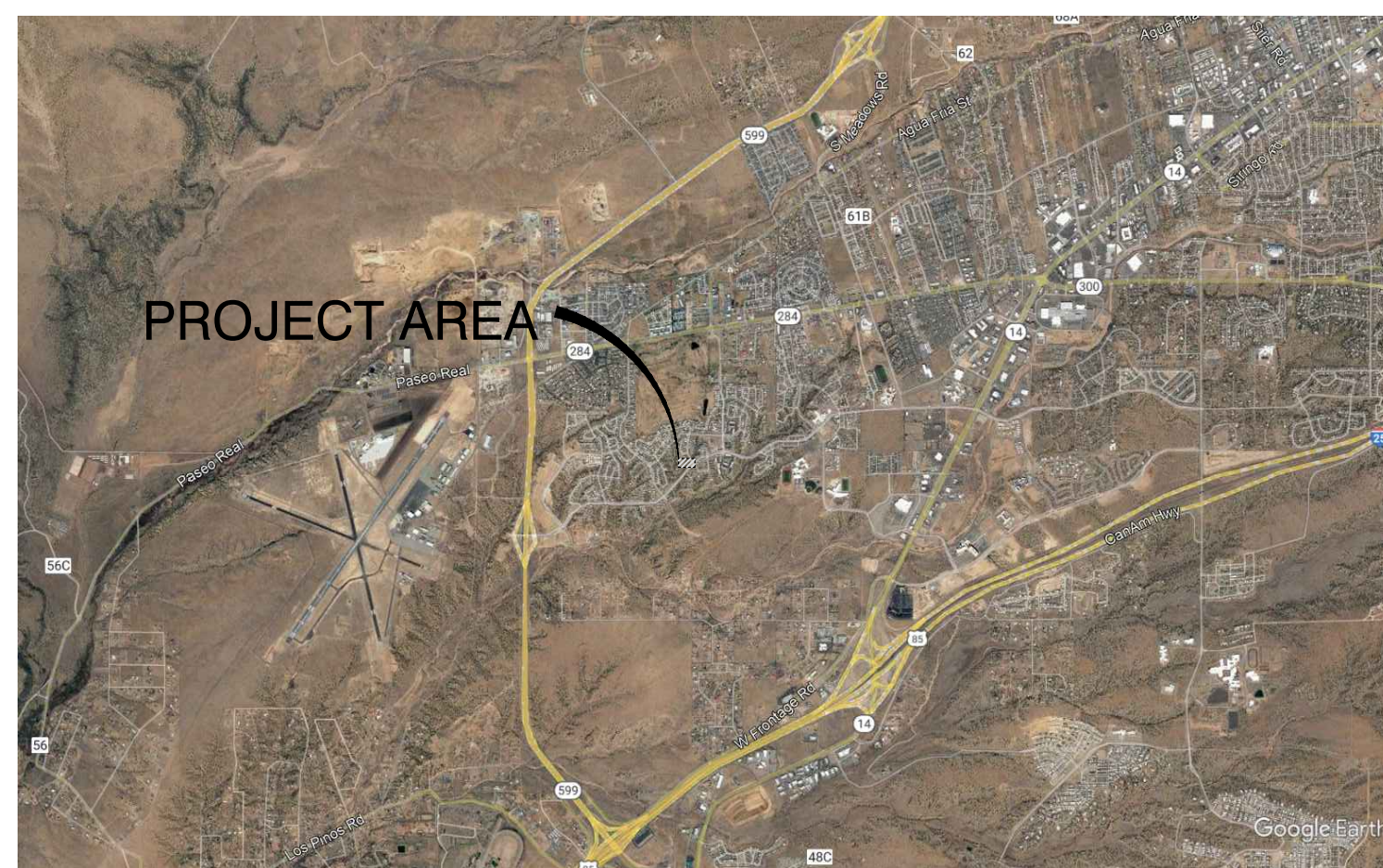
PROJECT INFORMATION
SANTA FE COUNTRY CLUB
 CROWN B.U.N. # 827314
 3950 COUNTRY CLUB ROAD
 SANTA FE, NM 87592

SHEET TITLE
PROJECT INFORMATION AND DATA

JURISDICTION APPROVAL

SHEET NUMBER
T-1

VICINITY MAP:



PROJECT INFORMATION:

NUMBER: 827314
SITE NAME: SANTA FE COUNTRY CLUB
SITE ADDRESS: 3950 COUNTRY CLUB ROAD
 SANTA FE, NM 87592
LOCAL JURISDICTION: CITY OF SANTA FE
COUNTY: SANTA FE COUNTY
PARCEL: 1047095439126000000

CROWN CASTLE PROJECT TEAM
ZONING MANAGER: RYAN QUINTEL
 PHONE: (615) 771-1569
 EMAIL: RYAN.QUINTEL@CROWNCastle.COM
SITE ACQUISITION MANAGER: MIKE CAMPBELL
 PHONE: (602) 616-8396
 EMAIL: CAMPBELLAZ1@EARTHlink.NET
CONSTRUCTION MANAGER: CODY ELLIS
 PHONE: (505) 274-0945
 EMAIL: CODY.ELLIS@CROWNCastle.COM

CURRENT ZONING: R-1
PROPERTY OWNER: SANTA FE COUNTRY CLUB
 PO BOX 28125
 SANTA FE, NM 87592

APPLICANT: CROWN CASTLE
 2055 S. STEARMAN DRIVE
 CHANDLER, AZ 85286

ARCHITECT: YOUNG DESIGN CORP
 10245 E. VIA LINDA, #211
 SCOTTSDALE, ARIZONA, 85258
 480-451-9609

SHEET INDEX:

T-1	TITLE SHEET, PROJECT INFO
	SURVEY PACKAGE
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN & DETAILS
A-3	SITE ELEVATIONS

SITE COORDINATES:

LATITUDE 35° 38' 01.53" NORTH (NAD83) (35.633758°)
 LONGITUDE 106° 03' 08.52" WEST (NAD83) (-106.052367°)
 6437.1' A.M.S.L. (NAVD 88)



DRIVING DIRECTIONS:

FROM THE ALBUQUERQUE INTERNATIONAL SUNPORT, TAKE I-25 NORTH FOR 53 MILES TO EXIT 276A (SANTA FE RELIEF ROUTE SR 599) AND TURN LEFT. CONTINUE ON THE RELIEF ROUTE FOR APPROXIMATELY 3 MILES AND TURN RIGHT (EAST) ON AIRPORT RD. CONTINUE ON AIRPORT FOR 1 MILE AND TURN RIGHT (SOUTH) ON COUNTRY CLUB. PROCEED SOUTH FOR APPROXIMATELY .3 MILES AND THE LOWER ACCESS GATE WILL BE ON THE RIGHT HAND (W) SIDE OF THE ROAD. LOWER ACCESS GATE IS THE MAIN GATE TO THE SANTA FE COUNTRY CLUB. FOLLOW THE ROAD AROUND THE LH/WESTERLY SIDE OF PRACTICE RANGE TO SITE.

A.D.A. COMPLIANCE:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

F.C.C. COMPLIANCE:

ALL NEW ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.

GENERAL COMPLIANCE:

PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS. THE USE OF THIS SITE WILL GENERATE NO TRASH. THIS PROJECT DOES NOT REQUIRE WATER OR SEWER, & NO PLUMBING WORK WILL OCCUR AS PART OF THIS PROJECT.
 HVAC USED ON THIS PROJECT IS NOT INTENDED FOR HUMAN COMFORT, ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING. THIS PROJECT REQUIRES PERMANENT POWER & TELEPHONE CONNECTION

TOWER SURVEY

827314

SANTA FE COUNTRY CLUB

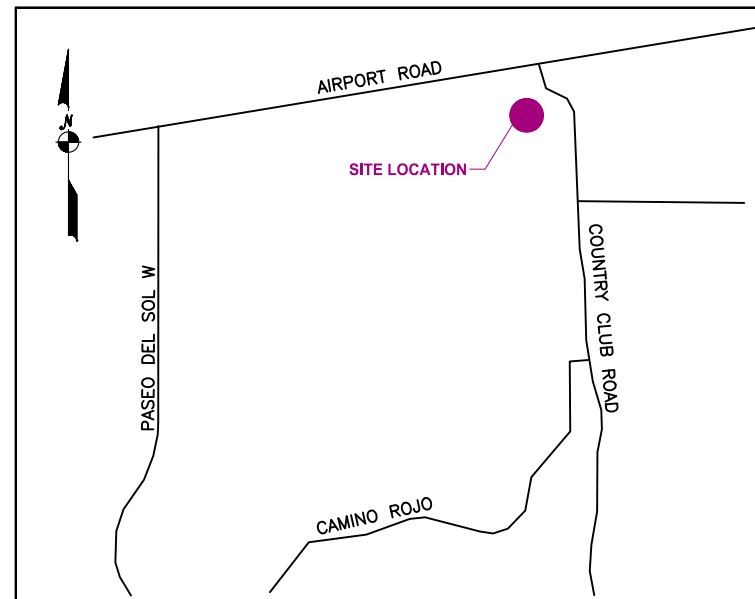
3950 COUNTRY CLUB ROAD
SANTA FE, NM 87592
SANTA FE COUNTY

