

City of Santa Fe, New Mexico

Planning Commission

Exhibit E4

**Public Comments Submitted by Nava Ade
Homeowners Association**

City of Santa Fe, New Mexico

Planning Commission

Exhibit F

**Bound Report Packet Submitted by the
Applicant**



REPORTS AND PLANS

PREPARED

FOR

AUGUST 26, 2015

CITY COUNCIL

MEETING



**PULTE AT LAS SOLERAS
REZONING REPORT**

**PREPARED FOR
THE PULTE GROUP**

**PREPARED BY
JAMES W. SIEBERT & ASSOC., INC**

DECEMBER 29, 2014

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Figure 4	Reduced Lot Line Adjustment Plat (Phasing)

Ownership and Legal Lot of Record

The properties which are the subject of the rezoning and subdivision of land are under the ownership of Las Soleras Oeste Ltd. Company and Las Soleras Center LLC. Gordon L. Skarsgard is the managing member for both limited liability companies. The warranty deeds for the tracts of land within Las Soleras that are subject to the development applications are found in Appendix A.

The legal lot of record is established by the Plat prepared by Dawson Surveys Inc., recorded in Book 714, Pages 18 to 20, a reduction of which is included in the report as Appendix B. Tracts 9, 11, 14 and 15 are the subject of the requested development actions.

Project Location

The 104.405 acres contained within the Pulte Group residential development are located south of Nava Ade in approximately the mid-section of the Las Soleras development. Figure 1 is a description of the boundary of the Pulte Group project showing its relationship to Governor Miles Road, Richards Avenue, I-25 and Cerrillos Road. Figure 1A is the approved Master Plan for Las Soleras.

Summary Description

The rezoning of the various tracts will allow for the future application for a preliminary subdivision plat. A portion of the property, approximately 50.0871 acres is zoned R-12 where lower density single family detached dwellings are permitted by right. A subsequent application will be submitted for this area and will be processed in advance of the area where rezoning of the property must first take place before a subdivision application can be filed with the City.

Since zoning boundary lines must be consistent with lot lines it is necessary to prepare a lot line adjustment plat that is consistent with the proposed Rail Runner Road alignment and western boundary of the project. A lot line adjustment plat is submitted with the application. This plat is consistent with the zoning revisions that are requested in the application to the City. The discussion of the rezoning actions is discussed later in this report.

Figure 2 is a description of the area where a subdivision will be submitted in conformance with the underlying zoning and the remaining area that is dependent on the rezoning of the property before a subdivision application can be submitted to the City. The yellow area to the west describes the land where rezoning to R-6, Single Family Residential will be the final outcome of the zoning action.

Figure 3 is a reduction of the survey plat for the lot line adjustment prepared by a licensed surveyor to describe by metes and bounds the new boundary of the property to be rezoned and the resulting remainder parcels on the west side of the realigned Rail Runner Road.

Figure 4 is a reduction of the lot line adjustment plat that will be recorded after the rezoning plat is recorded. This plat creates the lots for the four phases of the future subdivision.

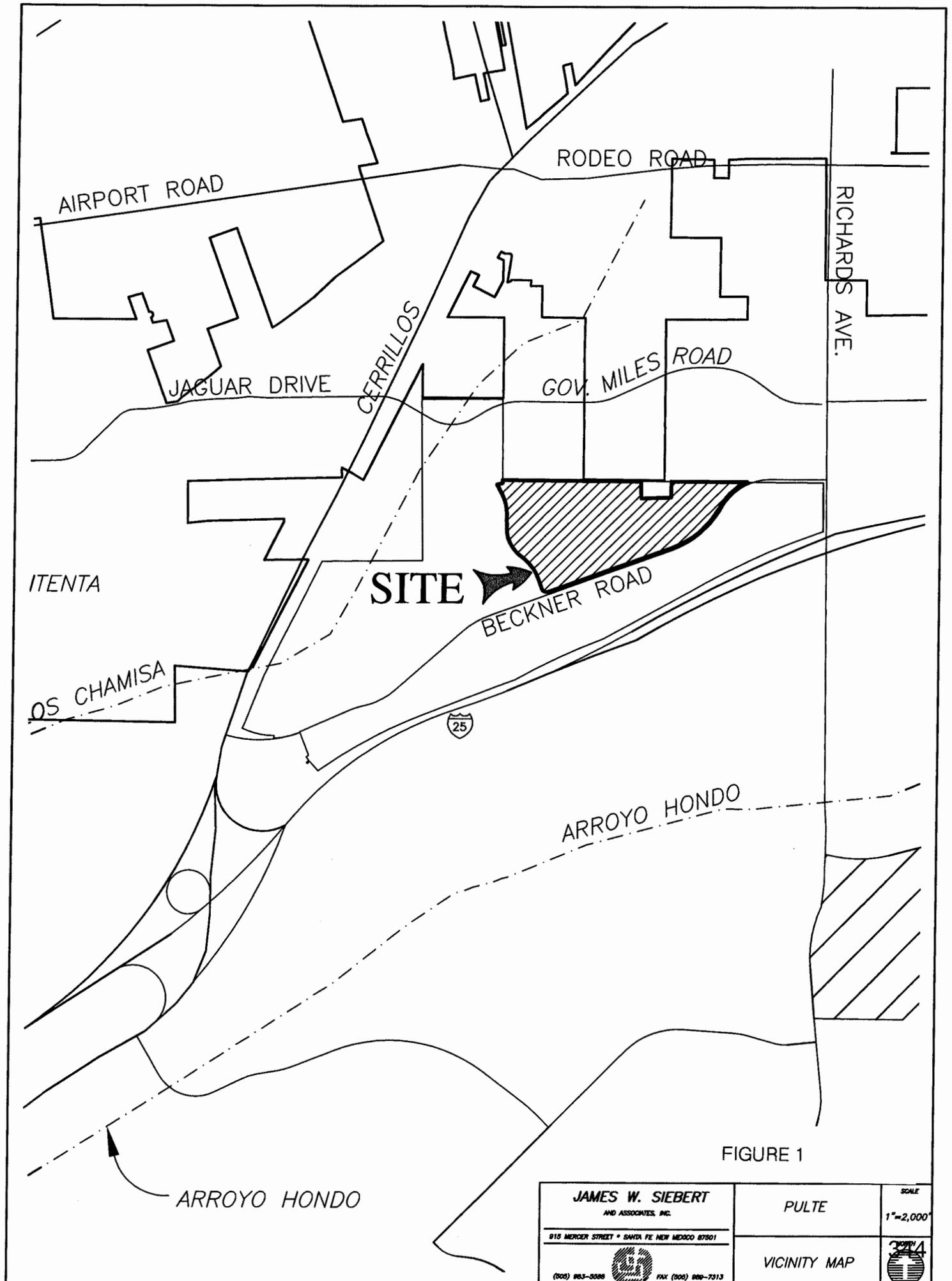
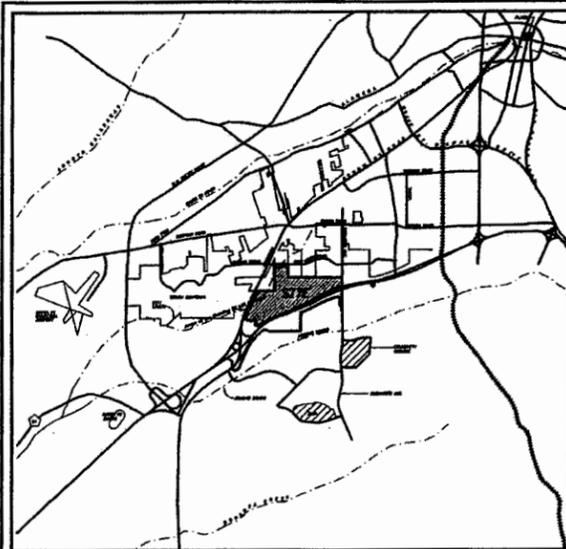
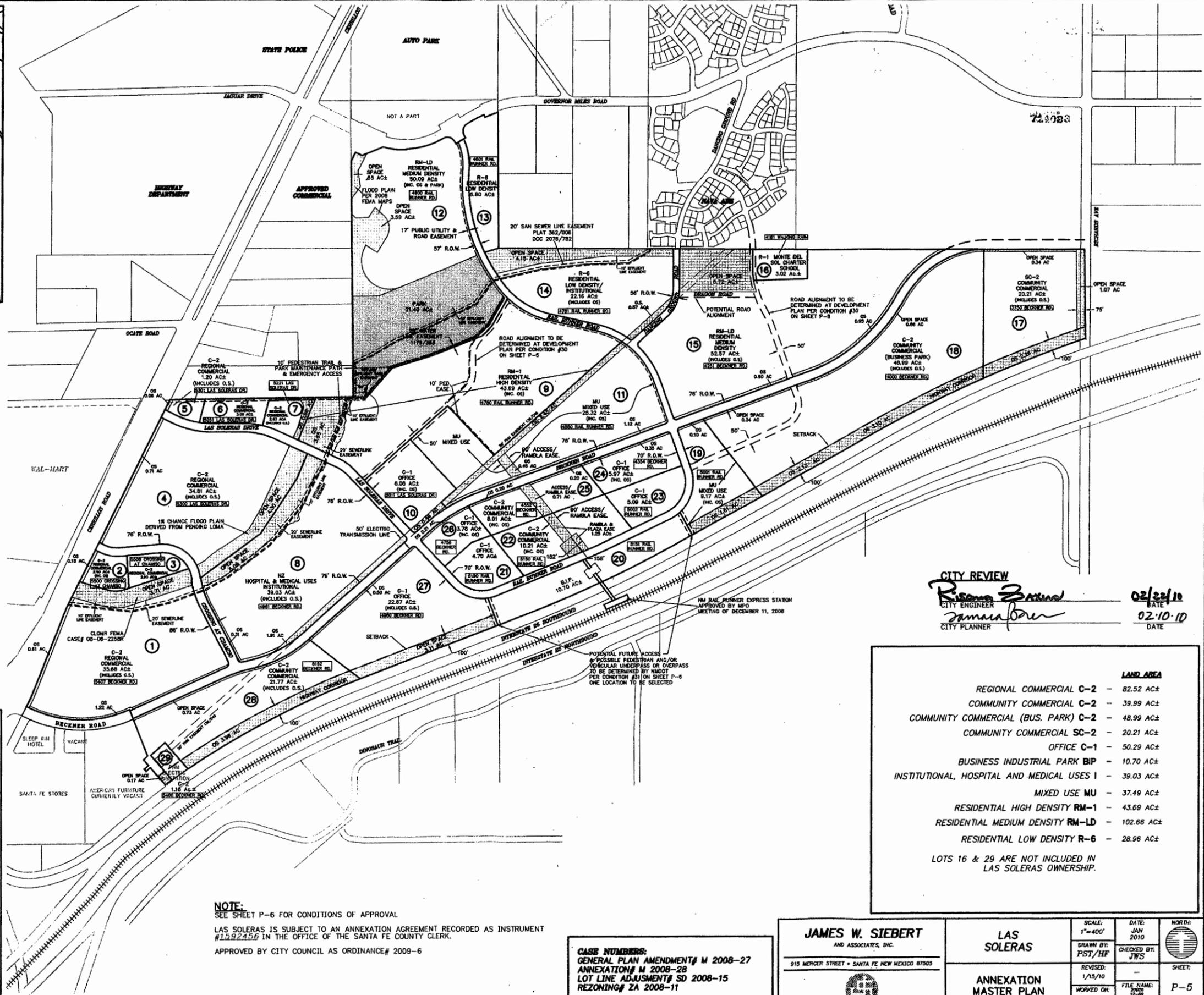
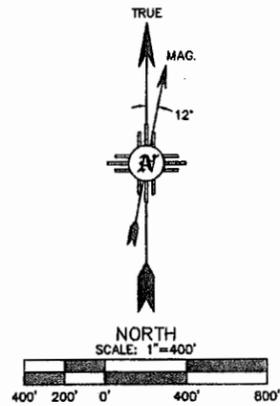


FIGURE 1

<p>JAMES W. SIEBERT AND ASSOCIATES, INC.</p>	<p>PULTE</p>	<p>SCALE 1" = 2,000'</p>
<p>915 MERCER STREET • SANTA FE, NEW MEXICO 87501 (505) 963-5588</p>	<p>VICINITY MAP</p>	



VICINITY MAP
1"=8000'



STORMWATER AGREEMENT:
PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY 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 FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, WITH CURRENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

BECKNER Road Equities, Inc.
by Gordon L. Skarsgard
(OWNER) Gordon L. Skarsgard
DATE JAN 18, 2010

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2010

Curtis M. Reyes
DATE 5/23/2011
MY COMMISSION EXPIRES

NOTE:
SEE SHEET P-6 FOR CONDITIONS OF APPROVAL.
LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1292456 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.
APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CITY REVIEW
Rising Star
CITY ENGINEER
Jamaica
CITY PLANNER
DATE 02/22/10
DATE 02-10-10

	LAND AREA
REGIONAL COMMERCIAL C-2	- 82.52 AC±
COMMUNITY COMMERCIAL C-2	- 39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) C-2	- 48.99 AC±
COMMUNITY COMMERCIAL SC-2	- 20.21 AC±
OFFICE C-1	- 50.29 AC±
BUSINESS INDUSTRIAL PARK BIP	- 10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES I	- 39.03 AC±
MIXED USE MU	- 37.49 AC±
RESIDENTIAL HIGH DENSITY RM-1	- 43.69 AC±
RESIDENTIAL MEDIUM DENSITY RM-LD	- 102.66 AC±
RESIDENTIAL LOW DENSITY R-6	- 28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT
AND ASSOCIATES, INC.
915 MERCER STREET • SANTA FE NEW MEXICO 87505
(505) 983-5588 FAX (505) 989-7313

LAS SOLERAS
ANNEXATION MASTER PLAN

SCALE: 1"=400'
DATE: JAN 2010
DRAWN BY: PST/HF
CHECKED BY: JWS
REVISED: 1/15/10
WORKED ON: 1/15/10

NORTH: [North Arrow]
SHEET: P-5

FIGURE 1A

\\SESERVER\Public\Users Shared\Folders\2000\2002\2015\6-15\1413-new zoning-07292015.dwg, 8/2/2015 3:31:36 PM, KONICA MINOLTA C364SeriesPCL

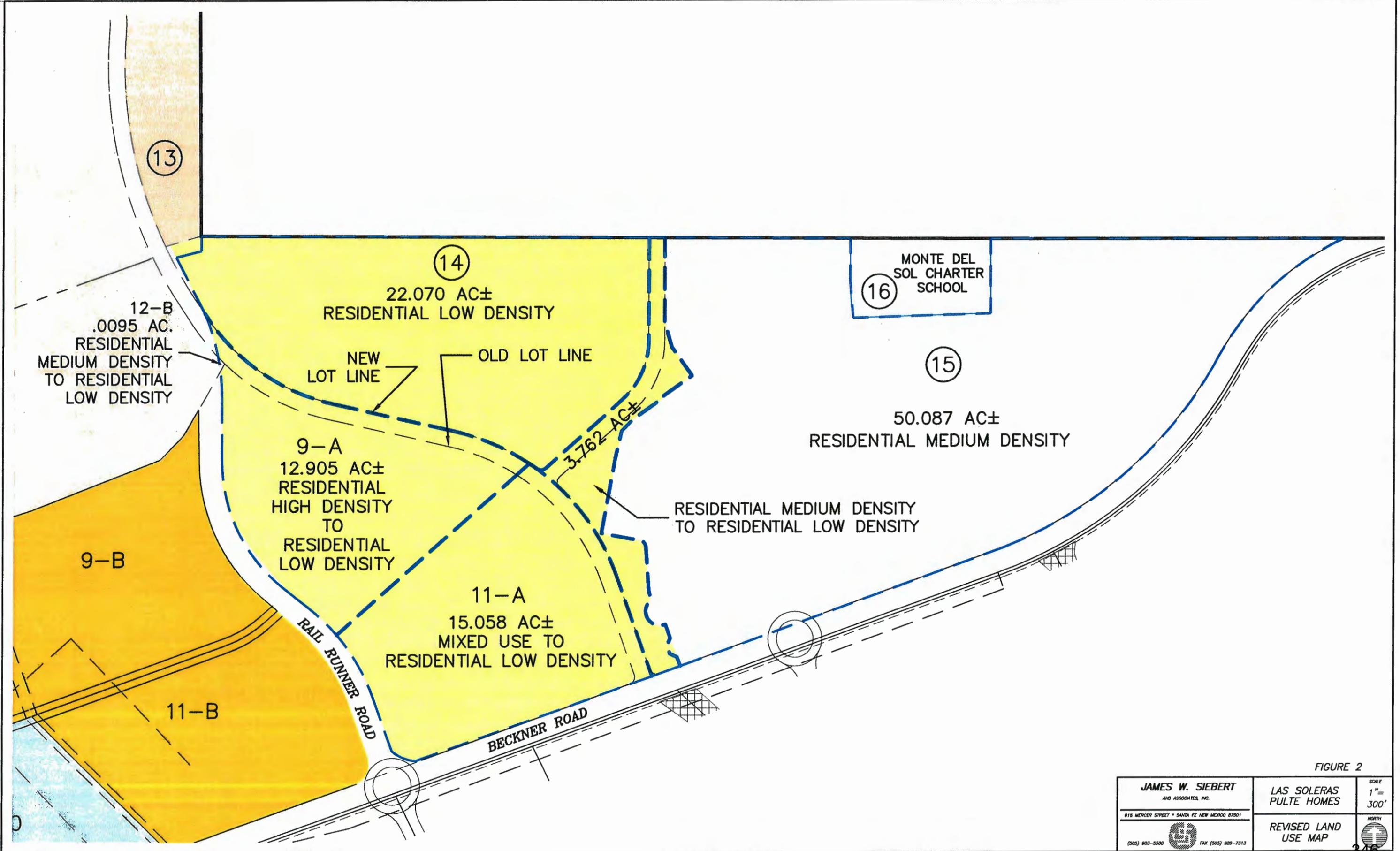
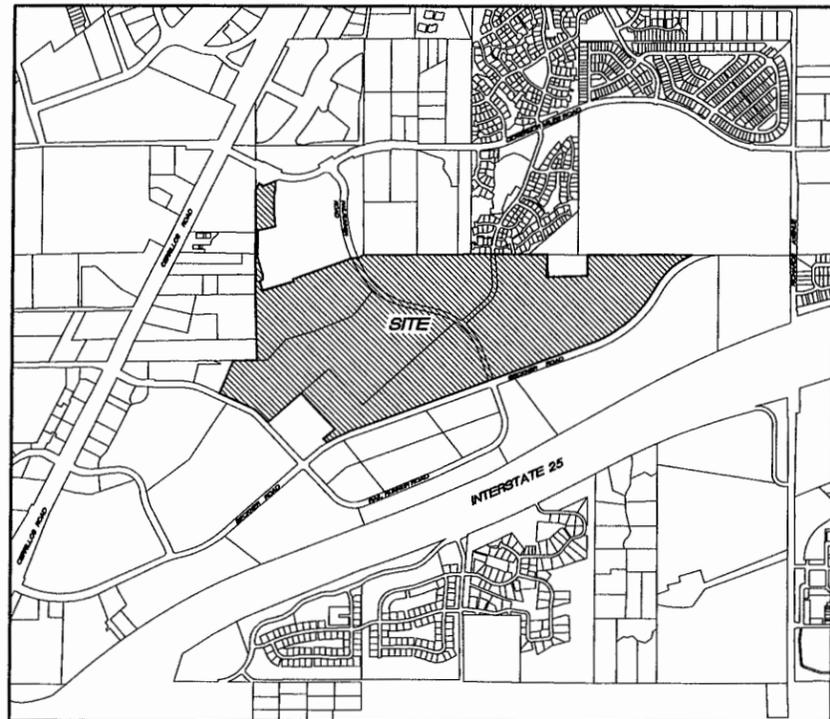


FIGURE 2

JAMES W. SIEBERT AND ASSOCIATES, INC. <small>918 MERCER STREET • SANTA FE NEW MEXICO 87501</small> <small>(505) 843-5588 FAX (505) 888-7313</small>	LAS SOLERAS PULTE HOMES	SCALE 1" = 300' NORTH
	REVISED LAND USE MAP	



VICINITY MAP
Not To Scale

GENERAL NOTES

1. BEARINGS ARE GRID AND BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
2. DISTANCES ARE GROUND. TO CONVERT TO GRID DISTANCES, MULTIPLY BY COMBINED FACTOR OF 0.99958460.
3. DISTANCES ALONG CURVED LINES ARE ARC LENGTHS.
4. RECORD PLAT OR DEED BEARINGS AND DISTANCES, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESIS ().
5. ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.
6. ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH CAP STAMPED "HUGG L.S. 9750" OR A CONCRETE NAIL WITH BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) # 35049C0507D AND 35049C039D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008 (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS)

CURRENT ZONING

THESE PROPERTIES ARE CURRENTLY ZONED R-6, R-21, R-12 & MU

REFERENCE DOCUMENTS

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC. BY GARY E. DAWSON, NMLS 7014. PLAT RECORDED AS INSTRUMENT NUMBER 1592455 ON THE 4TH DAY OF MARCH, 2010 AND PLAT BOOK 714 PAGES 14-26, IN THE SANTA FE COUNTY CLERKS OFFICE.

ALL OTHER REFERENCE DOCUMENTS AS NOTED HEREON.

CITY OF SANTA FE APPROVAL

REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SANTA FE AT IT'S MEETING ON _____

AS CASE NO. _____

MAYOR: JAVIER GONZALES _____ DATE _____

ATTEST: CITY CLERK _____ DATE _____

REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE AT IT'S MEETING ON: _____

AS CASE NO. _____

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

PLANNING COMMISSION SECRETARY _____ DATE _____

REVIEWED BY CITY OF SANTA FE

CITY ENGINEER FOR LAND USE _____ DATE _____

CITY PLANNER _____ DATE _____

CITY OF SANTA FE WATER DIVISION _____ DATE _____

CITY OF SANTA FE NOTES AND CONDITIONS

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. ALL PREVIOUS CONDITIONS OF APPROVAL FOR LAS SOLERAS MASTER PLAN APPLY. REFER TO CASE NUMBERS: 2008-27, 2008-28, 2008-11 AND 2008-15.
4. SHALL MEET THE CITY'S PARK DEDICATION REQUIREMENTS BY DEDICATING PARK LAND AND LANDS FOR TRAILS AS GENERALLY SHOWN ON THE MASTER PLAN AND AMENDED PARK PLAN APPROVED BY CITY PLANNING COMMISSION.

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CHANGE THE CURRENT ZONING OF TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS TO THE NEW ZONING AS SHOWN HEREON.

SURVEYORS CERTIFICATION

I, RUSS P. HUGG, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 9750, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT SHOWS ALL EASEMENTS OF RECORD WHICH APPEAR ON THE PLAT OF RECORD; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RUSS P. HUGG NMPSS NO. 9750
JUNE 9, 2015

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the _____ day of _____, 2015 A.D. at _____ o'clock _____ and was duly recorded in book _____ page(s) _____ of the records of Santa Fe County.

Witness my Hand and Seal of office
GERALDINE SALAZAR
County Clerk, Santa Fe county, N.M.

Deputy

REZONING SURVEY PLAT

PREPARED FOR
LAS SOLERAS CENTER, LLC
LAS SOLERAS OESTE LTD, CO.

COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS AND PORTIONS OF RAIL RUNNER ROAD AND DANCING GROUND ROAD

SITUATE WITHIN
SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO
JUNE, 2015

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO BEING AND COMPRISING TRACTS 9, 11, 14 AND 15 OF LAS SOLERAS AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC." BY GARY E. DAWSON, NMLS 7014. PLAT RECORDED AS INSTRUMENT NUMBER 1592455 ON THE 4TH DAY OF MARCH, 2010 AND PLAT BOOK 714 PAGES 14-26, IN THE SANTA FE COUNTY CLERKS OFFICE.

AND
LOT 12B, LAS SOLERAS AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "LOT LINE ADJUSTMENT, EASEMENT AND DEDICATION PLAT PREPARED FOR ROSS'S PEAK HOLDING LTD, CO, LAS SOLERAS OESTE LTD., CO. & LAS SOLERAS CENTER LLC." BY DIEGO SISNEROS, NMLS 13988. PLAT RECORDED AS INSTRUMENT NUMBER _____ ON THE 4TH DAY OF _____, 20____ AND PLAT BOOK _____ PAGES _____ IN THE SANTA FE COUNTY CLERKS OFFICE.

DEDICATION AND AFFIDAVIT:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE REVIEWED THIS PLAT, SAID PLAT WAS PREPARED TO CHANGE THE CURRENT ZONING OF TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS TO THE NEW ZONING AS SHOWN HEREON, LYING WITHIN THE COUNTY OF SANTA FE, NEW MEXICO. ALL THE APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THESE LANDS LIE WITHIN THE PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

SAID PARCEL CONTAINS 175.9272 ACRES, MORE OR LESS.

OWNER(S)

LAS SOLERAS CENTER, LLC. (TRACTS 9, 11, 14 AND 15)

GORDAN L. SKARSGARD
MANAGING MEMBER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER, LAS SOLERAS CENTER, LLC., THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

OWNER(S)

LAS SOLERAS OESTE LTD. COMPANY. (TRACT 12B)

GORDAN L. SKARSGARD
MANAGING MEMBER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER, LAS SOLERAS OESTE LTD. COMPANY, THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

REZONING SURVEY PLAT

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

TRACT 9 UPC:	1-049-094-507-404
TRACT 11 UPC:	1-050-094-053-370
TRACT 12B UPC:	1-049-094-455-467
TRACT 14 UPC:	1-150-094-089-498
TRACT 15 UPC:	1-050-094-248-466
PLSS LOCATION: LYING WITHIN SECTIONS 7, 17 AND 18, T.16N, R9E, N.M.P.M.	
CITY: SANTA FE	
COUNTY: SANTA FE	
STATE: NEW MEXICO	

SHEET 1 OF 6

SURVOTEK, INC.

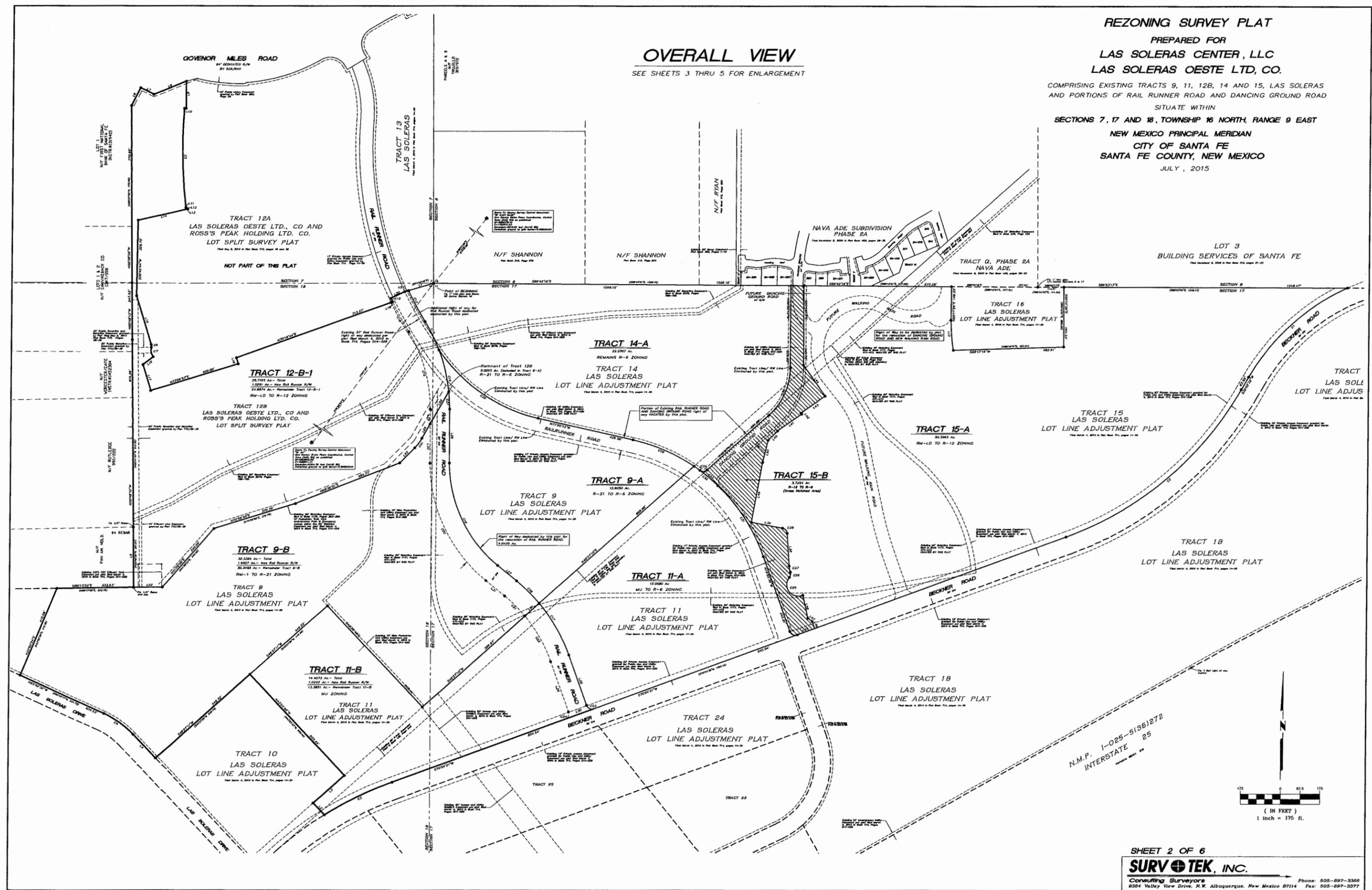
Consulting Surveyors
8284 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-867-3388
Fax: 505-867-3577

140643_ZONING MAP. DWG

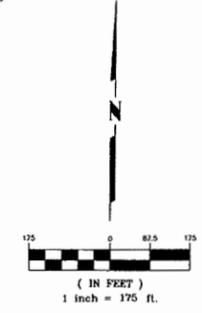
OVERALL VIEW
SEE SHEETS 3 THRU 5 FOR ENLARGEMENT

REZONING SURVEY PLAT
PREPARED FOR
LAS SOLERAS CENTER, LLC
LAS SOLERAS OESTE LTD, CO.

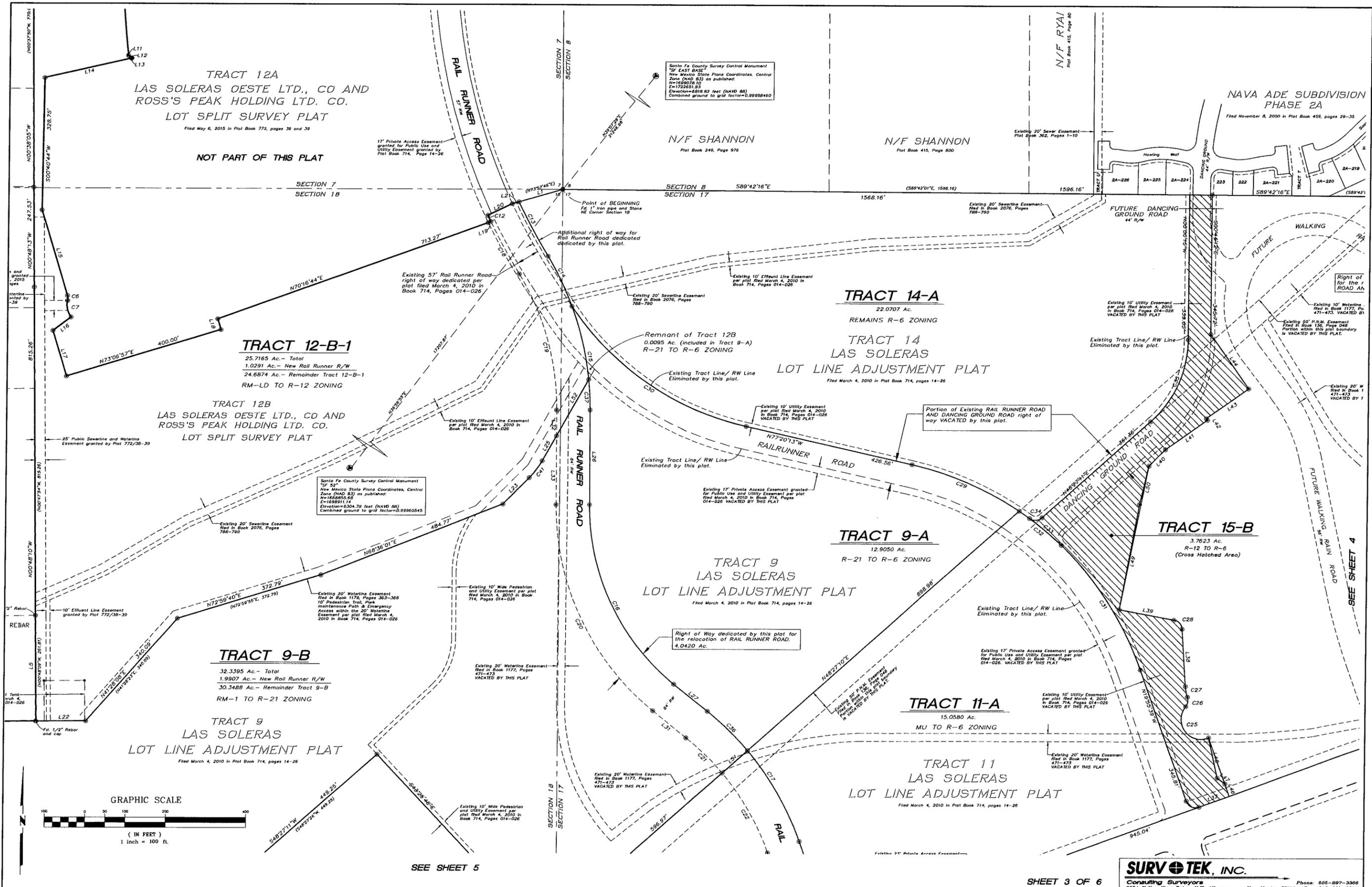
COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS
AND PORTIONS OF RAIL RUNNER ROAD AND DANCING GROUND ROAD
SITUATE WITHIN
SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO
JULY, 2015



N.M.P. 1-025-51361272
INTERSTATE 25



SHEET 2 OF 6
SURVTEK, INC.
Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
Fax: 505-897-3377



TRACT 12A
 LAS SOLERAS OESTE LTD., CO AND
 ROSS'S PEAK HOLDING LTD. CO.
 LOT SPLIT SURVEY PLAT
 Filed May 6, 2015 in Plat Book 772, pages 39 and 39

NOT PART OF THIS PLAT

TRACT 12-B-1
 25.7165 Ac. - Total
 1.0291 Ac. - New Rail Runner R/W
 24.6874 Ac. - Remainder Tract 12-B-1
 RM-LD TO R-12 ZONING

TRACT 12B
 LAS SOLERAS OESTE LTD., CO AND
 ROSS'S PEAK HOLDING LTD. CO.
 LOT SPLIT SURVEY PLAT

TRACT 9-B
 32.3395 Ac. - Total
 1.9907 Ac. - New Rail Runner R/W
 30.3488 Ac. - Remainder Tract 9-B
 RM-1 TO R-21 ZONING

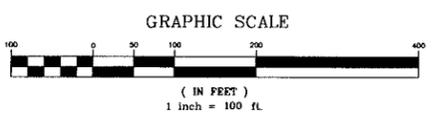
TRACT 9
 LAS SOLERAS
 LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 14-A
 22.0707 Ac.
 REMAINS R-6 ZONING
TRACT 14
 LAS SOLERAS
 LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 9-A
 12.9050 Ac.
 R-21 TO R-6 ZONING
TRACT 9
 LAS SOLERAS
 LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 11-A
 15.0580 Ac.
 MU TO R-6 ZONING
TRACT 11
 LAS SOLERAS
 LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

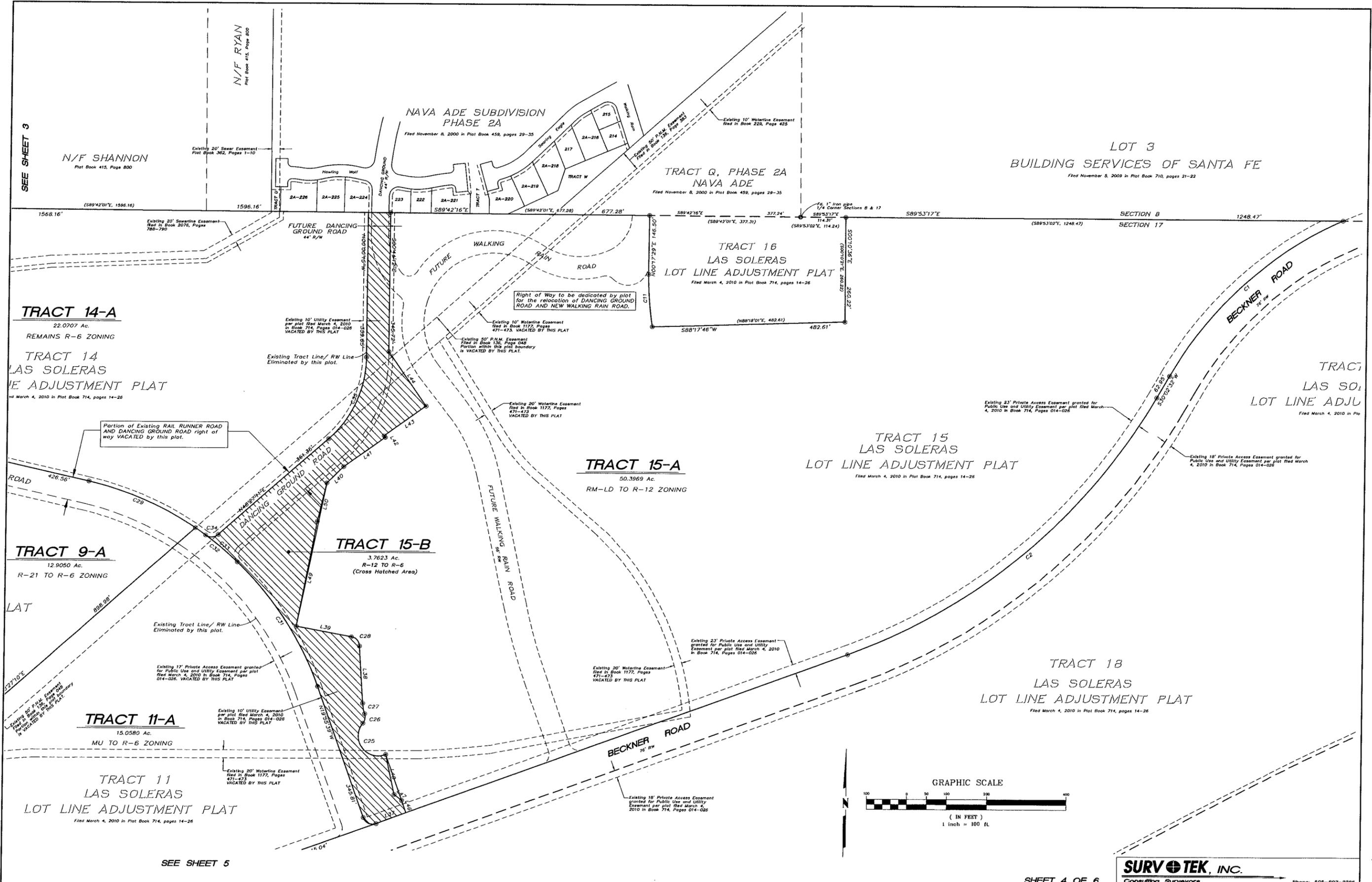
TRACT 15-B
 3.7623 Ac.
 R-12 TO R-6
 (Cross Hatched Area)



SEE SHEET 5

SHEET 3 OF 6

SURV TEK, INC.
 Consulting Surveyors
 9394 Valley View Drive, N.E. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

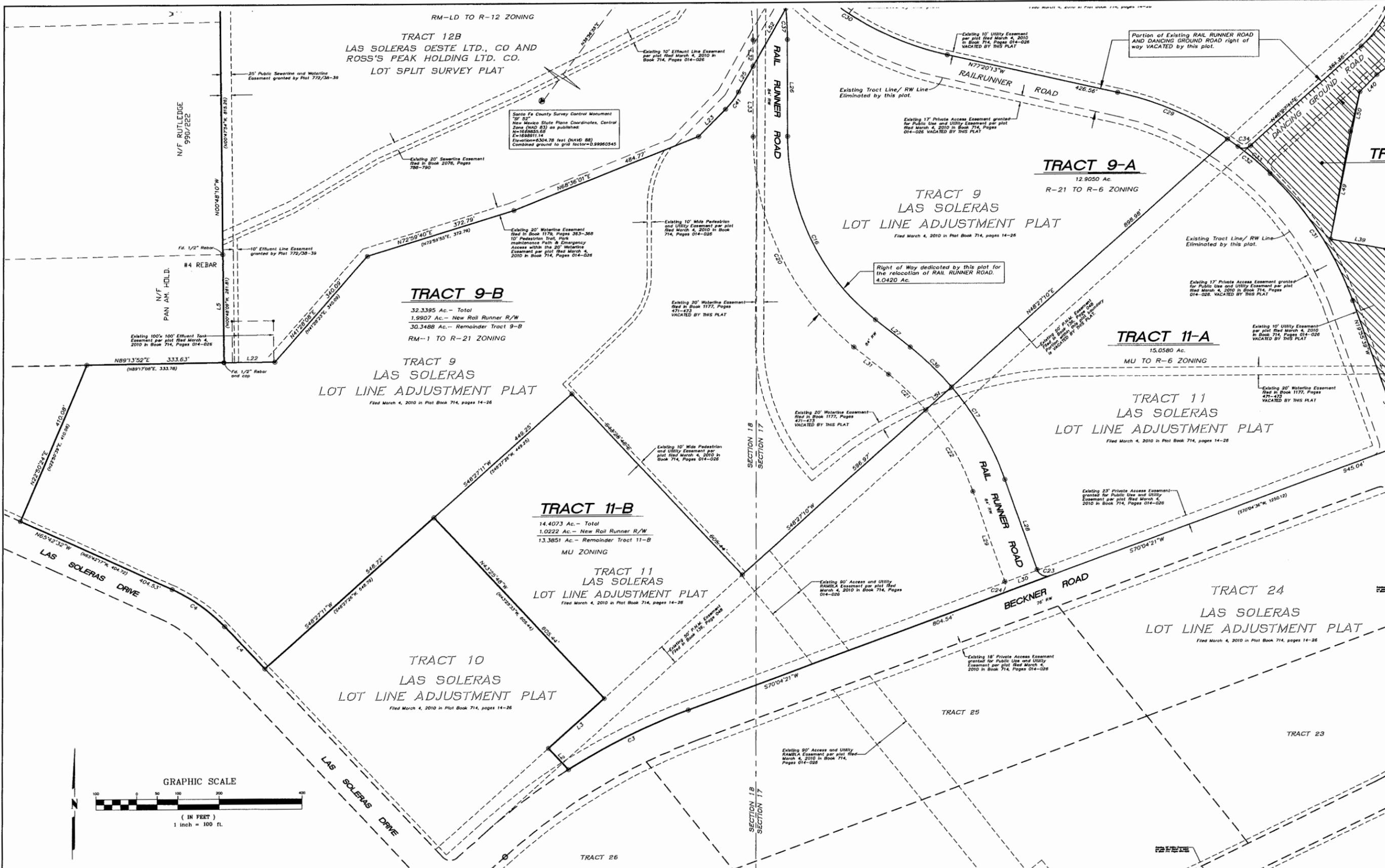


SEE SHEET 3

SEE SHEET 5

SHEET 4 OF 6

SURVOTEK, INC.
Consulting Surveyors
6364 Valley View Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-887-3388 Fax: 505-887-3377



RM-LD TO R-12 ZONING
TRACT 12B
 LAS SOLERAS OESTE LTD., CO AND
 ROSS'S PEAK HOLDING LTD. CO.
 LOT SPLIT SURVEY PLAT

TRACT 9-A
 12.9050 Ac.
 R-21 TO R-6 ZONING
TRACT 9
 LAS SOLERAS
 LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 9-B
 32.3395 Ac. - Total
 1.9907 Ac. - New Rail Runner R/W
 30.3488 Ac. - Remainder Tract 9-B
 RM-1 TO R-21 ZONING

TRACT 9
 LAS SOLERAS
 LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 11-A
 15.0580 Ac.
 MU TO R-6 ZONING

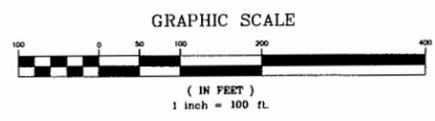
TRACT 11
 LAS SOLERAS
 LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 11-B
 14.4073 Ac. - Total
 1.0222 Ac. - New Rail Runner R/W
 13.3851 Ac. - Remainder Tract 11-B
 MU ZONING

TRACT 11
 LAS SOLERAS
 LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 10
 LAS SOLERAS
 LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 24
 LAS SOLERAS
 LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26



REZONING SURVEY PLAT

PREPARED FOR

LAS SOLERAS CENTER, LLC
LAS SOLERAS OESTE LTD, CO.

COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS
AND PORTIONS OF RAIL RUNNER ROAD AND DANCING GROUND ROAD

SITUATE WITHIN

SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST

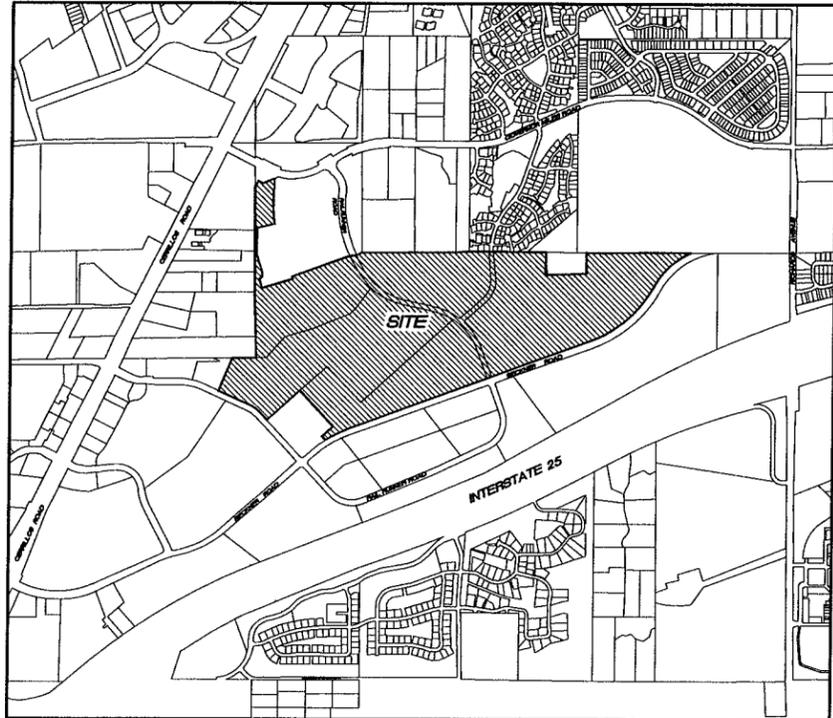
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO

JUNE, 2015

LINE TABLE		
LINE	LENGTH	BEARING
L1	113.46	N73°52'31"E
L2	71.01	N43°25'48"W
L3	181.09	N48°22'11"E
L4	141.56	N43°25'48"W
L5	261.81	N00°48'25"W
L6	86.82	N26°32'26"E
L7	64.09	S63°22'34"E
L8	151.29	N67°54'02"E
L9	117.99	S00°00'12"E
L10	7.31	S89°59'48"W
L11	0.64	S43°08'18"E
L12	10.20	S53°09'36"E
L13	1.62	S83°06'44"W
L14	218.26	S77°09'02"W
L15	221.44	S16°52'58"E
L16	55.53	S62°57'02"W
L17	118.06	S16°53'21"E
L18	27.81	N16°53'03"W
L19	7.00	N63°44'24"E
L20	67.00	N64°22'36"E
L21	17.24	N73°52'31"E
L22	122.50	N89°39'14"E
L23	92.51	N44°39'23"E
L24	52.82	N37°05'56"E
L25	71.33	N29°32'24"E
L26	235.04	S00°14'43"E
L27	107.15	S61°32'46"E
L28	232.72	S19°55'24"E
L29	232.73	S19°55'24"E
L30	134.00	N70°04'21"E
L31	107.15	S61°32'46"E
L32	64.32	S00°14'43"E
L33	170.71	S00°14'43"E
L37	79.76	N70°04'21"E
L38	142.25	N03°56'20"W
L39	139.46	N79°32'21"W
L40	57.99	N45°11'32"E
L41	126.90	N54°41'26"E
L42	5.00	N35°18'34"W
L43	128.40	N54°41'26"E
L44	165.64	N35°22'50"W
L46	33.00	N19°55'39"W
L47	23.85	N52°57'21"W
L48	101.95	N12°36'02"W
L49	265.50	N10°27'39"E
L50	98.22	N13°18'42"E
L51	84.02	N48°27'10"E
L52	161.19	N29°32'24"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	590.74'	938.00'	305.53'	581.02'	S48°05'03"W	36°05'02"
C2	1021.44'	1462.00'	532.56'	1000.80'	N50°03'27"E	40°01'49"
C3	326.12'	1538.00'	163.67'	325.51'	S63°59'52"W	12°08'57"
C4	156.94'	403.00'	78.48'	155.95'	N54°35'11"W	22°18'45"
C5	432.06'	2294.15'	216.67'	431.42'	S01°18'13"E	10°47'26"
C6	12.80'	25.00'	6.54'	12.66'	N02°12'55"W	29°20'08"
C7	43.20'	50.00'	23.05'	41.87'	S12°17'51"E	49°30'18"
C8	15.40'	98.00'	7.72'	15.38'	S21°23'09"E	9°00'13"
C9	14.78'	25.00'	7.81'	14.56'	N08°57'23"W	33°51'45"
C10	40.86'	52.00'	21.55'	39.82'	S14°32'16"E	45°01'31"
C11	130.81'	862.00'	65.53'	130.69'	S04°41'44"E	8°41'40"
C12	16.74'	1530.00'	8.37'	16.74'	S25°56'48"E	0°37'36"
C13	153.47'	1446.00'	76.81'	153.40'	S28°47'18"E	6°04'52"
C14	138.51'	728.50'	69.47'	138.30'	N26°22'55"W	10°53'38"
C15	263.06'	728.50'	132.98'	261.64'	N10°55'24"W	20°41'23"
C16	511.70'	571.50'	274.44'	494.78'	S25°53'44"E	51°18'03"
C17	402.08'	728.50'	206.30'	396.99'	N35°44'05"W	31°37'22"
C18	148.71'	1530.00'	74.41'	148.65'	S29°02'40"E	5°34'08"
C19	355.27'	644.50'	182.28'	350.79'	N16°02'13"W	31°35'01"
C20	586.91'	655.50'	314.27'	562.50'	S25°53'44"E	51°18'03"
C21	126.73'	644.50'	63.06'	126.53'	N45°52'27"W	11°10'38"
C22	229.99'	644.50'	116.23'	228.77'	N30°08'46"W	20°26'45"
C23	39.27'	25.00'	25.00'	35.35'	S64°55'31"E	90°00'15"
C24	39.27'	25.00'	25.00'	35.35'	N25°04'29"E	89°58'45"
C25	132.17'	50.00'	196.52'	96.91'	S38°59'56"E	151°27'04"
C26	25.21'	25.00'	13.80'	24.16'	N09°50'08"E	5°47'00"
C27	26.65'	101.00'	13.40'	26.57'	S11°29'59"E	15°02'03"
C28	33.62'	23.06'	20.50'	30.65'	N41°44'21"W	83°16'01"
C29	293.19'	799.00'	148.26'	291.55'	N66°49'29"W	21°01'28"
C30	541.84'	725.00'	284.34'	528.41'	S55°55'20"E	42°48'45"
C31	371.74'	799.00'	189.30'	368.40'	N31°16'28"W	26°39'26"
C32	135.40'	799.00'	67.86'	135.23'	N51°27'27"W	9°42'31"
C33	103.83'	799.00'	51.99'	103.75'	N50°19'33"W	7°26'43"
C34	33.70'	25.00'	19.97'	31.20'	N86°44'42"E	77°13'29"
C35	230.04'	272.00'	122.41'	223.25'	N24°13'28"E	48°27'27"
C36	140.39'	228.50'	70.41'	140.12'	N46°01'32"W	11°02'28"
C37	75.71'	228.50'	37.89'	75.67'	N03°13'00"W	5°52'15"
C41	52.77'	200.00'	26.54'	52.62'	N37°05'56"E	15°07'06"



VICINITY MAP
Not To Scale

GENERAL NOTES

- BEARINGS ARE GRID AND BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
- DISTANCES ARE GROUND TO CONVERT TO GRID DISTANCES, MULTIPLY BY COMBINED FACTOR OF 0.99958460.
- DISTANCES ALONG CURVED LINES ARE ARC LENGTHS.
- RECORD PLAT OR DEED BEARINGS AND DISTANCES, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESIS ().
- ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.
- ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH CAP STAMPED "HUGG L.S. 9750" OR A CONCRETE NAIL WITH BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.

UTILITY COMPANIES

EASEMENT VACATION:
THE UTILITY COMPANIES LISTED BELOW HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE THEIR RIGHT, TITLE AND INTEREST TO THE PRESENT OWNER(S), AND THEIR ASSIGNS, IN THE PUBLIC UTILITY EASEMENT AS SHOWN TO BE VACATED BY THIS PLAT. AS TO ALL PROPERTY COVERED BY SUCH EASEMENT, WHICH IS NOT SPECIFICALLY DESCRIBED HEREIN, THE RIGHT, TITLE, AND INTEREST OF THE FOLLOWING COMPANIES SHALL NOT BE AFFECTED BY THIS RELEASE.

Owest 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.

Owest Corporation, d/b/a CenturyLink QC	DATE
COMCAST	DATE
CITY OF SANTA FE WASTERWATER	DATE
SANGRE DE CRISTO WATER DIVISION	DATE
PUBLIC SERVICE COMPANY OF N.M.	DATE
NM GAS COMPANY	DATE

REVIEWED BY CITY OF SANTA FE

CITY ENGINEER FOR LAND USE	DATE
CITY PLANNER	DATE
CITY OF SANTA FE WATER DIVISION	DATE

CITY OF SANTA FE NOTES AND CONDITIONS

- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
- ALL PREVIOUS CONDITIONS OF APPROVAL FOR LAS SOLERAS MASTER PLAN APPLY. REFER TO CASE NUMBERS: 2008-27, 2008-28, 2008-11 AND 2008-15.
- SHALL MEET THE CITY'S PARK DEDICATION REQUIREMENTS BY DEDICATING PARK LAND AND LANDS FOR TRAILS AS GENERALLY SHOWN ON THE MASTER PLAN AND AMENDED PARK PLAN APPROVED BY CITY PLANNING COMMISSION.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) # 35048C0507D AND 35048C0303D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008 (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS; DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS)

REFERENCE DOCUMENTS

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC. BY GARY E. DAWSON, NMLS 7014. PLAT RECORDED AS INSTRUMENT NUMBER 1582455 ON THE 4TH DAY OF MARCH, 2010 AND PLAT BOOK 714 PAGES 14-26, IN THE SANTA FE COUNTY CLERKS OFFICE.

ALL OTHER REFERENCE DOCUMENTS AS NOTED HEREON.

SURVEYORS CERTIFICATION

I, RUSS P. HUGG, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 9750, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT SHOWS ALL EASEMENTS OF RECORD WHICH APPEAR ON THE PLAT OF RECORD; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RUSS P. HUGG NMPs NO. 9750
JUNE 9, 2015

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)
I hereby certify that this instrument
was filed for record on the _____ day of
_____, 2015 A.D. at
o'clock _____ and was duly recorded in
book _____ page(s) _____ of the
records of Santa Fe County.

Witness my Hand and Seal of office
GERALDINE SALAZAR
County Clerk, Santa Fe county, N.M.

Deputy

LOT LINE ADJUSTMENT PLAT

PREPARED FOR
LAS SOLERAS CENTER, LLC
LAS SOLERAS OESTE LTD, CO.

COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS
AND PORTIONS OF RAIL RUNNER ROAD AND DANCING GROUND ROAD
SITUATE WITHIN

SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST

NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO

JUNE, 2015

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO BEING AND COMPRISING TRACTS 9, 11, 14 AND 15 OF LAS SOLERAS AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC." BY GARY E. DAWSON, NMLS 7014. PLAT RECORDED AS INSTRUMENT NUMBER 1582455 ON THE 4TH DAY OF MARCH, 2010 IN PLAT BOOK 714 PAGES 14-26, IN THE SANTA FE COUNTY CLERKS OFFICE.

AND
LOT 12B, LAS SOLERAS AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "LOT SPLIT SURVEY PLAT PREPARED FOR LAS SOLERAS OESTE LTD, CO. AND ROSS'S PEAK HOLDING LTD, CO." BY DIEGO SISNEROS, NMLS 13586. PLAT RECORDED AS INSTRUMENT NUMBER 722038 ON THE 6TH DAY OF MAY, 2015 IN PLAT BOOK 772 PAGES 38 AND 39, IN THE SANTA FE COUNTY CLERKS OFFICE.

DEDICATION AND AFFIDAVIT:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. EXISTING RECORDED UTILITY EASEMENTS SHOWN AS VACATED HEREON ARE HEREBY VACATED BY THIS PLAT. THIS REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS XXX ACRES, MORE OR LESS AND LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M. PUBLIC ROADWAYS SHOWN HEREON, NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED BY THIS PLAT TO THE CITY OF SANTA FE FOR PUBLIC USE.

OWNER(S)

LAS SOLERAS CENTER, LLC. (TRACTS 9, 11, 14 AND 15)

GORDAN L. SKARSGARD
MANAGING MEMBER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER, LAS SOLERAS CENTER, LLC., THIS _____ DAY OF _____ 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES

OWNER(S)

LAS SOLERAS OESTE LTD. COMPANY. (TRACT 12B)

GORDAN L. SKARSGARD
MANAGING MEMBER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER, LAS SOLERAS OESTE LTD. COMPANY, THIS _____ DAY OF _____ 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES

LOT LINE ADJUSTMENT

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK

TRACT 9 UPC:	1-049-094-507-404
TRACT 11 UPC:	1-050-094-053-370
TRACT 12B UPC:	1-049-094-455-467
TRACT 14 UPC:	1-150-094-089-498
TRACT 15 UPC:	1-050-094-248-466
PLSS LOCATION: LYING WITHIN SECTIONS 7, 17 AND 18, T.16.N, R.9E, N.M.P.M.	
CITY: SANTA FE	
COUNTY: SANTA FE	
STATE: NEW MEXICO	

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO ADJUST EXISTING TRACT LINES TO COINCIDE WITH THE PHASING OF THIS SUBDIVISION; VACATE PORTIONS OF EXISTING RAIL RUNNER ROAD AND DANCING GROUND ROAD RIGHT OF WAY AND RE-LOCATE AND DEDICATE NEW RIGHT OF WAY FOR RAIL RUNNER ROAD AND DANCING GROUND ROAD AS SHOWN HEREON.

SHEET 1 OF 6

SURVOTEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3368
Fax: 505-897-3977

140643_LOT LINE ADJUSTMENT PLAT. DWG

LOT LINE ADJUSTMENT PLAT

PREPARED FOR

LAS SOLERAS CENTER, LLC
LAS SOLERAS OESTE LTD, CO.

COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS
AND PORTIONS OF RAIL RUNNER ROAD AND DANCING GROUND ROAD

SITUATE WITHIN

SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST

NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO

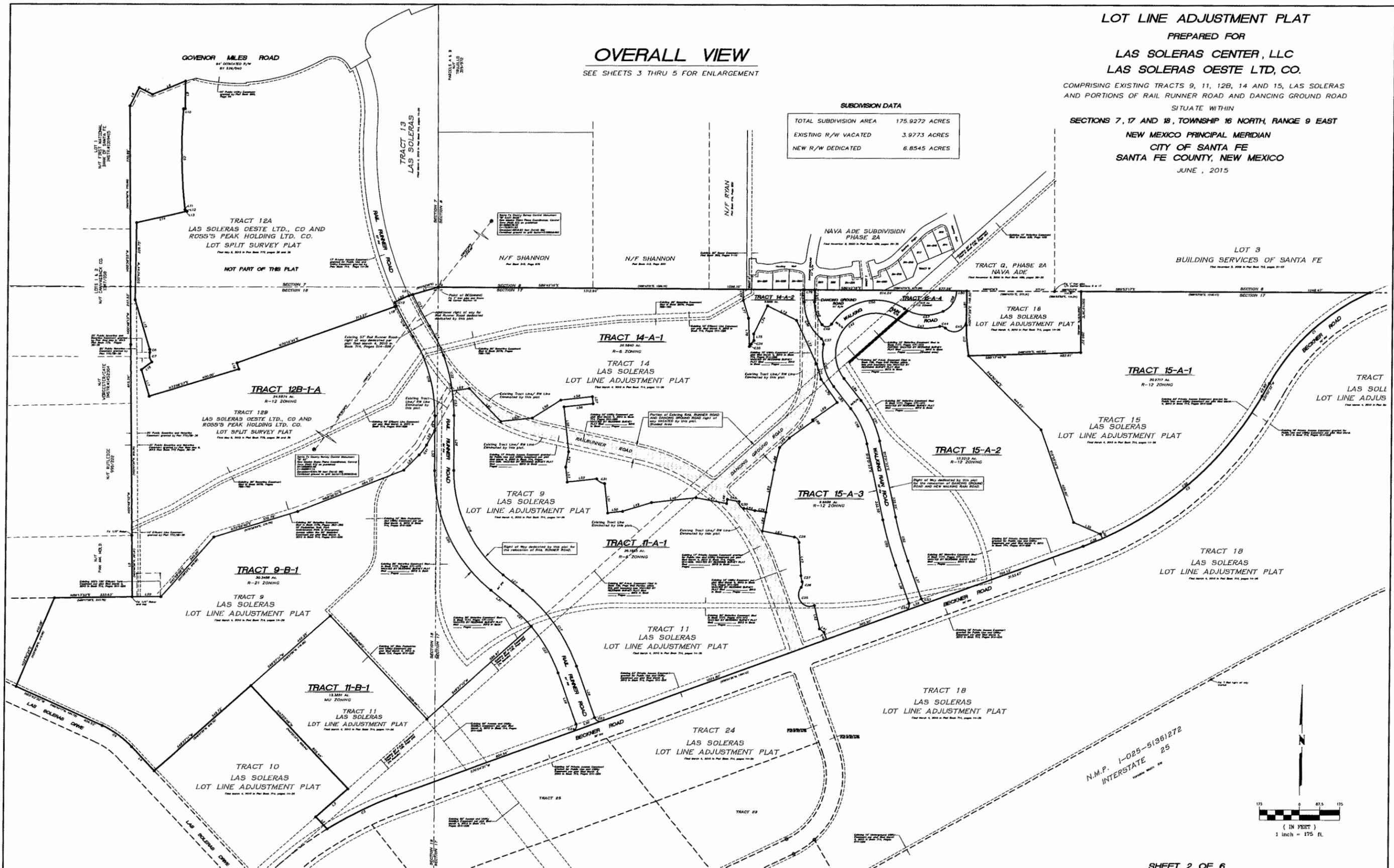
JUNE, 2015

OVERALL VIEW

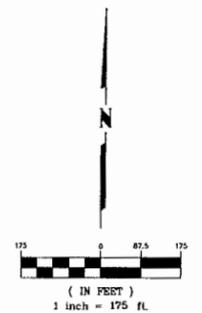
SEE SHEETS 3 THRU 5 FOR ENLARGEMENT

SUBDIVISION DATA

TOTAL SUBDIVISION AREA	175.9272 ACRES
EXISTING R/W VACATED	3.9773 ACRES
NEW R/W DEDICATED	6.8545 ACRES



N.M.P. 1-025-51361272
INTERSTATE 25



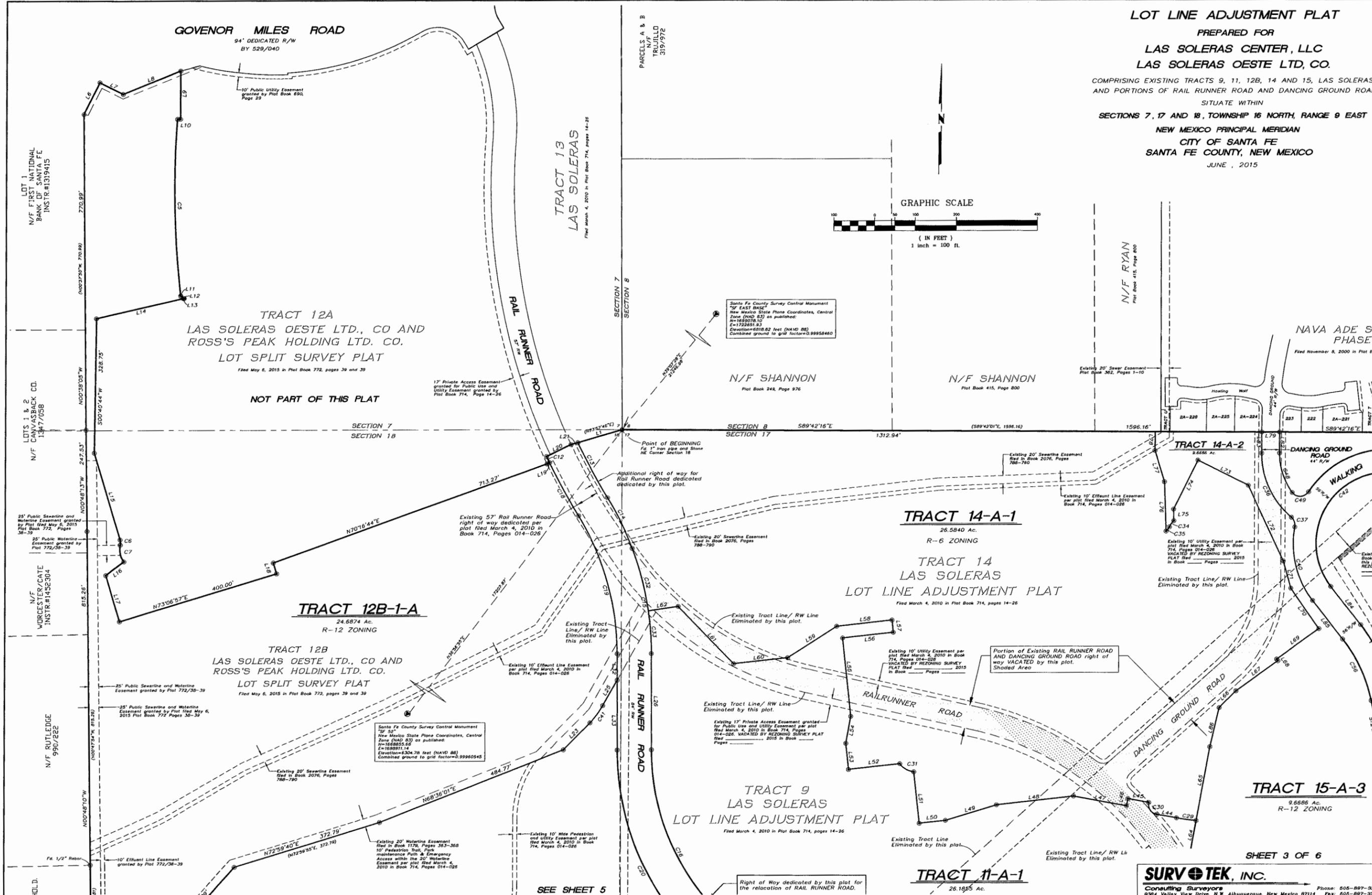
SHEET 2 OF 6

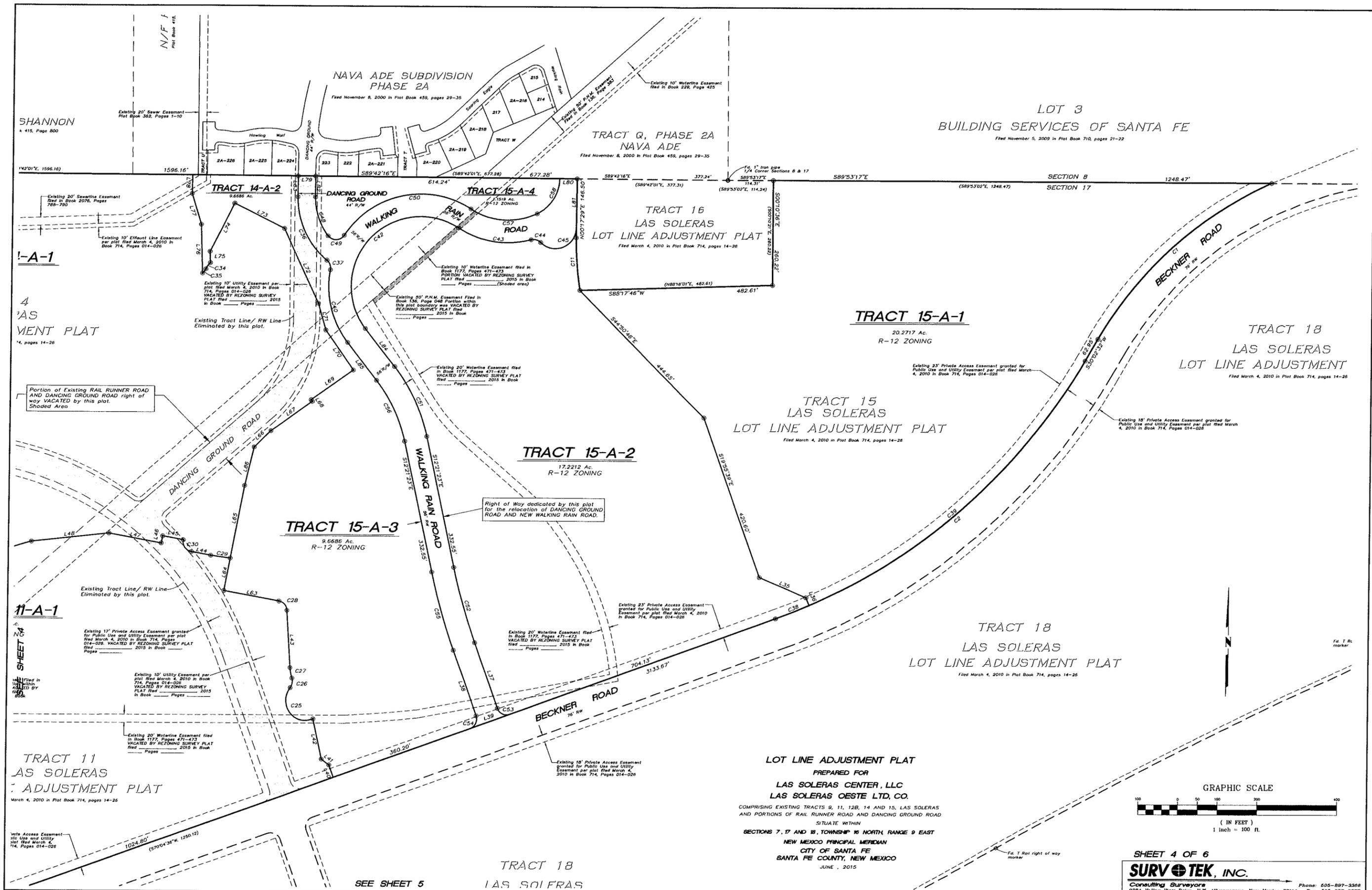
SURV TEK, INC.

Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3568
Fax: 505-897-3077

LOT LINE ADJUSTMENT PLAT

PREPARED FOR
LAS SOLERAS CENTER, LLC
LAS SOLERAS OESTE LTD, CO.
COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS
AND PORTIONS OF RAIL RUNNER ROAD AND DANCING GROUND ROAD
SITUATE WITHIN
SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO
JUNE, 2015





LOT 3
BUILDING SERVICES OF SANTA FE
Filed November 5, 2009 in Plat Book 710, pages 21-22

TRACT Q, PHASE 2A
NAVA ADE
Filed November 8, 2000 in Plat Book 459, pages 29-35

NAVA ADE SUBDIVISION
PHASE 2A
Filed November 8, 2000 in Plat Book 459, pages 29-35

SHANNON
415, Page 800

TRACT 14-A-2
9.6586 Ac.
R-12 ZONING

TRACT 15-A-4
1.1518 Ac.
R-12 ZONING

TRACT 16
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 14-A-1
9.6586 Ac.
R-12 ZONING

TRACT 14-A-1
9.6586 Ac.
R-12 ZONING

TRACT 15-A-1
20.2717 Ac.
R-12 ZONING

TRACT 18
LAS SOLERAS
LOT LINE ADJUSTMENT
Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 15
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 15-A-2
17.2212 Ac.
R-12 ZONING

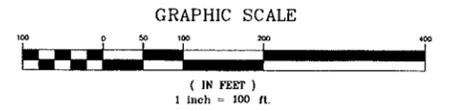
TRACT 15-A-3
9.6686 Ac.
R-12 ZONING

TRACT 11-A-1
9.6586 Ac.
R-12 ZONING

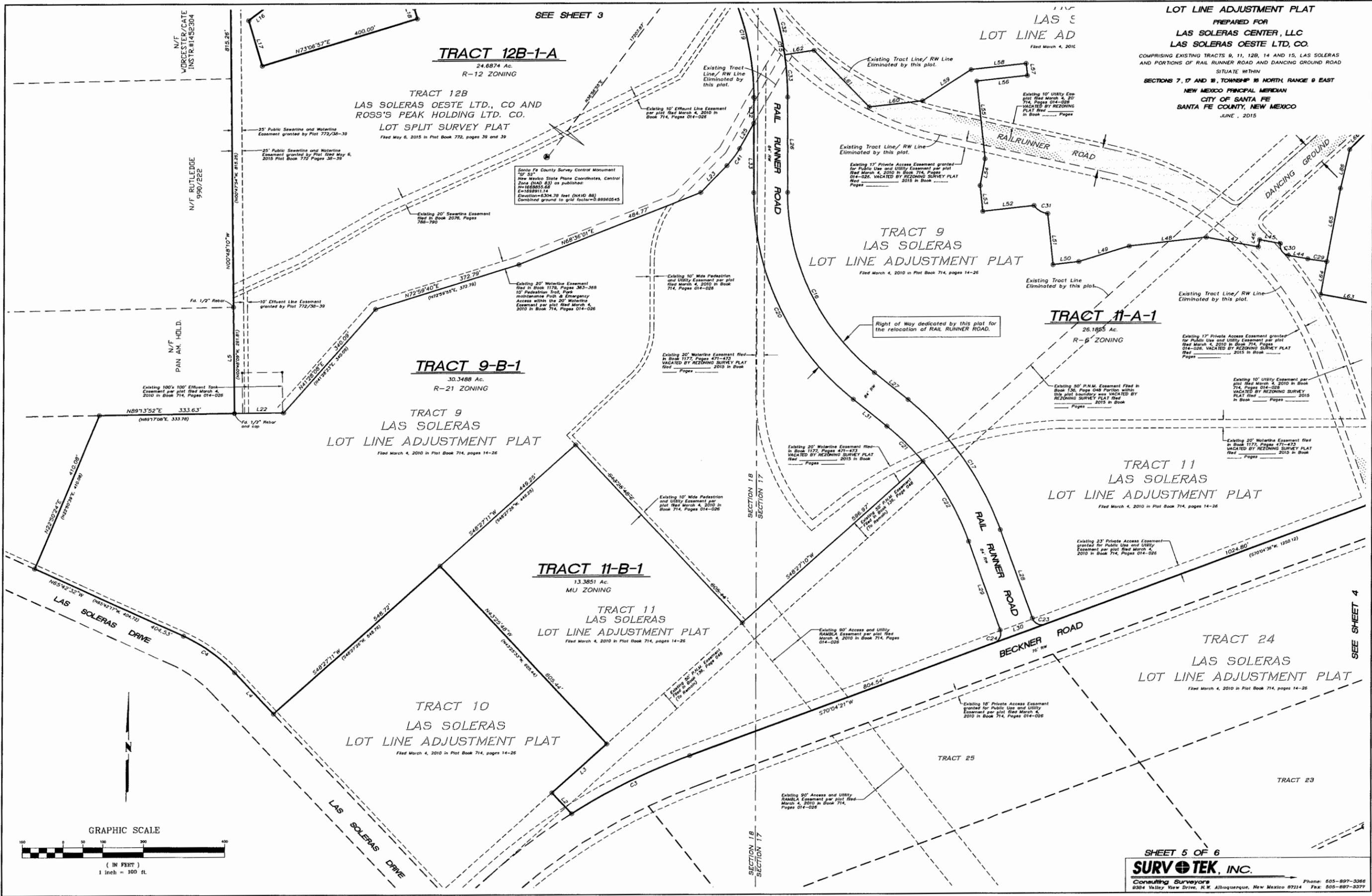
TRACT 11
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 18
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plat Book 714, pages 14-26

LOT LINE ADJUSTMENT PLAT
PREPARED FOR
LAS SOLERAS CENTER, LLC
LAS SOLERAS OESTE LTD, CO.
COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS
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SITUATE WITHIN
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO
JUNE, 2015



SHEET 4 OF 6
SURVOTEK, INC.
Consulting Surveyors
6084 Willey View Drive, N.W., Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377



LOT LINE ADJUSTMENT PLAT

PREPARED FOR
LAS SOLERAS CENTER, LLC
LAS SOLERAS OESTE LTD. CO.

COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS
 AND PORTIONS OF RAIL RUNNER ROAD AND DANCING GROUND ROAD
 SITUATE WITHIN
SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO
 JUNE 1, 2015

TRACT 12B-1-A

24.6874 Ac.
 R-12 ZONING

TRACT 12B
LAS SOLERAS OESTE LTD., CO AND
ROSS'S PEAK HOLDING LTD. CO.
LOT SPLIT SURVEY PLAT
 Filed May 6, 2015 in Plat Book 772, pages 38 and 39

State of New Mexico
 Santa Fe County Survey Control Monument
 "3" 3/4"
 New Mexico State Plane Coordinates, Central
 Zone (NAD 83) as published:
 N=168855.02
 E=168891.14
 Elevation=5304.29 feet (NAVD 88)
 Combined ground to grid factor=0.99960545

TRACT 9-B-1

30.3488 Ac.
 R-21 ZONING

TRACT 9
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 11-B-1

13.3851 Ac.
 MU ZONING

TRACT 11
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 10
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

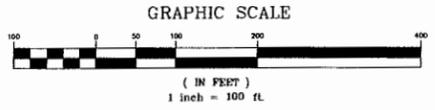
TRACT 9
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 11-A-1

26.1855 Ac.
 R-6 ZONING

TRACT 11
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 24
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26



LOT LINE ADJUSTMENT PLAT

PREPARED FOR
 LAS SOLERAS CENTER, LLC
 LAS SOLERAS OESTE LTD, CO.

COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS
 AND PORTIONS OF RAIL RUNNER ROAD AND DANCING GROUND ROAD

SITUATE WITHIN

SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST

NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF SANTA FE
 SANTA FE COUNTY, NEW MEXICO

JUNE, 2015

LINE	LENGTH	BEARING
L1	113.46	N73°57'31"E
L2	71.01	N43°25'48"W
L3	181.09	N48°27'11"E
L4	141.56	N43°25'48"W
L5	261.81	N00°42'25"W
L6	86.82	N06°32'26"E
L7	64.09	S63°27'34"E
L8	151.29	N67°54'02"E
L9	117.99	S00°00'12"E
L10	7.31	S89°59'48"W
L11	0.64	S41°06'10"E
L12	10.20	S53°09'36"E
L13	1.62	S83°06'44"W
L14	218.26	S77°09'02"W
L15	221.44	S16°52'59"E
L16	55.53	S52°20'02"W
L17	118.06	S16°53'21"E
L18	27.81	N16°53'03"W
L19	7.00	N63°44'24"E
L20	87.00	N64°22'36"E
L21	17.24	N23°37'31"E
L22	122.50	N82°39'14"E
L23	92.51	N44°39'23"E
L24	71.33	N28°32'24"E
L25	235.04	S00°14'43"E
L26	107.15	S91°32'48"E
L27	232.72	S19°55'24"E
L28	232.73	S19°55'24"E
L29	134.00	N70°04'21"E
L30	107.15	S51°32'46"E
L31	64.32	S00°14'43"E
L32	170.71	S00°14'43"E
L33	127.44	S66°59'33"E
L34	21.00	S22°27'29"E
L35	172.53	S19°55'39"E
L36	172.53	S19°55'39"E
L37	106.00	S70°04'21"W
L38	33.00	N19°55'39"W
L39	106.00	S70°04'21"W
L40	33.00	N19°55'39"W
L41	23.85	N52°57'21"W
L42	101.95	N12°36'02"W
L43	142.25	N03°56'20"W
L44	48.79	N79°32'21"W
L45	52.00	N79°32'21"W
L46	17.96	S10°27'38"W
L47	132.85	N79°32'21"W
L48	193.00	S83°45'11"W
L49	130.82	S73°09'57"W
L50	64.20	S83°45'11"W
L51	126.55	N06°14'49"W
L52	126.95	S83°45'11"W
L53	64.20	N06°14'49"W
L54	66.95	N10°14'21"E
L55	192.60	N06°14'49"W
L56	125.20	N83°45'11"E
L57	30.00	N06°14'49"W
L58	136.62	S83°45'11"W
L59	143.03	S57°36'46"W
L60	134.49	S83°45'11"W
L61	196.41	N44°23'23"W
L62	23.63	S81°11'44"W
L63	139.46	N79°32'21"W
L64	82.08	N10°27'39"E
L65	183.40	N10°27'39"E
L66	57.99	N45°11'32"E
L67	126.90	N54°41'26"E
L68	5.00	N35°18'34"W
L69	128.40	N54°41'26"E
L70	121.50	N35°18'34"W
L71	69.54	N16°26'35"W
L72	204.34	N25°23'31"W
L73	139.03	N63°33'50"W
L74	133.71	S26°26'10"W
L75	28.12	S02°05'22"E
L76	120.93	N02°05'22"W
L77	79.74	N17°02'15"W
L78	46.26	N00°17'44"E
L79	44.00	S89°42'16"E
L80	44.18	S89°42'16"E
L81	58.96	S00°17'28"W
L82	51.53	S00°00'15"E
L83	51.76	S00°00'15"E
L84	119.46	S38°11'09"E
L85	119.46	S38°11'09"E
L86	98.22	N13°18'42"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	580.74	338.00'	305.53'	581.02'	S48°05'03"W	36°05'09"
C2	1021.44	1462.00'	532.56'	1000.80'	N50°03'27"E	40°01'49"
C3	326.12	1538.00'	163.67'	325.51'	S63°59'52"W	12°08'52"
C4	156.94	403.00'	79.48'	155.95'	N54°35'11"W	22°18'45"
C5	432.06	2294.15'	216.67'	431.42'	S01°18'13"E	10°47'26"
C6	12.80	25.00'	6.54'	12.66'	N02°12'55"W	29°20'08"
C7	43.20	50.00'	23.05'	41.87'	S12°17'51"E	49°30'18"
C11	130.81	862.00'	65.53'	130.68'	S04°41'44"E	8°41'40"
C12	16.74	1530.00'	8.37'	16.74'	S25°56'48"E	0°37'36"
C13	153.47	1446.00'	76.81'	153.40'	S28°47'18"E	6°04'52"
C14	138.51	728.50'	69.47'	138.30'	N26°22'55"W	10°53'38"
C15	263.06	728.50'	132.99'	261.64'	N10°35'24"W	20°41'23"
C16	511.50	571.50'	274.44'	494.78'	S25°54'44"E	51°18'03"
C17	402.08	728.50'	206.30'	396.99'	N35°44'05"W	31°37'22"
C18	148.71	1530.00'	74.41'	148.65'	S29°02'40"E	5°34'08"
C19	355.27	644.50'	182.28'	350.79'	N16°02'13"W	31°35'01"
C20	386.91	655.50'	314.72'	367.50'	S25°34'44"E	51°18'03"
C21	125.73	644.50'	63.06'	125.53'	N45°52'27"W	11°10'38"
C22	229.99	644.50'	116.23'	228.77'	N30°08'46"W	20°26'45"
C23	39.27	25.00'	25.00'	35.36'	S64°55'31"E	90°00'15"
C24	39.27	25.00'	25.00'	35.35'	N25°04'29"E	89°59'45"
C25	132.17	50.00'	196.52'	96.91'	S36°59'56"E	151°27'04"
C26	25.21	25.00'	13.80'	24.16'	N09°50'08"E	57°47'00"
C27	26.65	101.00'	13.40'	26.57'	S11°29'52"E	150°07'03"
C28	33.52	23.06'	20.50'	30.65'	N41°44'21"W	83°16'01"
C29	49.58	560.00'	24.81'	49.56'	S82°04'32"E	5°04'21"
C30	39.27	25.00'	25.00'	35.36'	S34°32'21"E	90°00'00"
C31	40.60	50.00'	21.49'	39.49'	S59°32'50"E	46°31'07"
C32	158.47	728.50'	79.55'	158.16'	N14°42'11"W	12°27'49"
C33	104.59	728.50'	52.39'	104.50'	N04°21'30"W	81°33'34"
C34	19.21	50.00'	9.72'	19.09'	S35°02'21"W	22°00'26"
C35	13.05	25.00'	6.68'	12.90'	N38°59'26"E	29°54'36"
C36	179.57	202.00'	96.20'	173.71'	S25°28'14"E	50°55'57"
C37	26.53	25.00'	14.67'	25.31'	N20°31'51"W	60°48'42"
C38	90.09	1462.00'	45.06'	90.08'	N68°18'26"E	3°11'50"
C39	93.35	1462.00'	482.09'	915.69'	N48°17'32"E	36°29'59"
C40	191.25	228.00'	101.66'	185.69'	S14°09'19"E	48°03'39"
C41	52.77	200.00'	26.54'	52.62'	N37°05'56"E	15°07'06"
C42	315.51	122.00'	224.57'	273.10'	S20°12'12"W	105°06'06"
C43	189.53	228.00'	100.63'	184.12'	S81°03'38"E	47°37'44"
C44	26.22	25.00'	14.46'	25.03'	N74°49'45"W	60°05'29"
C45	149.88	52.50'	36.365'	103.92'	N53°25'53"E	163°34'12"
C48	103.52	158.00'	53.69'	101.67'	S18°46'24"E	37°32'17"
C49	47.86	25.00'	35.20'	40.77'	N87°50'17"E	109°14'22"
C50	356.29	228.00'	225.16'	321.13'	S72°58'10"W	89°32'09"
C51	192.95	428.00'	98.14'	181.32'	N25°16'16"W	25°49'46"
C52	194.51	1472.00'	97.40'	194.32'	S16°08'31"E	7°34'16"
C53	39.27	25.00'	25.00'	35.36'	S64°55'39"E	90°00'00"
C54	39.27	25.00'	25.00'	35.36'	N25°04'21"E	90°00'00"
C55	201.91	1528.00'	101.10'	201.77'	S16°08'31"E	7°34'16"
C56	162.70	372.00'	85.30'	166.28'	N25°16'16"W	25°49'46"
C57	123.88	122.00'	95.19'	166.57'	S86°12'27"E	57°55'23"
C58	109.26	97.00'	61.24'	103.57'	N32°33'48"E	64°32'08"

SHEET 6 OF 6

SURVOTEK, INC.

Consulting Surveyors Phone: 505-897-3366
 8084 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

Existing Conditions

Existing development on the subject property is limited to major utility lines. There is a City water line that traverses the property and will have to be relocated to accommodate the road alignments and lotting patterns within the development. Located within the open space at the northwest corner of the subject property is a 10 inch sewer line that currently serves Nava Ade. There is also a PNM overhead electric transmission line that currently cuts diagonally through the property. The Pulte Group is proposing to relocate this electric transmission line paralleling the alignment of Beckner Road then turning north along the open space corridor connection to the existing transmission line at the north end of the subdivision boundary. The location of these lines relative to the boundary of the project is shown on the Existing Conditions Plan found in the plan set. A separate utility permit application will be submitted to relocate the water line and electric transmission line. The relocation of the PNM transmission line as set forth in Section 14-6.2(F) & (G) of the City Land Development Code will be included in the application for subdivision of the property. Figure 5 is a description of the existing utility lines that are located on the property that will be relocated at a future time.

ENN Meeting

An Early Neighborhood Notification meeting was held on December 16th, 2014 at the Genoveva Chavez Community Center. Approximately 55 people attended the meeting, which included members from the Nava Ade Homeowners Association and other residents from both Nava Ade and Villa Sonata Subdivisions. The neighbors liked the down zoning for lower a lower density development and had concerns with the park location and road realignments. The ENN guidelines are included in this report as Appendix C and the abbreviated minutes prepared by City staff are found in Appendix D

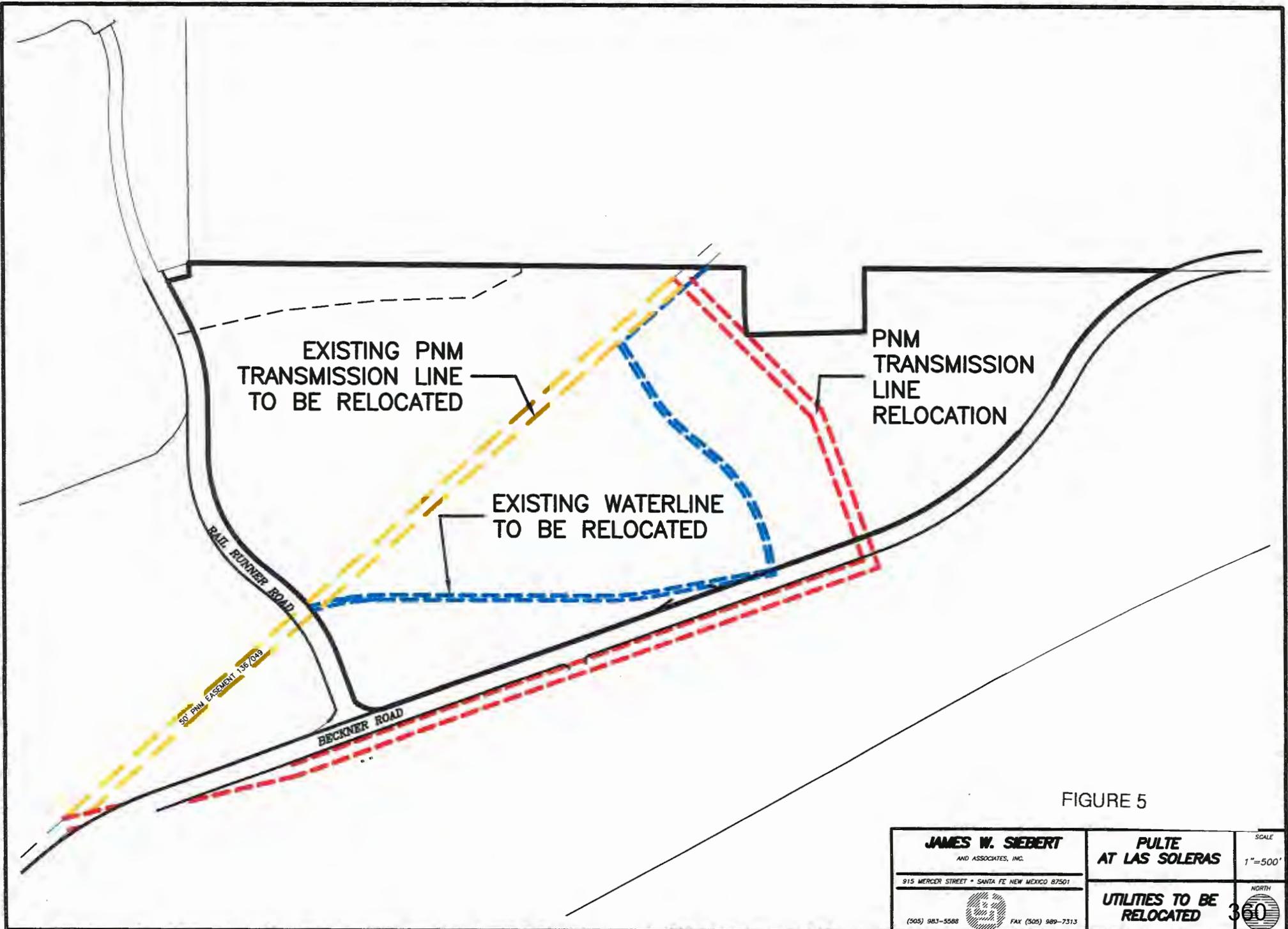


FIGURE 5

<p>JAMES W. SIEBERT AND ASSOCIATES, INC.</p>	<p>PULTE AT LAS SOLERAS</p>	<p>SCALE 1"=500'</p>
<p>915 MERCER STREET • SANTA FE, NEW MEXICO 87501</p>	<p>UTILITIES TO BE RELOCATED</p>	
<p>(505) 983-5588</p>	 <p>FAX (505) 989-7313</p>	<p>NORTH</p> 

Requested Amendments to the Las Soleras Master Plan

Realignment of Roads

The realignment of Rail Runner Road is different from the alignment shown on the recorded Las Soleras Master Plan. Rail Runner Road has shifted to the west from the previous alignment. The realignment of Rail Runner Road results in two zoning districts intruding into the boundary of the Pulte project, which is the R-21, Multi-Family district and the MU, Mixed Use district. These two intrusions into the Pulte development are two of the rezoning actions that are requested in this application.

The Las Soleras Master Plan showed Dancing Ground Road from the south end of the Nava Ade connecting to Rail Runner Road. With the realignment of Rail Runner Road and Dancing Ground Road now connect directly to Beckner Road from the south end of Nava Ade. The road shown on the Las Soleras Master Plan connecting to the Monte del Sol School has been modified to work with the realigned Dancing Ground Road. Rather than a separate road connection from Beckner Road to the Monte del Sol School an ancillary road from Dancing Ground Road serves as the road connection to the Monte del Sol School. This creates a secondary access for the School that does not currently exist. Currently the only access to Monte del Sol is through the Nava Ade development.

City Trail Changes

The alignment of Beckner Road remains the same as shown on the Las Soleras Master Plan. The realignment of the PNM electric transmission line that previously traversed diagonally through Tract 15 has modified the location of one of the City trails that was located under the PNM transmission line. The trail as shown on the Pulte plan now is located along Rail Runner Road, Beckner Road and Dancing Ground Road, connecting to the future trail under the power line at the northern boundary of the subdivision.

The Trails Plan provided in the plan set includes the modification to the trail system within the Las Soleras Master Plan and within the future Pulte residential development.

The City trails also reflects the location of trails shown on the plans for Ross's Peak, which is a 200 residential development located north and west of the requested general plan amendment and rezoning applications.

Development Requests

General Plan Amendment

The request includes 12.905 acres from High Density Residential to Low Density Residential and 15.058 acres of Mixed Use to Low Density Residential and 3.7623 acres from Medium Density Residential to Low Density Residential. The location of these three requests coincides with the rezoning request and is described on the lot line adjustment plat prepared for zoning purposes which is included in the plan set submitted with the application.

The following is response to the approval criteria for amendments to the City General Plan.

- (a) *Consistency 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;*

Prior to the recession in 2008, the City, over a ten year period issued 518 single family residential permits per year on the average. For the last several years the building permits for single family residential dwellings has been significantly below that number. From 2009 to November of 2014, 168 single family housing permits were issued per year on the average over a 6 year period. There is a pent up demand that has not been satisfied in the time period after 2009, or when the national economy was beginning its recovery. This proposed Pulte project will begin to make up for the deficit in more moderately priced housing that has occurred over the last few years. The City General Plan encourages housing to be located in proximity to employment. In this case the more immediate employment opportunities that are associated with the Las Soleras development are the Presbyterian Hospital and the State offices that are planned south of Beckner Road.

Utility and road infrastructure is made available through the extension of Beckner Road and water and sewer lines that are currently located within the boundary of the subject parcel.

- (b) *Consistency with other parts of the general plan;*

This request for the general plan amendments is located within Staging Area One as defined in the City General Plan. As set forth in the City General Plan: "Staging Area One covers the first period following adoption of this plan. Staging Area One encompasses the highest priorities for urban growth, which are Infill (including the Agua Fria area south of the Santa Fe River), Approved Development, and the Future Growth Area south of Rodeo Road."

- (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*

The proposed rezoning allows for residential densities that are consistent with the densities found in Nava Ade, which is located immediately north of the larger Pulte project.

- (ii) *Affect an area of less than two acres, except when adjusting boundaries between districts; or*

The area encompassed by the Pulte project consists of 104.405 acres which is well in excess of two acres of land.

- (iii) *Benefit one or few landowners at the expense of surrounding landowners or the general public.*

Since the closest existing residential dwellings have an average density that is consistent with the density proposed within the Pulte project this rezoning does not adversely affect the residents of Nava Ade. It is a benefit to the public since it continues the construction of the road network that is part of the MPO recommended roadways within the MPO planning area, eventually directing the traffic away from Nava Ade which is continuing to experience an increase in traffic through their neighborhood.

- (d) *An amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification.*

The general plan amendment promotes the general welfare by providing for housing within the Stage One area of the City General Plan. The completion of infrastructure and the availability of residential housing is a complement to the employment that is anticipated to the west and south of this project.

- (e) *Compliance with extraterritorial zoning ordinances and extraterritorial plans;*

This criterion is no longer applicable since the City and County joint agreement has eliminated the extraterritorial jurisdiction.

- (f) *Contribution 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*

The requested amendment is a logical and planned extension of City roads and utilities permitting housing that is currently in demand. The housing that is proposed will promote the general welfare since it provides for market rate housing that is in demand for both working families and retirees. The retirees assist the local economy by their payment of property and gross receipts taxes while having a minimal impact on City services. The working families contribute to the general welfare by their employment in the community and active participation in the community activities and payment for local goods and services.

- (g) *Consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.*

Various amendments to the Las Soleras Master Plan are proposed which are still consistent with the long term goals of the City which are:

- Continue extension of the road and utility infrastructure in the southern urban area
- Provide for a range of housing types
- Provide for housing in proximity to employment
- Provide for recreational opportunities and walkable streets

The road alignments that are part of the Pulte plans are incorporated into the amendments to the Las Soleras Master Plan. The revised road alignments continue to accomplish the policies set in the Las Soleras Master Plan, which are:

1. Continuous connection from Governor Miles Road to Beckner Road for Rail Runner Road
2. Extension of Dancing Ground Road in Nava Ade to connect with the Las Soleras road system and adjoining road network
3. Alternate road access to Monte del Sol School through Las Soleras

(2) *Additional Criteria for Amendments to Land Use Policies*

In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surround properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:

- (a) *The growth and economic projections contained with the general plan are erroneous or have changed.*

The assumption on the type and density of housing proposed in the Las Soleras Master Plan has proven to be inconsistent with the market place. Since 2009 when Las Soleras was approved by the City Council developers have not been interested in the higher density residential uses that are permitted by the underlying zoning, especially the R-12 zoning district. There has been interest on the part of apartment developers but this R-12 zoned area which makes up the majority of the Pulte development is not conducive to apartments since this is a transitional zone from the existing lower density residential use to the north to commercial uses on the south side Beckner Road.

- (b) *No reasonable locations have been provided for certain land uses for which there is a demonstrated need; or*

There are other reasonable locations for this type of lower density residential development in Santa Fe. There are very few parcels of vacant land this size where the adjoining vacant lands have a master plan that includes a mix of uses, a road and utility plan that includes connections to existing roads and utilities that have sufficient capacity to provide for the long term infrastructure for a project of this size.

(c) Conditions affecting the location of land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.

After being on a substantial decline since 2007, single family housing permits are starting to recover. The demand destruction for single family dwellings after 2007 was the result of the difficulty in acquiring financing for the home purchase and the insecurity created by a significant decline in the national, regional and local economy. The demand for housing is beginning to improve again in the local economy. The demand for owner occupied housing does not include the high density condominium type ownership that would take place with the higher density zoning that presently exists within the Pulte boundary. Retirees would prefer single family homes with few if any changes in floor elevation and minimal upkeep, and maintenance and security that can be provided by a contract service company. Families are looking for homes with a reasonable back yard for their children to play in within a secure environment and a place with a sense of community. This Pulte project is designed to attract those segments of the market place.

Approval Criteria For Rezoning Request

The request includes rezoning of tract 9-A from R-21 (high density residential 21du/acre) to R-6 (single family residential 6du/ac) tract 11-A from MU (Mixed Use) to R-6 (single family residential 6du/acre) and a portion of tract 15 from R-12 (Multiple family 12du/acre) to R-6 consisting of 3.7623 acres

As set forth in Section 14-3.5(C) of the City Code an applicant requesting rezoning of the property must address the following criteria:

- (a) *One or more of the following conditions exist:*
 - (i) *There was a mistake in the original zoning;*

There was a mistake in the original zoning applied in 2009 as part of the Las Soleras Master Plan to the extent that the Master Plan did not correctly anticipate the market demand for lower density residential zoning. There has been several larger scale rezonings for apartment uses in the southern area of the City in the recent years. There is currently another application for a 450 unit apartment rezoning on Agua Fria Street. The demand for apartment dwellings is being satisfied in other areas of the City. The increase in the availability of land for apartments in Santa Fe has decreased the need for vacant higher density multi-family land.

Las Soleras has more than one tract of land set aside for Mixed Use development. Currently there is not much demand for mixed use development outside the close-in and near downtown area. Las Soleras mixed use development may be dependent on the approval and construction of a Rail Runner stop where it is currently shown on the Master Plan. If the Rail Runner station becomes an eventuality there is a near-by parcel on the south side of Beckner Road, currently zoned Mixed Use (MU) that could accommodate the mixed use needs within Las Soleras. The change in zoning from R-12 to R-6 was necessary to create lot lines consistent with zoning boundaries. Lower density residential uses are permitted within the R-12 zoning district.

- (ii) *There has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or*

This condition does not exist since Nava Ade existed when the Las Soleras Master Plan was approved in 2009 and not much has changed along the boundary contiguous with this rezoning request.

- (iii) *A different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;*

Ross's Peak, which is included within the Las Soleras Master Plan has proposed 200 single family homes in a more dense configuration than the Pulte project. Pulte is proposing 300 single family dwellings at a density consistent with the average density found in Nava Ade. Assuming an annual absorption rate of 70-100 dwellings per year there is a 6 to 7 year supply of land within Las Soleras. It is very difficult to anticipate the demands of the market place, especially during one of the more volatile times in the nation's economy. This rezoning is more advantageous to the community since it provides for the type of housing that is critical to growth of the community both from the standpoint of economic development resulting from retirees' beneficial impact on Santa Fe's economy and the working families that are needed to fill the jobs which are the foundation of Santa Fe's economy.

- (b) *All the rezoning requirements of Chapter 14 have been met*

All rezoning requirements have been met including the scheduling of an ENN, satisfying public notice requirements and providing for the documents and reports mandated by the City to process the rezoning request through the local government committees.

- (c) *The rezoning is consistent with the applicable policies of the general plan, including the future land use map;*

In order to make the rezoning consistent with the General Plan and Future Land Use map it is necessary to amend the General Plan. This requirement has been satisfied by the amendment to the General Plan and Future Land Use map that precedes the rezoning of the property.

- (d) *The amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and*

This application is located within Stage One of the City General Plan which in addition to the assumed availability of road and utility infrastructure is also the location where the City wishes to direct growth. Although there is no inventory of land prepared for specific types on uses it has been evident that lower density single family housing is the greatest consumer of urban land. While there is considerable amount of vacant land zoned for lower density residential uses much of this land does not have access to adequate utility lines and roadways with the capacity to support the demands of the development. In the case of Pulte all utilities are adequate to serve the project with the infrastructure being constructed to satisfy the demands of the project consistent with the phasing of the development.

- (e) *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.*

Although not a part of this application, a Traffic Impact Assessment will be submitted with the subsequent request for subdivision of land within the existing R-12 zoning. The TIA will determine the impacts to traffic well outside the immediate boundaries of the Pulte development. City water and sewer main lines are already located within the boundaries of this project. The dry utilities, natural gas, electric, telephone and cable TV will have to be brought to the project consistent with the extension of Becker Road. Las Soleras has worked with the City Fire Department to provide a parcel of land for a substation at some point in the future. Parks will be provided both inside the Pulte project and within Las Soleras, including an extensive network of trails.

- (2) *Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect to which is to;*
 - (a) *Allow uses or change in character significantly different from or inconsistent with the prevailing use and character in the area.*

The principal use that is closest to this project is Nava Ade. The average residential density for Nava Ade is 3.3 dwellings per acre. The average density for the Pulte project is 2.9 dwellings per acre. This project, therefore, is entirely consistent with the prevailing use and character of the area.

- (b) *Affect an area of less than two acres, unless adjusting boundaries between districts; or*

This request affects more than 100 acres of land, which satisfies this requirement.

APPENDIX A

WARRANTY DEED

SPECIAL WARRANTY DEED

For Value Received, Beckner Road Equities, Inc., a New Mexico "S" Chapter corporation, The Crossing, Ltd. Co., a New Mexico limited liability company, Las Soleras Community Design, LLC, a New Mexico limited liability company, Las Soleras Oeste, Ltd., Co., a New Mexico limited liability company, Las Soleras Del Sur, LLC, a New Mexico limited liability company, and Geronimo Equities, LLC, a New Mexico limited liability company, hereby deeds to **Las Soleras Center, LLC**, a New Mexico limited liability company, 8220 San Pedro NE Suite 500, Albuquerque, New Mexico 87113, the following real property located in Santa Fe County, New Mexico, to-wit:

All of Lots 9, 10, 11, 14, 19, 20, 21, 22, 23, 24, 25, 26 and a 71% undivided interest in Lot 15, a 38% undivided interest in Lot 18 and a 71% undivided interest in Lot 27 shown on the Annexation, Road Dedication and Vacation Plat prepared for Las Soleras within Section 7, 17 and 18, T 16 N, R9E N.M.P.M., recorded as Document Number 1592455 in the records of Santa Fe County, New Mexico on the 4th day of March, 2010 and filed in Book 714 at pages 14 -26 containing 561.65 acres.

SFC CLERK RECORDED 07/01/2010

Each Lot has acreage as set forth in the following table:

Lot 9	43.69 acres
Lot 10	8.08 acres
Lot 11	28.32 acres
Lot 14	22.16 acres
Lot 19	9.17 acres
Lot 20	10.70 acres
Lot 21	4.70 acres
Lot 22	10.21 acres
Lot 23	5.09 acres
Lot 24	5.97 acres
Lot 25	8.01 acres
Lot 26	3.78 acres
71% UDI Lot 15	37.39 acres
38% UDI Lot 18	18.46 acres
71% UDI Lot 27	16.09 acres

TOTAL ACRES 231.82

Subject to patent reservations restrictions, and easements of record or apparent upon the property and taxes for the year 2010 and subsequent years and conveyed with special warranty covenants.

Witness their hand this 29th day of June, 2010.

Signatures and notaries on following pages

BECKNER ROAD EQUITIES, INC.

Gordon L. Skarsgard
Gordon L. Skarsgard, President



STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged and subscribed before me by Gordon L. Skarsgard, President of Beckner Road Equities, Inc., a New Mexico "S" Chapter corporation this 29th day of June, 2010.

Trisha A. Lopes
Notary Public

4/10/2013
My commission expires

THE CROSSING, LTD. CO.

John J. Mahoney
John J. Mahoney, Managing Member

Gordon L. Skarsgard
Gordon L. Skarsgard, Managing Member

Randall W. Eakin
Randall W. Eakin, Oversight Manager



STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged and subscribed before me by John J. Mahoney, Managing Member of The Crossing, Ltd., Co., a New Mexico limited liability company this 29th day of June, 2010.

Trisha A. Lopes
Notary Public

4/10/2013
My commission expires

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)



The foregoing instrument was acknowledged and subscribed before me by Gordon L. Skarsgard, Managing Member of The Crossing, Ltd., Co., a New Mexico limited liability company this 29th day of June, 2010.

Trisha A. Lopes
Notary Public

4/10/2013
My commission expires

Signatures and notaries continued on following pages

SFC CLERK RECORDED 07/01/2010

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged and subscribed before me by Randall W. Eakin, Oversight Manager of The Crossing, Ltd., Co., a New Mexico limited liability company this 29th day of June, 2010.

[Signature]
Notary Public

4/10/2013
My commission expires



LAS SOLERAS COMMUNITY DESIGN, LLC.

[Signature]
Gordon L. Skarsgard, Managing Member

[Signature]
John J. Mahoney, Manager Member



STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged and subscribed before me by Gordon L. Skarsgard, Managing Member of Las Soleras Community Design, LLC., a New Mexico limited liability company this 29th day of June, 2010.

[Signature]
Notary Public

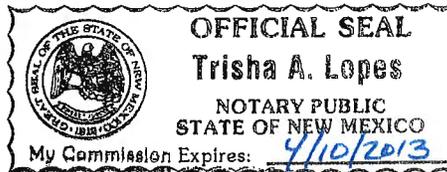
4/10/2013
My commission expires

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged and subscribed before me by John J. Mahoney, Managing Member of Las Soleras Community Design, LLC, a New Mexico limited liability company this 29th day of June, 2010.

[Signature]
Notary Public

4/10/2013
My commission expires



SEC CLERK RECORDED 07/01/2010

Signatures and notaries continued on following pages

LA SOLERAS OESTE, LTD. CO.

Gordon L. Skarsgard
Gordon L. Skarsgard, Managing Member

John J. Mahoney
John J. Mahoney, Managing Member

Randall W. Eakin
Randall W. Eakin, Oversight Manager

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

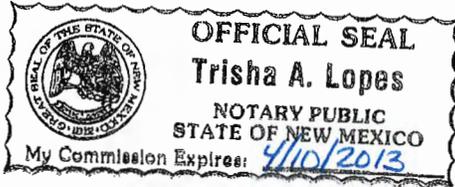


The foregoing instrument was acknowledged and subscribed before me by Gordon L. Skarsgard, Managing Member of Los Soleras Oeste, Ltd. Co., a New Mexico limited liability company this 29th day of June, 2010.

Trisha A. Lopes
Notary Public

4/10/2013
My commission expires

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

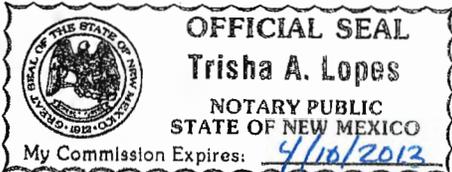


The foregoing instrument was acknowledged and subscribed before me by John J. Mahoney, Managing Member of Los Soleras Oeste, Ltd. Co., a New Mexico limited liability company this 29th day of June, 2010.

Trisha A. Lopes
Notary Public

4/10/2013
My commission expires

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)



The foregoing instrument was acknowledged and subscribed before me by Randall W. Eakin, Oversight Manager of Los Soleras Oeste, Ltd. Co., a New Mexico limited liability company this 29th day of June, 2010.

Trisha A. Lopes
Notary Public

4/10/2013
My commission expires

SFC CLERK RECORDED 07/01/2010

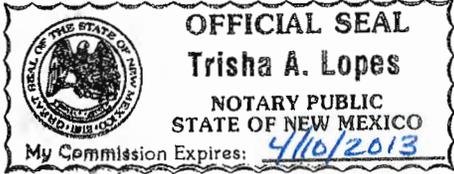
Signatures and notaries continued on following pages

LAS SOLERAS DEL SUR, LLC.

Gordon L. Skarsgard
Gordon L. Skarsgard, Managing Member

John J. Mahoney
John J. Mahoney, Managing Member

J. Harmon Burttram
J. Harmon Burttram, Oversight Manager



STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged and subscribed before me by Gordon L. Skarsgard, Managing Member of Los Soleras Del Sur, LLC, a New Mexico limited liability company this 29th day of June, 2010.

Trisha A. Lopes
Notary Public

4/10/2013
My commission expires



STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged and subscribed before me by John J. Mahoney, Managing Member of Los Soleras Del Sur, LLC., a New Mexico limited liability company this 29th day of June, 2010.

Trisha A. Lopes
Notary Public

4/10/2013
My commission expires

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged and subscribed before me by J. Harmon Burttram, Oversight Manager of Los Soleras Del Sur, LLC., a New Mexico limited liability company this 30th day of June, 2010.

Mary Lou Salazar
Notary Public

7-24-2011
My commission expires



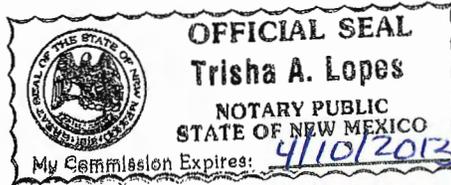
SFC CLERK RECORDED 07/01/2010

Signatures and notaries continued on following page

GERONIMO EQUITIES, LLC.

Fred A. Gardner
Fred Gardner, Managing Member

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)



The foregoing instrument was acknowledged and subscribed before me by Fred Gardner, Managing Member of Geronimo Equities LLC., a New Mexico limited liability company this 30th day of June, 2010.

Trisha A. Lopes
Notary Public

4/10/2013
My commission expires



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
SPECIAL WARRANTY DEED
PAGES: 6

I Hereby Certify That This Instrument Was Filed for
Record On The 1ST Day Of July, 2010 at 01:44:58 PM
And Was Duly Recorded as Instrument # 1603199
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy County Clerk, Santa Fe, NM

SFC CLERK RECORDED 07/01/2010

SPECIAL WARRANTY DEED

For Value Received, Beckner Road Equities, Inc., a New Mexico "S" Chapter corporation, The Crossing, Ltd. Co., a New Mexico limited liability company, Las Soleras Community Design, LLC, a New Mexico limited liability company, Las Soleras Oeste, Ltd., Co., a New Mexico limited liability company, Las Soleras Del Sur, LLC, a New Mexico limited liability company, and Geronimo Equities, LLC, a New Mexico limited liability company, hereby deeds to **Las Soleras Village, LLC**, a New Mexico limited liability company, 8220 San Pedro NE Suite 500, Albuquerque, New Mexico 87113, the following real property located in Santa Fe County, New Mexico, to-wit:

Lot 17 and a 29% undivided interest in Lot 15 and a 62% undivided interest in Lot 18 shown on the Annexation, Road Dedication and Vacation Plat prepared for Las Soleras within Section 7, 17 and 18, T 16 N, R9E N.M.P.M., recorded as Document Number 1592455 in the records of Santa Fe County, New Mexico on the 4th day of March, 2010 and filed in Book 714 at pages 14 -26 containing 561.65 acres.

Each Lot has acreage as set forth in the following table:

Lot 17	20.21 acres
<u>29% UDI Lot 15</u>	<u>15.18 acres</u>
<u>62% UDI Lot 18</u>	<u>30.53 acres</u>
TOTAL ACRES	65.92 acres

Subject to patent reservations restrictions, and easements of record or apparent upon the property and taxes for the year 2010 and subsequent years and conveyed with special warranty covenants.

Witness their hand this 27th day of June, 2010.

Signatures and notaries on following pages

SFC CLERK RECORDED 07/01/2010

BECKNER ROAD EQUITIES, INC.

Gordon L. Skarsgard
Gordon L. Skarsgard, President

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)



The foregoing instrument was acknowledged and subscribed before me by Gordon L. Skarsgard, President of Beckner Road Equities, Inc., a New Mexico "S" Chapter corporation this 29th day of June, 2010.

T.A.
Notary Public

4/10/2013
My commission expires

THE CROSSING, LTD. CO.

John J. Mahoney
John J. Mahoney, Managing Member

Gordon L. Skarsgard
Gordon L. Skarsgard, Managing Member

Randall W. Eakin
Randall W. Eakin, Oversight Manager

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)



The foregoing instrument was acknowledged and subscribed before me by John J. Mahoney, Managing Member of The Crossing, Ltd., Co., a New Mexico limited liability company this 29th day of June, 2010.

T.A.
Notary Public

4/10/2013
My commission expires

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)



The foregoing instrument was acknowledged and subscribed before me by Gordon L. Skarsgard, Managing Member of The Crossing, Ltd., Co., a New Mexico limited liability company this 29th day of June, 2010.

T.A.
Notary Public

4/10/2013
My commission expires

SEC CLERK RECORDED 07/01/2010

Signatures and notaries continued on following pages

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged and subscribed before me by Randall W. Eakin, Oversight Manager of The Crossing, Ltd., Co., a New Mexico limited liability company this 29th day of June, 2010.