LEGEND

Additional Land Building	IP / Rebar Monu	Transformer (Aerial)
Asphalt Pavement	IP / Rebar Monu - Found	Transformer Pad
Contour - Major	Cased Monu	Catch Basin
Contour - Minor	Cased Monu - Found	Inlet
Easement	Traverse Point	Culvert
Guiderail	Survey Point	Utility Vault
Jurisdiction Line	Gravel	Manhole
Property Line	Dirt	Handhole
Property Tie	Concrete	Pull box
Parent Property	Retaining Wall	Pedestal
Tower Easement	Stairs	Riser
Right of Way	Door / Gate	Meter
Setback	Double Door / Gate	Valve
Treeline	Gate - Sliding	Cleanout
Wetland	Signs	Junction Box
Railroad Tracks	Mailbox	Pump Station
Centerline	Column	Utility Box
Road Centerline	Utility Pole	Controller
Stream	Guyed Pole	HVAC
Stream (Directional)	Pole	Generator
Ditch	Bollard	
Channel	Fire Hydrant	
Fence	Flag Pole	
Cable UG	Shrub	
Combined Sewer	Tree - Palm	
Cable TV & Elec	Tree - Coniferous	
Cable TV & Elec UG	Tree - Deciduous	
Cable, Elec, & Tele	Metal Platform	
Cable, Elec, & Tele UG	Fuel Tanks	
Electric	Traffic Signal Controller	
Electric UG		
Fiber		
Fiber UG		
Gas		
Sewer		
Storm		
Telephone		
Telephone UG		
Unknown Utility		
Water		
Topo - High Point		
Topo - Low Point		
Breakline		
Match line		
Property Tie		

VICINITY MAP

NOT TO SCALE



CONTENTS

COVER SHEET
PROPERTY OVERVIEW
ACCESS OVERVIEW
SITE OVERVIEW 1
SITE OVERVIEW 2
SITE OVERVIEW DETAIL
LEGAL DESCRIPTIONS

SURVEY PROCEDURES & EQUIPMENT

THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS AS REQUIRED BY [STATE REQUIREMENTS FOR BOUNDARY SURVEYS].
INSTRUMENTS USED:

- TOPCON GT500
- CARLSON BR6

COORDINATES

For internal use

LABEL	LAT, LONG
MON 1 / POC	35°38'00.55", -106°03'37.79"

AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	7,000,005	160.70
TOWER COMPOUND	536	0.01
TOWER LEASE	606	0.014
ACCESS & UTILITY EASEMENT	38806	0.89

ABBREVIATIONS

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY

SURVEY PERFORMED FOR:



2000 Corporate Drive
Canonsburg, PA 15317

SURVEY COORDINATED BY:

GEOLINE SURVEYING, INC.
13430 NW 10th Terrace, Suite A, Alachua, FL 32615
Tele: (386) 418-0500 | Fax: (386) 462-9986

SURVEY PERFORMED BY:

JONATHAN MURPHY LAND SURVEYOR
4650 PARAGON PARK RD, RALEIGH, NC 27616
TELE: (919) 787-7873 | FAX: (919) 400-4442

DRAWN BY: EMC | CHK BY: AMB | JOB NO.: 827314

SURVEYOR'S CERTIFICATION:

I hereby certify to T-Mobile West Tower LLC, Crown Castle USA Inc., including its parents, subsidiaries and affiliated entities.
SURVEYOR NAME: JONATHAN MURPHY

PRELIMINARY

SIGNATURE
XX/XX/2023
DATE

ZONING:

N/A

FLOOD NOTE:

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. PANEL NUMBER: 35049C0393D, EFFECTIVE DATE: 06/17/2008

BEARING BASIS:

NM GRID (CENTRAL ZONE) NAD83

NOTES:

1. SURVEY PERFORMED ON 02/08/2023.
2. DATA PROJECTED IN STATE PLANE COORDINATE SYSTEM [NAD83], WITH [NAVD88] VERTICAL DATUM. EPSG CODE 2258
3. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA, UNLESS OTHERWISE NOTED HEREON.
5. NOT ALL SYMBOLS ARE DEPICTED TO SCALE.
6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

REV	DATE	DESCRIPTION	DRWN
1	XX/XX/XXXX	X	X
2	XX/XX/XXXX	X	X
3	XX/XX/XXXX	X	X

SITE INFORMATION:

Name	SANTA FE COUNTRY CLUB
BUN	827314
Address	3950 COUNTRY CLUB ROAD SANTA FE, NM 87592
County	SANTA FE COUNTY

SITE LOCATED IN:

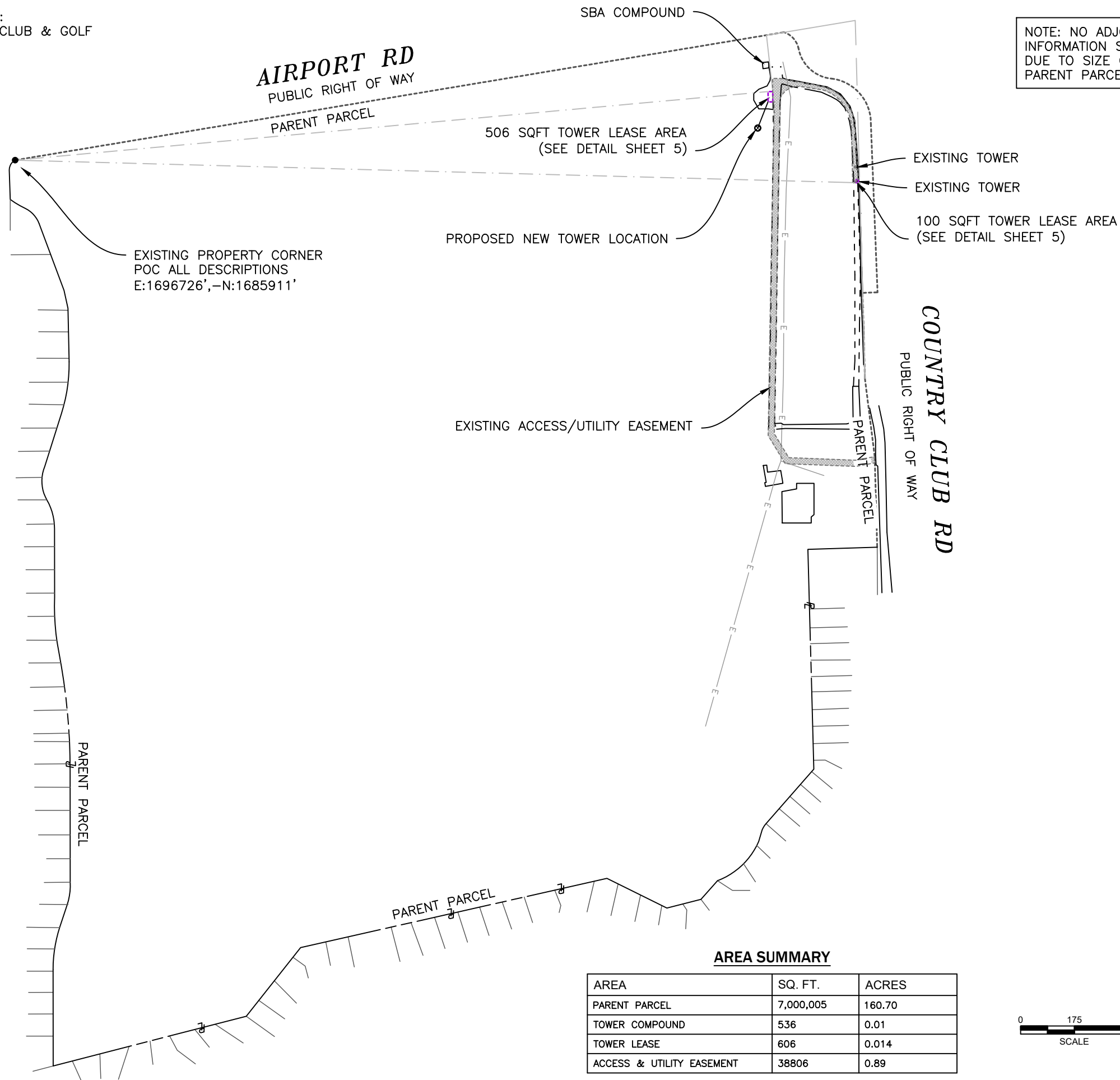
Section 12, Township 16N, Range 8E

TOWER SURVEY

SHEET: COVER SHEET

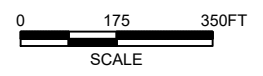
PARENT PARCEL INFORMATION:
 OWNER: SANTA FE COUNTRY CLUB & GOLF ASSOCIATION
 3950 COUNTRY CLUB RD
 SANTA FE NM 87592
 PID 54163584
 DOC 1675211