[Signature]
Notary Public

4/10/2013
My commission expires

LAS SOLERAS COMMUNITY DESIGN, LLC.

[Signature]
Gordon L. Skarsgard, Managing Member



[Signature]
John J. Mahoney, Manager Member



STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged and subscribed before me by Gordon L. Skarsgard, Managing Member of Las Soleras Community Design, LLC., a New Mexico limited liability company this 29th day of June, 2010.

[Signature]
Notary Public

4/10/2013
My commission expires

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged and subscribed before me by John J. Mahoney, Managing Member of Las Soleras Community Design, LLC, a New Mexico limited liability company this 29th day of June, 2010.

[Signature]
Notary Public

4/10/2013
My commission expires

SFC CLERK RECORDED 07/01/2010

Signatures and notaries continued on following pages

LAS SOLERAS OESTE, LTD. CO.

Gordon L. Skarsgard
Gordon L. Skarsgard, Managing Member

John J. Mahoney
John J. Mahoney, Managing Member

Randall W. Eakin
Randall W. Eakin, Oversight Manager

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)



The foregoing instrument was acknowledged and subscribed before me by Gordon L. Skarsgard, Managing Member of Los Soleras Oeste, Ltd. Co., a New Mexico limited liability company this 29th day of June, 2010.

T.A.L.
Notary Public

4/10/2013
My commission expires

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)



The foregoing instrument was acknowledged and subscribed before me by John J. Mahoney, Managing Member of Los Soleras Oeste, Ltd. Co., a New Mexico limited liability company this 29th day of June, 2010.

T.A.L.
Notary Public

4/10/2013
My commission expires

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)



The foregoing instrument was acknowledged and subscribed before me by Randall W. Eakin, Oversight Manager of Los Soleras Oeste, Ltd. Co., a New Mexico limited liability company this 29th day of June, 2010.

T.A.L.
Notary Public

4/10/2013
My commission expires

SEC CLERK RECORDED 07/01/2010

Signatures and notaries continued on following pages

LAS SOLERAS DEL SUR, LLC.

Gordon L. Skarsgard
Gordon L. Skarsgard, Managing Member

John J. Mahoney
John J. Mahoney, Managing Member

J. Harmon Burttram
J. Harmon Burttram, Oversight Manager



STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged and subscribed before me by Gordon L. Skarsgard, Managing Member of Los Soleras Del Sur, LLC, a New Mexico limited liability company this 29th day of June, 2010.

T.A. Lopez
Notary Public

4/10/2013
My commission expires

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)



The foregoing instrument was acknowledged and subscribed before me by John J. Mahoney, Managing Member of Los Soleras Del Sur, LLC., a New Mexico limited liability company this 29th day of June, 2010.

T.A. Lopez
Notary Public

4/10/2013
My commission expires

STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged and subscribed before me by J. Harmon Burttram, Oversight Manager of Los Soleras Del Sur, LLC., a New Mexico limited liability company this 30th day of June, 2010.

Trisha A. Lopez
Notary Public

7-24-2011
My commission expires

SEC CLERK RECORDED 07/01/2010

GERONIMO EQUITIES, LLC.

Fred A. Gardner
Fred Gardner, Managing Member



STATE OF NEW MEXICO)SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged and subscribed before me by Fred Gardner, Managing Member of Geronimo Equities LLC., a New Mexico limited liability company this 30th day of June, 2010.

T.A.
Notary Public

4/10/2013
My commission expires



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

SPECIAL WARRANTY DEED
PAGES: 6

I Hereby Certify That This Instrument Was Filed for Record On The 1ST Day Of July, 2010 at 01:44:59 PM And Was Duly Recorded as Instrument # 1603200 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy County Clerk, Santa Fe, NM

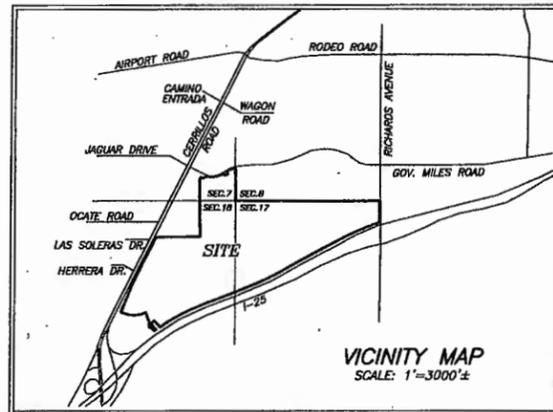
SPECIAL WARRANTY DEED RECORDED 07/01/2010

APPENDIX B

LEGAL LOT OF RECORD PLAT

- (c) *Benefit one or a few landowners at the expense of the surrounding landowners or general public.*

The benefit accrues to the buyers of homes within the Pulte development that will have homes to live in that suit their particular needs. Pulte is benefitting financially from the project if it is successful and assumes all the risk if it is not successful. The impact to the surrounding landowners and how those impacts will be mitigated will be discussed in greater detail when the subdivision request is submitted to the City.



- NOTES:**
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
 - PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO THE FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
 - BUILDING SETBACK FOR I-25 HIGHWAY CORRIDOR ESTABLISHED BY EZA ON 6/25/2008 AS SHOWN ON PLAT RECORDED IN BOOK 89, PAGES 029-031 IS VACATED BY ACTION OF THE CITY COUNCIL AT THEIR MEETING OF FEBRUARY 11, 2009 AND REPLACED WITH A BUILDING SETBACK BY APPROVAL OF CASE # M 2008-27, CASE # M 2008-28, AND CASE # ZA 2008-11.

- LEGEND**
- BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6600' ANSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.
 - F DENOTES REBAR, OR AS SHOWN, FOUND.
 - DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
 - DENOTES CALCULATED POINT, NOT SET.
 - DENOTES NEW LOT LINE.
 - - - DENOTES OLD LOT LINE (HEREBY VACATED).
 - Ⓢ DENOTES TRACT NUMBER.
 - 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.

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING DEDICATED ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES. ALL UTILITY EASEMENTS, PRIVATE ACCESS AND UTILITY EASEMENTS, AND PEDESTRIAN, NON-MOTORIZED VEHICLE & PUBLIC UTILITY EASEMENTS CREATED BY PLAT BOOK 592 PAGES 33-34, PLAT BOOK 608 PAGE 43, PLAT BOOK 639 PAGE 5, PLAT BOOK 642 PAGE 28, PLAT BOOK 659 PAGES 46-47, PLAT BOOK 680 PAGE 13, PLAT BOOK 690 PAGES 29-31, AND PLAT BOOK 704 PAGE 22, ARE HEREBY VACATED AND REPLACED WITH THE EASEMENTS SHOWN HEREON. ALL OTHER RECORDED EASEMENTS, WHETHER OR NOT SHOWN HEREON, REMAIN UNCHANGED. THE SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 543.21 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #35049C05070 AND 35049C0394D, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAIN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

REFERENCE DOCUMENTS

ALL DOCUMENTS REFERRED TO ON THE FACE OF THIS PLAT.

BOARD OF COUNTY COMMISSIONERS

Michael Anaya 10-9-09 DATE
MICHAEL ANAYA, CHAIRMAN

Valerie Espinoza 10-9-09 DATE
ATTEST COUNTY CLERK

REVIEWED BY CITY OF SANTA FE:

Jameson 02-10-10 DATE
CITY PLANNER

Risana Brown 02/22/10 DATE
CITY ENGINEER

CITY OF SANTA FE APPROVAL

APPROVED BY THE CITY COUNCIL AT ITS MEETING OF: 2-24-10 DATE
AS ORDINANCE # 2009-6

David Coos 2-22-10 DATE
MAYOR: DAVID COOS

Valerie Espinoza 2-24-10 DATE
ATTEST: CITY CLERK

APPROVED BY THE CITY PLANNING COMMISSION AT ITS MEETING OF:

12/18/2008 DATE AS CASE # SD-2008-15

M-2008-27

M-2008-28

ZA-2008-11

CHAIR: *David Coos* 2-4-10 DATE

SECRETARY: *Valerie Espinoza* 2/4/10 DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 26th DAY OF AUGUST, 2009, TO THE BEST OF MY KNOWLEDGE. THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

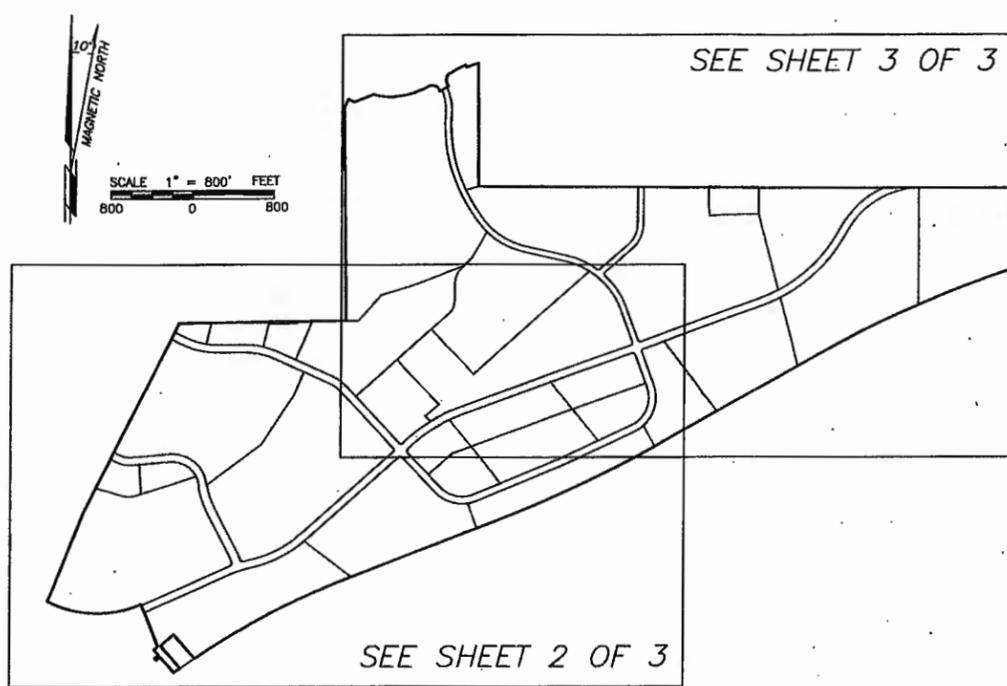
Gary E. Dawson
GARY E. DAWSON, NMFS#7014

COUNTY OF SANTA FE, N.M. 1592455
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 4th day of March, 2010 A.D. at 2:26 o'clock P.M., and was duly recorded in book 713, page(s) 214, 224 of the records of Santa Fe County.

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

Risana Brown
Deputy



UTILITIES

Quest Communications, Inc. 9-23-09 DATE
QUEST COMMUNICATIONS, INC. (TELEPHONE)

Comcast 9-23-09 DATE
COMCAST (CABLE TV)

City of Santa Fe Wastewater 10-8-09 DATE
CITY OF SANTA FE WASTEWATER

Sangre de Cristo Water Division 10-2-09 DATE
SANGRE DE CRISTO WATER DIVISION

Public Service Company of N.M. 09/04/2009 DATE
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC)

New Mexico Gas Company 9-23-2009 DATE
NEW MEXICO GAS COMPANY

IN APPROVING THIS PLAT, PNM ELECTRIC AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT NOT SHOWN ON THIS PLAT, EXCEPT AS OTHERWISE INDICATED IN THE DEDICATION AND AFFIDAVIT SHOWN ON THIS PLAT.

LOT	LOT OF RECORD
AMENDED TRACT A1	BOOK 690, PAGES 29-31
TRACT A2	BOOK 639, PAGE 5
AMENDED TRACT A3	BOOK 690, PAGES 29-31
AMENDED TRACT A4	BOOK 690, PAGES 29-31
AMENDED TRACT B1	BOOK 690, PAGES 29-31
AMENDED TRACT B2	BOOK 690, PAGES 29-31
AMENDED TRACT B3	BOOK 690, PAGES 29-31
AMENDED TRACT B4	BOOK 690, PAGES 29-31
TRACT C	BOOK 216, PAGE 42
AMENDED PARCEL A	BOOK 690, PAGES 29-31
AMENDED PARCEL B1	BOOK 690, PAGES 29-31
AMENDED PARCEL C1	BOOK 690, PAGES 29-31
PARCEL D1A	BOOK 690, PAGES 29-31
PARCEL D1B1	BOOK 704, PAGE 22
PARCEL D1B2	BOOK 704, PAGE 22
AMENDED PARCEL E	BOOK 690, PAGES 29-31
AMENDED PARCEL F	BOOK 690, PAGES 29-31
AMENDED PARCEL G	BOOK 690, PAGES 29-31

THE CROSSING, LLC (PARCEL D1A)

John J. Mahoney
BY: JOHN J. MAHONEY, MANAGING MEMBER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JOHN J. MAHONEY, MANAGING MEMBER OF THE CROSSING, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 11th DAY OF September, 2009.

Trisha A. Lopes 4/10/2013 DATE
NOTARY PUBLIC MY COMMISSION EXPIRES 4/10/2013

GERONIMO EQUITIES, LLC (AMENDED TRACTS A3, A4)

Fred Gardner
BY: FRED GARDNER, MANAGING MEMBER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY FRED GARDNER, MANAGING MEMBER OF GERONIMO EQUITIES, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY THIS 11th DAY OF September, 2009.

Trisha A. Lopes 4/10/2013 DATE
NOTARY PUBLIC MY COMMISSION EXPIRES 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS A, B1, E, AND PARCEL D1B2)

Gordon L. Skarsgard
BY: GORDON L. SKARSGARD, PRESIDENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 11th DAY OF September, 2009.

Trisha A. Lopes 4/10/2013 DATE
NOTARY PUBLIC MY COMMISSION EXPIRES 4/10/2013

CENTURY BANK (PARCEL D1B1)

Don K. Padgett
BY: DON K. PADGETT, PRESIDENT and CEO

STATE OF NEW MEXICO)
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK THIS 11th DAY OF September, 2009.

Trisha A. Lopes 4/10/2013 DATE
NOTARY PUBLIC MY COMMISSION EXPIRES 4/10/2013

LAS SOLERAS DEL SUR, LLC. (AMENDED TRACTS B1, B2, B4, AND TRACT C)

Gordon L. Skarsgard
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS DEL SUR, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 11th DAY OF September, 2009.

Trisha A. Lopes 4/10/2013 DATE
NOTARY PUBLIC MY COMMISSION EXPIRES 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)

Diane Fisher
BY: DIANE FISHER, SECRETARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DIANE FISHER, SECRETARY THIS 11th DAY OF November, 2009.

Trisha A. Lopes 4/10/2013 DATE
NOTARY PUBLIC MY COMMISSION EXPIRES 4/10/2013

LAS SOLERAS COMMUNITY DESIGN, LLC. (AMENDED TRACTS A1 & B3)

Gordon L. Skarsgard
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS COMMUNITY DESIGN, LLC., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 11th DAY OF September, 2009.

Trisha A. Lopes 4/10/2013 DATE
NOTARY PUBLIC MY COMMISSION EXPIRES 4/10/2013

LAS SOLERAS OESTE LTD. CO. (AMENDED PARCELS F & G)

Gordon L. Skarsgard
BY: GORDON L. SKARSGARD, MANAGING MEMBER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER OF LAS SOLERAS OESTE, LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY THIS 11th DAY OF September, 2009.

Trisha A. Lopes 4/10/2013 DATE
NOTARY PUBLIC MY COMMISSION EXPIRES 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)

Kenneth D. Joseph
BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL

STATE OF NEW MEXICO)
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL, FOR MONTE DEL SOL CHARTER SCHOOL THIS 11th DAY OF September, 2009.

Trisha A. Lopes 5/23/2011 DATE
NOTARY PUBLIC MY COMMISSION EXPIRES 5/23/2011

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC.

WITHIN SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M. SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

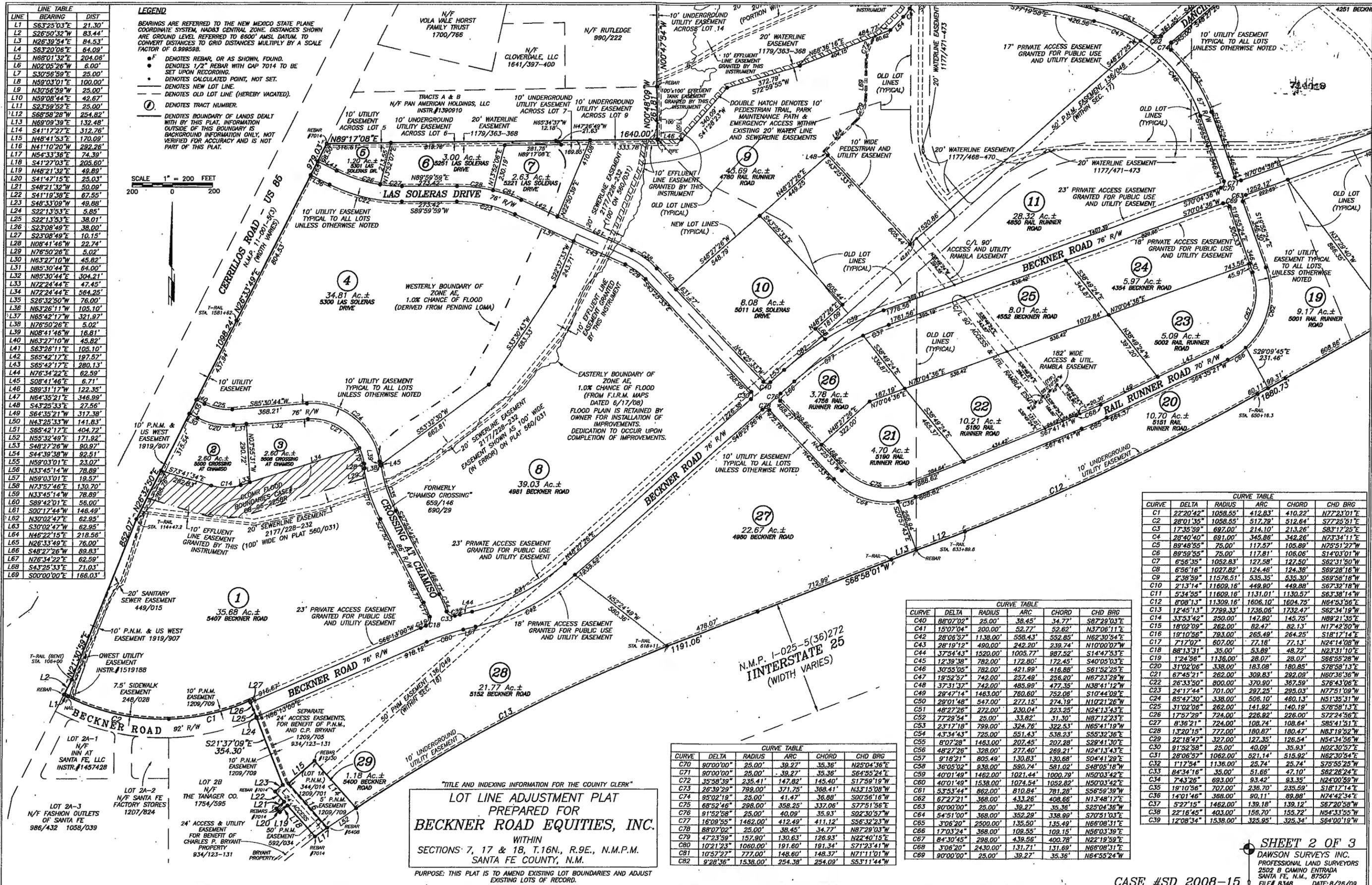
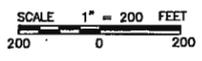
SHEET 1 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

LINE	BEARING	DIST
L1	S63°25'03"E	21.30'
L2	S26°50'32"W	83.44'
L3	N26°39'54"E	84.53'
L4	S67°20'06"E	64.09'
L5	N68°01'32"E	204.06'
L6	N02°05'26"W	6.00'
L7	S30°56'59"W	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°06'44"E	42.67'
L11	S23°59'52"E	25.00'
L12	S66°58'28"W	254.82'
L13	N69°09'39"E	132.48'
L14	S41°17'27"E	312.76'
L15	N48°41'53"E	170.09'
L16	N41°10'20"W	282.26'
L17	N54°33'36"E	74.39'
L18	S41°27'03"E	205.60'
L19	N48°21'32"E	49.89'
L20	S41°47'15"E	25.03'
L21	S48°21'32"W	50.09'
L22	S41°19'38"E	67.55'
L23	S48°33'09"W	49.88'
L24	S22°13'53"E	5.85'
L25	S22°13'53"E	38.01'
L26	S23°08'49"E	38.00'
L27	S23°08'49"E	10.15'
L28	N08°41'46"W	22.74'
L29	N76°50'26"E	5.02'
L30	N63°27'10"W	45.82'
L31	N85°30'44"E	64.00'
L32	N85°30'44"E	304.21'
L33	N72°24'44"E	47.45'
L34	N72°24'44"E	584.25'
L35	S26°32'50"W	76.00'
L36	N63°26'11"W	105.10'
L37	N65°42'17"W	321.97'
L38	N76°50'26"E	5.02'
L39	N08°41'46"W	16.81'
L40	N63°27'10"W	45.82'
L41	S63°26'11"E	105.10'
L42	S65°42'17"E	197.57'
L43	S65°42'17"E	280.13'
L44	N76°34'22"E	62.59'
L45	S08°41'46"E	6.71'
L46	S89°31'17"W	122.35'
L47	N64°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S64°35'21"W	317.38'
L50	N43°25'33"W	141.83'
L51	S65°42'17"E	404.72'
L52	N55°32'49"E	171.92'
L53	S48°27'26"W	90.97'
L54	S44°39'38"W	92.51'
L55	N59°03'01"E	23.07'
L56	N33°45'14"W	78.89'
L57	N59°03'01"E	19.57'
L58	N73°57'46"E	130.70'
L59	N33°45'14"W	78.89'
L60	S89°42'01"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.85'
L63	S30°02'47"W	62.85'
L64	N46°22'15"E	218.56'
L65	N26°33'49"E	76.00'
L66	S48°27'26"W	89.83'
L67	N76°34'22"E	62.59'
L68	S43°25'33"E	71.03'
L69	S00°00'00"E	166.03'

LEGEND
 BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL, REFERRED TO 8660' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.998598.
 • DENOTES REBAR, OR AS SHOWN, FOUND.
 • DENOTES 1/2" REBAR WITH CAP 7014 TO BE SET UPON RECORDING.
 • DENOTES CALCULATED POINT, NOT SET.
 • DENOTES NEW LOT LINE.
 • DENOTES OLD LOT LINE (HEREBY VACATED).
 (1) DENOTES TRACT NUMBER.
 (2) 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.



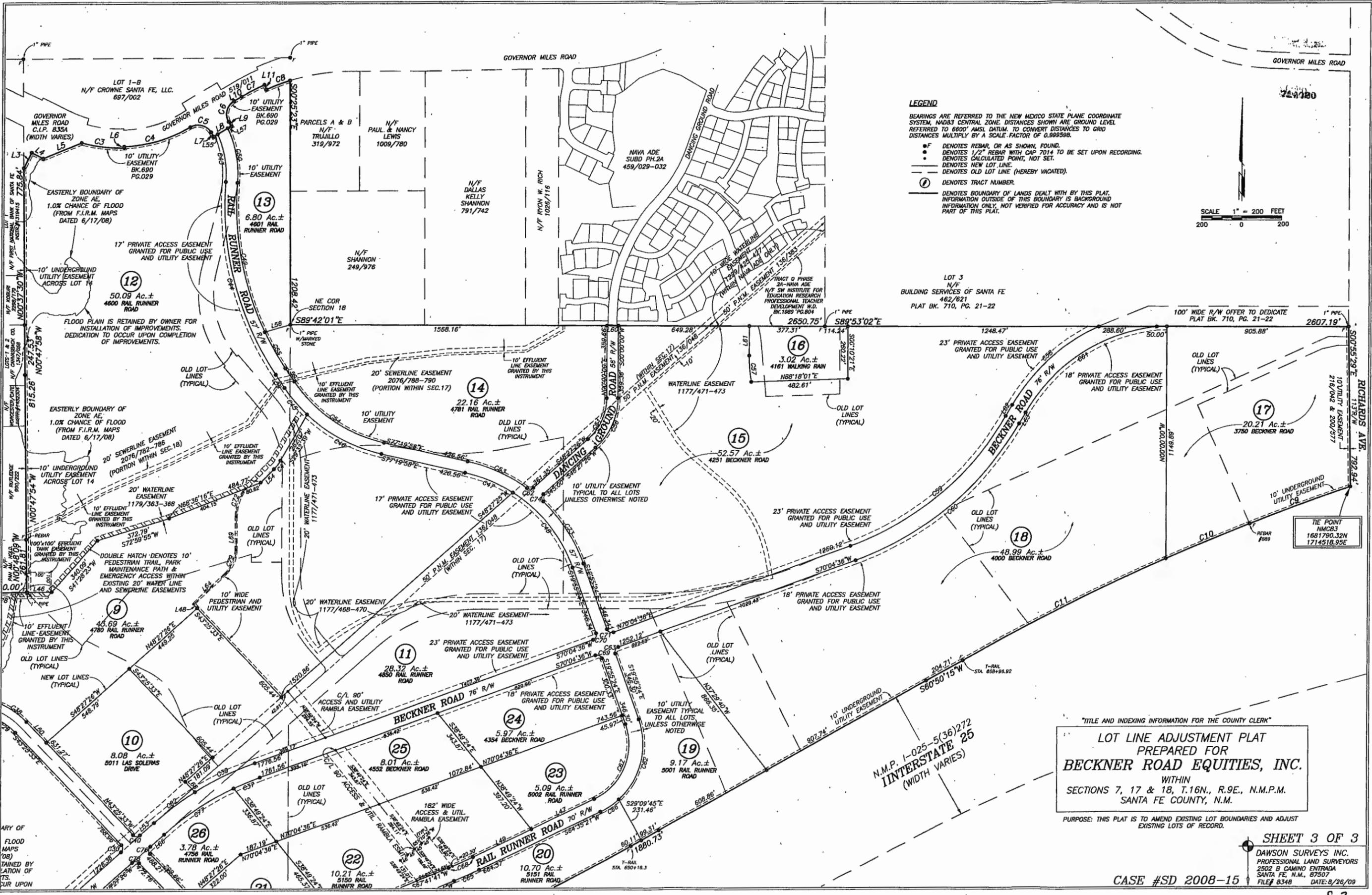
TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK
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BECKNER ROAD EQUITIES, INC.
 WITHIN
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 SANTA FE COUNTY, N.M.
 PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C70	90°00'00"	25.00'	39.27'	35.36'	N25°04'36"E
C71	90°00'00"	25.00'	39.27'	35.36'	S64°55'24"E
C72	35°58'39"	235.41'	147.82'	145.40'	S17°59'19"W
C73	26°39'29"	799.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°52'46"	298.00'	358.25'	337.06'	S77°51'56"E
C76	91°52'58"	25.00'	40.09'	35.93'	S02°30'57"W
C77	16°08'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"E
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	181.34'	S71°23'41"W
C81	10°57'22"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C39	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°06'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S61°52'25"E
C47	18°52'57"	742.00'	257.49'	256.20'	N67°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	28°47'14"	1463.00'	760.60'	752.06'	S10°44'09"E
C50	29°01'48"	547.00'	277.15'	274.19'	N10°21'26"W
C51	48°27'26"	272.00'	230.04'	223.25'	N24°13'43"E
C52	77°29'54"	25.00'	33.82'	31.30'	N87°12'23"E
C53	23°17'18"	799.00'	324.76'	322.53'	N65°41'19"W
C54	43°34'43"	725.00'	551.43'	538.23'	S55°32'36"E
C55	80°27'26"	1463.00'	207.45'	202.45'	S28°41'30"E
C56	48°27'26"	328.00'	277.40'	268.21'	N24°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'28"E
C58	36°05'02"	938.00'	590.74'	581.02'	S48°05'18"W
C59	40°01'49"	1462.00'	1021.44'	1000.79'	N50°03'42"E
C60	40°01'49"	1538.00'	1024.54'	1052.82'	N50°03'42"E
C61	55°33'44"	862.00'	810.84'	781.28'	S56°59'39"W
C62	67°27'21"	368.00'	433.26'	408.66'	N13°48'17"E
C63	90°00'00"	25.00'	39.27'	35.36'	S25°04'36"W
C64	54°51'00"	368.00'	352.29'	336.99'	S70°51'03"E
C65	30°57'20"	2800.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	108.55'	109.15'	N56°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	306°20'	2430.00'	131.71'	131.69'	N68°08'31"E
C69	90°00'00"	25.00'	39.27'	35.36'	N64°55'24"W

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	22°20'42"	1058.55'	412.83'	410.22'	N77°23'01"E
C2	28°01'35"	1058.55'	512.29'	512.64'	S77°25'51"E
C3	17°35'59"	697.00'	214.10'	213.26'	S83°17'25"E
C4	28°40'40"	691.00'	345.86'	342.26'	N73°34'11"E
C5	89°48'55"	76.00'	115.27'	105.89'	N75°51'22"W
C6	89°59'55"	76.00'	117.81'	106.06'	S14°03'01"W
C7	65°36'36"	1052.83'	127.58'	127.50'	S82°11'50"W
C8	65°16'16"	1027.82'	124.46'	124.38'	S89°28'16"W
C9	23°36'59"	11576.51'	535.35'	535.30'	S89°58'18"W
C10	21°31'14"	11609.16'	449.80'	449.88'	S87°32'18"W
C11	53°45'55"	11609.16'	1131.01'	1130.57'	S63°38'14"W
C12	8°08'13"	11309.16'	1606.10'	1604.75'	N64°53'56"E
C13	12°45'13"	7799.33'	1738.06'	1732.47'	S62°34'19"W
C14	33°53'42"	290.00'	147.90'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.47'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	71°07'07"	607.00'	77.18'	77.13'	N24°14'08"W
C18	88°13'31"	35.00'	53.89'	48.72'	N23°31'10"E
C19	12°45'56"	1136.00'	28.07'	28.07'	S66°55'28"W
C20	31°02'06"	338.00'	183.08'	180.85'	S78°58'13"E
C21	67°45'21"	262.00'	309.83'	292.09'	N80°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	292.85'	285.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	480.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.19'	S78°58'13"E
C26	17°57'29"	724.00'	226.82'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.84'	S85°41'19"E
C28	13°20'15"	777.00'	180.67'	180.47'	N87°18'52"W
C29	22°18'47"	327.00'	127.35'	126.54'	N54°34'56"W
C30	91°52'58"	25.00'	40.09'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	515.92'	N62°30'54"E
C32	1°17'54"	1136.00'	25.74'	25.74'	S75°55'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S62°26'24"E
C34	74°32'6"	693.00'	93.42'	93.35'	N24°00'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	S18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	5°27'15"	1462.00'	139.18'	139.12'	S67°20'58"W
C38	22°16'45"	403.00'	156.70'	155.22'	N54°33'55"W
C39	12°08'34"	1538.00'	325.95'	325.34'	S64°00'19"W

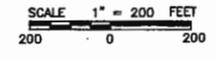
SHEET 2 OF 3
 DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 2502 B CAMINO ENTRADA
 SANTA FE, N.M., 87507
 FILE# B348 DATE: 8/26/09
 CASE #SD 2008-15



LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 6800' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

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"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

**LOT LINE ADJUSTMENT PLAT
PREPARED FOR
BECKNER ROAD EQUITIES, INC.**

WITHIN
SECTIONS 7, 17 & 18, T.16N., R.9E., N.M.P.M.
SANTA FE COUNTY, N.M.

PURPOSE: THIS PLAT IS TO AMEND EXISTING LOT BOUNDARIES AND ADJUST EXISTING LOTS OF RECORD.

SHEET 3 OF 3

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
2502 B CAMINO ENTRADA
SANTA FE, N.M., 87507
FILE# 8348 DATE: 8/26/09

CASE #SD 2008-15

APPENDIX C

ENN GUIDELINES



ENN GUIDELINES

Applicant Information

Project Name: Pulte Residential Subdivison

Name: James Siebert W.
Last First M.I.

Address: 915 Mercer
Street Address Suite/Unit #
Santa Fe NM 87505
City State ZIP Code

Phone: (505) 983-5588 E-mail Address: jim@jwsiebert.com

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, 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 closest neighborhood to this project is Nava Ade. This single family residential housing project was developed at a density of approximately 5 dwellings per acre. The same or slightly lower density is proposed for his project. The scale therefore is very similar to Nava Ade. The portion of the project that is designed for an "age targeted" market will consist of only single story homes. The residential component referred to as "traditional" will have a mix of one story and two story homes. Landscaping is proposed around the perimeter of the development and within the project. The perimeter landscaping will be installed in conjunction with a City trail system. The trail system is designed to complement the trail configuration planned for Las Soleras.

- (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.*

There are no flood plains as identified by FEMA mapping located within the property. The trees on the property are for the most part limited to Juniper trees. There are no rivers, escarpments or rock outcroppings located within the boundaries of this project. The site will be mass graded and the existing drainages will be restored with drought tolerant landscape that incorporates water harvesting techniques. Trash generation is comparable to other residential projects with recycling provided by the City. The risk of fire is mitigated by the placement of fire hydrants and water lines capable of satisfying national fire flow standards. Hazardous materials have not been found on the property and there is one sewer line easement that transects the northern part of the property in an east west direction, connecting to the Nava Ade sewer system and an easement for a major City water line.

- (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.*

This development is not located within a downtown historic district nor are there any acequias that are located within the project boundary. An archaeological report has been prepared for all of Las Soleras, including this property and archaeological clearance has been approved by the City Archaeological Committee.

(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.*

Las Soleras was annexed and rezoned in-2009. The General Plan and zoning identify the land encompassed by this project as medium density residential, high density residential and mixed use allowing for up to 12 dwellings per acre. The property is proposed for development at residential densities of less than five dwellings per acre. The change in density reflects market demand for single family residential housing that accommodates a broad spectrum of households. The closest surrounding residential densities are 5 dwellings per acre and the development south of Beckner is principally commercial.

(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.*

Parking will meet the requirements of the City Code which requires for two off –street parking spaces per dwelling unit. Additional on-street parking will also be provided. It is proposed that Rail Runner Road be realigned to the west of its current design location. The location of major intersections on Beckner Ave have been discussed with the City Traffic Division and a traffic impact assessment report will be prepared to determine the overall design and timing of construction for arterial streets within Las Soleras. All sidewalks will be ADA accessible and a pedestrian trail will connect to the Monte del Sol school from two different directions.

(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.*

Several jobs will be created during the installation of infrastructure and the construction of homes within this development. The “age targeted” component of the project will require on-going street and landscape maintenance and assistance to the residents for this market segment to maintain the houses while residents are not living in the house. This project also provides for housing within a short distance of the future development that will occur on the 40 acre Presbyterian Hospital site and the New Mexico State office complex that is anticipated to the southwest of this project within the Las Soleras development.

(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.*

Through the Santa Fe Homes Program the City has enacted legislation that mandates the provision of affordable housing including the provision of affordable housing for different income ranges. The developer of this project will be working with the City Community Development Department, Affordable Housing Division to enter into an agreement for the provision of affordable housing.

(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.*

There are water and sewer trunk lines that are located within the Las Soleras development and are positioned to serve this development. A 16 inch water line will have to be re-aligned that is located within the project boundaries. Water and sewer capacity is sufficient to serve the demands of this project at full development. Natural gas, electric, telephone and cable is also sufficient to accommodate the projected requirements of this project. At the time that Beckner Ave is extended to Richards the City will have to make a determination on adding a bus route along Beckner Ave from Richards Ave to Cerrillos Road. The completion of the first phase of the State agency complex may determine the viability of this route. If this route is added the residents of this project will have a short walk to catch the bus. Previous review by the Santa Fe Police

Department would indicate that an additional substation is not needed for the Las Soleras development. The developers of Las Soleras have discussed providing a lot for a fire station on the south side of Beckner Ave. Monte de Sol Charter School is located to the immediate north of this project and the Santa Fe Public Schools have constructed two schools within the Rancho Viejo land, which is immediately south of Las Soleras on the south side of I-25.

(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 City of Santa Fe water off-set program requires that water rights must be purchased equal to the water consumption requirements for the project. Prior to commencement of construction water rights for each phase of the project must be provided to the City equal to the water demand for that phase. Water conservation for the houses is regulated by the International Building Code. Landscape will use drought tolerant plants and will be irrigated by an automated drip irrigation system. With the Buckman Diversion Project there is an adequate water supply to serve the City's needs as it grows over the next several years.

(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.*

This project is uniquely located in close proximity to the employment centers for Las Soleras. Both the Presbyterian Hospital and the State agency complex will be located within a short distance of this residential project. In addition to these two projects commercial land is located across Beckner Ave for additional employment opportunities. The entirety of Las Soleras is a mixed use development with higher density housing and general commercial and office uses yet to develop on the interior of Las Soleras. A City trail system will be constructed as part of the development program for the property/

(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 issue of Santa Fe's urban form was addressed in 2009 when Las Soleras was annexed and zoned by the City. The concept was the completion of the urban boundary up to I-25 between Richards Ave and Cerrillos Road. Hopefully the need for intra-city travel will be reduced by the employment opportunities that will continue to evolve within Las Soleras. The planning concept for Las Soleras was the location of residential uses and employment in close proximity to each other, creating opportunities for residents to walk or bicycle to work.

(l) ADDITIONAL COMMENTS (optional)

APPENDIX D

ENN MEETING MINUTES



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

<i>Project Name</i>	Pulte Homes
<i>Project Location</i>	Las Soleras
<i>Project Description</i>	Development of a 300+/- lot subdivision within the Las Soleras Master Plan.
<i>Applicant / Owner</i>	Pulte Homes
<i>Agent</i>	Jim Siebert
<i>Pre-App Meeting Date</i>	
<i>ENN Meeting Date</i>	12/16/14
<i>ENN Meeting Location</i>	GCCC
<i>Application Type</i>	GPA, Rezone, MPA, Variance, Subdivision
<i>Land Use Staff</i>	Tamara Baer and Zach Thomas
<i>Attendance</i>	60-70 neighbors and applicants combined

Notes/Comments:

Meeting started at 5:40. Staff (Mr. Thomas) gave an introduction about the purpose of the ENN meeting the overall entitlement process. The intent is to gather input early in the process before anything formal is submitted to the City. Handed the floor over to Jim Siebert.

Mr. Siebert gave an introduction of the project regarding the scope and the requested entitlements.

Kevin Patton from Pulte homes introduced himself explaining the he was born and raised in ABQ.

Fred Arfman, Engineer, introduced himself and explained that he is the consulting engineer.

Garret Price introduced himself and said his job is to lead the team and further explained the history of Pulte Homes:

- Started when the owner “Pulte” built his first house at the age of 18 years.
- Acquired Del Webb in 2000 and Centex in 2009.
- Pulte sells a “Family Product”
- Garret and Kevin convinced the corporate office to “stay” in Santa Fe and build houses.
- The proposed development will be a “step up” from Villa Sonata.

Mr. Siebert gave an overview of Las Soleras including:

- Ross’ Peak
- Land Use designations
- Current Development that’s going on.
- Showed aerial photo
- Realignment of Rail Runner Road
- Dancing Ground would connect to Beckner under the Pulte proposal
- 1083 du’s are possible under the current zoning however they are only proposing 302 because they are down zoning the property.
- Only a portion of the development site would need to be rezoned.

Mr. Price discussed the following points:

- Pulte builds communities...not just subdivisions
- This is the first time that Pulte is able to build from scratch in Santa Fe.
- 50% of families in Santa Fe are 55+ and 25% are “move up” families.
- The proposed Presbyterian Hospital will be beneficial to the area.
- The houses will range between 1,700-3,000sq. ft. with a starting price around \$350,000.

In discussing phase II of the development Mr. Price mentioned:

- Dancing Ground will connect to Beckner.
- They will build what is called the “Encore Series”
- Phase I will be geared to second home buyers with from 2,000-2,600 sq.ft. and priced around \$390,000.
- Again mentioned that the area could be developed with a lot more houses than proposed.
- The City of ABQ really likes the Pulte developments.

Phase I will include a portion of the age targeted development.

- The proposed project will help the economy

Further discussion of the “Loma Colorado” project is ABQ:

- Pulte Homes was “chosen” by ABQ to help redevelop the area.
- Various features (photos) of the development were shown to demonstrate good or positive features.
- It was highlighted that homes in the Loma Colorado development never lowered prices during the recession.
- Pulte homes brought Lowes home improvement store in.

Discussion of Mirehaven Master Plan in ABQ:

- Same product as Las Soleras.
- The project demonstrates the Pulte Homes are visionaries and are willing to invest when other developers aren't.

The Pulte team mentioned that they took the Nava Ada HOA Board on a tour of the ABQ developments. The Pulte team asked Dorothy, HOA secretary to describe what she saw and her opinion of the developments.

Dorothy spoke to the good quality of the homes in Mirehaven and the good design of the community and open space.

Pulte further discussed the product they build:

- Pitched and flat roofs.
- Showed examples of good parks in other developments.
- Mentioned that the Mayor of Rio Rancho likes Pulte.

Mr. Siebert discussed utility relocation (powerline and waterline).

Mr. Arfman explained the utility engineering

Mr. Siebert said that the trails plan would be modified as part of the master plan amendment.

Mr. Arfman discussed the road phasing plan and mentioned that Phase II will likely require connection to Richards Ave.

At this point the applicant team had been talking about the project for one hour and audience members started making rumblings that they wanted to discuss the location of the park per Master Plan condition of approval #45.

Mr. Siebert showed a slide outlining what Pulte planned as the approval timeline and stated that they would be submitting application on December 29th.

The applicant presentation ended at 6:45 with Pulte saying that they would send people a description of the project.

Steve Burns from Nava Ada starting speaking to the following topics:

- The Nava Ada development was not mass graded like the one proposed.
- They like the idea of narrow streets.
- That the 20-acre active park is required per condition #45 of the Las Soleras Master Plan.
- The requirements of the plan should be the starting point of the project...not changing the master plan.
- Mentioned that no topography is shown as part of the proposed development.

- Mentioned that there is no other discussion about other conditions of approval.
- Expressed concern that the proposal is far along in the process and that the Pulte has already spent a lot of money prior to the ENN.
- Expressed concern about channeling traffic on to Dancing Ground.

Beverly from Nava Ada said that traffic is the primary concern.

The applicant team spoke to the traffic issues and phasing of roads.

Richard Lang – discussed existing plan and stated his objections to the project:

- Whispering Rain looping back to Dancing Ground will not solve the traffic problems.
- Loss of 20-acre park.

The current alignment has a traffic calming effect.

Mr. Lang stated that Nava Ada has been let down by developers in the past and can't trust that roads will be completed.

Beverly stated that the road needs to go from the school to Beckner.

The Monte Del Sol School Head Learner stated:

- Park is important because the students currently have nowhere to play.
- The proposed subdivision design conflicts with future school plans.
- The proposed Walking Rain design is bad. (a large part of the crowd audibly expressed concurrence)

Question – Why are changes being proposed to the Master Plan?

Mr. Siebert explained that less parks are now needed because of the proposed density and project design.

Question – Where will the water for the project come from?

Mr. Siebert said it will come from the Rio Grande which feeds the City water system.

Question – What roads will people take to get to the model homes?

Mr. Price said they will encourage people to go down Beckner Road through marketing but cannot totally control which roads people ultimately choose to take?

Question – How do we access trails through the gated portion of the project?

Mr. Price said that interior (gated) trails will not be accessible to the public but other trail will be developed.

Steve Burns also said that they need to see how the trails will overlay with the topography.

Mr. Price said that the Pulte team will work with the public and that they have built great trails under powerlines in other projects.

Frank , HOA Treasurer – Speaking positively made the following comments:

- Becker is a very large road.
- The existing trails in Las Soleras are nice and wide.
- Thanks Richard Lang for his work on behalf of Nava Ada.

Question – What kind of process will the project go through?

Mr. Lang said that everyone will have a chance to speak at the public hearings.

Questions/Statements:

- The schools are already bad and the traffic will make the schools worse and make it harder for children to learn
- What happens to the habitat? There are already less animals in the area.
- What about culture in the City?

Ms. Bear spoke regarding the process and discouraged direct communication and discussion with the decision makers. They may have to recuse themselves from the decision making process if they talk about the project prior to the hearing.

Statement – lower density is good but a road needs to go through to Beckner.

Statement – We are the people you are targeting with the “age targeted” product. We are not mad but we’ve been hurt a lot with bad development.

Mr. Price said that they understand and hear the concerns. The HOA has communicated well.

Question – How can the neighborhood trust that good streets and trails will be built when Villa Sonata was not a good project?

Mr. Price said that Pulte will do a better job than the Centex projects by working with the City.

Questions – What kind of commercial is coming in? What about the increase in crime?

Mr. Siebert and Mr. Price said that the hospital will bring in a variety of commercial but cannot guarantee what exact type of commercial. Sometimes more people lead to more crime but they believe more people will reduce the chance of crime (eyes on the street concept).

Question – What about building a dog park?

Mr. Price said that Pulte does not build dog parks because of the liability associated with them (i.e. someone gets bitten by a dog)

Question – We heard the hospital is pulling out?

Mr. Price stated that they don't think it is leaving.

Question – Drainage is currently a problem as it floods some of Nava Ada. Will this be fixed?

Mr. Arfman said that the drainage problem will be fixed.

Beverly said the school also has a drainage problem.

Steve Burns stated that drainage should be handled as an amenity with natural vegetation.

The applicant team spoke to Mr. Burns concerns regarding drainage, vegetation and parks by giving examples of how they have handled drainage as an amenity in other communities.

Richard Lang asked if the applicants would have another meeting with the neighborhood before applying.

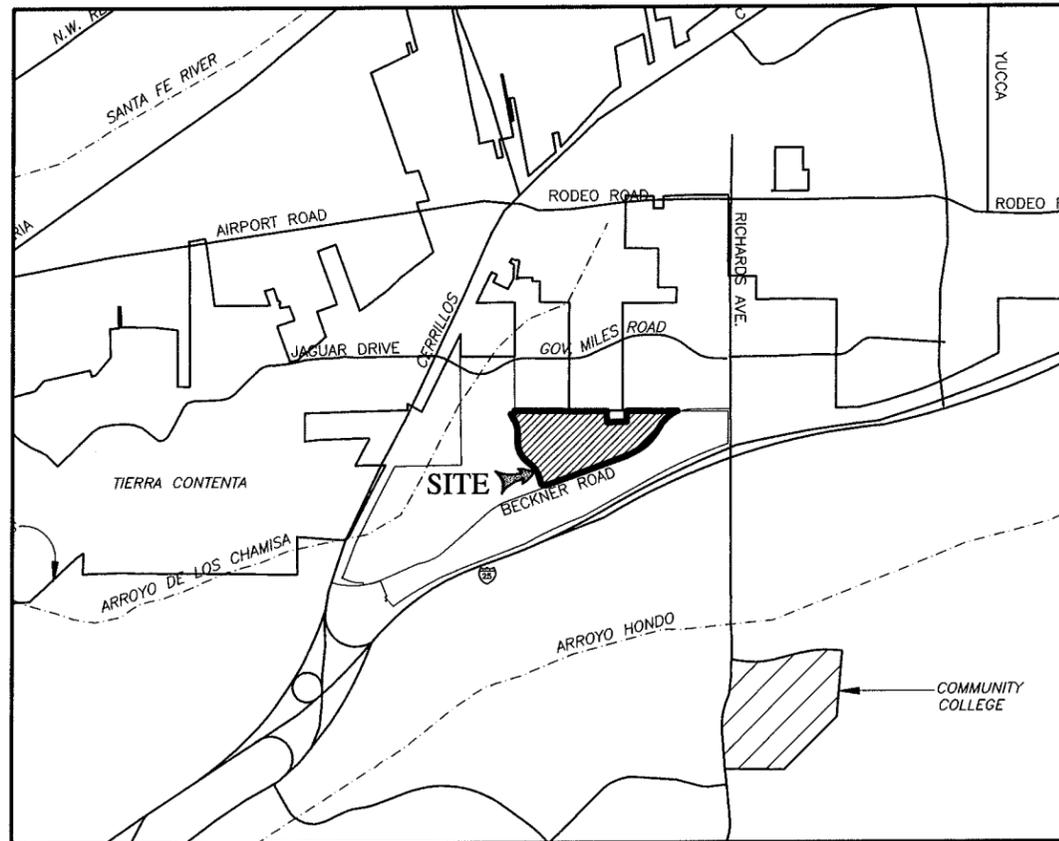
Mr. Price said they would have another meeting.

The meeting trickled off into separate discussions and ended around 8:05.

PULTE AT LAS SOLERAS

GENERAL PLAN AMENDMENT, REZONING, LOT LINE ADJUSTMENT

SANTA FE, NEW MEXICO
TOWNSHIP 16N, RANGE 9E, SEC 17



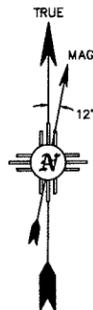
VICINITY MAP
1" = 2000'

OWNERS: PULTE GROUP
KEVIN PATTON-DIRECTOR
8220 SAN PEDRO N.E.
ALBUQUERQUE, NM 87108
(505) 341-8591

CONSULTANTS: JAMES W. SIEBERT & ASSOCIATES, INC.
PLANNING CONSULTANT
915 MERCER STREET
SANTA FE, NM 87505
(505) 983-5588

SURVEYOR
SURV-TEK
938 A VALLEY VIEW DR.
ALBUQUERQUE, NM 87114
(505) 897-3366

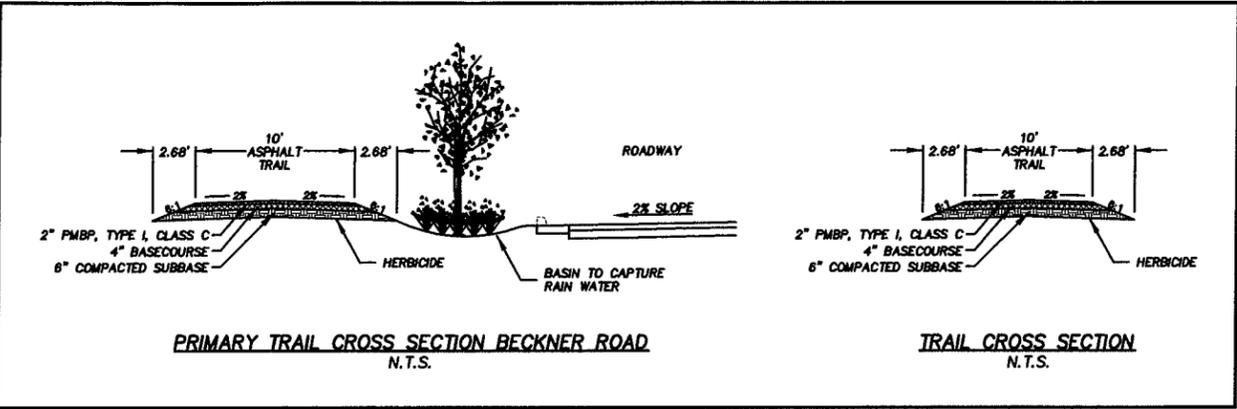
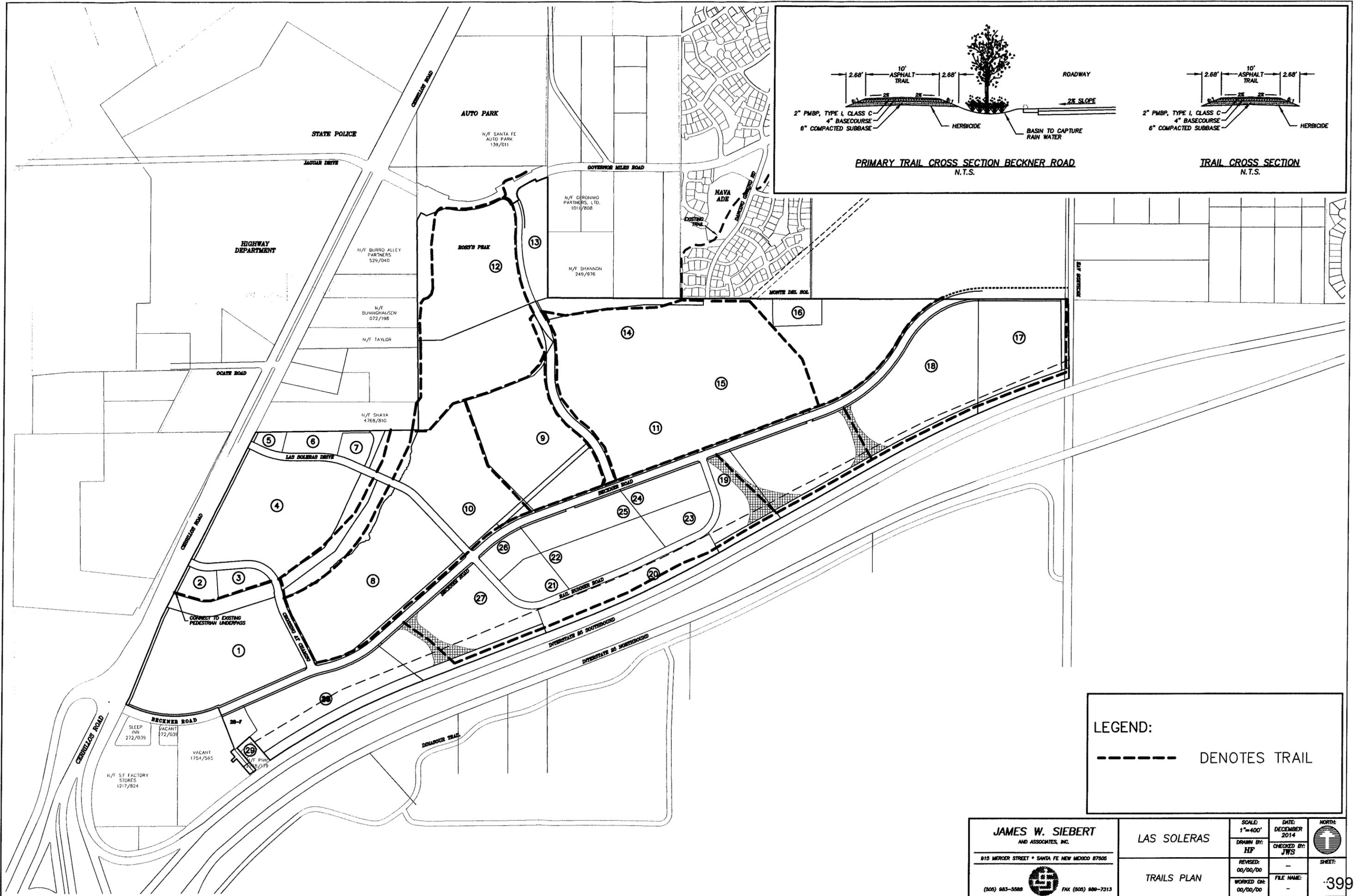
ENGINEER
FRED ARFMAN
ISAACSON & ARFMAN P.A.
128 MONROE ST. N.E.
ALBUQUERQUE, NM 87108



INDEX TO SHEETS

LIST OF SHEETS	SHEET NUMBER
PLANNING	
COVER SHEET	P-1
EXISTING CONDITIONS	P-2
OVERALL TRAILS PLAN	P-3
AERIAL PHOTO	P-4
SURVEY	
LOT LINE ADJUSTMENT & REZONING PLAT	S-1~S-6
LOT LINE ADJUSTMENT FOR PHASING	S-7~S-12

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588	PULTE AT LAS SOLERAS COVER SHEET	SCALE: AS SHOWN	DATE: DECEMBER 2014	
		DRAWN BY: HP	CHECKED BY: JWS	
		REVISED: 00/00/00		SHEET: P-1
		WORKED ON: 00/00/00	FILE NAME: 201413 12-16 1413-COVER	



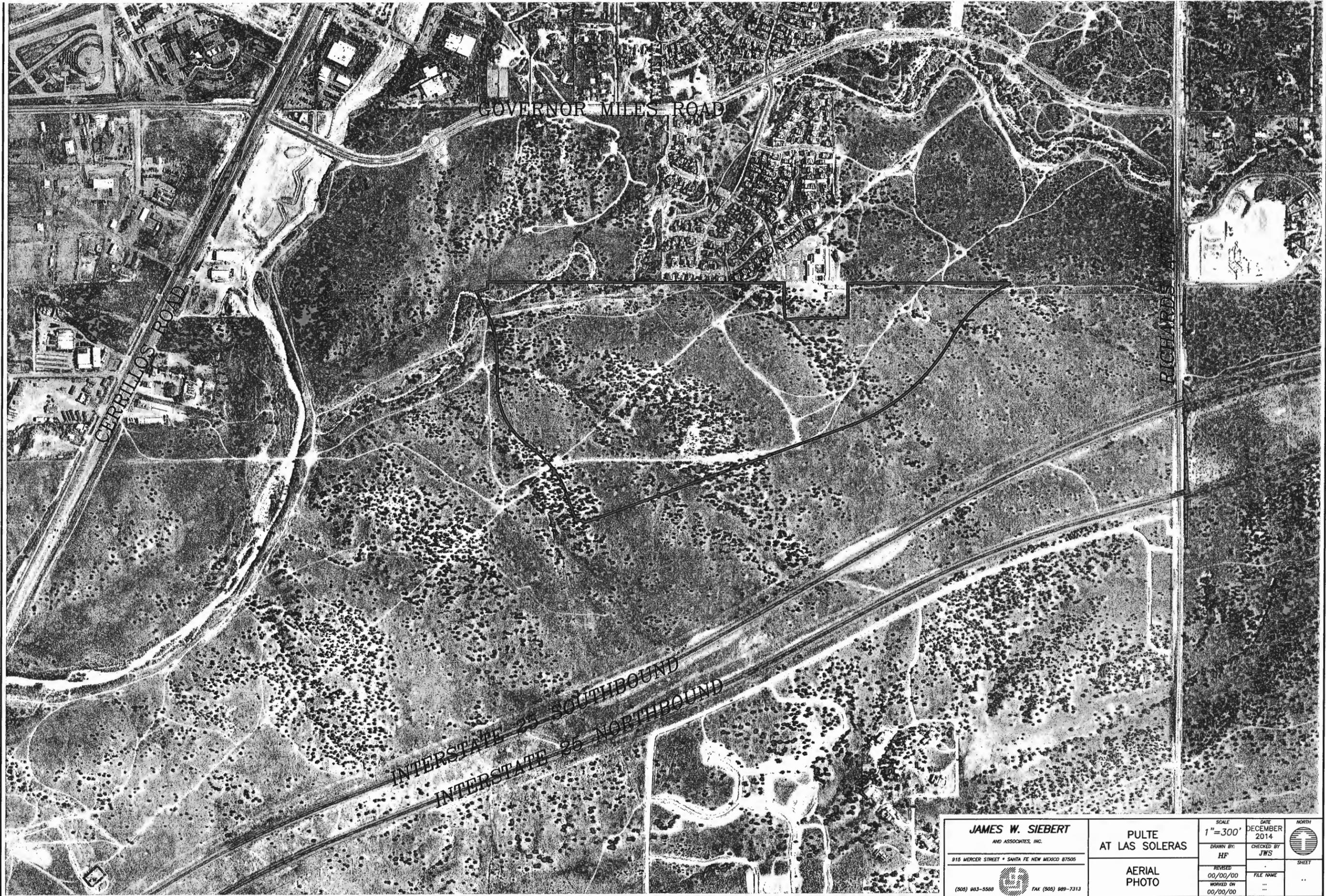
LEGEND:
 ----- DENOTES TRAIL

JAMES W. SIEBERT
 AND ASSOCIATES, INC.
 915 MERCER STREET • SANTA FE NEW MEXICO 87505
 (505) 983-5588

LAS SOLERAS
 TRAILS PLAN

SCALE: 1"=400'	DATE: DECEMBER 2014	NORTH:
DRAWN BY: HIF	CHECKED BY: JWS	SHEET: 399
REVISED: 00/00/00	FILE NAME:	
WORKED ON: 00/00/00		

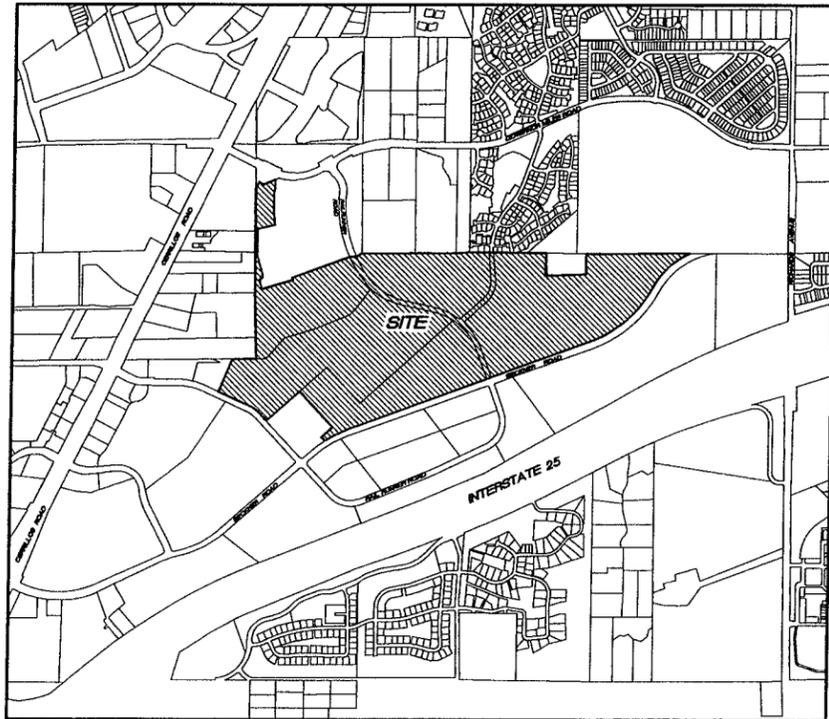
399



JAMES W. SIEBERT
 AND ASSOCIATES, INC.
 915 MERCER STREET • SANTA FE NEW MEXICO 87505
 (505) 983-5588 FAX (505) 989-7313

PULTE
AT LAS SOLERAS
 AERIAL
 PHOTO

SCALE 1"=300'	DATE DECEMBER 2014	NORTH
DRAWN BY: HF	CHECKED BY: JWS	SHEET
REVISED 00/00/00	FILE NAME	...
WORKED ON 00/00/00



VICINITY MAP
Not To Scale

GENERAL NOTES

- BEARINGS ARE GRID AND BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
- DISTANCES ARE GROUND. TO CONVERT TO GRID DISTANCES, MULTIPLY BY COMBINED FACTOR OF 0.99958460.
- DISTANCES ALONG CURVED LINES ARE ARC LENGTHS.
- RECORD PLAT OR DEED BEARINGS AND DISTANCES, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESIS ().
- ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.
- ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH CAP STAMPED "HUGG L.S. 9750" OR A CONCRETE NAIL WITH BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) # 35049C0507D AND 35049C0390, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008 (FLOOD PLAN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS)

CURRENT ZONING

THESE PROPERTIES ARE CURRENTLY ZONED R-6, R-21, R-12 & MU

REFERENCE DOCUMENTS

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC. BY GARY E. DAWSON, NMLS 7014. PLAT RECORDED AS INSTRUMENT NUMBER 1592455 ON THE 4TH DAY OF MARCH, 2010 AND PLAT BOOK 714 PAGES 14-26, IN THE SANTA FE COUNTY CLERKS OFFICE.

ALL OTHER REFERENCE DOCUMENTS AS NOTED HEREON.

CITY OF SANTA FE APPROVAL

REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SANTA FE AT IT'S MEETING ON _____

AS CASE NO. _____

MAYOR: JAVIER GONZALES _____ DATE _____

ATTEST: CITY CLERK _____ DATE _____

REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE AT IT'S MEETING ON: _____

AS CASE NO. _____

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

PLANNING COMMISSION SECRETARY _____ DATE _____

REVIEWED BY CITY OF SANTA FE

CITY ENGINEER FOR LAND USE _____ DATE _____

CITY PLANNER _____ DATE _____

CITY OF SANTA FE WATER DIVISION _____ DATE _____

CITY OF SANTA FE NOTES AND CONDITIONS

- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
- ALL PREVIOUS CONDITIONS OF APPROVAL FOR LAS SOLERAS MASTER PLAN APPLY. REFER TO CASE NUMBERS: 2008-27, 2008-28, 2008-11 AND 2008-15.
- SHALL MEET THE CITY'S PARK DEDICATION REQUIREMENTS BY DEDICATING PARK LAND AND LANDS FOR TRAILS AS GENERALLY SHOWN ON THE MASTER PLAN AND AMENDED PARK PLAN APPROVED BY CITY PLANNING COMMISSION.

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CHANGE THE CURRENT ZONING OF TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS TO THE NEW ZONING AS SHOWN HEREON.

SURVEYORS CERTIFICATION

I, RUSS P. HUGG, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 9750, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT SHOWS ALL EASEMENTS OF RECORD WHICH APPEAR ON THE PLAT OF RECORD; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RUSS P. HUGG NMPIS NO. 9750
JUNE 9, 2015

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I hereby certify that this instrument was filed for record on the _____ day of _____, 2015 A.D. at _____ o'clock _____ and was duly recorded in book _____ page(s) _____ of the records of Santa Fe County.

Witness my Hand and Seal of office
GERALDINE SALAZAR
County Clerk, Santa Fe county, N.M.

Deputy

REZONING SURVEY PLAT

PREPARED FOR
LAS SOLERAS CENTER, LLC
LAS SOLERAS OESTE LTD, CO.

COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS AND PORTIONS OF RAIL RUNNER ROAD AND DANCING GROUND ROAD

SITUATE WITHIN
SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST

NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO

JUNE, 2015

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO BEING AND COMPRISING TRACTS 9, 11, 14 AND 15 OF LAS SOLERAS AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC." BY GARY E. DAWSON, NMLS 7014. PLAT RECORDED AS INSTRUMENT NUMBER 1592455 ON THE 4TH DAY OF MARCH, 2010 AND PLAT BOOK 714 PAGES 14-26, IN THE SANTA FE COUNTY CLERKS OFFICE.

AND

LOT 12B, LAS SOLERAS AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "LOT LINE ADJUSTMENT, EASEMENT AND DEDICATION PLAT PREPARED FOR ROSS'S PEAK HOLDING LTD, CO, LAS SOLERAS OESTE LTD., CO. & LAS SOLERAS CENTER LLC," BY DIEGO SISNEROS, NMLS 13986. PLAT RECORDED AS INSTRUMENT NUMBER _____ ON THE _____ DAY OF _____, 20____ AND PLAT BOOK _____ PAGES _____ IN THE SANTA FE COUNTY CLERKS OFFICE.

DEDICATION AND AFFIDAVIT:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE REVIEWED THIS PLAT, SAID PLAT WAS PREPARED TO CHANGE THE CURRENT ZONING OF TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS TO THE NEW ZONING AS SHOWN HEREON, LYING WITHIN THE COUNTY OF SANTA FE, NEW MEXICO. ALL THE APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THESE LANDS LIE WITHIN THE PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.

SAID PARCEL CONTAINS 175.9272 ACRES, MORE OR LESS.

OWNER(S)

LAS SOLERAS CENTER, LLC. (TRACTS 9, 11, 14 AND 15)

GORDAN L. SKARSGARD
MANAGING MEMBER

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER, LAS SOLERAS CENTER, LLC, THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

OWNER(S)

LAS SOLERAS OESTE LTD. COMPANY. (TRACT 12B)

GORDAN L. SKARSGARD
MANAGING MEMBER

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER, LAS SOLERAS OESTE LTD. COMPANY, THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

REZONING SURVEY PLAT

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

TRACT 9 UPC: 1-049-094-507-404

TRACT 11 UPC: 1-050-094-053-370

TRACT 12B UPC: 1-049-094-455-467

TRACT 14 UPC: 1-150-094-089-498

TRACT 15 UPC: 1-050-094-248-466

PLSS LOCATION: LYING WITHIN SECTIONS 7, 17 AND 18, T.16.N, R.9E, N.M.P.M.

CITY: SANTA FE

COUNTY: SANTA FE

STATE: NEW MEXICO

SHEET 1 OF 6

SURVOTEK, INC.

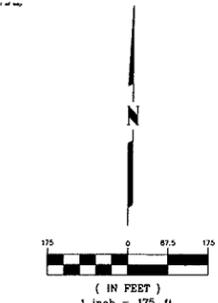
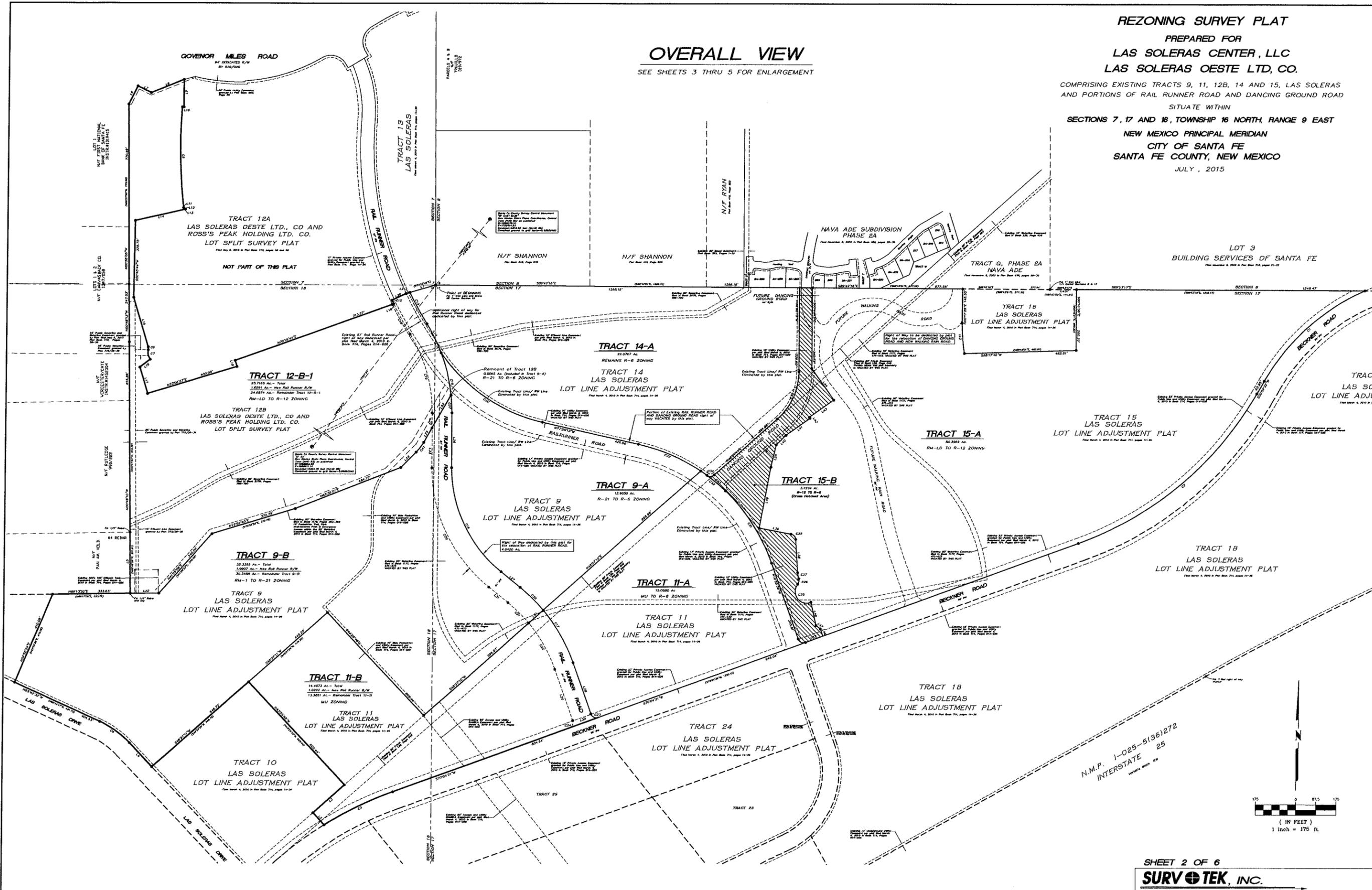
Consulting Surveyors Phone: 505-897-8368
8984 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3577

140643_ZONING MAP. DWG

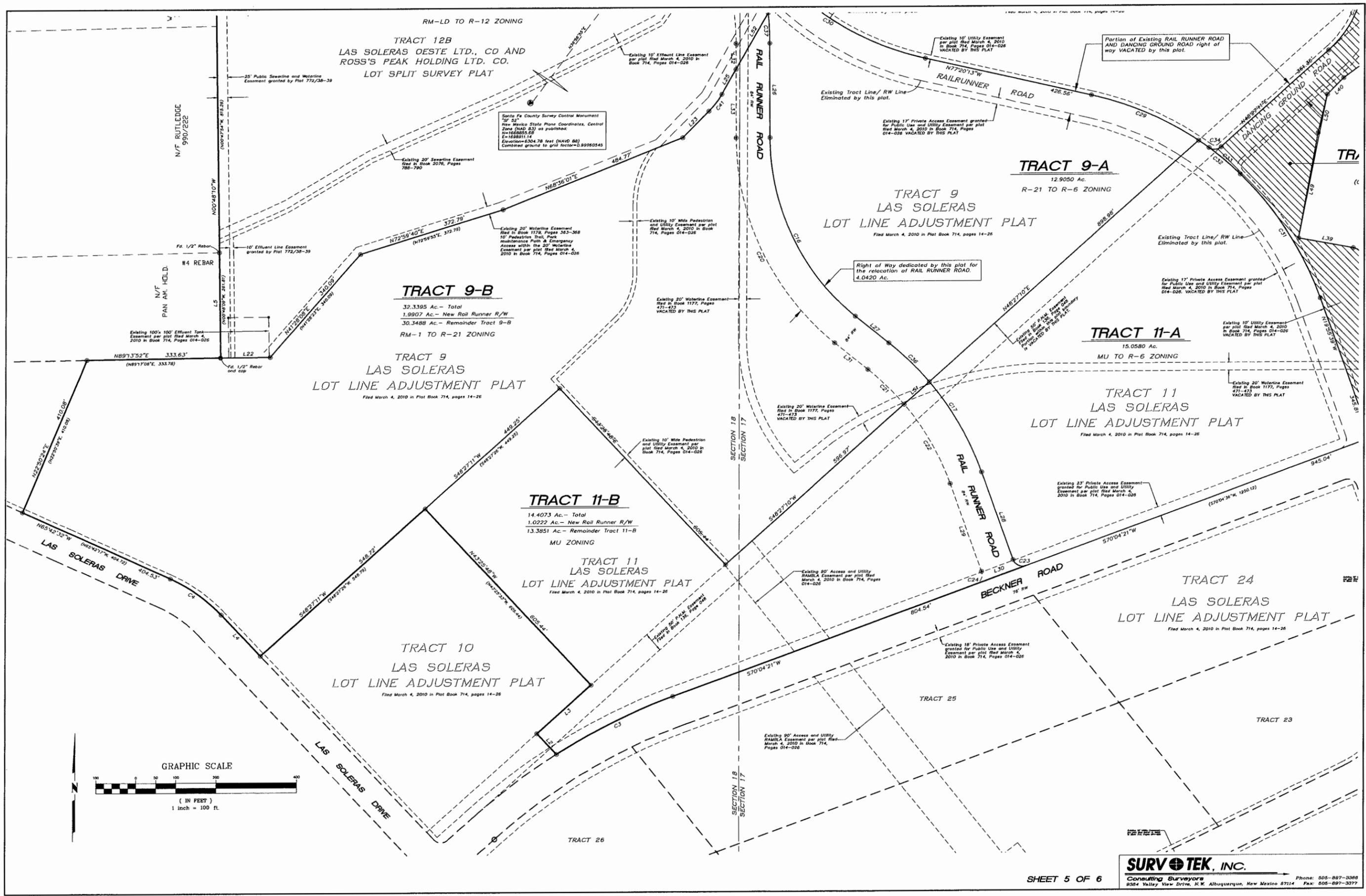
OVERALL VIEW
SEE SHEETS 3 THRU 5 FOR ENLARGEMENT

REZONING SURVEY PLAT
PREPARED FOR
LAS SOLERAS CENTER, LLC
LAS SOLERAS OESTE LTD, CO.

COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS
AND PORTIONS OF RAIL RUNNER ROAD AND DANCING GROUND ROAD
SITUATE WITHIN
SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO
JULY, 2015



SHEET 2 OF 6
SURVOTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-5377



RM-LD TO R-12 ZONING
TRACT 12B
 LAS SOLERAS OESTE LTD., CO AND
 ROSS'S PEAK HOLDING LTD. CO.
 LOT SPLIT SURVEY PLAT

TRACT 9-A
 12.9050 Ac.
 R-21 TO R-6 ZONING
TRACT 9
 LAS SOLERAS
 LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 9-B
 32.3395 Ac. - Total
 1.9907 Ac. - New Rail Runner R/W
 30.3488 Ac. - Remainder Tract 9-B
 RM-1 TO R-21 ZONING

TRACT 9
 LAS SOLERAS
 LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 11-A
 15.0580 Ac.
 MU TO R-6 ZONING

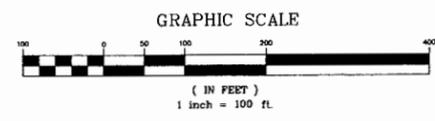
TRACT 11
 LAS SOLERAS
 LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 11-B
 14.4073 Ac. - Total
 1.0222 Ac. - New Rail Runner R/W
 13.3851 Ac. - Remainder Tract 11-B
 MU ZONING

TRACT 11
 LAS SOLERAS
 LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 10
 LAS SOLERAS
 LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 24
 LAS SOLERAS
 LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plat Book 714, pages 14-26



REZONING SURVEY PLAT

PREPARED FOR

LAS SOLERAS CENTER, LLC
LAS SOLERAS OESTE LTD, CO.

COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS
AND PORTIONS OF RAIL RUNNER ROAD AND DANCING GROUND ROAD

SITUATE WITHIN

SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST

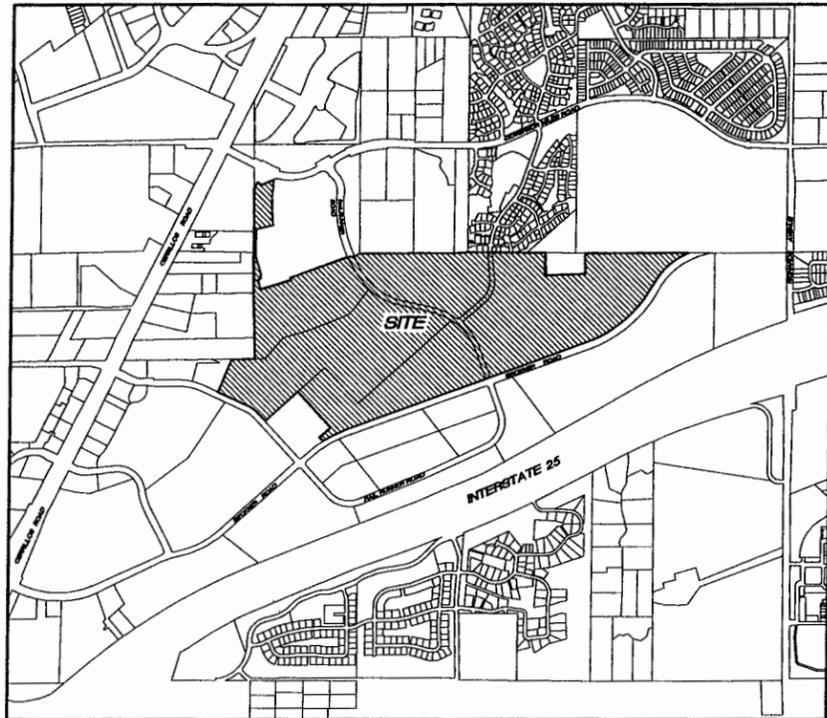
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO

JUNE, 2015

LINE TABLE		
LINE	LENGTH	BEARING
L1	113.46	N73°27'31"E
L2	71.01	N43°25'48"W
L3	181.09	N48°22'11"E
L4	141.56	N43°25'48"W
L5	261.81	N00°48'25"W
L6	86.82	N26°32'26"E
L7	64.09	S63°22'14"E
L8	151.29	N67°54'02"E
L9	117.99	S00°00'12"E
L10	7.31	S89°59'48"W
L11	0.64	S43°05'18"E
L12	10.20	S53°09'36"E
L13	1.62	S83°06'44"W
L14	218.26	S77°09'02"W
L15	221.44	S16°52'59"E
L16	55.53	S52°57'02"W
L17	118.06	S16°53'21"E
L18	27.81	N16°53'03"W
L19	7.00	N63°44'24"E
L20	67.00	N64°22'36"E
L21	17.24	N73°52'31"E
L22	122.50	N89°39'14"E
L23	92.51	N44°39'23"E
L24	52.82	N37°05'56"E
L25	71.33	N29°32'24"E
L26	235.04	S00°14'43"E
L27	107.15	S51°32'46"E
L28	232.72	S19°55'24"E
L29	232.73	S19°55'24"E
L30	134.00	N70°04'21"E
L31	107.15	S51°32'46"E
L32	64.32	S00°14'43"E
L33	170.71	S00°14'43"E
L37	79.76	N70°04'21"E
L38	142.25	N03°56'20"W
L39	139.46	N79°32'21"W
L40	57.99	N45°11'32"E
L41	126.90	N54°41'26"E
L42	5.00	N35°18'34"W
L43	128.40	N54°41'26"E
L44	165.64	N35°22'50"W
L46	33.00	N19°55'39"W
L47	23.85	N52°57'21"W
L48	101.95	N12°36'02"W
L49	265.50	N10°27'38"E
L50	98.22	N13°16'42"E
L51	84.02	N48°27'10"E
L52	161.19	N29°32'24"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	590.74'	938.00'	305.53'	581.02'	S48°05'03"W	36°05'02"
C2	1021.44'	1462.00'	532.56'	1000.80'	N50°03'22"E	40°01'49"
C3	326.12'	1538.00'	163.67'	328.51'	S63°59'52"W	12°08'57"
C4	156.84'	403.00'	78.48'	158.95'	N54°36'11"W	22°18'45"
C5	432.06'	2294.15'	218.67'	431.42'	S01°18'13"E	10°47'26"
C6	12.80'	25.00'	6.54'	12.66'	N02°12'55"W	29°20'08"
C7	43.20'	50.00'	23.05'	41.87'	S12°17'51"E	49°30'18"
C8	15.40'	98.00'	7.72'	15.38'	S21°23'09"E	9°00'13"
C9	14.78'	25.00'	7.81'	14.56'	N08°57'23"W	33°51'45"
C10	40.86'	52.00'	21.55'	39.82'	S14°32'16"E	45°01'31"
C11	130.81'	862.00'	65.53'	130.68'	S04°41'44"E	8°41'40"
C12	16.74'	1530.00'	8.37'	16.74'	S25°56'48"E	0°32'36"
C13	153.47'	1446.00'	76.81'	153.40'	S28°47'18"E	6°04'52"
C14	138.51'	728.50'	69.47'	138.30'	N26°22'55"W	10°53'38"
C15	283.08'	728.50'	132.98'	281.64'	N10°35'24"W	20°41'23"
C16	511.70'	571.50'	274.44'	494.78'	S25°53'44"E	51°18'03"
C17	402.08'	728.50'	206.30'	398.99'	N35°44'05"W	31°37'22"
C18	148.71'	1530.00'	74.41'	148.65'	S29°02'40"E	5°34'08"
C19	355.27'	644.50'	182.28'	350.79'	N16°02'13"W	31°35'01"
C20	586.91'	655.50'	314.77'	567.50'	S25°53'44"E	51°18'03"
C21	128.73'	644.50'	63.06'	128.53'	N45°52'22"W	11°10'38"
C22	229.99'	644.50'	116.23'	228.77'	N30°08'46"W	20°26'45"
C23	39.27'	25.00'	25.00'	35.35'	S64°55'31"E	90°00'15"
C24	39.27'	25.00'	25.00'	35.35'	N25°04'29"E	89°59'45"
C25	132.17'	50.00'	196.52'	96.81'	S36°59'56"E	151°27'04"
C26	25.21'	25.00'	13.80'	24.16'	N09°50'08"E	57°47'00"
C27	26.65'	101.00'	13.40'	26.57'	S11°29'52"E	18°02'03"
C28	33.52'	23.06'	20.50'	30.65'	N41°44'21"W	83°16'01"
C29	293.19'	799.00'	148.26'	291.55'	N66°49'29"W	21°01'28"
C30	541.94'	725.00'	284.34'	529.41'	S55°55'20"E	42°49'45"
C31	171.74'	799.00'	189.30'	388.40'	N33°16'28"W	26°38'26"
C32	135.40'	799.00'	67.86'	135.23'	N51°27'27"W	9°42'31"
C33	103.83'	799.00'	51.99'	103.75'	N50°19'33"W	7°26'43"
C34	33.70'	25.00'	19.97'	31.20'	N86°44'42"E	77°13'29"
C35	230.04'	272.00'	122.41'	223.25'	N24°13'28"E	48°27'27"
C36	140.39'	228.50'	70.41'	140.17'	N46°01'32"W	11°02'28"
C37	75.71'	728.50'	37.89'	75.67'	N031°2'00"W	55°21'5"
C41	52.77'	200.00'	26.54'	52.62'	N37°05'56"E	15°07'06"



VICINITY MAP
Not To Scale

GENERAL NOTES

- BEARINGS ARE GRID AND BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
- DISTANCES ARE GROUND. TO CONVERT TO GRID DISTANCES, MULTIPLY BY COMBINED FACTOR OF 0.99958460.
- DISTANCES ALONG CURVED LINES ARE ARC LENGTHS.
- RECORD PLAT OR DEED BEARINGS AND DISTANCES, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESIS ().
- ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.
- ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH CAP STAMPED "HUGG L.S. 9750" OR A CONCRETE NAIL WITH BRASS DISK STAMPED "HUGG L.S. 9750" UNLESS OTHERWISE INDICATED HEREON.

UTILITY COMPANIES

EASEMENT VACATION:
THE UTILITY COMPANIES LISTED BELOW HEREBY RELEASE, WAIVE, OQUITCLAIM AND DISCHARGE THEIR RIGHT, TITLE AND INTEREST TO THE PRESENT OWNER(S), AND THEIR ASSIGNS, IN THE PUBLIC UTILITY EASEMENT AS SHOWN TO BE VACATED BY THIS PLAT, AS TO ALL PROPERTY COVERED BY SUCH EASEMENT, WHICH IS NOT SPECIFICALLY DESCRIBED HEREIN, THE RIGHT, TITLE, AND INTEREST OF THE FOLLOWING COMPANIES SHALL NOT BE AFFECTED BY THIS RELEASE.

Owest Corporation, d/b/a CenturyLink OC 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.

Owest Corporation, d/b/a CenturyLink OC _____ DATE

COMCAST _____ DATE

CITY OF SANTA FE WASTERWATER _____ DATE

SANGRE DE CRISTO WATER DIVISION _____ DATE

PUBLIC SERVICE COMPANY OF N.M. _____ DATE

NM GAS COMPANY _____ DATE

REVIEWED BY CITY OF SANTA FE

CITY ENGINEER FOR LAND USE _____ DATE

CITY PLANNER _____ DATE

CITY OF SANTA FE WATER DIVISION _____ DATE

CITY OF SANTA FE NOTES AND CONDITIONS

- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
- ALL PREVIOUS CONDITIONS OF APPROVAL FOR LAS SOLERAS MASTER PLAN APPLY. REFER TO CASE NUMBERS: 2008-27, 2008-28, 2008-11 AND 2008-15.
- SHALL MEET THE CITY'S PARK DEDICATION REQUIREMENTS BY DEDICATING PARK LAND AND LANDS FOR TRAILS AS GENERALLY SHOWN ON THE MASTER PLAN AND AMENDED PARK PLAN APPROVED BY CITY PLANNING COMMISSION.

FLOOD ZONE

THIS PROPERTY LIES PARTIALLY WITHIN ZONE "AE", SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) # 35049C05070 AND 35049C0380, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008 (FLOOD PLAN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS).

REFERENCE DOCUMENTS

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC. BY GARY E. DAWSON, NMLS 7014, PLAT RECORDED AS INSTRUMENT NUMBER 1592455 ON THE 4TH DAY OF MARCH, 2010 AND PLAT BOOK 714 PAGES 14-26, IN THE SANTA FE COUNTY CLERK'S OFFICE.

ALL OTHER REFERENCE DOCUMENTS AS NOTED HEREON.

SURVEYORS CERTIFICATION

I, RUSS P. HUGG, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 9750, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT SHOWS ALL EASEMENTS OF RECORD WHICH APPEAR ON THE PLAT OF RECORD, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RUSS P. HUGG NMPS NO. 9750
JUNE 9, 2015

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I hereby certify that this instrument
was filed for record on the _____ day of
_____ 2015 A.D. at _____
o'clock _____ and was duly recorded in
book _____ page(s) _____ of the
records of Santa Fe County.

Witness my Hand and Seal of office
GERALDINE SALAZAR
County Clerk, Santa Fe county, N.M.

Deputy

LOT LINE ADJUSTMENT PLAT

PREPARED FOR

**LAS SOLERAS CENTER, LLC
LAS SOLERAS OESTE LTD, CO.**

COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS
AND PORTIONS OF RAIL RUNNER ROAD AND DANCING GROUND ROAD
SITUATE WITHIN

SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO

JUNE, 2015

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO BEING AND COMPRISING TRACTS 9, 11, 14 AND 15 OF LAS SOLERAS AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC." BY GARY E. DAWSON, NMLS 7014, PLAT RECORDED AS INSTRUMENT NUMBER 1592455 ON THE 4TH DAY OF MARCH, 2010 IN PLAT BOOK 714 PAGES 14-26, IN THE SANTA FE COUNTY CLERK'S OFFICE.

AND

LOT 12B, LAS SOLERAS AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "LOT SPLIT SURVEY PLAT PREPARED FOR LAS SOLERAS OESTE LTD, CO. AND ROSS'S PEAK HOLDING LTD, CO." BY DIEGO SISNEROS, NMLS 13986, PLAT RECORDED AS INSTRUMENT NUMBER 772038 ON THE 6TH DAY OF MAY, 2015 IN PLAT BOOK 772 PAGES 38 AND 39, IN THE SANTA FE COUNTY CLERK'S OFFICE.

DEDICATION AND AFFIDAVIT:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON FOR THE PURPOSE OF REALIGNING AND UPDATING THE DESCRIPTIONS OF EXISTING ROADS, SHOWING LOTS CREATED BY SAID DEDICATIONS AND ADJUSTING EXISTING LOT LINES, EXISTING RECORDED UTILITY EASEMENTS SHOWN AS VACATED HEREON ARE HEREBY VACATED BY THIS PLAT. THIS REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS XXX ACRES, MORE OR LESS AND LIES WITHIN THE PLATING JURISDICTION OF THE CITY OF SANTA FE, N.M. PUBLIC ROADWAYS SHOWN HEREON, NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED BY THIS PLAT TO THE CITY OF SANTA FE FOR PUBLIC USE.

OWNER(S)

LAS SOLERAS CENTER, LLC. (TRACTS 9, 11, 14 AND 15)

GORDAN L. SKARSGARD
MANAGING MEMBER

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER, LAS SOLERAS CENTER, LLC, THIS _____ DAY OF _____ 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES

OWNER(S)

LAS SOLERAS OESTE LTD. COMPANY. (TRACT 12B)

GORDAN L. SKARSGARD
MANAGING MEMBER

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, MANAGING MEMBER, LAS SOLERAS OESTE LTD. COMPANY, THIS _____ DAY OF _____ 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO ADJUST EXISTING TRACT LINES TO COMBINE WITH THE PHASING OF THE SUBDIVISION, VACATE PORTIONS OF EXISTING RAIL RUNNER ROAD AND DANCING GROUND ROAD RIGHT OF WAY AND RE-LOCATE AND DEDICATE NEW RIGHT OF WAY FOR RAIL RUNNER ROAD AND DANCING GROUND ROAD AS SHOWN HEREON.

LOT LINE ADJUSTMENT

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

TRACT 9 UPC: 1-049-094-507-404
TRACT 11 UPC: 1-050-094-053-370
TRACT 12B UPC: 1-049-094-455-467
TRACT 14 UPC: 1-150-094-089-498
TRACT 15 UPC: 1-050-094-248-466
PLSS LOCATION: LYING WITHIN SECTIONS 7, 17 AND 18, T.16.N, R.9E, N.M.P.M.
CITY: SANTA FE
COUNTY: SANTA FE
STATE: NEW MEXICO

SHEET 1 OF 6

SURVTEK, INC.

Consulting Surveyors
9304 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
Fax: 505-897-3377

140643_LOT LINE ADJUSTMENT PLAT. DWG

LOT LINE ADJUSTMENT PLAT

PREPARED FOR

LAS SOLERAS CENTER, LLC
LAS SOLERAS OESTE LTD, CO.

COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS
AND PORTIONS OF RAIL RUNNER ROAD AND DANCING GROUND ROAD
SITUATE WITHIN

SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF SANTA FE

SANTA FE COUNTY, NEW MEXICO

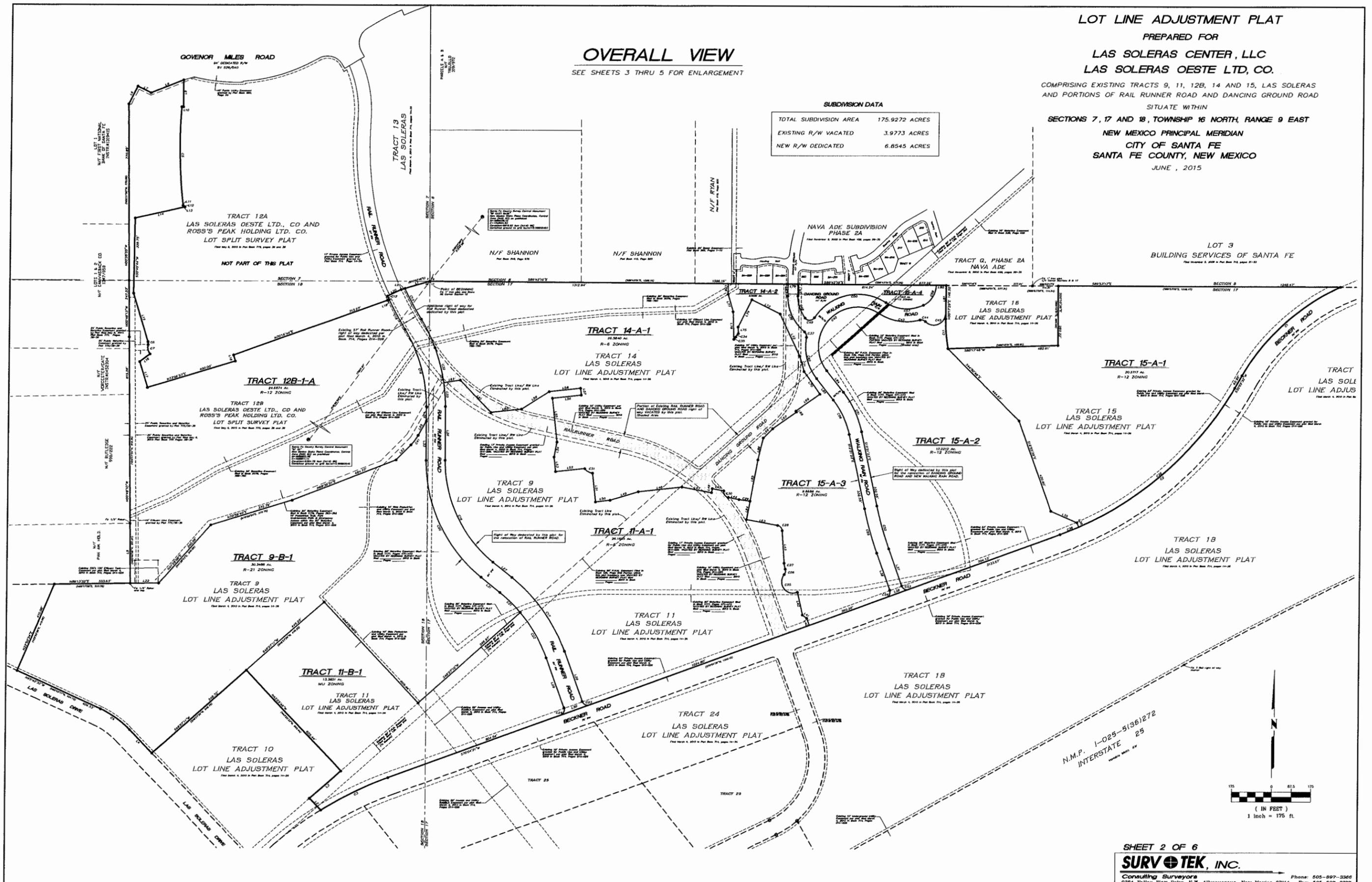
JUNE, 2015

OVERALL VIEW

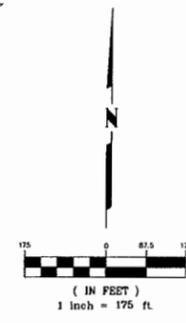
SEE SHEETS 3 THRU 5 FOR ENLARGEMENT

SUBDIVISION DATA

TOTAL SUBDIVISION AREA	175.9272 ACRES
EXISTING R/W VACATED	3.9773 ACRES
NEW R/W DEDICATED	6.8545 ACRES



N.M.P. 1-025-51361272
INTERSTATE 25



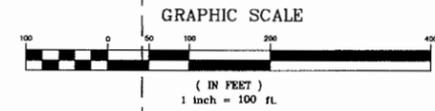
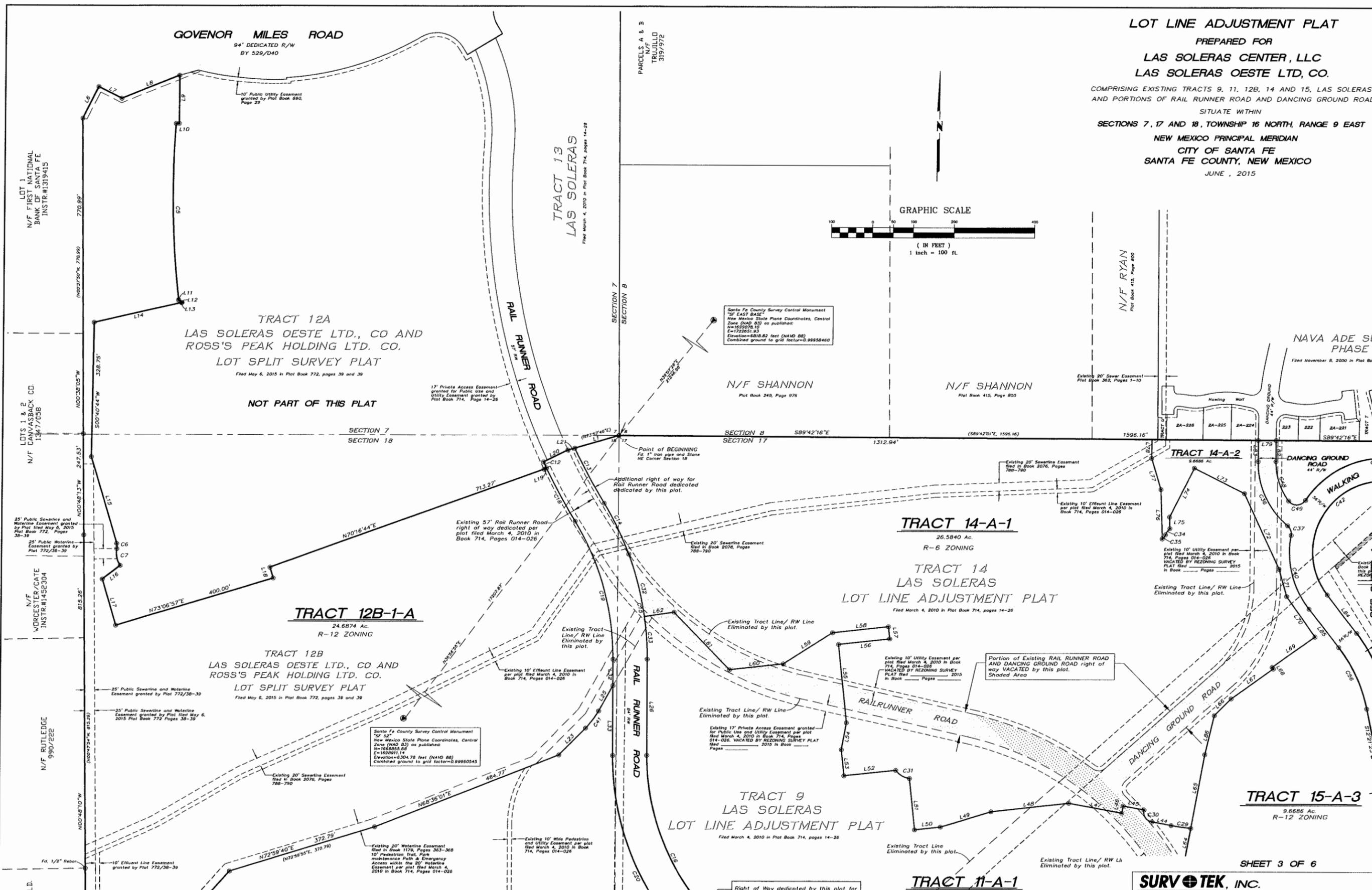
SHEET 2 OF 6

SURVTEK, INC.

Consulting Surveyors
6384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

LOT LINE ADJUSTMENT PLAT

PREPARED FOR
LAS SOLERAS CENTER, LLC
LAS SOLERAS OESTE LTD, CO.
COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO
JUNE, 2015



Santa Fe County Survey Control Monument
"5" EAST BASE"
New Mexico State Plane Coordinates, Central
Zone (NAD 83) as published:
N=1652078.10
E=1722551.93
Elevation=6018.82 feet (NAVD 88)
Combined ground to grid factor=0.99958460

N/F SHANNON
Plot Book 248, Page 976

N/F SHANNON
Plot Book 415, Page 800

N/F RYAN
Plot Book 415, Page 800

NAVA ADE SU
PHASE
Filed November 8, 2000 in Plot Book

TRACT 12A
LAS SOLERAS OESTE LTD., CO AND
ROSS'S PEAK HOLDING LTD. CO.
LOT SPLIT SURVEY PLAT
Filed May 6, 2015 in Plot Book 772, pages 39 and 39

NOT PART OF THIS PLAT

TRACT 12B-1-A
24.6874 Ac.
R-12 ZONING

TRACT 12B
LAS SOLERAS OESTE LTD., CO AND
ROSS'S PEAK HOLDING LTD. CO.
LOT SPLIT SURVEY PLAT
Filed May 6, 2015 in Plot Book 772, pages 39 and 39

TRACT 14-A-1
26.5840 Ac.
R-6 ZONING
TRACT 14
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plot Book 714, pages 14-26

TRACT 14-A-2
9.6686 Ac.

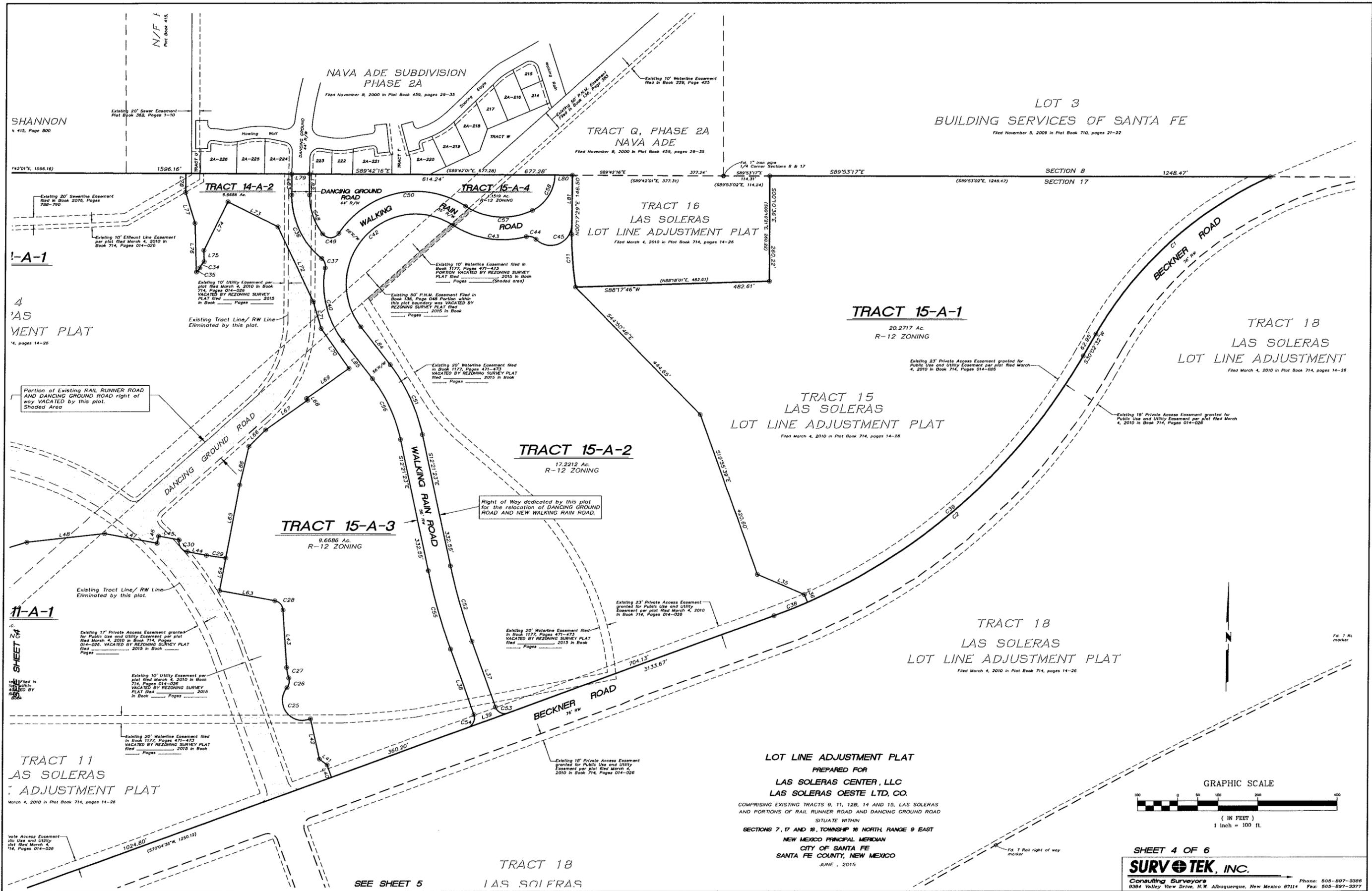
TRACT 9
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plot Book 714, pages 14-26

TRACT 15-A-3
9.6686 Ac.
R-12 ZONING

TRACT 11-A-1
26.1985 Ac.

SHEET 3 OF 6

SURVOTEK, INC.
Consulting Surveyors
8084 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-887-3368
Fax: 505-887-3377



SHANNON
415, Page 800

NAVA ADE SUBDIVISION
PHASE 2A
Filed November 8, 2000 in Plat Book 459, pages 29-35

TRACT Q, PHASE 2A
NAVA ADE
Filed November 8, 2000 in Plat Book 459, pages 29-35

LOT 3
BUILDING SERVICES OF SANTA FE
Filed November 5, 2009 in Plat Book 710, pages 21-22

TRACT 14-A-2
9.6686 Ac.
R-12 ZONING

TRACT 15-A-4
1.1519 Ac.
R-12 ZONING

TRACT 16
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 15-A-1
20.2717 Ac.
R-12 ZONING

TRACT 18
LAS SOLERAS
LOT LINE ADJUSTMENT
Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 15
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 15-A-2
17.2212 Ac.
R-12 ZONING

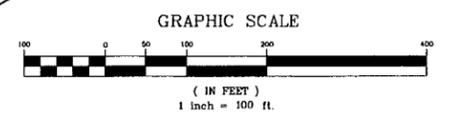
TRACT 15-A-3
9.6686 Ac.
R-12 ZONING

TRACT 18
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
Filed March 4, 2010 in Plat Book 714, pages 14-26

TRACT 11
LAS SOLERAS
ADJUSTMENT PLAT
March 4, 2010 in Plat Book 714, pages 14-26

LOT LINE ADJUSTMENT PLAT
PREPARED FOR
LAS SOLERAS CENTER, LLC
LAS SOLERAS OESTE LTD. CO.

COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS
AND PORTIONS OF RAIL RUNNER ROAD AND DANCING GROUND ROAD
SITUATE WITHIN
SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO
JUNE, 2015



SHEET 4 OF 6
SURVOTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3386 Fax: 505-897-3377

LOT LINE ADJUSTMENT PLAT
 PREPARED FOR
LAS SOLERAS CENTER, LLC
LAS SOLERAS OESTE LTD. CO.
 COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS
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 SITUATE WITHIN
 SECTIONS 7, 17 AND 18, TOWNSHIP 18 NORTH, RANGE 9 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF SANTA FE
 SANTA FE COUNTY, NEW MEXICO
 JUNE, 2015

TRACT 12B-1-A
 24.6874 Ac.
 R-12 ZONING

TRACT 12B
LAS SOLERAS OESTE LTD., CO AND
ROSS'S PEAK HOLDING LTD. CO.
LOT SPLIT SURVEY PLAT
 Filed May 6, 2015 in Plot Book 772, pages 39 and 39

TRACT 9
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plot Book 714, pages 14-26

TRACT 11-A-1
 26.1885 Ac.
 R-6 ZONING

TRACT 9-B-1
 30.3488 Ac.
 R-21 ZONING

TRACT 9
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plot Book 714, pages 14-26

TRACT 11-B-1
 13.3851 Ac.
 MU ZONING

TRACT 11
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plot Book 714, pages 14-26

TRACT 11
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plot Book 714, pages 14-26

TRACT 10
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plot Book 714, pages 14-26

TRACT 24
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT
 Filed March 4, 2010 in Plot Book 714, pages 14-26

N/F WORCESTER/CATE
 INSTR. #1452304

N/F RUTLEDGE
 990/222

N/F PAN AM. HOLLID.

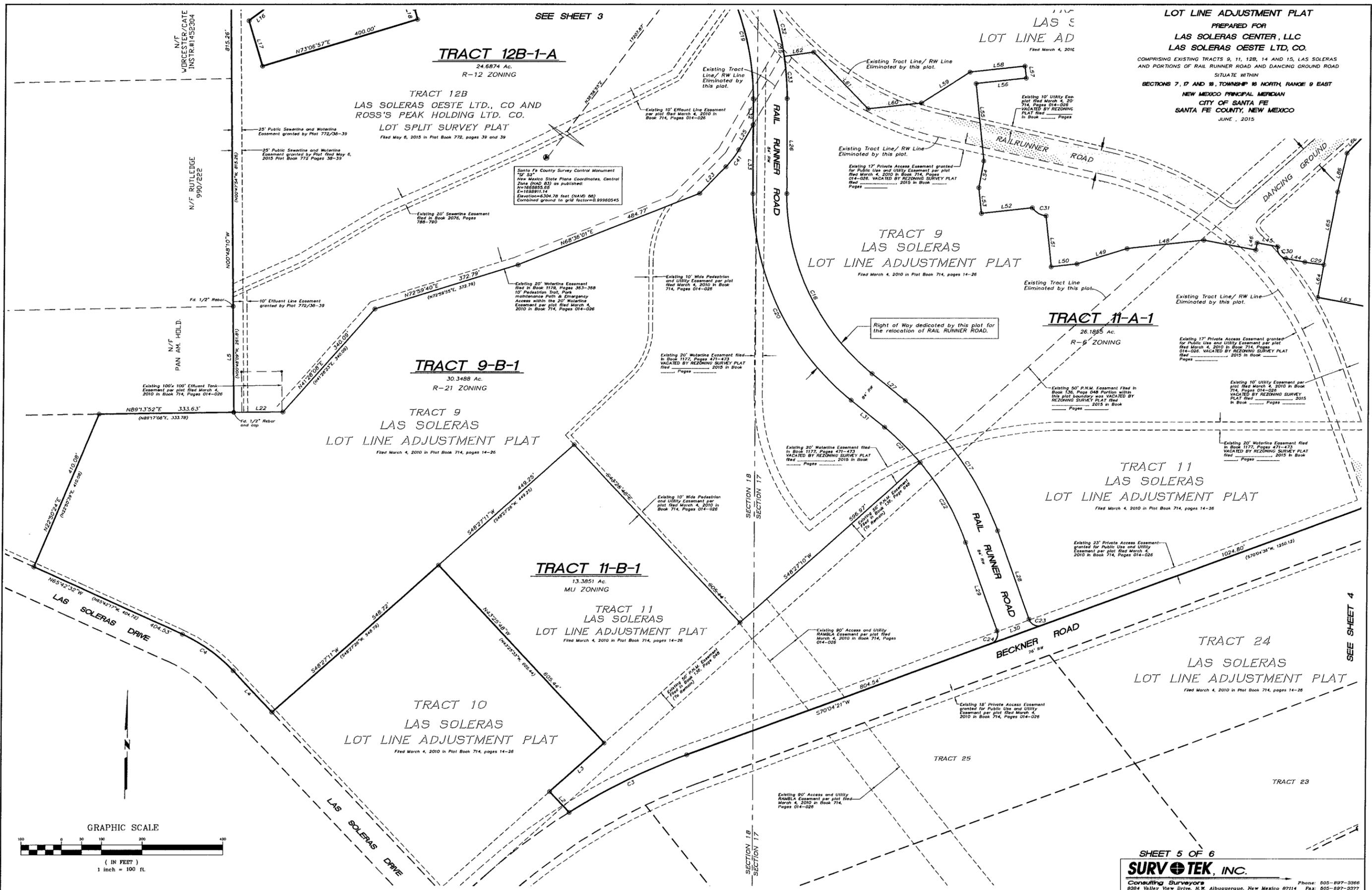
GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

SHEET 5 OF 6
SURVTEK, INC.
 Consulting Surveyors
 8384 Valley View Drive, N.E. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377

SEE SHEET 4

SEE SHEET 3

LAS 5
 LOT LINE AD
 Filed March 4, 2010



LOT LINE ADJUSTMENT PLAT

PREPARED FOR
LAS SOLERAS CENTER, LLC
LAS SOLERAS OESTE LTD, CO.

COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS
AND PORTIONS OF RAIL RUNNER ROAD AND DANCING GROUND ROAD
SITUATE WITHIN

SECTIONS 7, 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST

NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO

JUNE, 2015

LINE	LENGTH	BEARING
L1	113.46	N73°57'31"E
L2	71.01	N43°25'48"W
L3	181.09	N48°27'11"E
L4	141.58	N43°25'48"W
L5	261.81	N00°48'25"W
L6	86.82	N26°32'26"E
L7	64.09	S63°27'34"E
L8	151.29	N67°54'02"E
L9	117.99	S00°00'12"E
L10	7.31	S89°59'48"W
L11	0.64	S43°00'18"E
L12	10.20	S53°09'36"E
L13	1.62	S83°06'44"W
L14	218.26	S77°09'02"W
L15	221.44	S16°32'59"E
L16	55.53	S52°27'02"W
L17	118.06	S16°53'21"E
L18	27.81	N16°53'03"W
L19	7.00	N63°44'24"E
L20	67.00	N64°22'36"E
L21	17.24	N23°27'31"E
L22	122.50	N89°39'14"E
L23	92.51	N44°39'23"E
L25	71.33	N29°32'24"E
L26	235.04	S00°14'43"E
L27	102.15	S91°32'46"E
L28	232.72	S19°55'24"E
L29	232.73	S19°55'24"E
L30	134.00	N20°04'21"E
L31	107.15	S51°32'46"E
L32	64.32	S00°14'43"E
L33	170.71	S00°14'43"E
L35	127.44	S66°59'53"E
L36	21.00	S23°27'29"E
L37	172.53	S19°55'39"E
L38	172.53	S19°55'39"E
L39	106.00	S70°04'21"W
L40	33.00	N15°25'29"W
L41	23.85	N52°57'21"W
L42	101.95	N12°36'02"W
L43	142.25	N03°56'20"W
L44	48.75	N79°32'21"W
L45	52.00	N79°32'21"W
L46	17.96	S10°27'39"W
L47	132.85	N79°32'21"W
L48	193.00	S83°45'11"W
L49	130.62	S73°09'52"W
L50	64.20	S83°45'11"W
L51	126.55	N06°14'49"W
L52	126.95	S83°45'11"W
L53	64.20	N06°14'49"W
L54	66.95	N10°14'21"E
L55	192.60	N06°14'49"W
L56	125.20	N83°45'11"E
L57	30.00	N06°14'49"W
L58	136.62	S83°45'11"W
L59	143.03	S57°36'45"W
L60	134.49	S83°45'11"W
L61	196.41	N44°23'23"W
L62	73.63	S81°31'44"W
L63	139.46	N79°32'21"W
L64	82.08	N10°27'39"E
L65	183.40	N10°27'39"E
L66	57.99	N45°11'32"E
L67	126.90	N54°41'26"E
L68	5.00	N35°18'34"W
L69	128.40	N54°41'26"E
L70	121.50	N35°18'34"W
L71	69.54	N16°26'35"W
L72	204.34	N45°23'11"W
L73	139.03	N63°33'50"W
L74	133.71	S26°26'10"W
L75	28.12	S02°05'22"E
L76	120.93	N02°05'22"E
L77	29.74	N17°02'15"W
L78	46.26	N00°12'44"E
L79	44.00	S89°42'16"E
L80	44.18	S89°42'16"E
L81	58.96	S00°17'29"W
L82	51.53	S00°00'15"E
L83	51.76	S00°00'15"E
L84	119.46	S38°11'09"E
L85	119.46	S38°11'09"E
L86	98.22	N13°16'42"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	590.74'	838.00'	305.43'	581.02'	S48°05'03"W	36°05'02"
C2	1021.44'	1462.00'	532.56'	1000.80'	N50°03'27"E	40°01'49"
C3	326.12'	1538.00'	163.62'	325.51'	S63°59'52"W	12°08'52"
C4	156.94'	403.00'	79.48'	155.95'	N54°35'11"W	22°18'45"
C5	432.06'	2294.15'	216.62'	431.42'	S01°18'13"E	10°47'26"
C6	12.80'	25.00'	6.54'	12.66'	N02°12'53"W	29°20'08"
C7	43.20'	50.00'	23.05'	41.87'	S12°12'01"E	49°30'18"
C11	130.81'	862.00'	65.53'	130.68'	S04°41'44"E	8°41'40"
C12	16.74'	1530.00'	8.37'	16.74'	S25°56'48"E	0°37'36"
C13	153.47'	1446.00'	76.81'	153.40'	S28°47'18"E	6°04'52"
C14	138.51'	728.50'	69.47'	138.30'	N26°22'55"W	10°53'38"
C15	263.06'	728.50'	132.98'	261.64'	N10°35'24"W	20°41'23"
C16	511.70'	571.50'	274.44'	494.78'	S25°53'44"E	51°18'03"
C17	402.08'	728.50'	206.30'	396.99'	N35°44'05"W	31°37'22"
C18	148.71'	1530.00'	74.41'	148.65'	S29°02'40"E	5°34'08"
C19	355.27'	644.50'	182.28'	350.79'	N16°02'13"W	31°35'01"
C20	586.91'	655.50'	314.77'	262.50'	S25°53'44"E	51°18'03"
C21	125.73'	644.50'	63.06'	125.53'	N45°52'27"W	11°10'38"
C22	229.99'	644.50'	116.23'	228.77'	N30°08'46"W	20°26'45"
C23	39.27'	25.00'	25.00'	35.36'	S64°55'31"E	90°00'15"
C24	39.27'	25.00'	25.00'	35.36'	N25°04'29"E	89°59'45"
C25	132.12'	50.00'	196.52'	96.91'	S36°59'58"E	151°22'04"
C26	25.21'	25.00'	13.80'	24.16'	N09°50'06"E	57°42'00"
C27	26.65'	101.00'	13.40'	26.57'	S11°29'52"E	15°07'03"
C28	33.52'	23.06'	20.50'	30.65'	N41°44'21"W	83°16'01"
C29	49.58'	560.00'	24.81'	49.56'	S82°04'32"E	5°04'21"
C30	39.27'	25.00'	25.00'	35.36'	S34°32'21"E	90°00'00"
C31	40.60'	50.00'	21.49'	39.45'	S59°37'50"E	46°31'07"
C32	158.47'	728.50'	79.55'	158.16'	N14°42'11"W	12°27'49"
C33	104.59'	728.50'	52.39'	104.50'	N04°21'30"W	8°13'34"
C34	19.21'	50.00'	9.72'	19.09'	S35°02'21"W	22°00'26"
C35	13.05'	25.00'	6.68'	12.80'	N36°58'26"E	29°54'38"
C36	178.57'	202.00'	98.20'	173.71'	S25°28'14"E	50°55'52"
C37	26.53'	25.00'	14.67'	25.31'	N20°31'51"W	60°48'42"
C38	90.09'	1462.00'	45.06'	90.08'	N68°18'26"E	3°31'50"
C39	931.35'	1462.00'	482.09'	915.69'	N48°17'32"E	36°29'59"
C40	191.25'	228.00'	101.66'	185.69'	S14°09'19"E	48°03'39"
C41	52.77'	200.00'	26.54'	52.62'	N37°05'56"E	15°07'08"
C42	315.51'	122.00'	224.57'	273.10'	S70°12'12"W	105°08'08"
C43	189.53'	228.00'	100.63'	184.12'	S81°03'38"E	47°37'44"
C44	26.22'	25.00'	14.46'	25.03'	N74°49'45"W	60°05'29"
C45	149.88'	52.50'	363.65'	103.92'	N53°25'53"E	163°34'12"
C48	103.52'	158.00'	53.69'	101.62'	S18°46'24"E	37°32'17"
C49	42.66'	25.00'	35.20'	40.72'	N87°50'17"E	109°14'22"
C50	356.29'	228.00'	226.16'	321.13'	S72°59'10"W	89°32'08"
C51	192.95'	428.00'	98.14'	191.32'	N25°16'16"W	25°49'46"
C52	194.51'	1472.00'	97.40'	194.32'	S16°08'31"E	7°34'16"
C53	39.27'	25.00'	25.00'	35.36'	S64°55'39"E	90°00'00"
C54	39.27'	25.00'	25.00'	35.36'	N25°04'21"E	90°00'00"
C55	201.91'	1528.00'	101.10'	201.77'	S16°08'31"E	7°34'16"
C56	167.70'	372.00'	85.30'	166.28'	N25°16'16"W	25°49'46"
C57	173.88'	172.00'	95.19'	166.52'	S86°12'27"E	57°55'23"
C58	109.26'	97.00'	61.24'	103.57'	N32°33'48"E	64°32'08"

SHEET 6 OF 6

SURVOTEK, INC.

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

RELOCATION REPORT

FOR

PNM 115 KV TRANSMISSION LINE

PREPARED

FOR

PULTE AT LAS SOLERAS

JANUARY, 2015

TABLE OF CONTENTS

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Analysis of Conformity with City General Plan and Electric Facilities Plan	1
Description of the Proposed Acton	1
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Exhibits

- A-1: Vicinity Map
- A-2: Aerial Photo
- B: Pole Structure Design
- C: Electric Line Pole Spacing
- D: Current Land Uses
- E: Topo, Slope & Drainage Plan
- F: Existing & Proposed Roads
- G: Photograph of Existing Power Pole
- H: Electric Line Easement
- I: Electric Field Profile
- I-2: Magnetic Field Profile
- J: Revelation Plan

This report responds to the City Code submittal requirements for the new location or relocation of transmission lines as set forth in Section 14-6.2(F)(10)(b).

(i) Purpose and need for the electric project.

The PNM electric transmission line currently crosses diagonally through the Tract 15. While this serves as a logical location for trails and open space it has the effect of dividing any residential development on the property into two distinct and separate residential areas, each having an awkward triangular shape. The relocation of the power line creates the opportunity to design a more integrated residential subdivision without having two neighborhoods separated by the barrier of a transmission line.

(ii) Analysis of conformity with the City general plan and the electric facilities plan, as amended or successor plans, and relevant guiding policies.

The City General Plan identifies this transmission line as the R-S line which is one of three transmission lines that serves Santa Fe and environs. The City General Plan states that visual impacts from the transmission line are an important consideration but the placement of higher capacity electric lines underground is an expensive endeavor that may not be practical in most cases. The Electric Facilities Plan did not contemplate the relocation of a section of the R-S line since this request is driven by a private development company.

(iii) Description of the proposed action and alternative corridors.

Consideration was given to running the transmission line in a northerly direction along the realigned Rail Runner Road and then along the northern boundary of Las Soleras connecting to the existing line in the vicinity of Monte del Sol. The impact to the existing Nava Ade neighborhood was considered unacceptable and this alignment was eliminated. Consideration was also given to extending the transmission line along Beckner Road to Richards Ave and then along the west side of Richards Avenue until the line would connect to the existing poles on Richards Avenue. This alignment was eliminated since it was too expensive to build. The selected alignment would begin on the north side of Beckner Road at the bend in the road on Tract 10. From the existing pole north of Beckner and east of Las Soleras Drive the line would cross over Beckner and proceed along the south side of Beckner up to the linear open space shown on the subdivision plans for the phase 1 at the Pulte at Las Soleras project. The transmission line will proceed northward crossing Beckner and proceed within the linear open space connecting to the existing transmission line in the vicinity of the Monte del Sol School.

(iv) Constraints and opportunities associated with each alternative corridor.

The constraints of the two alignments that were not chosen are discussed in iii above. The opportunities associated with the selected alignment include placing the transmission line adjacent to an arterial roadway which minimizes the impact to adjacent land uses and facilitates the maintenance of the line since there is access to the poles and line from Beckner Road. There is also the opportunity to buffer the line within a generous open space area as it turns northward from Beckner Road.

(v) *Electric project location map and aerial photograph*

These drawings are attached to the report as Exhibits A.

(vi) *Details of typical electric structures, including height, diameter and phase spacing.*

The drawing for the pole structure for the transmission line is found in Exhibit B to the report. The spacing and location of the poles is shown on Exhibit C. The pole spacing is subject to final engineering design which will occur once the Pulte plan is accepted by the reviewing agencies. The alignment of the transmission line as shown will not change.

(vii) *Electric project "in service date" and estimated construction start date*

The estimated construction start date is October 13, 2015 and the in service date is December 13, 2015

(viii) *Proposed action cost*

Paid for by the developer.

(ix) *Within two hundred (200) feet along the proposed corridor:*

1 *Existing and proposed land uses and existing zoning along the corridor*

Exhibit D shows the current land uses along the realignment corridor.

2 *Location of existing water courses, drainage channels and water bodies*

Exhibit E shows the existing drainages along the corridor.

3. *Location of existing and proposed streets and roads*

Exhibit F shows the existing and proposed streets along the corridor.

4. *Topography, natural features, slopes, flood plains and cultural resources*

The entire corridor has received archaeological clearance from the City as part of the Las Soleras review. PNM will conduct their own environmental review prior to commencement of construction of the transmission line. There are no flood plains within the proposed corridor. Topography and slopes are shown on Exhibit E.

5. *Visual considerations and general appearance, including visual simulations*

Exhibit G is a photograph of the existing power poles with the photos taken from I-25. The photos are taken with a 55 millimeter lense which is what the human eye with 20-20 vision would see. The proposed poles along Beckner Road would have approximately the same distance from I-25 and would have the same visual aspect from I-25. The new poles would be a single pole structure rather than the existing double pole structures.

6. *Existing and proposed electric project utility easements, including location and width*

The existing and proposed easements are shown on Exhibit H.

7. *Whether and to what extent rights-of-way will be used*

An easement adjacent to Beckner Road will be used for approximately 68 percent of the total realignment of the transmission line. PNM does not allow electric facilities within public rights-of-way.

8. *Other environmental considerations that may be relevant to the electric project such as information on airport control zones and flood hazard zones*

This proposed corridor is not located within a flight approach zone to the Santa Fe Municipal Airport nor is it located within a FEMA designated 100 year flood plain.

(x) *Discussion of the public input processes used*

On December 16, 2015 an Early Neighborhood Notification meeting was held to present the project. Attendees were advised that the transmission line would be relocated and the alignment for the relocation was shown to the persons attending the ENN meeting. A question was asked on the type of poles to be used in the relocation of the line.

(xi) *Electric and magnetic field profiles*

Samples of the electric and magnetic fields generated by a 115KV transmission line are included as Exhibit I

(xii) *Landscape restoration plan*

A landscape restoration plan is included in the report as Exhibit J.

(xiii) *Not applicable*

(xiv) *List of all known and related approvals required to complete the electrical project, regardless of the jurisdiction requiring approval*

The Planning Commission and City Council must consider the relocation of the transmission line in a public hearing process. The Archaeological Review Committee does not review the relocation since clearance has already been provided as part of the review of the Las Soleras applications.

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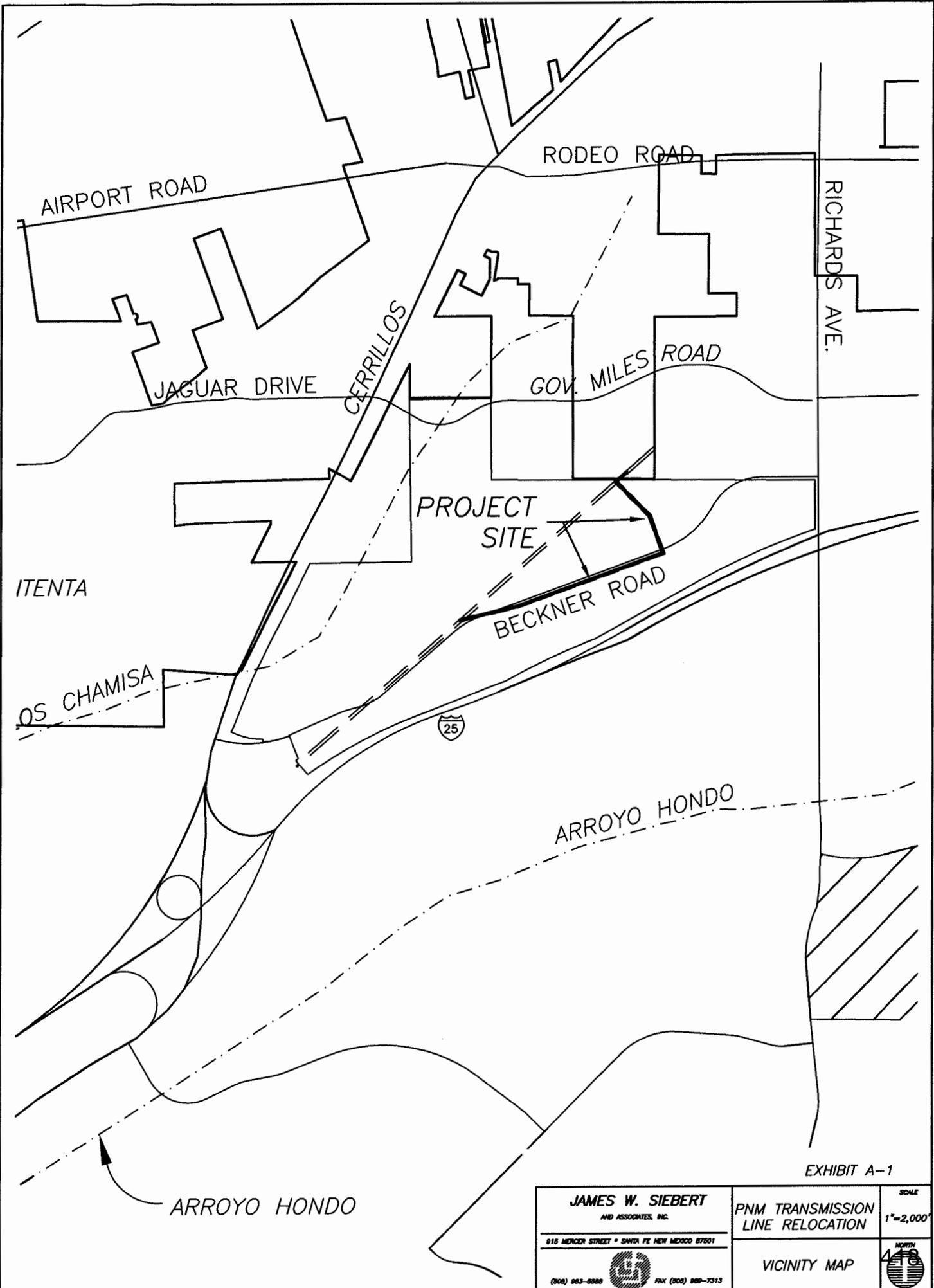
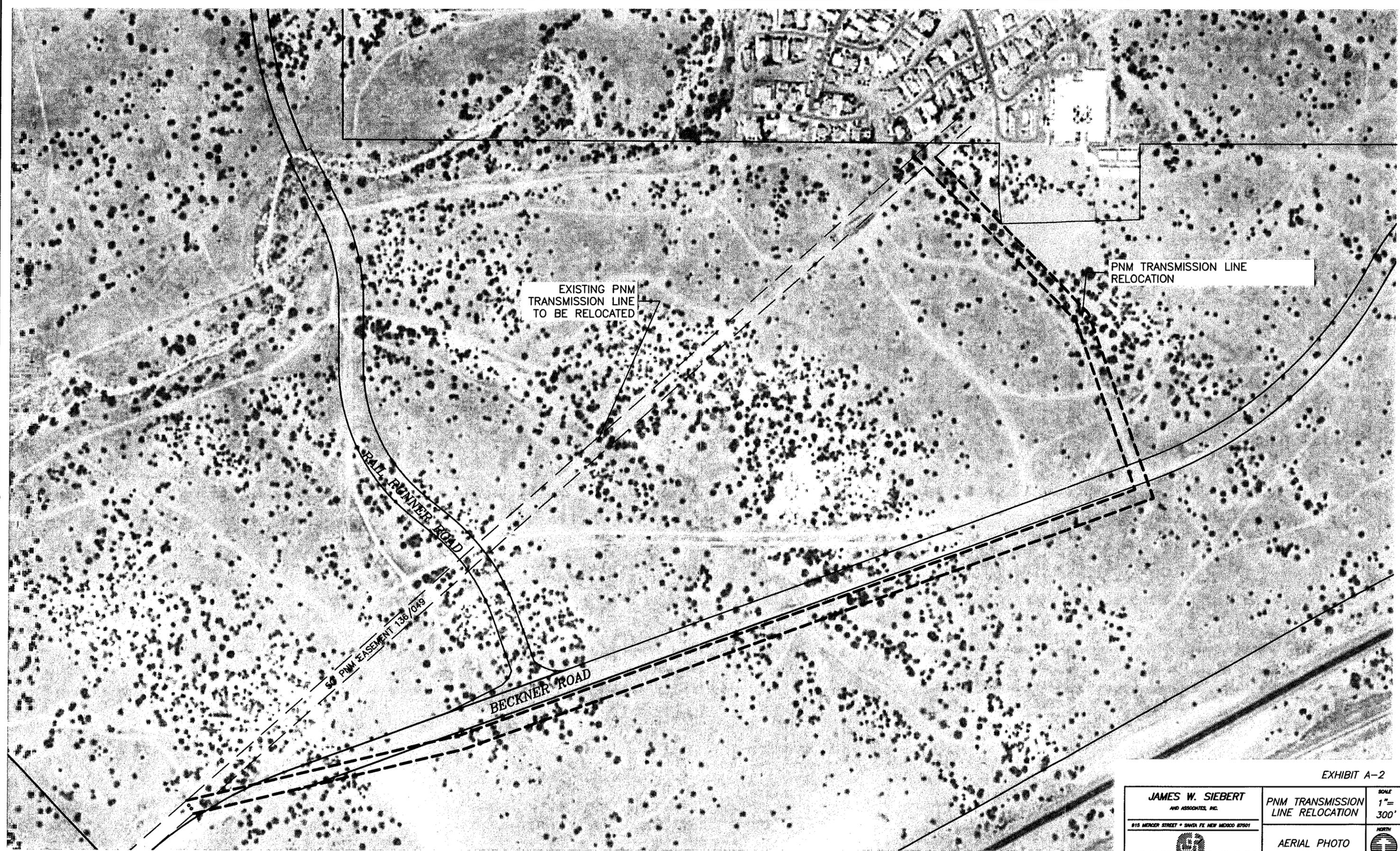


EXHIBIT A-1

<p>JAMES W. SIEBERT AND ASSOCIATES, INC.</p> <p>915 MERCER STREET • SANTA FE, NEW MEXICO 87501</p> <p>(505) 863-5588 FAX (505) 868-7313</p>	<p>SCALE 1"=2,000'</p> <p>PNM TRANSMISSION LINE RELOCATION</p>
<p>VICINITY MAP</p>	<p>NORTH 4/8</p> 

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EXISTING PNM
TRANSMISSION LINE
TO BE RELOCATED

PNM TRANSMISSION LINE
RELOCATION

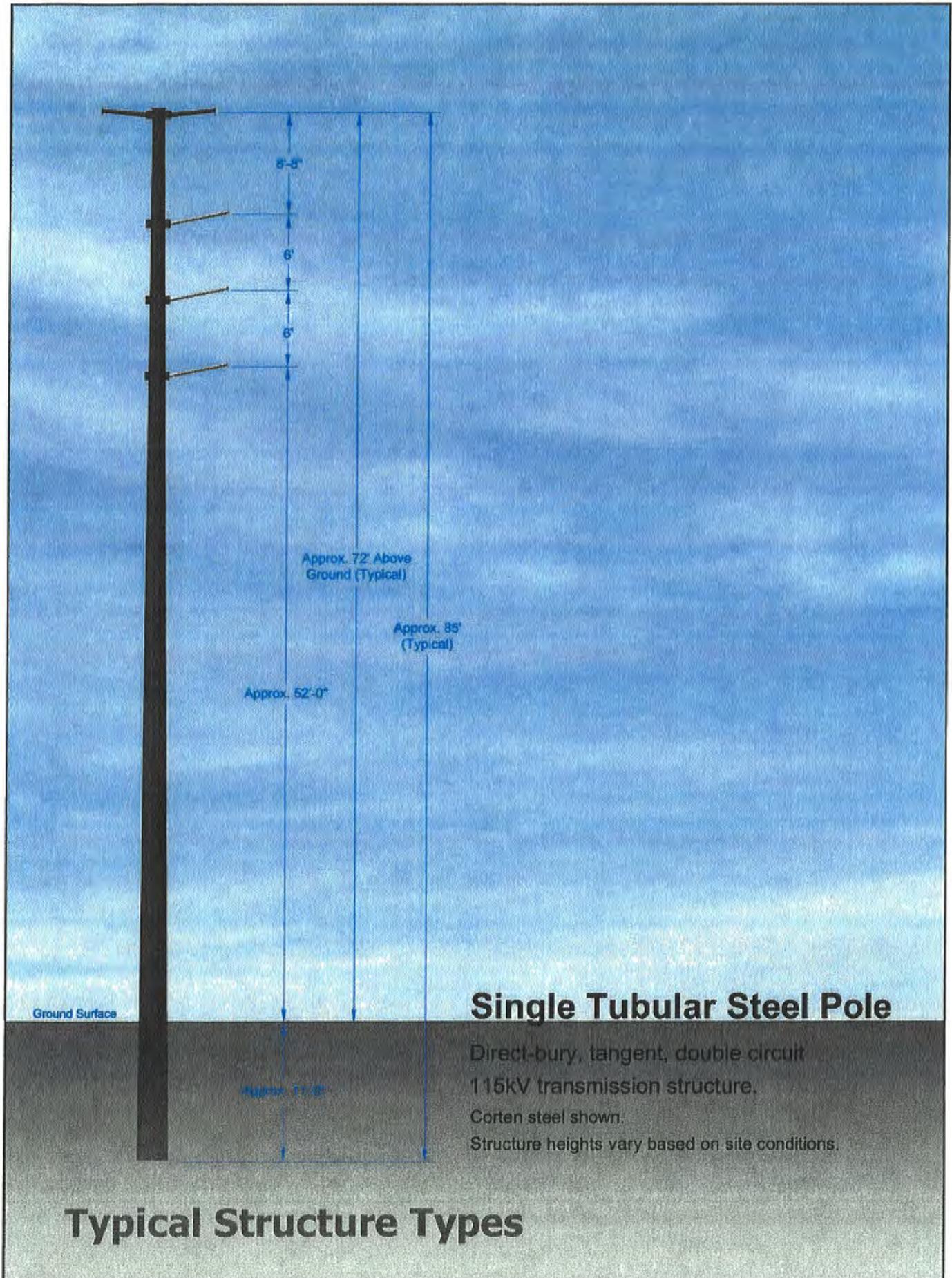
RAIL RUNNER ROAD

BECKNER ROAD

50' PNM EASEMENT 138/049

EXHIBIT A-2

JAMES W. SIEBERT AND ASSOCIATES, INC. <small>815 MERCER STREET • SANTA FE, NEW MEXICO 87501</small> <small>(505) 863-5588</small>	PNM TRANSMISSION LINE RELOCATION	<small>SCALE</small> 1" = 300'
	<small>AERIAL PHOTO</small>	<small>NORTH</small> 



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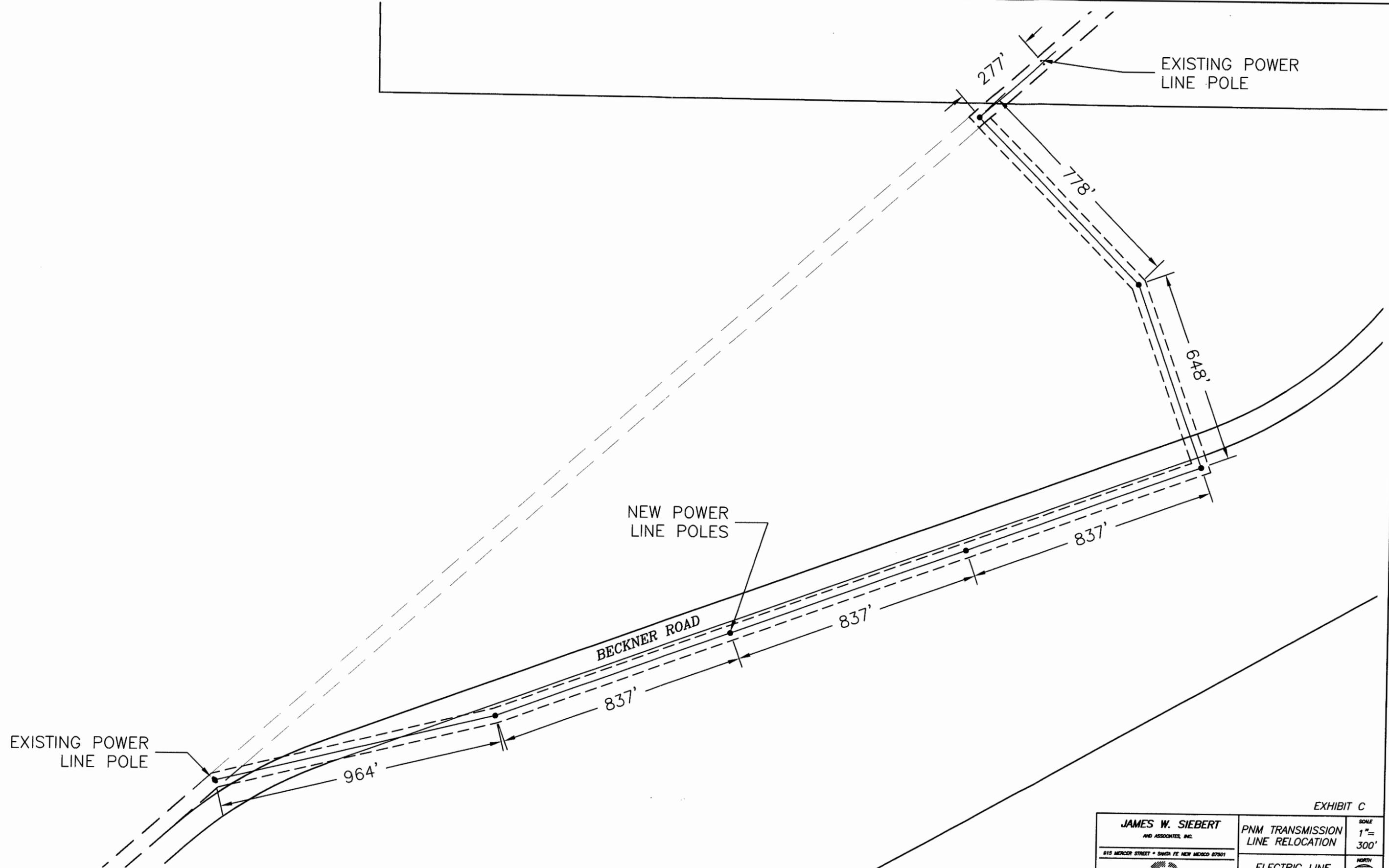
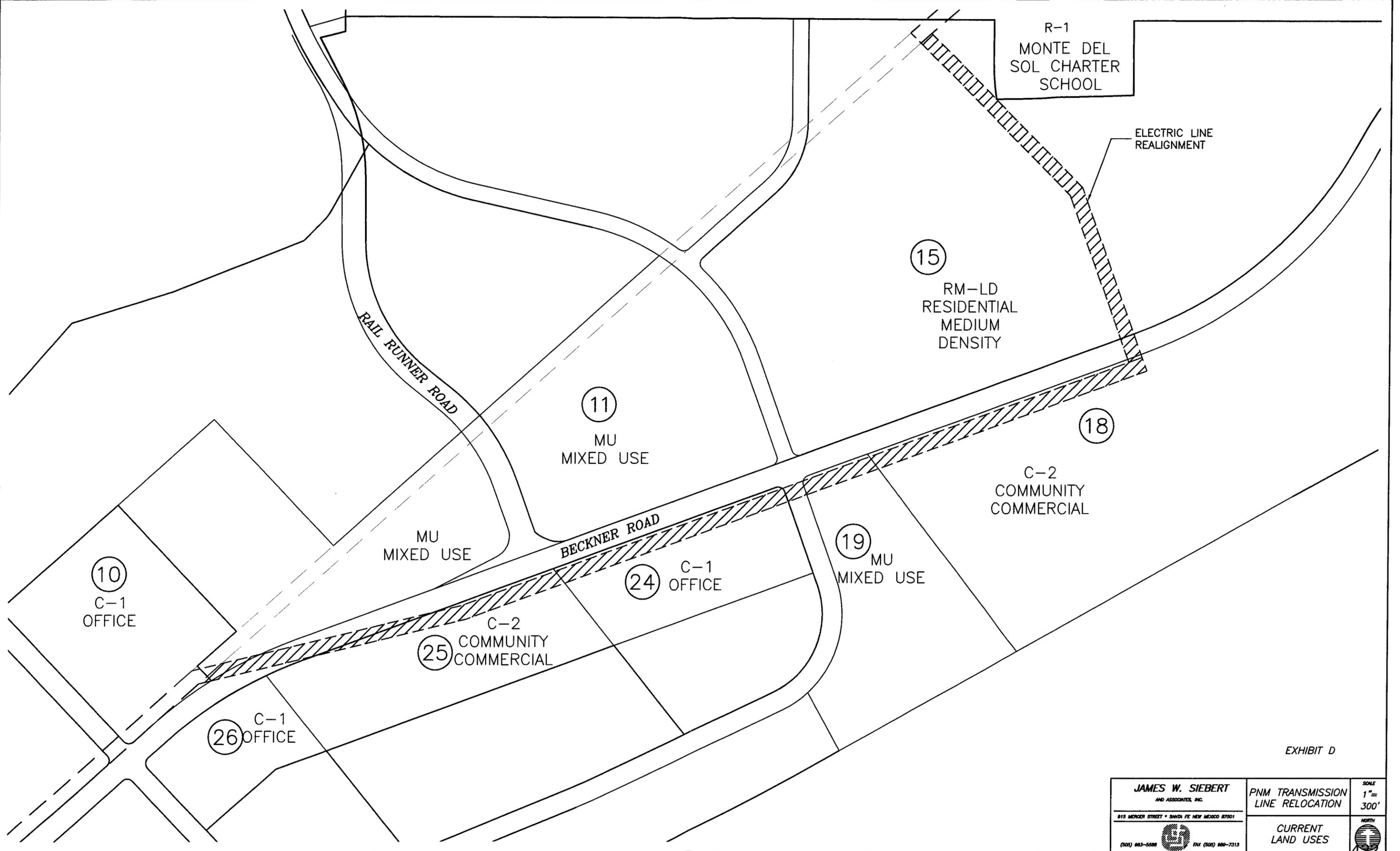


EXHIBIT C

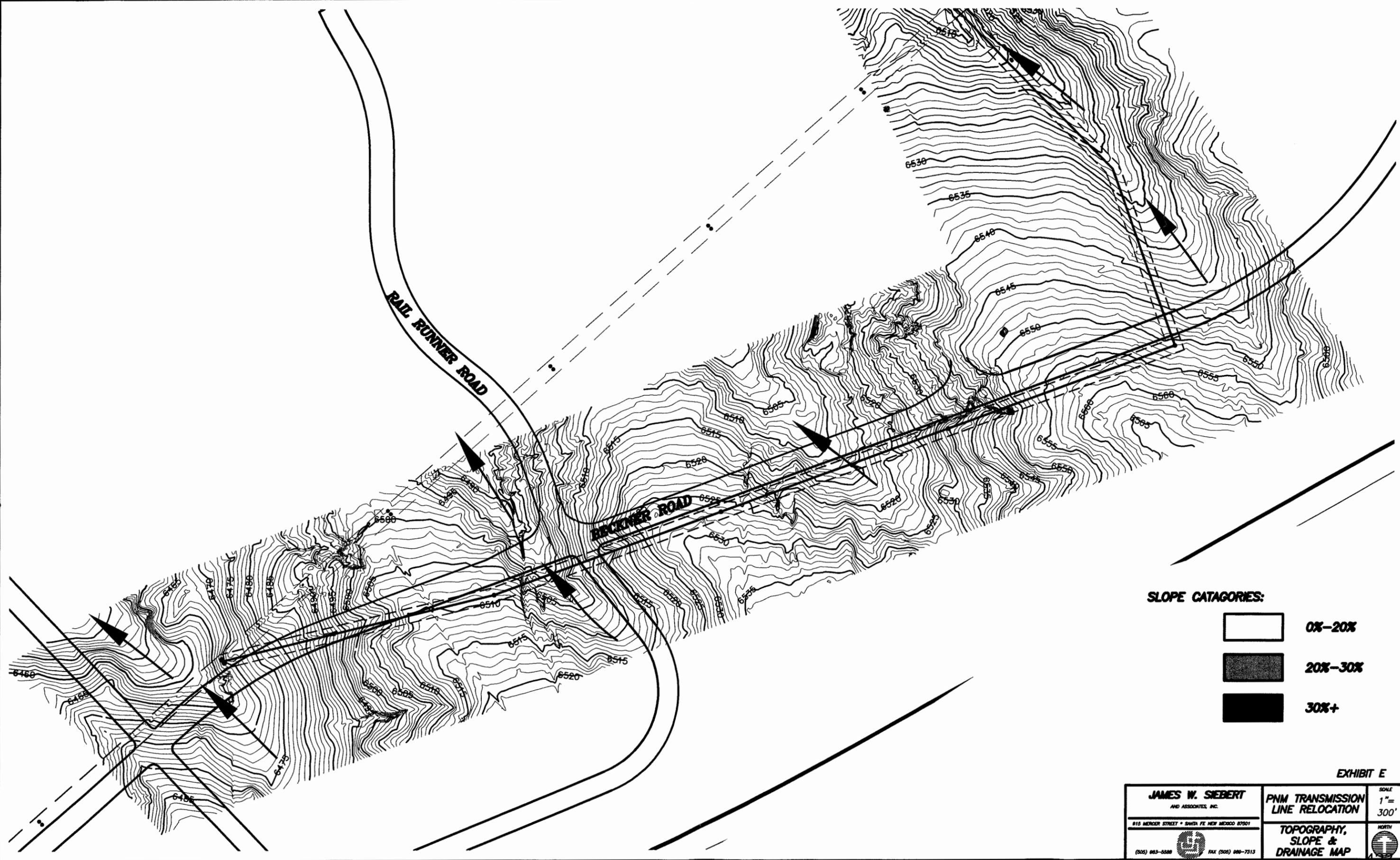
JAMES W. SIEBERT AND ASSOCIATES, INC. <small>815 MERCER STREET • SANTA FE, NEW MEXICO 87501</small> <small>(505) 963-5000 FAX (505) 969-7313</small>	PNM TRANSMISSION LINE RELOCATION	SCALE 1" = 300'
	ELECTRIC LINE POLE SPACING	NORTH

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JAMES W. SIEBERT AND ASSOCIATES, INC. <small>815 MENCKEN STREET • SANTA FE NEW MEXICO 87501</small> <small>(505) 883-5588 FAX (505) 888-7313</small>	PNM TRANSMISSION LINE RELOCATION	SCALE 1" = 300'
	CURRENT LAND USES	NORTH

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SLOPE CATEGORIES:

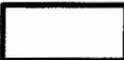
	0%–20%
	20%–30%
	30%+

EXHIBIT E

JAMES W. SIEBERT AND ASSOCIATES, INC. <small>810 MERCER STREET • SANTA FE NEW MEXICO 87501</small>  <small>(505) 863-5588 FAX (505) 886-7313</small>	PNM TRANSMISSION LINE RELOCATION TOPOGRAPHY, SLOPE & DRAINAGE MAP	<small>SCALE</small> 1" = 300'
		<small>NORTH</small> 