NOTE: NO ADJOINER INFORMATION SHOWN DUE TO SIZE OF PARENT PARCEL



AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	7,000,005	160.70
TOWER COMPOUND	536	0.01
TOWER LEASE	606	0.014
ACCESS & UTILITY EASEMENT	38806	0.89



SURVEY PERFORMED FOR:

CROWN CASTLE 2000 Corporate Drive
 Canonsburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
1	xx/xx/xxxx	x	x
2	xx/xx/xxxx	x	x
3	xx/xx/xxxx	x	x

SITE INFORMATION:

Name	SANTA FE COUNTRY CLUB
BUN	827314
Address	3950 COUNTRY CLUB ROAD SANTA FE, NM 87592
County	SANTA FE COUNTY

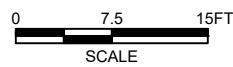
SITE LOCATED IN:
 Section 12, Township 16N, Range 8E

TOWER SURVEY

SHEET: PROPERTY OVERVIEW

EXISTING
SBA COMPOUND

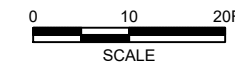
506 SQFT
TOWER LEASE AREA
(SEE NEXT SHEET)




PROPOSED
NEW TOWER
LOCATION

506 SQFT
TOWER LEASE AREA
(SEE NEXT SHEET)

91.5'



SURVEY PERFORMED FOR:



CROWN CASTLE 2000 Corporate Drive
Canonsburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
1	XX/XX/XXXX	X	X
2	XX/XX/XXXX	X	X
3	XX/XX/XXXX	X	X

SITE INFORMATION:

Name	SANTA FE COUNTRY CLUB
BUN	827314
Address	3950 COUNTRY CLUB ROAD SANTA FE, NM 87592
County	SANTA FE COUNTY

SITE LOCATED IN:
Section 12, Township 16N, Range 8E

AS-BUILT SURVEY

SHEET: SITE OVERVIEW 1

506 SQFT TOWER LEASE AREA DETAIL

POC TIE
N84°47'39"E
2460.19'

506 SQFT AREA

POB 506 SQFT AREA
(PART OF TOWER LEASE)

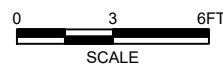
15.00'
N90°00'00"E

20.00'
N00°00'00"E

13.75'
N00°00'00"E

S00°00'00"E
20.00'

S00°00'00"E
13.75'



EXISTING TOWERS DETAIL

EXISTING TOWER

WOOD WALL

100 SQFT
TOWER
AREA

10.00'
N88°14'06"E

10.00'
N01°45'54"W

POC TIE
S88°27'49"E
2735.15'

S88°14'06"W

10.00'
POB 100 SQFT AREA
(PART OF TOWER LEASE)

S01°45'54"E
10.00'



SURVEY PERFORMED FOR:

CROWN CASTLE 2000 Corporate Drive
Canonsburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
1	xx/xx/xxxx	x	x
2	xx/xx/xxxx	x	x
3	xx/xx/xxxx	x	x

SITE INFORMATION:

Name	SANTA FE COUNTRY CLUB
BUN	827314
Address	3950 COUNTRY CLUB ROAD SANTA FE, NM 87592
County	SANTA FE COUNTY

SITE LOCATED IN:
Section 12, Township 16N, Range 8E

TOWER SURVEY


SHEET: SITE OVERVIEW

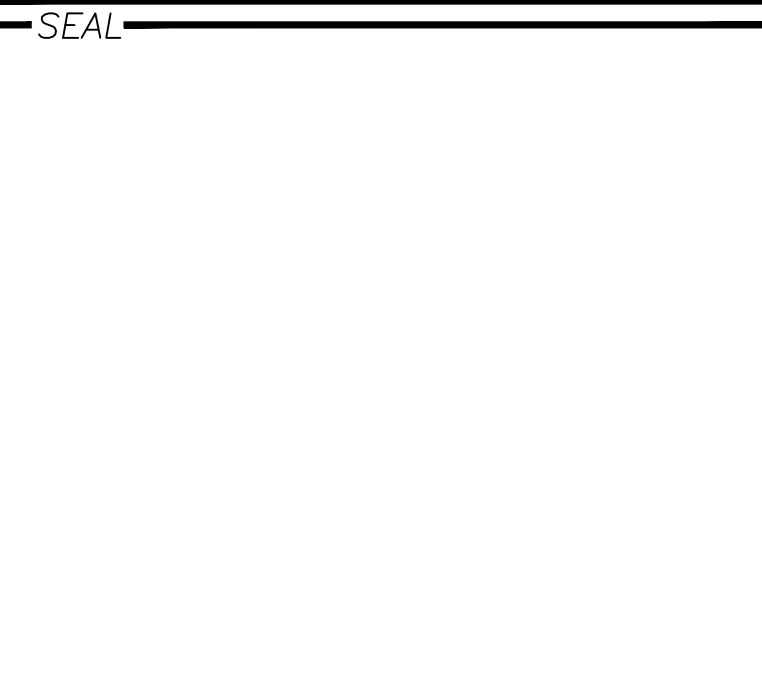
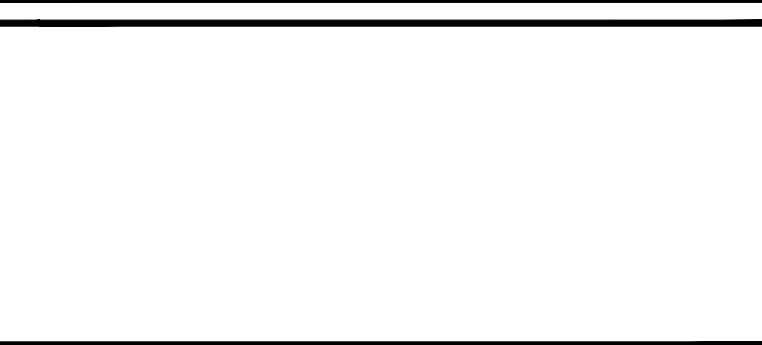
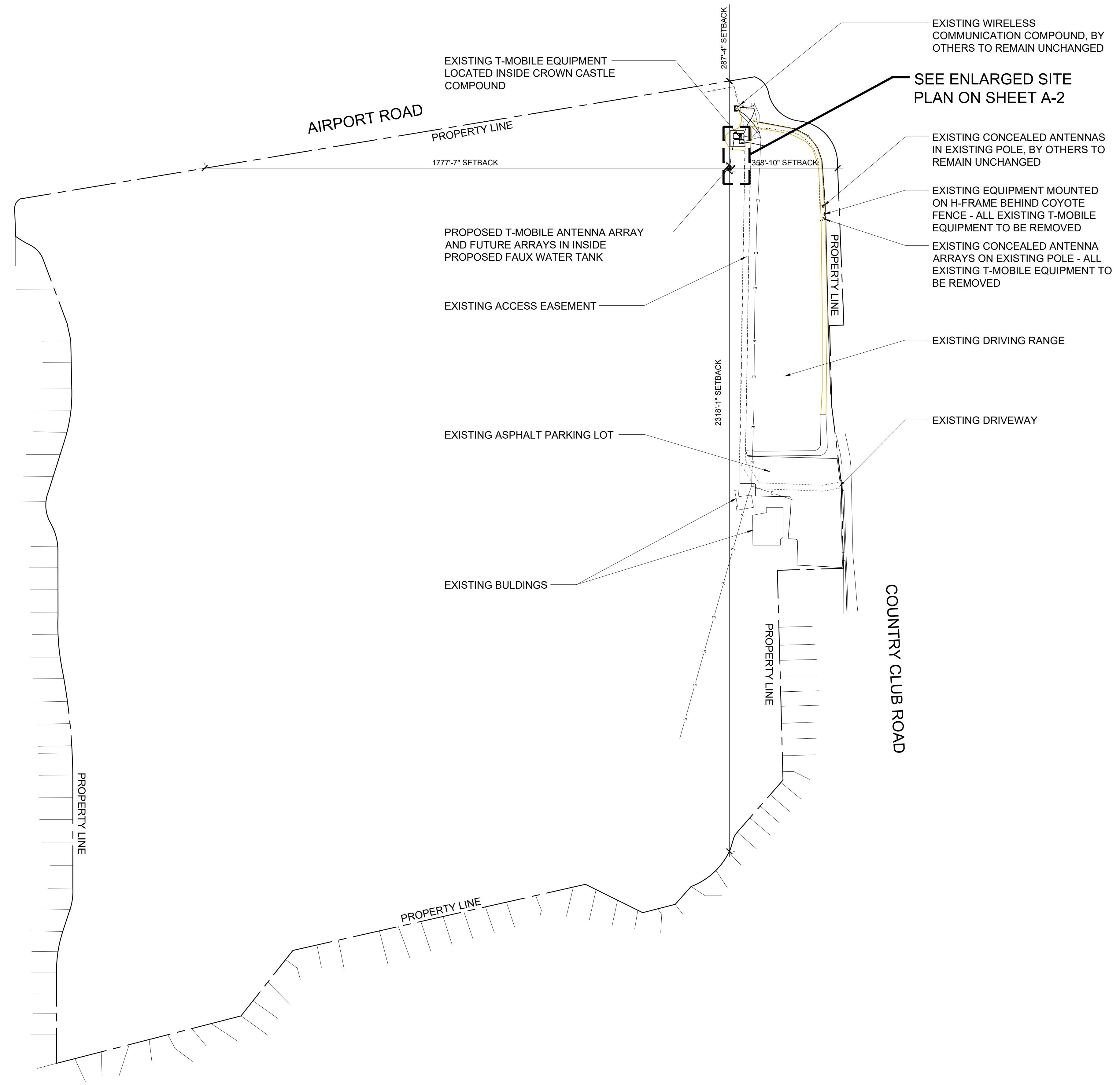
LEGAL DESCRIPTION: TOWER LEASE (CREATED BY THIS OFFICE)

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE TOWN OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO, HAVING PARCEL ID: 54163584, FURTHER DESCRIBED AS:
COMMENCING FROM AN EXISTING PROPERTY CORNER, FOUND ON THE NORTHWEST CORNER OF SAID PARCEL, ALSO LYING ON THE SOUTHERN RIGHT OF WAY OF AIRPORT ROAD, AND HAVING NEW MEXICO STATE PLANE COORDINATES E:1696726',-N:1685911';
THENCE, N 84° 47' 39" E FOR A DISTANCE OF 2460.19 FEET TO THE POINT OF BEGINNING OF A 506 SQFT AREA;
THENCE, N 90° 00' 00" E FOR A DISTANCE OF 15.00 FEET TO A POINT;
THENCE, S 00° 00' 00" W FOR A DISTANCE OF 20.00 FEET TO A POINT;
THENCE, S 00° 00' 00" W FOR A DISTANCE OF 13.75 FEET TO A POINT;
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 15.00 FEET TO A POINT;
THENCE, N 00° 00' 00" E FOR A DISTANCE OF 13.75 FEET TO A POINT;
THENCE, N 00° 00' 00" E FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING,
TOGETHER WITH AN AREA DESCRIBED AS FOLLOWS:
COMMENCING FROM AN EXISTING PROPERTY CORNER, FOUND ON THE NORTHWEST CORNER OF SAID PARCEL, ALSO LYING ON THE SOUTHERN RIGHT OF WAY OF AIRPORT ROAD, AND HAVING NEW MEXICO STATE PLANE COORDINATES E:1696726',-N:1685911';
THENCE, S 88° 27' 49" E FOR A DISTANCE OF 2735.15 FEET TO THE POINT OF BEGINNING OF A 100 SQFT AREA;
THENCE, N 01° 45' 54" W FOR A DISTANCE OF 10.00 FEET TO A POINT;
THENCE, N 88° 14' 06" E FOR A DISTANCE OF 10.00 FEET TO A POINT;
THENCE, S 01° 45' 54" E FOR A DISTANCE OF 10.00 FEET TO A POINT;
THENCE, S 88° 14' 06" W FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
THE TOTAL TOWER LEASE AREA INTENDING TO CONTAIN 606 SQFT -OR- 0.014 ACRES.

LEGAL DESCRIPTION: ACCESS/UTILITY EASEMENT (CREATED BY THIS OFFICE)

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE TOWN OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO, HAVING PARCEL ID: 54163584, FURTHER DESCRIBED AS:
COMMENCING FROM AN EXISTING PROPERTY CORNER, FOUND ON THE NORTHWEST CORNER OF SAID PARCEL, ALSO LYING ON THE SOUTHERN RIGHT OF WAY OF AIRPORT ROAD, AND HAVING NEW MEXICO STATE PLANE COORDINATES E:1696726',-N:1685911';
THENCE, S 88° 27' 49" E FOR A DISTANCE OF 2735.15 FEET TO THE POINT OF BEGINNING;
THENCE, S 88° 18' 45" W FOR A DISTANCE OF 9.05 FEET TO A POINT;
THENCE, N 01° 17' 16" W FOR A DISTANCE OF 184.30 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 68° 59' 23.8", HAVING A RADIUS OF 131.23 FEET, AND WHOSE LONG CHORD BEARS N 37° 51' 36" W FOR A DISTANCE OF 148.64 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 81° 08' 05" W FOR A DISTANCE OF 79.26 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 69° 02' 31.6", HAVING A RADIUS OF 62.96 FEET, AND WHOSE LONG CHORD BEARS S 58° 50' 38" W FOR A DISTANCE OF 71.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 01° 08' 43" W FOR A DISTANCE OF 567.09 FEET TO A POINT;
THENCE, S 00° 56' 39" W FOR A DISTANCE OF 526.77 FEET TO A POINT;
THENCE, S 31° 15' 14" E FOR A DISTANCE OF 90.32 FEET TO A POINT;
THENCE, S 87° 47' 54" E FOR A DISTANCE OF 217.10 FEET TO A POINT;
THENCE, N 79° 26' 13" E FOR A DISTANCE OF 63.76 FEET TO A POINT LYING ON THE WESTERN RIGHT OF WAY OF COUNTRY CLUB ROAD, A DEDICATED PUBLIC RIGHT OF WAY;
THENCE, ALONG SAID RIGHT OF WAY, S 01° 34' 19" E FOR A DISTANCE OF 20.25 FEET TO A POINT;
THENCE, LEAVING SAID RIGHT OF WAY, S 79° 26' 13" W FOR A DISTANCE OF 62.83 FEET TO A POINT;
THENCE, N 87° 47' 54" W FOR A DISTANCE OF 230.10 FEET TO A POINT;
THENCE, N 31° 15' 14" W FOR A DISTANCE OF 106.84 FEET TO A POINT;
THENCE, N 00° 56' 39" E FOR A DISTANCE OF 532.58 FEET TO A POINT;
THENCE, N 01° 08' 43" E FOR A DISTANCE OF 552.90 FEET TO A POINT;
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 5.06 FEET TO A POINT;
THENCE, N 00° 00' 00" E FOR A DISTANCE OF 13.75 FEET TO A POINT;
THENCE, N 00° 00' 00" E FOR A DISTANCE OF 20.00 FEET TO A POINT;
THENCE, N 00° 13' 22" W FOR A DISTANCE OF 42.73 FEET TO A POINT;
THENCE, N 89° 49' 40" E FOR A DISTANCE OF 23.02 FEET TO A POINT;
THENCE, S 79° 48' 25" E FOR A DISTANCE OF 144.47 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 70° 22' 41.0", HAVING A RADIUS OF 143.23 FEET, AND WHOSE LONG CHORD BEARS S 38° 33' 08" E FOR A DISTANCE OF 165.08 FEET.
THENCE, S 03° 21' 49" E FOR A DISTANCE OF 130.70 FEET TO A POINT;
THENCE, S 88° 14' 06" W FOR A DISTANCE OF 10.00 FEET TO A POINT;
THENCE, S 01° 45' 54" E FOR A DISTANCE OF 10.00 FEET TO A POINT;
THENCE, N 88° 14' 06" E FOR A DISTANCE OF 10.00 FEET TO A POINT;
THENCE, S 04° 55' 32" E FOR A DISTANCE OF 34.04 FEET TO A POINT;
THENCE, S 88° 14' 06" W FOR A DISTANCE OF 10.00 FEET TO A POINT;
THENCE, S 01° 45' 54" E FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 38,806 SQFT -OR- 0.89 ACRES.