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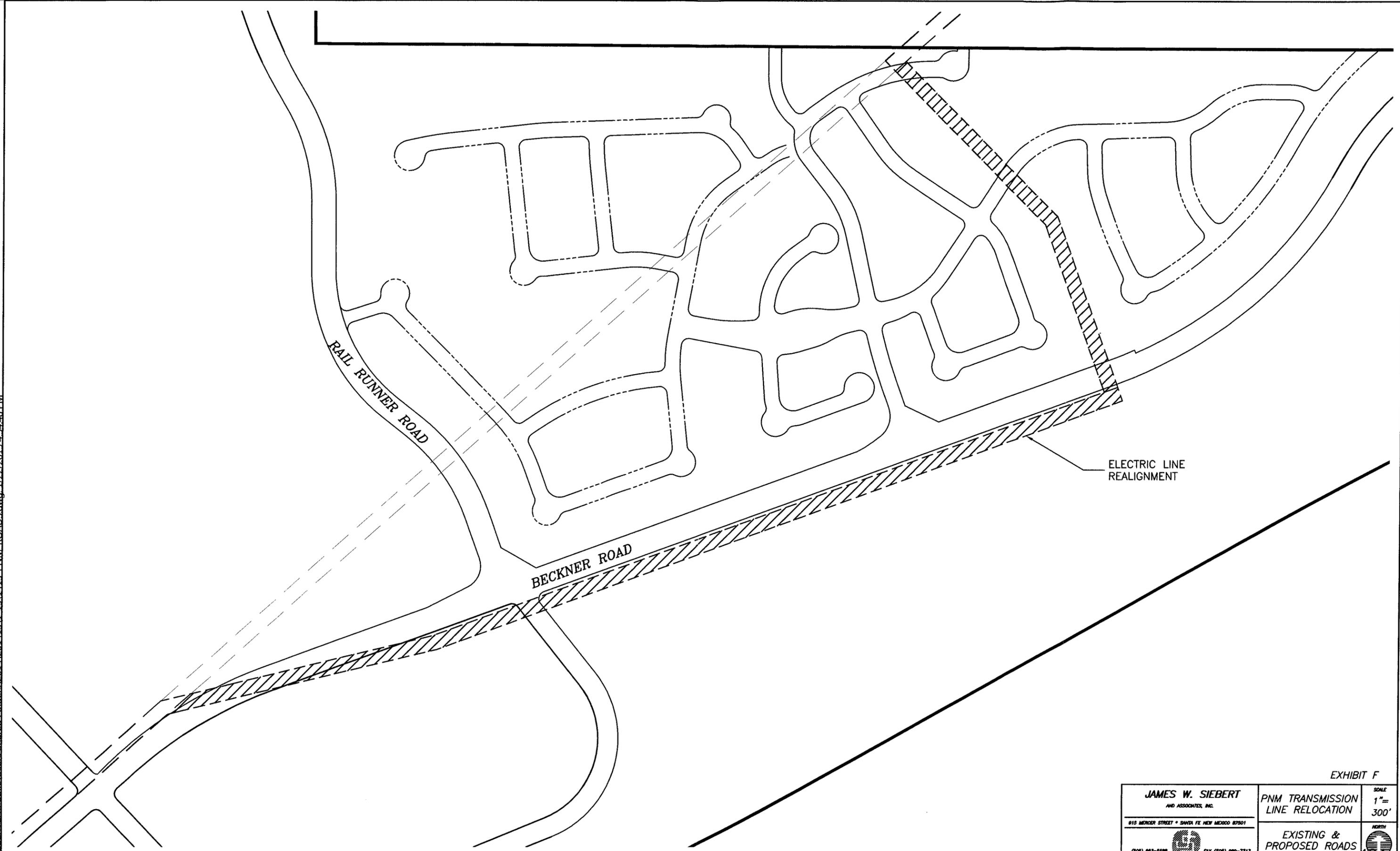


EXHIBIT F

JAMES W. SIEBERT AND ASSOCIATES, INC. 815 MERCER STREET • SANTA FE, NEW MEXICO 87501 (505) 843-6588 FAX (505) 848-7313	PNM TRANSMISSION LINE RELOCATION	SCALE 1" = 300'
	EXISTING & PROPOSED ROADS	NORTH 



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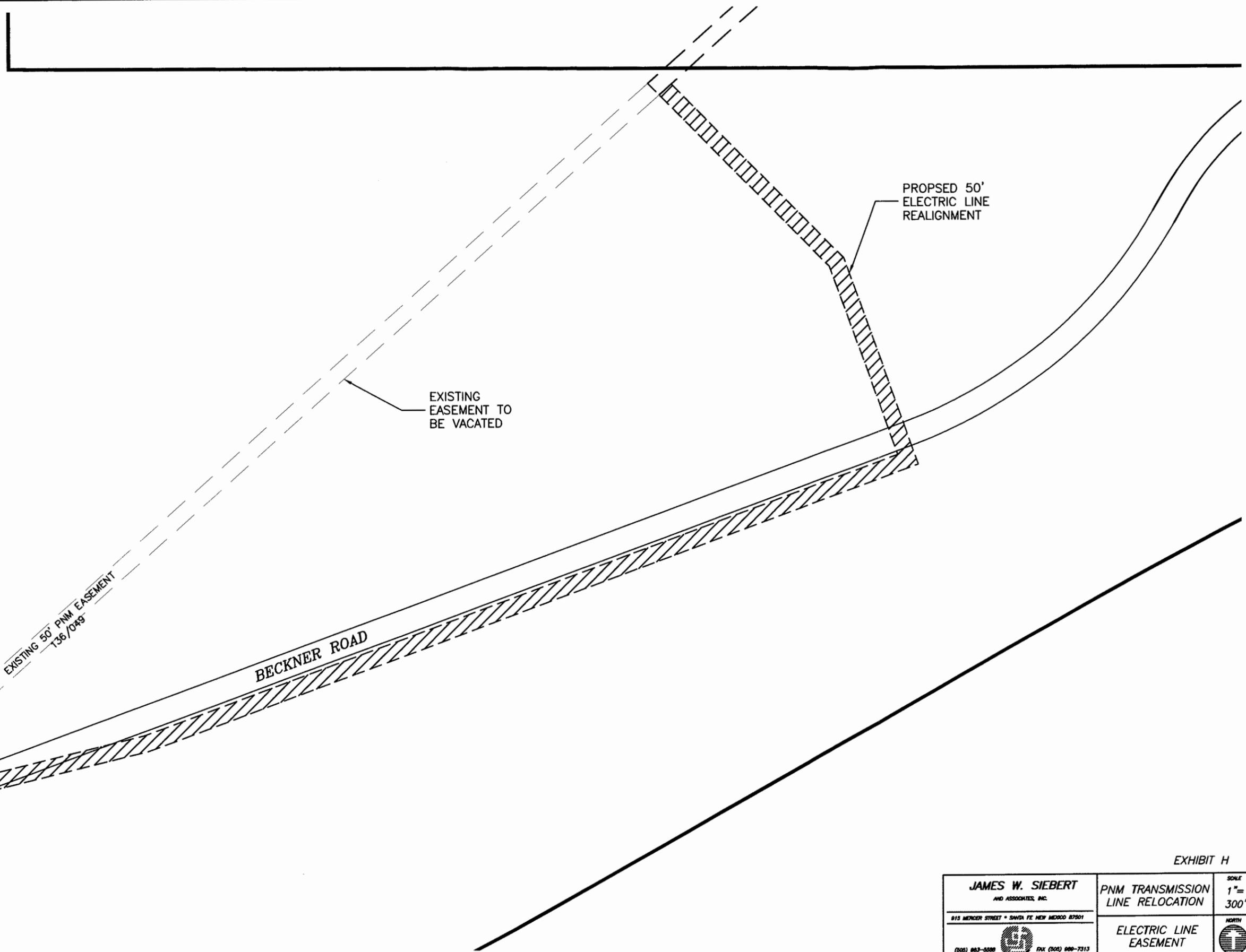
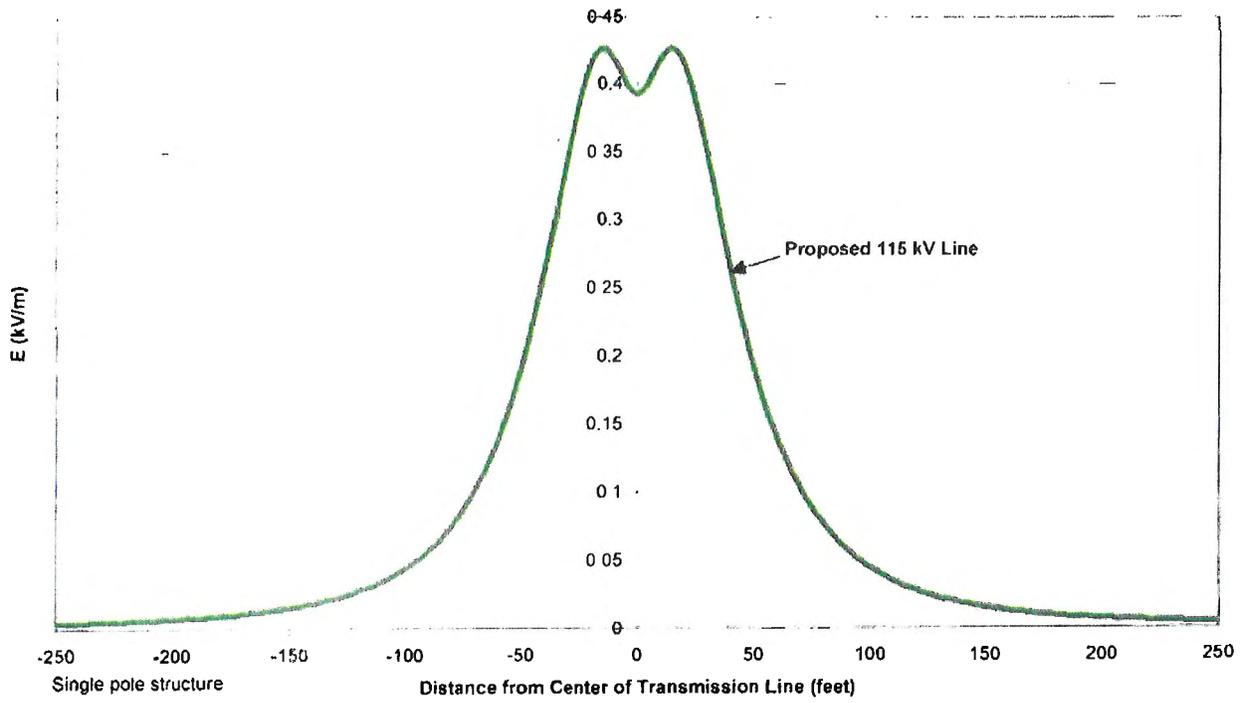


EXHIBIT H

JAMES W. SIEBERT AND ASSOCIATES, INC. <small>815 MENCKEN STREET • SANTA FE NEW MEXICO 87501</small>	PNM TRANSMISSION LINE RELOCATION SCALE 1" = 300'
<small>(505) 883-5588</small>  <small>FAX (505) 888-7313</small>	ELECTRIC LINE EASEMENT 

Example Electric Field Profile
115kV Single Pole Structure

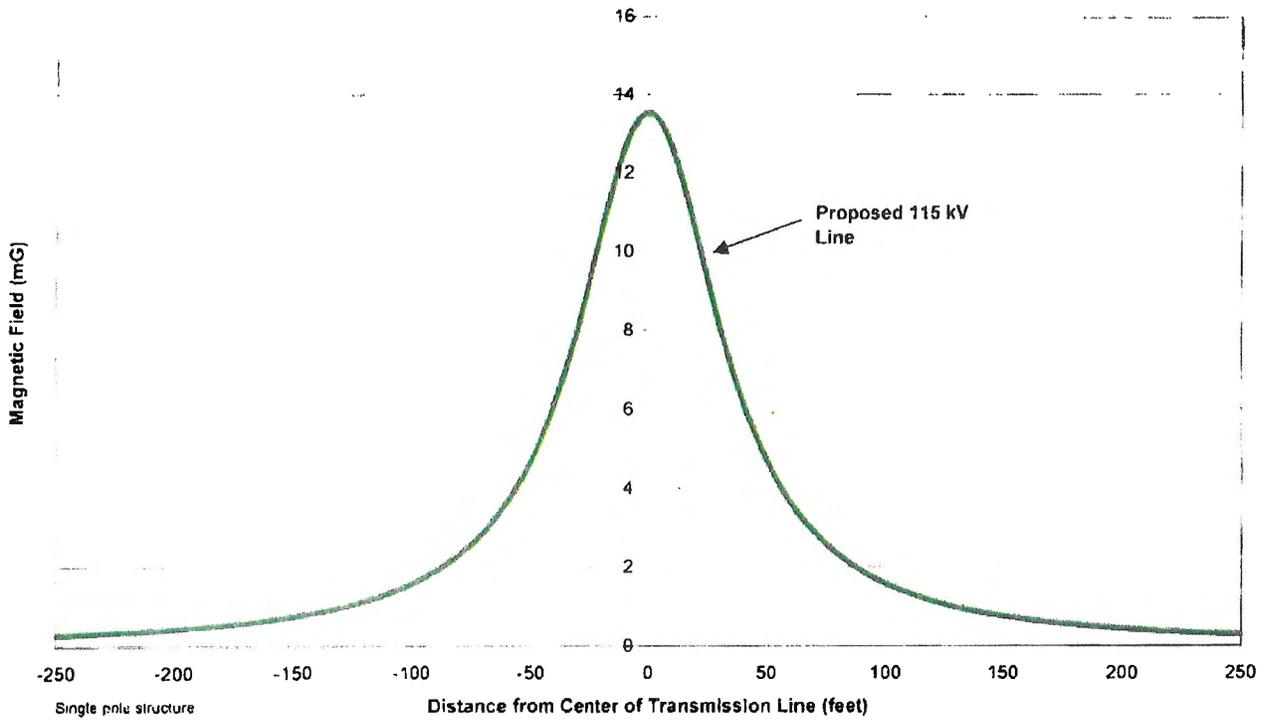


June 2007

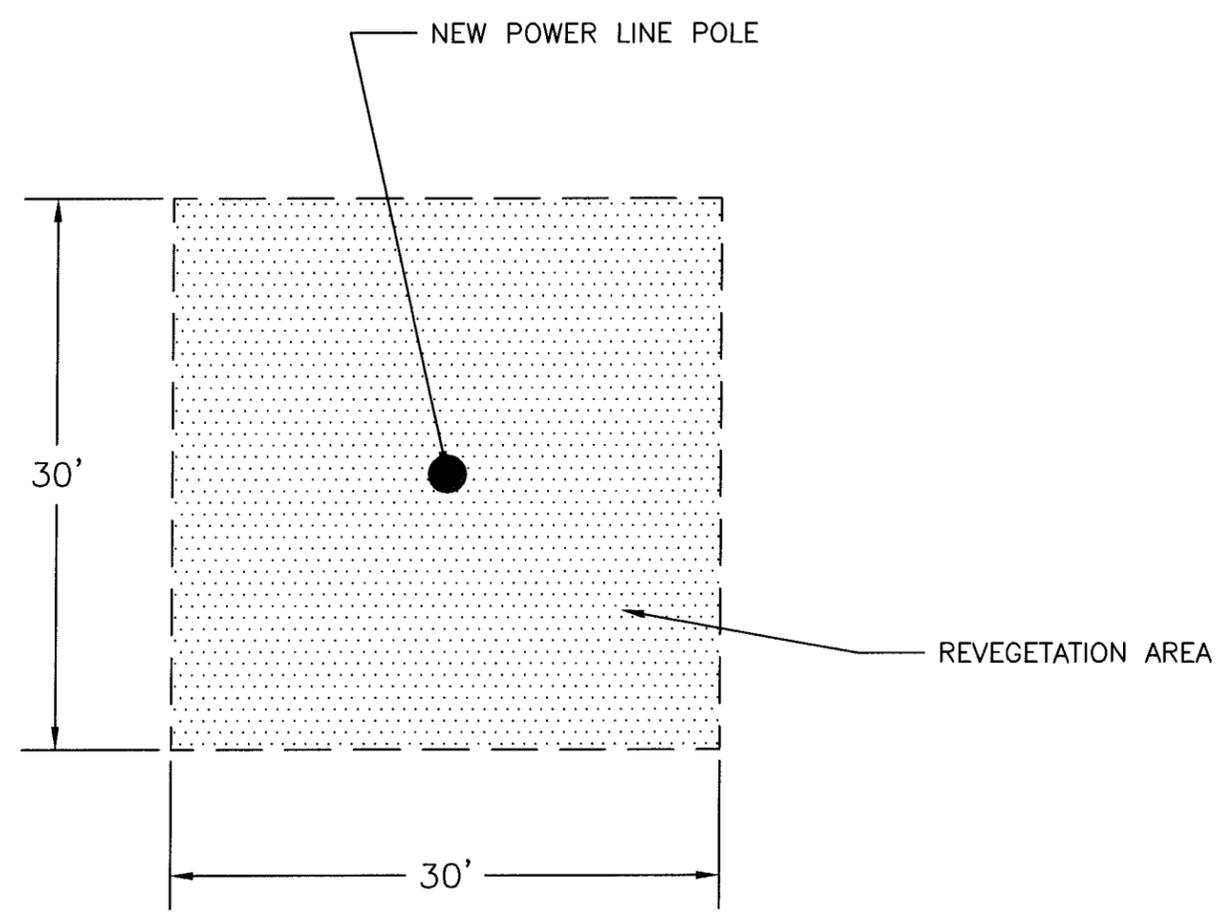


June 2007

Example Magnetic Field Profile 115kV Single Pole Line



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REVEGETATION PLAN

ALL DISTURBED AREAS EXCEPT BUILDING AREAS AND LANDSCAPE PLANTING BEDS (SEE NOTE 1 BELOW) SHALL BE TREATED WITH CLASS "D" SEEDING AND SHALL INCLUDE HAND RAKING OR CHAIN HARROWING TO COVER SEED TO A DEPTH OF 1/4" TO 1/2". BLANKETS SHALL BE APPLIED AS SOON AS POSSIBLE AFTER THE SEED AND FERTILIZER ARE APPLIED. ALL REVEGETATED AREAS SHALL BE BLANKETED THE SAME DAY THEY ARE SEEDED.

SOIL RETENTION BLANKET USED FOR CLASS "D" SEEDING SHALL BE PPS SUPER DUTY, AMERICAN EXCELSIOR HIGH VELOCITY, NORTH AMERICAN GREEN S-150 OR APPROVED EQUAL. ANCHORING SHALL BE BY THE USE OF 8"x1"x8" "U" SHAPED STEEL STAPLES OF .091 MINIMUM DIAMETER AND SPACED AS RECOMMENDED BY THE MANUFACTURER. BLANKETS SHALL BE LAID FROM TOP TO BOTTOM ON THE SLOPE WITH SEAMS RUNNING VERTICALLY AND LAPPED AS PER MANUFACTURER'S RECOMMENDATION. BLANKETS SHALL BE INSTALLED ON ALL CUT SLOPES WITH AN ANGLE GREATER THAN 2:1 AND ON ALL FILL SLOPES WITH AN ANGLE GREATER THAN 2:1 OR WHERE SPECIFIED ON THE ENGINEERING DRAWINGS.

PRIOR TO PERFORMING SEEDING OPERATIONS ALL WEED SPECIES WHICH MAY HAVE GROWN IN AREAS TO BE SEEDED AND WILL INTERFERE WITH THE SEED MULCH MAKING CONTACT WITH THE SOIL SHALL BE REMOVED.

NOTE: LANDSCAPE PLANTING BEDS TO RECEIVE 6" OF SHREDDED BARK MULCH AFTER PLANTING.

SEED MIX

(CERTIFIED SEED OF NAMED VARIETIES ARE REQUIRED IF AVAILABLE)

SPECIES	ORIGIN	LBS. PURE LIVE SEED PER ACRE
BOUTELOUA GRACILIS (BLUE GRAMA)	HACHITA OR LOVINGTON	2.0
BOUTELOUA CURTIPENDULA (SIDE OATS GRAMA)	VAUGHN OR NINER	4.0
ANDROPOGON SCARIOUM (LITTLE BLUESTEM)	PASTURA	1.0
HILARIA JAMESII(GALLETA)	VIVA	4.0
SPOROBOLUS AIROIDES (ALKALI SACATON)	NEW MEXICO REGION	0.5
ATRIPLEX CANESCENS (FOURWING SALTBUCH)	NEW MEXICO REGION	1.0
FALLUGIA PARADOXA (APACHE PLUME)	NEW MEXICO REGION	1.0
CHRYSOTHAMNUS NAUSEOSUS (RUBBER RABBITBR.)	NEW MEXICO REGION	1.0
ESCHSCHOLZIA CALIFORNICA (CALIFORNIA POPPY)	ANY	0.5
LINUM GRANDIFLORUM RUBRUM (SCARLET FLAX)	ANY	0.5
LINUM LEWISII(BLUE FLAX)	ANY	0.5
GAILLARDIA ARTISTATA (FIREWHEEL)	ANY	0.5

FERTILIZER REQUIREMENTS

CHEMICAL	ACTUAL MIN. POUNDS/ACRE
SLOW RELEASE NITROGEN(I.E., UREA FORMALDEHYDE)	50
PHOSPHORUS, AS P ₂ O ₅	46
SULPHUR(IN A WATER SOLUBLE FORM)	48

SEEDING DATES

JUNE 1 THROUGH AUGUST 31

WATERING

AFTER INSTALLATION OF SEED, THE REVEGETATING AREAS WILL BE WATERED FROM A TANKER TRUCK OR OTHER WATER SOURCE FOR A MINIMUM OF ONE TIME PER WEEK FOR TWO MONTHS.

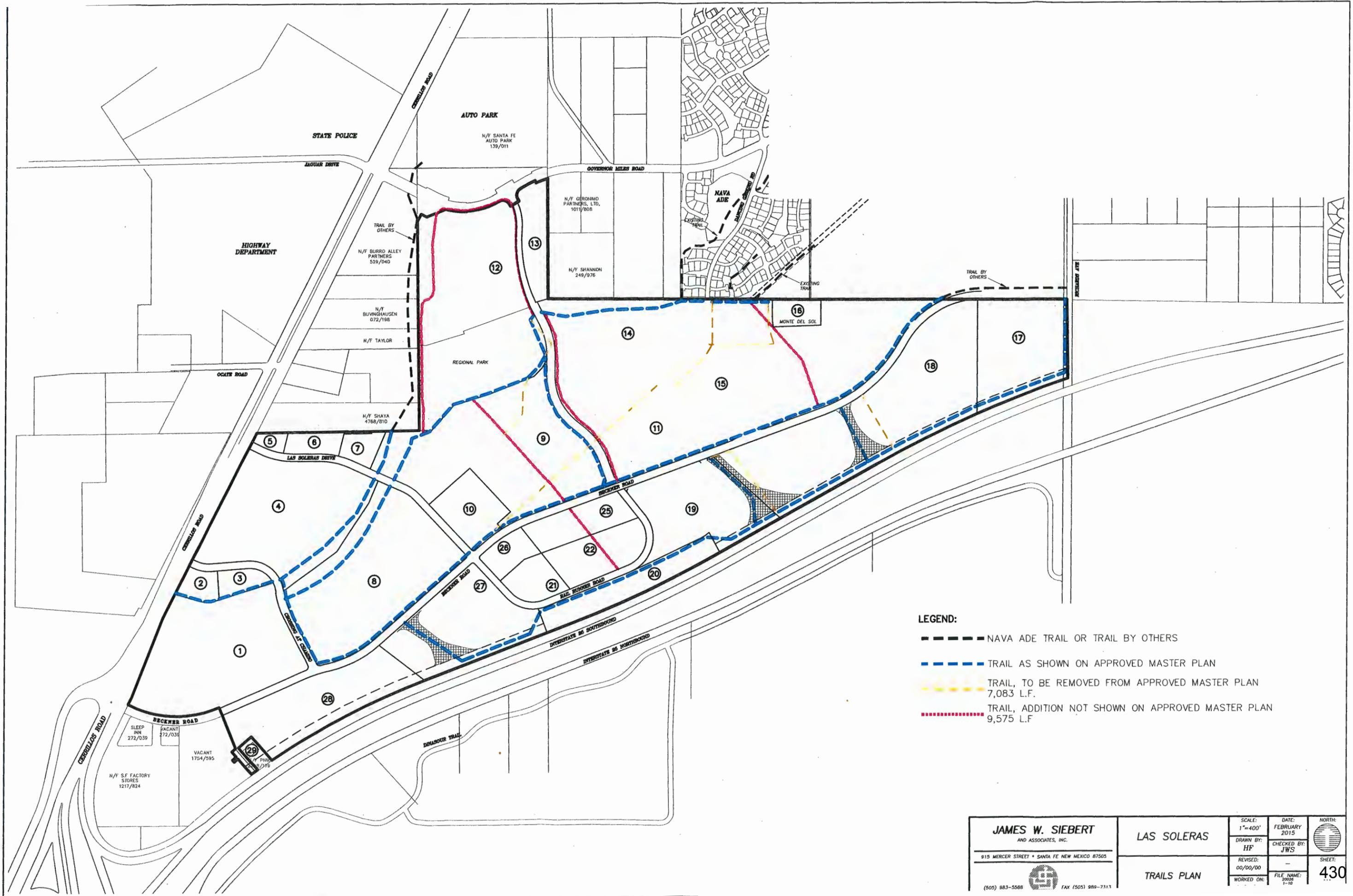
ANY PROPOSED CHANGES OR MODIFICATIONS TO THIS PLAN SHALL BE DISCUSSED WITH THE ENGINEER PRIOR TO MAKING SUCH CHANGES OR MODIFICATIONS.

WATERING

DRIP IRRIGATION TO BE INSTALLED TO SERVE PLANTS REQUIRING CONTINUAL WATERING.

EXHIBIT J

JAMES W. SIEBERT AND ASSOCIATES, INC. 815 MERCER STREET • SANTA FE NEW MEXICO 87501 (505) 883-5500 FAX (505) 888-7313	PNM TRANSMISSION LINE RELOCATION	SCALE N.T.S.
	REVEGETATION PLAN	NORTH



LEGEND:

- NAVA ADE TRAIL OR TRAIL BY OTHERS
- TRAIL AS SHOWN ON APPROVED MASTER PLAN
- TRAIL, TO BE REMOVED FROM APPROVED MASTER PLAN
7,083 L.F.
- TRAIL, ADDITION NOT SHOWN ON APPROVED MASTER PLAN
9,575 L.F.

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588	LAS SOLERAS		SCALE: 1"=400' DATE: FEBRUARY 2015	NORTH:
	TRAILS PLAN		DRAWN BY: HF CHECKED BY: JWS REVISED: 00/00/00 WORKED ON:	SHEET: 430 FILE NAME: 20026 1-10

Position Paper on Condition #45

Condition #45 states as follows:

“The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the annexation agreement. The Planning Commission shall approve the park location to the approval of a development plan for any phase of the project and shall verify compliance with applicable access standards to the parks and open space.”

In order to better understand the response by Las Soleras to Condition #45 it is necessary to understand City staff position on various elements of Condition #45. City staff positions are provided below.

Active park space

Active park space means areas for play fields, (soccer, baseball, football) playground equipment, physical training apparatus. The City’s definition of Regional Park does not necessarily satisfy the requirement for active Park. A City trail through open space, be it left in a natural state or landscaped, is not considered as compliant with the definition of active park.

The applicant shall in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park.

It was Las Soleras understanding that this meant 10± acres for the Public Schools and 10± acres for park land. City staff takes the position that 20 acres of active park is 20 acres of active park which has nothing to do with a school site. Any land provided to the Santa Fe Public Schools does not satisfy the requirements of Condition #45.

Subsequent action by Planning Commission on Condition #45

On October 7, 2010 the Planning Commission approved two alternate locations for satisfying Condition #45. The action taken by the Planning Commission as stated in the Conclusions of Law is provided below.

“The Commission approves the proposal, subject to the right of the Applicant or its successors and assigns to request the Commission’s approval for the distribution of the Additional Park across the property as it is development in smaller-acreage parcels totaling 20 acres in conjunction with the development review process, provided that LUD staff recommends such distribution to the Commission and the School District and the MPO have consented to such a distribution”.

City staff believes that subsequent action by the Planning Commission in the Pulte cases should not be part of the deliberations in the consideration of Condition #45.

Response to Condition #45

The amendment to the Las Soleras Master Plan requesting a reconsideration of Condition #45 is proposed within the limitations as set forth by City staff outlined above.

Approved Las Soleras Master Plan

Exhibit A is the recorded Master Plan for Las Soleras. The acreages for the park and open space areas are shown on this plan.

Reduction in the number of dwelling units

The residential density based on the approved underlying zoning was 2,087 dwellings. The calculation for the number of dwelling units is provided in Exhibit B. The two residential projects that are under development are Pulte with 300 dwellings and Ross's Peak with 200 dwellings. The remaining undeveloped R-21 land is sufficient for two apartment projects of 250 units each or 500 total rental dwelling units. Pulte and Ross's Peak represent 500 dwellings and the remaining future residential land is estimated at 500 dwellings, or a total of 1000 dwellings to be constructed in Las Soleras.

Reduction in regional park requirements

City Code requires .024 acre of regional park land for each dwelling in the project. For the 1000 dwellings that will eventually be constructed in Las Soleras this is equal to 24 acres of regional park land. This compares to the residential density projected in the approved master plan of 2,087 dwellings where 50 acres of regional Park would have been required.

Since regional Park does not necessarily equate to "active park" the above evaluation was presented to describe the relationship between Las Soleras zoning and actual residential development that is taking place in Las Soleras as a result of current market demand.

Addition of active park land

6.97 acres of active park land is added adjacent to the 21.4 acre regional park shown on the approved Las Soleras master plan. It is the understanding of the consultant that this designation is acceptable to the Parks and Recreation Department since it consolidates park land in the vicinity of the 21.4 acre regional park and provides for an alternative access from Las Soleras Drive to the regional park.

The regional park site has been slightly reduced by the alignment of Rail Runner Road and the lot split creating the park as a legal lot. This reduced the regional park from 21.4 acres to 21.12 acres or .23 acre less than shown on the Las Soleras master plan.

Additional open space

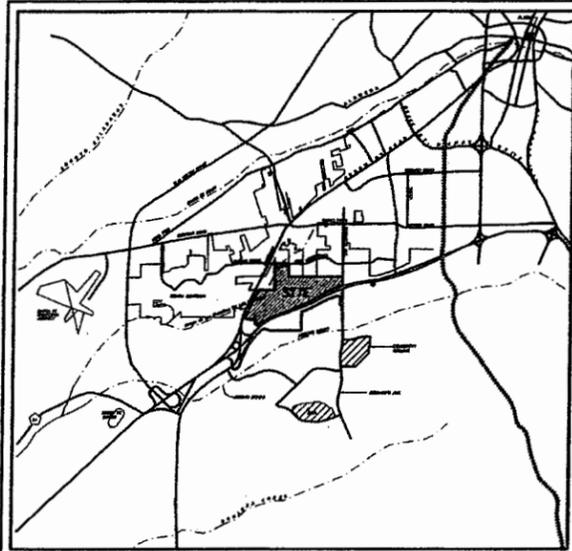
East of the regional park 2.21 acres of open space has been added south of the open space shown on the approved master plan. This creates a greater buffer between Nava Ade and the Pulte development and enhances the connection of open space and park between the Nava Ade residents and the Monte del Sol Charter School and the Las Soleras regional park. A trail connection from Monte del Sol School to the regional park is proposed in the first phase of the Pulte development.

A linear open space is proposed that is the extension of the Rambla beginning at the Rail Runner station and extending to the regional park. Given the density of workers and residents that will take place in the next years south of the regional park the linear open space is proposed as a way of connecting workers and residents to the regional park, and the City trail system that will eventually connect to the downtown area. Should the rail station become an eventuality it also provides a trail access to the central area of Las Soleras. This linear open space consists of 2.38 acres above what was represented in the Las Soleras master plan.

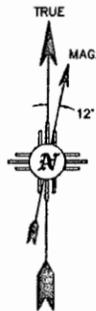
Open space has been added at the northwest corner of tract 12 that is adjacent to Governor Miles Road. This open space area is shown as .63 acre on the Las Soleras master plan. With the subdivision review of Ross's Peak it was decided to create a larger open space area where the Arroyo Chamiso Trail will be constructed. Additional open space area that is added is 1.86 acre in size.

Summary

Given City staff's criteria for consideration of "active park" to satisfy Condition #45 the active park added to the Las Soleras Master plan is 6.97 acres. Additional open space that is added equals 6.14 acres. Exhibit C describes the location of the active park area and additional open space provided above that shown on the Las Soleras master plan.



VICINITY MAP
1"=8000'



TRUE
MAG.
12'
NORTH
SCALE: 1"=400'
400' 200' 0' 400' 800'

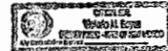
STORMWATER AGREEMENT:

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

Beckner Road Suites, Inc.
by *Gordon L. Swarsford*
(OWNER) Gordon L. Swarsford
DATE: Jan 18, 2010

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
18th DAY OF January, 2010

Cuckin McRays
MY COMMISSION EXPIRES



NOTE:

SEE SHEET P-6 FOR CONDITIONS OF APPROVAL
LAS SOLERAS IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED AS INSTRUMENT #1592456 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.
APPROVED BY CITY COUNCIL AS ORDINANCE# 2009-6

CASE NUMBERS:
GENERAL PLAN AMENDMENT# M 2008-27
ANNEXATION# M 2008-28
LOT LINE ADJUSTMENT# SD 2008-15
REZONING# ZA 2008-11

JAMES W. SIEBERT
AND ASSOCIATES, INC.

915 MERCER STREET • SANTA FE NEW MEXICO 87505

(505) 883-5588 FAX (505) 989-7313

LAS SOLERAS

ANNEXATION MASTER PLAN

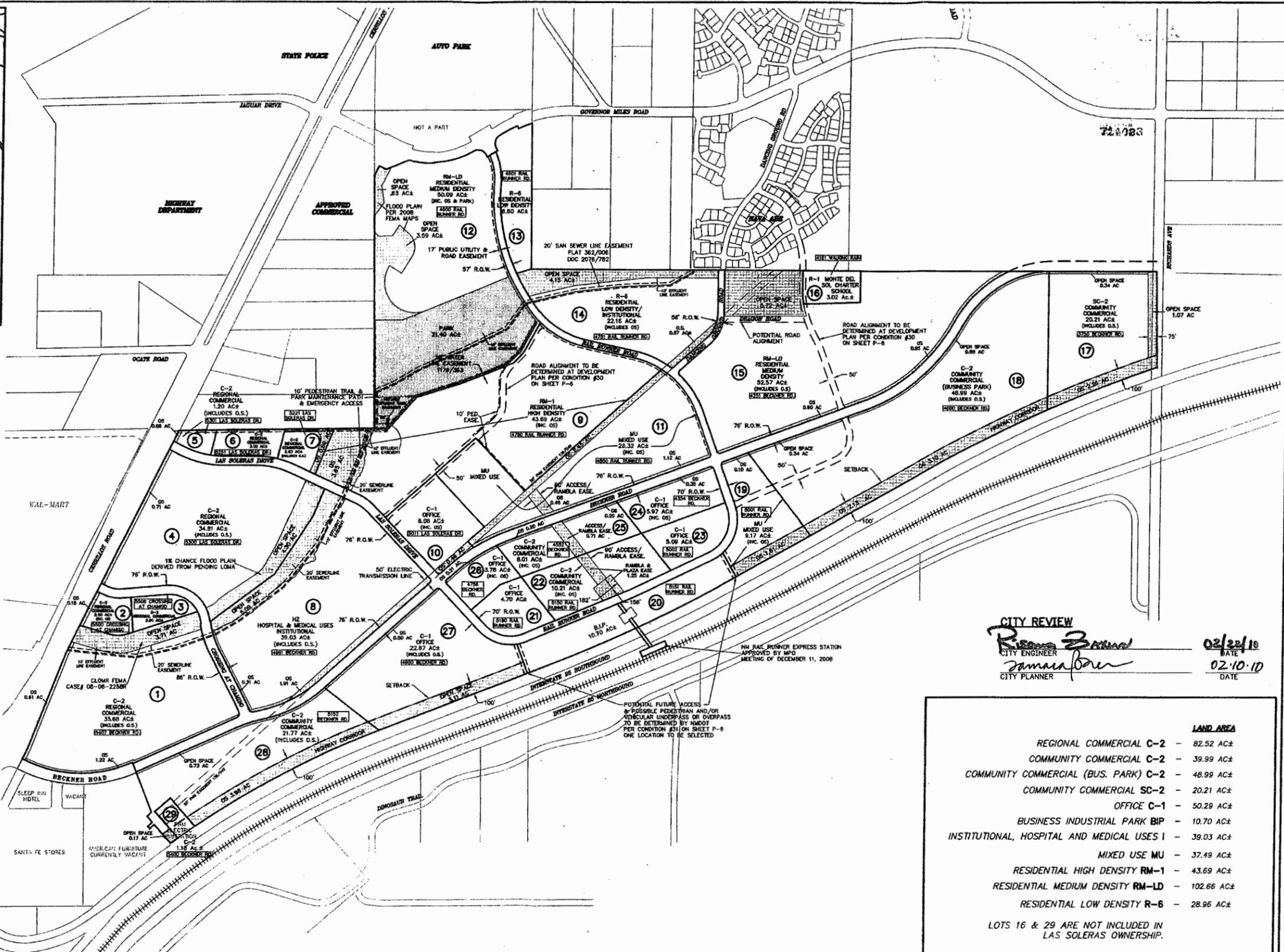
SCALE: 1"=400'	DATE: JAN 2010	NORTH:
DRAWN BY: PST/HF	CHECKED BY: JWS	SHEET: P-5
REVISED: 1/15/10	FILE NAME: 2008-27-28-15-11	
WORKED ON: 1/15/10		

CITY REVIEW
Rosario Zamora
CITY ENGINEER
Jamie Bauer
CITY PLANNER

02/22/10
DATE
02/10/10
DATE

	LAND AREA
REGIONAL COMMERCIAL C-2	- 82.52 AC±
COMMUNITY COMMERCIAL C-2	- 39.99 AC±
COMMUNITY COMMERCIAL (BUS. PARK) C-2	- 48.99 AC±
COMMUNITY COMMERCIAL SC-2	- 20.21 AC±
OFFICE C-1	- 50.29 AC±
BUSINESS INDUSTRIAL PARK BIP	- 10.70 AC±
INSTITUTIONAL, HOSPITAL AND MEDICAL USES I	- 39.03 AC±
MIXED USE MU	- 37.49 AC±
RESIDENTIAL HIGH DENSITY RM-1	- 43.69 AC±
RESIDENTIAL MEDIUM DENSITY RM-LD	- 102.66 AC±
RESIDENTIAL LOW DENSITY R-6	- 28.96 AC±

LOTS 16 & 29 ARE NOT INCLUDED IN LAS SOLERAS OWNERSHIP.



Prepared by:
 James W. Siebert & Assoc., Inc.
 March 10, 2015

Las Soleras Park Strategy

The following chart describes the residential tracts, the current zoning and the number of dwellings possible within each zoning district, per the original Las Soleras Master Plan.

Tract	Zoning	Max. Density/Zoning District	Max. No. of Dwelling Units
9	RM-1 – 40.04 acres	21 DU less floodplain	840
11	MU – 28.32 acres	½ of area 12/DU/acre	169
12	R-12 – 23.03 acres	12 DU/acre	276
13	R-6 – 6.80 acres	6 DU/acre	40
14	R-6 – 22.16 acres	6 DU/acre	132
15	R-12 – 52.57 acres	12 DU/acre	630
Total			2,087

Exhibit B

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NOTES:

-  EXISTING OPEN SPACE FROM LAS SOLERAS MASTER PLAN
-  OPEN SPACE ADDED TO LAS SOLERAS MASTER PLAN: 6.14 AC±
-  ACTIVE PARK ADDED TO LAS SOLERAS MASTER PLAN: 6.97 AC±

JAMES W. SIEBERT AND ASSOCIATES, INC. 915 MENDEN STREET • SANTA FE, NEW MEXICO 87501 (505) 983-5588	LAS SOLERAS	SCALE 1" = 600' NORTH
	CONDITION #45	