SURVEY PERFORMED FOR:			
		2000 Corporate Drive Canonsburg, PA 15317	
REV	DATE	DESCRIPTION	DRWN
1	xx/xx/xxxx	x	x
2	xx/xx/xxxx	x	x
3	xx/xx/xxxx	x	x
SITE INFORMATION:			
Name	SANTA FE COUNTRY CLUB		
BUN	827314		
Address	3950 COUNTRY CLUB ROAD SANTA FE, NM 87592		
County	SANTA FE COUNTY		
SITE LOCATED IN:			
Section 12, Township 16N, Range 8E			
TOWER SURVEY			
SHEET: LEGAL DESCRIPTION			

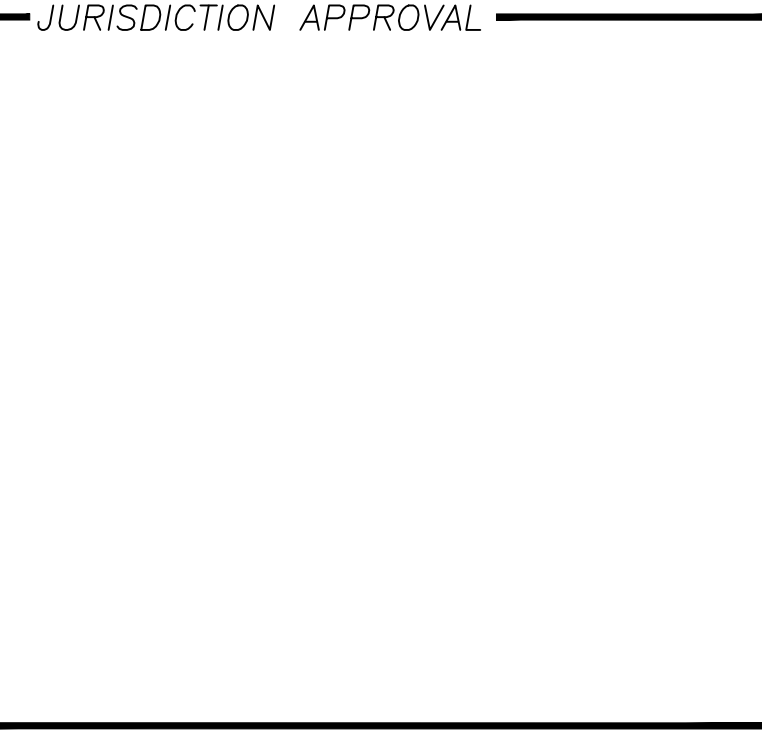


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A	4/4/23	REVIEW
B	4/28/23	REVIEW
C	9/12/24	REVIEW
D	4/21/25	REVIEW

ARCHITECTS JOB NO.
 YDC-10463

PROJECT INFORMATION
SANTA FE COUNTRY CLUB
 CROWN B.U.N. # 827314
 3950 COUNTRY CLUB ROAD
 SANTA FE, NM 87592

SHEET TITLE
SITE PLAN



SHEET NUMBER
A-1



SEAL

NO.	DATE	DESCRIPTION
A	4/4/23	REVIEW
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ARCHITECTS JOB NO.
 YDC-10463

PROJECT INFORMATION

SANTA FE COUNTRY CLUB
 CROWN B.U.N. # 827314
 3950 COUNTRY CLUB ROAD
 SANTA FE, NM 87592

SHEET TITLE

ENLARGED SITE PLAN

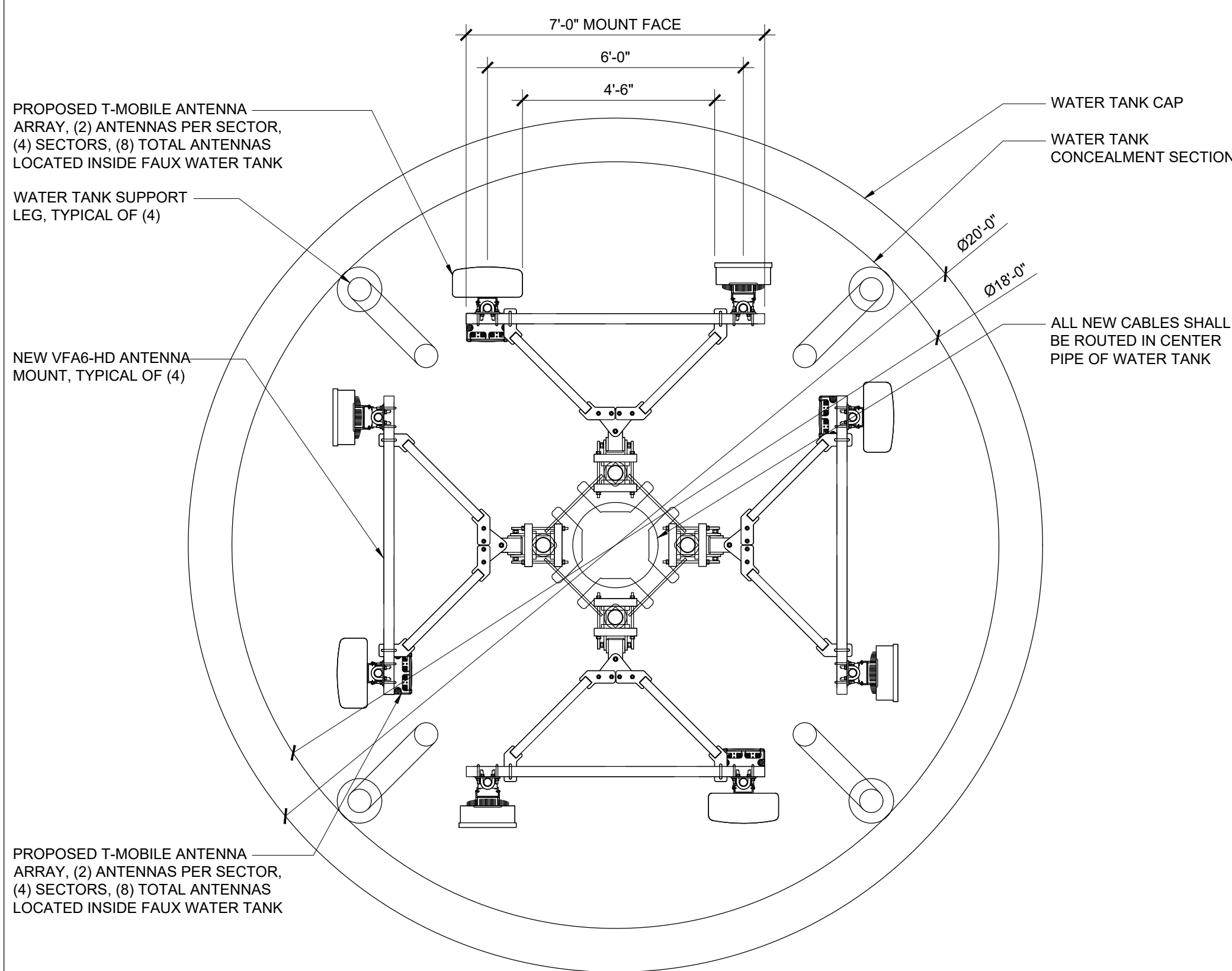
JURISDICTION APPROVAL

SHEET NUMBER

A-2

NOT USED

3



ANTENNA CONFIGURATION

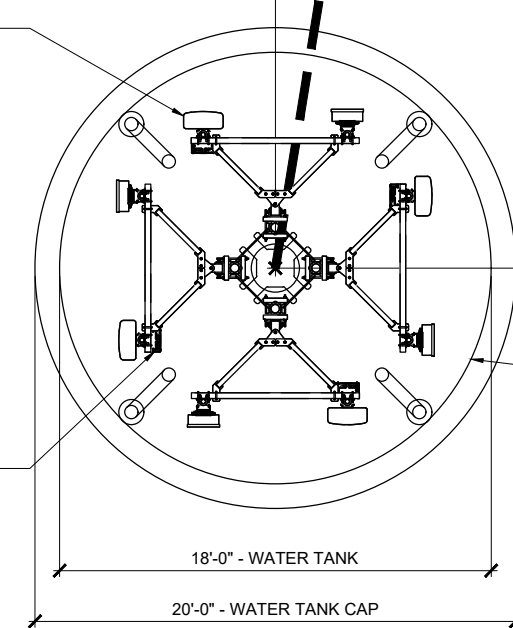
22"x34" SCALE: 3/8" = 1'-0"
 11"x17" SCALE: 3/16" = 1'-0"



2

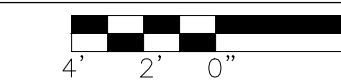
PROPOSED T-MOBILE ANTENNA ARRAY, (2) ANTENNAS PER SECTOR, (4) SECTORS, (8) TOTAL ANTENNAS LOCATED INSIDE FAUX WATER TANK

PROPOSED T-MOBILE RRHS, (2) RRHS PER SECTOR, (4) SECTORS, (8) TOTAL MOUNTED ON BACKSIDE OF ANTENNA, LOCATED INSIDE FAUX WATER TANK

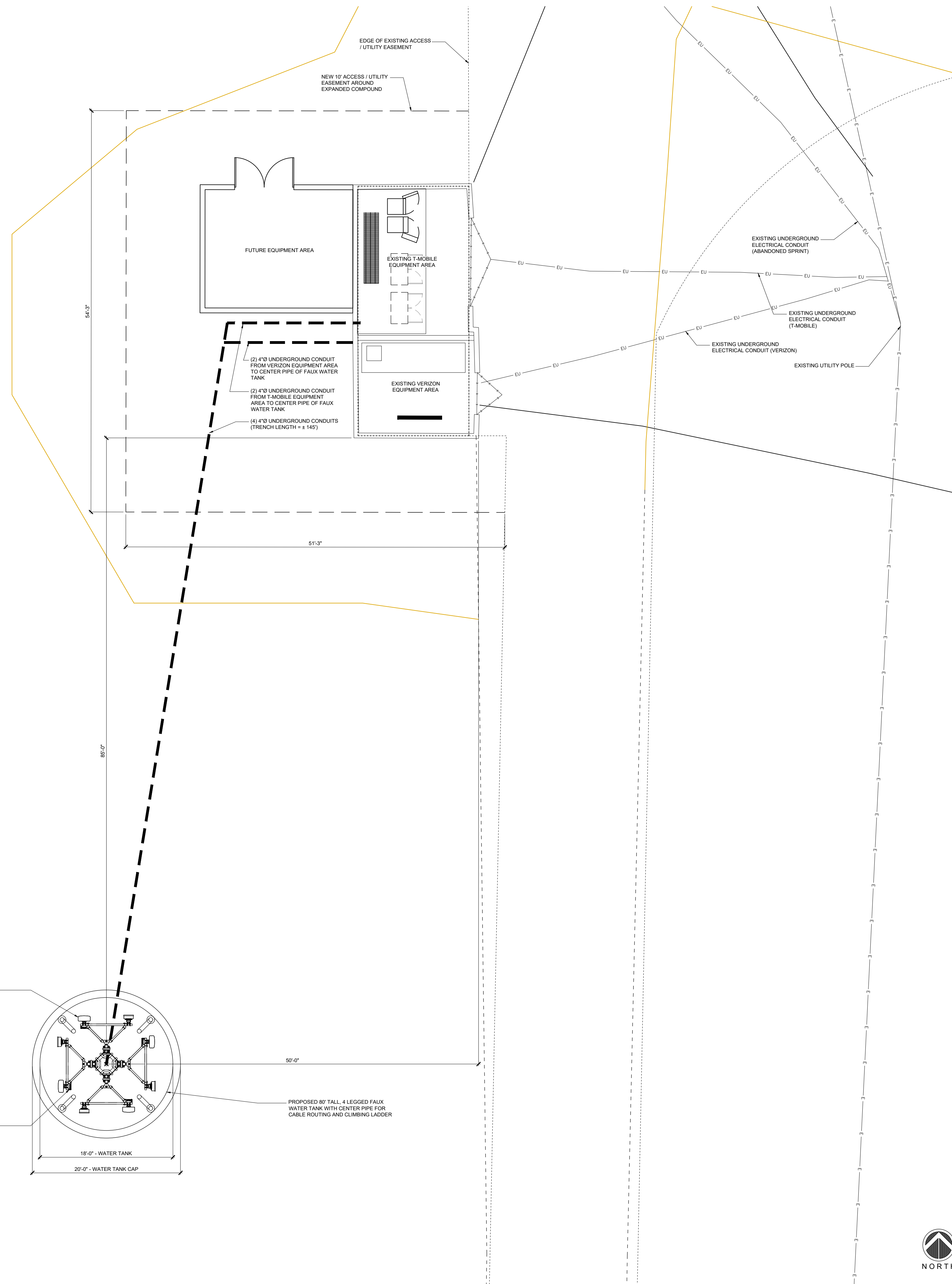


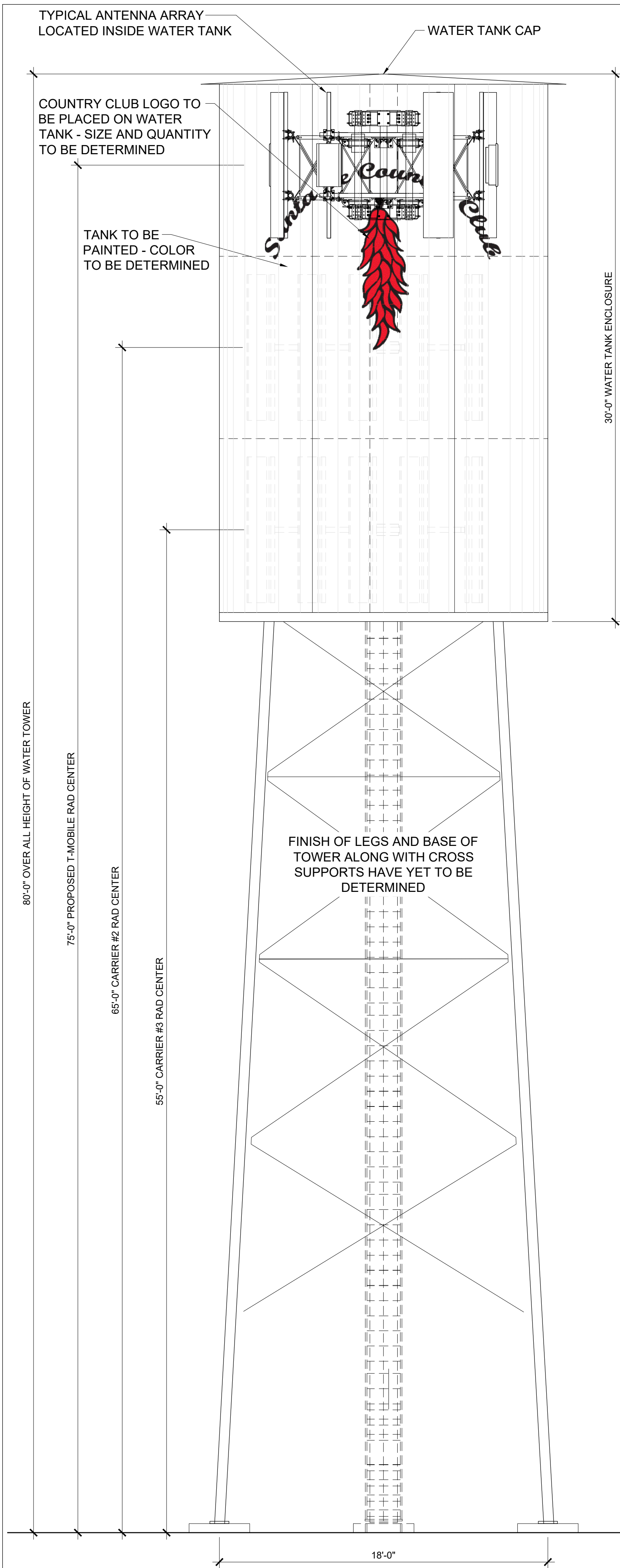
NEW ENLARGED SITE PLAN

22"x34" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"



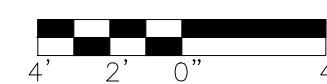
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PROPOSED WATER TANK ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



1

NOT USED

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286
OFFICE: (602) 845-1722

PLANS PREPARED BY
Young design corp

10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609

T-Mobile
4830 PAN AMERICAN FREEWAY NE
SUITE A
ALBUQUERQUE, NEW MEXICO 87109

SEAL

NO.	DATE	DESCRIPTION
A	4/4/23	REVIEW
B	4/28/23	REVIEW
C	9/12/24	REVIEW
D	4/21/25	REVIEW

ARCHITECTS JOB NO.
YDC-10463

PROJECT INFORMATION

SANTA FE COUNTRY CLUB
CROWN B.U.N. # 827314
3950 COUNTRY CLUB ROAD
SANTA FE, NM 87592

SHEET TITLE
ELEVATION

JURISDICTION APPROVAL

SHEET NUMBER
A-3

2



APPLICATION RESOURCES

PLANNING AND LAND USE DEPARTMENT RESOURCES

MISSION: The mission of the Planning Division is to review development applications for compliance with the City's land development code and department policies while providing information, guidance, and the highest possible level of customer service to applicants, neighborhoods, and the City's quasi-judicial decision-making bodies.

OFFICE: Santa Fe City Hall 200 Lincoln Avenue Santa Fe, NM 87501

WEBSITE: https://santafenm.gov/land-use/current-planning

CURRENT AND UPCOMING PUBLIC MEETINGS: https://santafe.primegov.com/public/portal

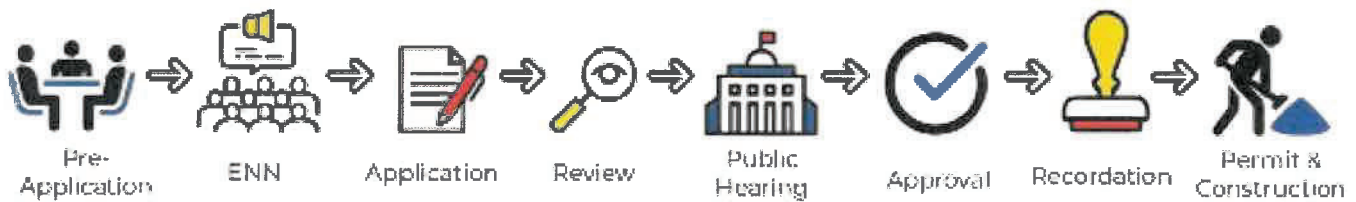
INTERACTIVE GIS MAPS: https://santafenm.gov/information-technology-telecommunications/gis

SANTA FE CITY CODE (SFCC): https://library.municode.com/nm/santa_fe/codes/code_of_ordinances

APPLICATION SUBMISSION AND FEES: All applications shall be submitted electronically as PDF files to planning@santafenm.gov. Incomplete applications, including those missing required submittals will be returned without processing. Application fees will be assessed and invoiced upon acceptance of the application for initial review. Fee tables may be viewed online.

GENERAL QUESTIONS: zoningcounter@santafenm.gov

DEVELOPMENT REVIEW PROCESS



PRE-APPLICATION PHASE

For many applications, the development review process begins with a pre-application conference, where the applicant presents their proposal to the City's Development Review Team (DRT) for initial review and feedback. If the applicant wishes to proceed, a city planner is assigned to assist the applicant through the remaining steps of the process. For administratively reviewed applications, a pre-application conference is usually not required.

For all applications requiring a hearing before a land use board, the applicant shall schedule, notice and host an early neighborhood notification (ENN) meeting in coordination with the city planner. The intent of the ENN is to provide for an exchange of information among the applicant, residents, and property owners, prior to application submittal. ENN notification requirements are set forth in SFCC §14-3.1(H). Applications that qualify for administrative review and some variances are not required to conduct an ENN meeting.

DEVELOPMENT REVIEW PHASE

Once an application and all required submittals are prepared by the applicant, they or their agent submits the Application to the City via planning@santafenm.gov. The applicant will receive an email confirming receipt of the application, and an invoice for applicable development fees which can be paid online or at the cashier's office at City Hall. The city planner and the DRT review the application for completeness and compliance with all applicable codes, ordinances, plans and regulations. During the review process, the city planner or members of the DRT may request additional information or amendments from the applicant to complete the review process. The review timeline can range for 9-12 weeks or more depending on the complexity of the application and the total number of cases under review.

PUBLIC HEARING PHASE

When the City determines that the application is complete, the case is scheduled for a public hearing before the applicable Land Use Board. Notification requirements for public hearings are set forth in SFCC §14-3.1(H). If the application is approved at the public hearing, the city planner will prepare the findings of fact and conclusions of law (FOFCOL) documenting the approval findings, any conditions of approval and an expiration date for the approval, as required.

POST APPROVAL PHASE

When the applicant has met all necessary conditions of approval and technical corrections, the plan or plat is recorded at the County Clerk's office and filed with the City's plat room. The case planner prepares an action letter detailing the approval record. The applicant may then proceed to building permitting and construction.

If you have questions about the requirements please contact your assigned case planner or planning@santafenm.gov.



LAND DEVELOPMENT CODE REFERENCE

EARLY NEIGHBORHOOD NOTIFICATION PROCEDURES (SECTION 14-3.1(F) SFCC)

Intent: The early neighborhood notification meeting (ENN) is intended to provide for an exchange of information between the applicant and residents and property owners in affected neighborhoods before plans become too firm to respond meaningfully to community input and before changes in plans might cause major financial losses by the applicant.

Applicability: Generally, an ENN is required for all projects heard before a land use board or the governing body.

ENN Scheduling; Notice Required: ENN's shall be scheduled in coordination with city staff, prior to issuing notice. The applicant is responsible for providing notice of the ENN in accordance with Subsection 14-3.1(H).

ENNs are scheduled Monday - Thursday from 5:30 PM to 7:00 PM based on staff availability. ENNs are hosted by the applicant on Zoom.

All ENNs are posted on the City's Primegov portal: https://santafe.primegov.com/public/portal

ENN Procedures: ENNs must take place at least ten days before an application is submitted to the City. The applicant is responsible for hosting the meeting and providing information on the proposal addressing the ENN Guidelines. Staff is present at the ENN meeting to acquaint the applicant and community with the provisions of city ordinances, applicable code standards and the development review process. The applicant presents schematic or preliminary plans for the proposed project and a drawing or other graphical representation suitable to reasonably indicate streets and structures within a two hundred (200) foot radius from the perimeter of the property that is the subject of the application. Following the presentation the community is invited to ask questions, provide feedback and comments on the proposal.

ENN Guidelines: The guidelines listed below are explained in further detail and are to be filled out in the following pages of this application.

- a. Effect on character and appearance of surrounding neighborhoods
b. Effect on protection of physical environment
c. Impacts on prehistoric, historic, archaeological or cultural sites or structures, including acequias and historic downtown
d. Relationship to existing density and land use within surrounding area and with land uses and densities proposed by the general plan
e. Effects on pedestrian or vehicular traffic and access to services
f. Impact on economic base of Santa Fe
g. Effect on availability of affordable housing and availability of housing choices
h. Effect on public services and infrastructure elements
i. Impacts on water supply, availability and conservation methods
j. Effect on opportunities for community integration and social balance
k. Effect on urban form

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:

- County parcel map depicting properties within 300 feet of the properties' perimeter (available from County Assessor's)
Draft notification poster
ENN meeting notification guidelines
Draft neighborhood notice letter
Legal lot of record
Site Plan with vicinity map
Notification mailing list, including neighborhood associations



PROJECT INFORMATION

Project Name: CROWN 827314 SANTA FE CC
Address: 3950 COUNTRY CLUB ROAD
Parcel Size: 160ac gross//0.24ac net
Zoning: R-1
Future Land Use: TELECOM FACILITY IN R-1 ZONING DISTRICT
Pre-application Conference Date: 2/26/26
Project Description: Crown Castle proposes to construct a replacement, multi-carrier wireless communication facility at the Santa Fe Country Club.

PROPERTY OWNER INFORMATION

Name (First, Last): Santa Fe Country Club, attn: David Nowell, General Manager
Address: 3950 Country Club Rd.
Street Address: Santa Fe
Suite/Unit #: NM 87592
City: Santa Fe
State: NM
ZIP Code: 87592
Phone: 505-471-2626, ext 14
E-mail Address: dnowell@santafecountryclub.com

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Name (First, Last): Michael J Campbell, Campbell A&Z, LLC for Crown Castle
Address: 6880 W Antelope Drive
Street Address: Peoria
Suite/Unit #: AZ 85383
City: Peoria
State: AZ
ZIP Code: 85383
Phone: 602-616-8396
E-mail Address: campbellaz1@earthlink.net

AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:
Sante Fe Country Club, David Nowell, General Manager
I/we authorize Crown Castle and/or it's agent to act as my/our agent to execute this application.
Signed: [Signature] Date: 4/23/26

PROPOSED ENN MEETING DATES

Table with 3 columns: Please provide 2 options, Preferred Option, Alternative Option. Row 1: Date: ~~XXXX~~ 6/17/26, ~~XXXX~~ 6/18/26

ENN Policies:

- ENN are scheduled in coordination with City staff; Monday - Thursday; 5:30 PM to 7:00 PM
ENN notice affidavit must be submitted on the notice date (15 days prior to the ENN)
ENN are hosted by the applicant on their Zoom account (Minimum Pro Plan)
ENN must be recorded by the applicant
ENN are valid for one year



ENN MEETING GUIDELINES

The applicant and neighborhood shall use the guidelines below to assist them in discussing the project at the ENN. The guidelines are based on the requirements of Chapter 14 and the general plan and other formally adopted city plans. Responses from all participants shall be provided to the land use board prior to hearing the application.

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

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

The proposed wireless communication facility, "WCF", is a proposed as an 80' tall water tank tower. The location is setback from the property lines as follows: North: 287', South: 2,318', East: 358', West: 1,777'

The current WCF location is approx 70' to the east property line. Relocating the WCF to the interior of the golf course would substantially increase the setbacks to the east. The WCF will not have any lighting on the structure. There is no planned signage on the structure. The WCF does not impact access to public lands, open spaces or trails.

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

The proposed wireless communication facility, "WCF", will have no effect on the physical environment. The WCF does not require removal of trees; or the location of open spaces, rivers, arroyos, flood plains, rock out cropping, escarpments. The WCF does not generate trash or hazardous materials, and is not a fire risk.

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

The proposed WCF does not impact any prehistoric, historic, archeological or cultural sites or structures as confirmed by City Staff in the Pre-Application meeting.

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

The proposed wireless communication facility, "WCF", has no impact to existing density and land use within the surrounding area, and with the land uses and densities proposed by the City General Plan. The WCF's placement within the boundaries of the Santa Fe CC utilizes ground pace designate for the golf course.



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

The proposed wireless communication facility, "WCF", will not effect parking, traffic, traffic congestion, vehicular traffic, pedestrian safety including children, low-income and elderly as the WCF will require a minimal visit per month by the technician(s). That site visit is typically after hours. The WCF will enhance the ability of pedestrian traffic in communicating with ride share companies, public transportation services.

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

The proposed wireless communication facility, "WCF", will have no direct impact on the economic base of Santa Fe. The WCF will improve the communication network for the residents in online shopping, research and entertainment.

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

The proposed wireless communication facility, "WCF", will have no effect on the availability of affordable housing and availability of housing choices for all Santa Fe residents. The WCF will improve the ability of residents to shop online for the housing options in Santa Fe.

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

The proposed wireless communication facility, "WCF", does not utilize water or sewer services therefore not affect the infrastructure. The WCF aids emergency services with improved connectivity throughout the area. The WCF contracts directly with the local electrical company for services to operate the WCF equipment.

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

The proposed wireless communication facility, "WCF", does not utilize water for the operation of the facility.



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

The proposed wireless communication facility, "WCF", is a replacement site for the existing WCF along Country Club Rd. This relocation and redesign will continue the concept of mixed land use within the Santa Fe CC area. The proposed WCF will positively impact the community with improved wireless services for the area residents, consumers at area businesses , and commuters along Airport Rd.

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

The proposed wireless communication facility, "WCF", in unison with the General Plan supports the integration of opportunities and support structures needed to increase the general prosperity, quality of life, and functionality of the City of Santa Fe. The WCF provides the support structure for enhanced wireless coverage for the residents, businesses and emergency services which leads to an improved quality of life.

L. ADDITIONAL COMMENTS (Optional)

The proposed WCF replaces existing the WCF that has been serving the area for a number of years. The replacement WCF will allow the commercial carriers to enhance their network with additional antennas that he current structure does not provide. Additionally, the proposed WCF location is approximately 300' west of the current WCF, thereby increasing the setback to the east substantially.

SPECIAL WARRANTY DEED

BELLAMAH COMMUNITY DEVELOPMENT, a New Mexico general partnership, does hereby grant and convey onto SANTA FE COUNTRY CLUB, a not-for-profit corporation, whose address is Post Office Box 211, Santa Fe, New Mexico 87504, the following described property located in Santa Fe County, New Mexico (the "Property"):

Lot numbered Two (2), Tract Six (6) of TIERRA CONTENTA, an addition to the City of Santa Fe, Santa Fe County, New Mexico, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Santa Fe County, New Mexico, on the 27 day of Jan, 1987.

SUBJECT TO: reservations, restrictions, easements, and patent reservations, if any, of record; and subject to taxes for the year 1986 and thereafter;

FURTHER SUBJECT TO: an existing mobile home or trailer currently occupies a portion of the foregoing described real property and an adjoining portion of the Santa Fe Country Club golf course (the "Golf Course") owned by the Grantee. The Grantee, by its acceptance of this conveyance, covenants and agrees for itself, its successors and assigns, that not later than the date of any conveyance by Grantee of the adjoining portion of the Golf Course, or any reconveyance by Grantee of the foregoing described real property, or any ownership interest therein, by deed, Real Estate Contract or other conveyance (other than a conveyance of the foregoing described real property and the adjoining portion of the Golf Course together) the existing mobile home or trailer shall be removed from the foregoing described real property by Grantee, its successors or assigns; and

Plat Doc. # 613,556
BK. 170 Pg. 046

FURTHER SUBJECT TO: the Grantee, by its acceptance of this conveyance, covenants and agrees for itself, its successors and assigns, that the foregoing described real property will never be used for any purpose other than purposes directly and exclusively related to the operation and/or maintenance of the Santa Fe Country Club, including without limitation use as a part of the Santa Fe Country Club's sewage disposal system as "leaching fields", and for the parking and occupancy of the existing State of New Mexico Police trailer or mobile home; and

FURTHER SUBJECT TO: the Grantor hereby reserves, for itself, its successors and assigns, an easement in, over, under and across the entire foregoing described real property for purposes of installing and maintaining utility lines, equipment and facilities serving the TIERRA CONTENTA Subdivision hereinbefore identified, and for purposes of access to and from the adjoining portions of the TIERRA CONTENTA subdivision by Grantor, its successors and assigns.

In the event of any violation by Grantee, its successors or assigns of any requirement or restriction set forth in this deed, the foregoing described real property, and all fixtures attached thereto, shall immediately revert to and be vested in Grantor in fee simple, without further act or deed.

The conveyance of the Property herein is with Special Warranty Covenants.

IN WITNESS WHEREOF, we have affixed our hands and seals to
this instrument on this 27th day of January, 1987.

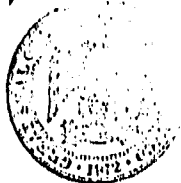
BELLAMAH COMMUNITY DEVELOPMENT,
a New Mexico general partnership

By [Signature]
D. T. Robertson, Senior Vice President
and Regional Manager

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was duly acknowledged before me this
27th day of January, 1987, by D. T. Robertson, Senior Vice
President and Regional Manager of Bellamah Community Development, a
New Mexico partnership, on behalf of said partnership.

Jane L. Dorkey
Notary Public

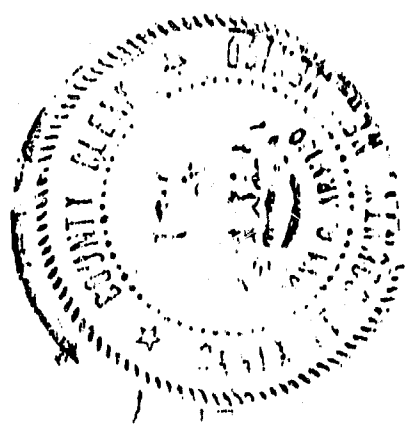


OFFICIAL SEAL
JANE L. DORKEY
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Public Filed with Secretary of State
My Commission Expires 6-5-90

My Commission Expires:
6-5-90

613,560

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed
for record on the 27 day of Jan A.D.
19 87 at 3:00 o'clock p.m.
and was duly recorded in book 572,
page 510-514 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.
[Signature] Deputy



631887
522
[Small text and stamp]

3950 Airport Road Property Adjainers map



5/28/2026, 9:53:42 AM

1:9,028



- Address Points
- Neighborhood Associations
- Homeowners Associations (HOA)
- Santa Fe County Parcels
- Physical Address Points

Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS