



**PULTE AT LAS SOLERAS  
PRELIMINARY PLAT  
SUBDIVISION REPORT**

**PREPARED FOR  
THE PULTE GROUP**

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

**JANUARY 26, 2015**

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## Ownership and Legal Lot of Record

The properties which are the subject of the 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. The entirety of the 77 lot preliminary plat is located within existing tract 15, which is zoned R-12. Single family detached residential is permitted within an R-12 district.

## 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.

## Summary Description

Pulte at Las Soleras consists of two distinct brands of housing. The market product for the "Age Targeted" housing is designed for the 55 and older population segment that would like a home that is secure and is suitable to leave unoccupied for longer periods of time when the occupants are traveling. These homes are smaller in size and are one story since typically the owners are couples without children and do not want the maintenance of a larger yard or home and do not like to climb steps. This product is not "age restricted" and families if they wish to live in this section of the development have a right to do so. Since the age targeted is meant for older residents and for what may be limited occupancy throughout the year there is a greater need for security. The gated community aspect of the age targeted development creates an environment where residents feel safe, especially when the home may remain unoccupied for longer periods of time.

The other market product is referred to by Pulte as "Traditional". This product is designed for families that generally have previously owned a home and wish to move up to a home that is generally larger and has more amenities. These homes may be one or two stories based on the buyers preference and ability of the lot to accommodate a larger home size.

<u>Product Type</u>	<u>No. of Lots</u>
Age Targeted	165
Traditional	<u>133</u> 198

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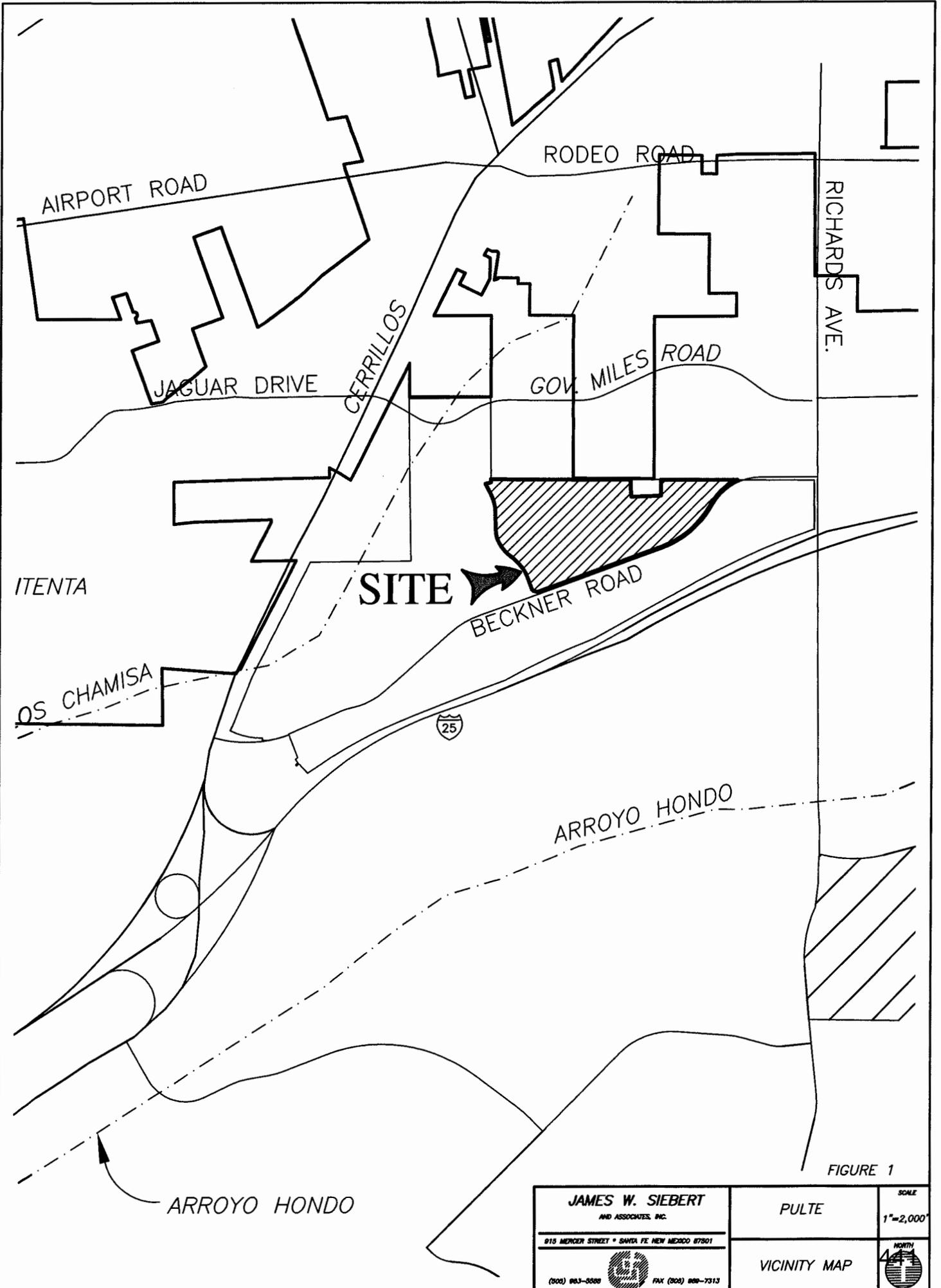


FIGURE 1

<b>JAMES W. SIEBERT</b> AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE, NEW MEXICO 87501 (303) 863-0088 FAX (303) 868-7313	SCALE 1"=2,000'
	NORTH 
VICINITY MAP	

## Concept Plan

Figure 2 is a description of the intended future development of the entire site and the first phase of the project where the preliminary plat is submitted. The Age Targeted dwellings are located on the west side of what is now called Walking Rain and the Traditional dwellings are located on the east side of Walking Rain. The age targeted section would be gate controlled with a gate on Walking Rain and an exit only gate at Rail Runner Road. The overall gross density of the Pulte project is 2.81 dwellings per acre which is less than the 3.31 dwellings in the Nava Ade development immediately to the north and significantly less than the density in the approved Beauty master plan which is 5.4 dwellings per acre adjoining the project on the northeast property line.

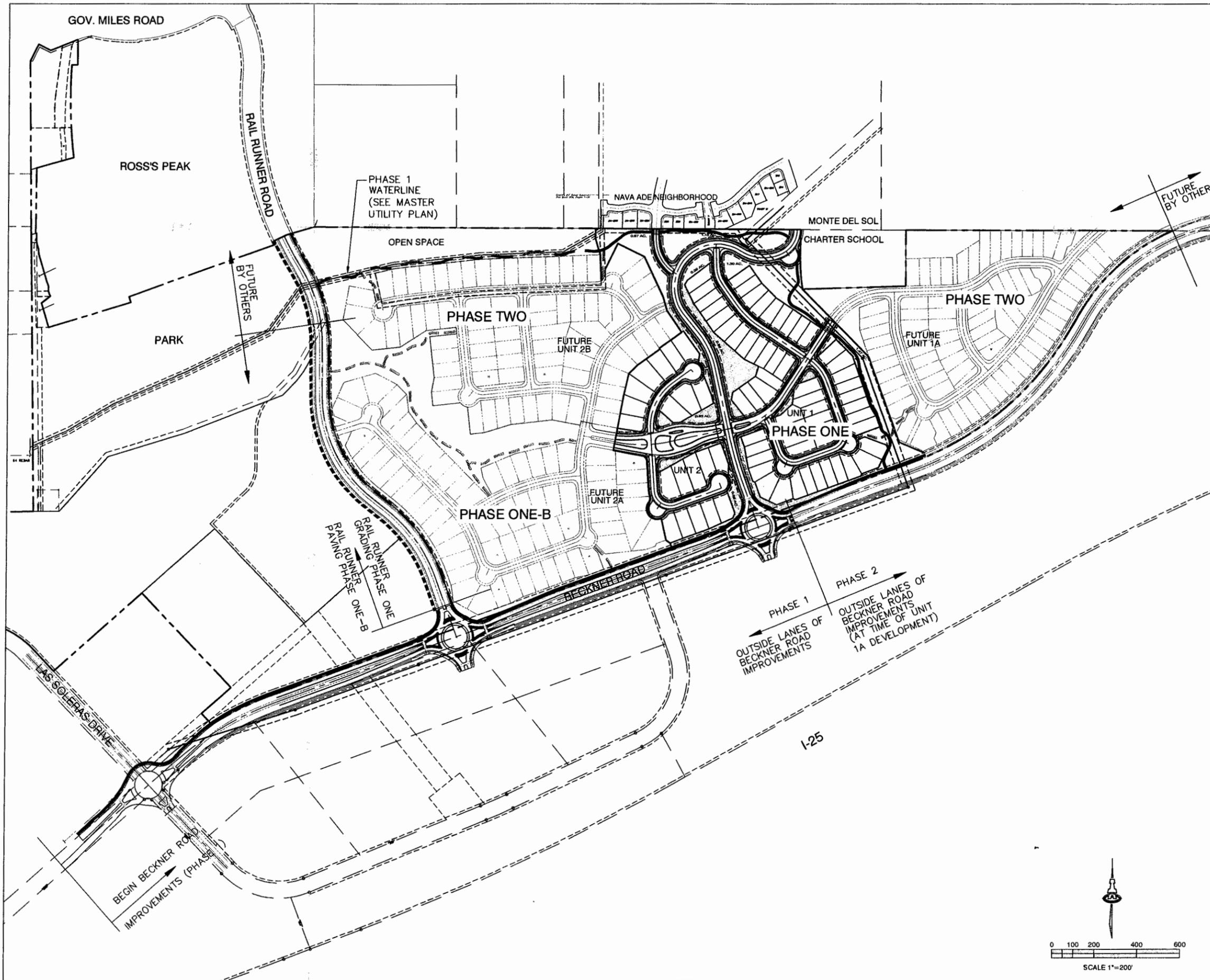
The lots are typically 50'-65' in width and 120'-140' in depth. A variety of house plans are available for selection by the purchaser of the home. The open space areas are maintained by the homeowners association that will be formed for this project.

## 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 is included in the application for subdivision of the property as a separate report. Figure 3 is a description of the existing utility lines that are located on the property that will be relocated as part of the initial construction that will take place on the site.

## ENN Meeting

An Early Neighborhood Notification meeting was held on December 16<sup>th</sup>, 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 to 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



**PHASING NOTES**

- PHASE ONE:**
- CONSTRUCTION OF UNIT 1 & UNIT 2 INFRASTRUCTURE.
  - CONSTRUCTION OF OUTSIDE LANES OF BECKNER ROAD WITHIN LIMITS SHOWN (INCLUDING STORM DRAIN AND UTILITIES).
  - GRADING OF RAIL RUNNER ROAD WITHIN LIMITS SHOWN (NO PAVING).
  - WATERLINE & SEWERLINE INSTALLATION AND WATER & SEWER REMOVALS PER PHASES 1A, 1B, & 1C SHOWN ON MASTER UTILITY PLAN.
- PHASE ONE-B:**
- CONSTRUCTION OF UNIT 2A INFRASTRUCTURE.
  - CONSTRUCTION OF RAIL RUNNER WITHIN LIMITS SHOWN.
- PHASE TWO:**
- CONSTRUCTION OF UNITS 1A & 2B INFRASTRUCTURE.
  - CONSTRUCTION OF OUTSIDE LANES OF BECKNER ROAD WITHIN LIMITS SHOWN (AT TIME OF UNIT 1A DEVELOPMENT).
- FUTURE (PER TIA):**
- CONSTRUCTION OF INSIDE LANES OF BECKNER ROAD (INCLUDING MEDIAN LANDSCAPING).

**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 www.isacsn.com

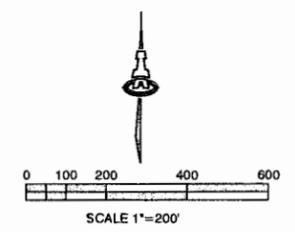
2009 C-701 PHASING PLAN.dwg May 12, 2015

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**PULTE at LAS SOLERAS**  
**UNITS 1 & 2**  
**PULTE HOMES**

**PHASING PLAN**

Date:	No.:	Revision:	Date:	Job No.:
				2069
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Old By:				SH OF



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FIGURE 2

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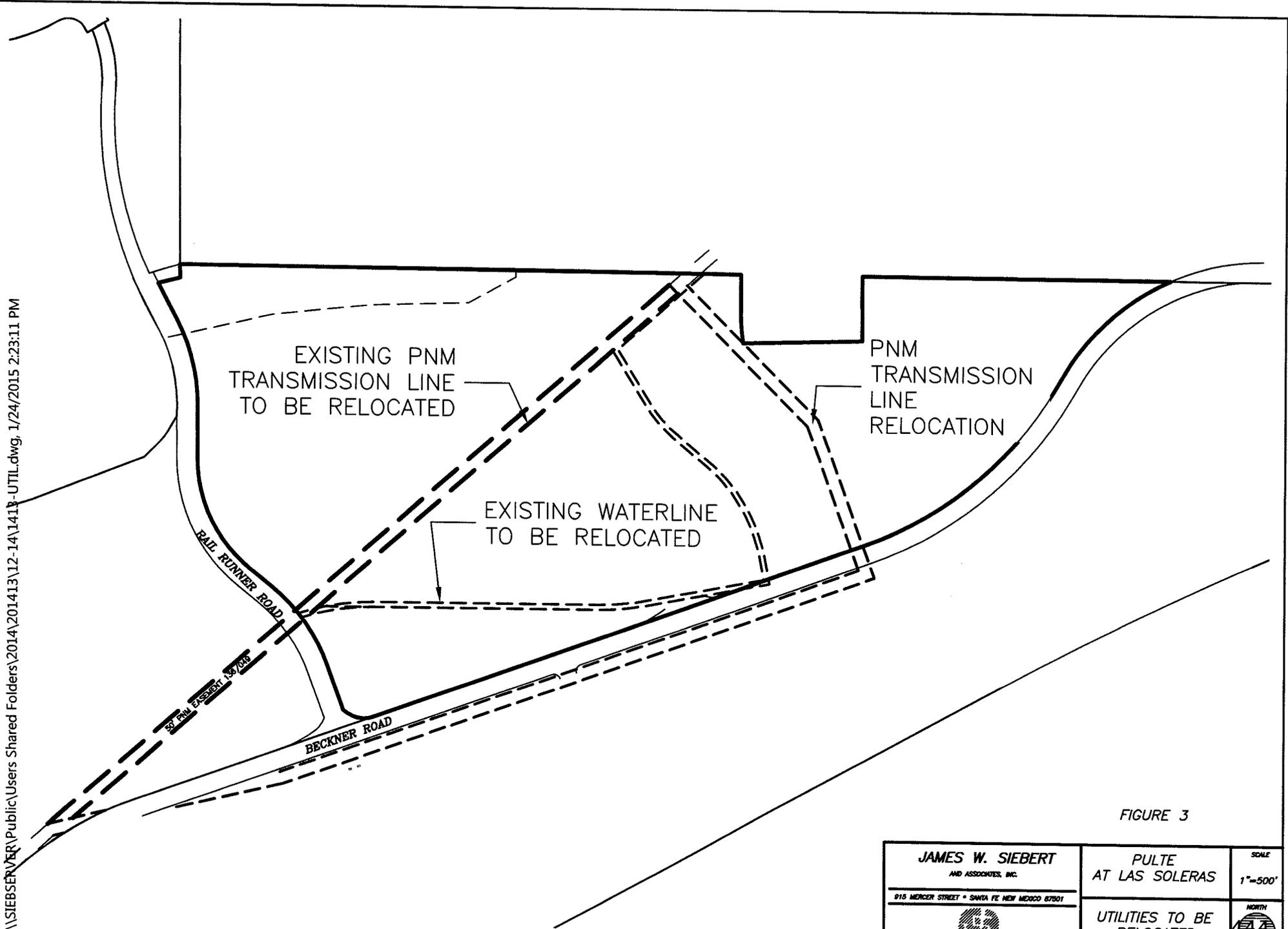


FIGURE 3

<b>JAMES W. SIEBERT</b> AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE, NEW MEXICO 87501 (505) 983-5888	<b>PULTE</b> AT LAS SOLERAS <b>UTILITIES TO BE</b> RELOCATED	SCALE 1"=500' NORTH 444
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## **Traffic Circulation**

The reason for the realignment of the roads is discussed under the Amendments to the Las Soleras Master Plan section of the report. A traffic study has been prepared by Terry Brown, PE which describes the impact to the extended road network as a result of the construction of approximately 300 homes. The study takes into account the impact from other projects such as Ross's Peak and other development that is likely to occur in Las Soleras within a two year time frame.

The traffic report has been submitted to the Traffic Engineering Division for review. Modifications to the report are being prepared in order to address Traffic Engineering comments.

Beckner Road currently terminates at the east end of the Presbyterian Hospital tract which is approximately 1,100 feet from the proposed realigned Rail Runner intersection. Beckner Road will be extended as a two lane road section from its present terminus to Walking Rain Road as part of the phase 1 improvements. Beckner Road is designed to be constructed as a four lane road in the future. The expansion of Beckner Road from a two lane section to a four lane section will be dependent on the traffic generation that warrants a four lane road.

Rail Runner Road will be constructed to the south end of Ross's Peak during the next phases of the Pulte project. Rail Runner will be constructed as a two lane roadway with a raised median and protected left turn lanes.

## **Waiver Request for Cul-de-Sacs**

There are conflicting sections in the City Code that deal with the design of cul-de-sac streets. Section 14-9.2(C)(6)(a) states: "each street shall terminate in a cul-de-sac or other approved turnaround, except where the planning commission or summary committee requires a street to be stubbed out at a property boundary in anticipation of a future extension".

Section 14-9.2(D)(8) states the following: "Cul-de-sacs and other dead-end streets both public and private, may be constructed only if topography, lot configuration, previous development patterns or other natural of built features prevent continuation of the street."

The question is; which of these standards applies to development applications? There are some cul-de-sacs in the Pulte development. Given the conflict in the City Code a waiver of the cul-de-sac referred to under section 14-9.2(D)(8) has not been addressed.

## Future Utilities

### Water

The section of the existing water line that is located within Las Soleras will have to be relocated in order to develop the Pulte subdivision. The current location of the water line as described in Figure 4 will be relocated to parallel the sewer line that is located in the vicinity of the open space that is included in the Pulte development. Larger capacity water lines will be extended from the relocated line along Walking Rain and Rail Runner Road. A loop line will be constructed by connecting the Walking Rain and Rail Runner Road line with a water line on the north side of Beckner Road. The loop system creates redundancy in case of a water break in system and increases the flow capacity for the over-all system serving this area of Las Soleras.

The City Water Division will have to run their computer modeling program to determine the required line sizes. This analysis will take place as part of the development review process.

### Sewer

There is an existing 10 inch sewer line that serves the Nava Ade development. The off-site sewer line is located on Las Soleras property with a sewer line situated within the northern open space. All of the sewer in the phase 1 and future Pulte development will connect by gravity flow to this line.

Eight inch lines will be constructed within the Pulte project to the 10 inch sewer described above. There is sufficient capacity in the existing off-site line to accommodate the discharge requirements of Pulte development.

### Electric

A feeder line is located in the right-of-way of Beckner Road, terminating at the east end of the Presbyterian tract. A main line will have to be extended from that point to serve the Pulte development. It is assumed that the main line will be extended underground along Beckner Road. It is also assumed that a main line will be extended along Rail Runner Road connecting with the primary electric line in the Ross's Peak development. Ultimately a loop line will be constructed from Beckner Road to Rail Runner Road. A switch gear will be required to service phase 1 and subsequent phases of the Pulte project. The location of the switch gear cannot be determined at this stage of the development review process.

The final design of the electrical system will take place after the final plat is approved for the phase 1. Preliminary electric design may occur in the interim depending on the PNM work load.

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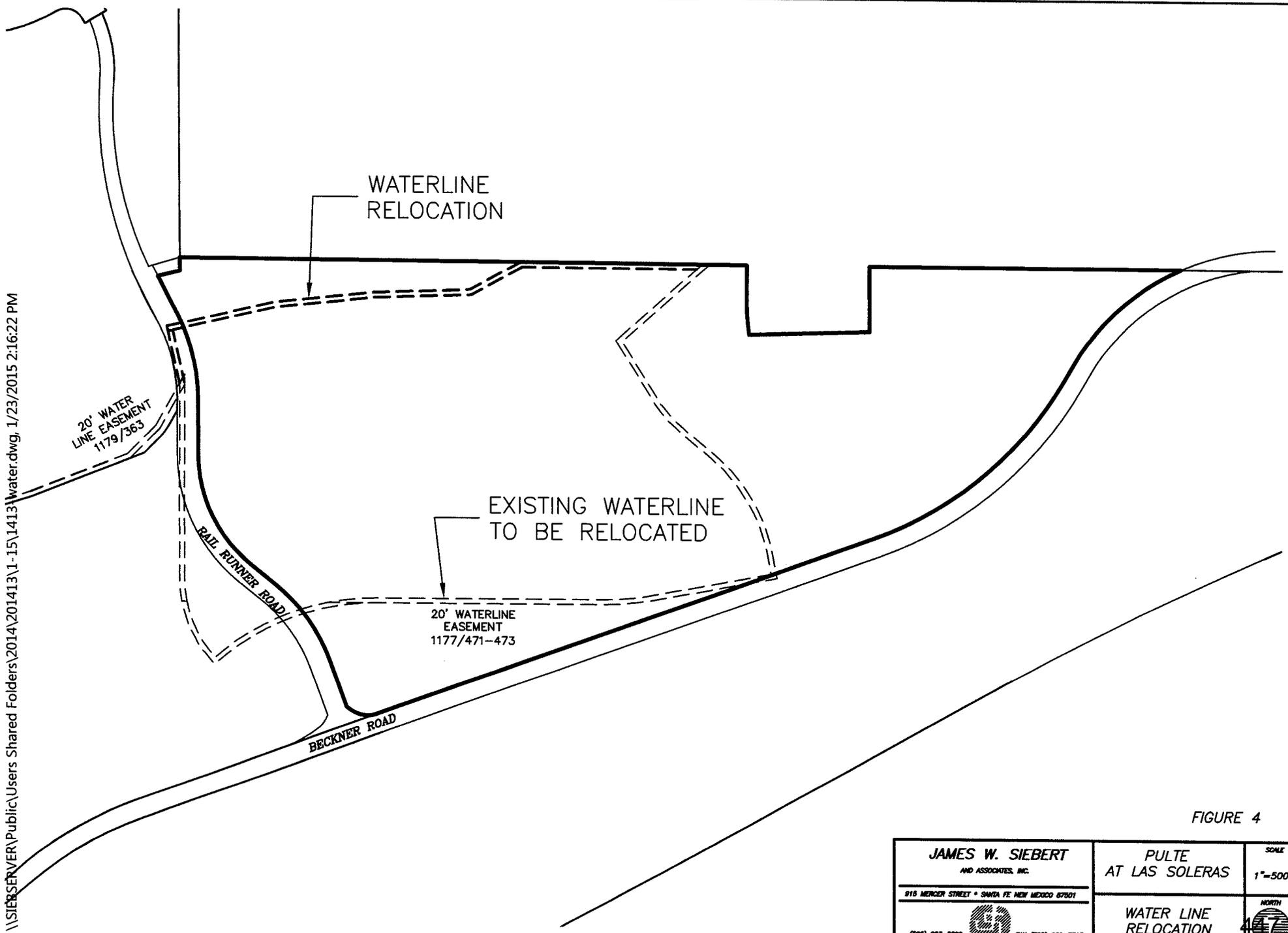


FIGURE 4

<b>JAMES W. SIEBERT</b> AND ASSOCIATES, INC.	SCALE 1"=500'
918 MERCER STREET • SANTA FE NEW MEXICO 87501	NORTH
(505) 963-8888  FAX (505) 966-7313	<b>WATER LINE RELOCATION</b> 

Telephone

Telephone is generally located in the same trench with electric and follows the same alignment as the electrical system. The design of the telephone system is dependent on the final design of the electrical system. Century Link is now considering running fiber optics lines into residential subdivision. The construction of a fiber optics backbone will be explored as an option for the communication system in the subdivision.

Cable TV

It is assumed that Comcast will be the provider of cable for the subdivision. A cable line will be available on Rail Runner Road at the south end of the Ross's Peak development with the completion of phase 1 of this subdivision. Cable TV lines are located in the same trench as the electric and telephone.

Natural Gas

There is a natural gas line on Beckner Road to the west of the Pulte subdivision. This main line will be extended to the Walking Rain entry to phase 1 of the project. It is assumed that one inch lines are sufficient to serve the interior of the subdivision. It is assumed that a gas line will be extended from the gas line to be constructed on Rail Runner Road in phase 1 of the Ross's Peak development. This line will eventually be connected to the main gas line in the Beckner Road right-of-way creating a redundancy in the system.

**Water Budget**

The City of Santa Fe requires water offsets equal to the estimated water use for the project. Since the larger Pulte project will require more than 10 acre feet of water the developer must provide water rights that have been transferred to the City water bank within 90 days of the recording of the final plat.

The following is a calculation of water rights that will be required for phase 1 of the Pulte project.

Number of lots 6, 000-10,890 square feet:	73 x .17 ac. ft. = 12.41 ac. ft
Number of lots greater than 10,890 square feet:	4 x .25 ac. ft. = <u>1.00</u> ac. ft.
	<b>Total 13.41 ac. ft.</b>

A minimum of 13.41 acre feet of water rights will be delivered to the City water bank within 90 days of the recording of the final plat.

## Drainage

The storm water drainage system has been designed to have the roads and other non-pipe drainage improvements carry the storm water to shallow ponds located in the main open space area within the subdivision. The ponds are designed capture storm water with standing depths of two feet or less. The ponds will have outlet features that drain the ponds into the next lower pond. All ponds are designed to empty within a 48 hour period.

The trail system from Beckner Road to the Monte del Sol School is designed to run adjacent to the ponds. The pond and open space areas will be landscaped to provide shade and enhance the walking experience for pedestrians and cyclists using the trail.

Currently Nava Ade is experiencing flooding problems at the south end of Nava Ade immediately south of Phase 1 of the Pulte project. The smaller cascading ponds will discharge into two larger ponds that are designed to hold the storm water from the development and discharge the water by means of a pipe or swale into the existing drainage that is located to the west in the linear open space tract. This storm water design will substantially alleviate the flooding problems that the Nava Ade residents are currently experiencing.

Section 14-8.2(A)(12) states” “provide aesthetically pleasing solutions to stormwater management and erosion control measures by integrating measures into the overall landscape and site design.” The engineering solution for the storm water ponding certainly satisfies that standard. The landscape that is around the ponds, along the trail and within the open space area receives the benefit of supplemental irrigation from the run-off that results from the development of the site.

## Requested Amendments to the Las Soleras Master Plan

### Realignment of Roads

#### Rail Runner Road

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. It was understood at the time that the Las Soleras Master Plan was adopted that road alignments would have to be modified as development took place within the interior of Las Soleras. The current road alignment of Rail Runner does not work with a consolidated development plan for the Pulte project. This alignment and the alignment of Dancing Ground Road (now Walking Rain Road), where the two roads intersect at Beckner Ave. works well with the spacing of full access intersections on Beckner Ave.

### Dancing Ground Road

The spacing of full access intersections along Beckner Avenue is shown on Figure 5. Dancing Ground Road as depicted on the Las Soleras Master Plan is shown intersecting with Rail Runner Road. On the current plan Dancing Ground Road (now Walking Rain Road) is aligned to the south to directly connect to Beckner Road.

This connection would take place at a proposed roundabout which allows for a full access intersection and is consistent with the spacing of roundabouts as shown on Figure 5. The ENN comments indicated that Nava Ade residents were concerned that such a direct alignment to Beckner Avenue would encourage traffic to short cut through Nava Ade. This concern has been addressed by designing Walking Rain as the principal access to Monte del Sol. Dancing Ground Road intersects with Walking Rain, diminishing the status of Dancing Ground as an access into Nava Ade. The existing street section for Dancing Ground would be extended to connect to Walking Rain.

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RICHARDS AVE

FIGURE 5

<b>JAMES W. SIEBERT</b> AND ASSOCIATES, INC.	<b>PULTE AT LAS SOLERAS</b>	SCALE 1" = 600'
#15 MENDY STREET • SANTA FE NEW MEXICO 87501	LOCATION OF FULL ACCESS INTERSECTIONS	NORTH
(505) 883-5000	 (505) 888-7313	

### Walking Rain Road

If Walking Rain, which serves as the only access to Monte del Sol charter school, were extended directly south to Beckner Road, as shown on the Las Soleras Master Plan, the intersection would not be a full access intersection with eastbound left turn movements prohibited onto Beckner Road, most likely at such time as Beckner Road is completed to Richards Avenue. This means that parents leaving Monte del Sol and traveling south could not make a left turn to access Richards Avenue. They would either be forced to use Rail Runner Road or make a U-turn on Beckner Road in order to access Richards Avenue.

The road alignments that are proposed with this application continue to accomplish the policies set forth 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 (Walking Rain now serves this function)
3. Alternate road access to Monte del Sol School through Las Soleras

### 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.

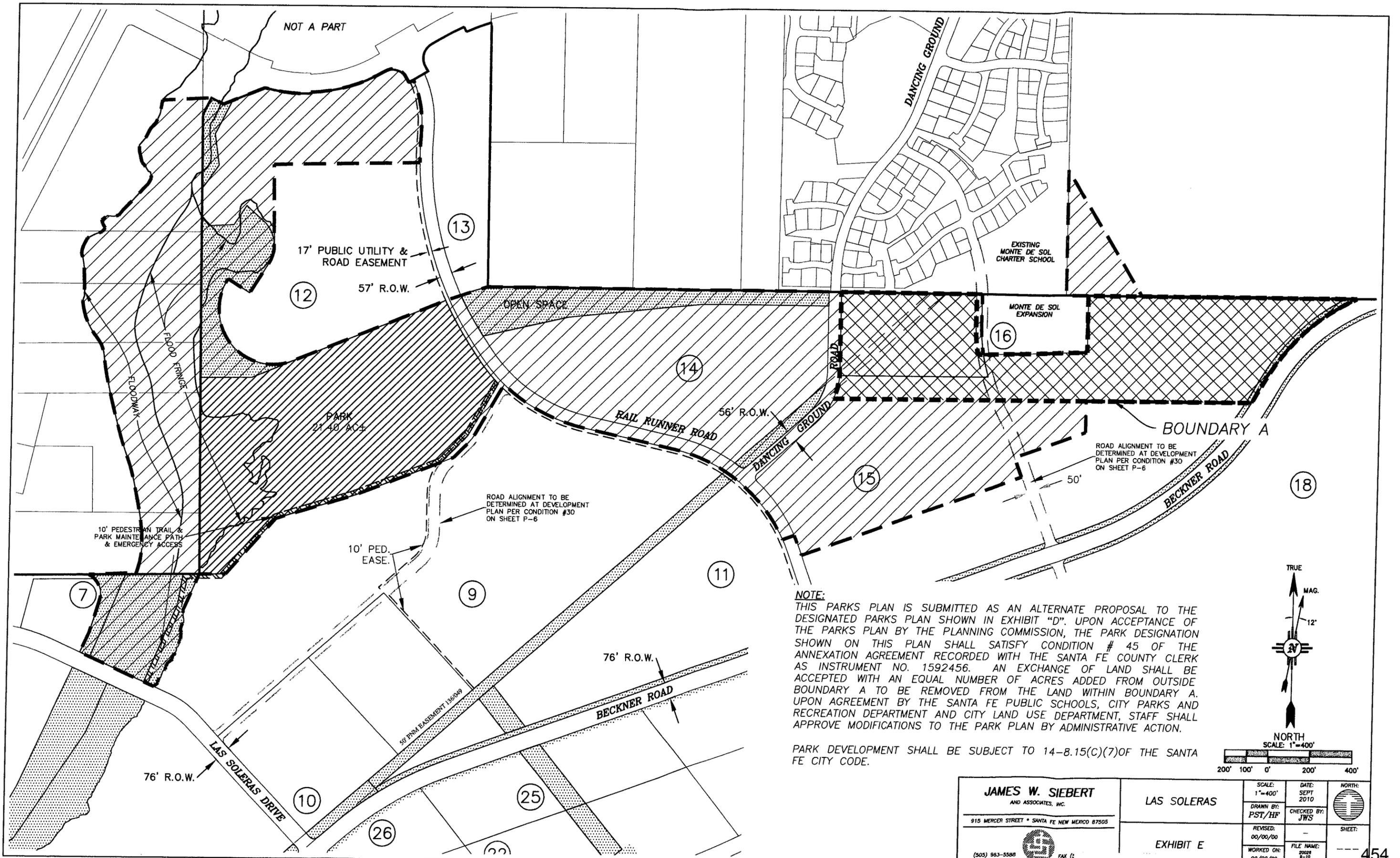
The Trails Plan provided in the plan set includes the modification to the trail system within the within the future Pulte residential development.

The trail on the north side of the Pulte subdivision within the open space will be constructed as part of phase 1 of the Pulte project, allowing for a pedestrian connection between the Monte del Sol School and the main park in Las Soleras.

### Amendment to Las Soleras Master Plan and Clarification of Parks and Open Space Relative to Las Soleras Master Plan and Response to Condition Number 45.

The approved master plan for Las Soleras indicates a 21.4 acre tract located west of Rail Runner Road towards the center of the master plan. This tract was reserved as a community/regional park. On February 11, 2009 a proposal was approved by the Planning Commission to address the additional 20 acres of park/school land that was required under condition number 45 of the master plan approval. The two alternative locations to satisfy the 20 acre park requirement as

approved by the Planning Commission are described on Figure 6. The acknowledgement letter from the City on the Planning Commission action is found in Appendix E.



<b>JAMES W. SIEBERT</b> AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE, NEW MEXICO 87505 (505) 983-5588	LAS SOLERAS		SCALE: 1"=400'	DATE: SEPT 2010	NORTH: 	
	EXHIBIT E		DRAWN BY: PST/HF	CHECKED BY: JWS		SHEET:
			REVISED: 00/00/00	FILE NAME: 2009 9-10 201-05-PARK-DIST		
			WORKED ON: 00/00/00			

FIGURE 6

Condition Number 45 states the following:

*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 prior 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.*

When condition number 45 was imposed it was assumed that 2405 dwellings would be constructed in Las Soleras. This number was based on the underlying zoning that would have actually permitted a greater number of dwelling units than limited by the 2405 number. Due to market demand, the pattern of residential development in Las Soleras is 3-5 dwellings per acre. The previous assumptions regarding the need for park land was based on dense residential development which is not consistent with the actual development of residential land that is taking place in Las Soleras.

The two residential projects that are under development review within Las Soleras are Ross's Peak consisting of 200 dwellings and Pulte at Las Soleras, consisting of 300 dwellings. The total number of residential, single family dwellings is 500. The build-out of these two projects represents 50 percent of all residential development in Las Soleras. It is estimated that the remaining land in Las Soleras, which is zoned for apartments, would result in two apartment projects of 250 units each. The combination of the single family and multi-family uses results in an estimated total of 1000 dwellings within Las Soleras.

The 2405 dwellings originally estimated for Las Soleras would have required 58.8 acres of park land to satisfy the regional park requirement ( $2405 \times .024 \text{ ac./du} = 58.8 \text{ acres}$ ). The reduction of dwellings to 1000 results in a regional park requirement of 24.00 acres ( $1000 \times .024 \text{ ac./du} = 24.00 \text{ acres}$ ).

An improved park site is included in the plans for Ross's Peak. A City trail, sometimes referred to as the Arroyo de los Chamisos trail, will be improved from Governor Miles Road to the Las Soleras principal park property. Pedestrian access from the Las Soleras park will take place as part of the Ross's Peak development and future development of the main park in Las Soleras. This park/trail/open space land has been added to the original Las Soleras park increasing the park to 25.15 acres from 21.4 acres shown on the Las Soleras master plan.

This added park land location is consistent with the 20 acre park/school land requirement approved by the Planning Commission.

The park/open space area that has been added to the Las Soleras master plan is shown on Figure 7. The sum of the total park/open space that has been added is 10.99 acres. Twenty-four acres of Regional Park is needed to satisfy the regional park requirement. The park/open space shown on Figure 7 exceeds that standard by 12.44 acres.

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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±

<b>JAMES W. SIEBERT</b> AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE, NEW MEXICO 87501 (505) 983-5588  FAX (505) 989-7313	LAS SOLERAS	SCALE 1" = 600'
	CONDITION #45	NORTH 

FIGURE 7

### Centralization of Park within Las Soleras

The location of additional park and open space at the center of the Las Soleras development is a logical assessment of the number of people who would have the benefit of a more centralized access to the main park area. It is estimated that State Offices locating south of Becker Road could achieve an employee count of 4000-4500 persons. The final completion of the Presbyterian Hospital tract will create an estimated employment of 1700 persons. An 8 acre tract has been reserved for an assisted housing development. Much of the remaining land between the realigned Rail Runner Road and Las Soleras Drive will be developed for multi-family uses with 500 dwellings estimated for this area of Las Soleras or 750 residents at 1.5 persons per unit. The total estimated population situated south of the Las Soleras for workers and residents is estimated at 6600 people. The location of the above mentioned uses and estimated population is shown on Figure 8. It seemed reasonable to provide for open space and trail connections from the denser populated area of Las Soleras to the main park area.

With the proposed plan there is a connection to the main park for the future State office complex, the Presbyterian Hospital, the independent/assisted care facility and the multi-family housing that is anticipated in the central area of Las Soleras. The placement of the open space away from the principal employment centers and higher density housing did not make sense from a planning standpoint. The open space/park shown on Figure 7 is a better solution for providing walking and recreational amenities to a much larger Las Soleras population.

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**LEGEND:**

- PRESBYTERIAN HOSPITAL - 1700 EMPLOYEES
- ASSISTED LIVING - 200 EMPLOYEES & OCCUPANTS
- R-21, 500 APARTMENTS - 750 OCCUPANTS
- NM STATE DEVELOPMENT LONG TERM - 4500 EMPLOYEES
- OPEN SPACE

<b>JAMES W. SIEBERT</b> AND ASSOCIATES, INC. <small>915 MERCER STREET • SANTA FE, NEW MEXICO 87501</small>	<b>PULTE AT LAS SOLERAS</b> EXISTING DENSITY	SCALE 1" = 600' NORTH
<small>(505) 983-5588</small>	<small>FAX (505) 988-7313</small>	

### Open Space adjacent to Monte del Sol School

The Las Soleras master plan shows a 5.7 acre rectangular open space tract adjacent to the west side of the Monte del Sol school property. It would be difficult to use the 5.7 acre open space for active play fields since there is a major drainage that runs through approximately the center of this open space area. The open space in the vicinity of Monte del Sol has been reconfigured to provide open space adjacent to the school with a linear extension to Beckner Road. This linear open space and the open space west of the school will include a trail system designed to City trail system standards. Storm water detention ponds are included in this open space. These ponds do not exceed a standing depth of water over two feet and are heavily landscaped to enhance the appearance of this area. Residents of Nava Ade describe flooding that occurs north of the designated open space during heavy rains. The ponds and drainage system are designed to capture the upstream storm water and redirect this water to the west into the existing drainage. This drainage design solution will substantially mitigate the flooding that is currently occurring for the dwellings in the area of the Howling Wolf Lane and Soaring Eagle Lane. The second phase of the traditional community will include an open space/pond area to the east of the Monte del Sol School. The school has experienced flooding from the drainage where the pond/open space is proposed. The pond is designed to capture the upstream storm water and discharge it at lower velocity and volume than historically existed. The sum of these open space areas is 5.74 acres, which is the same as proposed on the approved Las Soleras master plan, although in a different configuration.

As part of the phase 1 improvements for Pulte a City trail will be constructed from the west end of the Monte del Sol property to the main park on the west side of Rail Runner Road. As the Las Soleras Park develops the school will have the opportunity to take advantage of the facilities in the park. The distance from the west boundary of Monte del Sol to the main park is approximately 1600 feet, or one-third of a mile.

### **Variance to Disturb 30% Slopes**

There are isolated occurrences of slopes greater than 30 percent that will be disturbed as part of the grading operation for the property. The majority of these slopes are located along the drainages forming the sides of the arroyo. A number of the 30 percent slopes are located within future roadways, utility corridors and driveways and are eligible for consideration of a variance by the city engineer. There are only two instances where the area of the 30 percent plus slopes exceeds 1000 square feet. The remaining steeper slopes generally have areas of 500 square feet or less. The location of the 30 percent plus slopes is shown on Appendix F.

The drainages, where the greatest percentage of steeper slopes occur are the low points in the development, and will be reshaped for storm water detention purposes. A trail system will be constructed in conjunction with the ponds similar to phase 1 of the project. The ponds and trail will be landscaped and used as an amenity area for the subdivision. Instead of the steep sides

slopes of the existing arroyo that are subject to continued erosion the sides of the arroyo will be re-shaped and re-seeded to stabilize the drainage and enhance the appearance of the open space area.

### Alternate Road Design

A request is submitted to Planning Commission to consider an alternate road design for the 52 foot right-of-way for the subcollector street section. The street section that is proposed includes a five foot parking lane on both sides of the road and two driving lanes of nine feet each. The difference in the City standard street section is the width of the parking aisles of five feet instead of six feet and the driving lane width of nine feet rather than ten feet. The total width of the right-of-way for the alternative design is 52 feet versus the total right-of-way width of the City standard subcollector design of 56 feet.

Typically the residential subdivisions use the City standard subcollector street section of 50 feet with parking on one side of the street. Pulte believes it is important to have parking on both sides of the street to insure that there is sufficient on-street parking for guests and party parking. The speed limit for subcollector streets in the Pulte development would be 25 miles per hour. It has been proven in engineering studies that narrower streets, especially those with parking on both sides of the road, slow down traffic and reduce the incidence of pedestrian/automobile conflicts.

### Project Phasing

Pulte at Las Soleras will be constructed in three phases.

A description of the phasing for the project and the number of Age Targeted and Traditional dwellings per phase is provided below along with an estimated time frame for completion of construction for that phase.

<u>Phase</u>	<u>Age Targeted</u>	<u>Traditional</u>	<u>Total</u>	<u>Time Line</u>
Phase 1	20	57	77	2016
Phase 2	68	0	68	2018
Phase 3	77	76	<u>153</u>	2020
		Total	198	

### **School Notification**

Included in the report as Appendix G is the notification to the Santa Fe Public Schools of the number, type and timing of residential development for the Pulte project. This notification is required by City Code.

### **Restrictive Covenants & Homeowner Association Articles & Bylaws**

Restrictive covenants and homeowners association bylaws are included in the application as a separate document. The restrictive covenants and bylaws are applicable to a similar Pulte residential project in Rio Rancho. The restrictive covenants and bylaws for the Pulte at Las Soleras project will be patterned after the Manors at Mirehaven in Rio Rancho. There are limited restrictions on architectural design since Pulte builds all the houses and the design is controlled by the architectural plans prepared by Pulte. There is a great deal of emphasis on the budget and management of common facilities, which is much more extensive in a Pulte project as compared to residential projects by other development companies.

**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 4<sup>th</sup> 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:

<u>Lot 9</u>	<u>43.69 acres</u>
Lot 10	8.08 acres
<u>Lot 11</u>	<u>28.32 acres</u>
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
<u>71% UDI Lot 15</u>	<u>37.39 acres</u>
<u>38% UDI Lot 18</u>	<u>18.46 acres</u>
<u>71% UDI Lot 27</u>	<u>16.09 acres</u>

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 29<sup>th</sup> day of June, 2010.

*Signatures and notaries on following pages*

SEC 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 29<sup>th</sup> day of June, 2010.

*T.A.L.*  
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 29<sup>th</sup> 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 Gordon L. Skarsgard, Managing Member of The Crossing, Ltd., Co., a New Mexico limited liability company this 29<sup>th</sup> day of June, 2010.

*T.A.L.*  
Notary Public

4/10/2013  
My commission expires

Signatures and notaries continued on following pages

SEC 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 29<sup>th</sup> 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

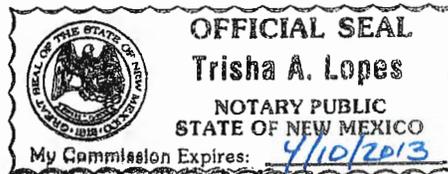


STATE OF NEW MEXICO )SS  
COUNTY OF BERNALILLO )

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 29<sup>th</sup> 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 29<sup>th</sup> day of June, 2010.

[Signature]  
Notary Public

4/10/2013  
My commission expires

SFC CLERK RECORDED 97/91/2010

*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 29<sup>th</sup> 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 29<sup>th</sup> 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 29<sup>th</sup> day of June, 2010.

Trisha A. Lopes  
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 29<sup>th</sup> 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 Del Sur, LLC., a New Mexico limited liability company this 29<sup>th</sup> day of June, 2010.

*T.A.L.*  
Notary Public

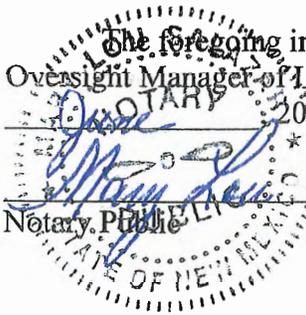
4/10/2013  
My commission expires

STATE OF NEW MEXICO )SS  
COUNTY OF BERNALILLO )

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

*Trisha A. Lopes*  
Notary Public

7-24-2011  
My commission expires



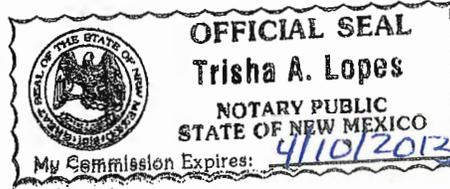
SFC CLERK RECORDED 07/01/2010

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 Duty 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 4<sup>th</sup> 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 29<sup>th</sup> day of June, 2010.

*Signatures and notaries on following pages*

SFC CLERK RECORDED 97/01/2010

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 29<sup>th</sup> 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 )

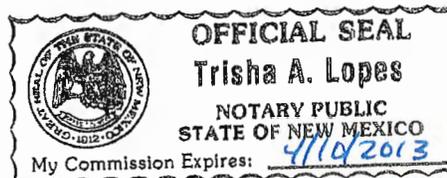


The foregoing instrument was acknowledged and subscribed before me by John J. Mahoney, Managing Member of The Crossing, Ltd., Co., a New Mexico limited liability company this 29<sup>th</sup> day of June, 2010.

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 29<sup>th</sup> 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

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 29<sup>th</sup> 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 29<sup>th</sup> day of June, 2010.

[Signature]  
Notary Public

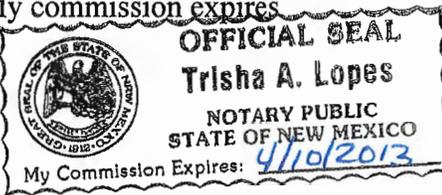
4/10/2013  
My commission expires

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 29<sup>th</sup> day of June, 2010.

[Signature]  
Notary Public

4/10/2013  
My commission expires



SFC CLERK RECORDED 07/01/2010

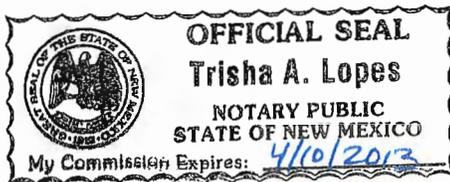
Signatures and notaries continued on following pages

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 29<sup>th</sup> 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 29<sup>th</sup> 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 29<sup>th</sup> 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 29<sup>th</sup> 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 29<sup>th</sup> 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 30<sup>th</sup> day of June, 2010.

Maria Salazar  
Notary Public

7-24-2011  
My commission expires

SFC CLERK RECORDED 97/91/2010

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.

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

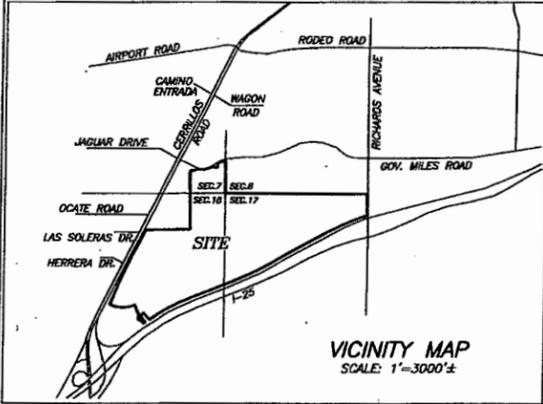
I Hereby Certify That This Instrument Was Filed for Record On The 1ST Day Of July, 2010 at 01:44:59 PM And Was Duly Recorded as Instrument # 1603200 Of The Records Of Santa Fe County

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

SFC CLERK RECORDED 07/01/2010

**APPENDIX B**

**LEGAL LOT OF RECORD PLAT**



- 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 6/25/2006 AS SHOWN ON PLAT RECORDED IN BOOK 69, 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.

**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.) #35049C0507D 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.)

- LEGEND**
- BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL. REFERRED TO 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID, DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.
  - 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.

**REFERENCE DOCUMENTS**  
 ALL DOCUMENTS REFERRED TO ON THE FACE 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 690 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.

**BOARD OF COUNTY COMMISSIONERS**  
 Michael Anaya, Chairman 10-9-09  
 Attest: County Clerk 10-9-09

**REVIEWED BY CITY OF SANTA FE:**  
 Planner 02-10-10  
 City Engineer 02/22/10

**CITY OF SANTA FE APPROVAL**  
 Approved by the City Council at its meeting of 2-22-10 as Ordinance # 2008-6  
 Mayor: David Coss 2-22-10  
 Attest: City Clerk 2-24-10

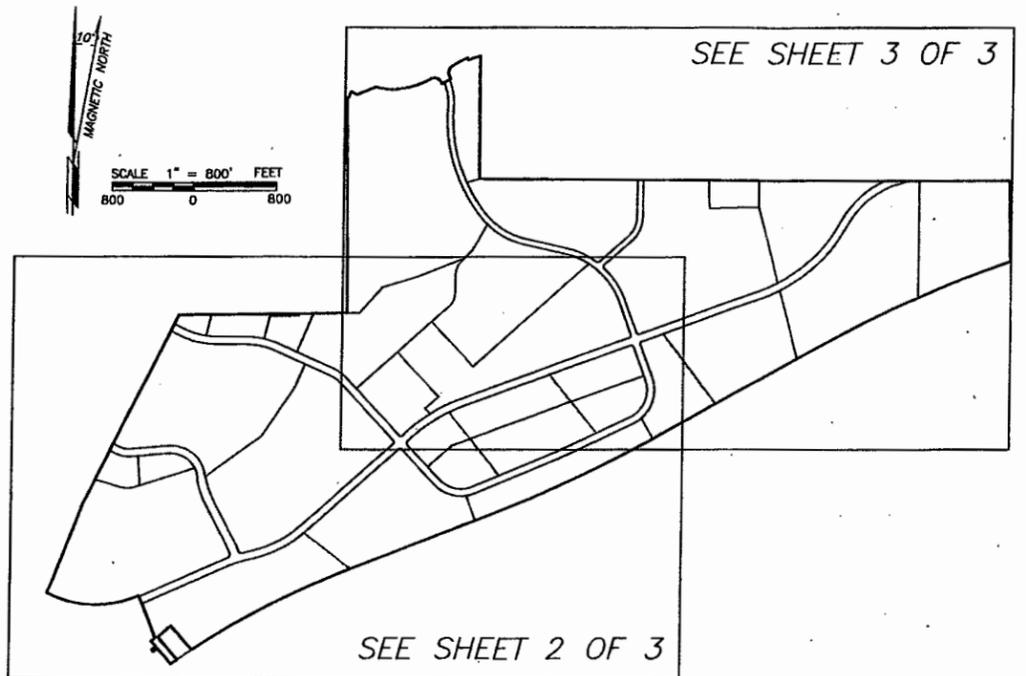
APPROVED BY THE CITY PLANNING COMMISSION AT ITS MEETING OF:  
 12/18/2008 AS CASE # SD-2008-15  
 M-2008-27  
 M-2008-28  
 ZA-2008-11

CHAIR 2-4-10  
 SECRETARY 2/4/10

**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, NMP#7014  
 COUNTY OF SANTA FE JSS 1592455  
 STATE OF NEW MEXICO  
 I hereby certify that this instrument was filed for record on the 4 day of August, 2009 A.D. at 2:28 o'clock P.M. and was duly recorded in book 113, page(s) 014-024 of the records of Santa Fe County.

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



- UTILITIES**
- QWEST COMMUNICATIONS, INC. (TELEPHONE) 9-23-09
  - COMCAST (CABLE TV) 9-23-09
  - CITY OF SANTA FE WASTEWATER 10-8-09
  - SANGRE DE CRISTO WATER DIVISION 10-2-09
  - SUSIE ROYERSON S. ROWLAND 09/04/2009  
PUBLIC SERVICE COMPANY OF N.M. (ELECTRIC)
  - Maria Lopez 9-23-2009  
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)  
 BY: JOHN J. MAHONEY, MANAGING MEMBER  
 STATE OF NEW MEXICO JSS 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 9 DAY OF September, 2009.  
 Trisha A. Lopes  
 NOTARY PUBLIC STATE OF NEW MEXICO  
 MY COMMISSION EXPIRES 4/10/2013

GERONIMO EQUITIES, LLC (AMENDED TRACTS A3, A4)  
 BY: FRED GARDNER, MANAGING MEMBER  
 STATE OF NEW MEXICO JSS 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 9 DAY OF September, 2009.  
 Trisha A. Lopes  
 NOTARY PUBLIC STATE OF NEW MEXICO  
 MY COMMISSION EXPIRES 4/10/2013

BECKNER ROAD EQUITIES, INC. (AMENDED PARCELS B1, E, AND PARCEL D1B2)  
 BY: GORDON L. SKARSGARD, PRESIDENT  
 STATE OF NEW MEXICO JSS 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 9 DAY OF September, 2009.  
 Trisha A. Lopes  
 NOTARY PUBLIC STATE OF NEW MEXICO  
 MY COMMISSION EXPIRES 4/10/2013

CENTURY BANK (PARCEL D1B1)  
 BY: DON K. PADGETT, PRESIDENT and CEO  
 STATE OF NEW MEXICO JSS COUNTY OF SANTA FE )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY DON K. PADGETT, PRESIDENT and CEO OF CENTURY BANK THIS 13 DAY OF September, 2009.  
 Trisha A. Lopes  
 NOTARY PUBLIC STATE OF NEW MEXICO  
 MY COMMISSION EXPIRES 4/10/2013

LAS SOLERAS DEL SUR, LLC (AMENDED TRACTS B1, B2, B4, AND TRACT C)  
 BY: GORDON L. SKARSGARD, MANAGING MEMBER  
 STATE OF NEW MEXICO JSS 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 9th DAY OF September, 2009.  
 Trisha A. Lopes  
 NOTARY PUBLIC STATE OF NEW MEXICO  
 MY COMMISSION EXPIRES 4/10/2013

PRESBYTERIAN HEALTHCARE SERVICES, A NEW MEXICO NON PROFIT CORPORATION (AMENDED PARCEL C-1)  
 BY: DIANE FISHER, SECRETARY  
 STATE OF NEW MEXICO JSS 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  
 NOTARY PUBLIC STATE OF NEW MEXICO  
 MY COMMISSION EXPIRES 4/10/2013

LAS SOLERAS COMMUNITY DESIGN, LLC (AMENDED TRACTS A1 & B3)  
 BY: GORDON L. SKARSGARD, MANAGING MEMBER  
 STATE OF NEW MEXICO JSS 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 9th DAY OF September, 2009.  
 Trisha A. Lopes  
 NOTARY PUBLIC STATE OF NEW MEXICO  
 MY COMMISSION EXPIRES 4/10/2013

LAS SOLERAS OESTE, LTD. CO. (AMENDED PARCELS F & G)  
 BY: GORDON L. SKARSGARD, MANAGING MEMBER  
 STATE OF NEW MEXICO JSS 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 9th DAY OF September, 2009.  
 Trisha A. Lopes  
 NOTARY PUBLIC STATE OF NEW MEXICO  
 MY COMMISSION EXPIRES 4/10/2013

MONTE DEL SOL CHARTER SCHOOL (TRACT A2)  
 BY: KENNETH D. JOSEPH, PRESIDENT OF THE GOVERNING COUNCIL FOR MONTE DEL SOL CHARTER SCHOOL.  
 STATE OF NEW MEXICO JSS 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 24th DAY OF September, 2009.  
 Trisha A. Lopes  
 NOTARY PUBLIC STATE OF NEW MEXICO  
 MY COMMISSION EXPIRES 4/10/2013

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  
 CASE #SD 2008-15 FILE# 8348 DATE: 8/26/09

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	S63°20'06"E	64.08'
L5	N88°01'32"E	204.08'
L6	N02°05'26"W	6.00'
L7	S30°56'59"E	25.00'
L8	N59°03'01"E	100.00'
L9	N30°56'59"W	25.00'
L10	N59°08'44"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	S46°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	N88°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	317.97'
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	N84°35'21"E	346.99'
L48	S43°25'33"E	27.56'
L49	S84°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	80.97'
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°40'12"E	56.00'
L61	S00°17'44"W	146.49'
L62	N30°02'47"E	62.95'
L63	S30°02'47"W	62.95'
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'

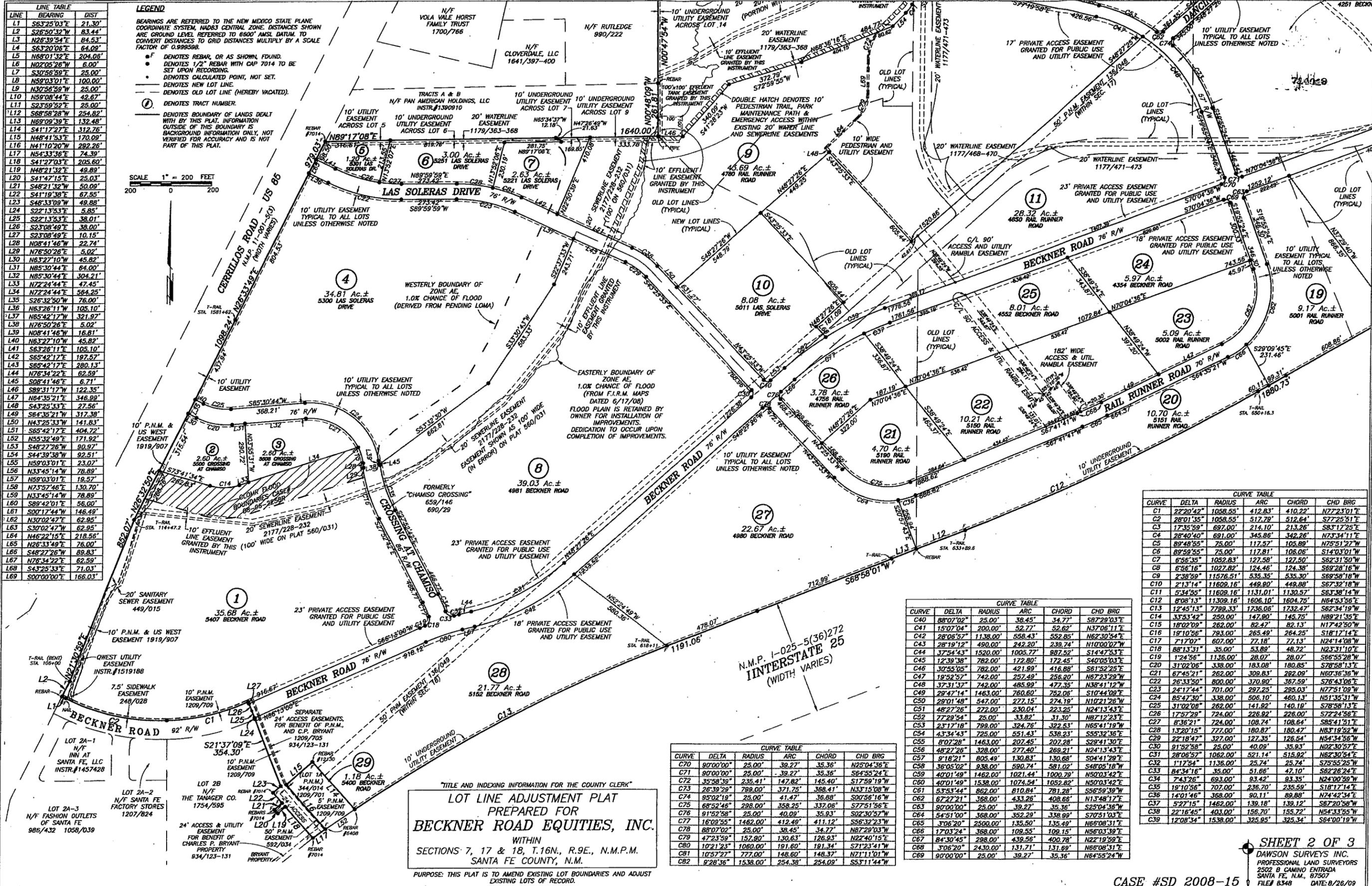
**LEGEND**

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83 CENTRAL ZONE. DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 8600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- 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.

SCALE 1" = 200 FEET



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.

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"	798.00'	371.75'	368.41'	N33°15'08"W
C74	95°02'19"	25.00'	41.47'	36.88'	S00°56'16"W
C75	68°32'46"	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°09'55"	1462.00'	412.49'	411.12'	S56°32'23"W
C78	88°07'02"	25.00'	38.45'	34.77'	N87°29'03"W
C79	47°23'59"	157.90'	130.63'	126.93'	N22°40'15"E
C80	10°21'23"	1060.00'	191.60'	191.34'	S71°23'41"W
C81	10°57'27"	777.00'	148.60'	148.37'	N71°11'01"W
C82	9°28'36"	1538.00'	254.38'	254.09'	S53°11'44"W

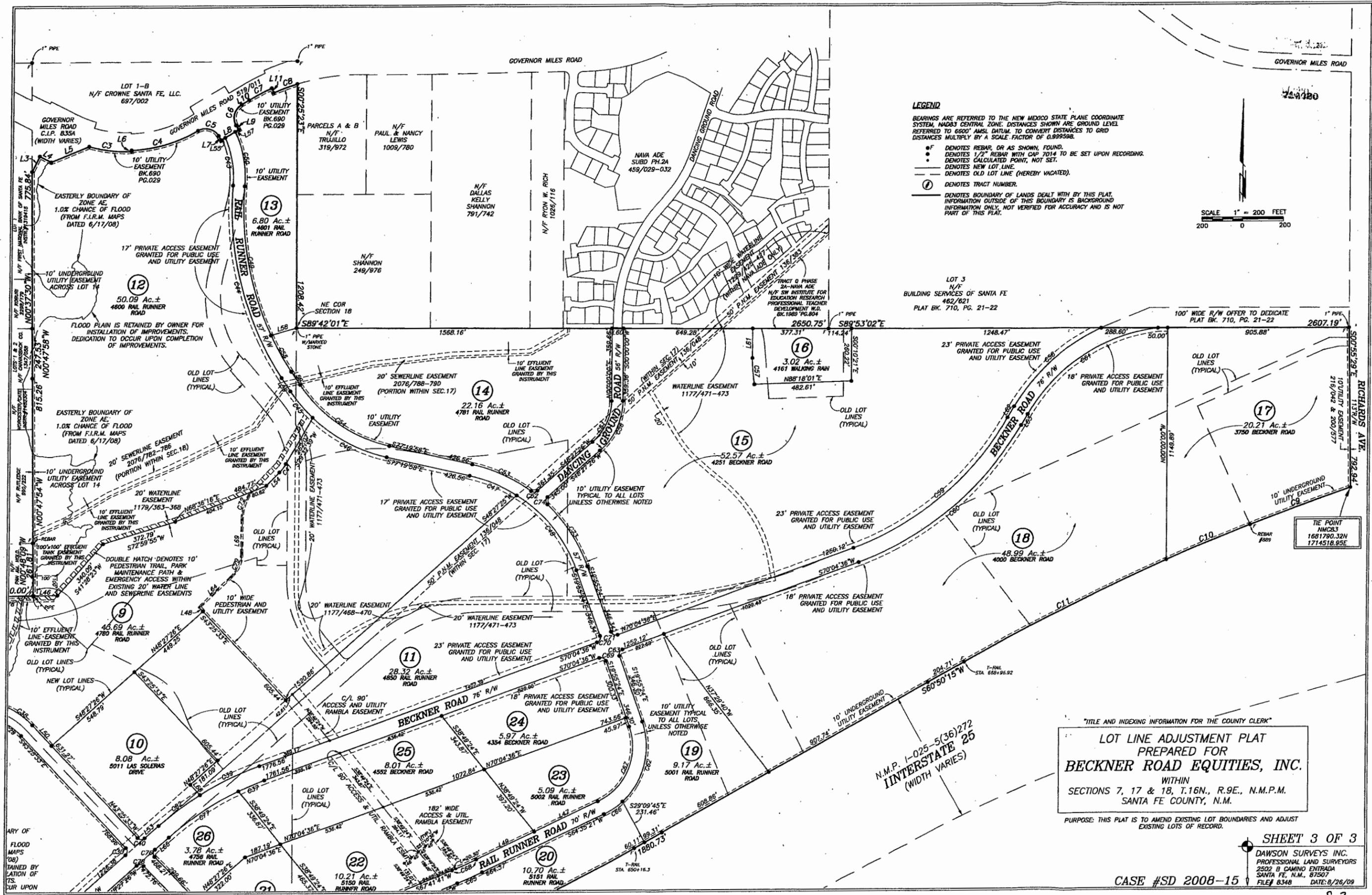
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C40	88°07'02"	25.00'	38.45'	34.77'	S87°29'03"E
C41	15°07'04"	200.00'	52.77'	52.62'	N37°06'11"E
C42	28°08'57"	1138.00'	558.43'	552.85'	N62°30'54"E
C43	28°19'12"	490.00'	242.20'	239.74'	N10°00'07"W
C44	37°54'43"	1520.00'	1005.77'	987.52'	S14°47'53"E
C45	12°39'38"	782.00'	172.80'	172.45'	S40°05'03"E
C46	30°55'05"	782.00'	421.99'	416.88'	S81°52'25"E
C47	19°52'57"	742.00'	257.49'	256.20'	N87°23'29"W
C48	37°31'37"	742.00'	485.99'	477.35'	N38°41'12"W
C49	29°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	8°07'28"	1463.00'	207.45'	207.28'	S28°41'30"E
C56	48°27'26"	328.00'	277.40'	269.21'	N28°13'43"E
C57	9°18'21"	805.49'	130.83'	130.68'	S04°41'29"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'	1074.54'	1052.82'	N40°03'42"E
C61	53°53'44"	862.00'	610.84'	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"E
C64	54°51'00"	368.00'	352.29'	338.99'	S70°51'03"E
C65	3°06'20"	2500.00'	135.50'	135.49'	N66°08'31"E
C66	17°03'24"	368.00'	108.55'	108.15'	N66°03'39"E
C67	84°30'45"	298.00'	439.56'	400.78'	N22°19'59"E
C68	3°06'20"	2430.00'	131.71'	131.69'	N66°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'	517.79'	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"W
C5	89°48'55"	75.00'	117.57'	105.89'	N75°51'27"W
C6	89°59'55"	75.00'	117.81'	106.06'	S14°03'01"W
C7	6°56'35"	1052.83'	127.58'	127.50'	S82°31'50"W
C8	6°56'16"	1027.82'	124.46'	124.38'	S89°28'16"W
C9	2°38'59"	11576.51'	535.35'	535.30'	S89°58'18"W
C10	2°13'14"	11609.16'	449.80'	449.88'	S67°32'18"W
C11	5°34'58"	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'	1736.06'	1732.47'	S62°34'19"W
C14	33°53'42"	250.00'	147.80'	145.75'	N89°21'35"E
C15	18°02'09"	262.00'	82.42'	82.13'	N17°42'50"W
C16	19°10'56"	793.00'	265.49'	264.25'	S18°17'14"E
C17	7°17'07"	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	1°24'56"	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"	1136.00'	309.83'	282.09'	N60°36'36"W
C22	26°33'50"	800.00'	370.90'	367.59'	S76°43'06"E
C23	24°17'44"	701.00'	292.25'	285.03'	N77°51'09"W
C24	85°47'30"	338.00'	506.10'	460.13'	N51°35'31"W
C25	31°02'06"	262.00'	141.92'	140.18'	S78°58'13"E
C26	17°57'29"	724.00'	228.92'	226.00'	S72°24'56"E
C27	8°36'21"	724.00'	108.74'	108.64'	S85°41'51"E
C28	13°28'15"	727.00'	180.87'	180.47'	N83°19'52"W
C29	25°18'47"	327.00'	127.35'	126.64'	N54°34'56"W
C30	91°52'58"	26.00'	40.08'	35.93'	N02°30'57"E
C31	28°06'57"	1062.00'	521.14'	519.92'	N62°30'54"E
C32	11°75'4"	1136.00'	25.74'	25.74'	S75°52'25"W
C33	84°34'16"	35.00'	51.66'	47.10'	S82°28'24"E
C34	74°32'26"	693.00'	83.42'	83.35'	N24°02'59"W
C35	19°10'56"	707.00'	236.70'	235.59'	N18°17'14"E
C36	14°01'46"	368.00'	90.11'	89.88'	N74°42'34"E
C37	52°17'19"	1462.00'	139.18'	139.12'	S82°28'56"W
C38	22°18'45"	403.00'	156.70'	155.72'	N54°33'56"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 6600' AMSL DATUM. TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

- 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.
- 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.

SCALE 1" = 200 FEET  
200 0 200

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 29<sup>th</sup>.

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 flowing topics:

- The Nava Ada development was not mass graded like the one proposed.
- They like the idea of narrows 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.

**APPENDIX E**

**ALTERNATIVE LOCATION OF PARKS  
PC DETERMINATION LETTER**



# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

**Councilors:**

Rebecca Wurzburger, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Chris Calvert, Dist. 1

Rosemary Romero, Dist. 2

Miguel M. Chavez, Dist. 3

Carmichael A. Dominguez, Dist. 3

Matthew E. Ortiz, Dist. 4

Ronald S. Trujillo, Dist. 4

November 12, 2010

James W. Siebert  
James W. Siebert & Associates, Inc.  
915 Mercer Street  
Santa Fe, NM 87505

**Case #2010-138. Las Soleras Park Location.** James W. Siebert and Associates, Inc., agents for Beckner Road Equities, Inc., request Planning Commission approval for the location of a 20-acre park, as required by a condition of annexation approval imposed by the governing body at their meeting of February 11, 2009.

Dear Mr. Siebert,

At the October 7, 2010 meeting, the Planning Commission adopted Exhibit E, which designates a park location on the eastern portion of the Las Soleras development near the Monte de Sol and public school sites. The Planning Commission made slight amendments to the language of the condition that enables staff to exchange the designated park area from one location to another where appropriate. That amendment includes review and approval by the Metropolitan Planning Organization (MPO) in addition to the Santa Fe Public School District, City of Santa Fe Parks and Recreation Department and the City of Santa Fe Land Use Department. Please make that amendment to the text associated with Map Exhibit E. For your reference and use, I have attached the recorded Findings of Fact and Conclusions of Law, adopted November 4, 2010.

It will be necessary for a mylar to be produced so that we can record it with Santa Fe County as an Addendum to the Las Soleras Annexation Agreement. I am in receipt of the draft and I will determine whether any changes are necessary in preparation for recordation.

Please contact me at 955-6656 or [hllambo@ santafenm.gov](mailto:hllambo@ santafenm.gov) if you have questions regarding this case.

Sincerely,

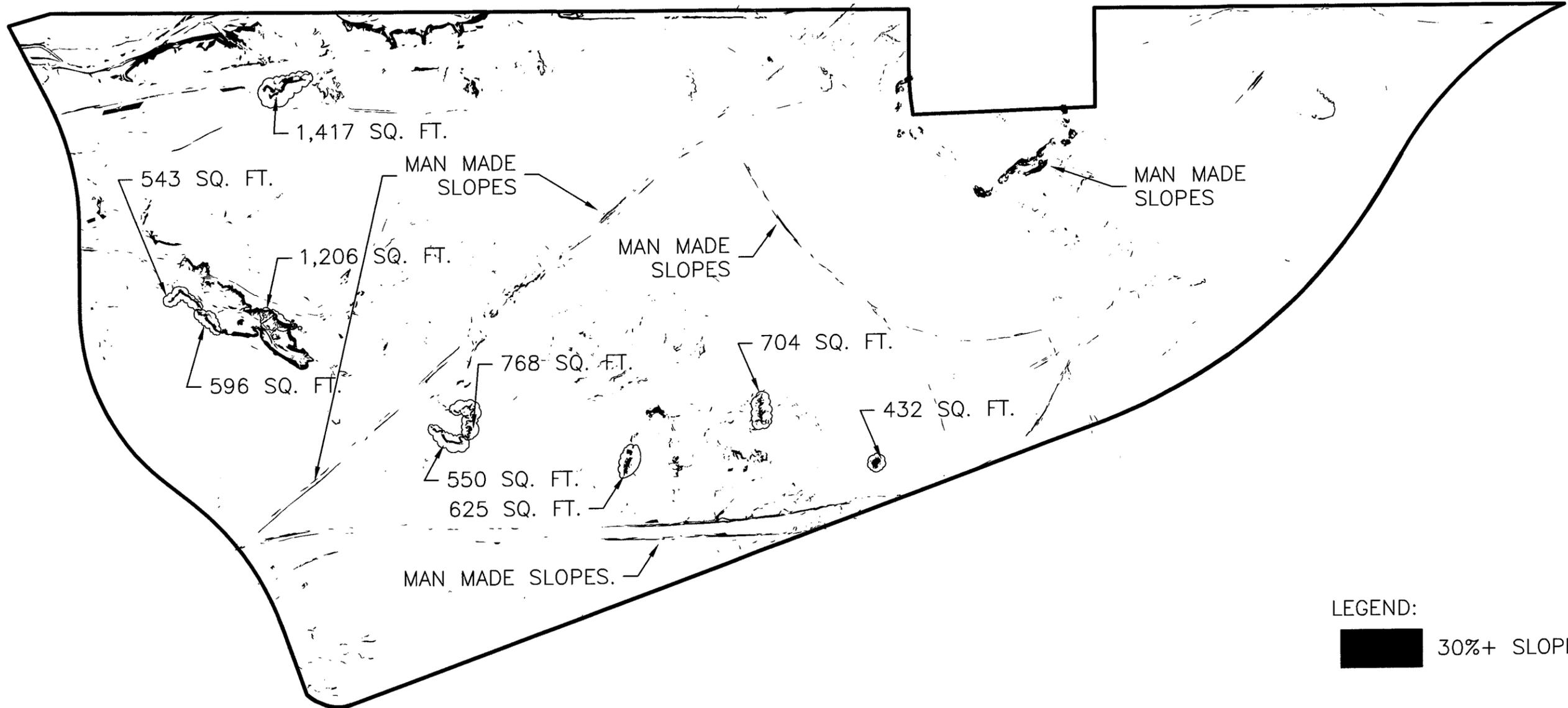
Heather L. Lamboy, AICP  
Land Use Senior Planner

Attachment

CC: File #2010-138, Las Soleras Park

## **APPENDIX F**

### **Location of 30% plus Slopes**



LEGEND:

 30%+ SLOPE

<b>JAMES W. SIEBERT</b> AND ASSOCIATES, INC. <small>815 MENCHER STREET • SANTA FE NEW MEXICO 87501</small>	<b>PULTE AT LAS SOLERAS</b>	SCALE 1" = 300' NORTH 
<small>(505) 883-5588</small>  <small>FAX (505) 888-7313</small>	30%+ SLOPES	

## **APPENDIX G**

### **Notification Letter to Santa Fe Public Schools**



**JAMES W. SIEBERT  
AND ASSOCIATES, INC.**

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**915 MERCER STREET \* SANTA FE, NEW MEXICO 87505**

**(505) 983-5588 \* FAX (505) 989-7313**

**[jim@jwsiebert.com](mailto:jim@jwsiebert.com)**

January 23, 2015

Santa Fe Public Schools  
Shirley McDougall  
Asset Manager Architect  
2195 W. Zia Rd  
Santa Fe, NM 87505

Re: Pulte Homes Residential Development

Dear Ms. McDougall:

This letter serves as notice to the Santa Fe Public Schools that Pulte Homes will be submitting a preliminary plat application to the City for a single family residential project to be located on Lots 9, 11, 14 and 15 in the Las Soleras development. Enclosed is a vicinity map describing the location of the lots.

The total project consists of 293 single family homes that are broken into two categories, Age Targeted and Traditional. The age targeted units are geared toward retirees looking for a second home or downsizing to a smaller unit. Age targeted is not restricted to the age of the prospective home owner and there is a possibility that there could be a limited number of school age children residing in the age targeted development.

In the Traditional section of the development the price range of the home would be between \$350,000-\$480,000.

The project will be completed in three phases. The site data for this project is provided below:

**Estimate of Public School Age Students**

Using information provided by Architectural Research Consultants the estimate of public school students is provided below.

Traditional

Phase 1: 56 Units

Phase 2: 74 Units

**Total 130 Traditional units**

Elementary School: 130 homes x .42 = 55 elementary school students

Junior High School: 130 homes x .12= 16 junior high school students

High School: 130 homes x .19= 25 high school students

It is assumed that there will be a limited number of student age children in the Age Targeted phase of development:

Age Targeted

Phase 1: 20 Units

Phase 1-B: 55 Units

Phase 2: 88 Units

**Total: 163 Age Targeted units**

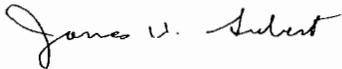
It is assumed that there will be a total of 20 students in the Age Targeted section, no elementary students, 14 junior high and 6 high school students.

**Timing of Development**

A five to six year build out is assumed for this project with sales beginning in October of 2016.

2016:	35 homes occupied
2017:	50 homes occupied
2018:	60 homes occupied
2019:	70 homes occupied
2020:	78 homes occupied

Sincerely,



James W. Siebert



**JAMES W. SIEBERT  
AND ASSOCIATES, INC.**

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**915 MERCER STREET \* SANTA FE, NEW MEXICO 87505  
(505) 983-5588 \* FAX (505) 989-7313  
jim@jwsiebert.com**

May 6, 2015

Zachary Thomas  
Senior Planner  
PO Box 909  
Santa Fe, NM 87504  
Re: Subdivision Approval Criteria Pulte

Dear Mr. Thomas:

This document serves as a supplement to the Pulte application in response to the five criteria set forth in Chapter 14-3.7(C) of the Santa Fe City Code

(1) *In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.*

An archaeological report has been prepared for this section of Las Soleras. No sites of historical significance were found within the Pulte tracts. The property is vacant and the predominant vegetation on the subject tract is one-seed juniper and native grasses. The more significant drainage will be reshaped and used for shallow ponding and a City trail and enhanced through the use of landscape material.

(2) *The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).*

LUD  
Pulte Sub.  
May 7, 2015  
Page Two of Two

The public agency review consists of City departments, which have reviewed the application for a period of five months. Two ENN meetings have been held with the public and changes have been made over the five month period to satisfy both staff and public concerns. The property does not lie within the 100 year floodplain. The storm water management system has been designed to avoid the flooding that is currently occurring in the Nava Ade subdivision.

(3) *All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).*

The proposed subdivision plat is in compliance of chapter 14, Article 9. An innovative street design is proposed which provides for parking on both sides of the road. The innovative street design is made in conformance with the City Land Development Code.

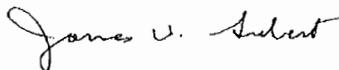
(4) *A plat shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.*

There is no non-conformity or increase in non-conformity to the provisions of Chapter 14 that occurs as a result of the approval of this subdivision.

(5) *A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.*

The application for this subdivision plat does not include any variance to Chapter 14 or any other provisions of the City Code. This application has been submitted in conformance with the regulations set forth in the Land Development Code.

Sincerely,

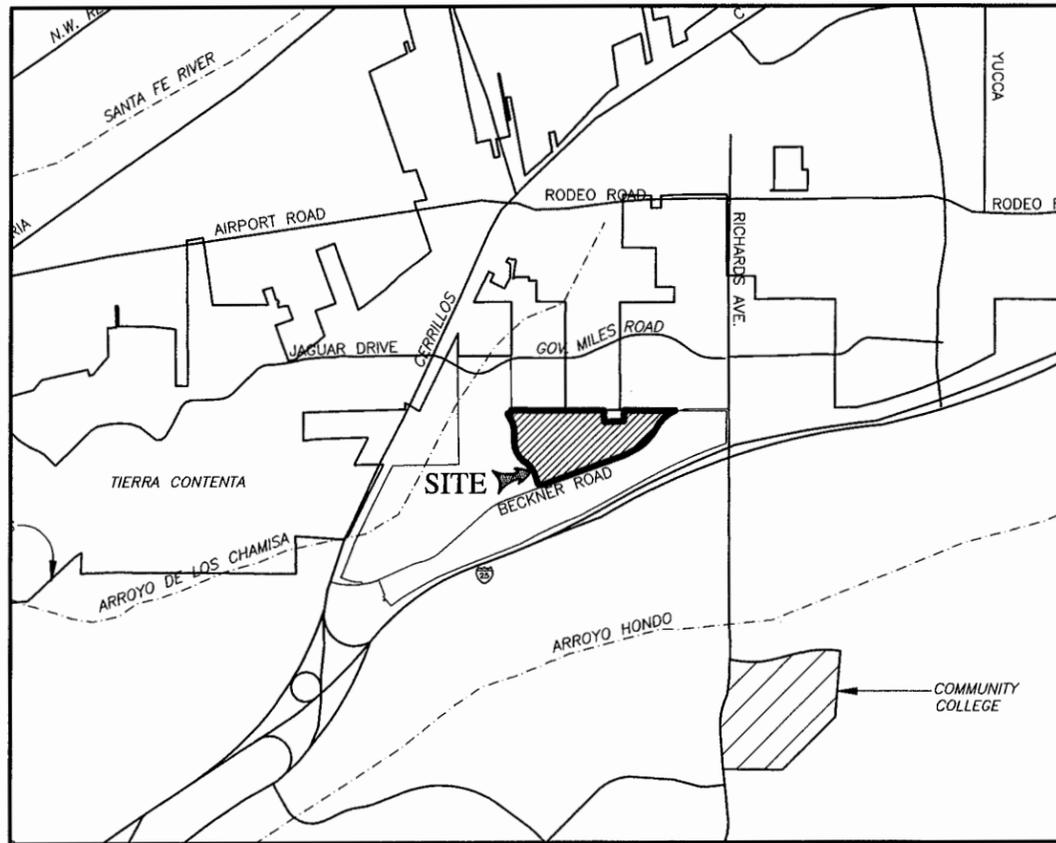


James W. Siebert

# PULTE AT LAS SOLERAS

## PRELIMINARY PLAT

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



VICINITY MAP  
1" = 2000'

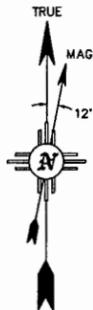
**OWNERS:** PULTE GROUP  
KEVIN PATTON-DIRECTOR  
8220 SAN PEDRO N.E.  
ALBUQUERQUE, NM 87108  
(505) 341-8591

**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

LANDSCAPE ARCHITECT  
CONSENSUS PLANNING  
302 8TH STREET N.W.  
ALBUQUERQUE, NM 87108



BUILDING PERMIT NO's: (GRADING) \_\_\_\_\_

INFRASTRUCTURE CONSTRUCTION ADDRESS: \_\_\_\_\_

(LANDSCAPE/UTILITIES): \_\_\_\_\_

### INDEX TO SHEETS

LIST OF SHEETS	SHEET NUMBER
<b>PLANNING</b>	
COVER SHEET	P-1
EXISTING CONDITIONS MAP	P-2
SIGNIFICANT TREES MAP	P-3
CONCEPT PLAN	P-4
PHASING PLAN	P-5
PARKS, OPEN SPACE & TRAILS PLAN	P-6
<b>LANDSCAPE</b>	
PRELIMINARY LANDSCAPE PLAN	L-1
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GRADING & DRAINAGE PLAN - SE	C-3
GRADING & DRAINAGE PLAN - SW	C-4
GRADING & DRAINAGE DETAILS	C-5
SLOPE ANALYSIS MAP	C-6
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MASTER PAVING PLAN	C-8
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CITY OF SANTA FE STANDARD DETAILS	SF-1~SF-7

**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.

(OWNER) \_\_\_\_\_ DATE \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**STORMWATER MANAGEMENT SYSTEM CERTIFICATION**

THE UNDERSIGNED NEW MEXICO PROFESSIONAL ENGINEER HEREBY CERTIFIES THAT THESE RECORD DRAWINGS REFLECT THE CONSTRUCTED DETAILS OF THE HEREIN DESIGNED STORMWATER MANAGEMENT SYSTEM AND COMPLIES WITH SAO PLANS, INCLUDING AUTHORIZED CHANGE ORDERS.

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**ENGINEER'S STORMWATER INFRASTRUCTURE CERTIFICATION**

I, THE UNDERSIGNED NEW MEXICO PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE RECORD INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND VISUAL INSPECTIONS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION. I FURTHER CERTIFY THAT THE RECORD CONDITION OF THE SITE AS OF \_\_\_\_\_ (DATE) IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN PREPARED BY \_\_\_\_\_ DATED \_\_\_\_\_.

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

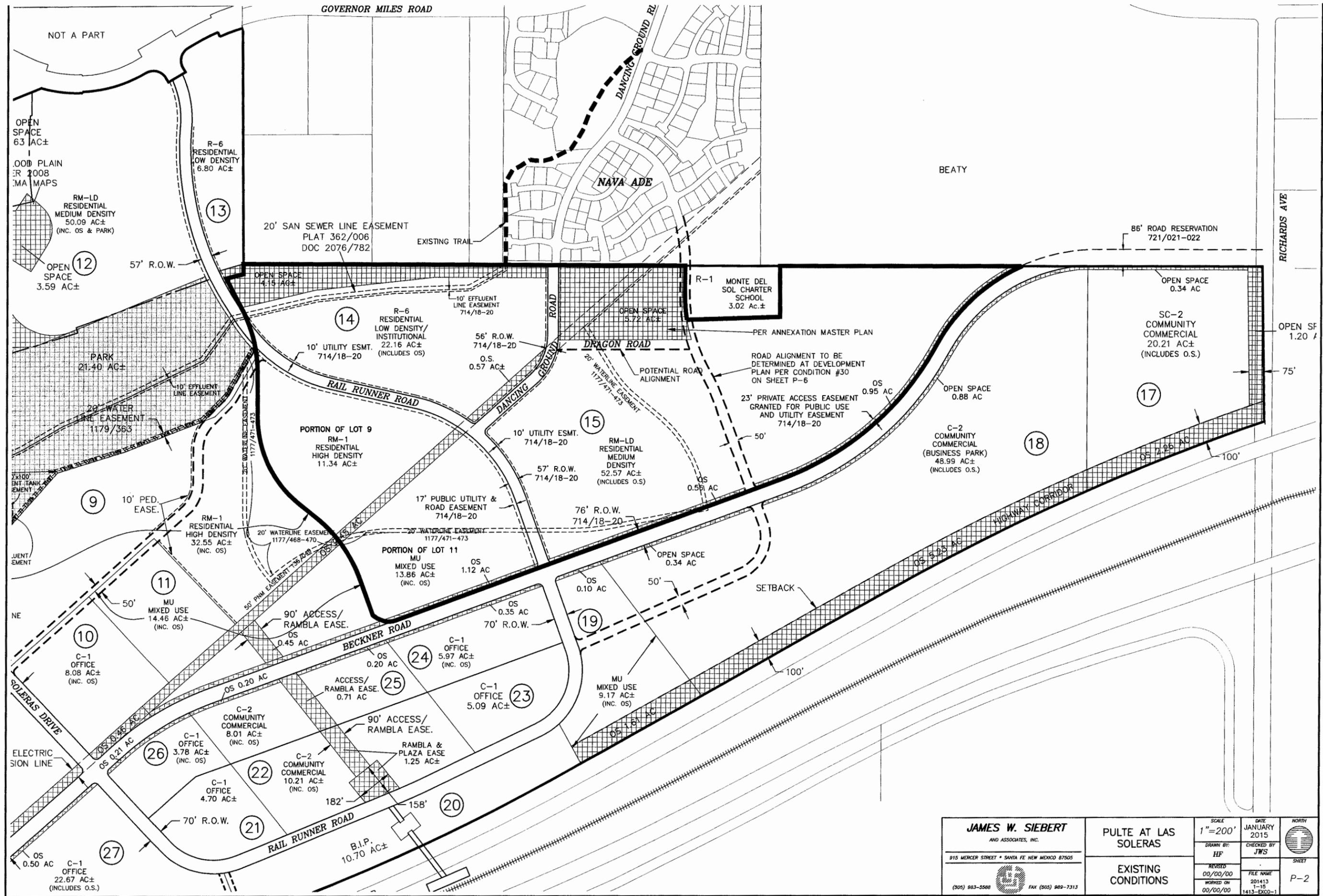
DEVELOPMENT/INFRASTRUCTURE  
BUILDING PERMIT ADDRESS

ADDRESS \_\_\_\_\_

APPROVED FOR  
CONSTRUCTION

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

<b>JAMES W. SIEBERT</b> AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313	<b>PULTE AT LAS SOLERAS</b>	SCALE: AS SHOWN	DATE: JANUARY 2015	
		DRAWN BY: HF	CHECKED BY: JWS	
REVISED: 00/00/00	WORKED ON: 00/00/00	FILE NAME: 201515 1413-COVER	SHEET: P-1	

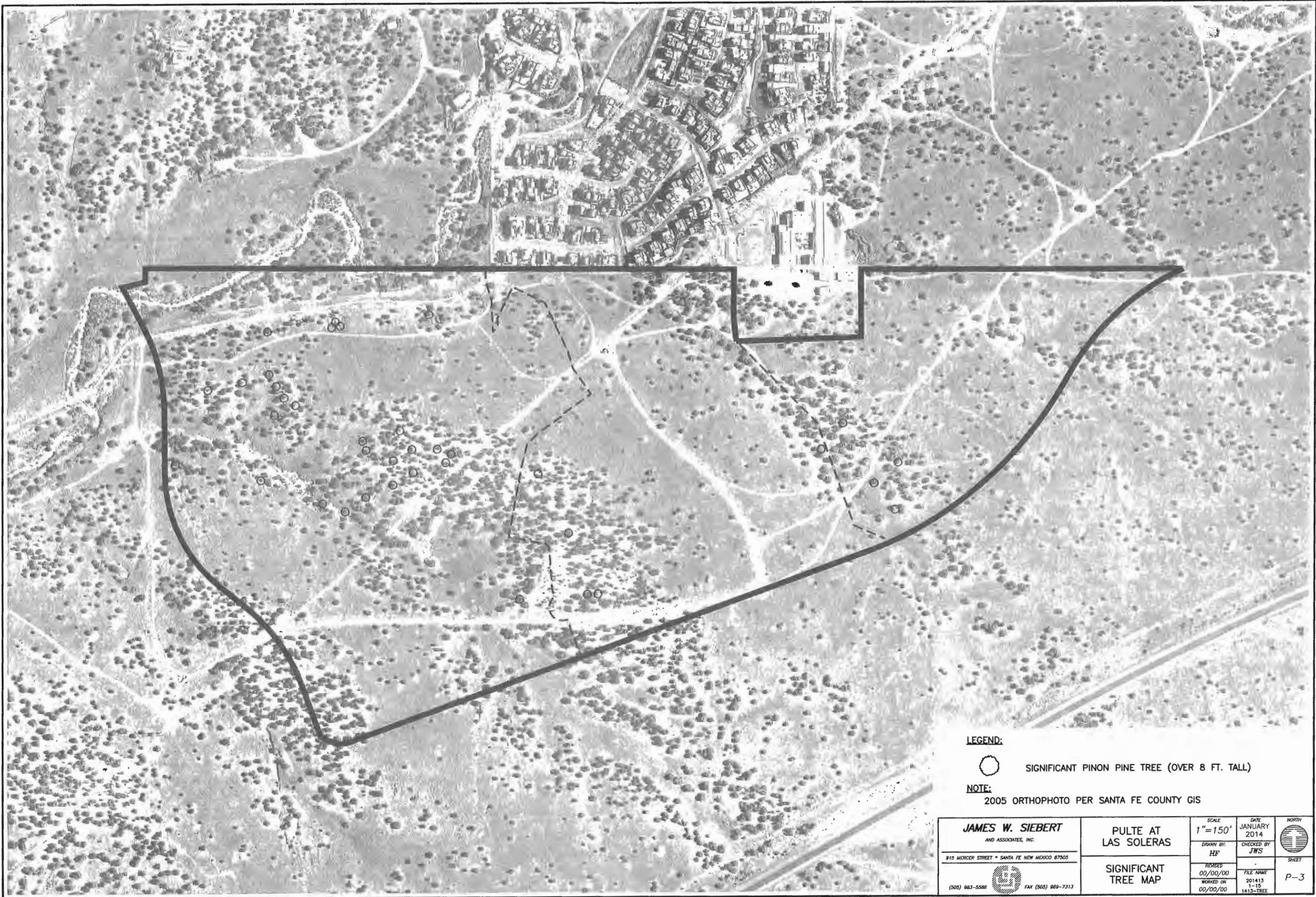


**JAMES W. SIEBERT**  
AND ASSOCIATES, INC.  
915 MERCER STREET • SANTA FE, NEW MEXICO 87505  
(505) 983-3588 FAX (505) 989-7313

**PULTE AT LAS SOLERAS**  
**EXISTING CONDITIONS**

SCALE 1"=200'	DATE JANUARY 2015	NORTH
DRAWN BY: HP	CHECKED BY: JWS	SHEET
REVISED 00/00/00	FILE NAME 201413 1-15 1413-EXC0-1	P-2

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**LEGEND:**

○ SIGNIFICANT PINON PINE TREE (OVER 8 FT. TALL)

**NOTE:**

2005 ORTHOPHOTO PER SANTA FE COUNTY GIS

**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

SIGNIFICANT  
TREE MAP

SCALE  
1" = 150'

DATE  
JANUARY  
2014

DRAWN BY:  
HP

REVISION  
00/00/00

CHECKED BY  
JWS

FILE NAME  
201413

WORKED ON  
1-15

1413-TREE

NORTH



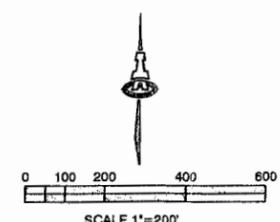
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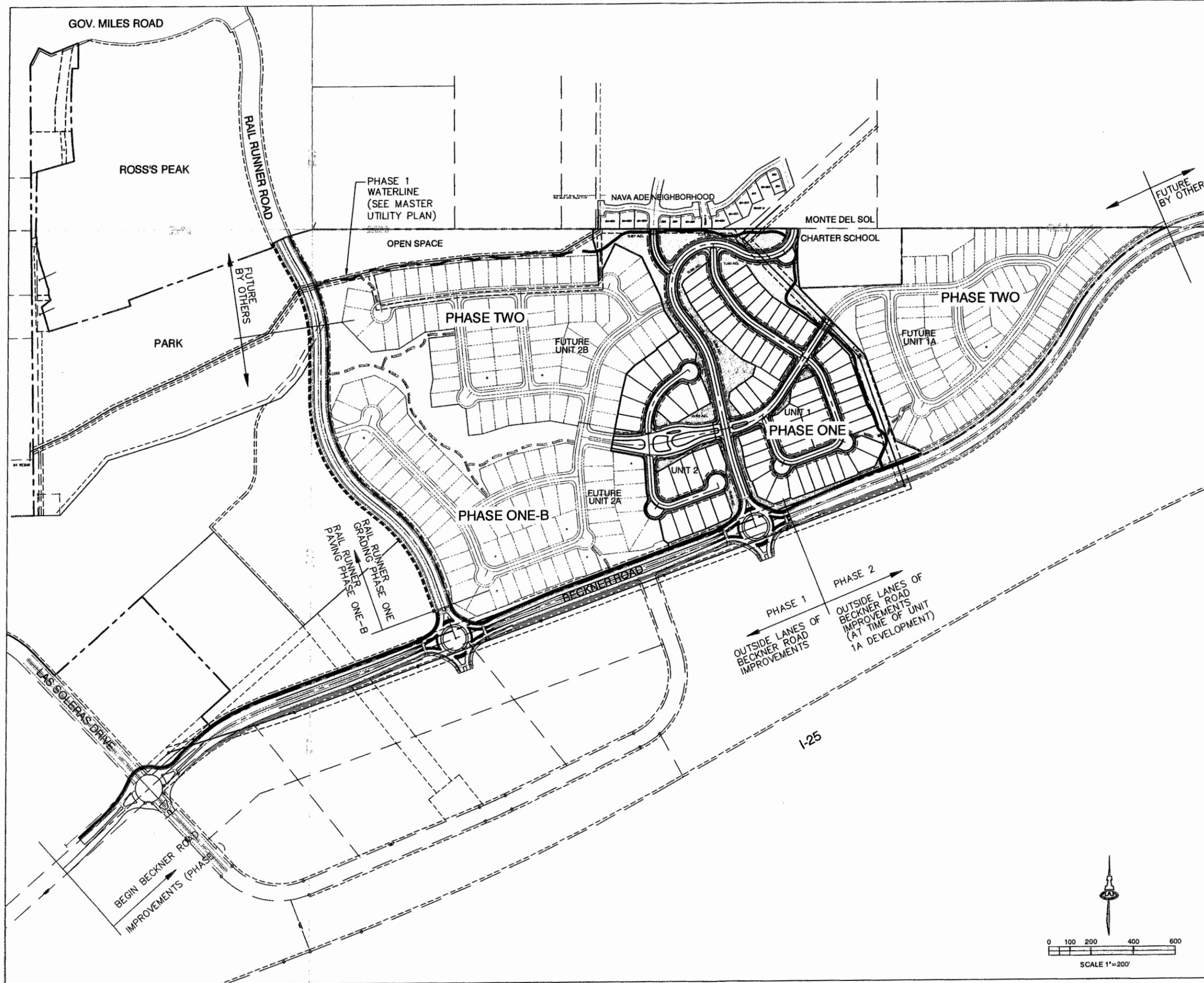
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 <b>ISAACSON &amp; AREMAN, P.A.</b> Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque, New Mexico 87108 Ph. 505-268-8878 www.isaacson.com			
2069 C-701 CONCEPT PLAN.dwg		May 12, 2015	
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<b>PULTE at LAS SOLERAS</b> <b>UNITS 1 &amp; 2</b> PULTE HOMES			
<b>CONCEPT PLAN</b>			
Date:	No. / Revision:	Date:	Job No. 2069
Drawn By:			P-4
Old By:			SH OF





**PHASING NOTES**

- PHASE ONE:**
- CONSTRUCTION OF UNIT 1 & UNIT 2 INFRASTRUCTURE.
  - CONSTRUCTION OF OUTSIDE LANES OF BECKNER ROAD WITHIN LIMITS SHOWN (INCLUDING STORM DRAIN AND UTILITIES).
  - GRADING OF RAIL RUNNER ROAD WITHIN LIMITS SHOWN (NO PAVING).
  - WATERLINE & SEWERLINE INSTALLATION AND WATER & SEWER REMOVALS PER PHASES 1A, 1B, & 1C SHOWN ON MASTER UTILITY PLAN.
- PHASE ONE-B:**
- CONSTRUCTION OF UNIT 2A INFRASTRUCTURE.
  - CONSTRUCTION OF RAIL RUNNER WITHIN LIMITS SHOWN.
- PHASE TWO:**
- CONSTRUCTION OF UNITS 1A & 2B INFRASTRUCTURE.
  - CONSTRUCTION OF OUTSIDE LANES OF BECKNER ROAD WITHIN LIMITS SHOWN (AT TIME OF UNIT 1A DEVELOPMENT).
- FUTURE (PER TIA):**
- CONSTRUCTION OF INSIDE LANES OF BECKNER ROAD (INCLUDING MEDIAN LANDSCAPING).

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**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 www.isacv1.com

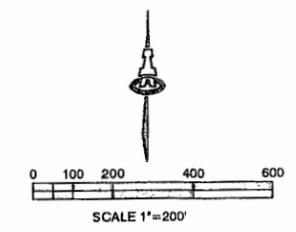
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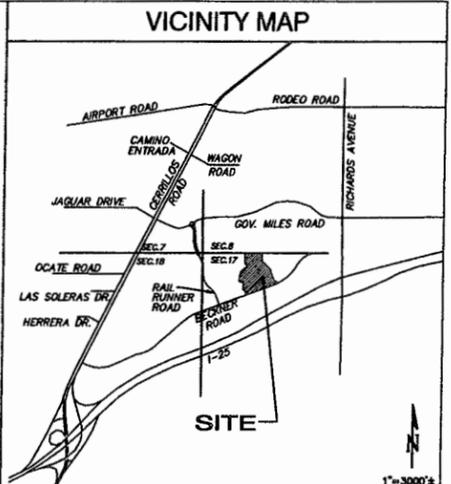
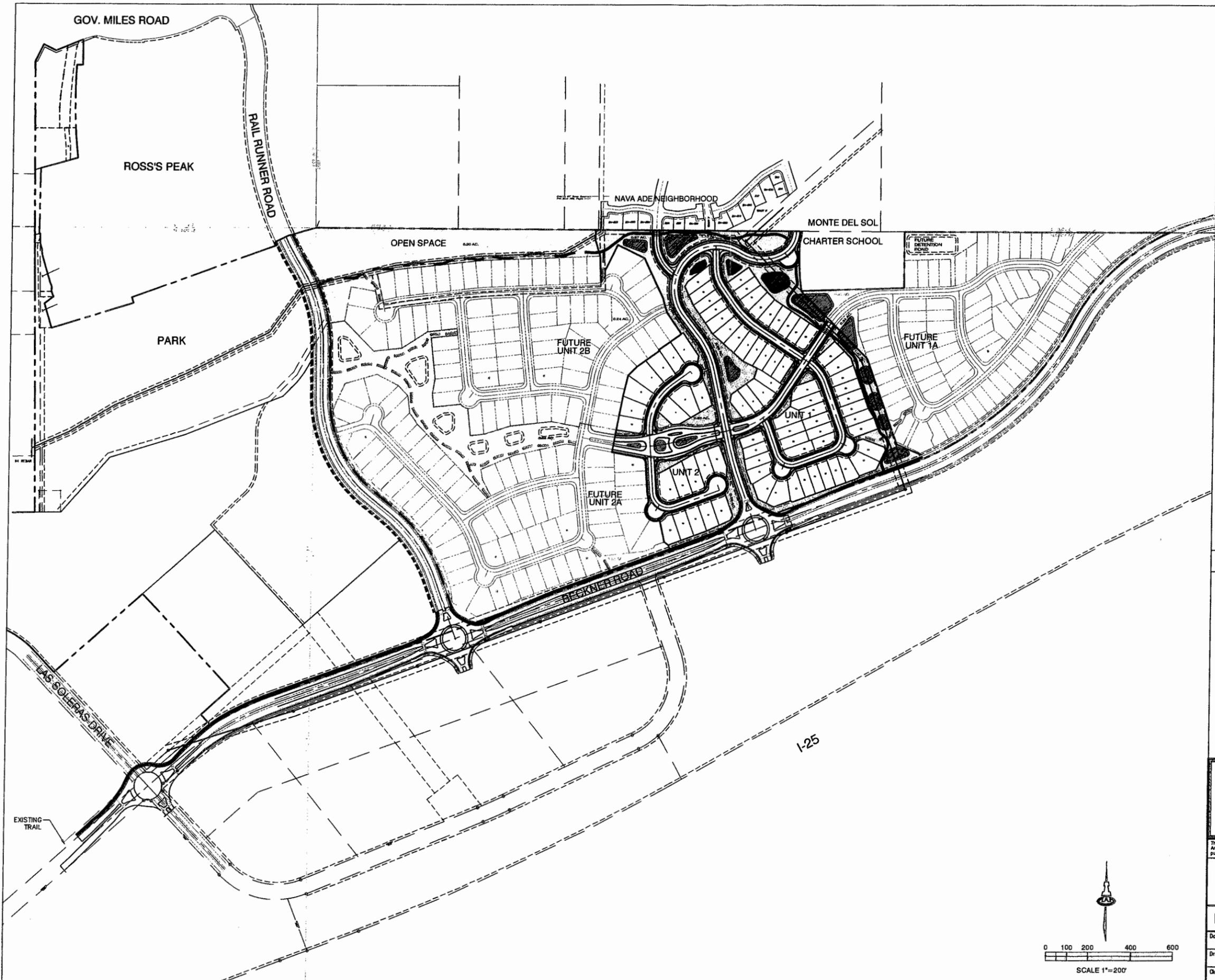
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**PULTE at LAS SOLERAS  
 UNITS 1 & 2  
 PULTE HOMES**

**PHASING PLAN**

Date:	No.:	Revision:	Date:	Job No.:
				2069
Drawn By:				P-5
Chk By:				SH OF





**GENERAL NOTES**

1. TRAIL LOCATIONS ARE APPROXIMATE AND MAY BE ALTERED TO ACCOMMODATE FUTURE DRAINAGE IMPROVEMENTS.

**LEGEND**

	STORM WATER COLLECTION PONDS
	OPEN SPACE
	LANDSCAPE AREAS
	10' PUBLIC MASTER PLAN TRAILS
	FUTURE MASTER PLAN TRAILS
	CONNECTOR TRAILS

**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 www.isaifirm.com

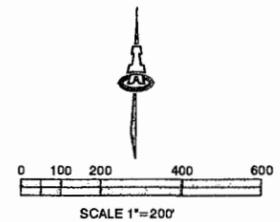
2069 C-701 OPENSACE.dwg May 12, 2015

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**PULTE at LAS SOLERAS  
 UNITS 1 & 2  
 PULTE HOMES**

**PARKS, OPENSACE AND TRAIL PLAN**

Date:	No.:	Revision:	Date:	Job No.:
				2069
Drawn By:				P-6
Chk By:				SH OF



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**GENERAL LANDSCAPE NOTES**  
**LANDSCAPE DESIGN**  
 ALL PLANTING AREAS SHALL BE TOP DRESSED WITH 7/8" SIERRA GOLD ROCK MULCH AND 2'-4" AMARETTO BROWN RIP RAP MULCH.

**IRRIGATION**  
 IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER HARVESTING AND IRRIGATION STANDARDS SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TURF AREAS AND TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (8) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE. TURF VALVES WILL BE OPERATED TO PROVIDE 1/2" OF WATER PER CYCLE (PEAK SEASON).

**PASSIVE WATER HARVESTING**  
 SEE GRADING AND DRAINAGE PLAN FOR WATER HARVESTING FEATURES.

**RESPONSIBILITY OF MAINTENANCE**  
 MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO BACK OF CURB.

**METHOD FOR COMPLYING WITH WATER HARVESTING AND IRRIGATION STANDARDS**  
 THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

**PNM COORDINATION**  
 COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

**SCREENING** WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 6 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**CLEAR SIGHT DISTANCE**  
 LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAW) WILL NOT BE ACCEPTABLE IN THE AREA.

**LANDSCAPE TURF**  
 ONLY 20% OF LANDSCAPED AREAS MAY BE HIGH WATER-USE TURF.

**STREET TREES**  
 THE AVERAGE SPACING OF ONE STREET TREE, LOCATED IN THE PARKWAY, 35' O.C. IS USED.

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE
<b>TREES</b>				
15	(Symbol)	CELSTIS RETICULATA NETLEAF HACKBERRY	2' B&B	10' HT. X 4' SPR 20' HT. X 24' SPR
13	(Symbol)	CHLOROPIS LINEARIS DESERT WILLOW	2' B&B	9' HT. X 4' SPR 20' HT. X 20' SPR
24	(Symbol)	FRAXINUS PENNSYLVANICA 'URBANITE' URBANITE ASH	2.5' B&B	16' HT. X 6' SPR 35' HT. X 35' SPR
15	(Symbol)	GLEDITSIA TRIANCANTHOS 'IMPERIAL' IMPERIAL HONEY LOCUST	2' B&B	10' HT. X 4' SPR 60' HT. X 50' SPR
42	(Symbol)	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET ROCKY MTN. JUNIPER	B&B	10' MIN HT. 20' HT. X 9' SPR
6	(Symbol)	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2' B&B	16' HT. X 6' SPR 30' HT. X 30' SPR
23	(Symbol)	PINUS EDULIS PINON PINE	B&B	6' MIN. HT. 30' HT. X 20' SPR
29	(Symbol)	PINUS NIGRA AUSTRIAN PINE	B&B	6' MIN HT. 35' HT. X 25' SPR
10	(Symbol)	PYRUS CALLERYANA 'CLEVELAND' FLOWERING PEAR	2.5' B&B	14' HT. X 5' SPR 25' HT. X 20' SPR
9	(Symbol)	QUERCUS BUCKLEYI TEXAS RED OAK	2.5' B&B	16' HT. X 6' SPR 60' HT. X 50' SPR
<b>LARGE SHRUBS</b>				
	(Symbol)	CARYOPTERIS CLANDONENSIS BLUE MIST	5-GAL.	6' O.C. 6' HT. X 6' SPR
	(Symbol)	CHRYSOTHAMNUS NALISEOSUS CHAMISA	5-GAL.	6' O.C. 6' HT. X 10' SPR
	(Symbol)	FALLUGIA PARADOXA APACHE PLUME	5-GAL.	5' O.C. 5' HT. X 5' SPR
	(Symbol)	PEROVSKIA ATRIPLEXIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE	5-GAL.	6' O.C. 4' HT. X 5' SPR
	(Symbol)	RHUS TRILOBATA THREE-LEAF SUMAC	5-GAL.	6' O.C. 6' HT. X 9' SPR
<b>MEDIUM SHRUBS</b>				
	(Symbol)	LAVANDULA X INTERMEDIA 'GROSSO' GROSSO LAVENDER	1-GAL.	3' O.C. 3' HT. X 3' SPR
	(Symbol)	SPOROBOLUS WRIGHTII GIANT SACATON	5-GAL.	6' O.C. 8' HT. X 6' SPR
	(Symbol)	BUXUS SPP. BOXWOOD	5-GAL.	5' O.C. 4' HT. X 4' SPR
	(Symbol)	POTENTILLA FRUTICOSA SHRUBBY CINQUEFOIL	1-GAL.	3' O.C. 3' HT. X 3' SPR
	(Symbol)	RHAPHIOLEPIS INDICA INDIA HAWTHORN	5-GAL.	5' O.C. 3' HT. X 3' SPR
<b>SMALL SHRUBS &amp; GROUNDCOVERS</b>				
	(Symbol)	ACHILLEA 'MOONSHINE' MOONSHINE YARROW	1-GAL.	4' O.C. 2' HT. X 4' SPR
	(Symbol)	CENTRANTHUS RUBER JUPITER'S BEARD	1-GAL.	2' O.C. 2' HT. X 2' SPR
	(Symbol)	NEPETA X FAASSENII 'SIX HILLS GIANT' SIX HILLS GIANT CATMINT	1-GAL.	2' O.C. 2' HT. X 2' SPR
	(Symbol)	PENSTEMON PINIFOLIUS PINELEAF PENSTEMON	1-GAL.	2' O.C. 2' HT. X 2' SPR
	(Symbol)	RHUS TRILOBATA 'AUTUMN AMBER' CREEPING THREE-LEAF SUMAC	1-GAL.	4' O.C. 2' HT. X 4' SPR
	(Symbol)	MIRABILIS MULTIFLORA WESTERN FOUR O'CLOCK	1-GAL.	2' O.C. 2' HT. X 2' SPR
	(Symbol)	RHUS AROMATICA 'GRO LOW' GRO LOW SUMAC	5-GAL.	3' O.C. 2' HT. X 3' SPR
<b>* DESERT ACCENTS / ORNAMENTAL GRASSES</b>				
	(Symbol)	CALAMAGROSTIS A. 'KARL FOERSTER' KARL FOERSTER REED GRASS	1-GAL.	2' O.C. 4' HT. X 2' SPR
	(Symbol)	DASYLIRION WHEELERI SOTOL	5-GAL.	4' O.C. 4' HT. X 4' SPR
	(Symbol)	HESPERALOE PARVIFLORA RED YUCCA	5-GAL.	4' O.C. 4' HT. X 4' SPR
	(Symbol)	MULHENBERGIA CAPILLARIS REGAL MIST	1-GAL.	3' O.C. 3' HT. X 3' SPR
	(Symbol)	NASELLA TENNISIMA THREAD GRASS	1-GAL.	3' O.C. 4' HT. X 3' SPR
	(Symbol)	YUCCA BACCATA BANANA YUCCA	1-GAL.	3' O.C. 4' HT. X 3' SPR
<b>MOSS ROCK BOULDERS (37X3" MIN)</b>				
<b>7/8" SIERRA GOLD ROCK MULCH (3" DEPTH) / 2'-4" AMARETTO BROWN COBBLE MULCH (6" DEPTH)</b>				
<b>NATIVE REVEGETATION SEED MIX</b>				
<b>PARKBLEND SOD (KENTUCKY BLUEGRASS/FESCUE MIX)</b>				



Landscape Architecture  
 Urban Design  
 Planning Services

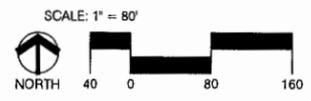
302 EIGHTH ST. NW  
 Albuquerque, NM 87102  
 Phone (505) 764-9801  
 Fax (505) 842-5495

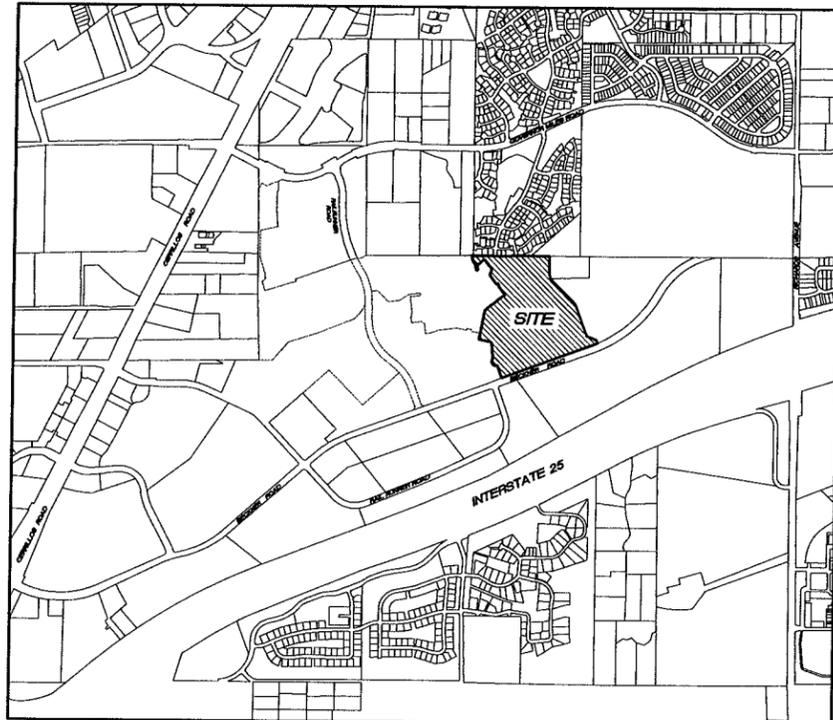
#	Date	Description

**Pulte @  
 Las Soleras**  
 Santa Fe, New Mexico

Landscape Architect's Seal	
Designed By:	
Drawn By:	
Checked By:	CJG
Date:	1/23/15
Project No:	1402-24
Sheet Title:	

**PRELIMINARY  
 LANDSCAPE PLAN**  
 L-1





**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**

CITY OF SANTA FE WASTERWATER	DATE
CITY OF SANTA FE WATER DIVISION	DATE
COMCAST	DATE
PUBLIC SERVICE COMPANY OF N.M.	DATE
NM GAS COMPANY	DATE

**DISCLAIMER**

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**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/o CenturyLink OC 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.
- EACH LOT SHALL BE SERVED WITH A SEPARATE SEWER AND WATER SERVICE.
- THESE LOTS SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2009 EDITION
- WASTEWATER USE CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
- NO FENCES, WALLS OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS.
- NO WALLS/FENCES OR OTHER STRUCTURES THAT WOULD IMPEDE DRAINAGE FLOW SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.
- AN ADA INSPECTION SHALL BE CONDUCTED PRIOR TO APPROVAL OF THE SUBDIVISION INFRASTRUCTURE. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE INSPECTION.

**REVIEWED BY CITY OF SANTA FE**

SUBDIVISION ENGINEER	DATE
CITY PLANNER	DATE
PUBLIC WORKS	DATE

**APPROVED BY THE CITY PLANNING COMMISSION**

CASE # \_\_\_\_\_  
AT THEIR MEETING OF \_\_\_\_\_

PLANNING DIVISION CHAIR	DATE
PLANNING COMMISSION SECRETARY	DATE

**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.) # 35049C03070 AND 35049C03090, 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**

TRACTS 15-A, 15-C AND 15-D ARE ZONED R-12 RESIDENTIAL MEDIUM DENSITY

**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.

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO CREATE 2 RESIDENTIAL SUBDIVISIONS: UNIT 1 CONTAINING 58 LOTS AND UNIT 2 CONTAINING 20 LOTS 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 NMLS NO. 9750  
JANUARY 23, 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

**PRELIMINARY PLAT OF  
PULTE AT LAS SOLERAS  
UNITS 1 AND 2**

**PREPARED FOR PULTE DEVELOPMENT**

COMPRISING EXISTING TRACTS 15-A, 15-C AND 15-D  
LOS SOLERAS LOT LINE ADJUSTMENT PLAT

SITUATE WITHIN

SECTIONS 17, TOWNSHIP 16 NORTH, RANGE 9 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF SANTA FE

SANTA FE COUNTY, NEW MEXICO

JANUARY, 2015

**LEGAL DESCRIPTION**

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 17, TOWNSHIP 16 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO BEING AND COMPRISING TRACT 15-A, 15-C AND 15-D OF LAS SOLERAS AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "LOT LINE ADJUSTMENT PLAT PREPARED FOR LAS SOLERAS CENTER, LLC, LAS SOLERAS CESTE 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" PREPARED BY RUSS P. HUGG, NMLS 9750, PLAT RECORDED AS INSTRUMENT NUMBER \_\_\_\_\_ ON THE \_\_\_\_\_ 4TH DAY OF \_\_\_\_\_, 2015 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 CAUSED TO BE REPLATED THOSE LANDS SHOWN HEREON. THIS SAID REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 30.9004 ACRES, MORE OR LESS. THIS LOT SPLIT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

UTILITY COMPANIES ARE HEREBY GRANTED EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREWS AND MACHINERY, AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT.

NEW MEXICO GAS COMPANY IS HEREBY GRANTED EASEMENTS AS SHOWN FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR BELOW), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

NON MOTORIZED PEDESTRIAN TRAIL EASEMENTS CREATED BY THIS PLAT AND SHOWN HEREON ARE HEREBY GRANTED FOR PUBLIC USE. CITY TRAIL EASEMENTS ARE MAINTAINED BY THE CITY.

**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 ROSS'S PEAK RESIDENTIAL HOMEOWNERS ASSOCIATION(OWNER) AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

PUBLIC ROADWAYS SHOWN HEREON, NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE CITY OF SANTA FE FOR PUBLIC USE.

EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS

THE SAID LOT LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

PARCELS A1 THRU F1, UNIT 1 AND PARCELS A2 THRU C2, UNIT 2 ARE HEREBY CREATED AS OPEN SPACE PARCELS AND WILL BE CONVEYED TO PULTE AT LAS SOLERAS HOMEOWNERS ASSOCIATION.

PARCEL PR, UNIT 2 CONTAINS PRIVATE ROADS A, B AND C AND WILL BE CONVEYED TO PULTE AT LAS SOLERAS HOMEOWNERS ASSOCIATION. MAINTENANCE OF SAID PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF PULTE AT LAS SOLERAS HOMEOWNERS ASSOCIATION.

**OWNER(S)**

LAS SOLERAS CENTER, LLC. (TRACTS 15-A, 15-B AND 15-C)

GORDAN L. SKARSGARD  
MANAGING MEMBER

STATE OF NEW MEXICO )SS  
COUNTY OF BERNALILLO )

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

NOTARY PUBLIC MY COMMISSION EXPIRES

"TITLE AND INDEXING INFORMATION FOR COUNTY CLERK"

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 5

**SURVOTEK, INC.**

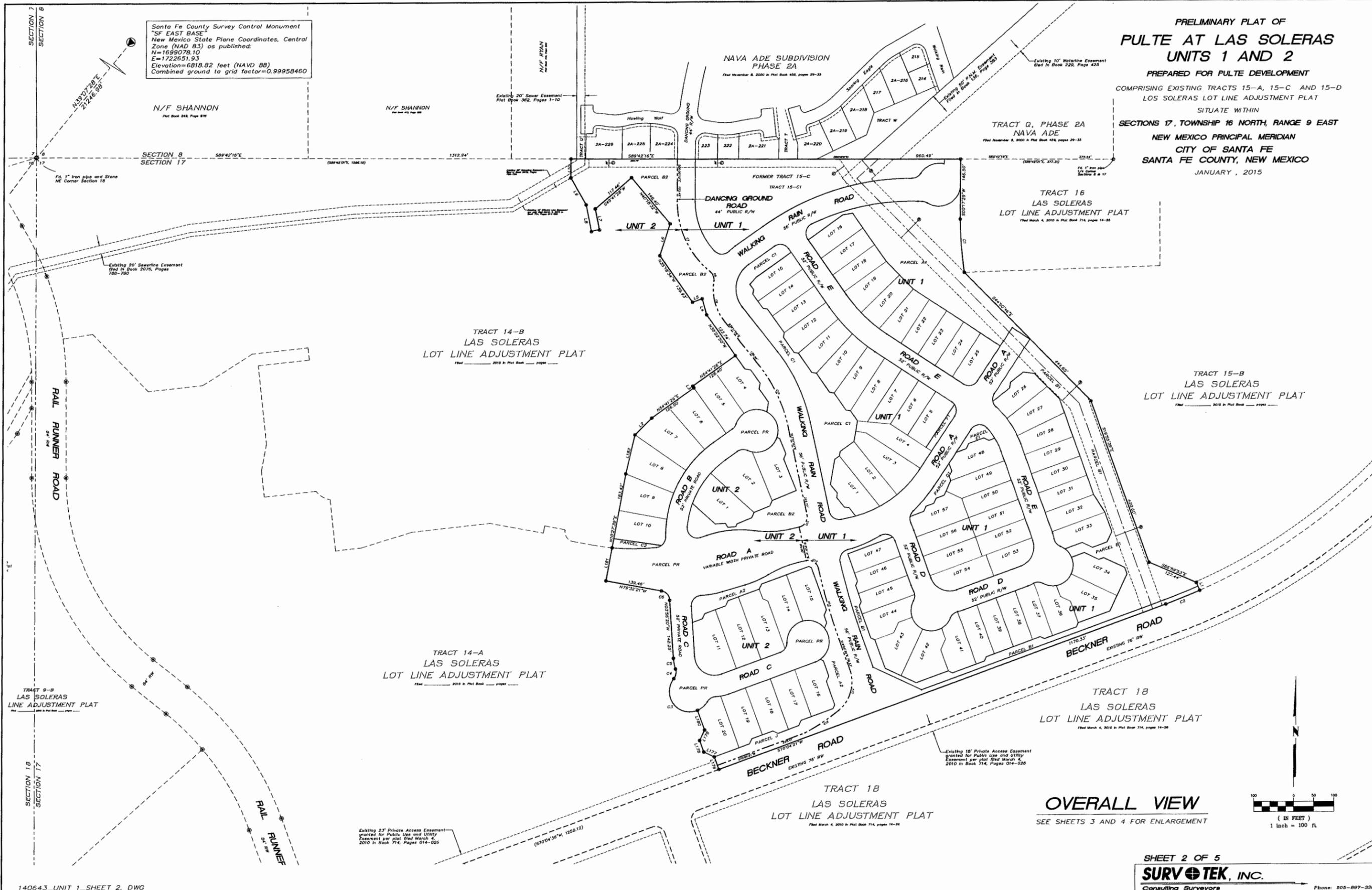
Consulting Surveyors Phone: 505-897-3366  
6304 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

140643\_UNIT 1\_SHEETS 1,3,4,5. DWG

PRELIMINARY PLAT OF  
**PULTE AT LAS SOLERAS**  
 UNITS 1 AND 2

PREPARED FOR PULTE DEVELOPMENT  
 COMPRISING EXISTING TRACTS 15-A, 15-C AND 15-D  
 LOS SOLERAS LOT LINE ADJUSTMENT PLAT  
 SITUATE WITHIN  
 SECTIONS 17, TOWNSHIP 16 NORTH, RANGE 9 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF SANTA FE  
 SANTA FE COUNTY, NEW MEXICO  
 JANUARY, 2015

Santa Fe County Survey Control Monument  
 "SF EAST BASE"  
 New Mexico State Plane Coordinates, Central  
 Zone (NAD 83) as published:  
 N=1699078.10'  
 E=1722651.93'  
 Elevation=6818.82 feet (NAVD 88)  
 Combined ground to grid factor=0.99958460



**OVERALL VIEW**  
 SEE SHEETS 3 AND 4 FOR ENLARGEMENT

SHEET 2 OF 5  
**SURVTEK, INC.**  
 Consulting Surveyors  
 6304 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3368  
 Fax: 505-897-3377

TRACT 14-B  
LAS SOLERAS  
LOT LINE ADJUSTMENT PLAT

Filed \_\_\_\_\_ 2015 in Plat Book \_\_\_\_\_ pages \_\_\_\_\_

PARCEL ACREAGES

UNIT 1	
PARCEL A1	1.4356 Ac. 62,536 Sq. Ft.
PARCEL B1	1.8162 Ac. 78,115 Sq. Ft.
PARCEL C1	0.8817 Ac. 38,407 Sq. Ft.
PARCEL D1	0.0754 Ac. 3,286 Sq. Ft.
PARCEL E1	0.0544 Ac. 2,368 Sq. Ft.
PARCEL F1	0.0443 Ac. 1,928 Sq. Ft.
UNIT 2	
PARCEL A2	0.6165 Ac. 26,853 Sq. Ft.
PARCEL B2	1.5806 Ac. 68,850 Sq. Ft.
PARCEL C2	0.0419 Ac. 1,827 Sq. Ft.
PARCEL PR (PRIVATE ROADS)	2.7258 Ac. 118,736 Sq. Ft.

- EASEMENT NOTES
- ⊕ = New 7.5' Public Utility Easement granted by this plat.
  - ⊕ = New 50' Public Service Company of New Mexico Utility Easement granted by this plat.
  - ⊕ = New 20' Public Waterline Easement granted by this plat.

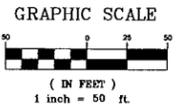
TRACT 14-A  
LAS SOLERAS  
LOT LINE ADJUSTMENT PLAT

Filed \_\_\_\_\_ 2015 in Plat Book \_\_\_\_\_ pages \_\_\_\_\_

SEE SHEET 4

TRACT 15-B  
LAS SOLERAS  
LOT LINE ADJUSTMENT PLAT

Filed \_\_\_\_\_ 2015 in Plat Book \_\_\_\_\_ pages \_\_\_\_\_



PRELIMINARY PLAT OF  
PULTE AT LAS SOLERAS  
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CITY OF SANTA FE  
SANTA FE COUNTY, NEW MEXICO  
JANUARY, 2015

SHEET 3 OF 5

**SURVTEK, INC.**

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

TRACT 18  
LAS SOLERAS  
LOT LINE ADJUSTMENT PLAT

Filed March 4, 2010 in Plat Book 714, pages 14-26

140643\_UNIT 1\_SHEETS 1,3,4,5. DWG

TRACT Q, PHASE 2A  
NAVA ADE  
Filed November 8, 2000 in Plat Book 458, pages 28-35

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

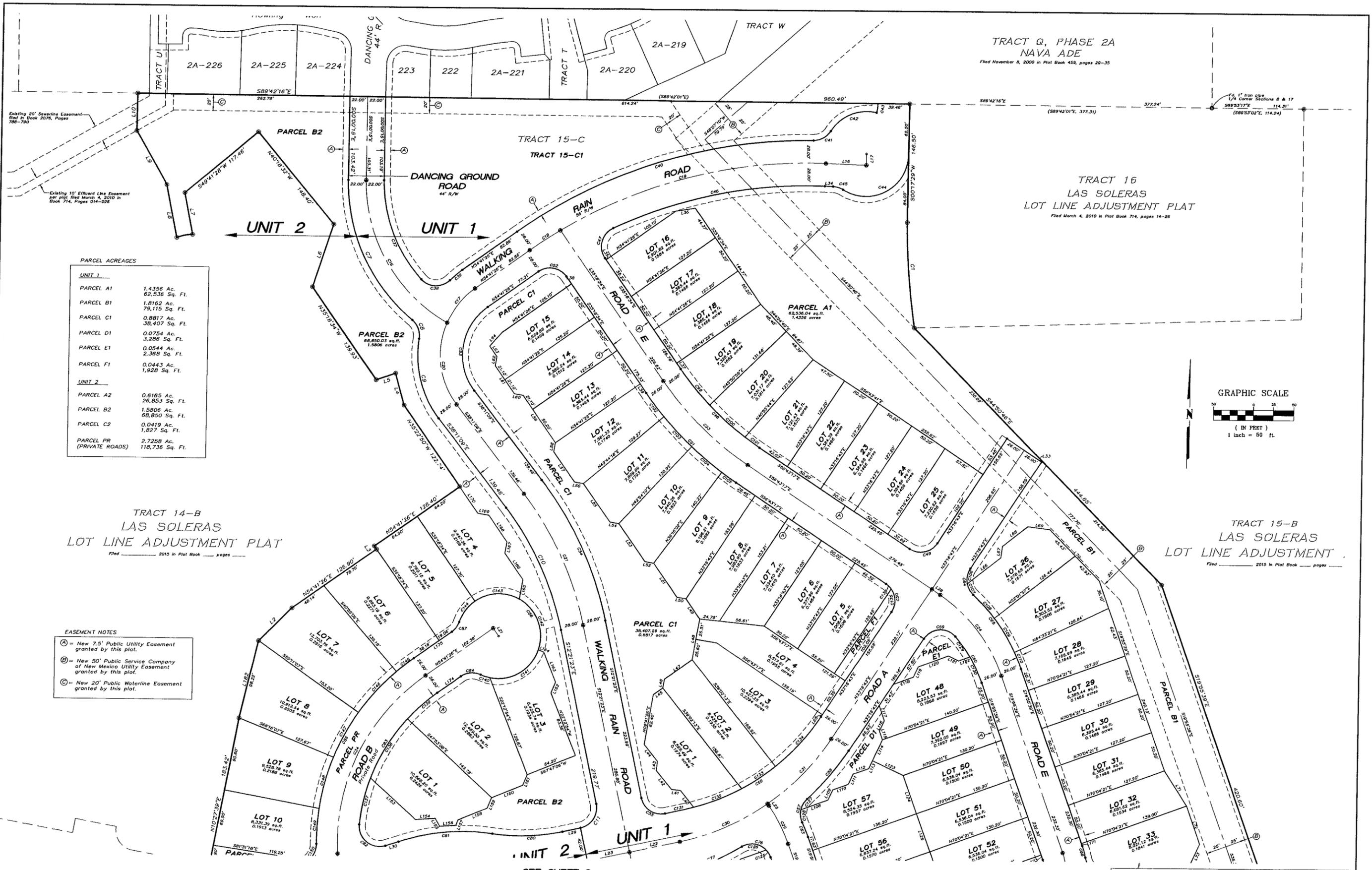
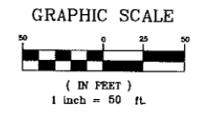
PARCEL ACREAGES

UNIT 1	
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PARCEL B1	1.8162 Ac. 79,115 Sq. Ft.
PARCEL C1	0.8817 Ac. 38,407 Sq. Ft.
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PARCEL F1	0.0443 Ac. 1,928 Sq. Ft.
UNIT 2	
PARCEL A2	0.6165 Ac. 26,853 Sq. Ft.
PARCEL B2	1.5806 Ac. 68,850 Sq. Ft.
PARCEL C2	0.0419 Ac. 1,827 Sq. Ft.
PARCEL PR (PRIVATE ROADS)	2.7258 Ac. 118,736 Sq. Ft.

TRACT 14-B  
LAS SOLERAS  
LOT LINE ADJUSTMENT PLAT  
Filed \_\_\_\_\_, 2015 in Plat Book \_\_\_\_\_ pages \_\_\_\_\_

TRACT 15-B  
LAS SOLERAS  
LOT LINE ADJUSTMENT  
Filed \_\_\_\_\_, 2015 in Plat Book \_\_\_\_\_ pages \_\_\_\_\_

- EASEMENT NOTES
- (A) = New 7.5' Public Utility Easement granted by this plat.
  - (B) = New 50' Public Service Company of New Mexico Utility Easement granted by this plat.
  - (C) = New 20' Public Waterline Easement granted by this plat.



PRELIMINARY PLAT OF  
PULTE AT LAS SOLERAS  
UNITS 1 AND 2

PREPARED FOR PULTE DEVELOPMENT  
COMPRISING EXISTING TRACTS 15-A, 15-C AND 15-D  
LOS SOLERAS LOT LINE ADJUSTMENT PLAT

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

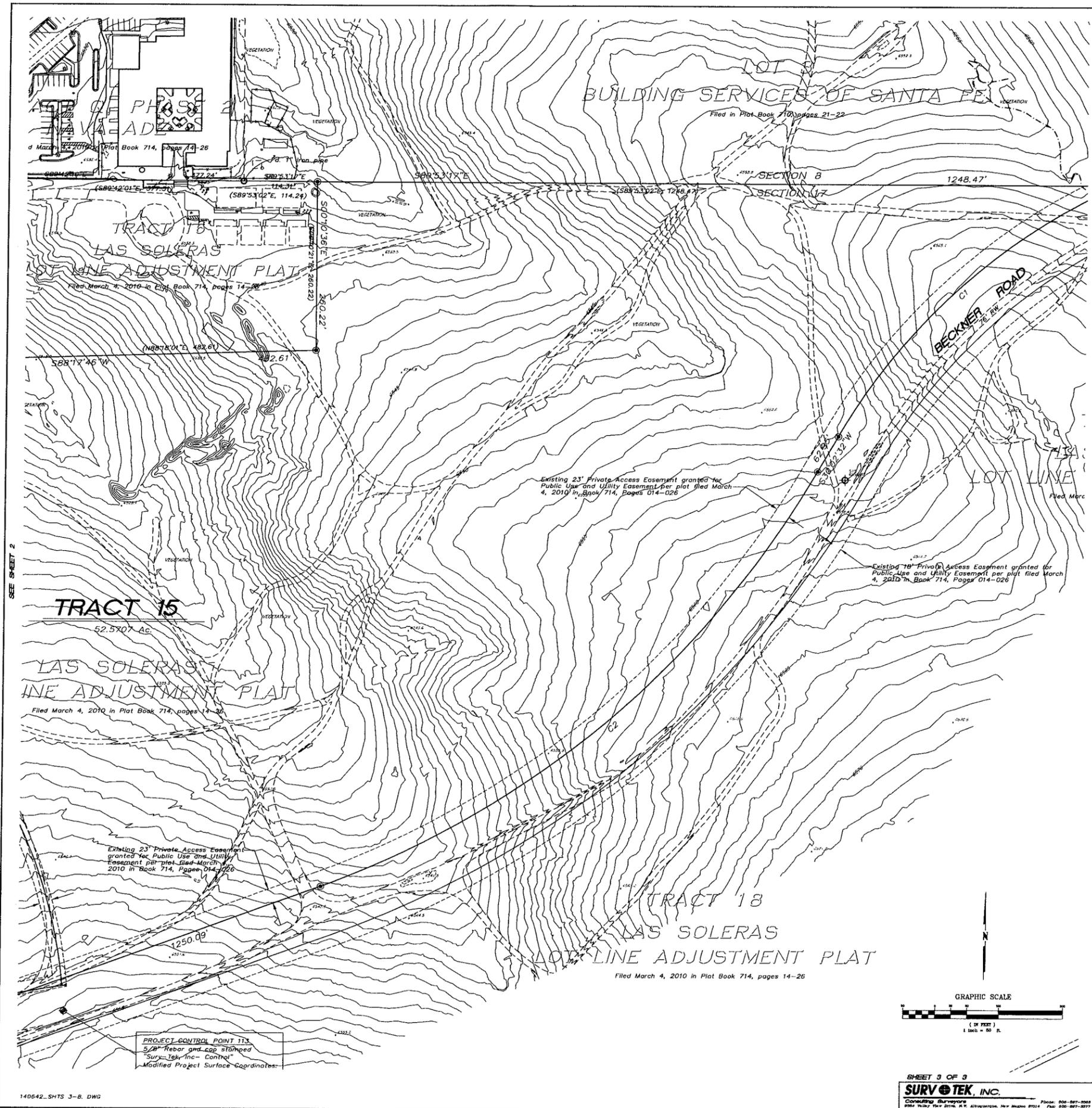
LINE	LENGTH	BEARING
L1	21.00	S23°27'29"E
L2	57.89	N45°11'32"E
L3	5.00	N35°18'34"W
L4	40.86	N12°40'46"W
L5	25.14	S70°33'41"W
L6	81.59	N18°01'58"E
L7	52.62	S11°29'16"E
L8	66.51	N11°29'16"W
L9	76.42	N28°49'16"W
L10	46.26	N03°21'44"E
L11	22.00	S19°55'39"E
L12	11.00	S19°55'39"E
L13	10.00	S23°27'29"E
L14	11.00	S23°27'29"E
L15	34.57	N70°04'21"E
L16	48.88	S82°58'03"E
L17	13.93	N00°11'36"E
L18	26.50	S19°55'39"W
L19	31.89	S34°31'40"W
L20	66.93	N03°56'20"W
L21	12.00	S39°18'34"E
L22	63.86	N77°45'40"E
L23	52.93	N77°45'40"E
L24	45.67	S12°21'23"E
L25	3.02	S35°09'42"E
L26	11.07	S29°04'21"E
L27	31.07	S64°55'39"E
L28	12.72	N56°43'17"W
L29	22.81	S27°45'40"W
L30	17.12	S72°03'59"W
L31	58.36	N73°47'39"E
L32	19.94	N77°45'40"E
L33	1.25	N33°16'43"E
L34	10.34	S87°58'55"E
L35	2.52	S35°18'34"E
L36	24.61	N80°47'18"E
L37	6.65	S35°18'34"E
L38	11.08	S35°18'34"E
L39	13.65	S35°18'34"E
L40	26.76	N39°02'13"W
L41	11.31	N84°02'13"W
L42	30.00	N39°02'13"W
L43	11.31	N05°57'42"E
L44	26.76	N39°02'13"W
L45	14.23	N54°41'26"E
L46	11.31	N09°41'26"E
L47	41.79	N04°41'26"E
L48	51.71	N09°41'26"E
L49	30.32	N35°18'34"W
L50	11.31	N80°18'34"W
L51	51.14	N35°18'34"W
L52	11.31	N80°18'34"W
L53	57.17	N80°18'34"W
L54	11.31	N80°18'34"W
L55	57.84	N35°18'34"W
L56	11.31	N80°18'34"W
L57	45.59	N35°18'34"W
L58	11.31	N09°41'26"E
L59	71.30	N09°41'26"E
L60	11.31	N80°18'34"W
L61	42.20	N35°18'34"W
L62	11.31	N09°41'26"E
L63	16.00	N35°18'34"W
L64	22.68	N44°11'57"E
L65	3.28	N33°16'43"E
L66	52.68	N52°01'57"E
L67	14.14	N07°01'57"E
L68	40.00	N52°01'57"E
L69	27.59	S82°58'03"E
L70	86.35	S44°50'46"E
L71	51.57	S33°09'19"E
L72	50.20	S19°55'39"E
L73	28.28	S25°04'21"W
L74	36.28	S70°04'21"W
L75	26.26	N64°55'39"W
L76	45.27	S70°04'21"W
L77	33.51	N70°04'21"E
L78	40.00	S64°55'39"E
L79	12.87	N70°04'21"E
L80	57.17	S84°55'39"E
L81	17.05	S19°55'39"E
L82	83.17	S70°04'21"W
L83	11.39	S25°04'21"W
L84	83.22	S70°04'21"W
L85	11.39	N64°55'39"W
L86	142.55	S70°04'21"W
L87	11.39	S25°04'21"W
L88	83.22	S70°04'21"W
L89	11.39	N64°55'39"W
L90	83.17	S70°04'21"W
L91	84.33	N64°55'39"W
L92	74.26	N19°55'39"W
L93	11.31	N64°55'39"W
L94	83.30	N19°55'39"W
L95	11.31	N25°04'21"E
L96	42.20	N19°55'39"W
L97	11.31	N25°04'21"E
L98	71.30	N19°55'39"W
L99	28.55	S19°55'39"E
L100	28.28	S64°55'39"E
L101	55.39	S19°55'39"E
L102	28.55	S19°55'39"E
L103	28.28	S25°04'21"W
L104	55.39	S19°55'39"E
L105	35.74	S70°04'21"W
L106	28.28	S25°04'21"W
L107	48.49	S70°04'21"W
L108	35.57	N70°04'21"E
L109	14.14	N25°04'21"E
L110	20.00	N70°04'21"E
L111	14.14	N25°04'21"E
L112	20.00	N70°04'21"E
L113	11.04	N25°04'21"E
L114	28.43	N25°04'21"E
L115	11.37	N19°55'39"W
L116	14.14	N25°04'21"E
L117	20.00	N19°55'39"W
L118	26.47	N70°04'21"E
L119	14.14	N25°04'21"E
L120	40.00	N70°04'21"E

LINE	LENGTH	BEARING
L121	14.14	S64°55'39"E
L122	15.00	N70°04'21"E
L123	42.57	S64°55'39"E
L124	50.20	S19°55'39"E
L125	50.20	S19°55'39"E
L126	50.20	S19°55'39"E
L127	58.30	S19°55'39"E
L128	8.45	S64°55'39"E
L129	40.00	S19°55'39"E
L130	14.14	S25°04'21"W
L131	61.03	S19°55'39"E
L132	10.04	S25°04'21"W
L133	84.20	S70°04'21"W
L134	14.14	S25°04'21"W
L135	54.20	S70°04'21"W
L136	14.14	N64°55'39"W
L137	54.20	S70°04'21"W
L138	14.14	S25°04'21"W
L139	91.30	S70°04'21"W
L140	25.75	N70°04'21"E
L141	14.14	N25°04'21"E
L142	54.20	N70°04'21"E
L143	14.14	N25°04'21"E
L144	81.30	N70°04'21"E
L145	14.14	N25°04'21"E
L146	123.30	N70°04'21"E
L147	7.21	S64°55'39"E
L148	14.14	S25°04'21"W
L149	20.10	N25°04'21"E
L150	13.83	S25°04'21"W
L151	25.00	S19°55'39"E
L152	14.14	S64°55'39"E
L153	75.63	S47°53'08"E
L154	24.81	N86°25'39"E
L155	11.16	S29°55'49"E
L156	20.00	N86°25'39"E
L157	7.42	N24°27'08"E
L158	39.09	N87°47'08"E
L159	14.14	N24°27'08"E
L160	41.65	N67°47'08"E
L161	14.14	N22°47'08"E
L162	14.14	N22°47'08"E
L163	40.00	N22°47'08"E
L164	7.52	N67°47'08"E
L165	24.14	N09°41'26"E
L166	40.00	N35°18'34"W
L167	14.14	N09°41'26"E
L168	40.00	N35°18'34"W
L169	14.14	N80°18'34"W
L170	40.00	N35°18'34"W
L171	3.18	S19°55'39"E
L172	6.30	S19°55'39"E
L173	6.30	S19°55'39"E
L174	35.41	N54°41'26"E
L175	57.24	N54°41'26"E
L176	33.00	N19°55'39"E
L177	28.28	N64°55'39"W
L178	30.00	N19°55'39"E
L179	28.28	N25°04'21"E
L180	51.12	N19°55'39"E
L181	82.08	N102°39'2"E
L182	98.22	N131°8'42"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	130.81	862.00	85.53	130.88	S04°41'44"E	8°41'40"
C2	90.09	1462.00	45.06	89.88	S11°35'00"	13°35'00"
C3	132.17	50.00	186.52	96.91	S36°58'56"E	151°27'04"
C4	25.21	25.00	13.80	24.16	N08°00'06"E	57°47'00"
C5	26.65	101.00	13.40	26.57	S11°29'52"E	15°07'03"
C6	33.92	23.00	20.50	30.65	N41°44'21"W	83°16'01"
C7	186.85	222.00	105.42	180.46	S25°43'24"E	50°48'17"
C8	25.89	25.00	14.24	24.74	N21°08'44"W	58°19'28"
C9	104.33	128.00	55.26	101.47	S14°50'06"E	46°42'04"
C10	167.20	372.00	85.30	166.26	N25°16'16"W	25°49'46"
C11	39.32	25.00	25.05	35.39	N32°42'09"E	90°07'03"
C12	38.86	25.00	24.61	35.08	N57°41'20"W	89°05'58"
C13	181.03	1528.00	80.62	180.93	S16°32'00"E	6°42'18"
C14	110.05	89.00	63.31	103.18	N15°29'55"E	70°51'11"
C15	99.83	489.00	50.09	99.66	N56°46'25"E	11°41'49"
C16	213.09	200.00	117.91	203.15	S30°31'35"E	61°02'40"
C17	55.30	100.00	28.38	54.60	S38°50'57"W	31°40'59"
C18	45.40	600.00	22.71	45.39	S65°31'30"W	4°20'07"
C19	345.49	600.00	177.68	340.74	S75°31'19"W	32°59'32"
C20	105.80	100.00	59.13	101.80	S07°35'21"E	61°11'36"
C21	180.32	400.00	91.72	178.80	N25°16'16"W	25°49'46"
C22	198.21	1500.00	99.25	198.07	S18°08'31"E	7°34'16"
C23	149.48	400.00	78.62	148.61	S48°00'55"E	21°24'43"
C24	128.43	200.00	66.92	126.24	N38°19'28"W	36°43'38"
C25	58.80	75.00	31.07	57.40	N02°34'21"E	45°00'00"
C26	58.80	75.00	31.07	57.40	N47°34'21"E	45°00'00"
C27	58.80	75.00	31.07	57.40	S87°25'39"E	45°00'00"
C28	58.80	75.00	31.07	57.40	S42°25'39"E	45°00'00"
C29	43.18	200.00	28.75	43.02	N27°34'18"E	15°14'03"
C30	120.02	300.00	60.83	119.22	N66°17'58"E	22°55'22"
C31	112.89	300.00	57.12	112.22	N44°03'31"E	21°33'35"
C32	83.92	600.00	42.03	83.85	N81°46'04"E	8°00'48"
C33	153.79	600.00	77.32	153.37	S86°32'36"E	14°41'11"
C34	255.82	250.00	140.38	244.80	S25°22'33"W	58°37'46"
C35	67.46	75.00	36.20	65.21	S89°42'00"E	51°35'00"
C36	71.28	75.00	38.59	68.63	S82°42'00"E	54°27'19"
C37	134.00	178.00	70.35	130.86	S21°34'13"E	43°02'57"
C38	39.78	25.00	25.52	35.72	S88°43'22"E	91°10'30"
C39	20.11	188.00	10.08	20.09	S90°11'27"W	9°00'08"
C40	392.18	628.00	202.72	386.84	S72°18'11"W	35°48'51"
C41	25.47	25.00	13.96	24.38	N61°17'08"E	58°22'24"
C42	65.00	52.50	37.40	60.93	S67°33'56"W	70°58'06"
C43	11.41	50.00	5.73	11.39	N07°39'35"E	13°04'32"
C44	11.61	52.50	5.73	11.61	N61°18'03"E	122°01'08"
C45	13.28	25.00	6.72	13.08	N22°50'09"E	30°17'32"
C46	271.36	572.00	138.28	268.83	S78°48'48"W	27°10'56"
C47	43.70	25.00	29.87	38.34	S14°45'48"W	100°08'45"
C48	139.77	374.00	70.71	138.95	S46°00'55"E	21°24'43"
C49	39.27	25.00	25.00	35.36	N78°16'43"E	90°00'00"
C50	39.27	25.00	25.00	35.36	N11°43'17"W	90°00'00"
C51	159.20	446.00	80.54	158.27	S46°00'55"E	21°24'43"
C52	39.27	25.00	25.00	35.36	N80°18'34"W	90°00'00"
C53	116.71	72.00	75.21	104.35	S08°15'08"W	92°52'35"
C54	192.95	428.00	98.14	191.32	N25°16'16"W	25°49'46"
C55	39.27	25.00	24.95	35.32	S57°12'31"E	89°52'57"
C56	39.27	25.00	24.95	35.32	N57°12'31"E	89°52'57"
C57	31.43	25.00	18.17	29.40	S11°08'15"W	72°01'22"
C58	78.99	326.00	39.65	78.73	N40°15'07"E	13°52'13"
C59	45.77	25.00	32.51	39.64	S85°43'20"W	104°53'14"
C60	66.53	174.00	33.68	66.12	N30°52'51"W	21°54'24"
C61	76.97	48.00	48.00	68.30	N25°04'21"E	80°00'00"
C62	76.97	48.00	48.00	68.30	S84°55'39"E	80°00'00"
C63	19.51	226.00	9.76	19.50	N22°24'03"W	4°56'47"
C64	35.44	25.00	21.44	32.55	S07°20'06"E	81°13'39"
C65	110.53	226.00	56.39	109.43	N33°56'18"W	28°01'17"
C66	15.00	101.00	7.55	15.07	N19°39'02"E	8°33'15"
C67	24.94	25.00	13.62	23.92	S39°57'02"E	21°43'15"
C68	163.36	50.00	794.72	95.80	N25°04'21"E	187°12'00"
C69	24.94	25.00	13.62	23.92	N89°54'16"W	57°09'15"
C70	15.08	1				







SEE SHEET 2

140642\_SHTS 3-B.DWG

PROJECT CONTROL POINT 113  
 5/8" Rebar and cap stamped  
 Surv-Tek, Inc - Control  
 Modified Project Surface Coordinates

Existing 23' Private Access Easement granted for Public Use and Utility Easement per plat filed March 4, 2010 in Book 714, Pages 014-026

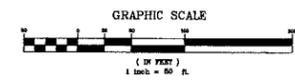
Existing 18' Private Access Easement granted for Public Use and Utility Easement per plat filed March 4, 2010 in Book 714, Pages 014-026

TRACT 18  
 LAS SOLERAS  
 LOT LINE ADJUSTMENT PLAT  
 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 19  
 LAS SOLERAS  
 LOT LINE ADJUSTMENT PLAT  
 Filed March 4, 2010 in Plat Book 714, pages 14-26

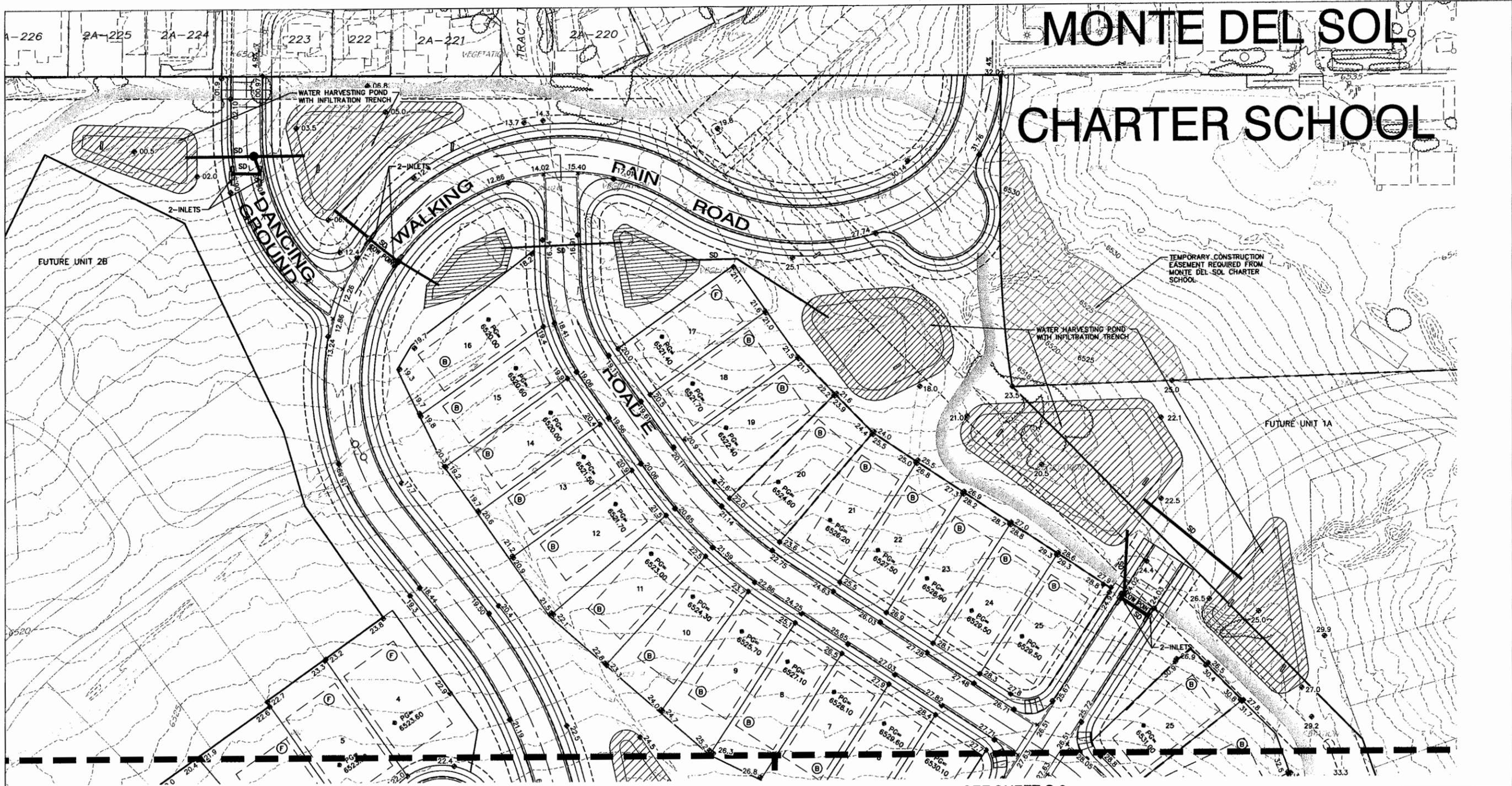
BUILDING SERVICES OF SANTA FE  
 Filed in Plat Book 714, pages 21-22



SHEET 3 OF 3  
**SURV-TEK, INC.**  
 Consulting Surveyors  
 6000 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-867-8882 Fax: 505-867-8971



# MONTE DEL SOL CHARTER SCHOOL

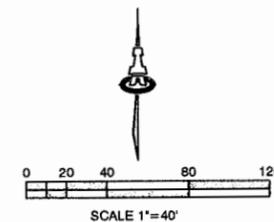


SEE SHEET C-4

SEE SHEET C-3

**LEGEND**

- EXISTING CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- PC=6523.0 PAD GRADE ELEVATION
- PROPOSED RETAINING WALL
- SD STORM DRAIN
- ▬ INFILTRATION TRENCH (SEE DETAIL ON C-5)
- ⓑ LOT WITH PORTION DRAINING TO BACK (SEE DETAIL ON C-5)
- ⓕ LOT DRAINING TO FRONT (SEE DETAIL ON C-5)



**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph 505-268-8828 www.isaacson.com

2069 CG-101.dwg May 12, 2015

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**PULTE at LAS SOLERAS  
UNITS 1 & 2**

PULTE HOMES

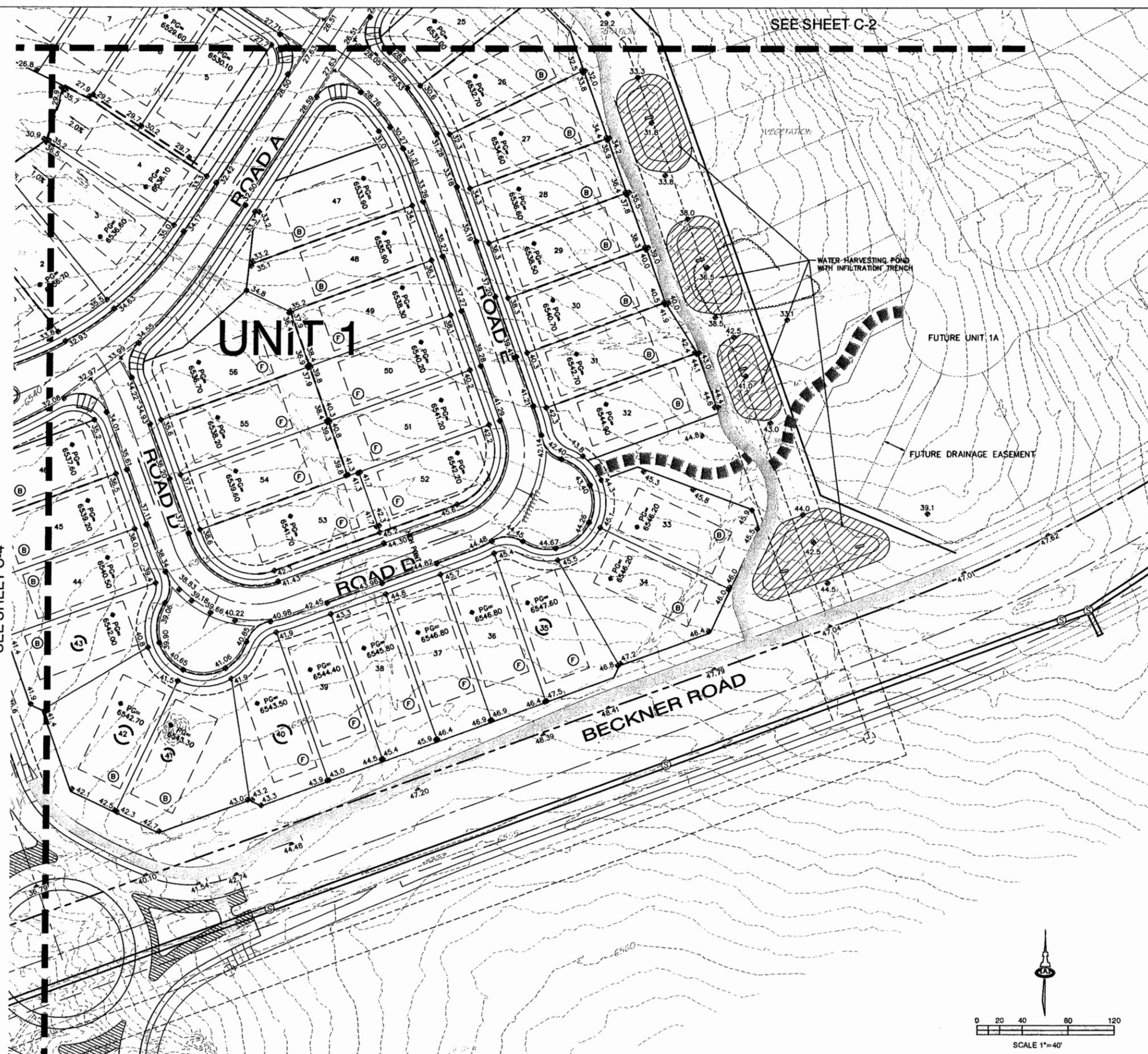
**GRADING & DRAINAGE PLAN - NORTH**

Date:	No. Revision:	Date:	Job No. 2069
Drawn By:			C-2
Ord By:			SH CF

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SEE SHEET C-4

SEE SHEET C-2



- LEGEND**
- - - - - EXISTING CONTOUR
  - 78.3 PROPOSED SPOT ELEVATION
  - FLOW ARROW
  - PG=6523.0 PAD GRADE ELEVATION
  - ▬▬▬▬▬ PROPOSED RETAINING WALL
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  - Ⓟ LOT WITH PORTION DRAINING TO BACK (SEE DETAIL ON C-5)
  - Ⓡ LOT DRAINING TO FRONT (SEE DETAIL ON C-5)

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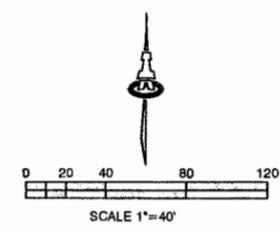
2069 CG-101.dwg May 12, 2015

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**PULTE at LAS SOLERAS**  
**UNITS 1 & 2**  
 PULTE HOMES

**GRADING & DRAINAGE PLAN - SE**

Date:	No.:	Revision:	Date:	Job No. 2069
Drawn By:				<b>C-3</b>
Old By:				<b>SH CF</b>



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- LEGEND**
- EXISTING CONTOUR
  - PROPOSED SPOT ELEVATION
  - FLOW ARROW
  - PAD GRADE ELEVATION
  - PROPOSED RETAINING WALL
  - STORM DRAIN
  - INFILTRATION TRENCH (SEE DETAIL ON C-5)
  - LOT WITH PORTION DRAINING TO BACK (SEE DETAIL ON C-5)
  - LOT DRAINING TO FRONT (SEE DETAIL ON C-5)

**ISAACSON & ARFMAN, P.A.**  
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2009 CG-101.dwg May 12, 2015

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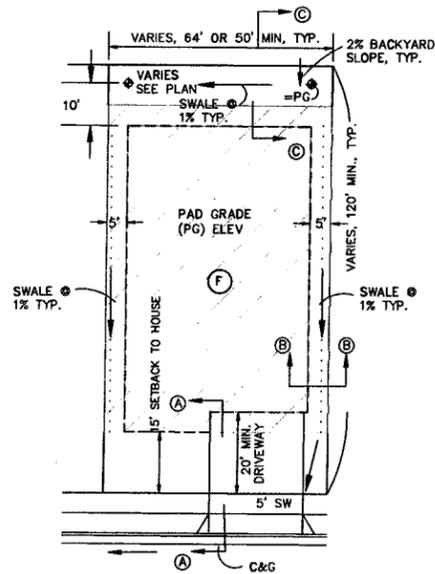
**PULTE at LAS SOLERAS  
 UNITS 1 & 2  
 PULTE HOMES**

**GRADING & DRAINAGE PLAN - SW**

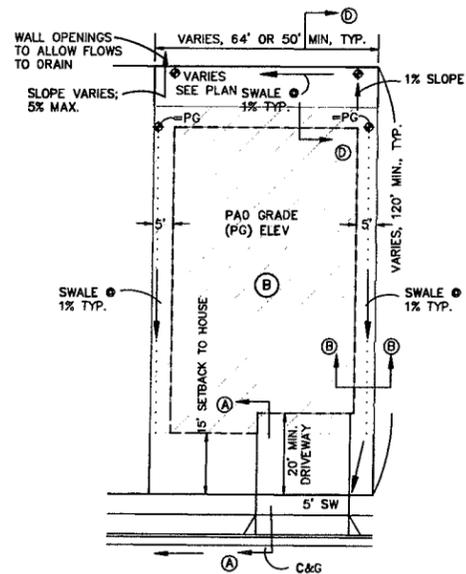
Date:	No. Revision:	Date:	Job No.
			2009
Drawn By:			C-4
Chk By:			SH OF

**GRADING NOTES:**

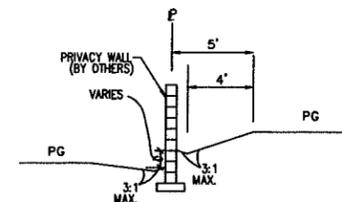
- A. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE AND NMDOT STANDARDS APPLY.
- B. THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.
- C. ALL SUBGRADE, OVEREXCAVATION, BACKFILL, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- D. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE. IF PERMITS ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.
- E. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- F. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT / ENGINEER AND VERIFY THE ARCHITECT / ENGINEER'S INTENT BEFORE PROCEEDING.
- G. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.
- H. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED.
- I. CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF THE INSPECTIONS.
- J. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- K. CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DESIGNATED TRAFFIC LANES IF APPROPRIATE BARRICADING PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.
- L. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- M. THE CONTRACTOR SHALL MAINTAIN ALL BARRICADING AND CONSTRUCTION SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- N. PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.
- O. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- P. PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- Q. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER.
- R. MAXIMUM SLOPES SHALL BE 3:1. MINIMUM SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.
- S. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.
- T. SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- U. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR.
- V. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NPDES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP, NPDES PERMIT, AND ESC PLAN BY OTHERS.) A CITY-APPROVED ESC PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT.
- W. A CURRENT STORMWATER CONTROL PERMIT, INCLUDING AN EROSION SEDIMENT CONTROL PLAN (E.S.C.) FOR EROSION AND SEDIMENT CONTROL IS REQUIRED FOR ALL CONSTRUCTION, DEMOLITION CLEARING, AND GRADING OPERATIONS THAT DISTURB THE SOIL ON ONE ACRE OR MORE OF LAND. OWNER WILL COORDINATE.
- X. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER.
- Y. STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN ARE REQUIRED TO PROVIDE MANAGEMENT OF "FIRST FLUSH" (DEFINED AS THE 90TH PERCENTILE STORM EVENT, PER THE CITY DRAINAGE ORDINANCE, THE 90TH PERCENTILE STORM EVENT, WHICH IS 44 INCHES, IS TO BE MANAGED. REDUCE 0.44 INCH BY THE 0.1 INCH FOR THE INITIAL IMPERVIOUS ABSTRACTION IN TABLE A-6 OF SECTION 22 OF THE DPM. MULTIPLY THE REMAINING 0.34 INCH BY YOUR IMPERVIOUS AREA. THIS IS THE PORTION TO RETAIN.
- Z. ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
- AA. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. PAVING AND ROADWAY GRADES SHALL BE ±0.1' FROM PLAN ELEVATIONS. BUILDING PAD ELEVATION SHALL BE ±0.05' FROM PLAN ELEVATION.
- AB. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS "MATCH" OR "±", TRANSITIONS SHALL BE SMOOTH.
- AC. NEW PAVEMENT SLOPE SHALL BE A MINIMUM OF 1.0% FOR CONCRETE AND 1.5% FOR ASPHALT UNLESS NOTED OTHERWISE.
- AD. ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.). NOTE: PERMANENT TURF REINFORCEMENT MATERIAL (LANDLOK TRM 45D O.E.) MAY BE SUBSTITUTED AT ALL AREAS REFERENCING F.F. ROCK EROSION PROTECTION.
- AE. SIDESLOPES STEEPER THAN 3:1 BUT LESS THAN 2:1 MUST HAVE PERMANENT EROSION CONTROL (F.F. ROCK OR LANDLOK TRM 45D O.E.) INSTALLED, TYPICAL. NO SLOPE SHALL BE STEEPER THAN 2:1.
- AF. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.
- AG. POND DESIGN PARAMETERS (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
- AH. ENGINEER RECOMMENDS THAT OWNER MAINTAIN EROSION PROTECTION ELEMENTS. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.
- AI. GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- AJ. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.
- AK. ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION (FIRST PRIORITY), AND/OR NMDOT STANDARD SPECIFICATIONS FOR PUBLIC WORK (SECOND PRIORITY).
- AL. EARTH SLOPES SHALL NOT EXCEED 3:1 UNLESS SHOWN OTHERWISE.
- AM. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (811) FOR LOCATION OF EXISTING UTILITIES.



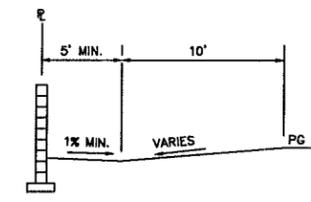
**F) TYPICAL LOT GRADING DETAIL  
DRAINING TO FRONT**  
SCALE: 1"=20' NOTE: 10' SIDEYARD SETBACK ADJACENT TO STREETS.  
64' WIDE LOTS ON WEST SIDE OF WALKING RAIN ROAD  
50' WIDE LOTS ON EAST SIDE OF WALKING RAIN ROAD



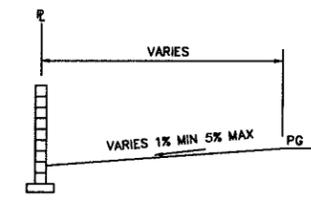
**B) TYPICAL LOT GRADING DETAIL  
PORTION DRAINING TO BACK**  
SCALE: 1"=20' NOTE: 10' SIDEYARD SETBACK ADJACENT TO STREETS.  
64' WIDE LOTS ON WEST SIDE OF WALKING RAIN ROAD  
50' WIDE LOTS ON EAST SIDE OF WALKING RAIN ROAD



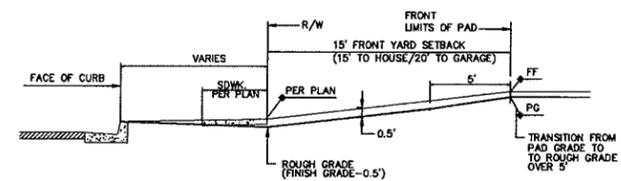
**SECTION B-B  
TYPICAL SIDEYARD GRADING**  
SCALE: 1"=5'



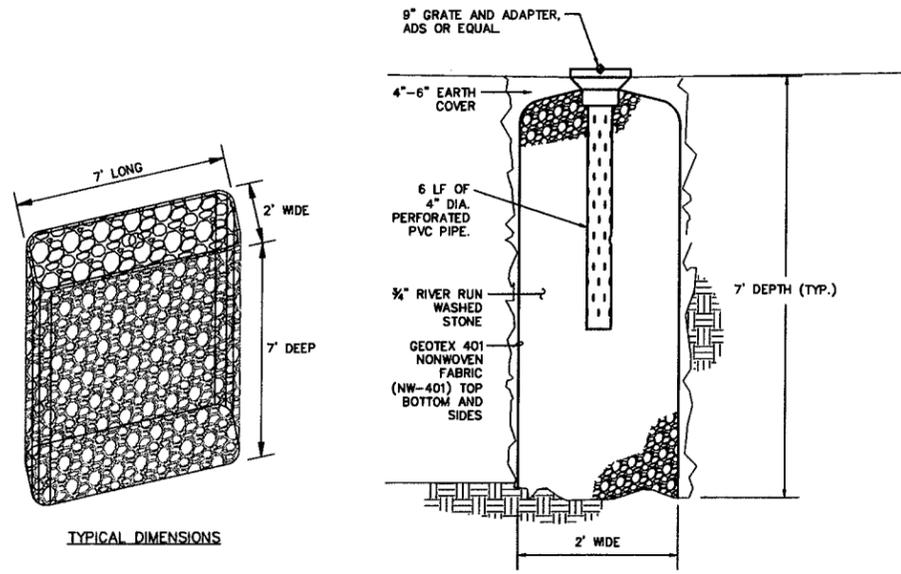
**SECTION C-C  
TYPICAL BACKYARD GRADING**  
SCALE: 1"=5'



**SECTION D-D  
TYPICAL BACKYARD GRADING**  
SCALE: 1"=5'



**SECTION A-A  
FRONT YARD GRADING**  
SCALE: 1"=5'-0"



**POND PERCOLATION TRENCH  
NTS**

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Albuquerque, New Mexico 87108  
Ph: 505-265-8828 www.isacson.com

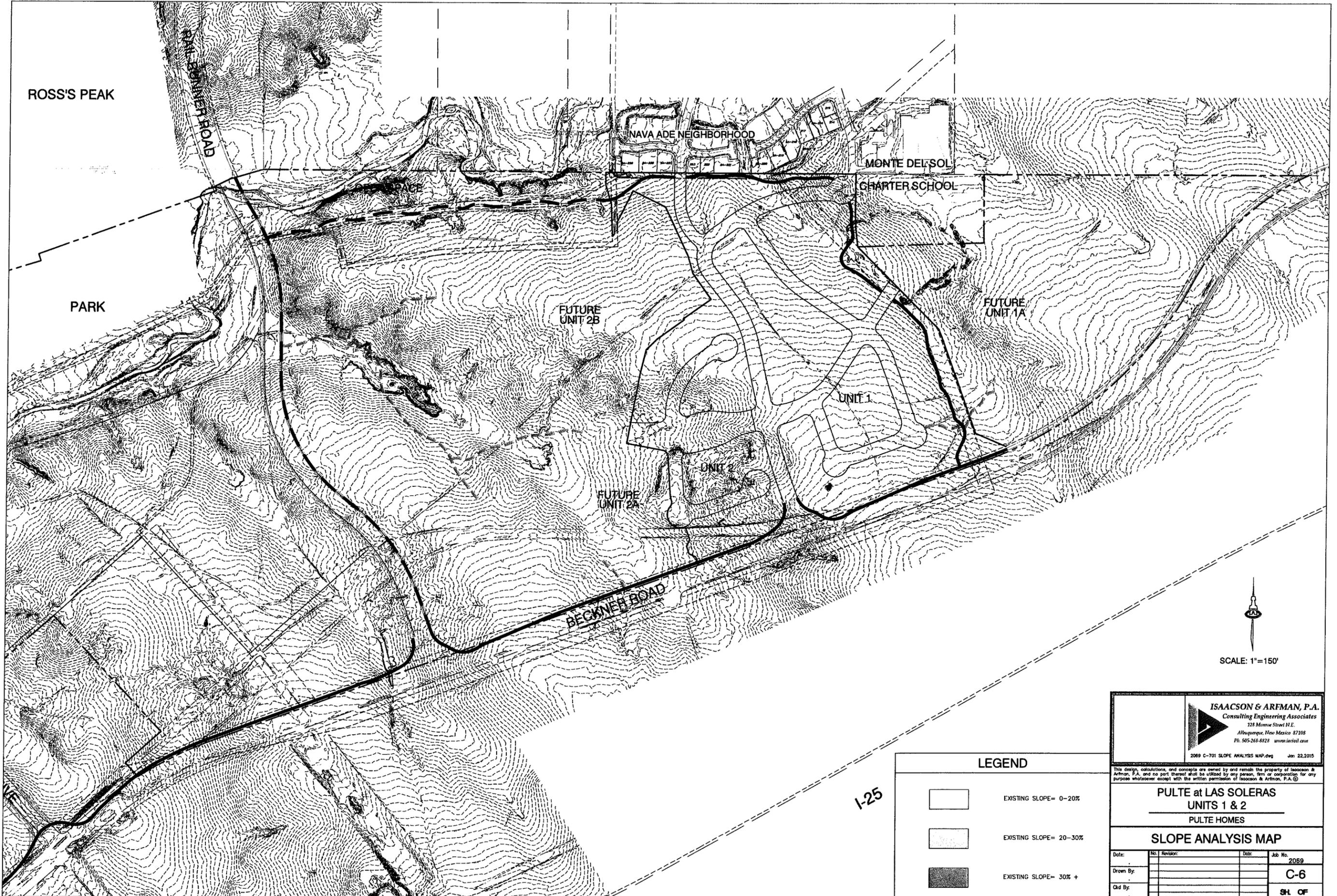
2069 CG-101.dwg Jan 23, 2015

**PULTE at LAS SOLERAS  
UNITS 1 & 2  
PULTE HOMES**

**GRADING & DRAINAGE DETAILS**

Date:	No.:	Revision:	Date:	Job No.:
				2069
Drawn By:				C-5
Old By:				SH. OF

M:\PROJECTS\2000-2099\2069\DM\GUNIT 1 - PRELIMINARY PLAT 3/11/2009 C-701 SLOPE ANALYSIS MAP.dwg, 1/23/2015 4:14:37 PM, RDR



SCALE: 1"=150'

**LEGEND**

	EXISTING SLOPE= 0-20%
	EXISTING SLOPE= 20-30%
	EXISTING SLOPE= 30% +

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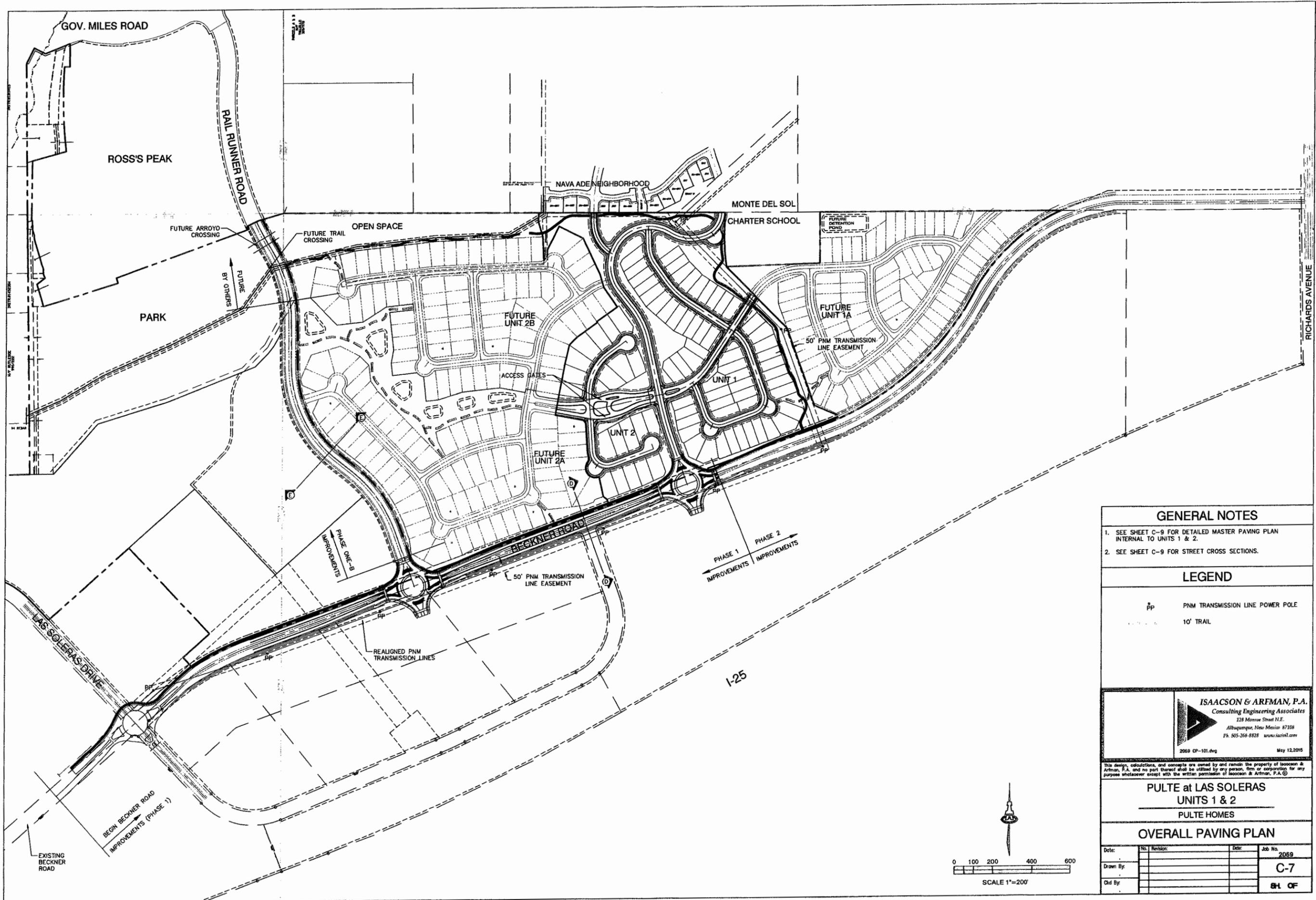
2009 C-701 SLOPE ANALYSIS MAP.dwg Jan 22, 2015

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**PULTE at LAS SOLERAS  
 UNITS 1 & 2  
 PULTE HOMES**

**SLOPE ANALYSIS MAP**

Date:	No.:	Revision:	Date:	Job No. 2069
Drawn By:				C-6
Chk By:				SH CF



**GENERAL NOTES**

- SEE SHEET C-9 FOR DETAILED MASTER PAVING PLAN INTERNAL TO UNITS 1 & 2.
- SEE SHEET C-9 FOR STREET CROSS SECTIONS.

**LEGEND**

- PP PNM TRANSMISSION LINE POWER POLE
- 10' TRAIL

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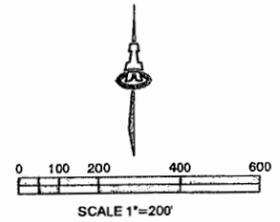
2069 CP-101.dwg May 12, 2015

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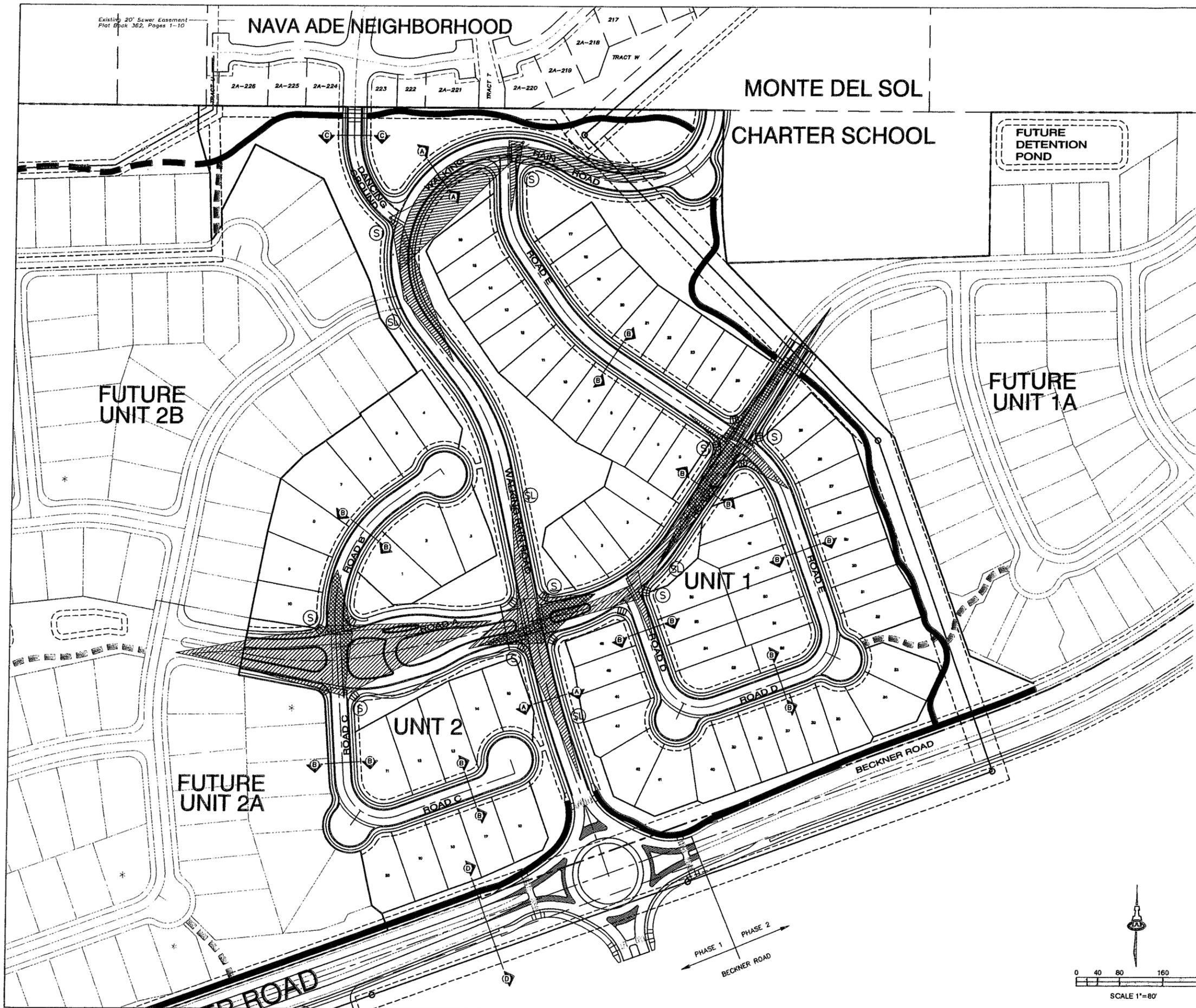
**PULTE at LAS SOLERAS**  
**UNITS 1 & 2**  
 PULTE HOMES

**OVERALL PAVING PLAN**

Date:	No.:	Revision:	Date:	Job No.:
				2069
Drawn By:				C-7
Clad By:				SH CF



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Existing 20' Sewer Easement  
Plot Book 362, Pages 1-10

NAVA ADE NEIGHBORHOOD

MONTE DEL SOL

CHARTER SCHOOL

FUTURE  
DETENTION  
POND

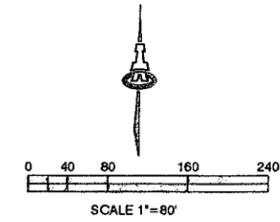
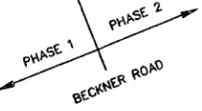
FUTURE  
UNIT 2B

FUTURE  
UNIT 1A

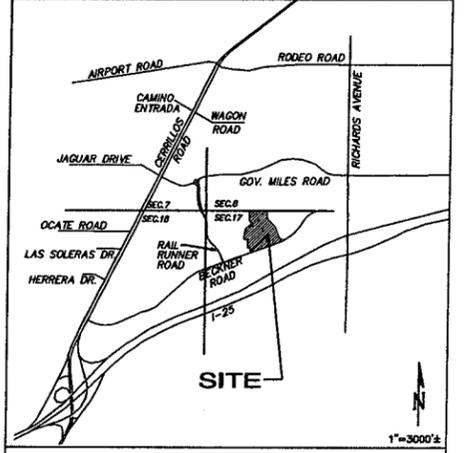
UNIT 1

UNIT 2

FUTURE  
UNIT 2A



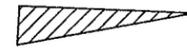
VICINITY MAP



GENERAL NOTES

1. SEE SHEET C-9 FOR TYPICAL STREET CROSS SECTIONS.
2. SEE SHEET C-7 FOR BECKNER ROAD CONNECTION TO THE WEST.

LEGEND

-  CLEAR SIGHT TRIANGLE
-  STOP SIGN 2' BEHIND CURB
-  SPEED LIMIT SIGN

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2069 CP-101.dwg May 12, 2015

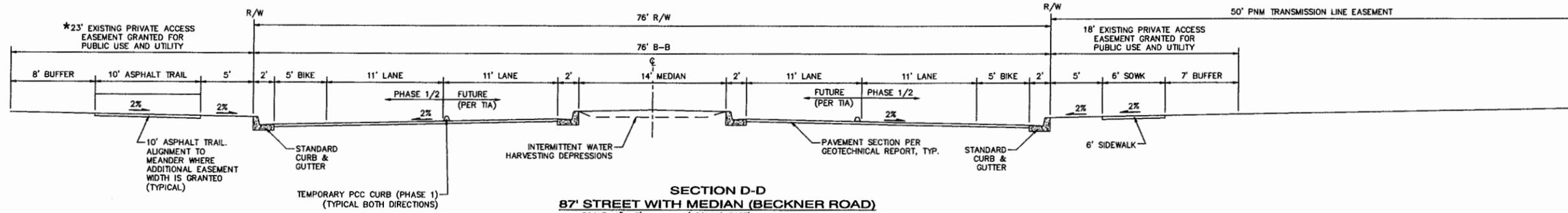
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PULTE at LAS SOLERAS  
UNITS 1 & 2  
PULTE HOMES

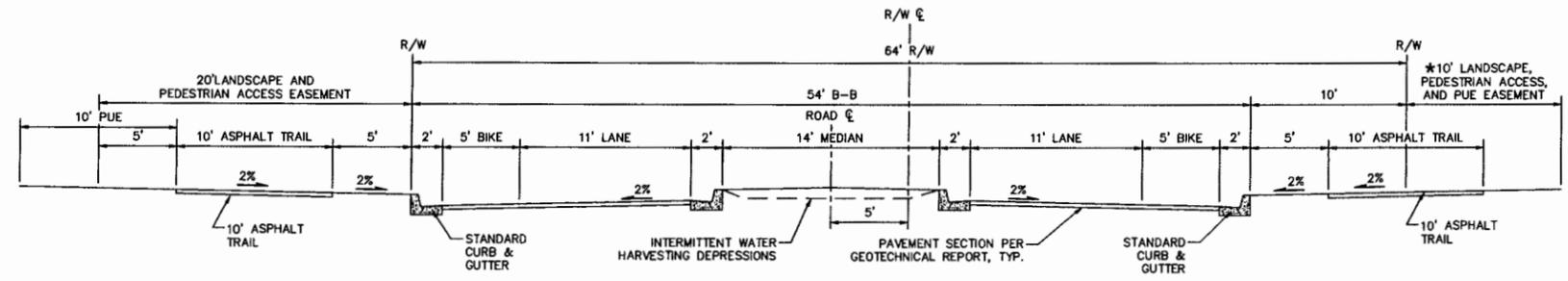
MASTER PAVING PLAN

Date:	No.:	Revision:	Date:	Job No.:
				2069
Drawn By:				C-8
Chk By:				SL OF

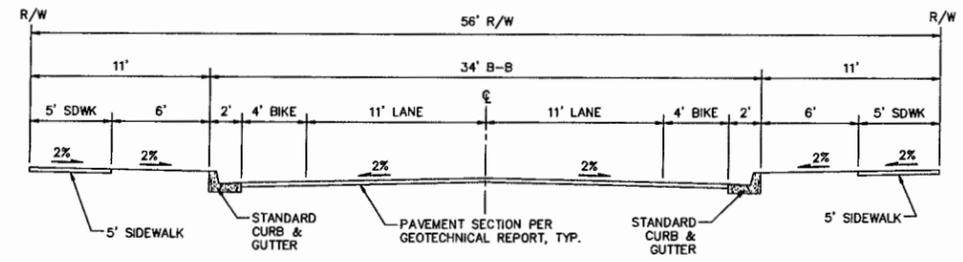
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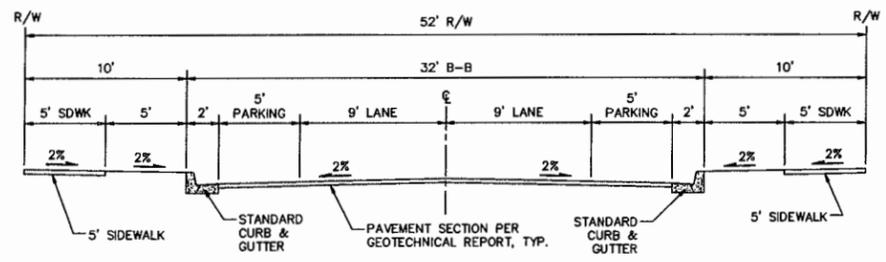
**SECTION D-D**  
**87' STREET WITH MEDIAN (BECKNER ROAD)**  
 SCALE: 1" = 5'  
 (LOOKING EAST)  
 (RIGHT OF WAY VARIES AT DEPARTURE FROM AND APPROACHES TO ROUNDABOUTS)



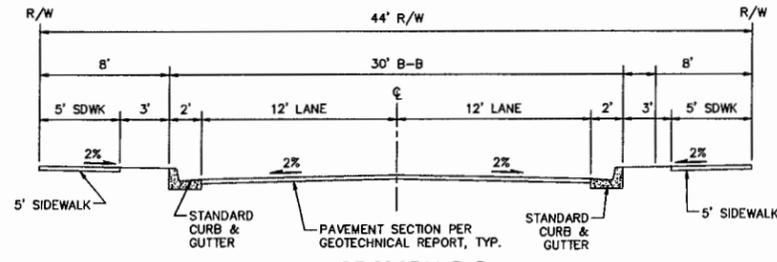
**SECTION E-E**  
**84' STREET WITH MEDIAN (RAIL RUNNER ROAD)**  
 SCALE: 1" = 5'  
 (LOOKING NORTH)  
 (ROADWAY TO BE CONSTRUCTED WITH PHASE 2 IMPROVEMENTS)



**SECTION A-A**  
**56' COLLECTOR STREET (MODIFIED) (WALKING RAIN ROAD)**  
 SCALE: 1" = 5'



**SECTION B-B**  
**52' RESIDENTIAL STREET**  
 SCALE: 1" = 5'  
 (INTERIOR STREETS WITHIN SUBDIVISION)  
 (MODIFIED FROM CITY OF SANTA FE SUBCOLLECTOR STREET)



**SECTION C-C**  
**44' RESIDENTIAL STREET (DANCING GROUND ROAD)**  
 SCALE: 1" = 5'  
 (MATCHES EXISTING ROADWAY CROSS-SECTION)  
 (MODIFIED FROM CITY OF SANTA FE SUBCOLLECTOR STREET)

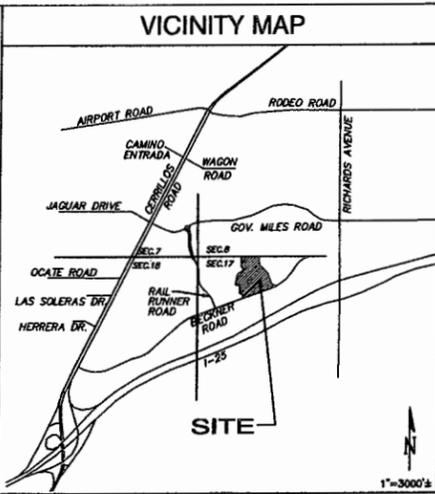
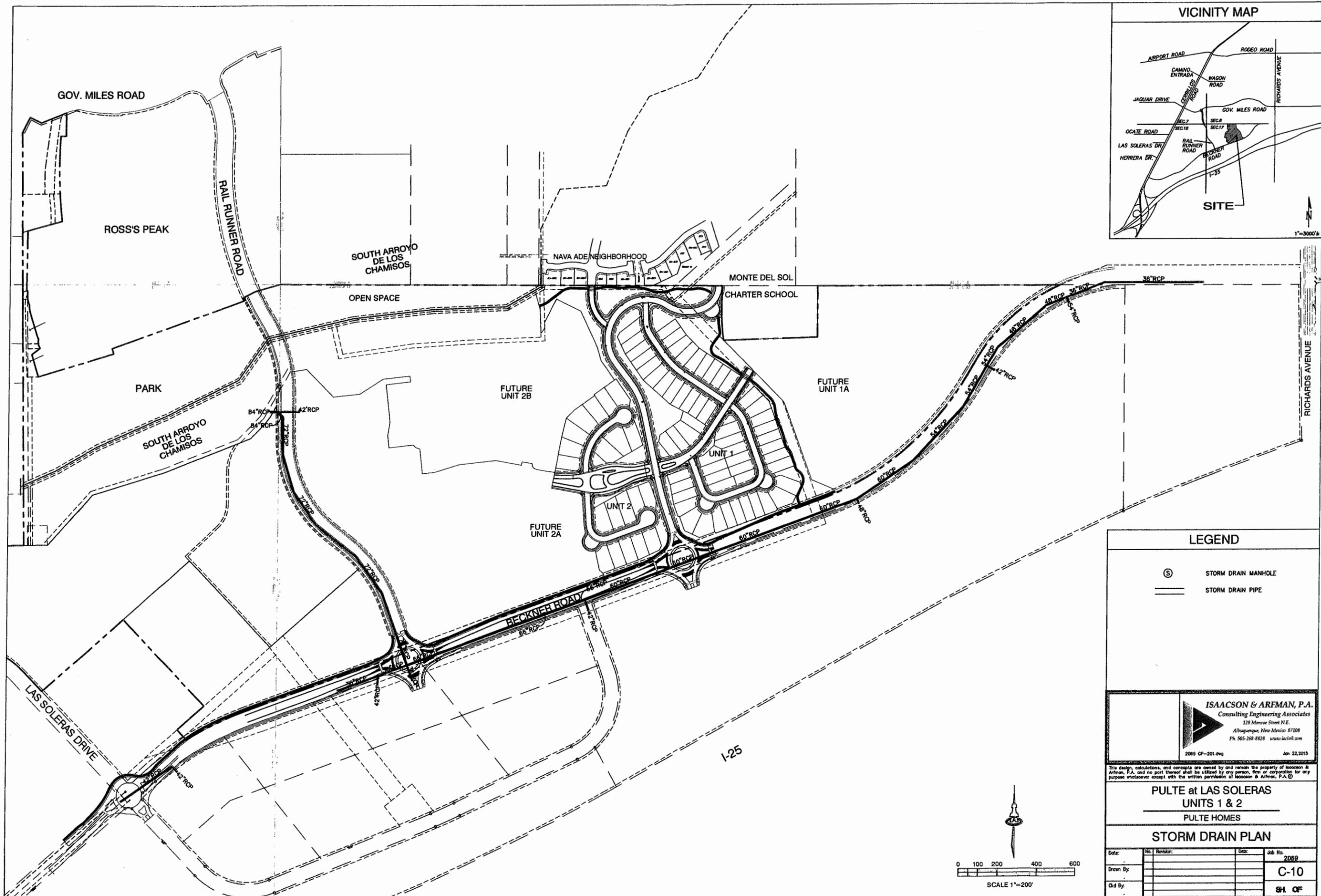
\* EASEMENT TO BE MAINTAINED BY  
 PULTE HOMES OF NM OR ASSIGNS  
 (FUTURE LAS SOLERAS HOA)

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 2069 CP-501.dwg Jan 22, 2015

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<b>PULTE at LAS SOLERAS UNITS 1 &amp; 2 PULTE HOMES</b>			
<b>TYPICAL STREET SECTIONS</b>			
Date:	No. / Revision:	Date:	Job No.
			2069
Drawn By:			<b>C-9</b>
Chk By:			<b>SH OF</b>

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**LEGEND**

	STORM DRAIN MANHOLE
	STORM DRAIN PIPE

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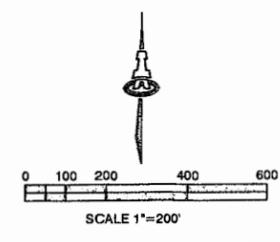
2069 CP-201.dwg Jun 22, 2015

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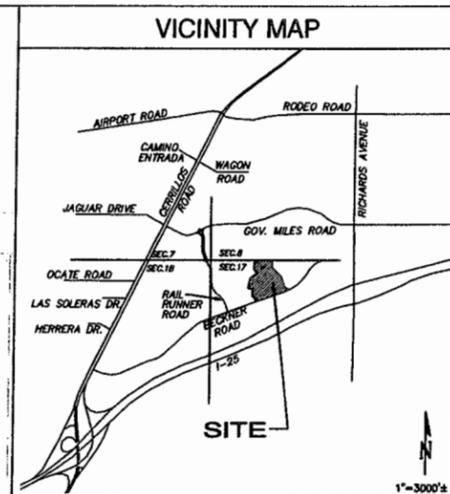
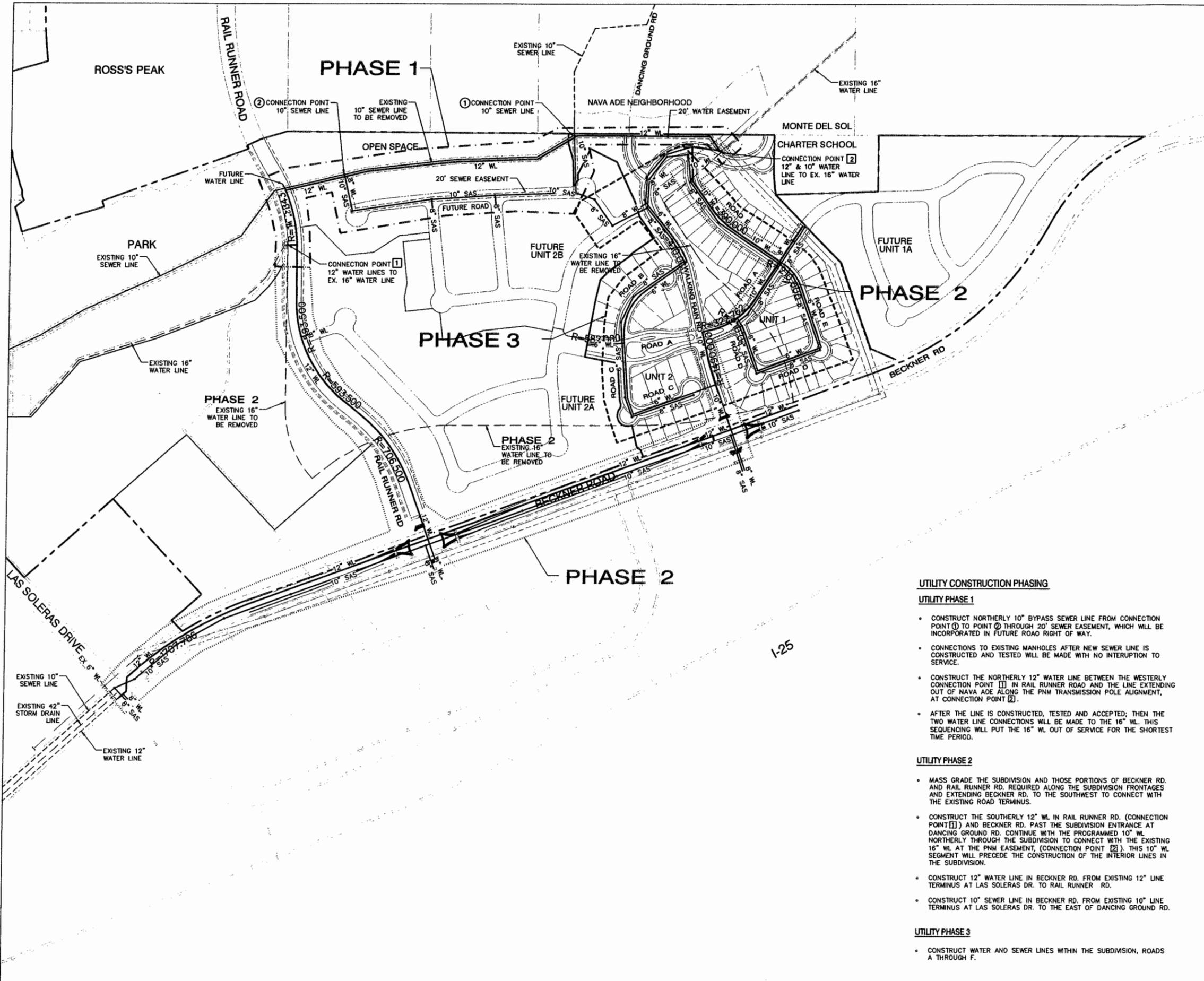
**PULTE at LAS SOLERAS  
 UNITS 1 & 2  
 PULTE HOMES**

**STORM DRAIN PLAN**

Date:	No.:	Revision:	Date:	Job No.:
				2069
Drawn By:				C-10
Old By:				SH. CF

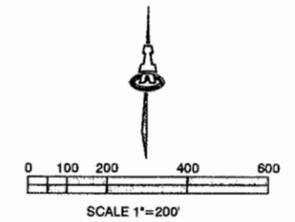


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**LEGEND**

- UTILITY PHASE 1 LINE
- ..... UTILITY PHASE 2 LINE
- UTILITY PHASE 3 LINE
- EXISTING 16" WATER LINE
- EXISTING 16" WATER LINE TO BE REMOVED
- 6" & 8" WATER LINES
- 10" & 12" MASTER PLAN WATER LINES
- WATER CONNECTION POINT
- EXISTING 10" SEWER LINE
- EXISTING 10" SEWER LINE TO BE REMOVED
- 8" & 10" SEWER LINES
- SEWER CONNECTION POINT



**UTILITY CONSTRUCTION PHASING**

**UTILITY PHASE 1**

- CONSTRUCT NORTHERLY 10" BYPASS SEWER LINE FROM CONNECTION POINT 1 TO POINT 2 THROUGH 20' SEWER EASEMENT, WHICH WILL BE INCORPORATED IN FUTURE ROAD RIGHT OF WAY.
- CONNECTIONS TO EXISTING MANHOLES AFTER NEW SEWER LINE IS CONSTRUCTED AND TESTED WILL BE MADE WITH NO INTERRUPTION TO SERVICE.
- CONSTRUCT THE NORTHERLY 12" WATER LINE BETWEEN THE WESTERLY CONNECTION POINT 1 IN RAIL RUNNER ROAD AND THE LINE EXTENDING OUT OF NAVA ADE ALONG THE PNM TRANSMISSION POLE ALIGNMENT, AT CONNECTION POINT 2.
- AFTER THE LINE IS CONSTRUCTED, TESTED AND ACCEPTED; THEN THE TWO WATER LINE CONNECTIONS WILL BE MADE TO THE 16" WL. THIS SEQUENCING WILL PUT THE 16" WL OUT OF SERVICE FOR THE SHORTEST TIME PERIOD.

**UTILITY PHASE 2**

- MASS GRADE THE SUBDIVISION AND THOSE PORTIONS OF BECKNER RD. AND RAIL RUNNER RD. REQUIRED ALONG THE SUBDIVISION FRONTAGES AND EXTENDING BECKNER RD. TO THE SOUTHWEST TO CONNECT WITH THE EXISTING ROAD TERMINUS.
- CONSTRUCT THE SOUTHERLY 12" WL IN RAIL RUNNER RD. (CONNECTION POINT 1) AND BECKNER RD. PAST THE SUBDIVISION ENTRANCE AT DANCING GROUND RD. CONTINUE WITH THE PROGRAMMED 10" WL NORTHERLY THROUGH THE SUBDIVISION TO CONNECT WITH THE EXISTING 16" WL AT THE PNM EASEMENT, (CONNECTION POINT 2). THIS 10" WL SEGMENT WILL PRECEDE THE CONSTRUCTION OF THE INTERIOR LINES IN THE SUBDIVISION.
- CONSTRUCT 12" WATER LINE IN BECKNER RD. FROM EXISTING 12" LINE TERMINUS AT LAS SOLERAS DR. TO RAIL RUNNER RD.
- CONSTRUCT 10" SEWER LINE IN BECKNER RD. FROM EXISTING 10" LINE TERMINUS AT LAS SOLERAS DR. TO THE EAST OF DANCING GROUND RD.

**UTILITY PHASE 3**

- CONSTRUCT WATER AND SEWER LINES WITHIN THE SUBDIVISION, ROADS A THROUGH F.

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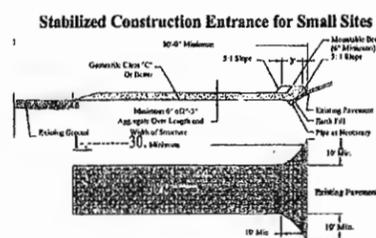
**PULTE at LAS SOLERAS  
 UNITS 1 & 2  
 PULTE HOMES**

**MASTER UTILITY PLAN**

Date:	No. Revision:	Date:	Job No.
			2069
Drawn By:			C-11
Clad By:			SH OF

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**Definition**  
A stabilized type of aggregate that is available with Concrete Class "C" (See Standards for Concrete). Stabilized concrete is located at any point where traffic enters or leaves a construction site.

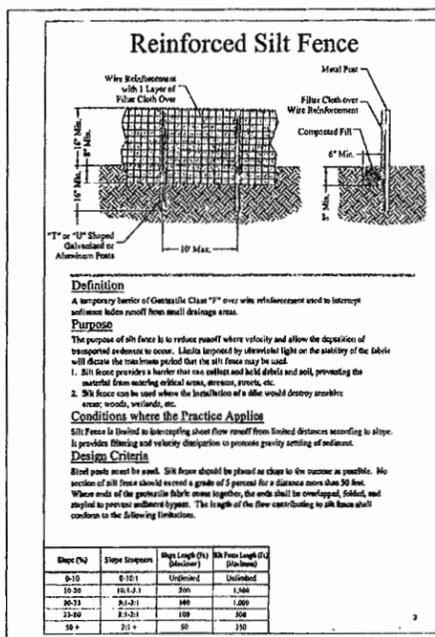
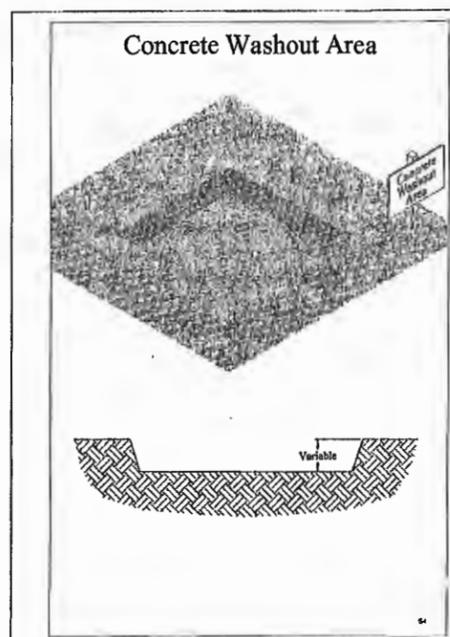
**Purpose**  
The purpose of the stabilized construction entrance is to reduce tracking of sediment onto streets or public right-of-way and provide a stable area for entrance or exit from the construction site.

**Conditions where the Practice Applies**

1. Stabilized construction entrance shall be located at points of construction ingress and egress.
2. For single family residential, the entrance shall be located at the pavement driveway.
3. Stabilized construction entrance should not be used as curbing perimeter.

**Design Criteria**

1. Length - Minimum of 30'-0" (10'-0" for single entrance lot).
2. Width - Minimum of 18'-0", should be placed at the existing curb to provide a paving surface.
3. Concrete Class "C" shall be placed over the existing ground prior to placing stone. The fine aggregate industry may use coarse aggregate for single family residential.
4. Stone-stabilized aggregate 2"-3" (See Standards for Concrete and Rock). Recycled concrete aggregate may be used also. The rock should be placed at least 8" deep over the length and width of the entrance.
5. Surface Water - All the surface water flowing on or around any construction entrance shall be piped under the entrance to maintain proper drainage. This includes under the construction entrance shall be protected with a removable base. The pipe shall be sized according to the drainage, with the minimum diameter being 6".
6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must be well over the curb length of the stabilized construction entrance.



**Definition**  
A temporary barrier of Concrete Class "C" over wire reinforcement used to intercept sediment laden runoff from small drainage areas.

**Purpose**  
The purpose of silt fence is to reduce runoff velocity and allow the deposition of transported sediment to occur. Silt fences are typically installed on the up-slope of the site to intercept runoff from small drainage areas, streets, etc.

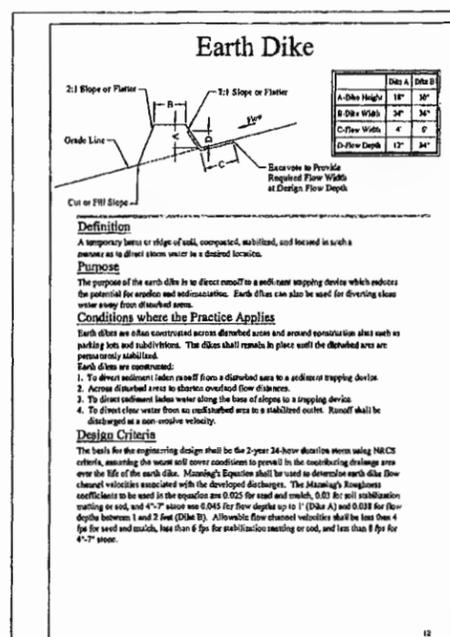
**Conditions where the Practice Applies**

1. Silt fence provides a barrier that can collect and hold debris and soil, preventing the material from entering critical areas, streets, etc.
2. Silt fence can be used where the installation of a silt fence would destroy existing areas, woods, wetlands, etc.

**Design Criteria**

Silt fence is limited to intercepting runoff from limited distances according to slope. It provides filtering and velocity dispersion to promote gravity settling of sediment.

Slope (%)	Slope Steepness	Silt Fence Length (ft) (Minimum)	Silt Fence Length (ft) (Maximum)
5-10	8:1-10:1	Unlimited	Unlimited
10-20	10:1-1.1:1	200	1,000
20-33	3:1-2:1	100	500
33-50	2:1-1.5:1	100	200
50 +	2:1 +	50	100



**Definition**  
A temporary barrier or ridge of soil, compacted, stabilized, and located in such a manner as to direct storm water to a desired location.

**Purpose**  
The purpose of the earth dike is to direct runoff to a well-located trapping device which reduces the potential for erosion and sedimentation. Earth dikes can also be used for diverting storm water away from disturbed areas.

**Conditions where the Practice Applies**

Earth dikes are often constructed across disturbed areas and around construction sites such as parking lots and subdivisions. The dikes shall remain in place until the disturbed area is permanently stabilized.

Earth dikes are constructed:

1. To divert sediment laden runoff from a disturbed area to a sediment trapping device.
2. Across disturbed areas to divert overland flow of storm water.
3. To direct runoff along the base of slopes to a trapping device.
4. To divert clear water from an undisturbed area to a stabilized outlet. Runoff shall be discharged as a non-erosive velocity.

**Design Criteria**

The basis for the engineering design shall be the 2-year 24-hour duration storm using NRCS criteria, assuming the worst soil cover conditions to prevail in the contributing drainage area over the life of the earth dike. Manning's Equation shall be used to determine earth dike flow channel velocities associated with the developed discharges. The Manning's Roughness coefficient to be used in the equation are 0.025 for road and creek, 0.03 for soil stabilization matting on rock, and 4"-7" stone use 0.045 for flow depths up to 1' (Dike A) and 0.038 for flow depths between 1 and 2 feet (Dike B). Allowable flow channel velocities shall be less than 4 ft/s for sand and silt, less than 6 ft/s for stabilization matting on rock, and less than 8 ft/s for 4"-7" stone.

Erosion Control Notes

1. All perimeter erosion and sediment control measures shall be installed prior to the execution of any grading work and maintained by the grading contractor for the duration of the grading project. Failure to install and maintain erosion control is a violation of State Law and subject to fine.
2. The appropriate erosion control device(s) shall be installed prior to the inception of any land disturbing activity and shall be properly maintained for construction activities.
3. All Erosion Control devices and their installation shall meet the standards prescribed in the current guidelines for storm water management for construction activities.
4. Sediment collected behind the sediment filters and silt fences shall be removed when sediment reaches one third the height of the barrier.
5. Sediment filters and silt fences shall be inspected and maintained no less than weekly or within 24 hours of a rainfall event of 0.5 inches or more. Maintenance shall include but not be limited to sediment removal, barrier repair and / or replacement.
6. Construction Site Entrance: The contractor shall construct as a minimum one stabilized construction entrance at the location shown on the plans. If additional ingress and egress to the construction site is required, the contractor shall coordinate with the construction manager the location of these additional stabilized construction entrances. Usage of non-stabilized for ingress and egress will not be permitted. The stabilized entrances shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way and paved driving lanes. This may require periodic top dressing with additional stone as conditions warrant. Repair of the entrances or cleaning of the right-of-way and paved driving lanes that have been soiled shall be performed by the contractor at his own expense satisfactory to the construction manager. When necessary, vehicle wheels and tires shall be cleaned to remove sediment prior to entering onto public right-of-way and public streets. When washing is required, it shall be done on an area stabilized with crushed stone.
7. The contractor shall at his own expense, periodically water the site to control dust.
8. Sedimentation and erosion control measures shall be removed following construction or upon permanent stabilization of the disturbed and graded areas, whichever occurs first.
9. All disturbed areas that are not to be paved shall be re-seeded unless noted otherwise.
10. The contractor shall keep the site clean at all times and control dust resulting from the earthwork operation. The contractor shall not track mud onto the public streets.

Project:Pulte at Las Soleras, Unit 1 & 2

# **City of Santa Fe, New Mexico**

## **City Council**

### **Exhibit 5**

**b) June 18, 2015 Supplemental Packet**

# City of Santa Fe, New Mexico

# memo

**DATE:** June 10, 2015 for the June 18, 2015 Meeting

**TO:** Planning Commission

**VIA:** Lisa Martinez, Director, Land Use Department   
Greg Smith, AICP, Director, Current Planning Division

**FROM:** Zach Thomas, Senior Planner, Current Planning Division 

---

**Case # 2014-124. Pulte Las Soleras General Plan Amendment.** James W. Siebert & Associates, agent for The Pulte Group, requests approval of a General Plan Amendment to amend the existing General Plan Future Land Use Map designations for: 12.92 acres from High Density Residential to Low Density Residential; 14.95 acres from Mixed Use to Low Density Residential; and 3.93 acres from Medium Density Residential to Low Density Residential. The property is currently vacant and located within the Las Soleras Master Plan. (Zach Thomas, Case Manager)

**Case #2014-123. Pulte Las Soleras Master Plan Amendment.** James W. Siebert & Associates, agent for The Pulte Group, requests approval of amendments to the Las Soleras Master Plan. Amendments include: the realignment of roads, reconfiguration of open space and trail, and the reconfiguration of land tracts. (Zach Thomas, Case Manager)

**Case #2014-125. Pulte Las Soleras Rezoning.** James W. Siebert and Associates Inc., agent for The Pulte Group, requests Rezoning of: 12.92 acres from R-21 (Residential - 21 units per acre) to R-6 (Residential - 6 units per acres); 14.95 acres from MU (Mixed-Use) to R-6 (Residential - 6 units per acres); and 3.93 acres from R-12 (Residential - 12 units per acre) to R-6 (Residential - 6 units per acre). The property is currently vacant and located within the Las Soleras Master Plan. (Zach Thomas, Case Manager)

**Case 2014-126. Pulte Las Soleras Lot Line Adjustment.** James W. Siebert and Associates Inc., agent for The Pulte Group, requests approval of lot line adjustments within the Las Soleras Master Plan to reconfigure land tracts consistent with the proposed General Plan Amendment and Rezoning. The proposed lot lines coincide with anticipated phasing of future single-family residential subdivisions. (Zach Thomas, Case Manager)

**Case #2015-08. Pulte Las Soleras Preliminary Subdivision Plat.** James W. Siebert & Associates, agent for The Pulte Group, requests approval of Preliminary Subdivision Plat (77 lots) for Phase I (Units 1 and 2) of development associated with the Pulte Master Plan Amendment, General Plan Amendment, and Rezoning. Unit 1 of the subdivision is identified as “Traditional” development while Unit 2 is identified as “Age Targeted” gated development. The proposed subdivision is 30.9 acres with an average density of 2.49 units per acre. The Preliminary Subdivision Plat also includes a variance request for disturbance of 30 percent and greater slopes and an alternative street section design. (Zach Thomas, Case Manager)

**Case # 2015-09. Pulte Las Soleras Electrical Transmission Line Relocation.** James W. Siebert & Associates, agent for The Pulte Group, requests approval to relocate an existing 115kv electrical transmission line within the Las Soleras Master Plan as the part of the greater Pulte Group Master Plan Amendment, General Plan Amendment, Rezone and Subdivision request. The proposed relocation will follow the future Beckner Road alignment. (Zach Thomas, Case Manager)

## **RESPONSES TO REQUESTS FOR ADDITIONAL INFORMATION**

At the May 21<sup>st</sup> hearing, the Planning Commission voted to postpone the Pulte development proposal to June 18<sup>th</sup>. Additional questions were received from Commissioners following the May 21<sup>st</sup> hearing. The questions along with responses are presented below:

### **Question from Commissioner Kapin:**

*Can the Land Use Department provide an assessment of the potential effect to the tax base (revenue to the City) with the proposed change?*

**Response** – The City does not have a definitive way to assess the potential effect on the tax base of the proposed density reduction. It is the general assumption that high density is a more efficient use of land, infrastructure and City Services. However, that does not necessarily translate into higher tax revenue generated by a particular density. The answer is further complicated by the potential value of the development. Total tax revenue is the outcome of a formula related to number people multiplied by value of property.

Given this relationship between density and value, a lower density may result in equal revenue if the value of the individual property is higher.

The applicant has also provided a response attached as Exhibit A.

### **Questions from Chair Harris:**

## **LAND USE COMPONENT**

1. *Provide staff (Reed and Greg) 2009-2010 point of view regarding Las Soleras. What were the underlying assumptions and goals at the time? Are they the same today?*

**Response** – Response to be provided at the hearing.

2. *Was an economic impact analysis provided and assessed at the time of the initial reviews and approvals? What financial objectives have been realized, both for the City and the developer?*

**Response** – An economic impact analysis was not completed at the time of initial review and approval of the Las Soleras Master Plan. To date, five businesses have been developed and are operating on the western boundary of Las Soleras along Cerrillos Road. A Veterans Clinic has also been built in the southwest corner of Las Soleras. The 200-lot Ross' Peak Final Subdivision Plat on Tracts 12A and 13 was approved by the Planning Commission on May 21, 2015.

3. *What does the current proposal represent in terms of economic impact, both long term and short term? Is there a metric such as a jobs/housing ratio?*

**Response** – The current proposal represents an incremental economic impact associated with the development and construction of the project. Additional economic impact would occur as a result of the property tax generated by the individual lots within the subdivision and future residents. If the project is not approved it is not known when another development may occur or what the potential loss of economic activity may be.

The applicant has also provided a response attached as Exhibit A.

4. *What are the prospects and possible timelines for the proposed State office complex (Renewal of Condition of Approval #48)/ Presbyterian Hospital? Rail Runner Station?*

**Response** – Please see the attached memorandum from Keith Wilson, MPO Senior Planner (Exhibit C) regarding the status of the Rail Runner Station. Per the response from the applicant, Las Soleras land owner Josh Skarsgard, will speak to the possible timelines for the State Office Complex and Presbyterian Hospital at the hearing.

5. *Provided full size (24x36) sheets of all proposed plats for review in the offices of the Land Use Department.*

**Response** – Full size sheets are available for review in the Land Use Department.

6. *Provide topographic information for Tract 12B and that portion of Tract 9 proposed as additional park land for review in the offices of the Land Use Department.*

**Response** – Information is available for review in the Land Use Department.

7. *The survey information provided is confusing. The document labelled Rezoning Survey Plat seems to be a lot line adjustment plat as well, eg. creating Tract 9-A*

*and Tract 9-B out of Tract 9 as shown on the Dawson survey, dated 8/26/09. Should there be an intermediate step which designates the new sub-tracts? On the subsequent Lot Line Adjustment Plat in the packet, some of the new sub-tract designation is dropped, eg. Tract 9-A and Tract 11-A become Tract 14-A with further lot line adjustment. As proposed, the record of rezoning and lot line adjustment is unclear and may serve to create further confusion in the future.*

**Response** – Refer to the applicant’s response attached as Exhibit A

- 8. A related problem with the Rezoning Survey Plat is that it seems to go further than only rezoning of approximately 32 acres. The Annexation Master Plan, dated JAN 2010, indicates that Tract 9 is RM-1, while the rezoning plat shows 9-A changing from R-21 to R-6 and 9-B changing from RM-1 to R-21. Confirm the current zoning for Tract 9 and confirm the proposed zoning for Tract 9-A and Tract 9-B.*

**Response** – Refer to the applicant’s response attached as Exhibit A.

- 9. The stated Purpose of Plat on sheet 1 of 6 is “. . .to change the current zoning of Tracts 9, 11, 12B, 14, and 15 to the new zoning as shown hereon.” Verify the underlying zoning for the current Tract 12B. A remnant of 12B would be given up for the realignment of Rail Runner Road, what is the total acreage of the remaining Tract 12B-1? What would the underlying zoning be? At what point will it be officially designated as Park?*

**Response** – Refer to the applicant’s response attached as Exhibit A.

## **MASTER PLAN COMPONENT**

- 1. What Road Phasing Plans for Las Soleras are being considered by the Traffic Engineering Division?*

**Response** – Response to be provided at the hearing.

- 2. Given the current discussion, which would have the greatest benefit to all parties; connection of Rail Runner from Governor Miles to Beckner or connection of Beckner to Richards?*

**Response** – Refer to the applicant response attached as Exhibit A. a response will also be provided at the hearing.

- 3. Is there a metric such as Vehicle Miles Traveled (VMT)? If so, is it a consideration in evaluating options for a Road Phasing Plan?*

**Response** – Response to be provided at the hearing.

4. *Provide a clear definition and requirements for an active park vs. a less competitive park as noted by Mr. Thompson.*

**Response** – Response to be provided at the hearing.

5. *What agreements have been implemented in the past for shared use of City and SFPS recreational facilities?*

**Response** – Response to be provided at the hearing.

6. *What is the anticipated timeline for development of the Regional Park?*

**Response** – Response to be provided at the hearing. The applicant has also provided a response attached as Exhibit A.

7. *As a state chartered public school, has Monte del Sol engaged with the Public Schools Facility Authority in evaluating their athletic facilities?*

**Response** – The Land Use Department reached out to the Monte del Sol School and had not received a response by the time of report publication. A response will be provided at the hearing.

8. *What athletic facilities are being considered by the school? How much usable acreage might be needed to develop the athletic facilities under consideration?*

**Response** – The Land Use Department reached out to the Monte del Sol School and had not received a response by the time of report publication. A response will be provided at the hearing.

The applicant has also provided a response attached as Exhibit A.

9. *Provided a plat showing how much property was committed to Monte del Sol as part of the Beaty subdivision approval. How did the Condition of Approval read?*

**Response** – A General Plan Amendment, Rezoning and Annexation was approved for the Beaty South property. No subdivision has been approved. However, the following conditions related to the school site were approved as part of the Beaty South Annexation:

1. That the 3.14 acre will be contiguous with open space;
2. That the Beaty representatives will work with the partners in the adjacent lots surrounding the development to assist the district in obtaining and appropriate site of 15 acres;
3. A 15-acre site will be necessary to accommodate the future K-8 school within the area known as the Beaty Annexation and Las Soleras, based on current student yield calculations; and

4. That if it is not possible to identify a total of 15 acres contiguous, that the District is allowed to develop or sell for fair market value the 3.14 acres of land in the Beaty Annexation.
5. *What is the status of that parcel? When will it be deeded to the school?*

**Response** – There is no timeline established for when the land will be deeded to the school.

#### **SUBDIVISION COMPONENT**

1. *The Traffic Engineering Division supports what they describe as Plan A as a solution to the frequent congestion at the intersection of Governor Miles and Dancing Ground. Have discussions occurred with the Nava Ade Homeowners Association regarding the possible dedication of certain portions of Open Space to Public Right of Way?*

**Response** – Response to be provided at the hearing.

2. *In the opinion of the Traffic Engineering Division, when might the warrants be in place for signalization as described in Plan B?*

**Response** – Response to be provided at the hearing.

3. *What is the estimated cost to relocate the electrical transmission line?*

**Response** – The applicant has stated that the relocation will cost between \$800,000 and \$1,000,000.

#### **ATTACHMENTS**

EXHIBIT A: Response from James W. Siebert and Associates

EXHIBIT B: Memorandum from Santa Fe Public Schools with Attachments

EXHIBIT C: Memorandum from Keith Wilson, MPO Senior Planner

**City of Santa Fe, New Mexico**

**Planning Commission**

**Exhibit A**

**Response from James W. Siebert and  
Associates**

Response to Mike Harris Statements and Questions

- *Provide staff (Reed and Greg) 2009-2010 point of view regarding Las Soleras. What were the underlying assumptions and goals at the time? Are they the same today?*

Absorption rate was much longer than anticipated. It was originally assumed that Las Soleras would be built out in an approximate 20 year time frame. Since 2009, when the Master Plan was approved 12.5 acres of land have been developed for commercial or institutional purposes. That absorption represents 2.1 acres of land per year within the 545 acre Las Soleras property. Ross's Peak, which has received final approval is 32 acres in size. The developed land and approved Ross's Peak represent 8% of Las Soleras land. In June of 2009 Las Soleras was selected by the State Capital Buildings Planning Commission as the location for the next State office campus. Changes in administration and additional oversight have delayed the land purchase and State office building construction for the last 6 years. Presbyterian Hospital bought the land in 2009 with the hope to start construction on at least a health clinic within a five year period. If either the State office complex or Presbyterian Hospital facilities had taken place this building activity would have most likely initiated other development in Las Soleras.

It was always understood that R-12 zoning, then RM-LD (12 dwellings per acre), which represents the preponderance of residential zoning in Las Soleras, could develop at lesser residential densities. This has been the case with not only Pulte but Ross's Peak (zoned R-12) where the approved density is 6 dwellings per acre.

- *Was an economic impact analysis provided and assessed at the time of the initial reviews and approvals? What financial objectives have been realized, both for the City and the Developer*

No economic analysis was provided.

- *What does the current proposal represent in terms of economic impact, both long term and short term? Is there a metric such as jobs/housing ratio?*

Short term the Pulte development provides jobs and housing options that are not currently available in sufficient quantity to satisfy the housing needs. (See Exhibit A-1 & A-2)

Long term Pulte adds to the property tax and gross receipts revenues accruing to the City from additional retail spending. Pulte's desire is to bring back the working families that can afford homes in the 250-350K range that have been buying homes outside Santa Fe and homes for empty nesters and retirees at a much lower price point than other retirement type developments in Santa Fe.

- *What are the prospects and possible timelines for the proposed State Office Complex (Renewal of Condition of Approval #48)? Presbyterian Hospital, Rail Runner Station?*

Josh Skarsgard will provide this information and other possible users interested in Las Soleras at the PC meeting.

- *Provide full size (24x36) sheets of all proposed plats for review in the offices of the Land Use Department.*

A 24 x 36 Plan set is delivered with this response.

- *Provide topographic information for Tract 12B and that portion of Tract 9 proposed as additional park land for review in the offices of the Land Use Department.*

Topography has been sent to Parks and Rec and Land Use

- *The survey information provided is confusing. The document labelled Rezoning Survey Plat seems to be a lot line adjustment plat as well, eg. Creating Tract 9-A and Tract 9-B out of Tract 9 as shown on the Dawson survey, dated 8/26/09\*. Should there be an intermediate step which designates the new sub-tracts? On the subsequent lot line adjustment plat in the packet, some of the new sub-tract designation is dropped, eg. Tract 9-A and Tract 11-A become Tract 14-A with further lot line adjustment. As proposed, the record of rezoning and lot line adjustment is unclear and may serve to create further confusion in the future.*

With approval of zoning, the zoning plat will be recorded to make the zoning boundary consistent with recorded plat. Subsequent to the rezoning plat recordation, the lot line adjustment plat is recorded which creates the land areas for the different phases of the project. The zoning plat is clarified by Exhibit B. The lot line adjustment plat is clarified by Exhibit C.

- *A related problem with the Rezoning Survey Plat is that it seems to go further than only rezoning of approximately 32 acres. The Annexation Master Plan, dated Jan 2010, indicates that Tract 9 is RM-1, while the rezoning plat shows 9-A changing from R-21 to r-6 and 9-B changing from RM-1 to R-21. Confirm the current zoning for Tract 9 and confirm the proposed zoning for Tract 9-A and Tract 9-B.*

Survey plats by law have to show the remainder parcel from which the rezoning lot was created. City Code previously designated higher density residential as RM. Currently the City Code designates the previous RM-1 zoning category as R-21, which is the maximum density allowed for that district. Current zoning for Tract 9 is R-21. Zoning for 9B is R-21, proposed zoning for 9A is R-6.

- *The stated purpose of plat on sheet 1 of 6 is “...to change the current zoning of Tracts 9,11,12B,14 and 15 to the new zoning as shown hereon.” Verify the underlying zoning for the current Tract 12B. A remnant of 12B would be given up for the realignment of Rail Runner Road, what is the total acreage of the remaining tract 12B-1? What would the underlying zoning be? At what point will it be officially designated as Park?*

Current zoning for Tract 12-B is R-12. All of Tract 12 is zoned R-12. On February 6, 2014 the Summary Committee approved a lot split for Tract 12 that created the tract for Ross’s Peak and the tract for the park shown on the LS master plan.

- *What road phasing plans for Las Soleras are being considered by the Traffic Engineering Divisions?*

Road phasing plan with proposed road alignments for Rail Runner Road and Walking Rain has been submitted to City Traffic Division for review and is submitted with this response. John Romero has not completed his review of the latest road phasing plan revision.

- *Given the current discussion, which would have the greatest benefit to all parties; connection of Rail Runner from Governor Miles to Beckner or connection of Beckner to Richards?*

There is no easy answer to this question. The evaluation of traffic distribution and flow is dependent on professional judgement and traffic distribution assumptions. At a macro level an intuitive assessment would be that completion of Rail Runner Road from Governor Miles to Beckner establishes a driving pattern that helps to direct traffic away from Nava Ade streets. The completion of Beckner to Richards provides a more direct access to Walking Rain encouraging traffic to use Beckner and Walking Rain as another access point to the Monte del Sol school, reducing the traffic congestion that currently occurs at Governor Miles Road and Dancing Ground.

- *Is there a metric such as Vehicle Miles Traveled (VMT)? If so, is it a consideration in evaluation options for a road phasing plan*

Vehicle Miles Traveled is a difficult metric to measure on a comparative basis and does not seem to lend itself well to an assessment of the Pulte project.

- *Provide a clear definition and requirements for an active park vs. a less competitive park as noted by Mr. Thompson.*

Parks and Rec to provide response

There are limited examples of shared use recreational facilities in the City. (Shirley McDougall can supply these if they are really interested)

- *What is the anticipated timeline for development of the Regional Park?*

Las Soleras has committed to a soccer field with construction beginning in 2017, assuming the residential development is occurring in LS. There is a caveat that all proposed recreational facilities will have to be consistent with the Parks and Recreation Master Plan and construction standards. What is depicted as the location for the soccer field and the type of field is conceptual only.

- As a state chartered public school, has Monte del Sol engaged with the Public Schools Facility Authority in evaluation their athletic facilities?

Seems like Shirley has answered this in her memo.

- *What athletic facilities are being considered by the school? How much usable acreage might be needed to develop the athletic facilities under consideration?*

It should be noted that the planning program for Monte del Sol includes a gym on the property previously donated by Las Soleras. It should be pointed out that 3 acres of land was donated by Las Soleras to Monte de Sol in 2006. The only construction activity on this parcel over the last nine years has been placement of portable classrooms. Las Soleras was told at the time of the donation that the 3 acres would be used for recreational activities.

- *Provide a plat showing how much property was committed to Monte del Sol as part of the Beaty subdivision approval. How did the Condition of Approval read?*

Attached is the approved master plan for the Beaty property and the conditions contained in the annexation agreement.

- *What is the status of that parcel? When will it be deeded to the school?*

City Land Use to provide this information.

#### Traffic Division

1. *The Traffic Engineering Division supports what they describe as Plan A as a solution to the frequent congestion at the intersection of Governor Miles and Dancing Ground. Have discussion occurred with the Nava Ade Homeowners Association regarding the possible dedication of certain portions of Open Space to Public Right of Way?*

There seems to be a qualified agreement with John Romero that Beckner Road can be constructed to Richards Avenue initially as a two lane rural road in lieu of the A and B improvements at Governor Miles and Dancing Ground.

A connection of Beckner Road to Richards Avenue is proposed in lieu of improvements at the Governor Miles Road and Dancing Ground intersection.

2. *What is the estimated cost relocate the electrical transmission line?*

\$800,000 to \$1,000,000.

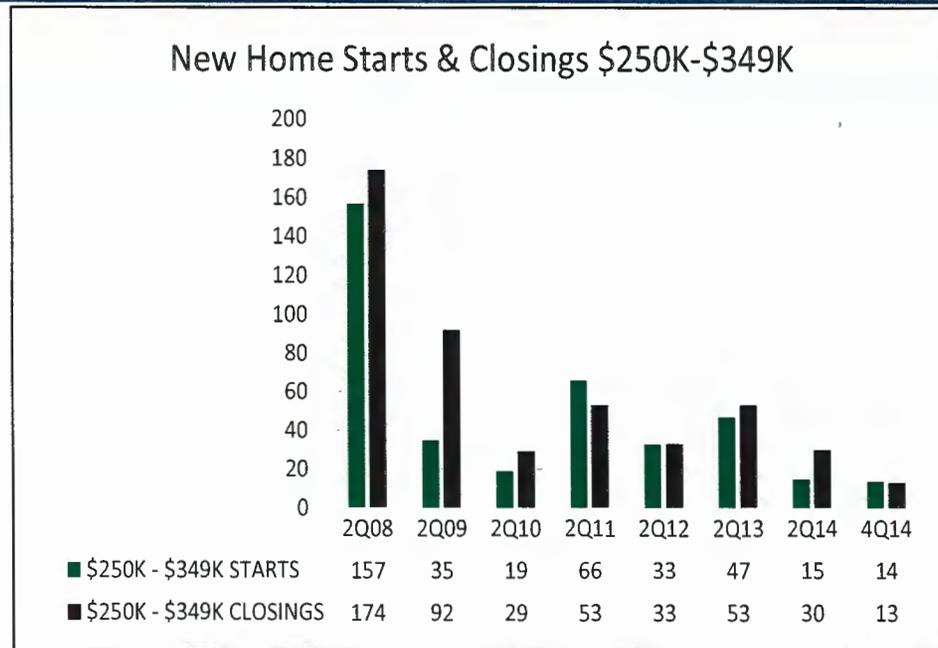
Piper Kapin Comment

1. *Can Land Use provide an assessment of the potential effect to the tax base (revenue to the City) with the proposed zoning changes?*

Attached is an estimate of gross receipts and property tax revenues collected by the City with development of the Pulte project. This is money that would benefit the City in the short term. The time frame for development of the property at a higher density is unknown. If it takes 10-20 years to develop the property, this is forgone revenue to the City.

# Market Supply / Demand

## Las Soleras – Santa Fe New Home Starts by price segment

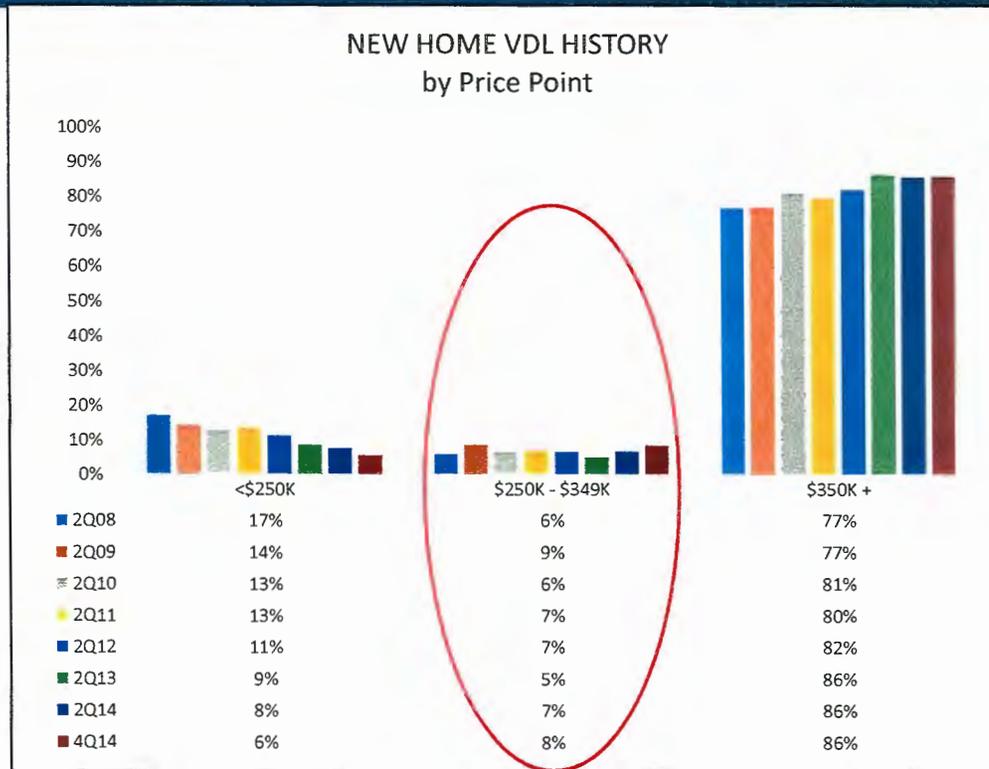


Source: MetroStudy, City of Santa Fe

- New home starts and closings in this pricing segment have decreased consistently since 2Q08 given lack of supply in quality submarkets
- Activity in this price range has dropped significantly with Villa Sonata project B/O
- The targeted demographics within this price point are expected to grow ~500 households annually through 2018 (Family and 55+ buyers combined)

# Market Supply / Demand

## Las Soleras – Santa Fe New Home lot supply by price segment



- Lot supply is dominated by higher end custom lots in affluent submarkets
- <\$250K continues to decrease, only at 6% from 17%
- \$250K - \$350K as always had limited inventory, and continues to be limited in spite of demand
- Las Soleras will provide the market with more inventory at the price point these buyers appreciate without compromising product needs given lack of quality new home supply

**LOT LINE ADJUSTMENT PLAT**

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

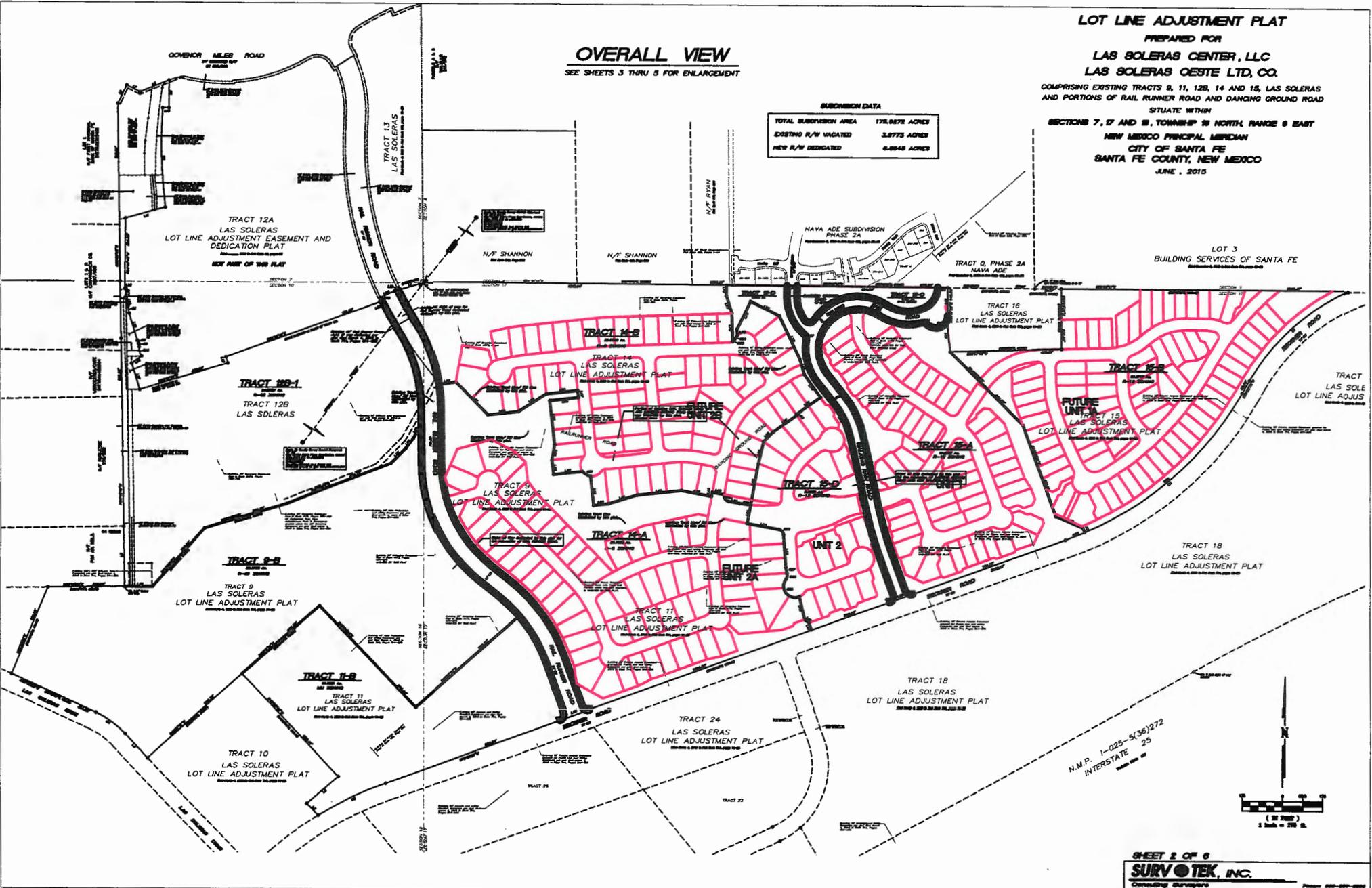
COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS  
AND PORTIONS OF RAIL RUNNER ROAD AND DANWING GROUND ROAD  
SITUATE WITHIN  
**SECTIONS 7, 7' AND 8, TOWNSHIP 18 NORTH, RANGE 8 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF SANTA FE**  
**SANTA FE COUNTY, NEW MEXICO**  
JUNE, 2015

**OVERALL VIEW**

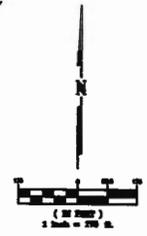
SEE SHEETS 3 THRU 5 FOR ENLARGEMENT

**SUBMISSION DATA**

TOTAL SUBDIVISION AREA	176.8672 ACRES
EXISTING R/W VACATED	3.8773 ACRES
NEW R/W DEDICATED	0.8648 ACRES



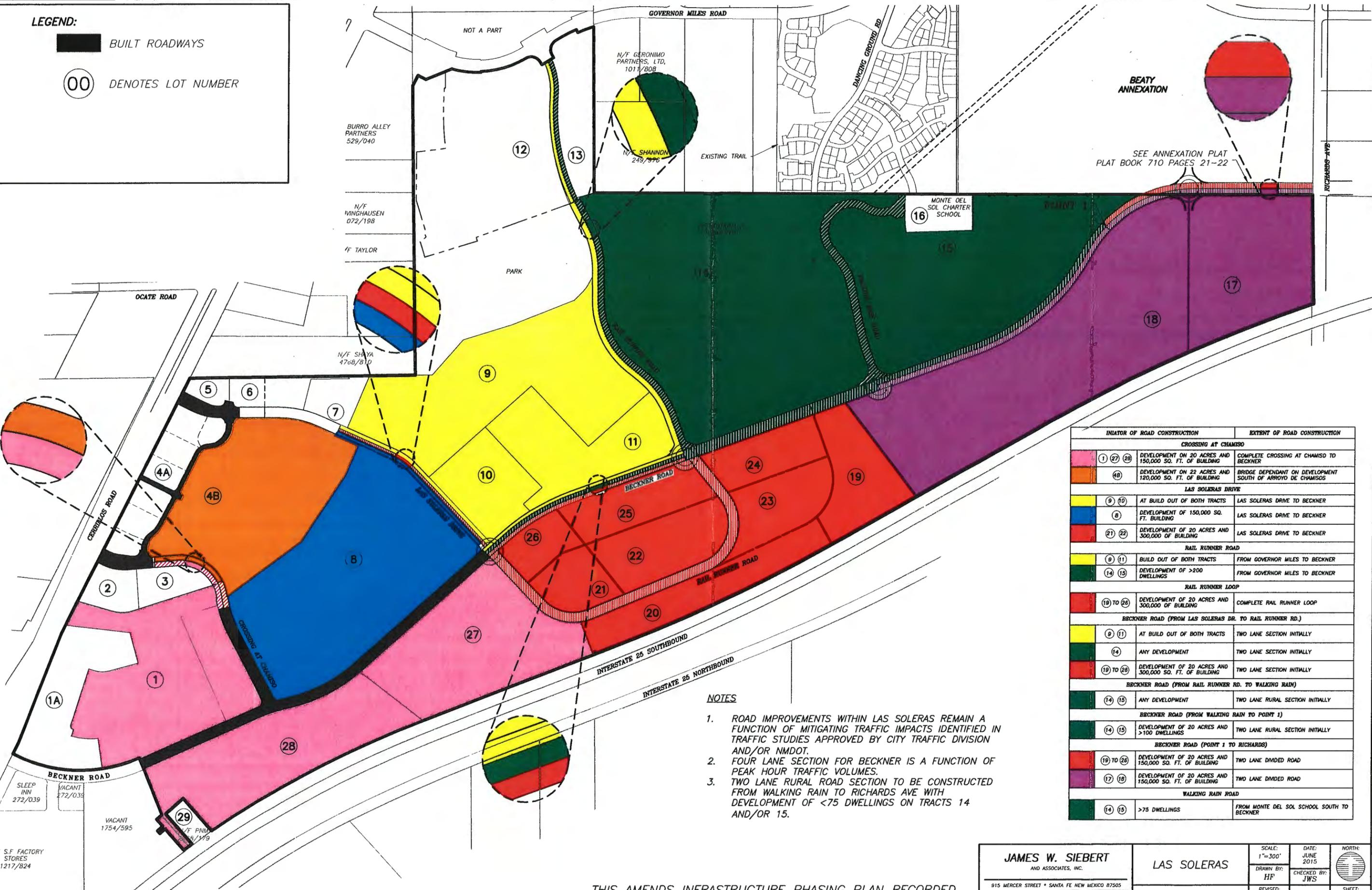
N.M.P. 1-025-5(36)272  
INTERSTATE 25



**SHEET 2 OF 6**  
**SURVOTEK, INC.**  
Creating Certainty. Building Trust.™ Phone: 800-397-2222  
2001 Valley View Lane, P.O. Box 1000, Fort Worth, TX 76101-1000 Fax: 817-397-2222

**LEGEND:**

-  BUILT ROADWAYS
-  DENOTES LOT NUMBER



INITIATOR OF ROAD CONSTRUCTION		EXTENT OF ROAD CONSTRUCTION	
CROSSING AT CHAMISO			
1	27	28	DEVELOPMENT ON 20 ACRES AND 150,000 SQ. FT. OF BUILDING
		COMPLETE CROSSING AT CHAMISO TO BECKNER	
4B			DEVELOPMENT ON 22 ACRES AND 120,000 SQ. FT. OF BUILDING
		BRIDGE DEPENDANT ON DEVELOPMENT SOUTH OF ARROYO DE CHAMISOS	
LAS SOLERAS DRIVE			
9	10	AT BUILD OUT OF BOTH TRACTS	
		LAS SOLERAS DRIVE TO BECKNER	
8			DEVELOPMENT OF 150,000 SQ. FT. BUILDING
		LAS SOLERAS DRIVE TO BECKNER	
21	22	DEVELOPMENT OF 20 ACRES AND 300,000 OF BUILDING	
		LAS SOLERAS DRIVE TO BECKNER	
RAIL RUNNER ROAD			
9	11	BUILD OUT OF BOTH TRACTS	
		FROM GOVERNOR MILES TO BECKNER	
14	15	DEVELOPMENT OF >200 DWELLINGS	
		FROM GOVERNOR MILES TO BECKNER	
RAIL RUNNER LOOP			
19	20	26	DEVELOPMENT OF 20 ACRES AND 300,000 OF BUILDING
		COMPLETE RAIL RUNNER LOOP	
BECKNER ROAD (FROM LAS SOLERAS DR. TO RAIL RUNNER RD.)			
9	11	AT BUILD OUT OF BOTH TRACTS	
		TWO LANE SECTION INITIALLY	
14			ANY DEVELOPMENT
		TWO LANE SECTION INITIALLY	
19	20	26	DEVELOPMENT OF 20 ACRES AND 300,000 SQ. FT. OF BUILDING
		TWO LANE SECTION INITIALLY	
BECKNER ROAD (FROM RAIL RUNNER RD. TO WALKING RAIN)			
14	15	ANY DEVELOPMENT	
		TWO LANE RURAL SECTION INITIALLY	
BECKNER ROAD (FROM WALKING RAIN TO POINT 1)			
14	15	DEVELOPMENT OF 20 ACRES AND >100 DWELLINGS	
		TWO LANE RURAL SECTION INITIALLY	
BECKNER ROAD (POINT 1 TO RICHARDS)			
19	20	26	DEVELOPMENT OF 20 ACRES AND 150,000 SQ. FT. OF BUILDING
		TWO LANE DIVIDED ROAD	
17	18	DEVELOPMENT OF 20 ACRES AND 150,000 SQ. FT. OF BUILDING	
		TWO LANE DIVIDED ROAD	
WALKING RAIN ROAD			
14	15	>75 DWELLINGS	
		FROM MONTE DEL SOL SCHOOL SOUTH TO BECKNER	

**NOTES**

1. ROAD IMPROVEMENTS WITHIN LAS SOLERAS REMAIN A FUNCTION OF MITIGATING TRAFFIC IMPACTS IDENTIFIED IN TRAFFIC STUDIES APPROVED BY CITY TRAFFIC DIVISION AND/OR NMDOT.
2. FOUR LANE SECTION FOR BECKNER IS A FUNCTION OF PEAK HOUR TRAFFIC VOLUMES.
3. TWO LANE RURAL ROAD SECTION TO BE CONSTRUCTED FROM WALKING RAIN TO RICHARDS AVE WITH DEVELOPMENT OF <75 DWELLINGS ON TRACTS 14 AND/OR 15.

THIS AMENDS INFRASTRUCTURE PHASING PLAN RECORDED IN BOOK 714, PAGE 026.

<p><b>JAMES W. SIEBERT</b> AND ASSOCIATES, INC. 915 MERCER STREET • SANTA FE, NEW MEXICO 87505 (505) 983-5588 FAX (505) 989-7313</p>	<p><b>LAS SOLERAS</b></p>		<p>SCALE: 1"=300'</p>	<p>DATE: JUNE 2015</p>	<p>NORTH</p> 
	<p>ROAD PHASING PLAN</p>		<p>DRAWN BY: HF</p>	<p>CHECKED BY: JWS</p>	
			<p>REVISED: 06/08/2015</p>	<p>FILE NAME: 2008 7-14 026-ROAD PHASING</p>	
			<p>WORKED ON: 00/00/00</p>	<p>SHEET: 1 OF 1</p>	



## **Estimate of Gross Receipts Generated by Families Living in Pulte at Las Soleras**

### Age Targeted

A lower annual income is assumed for families living in the Age Targeted section of the development. This is based on a lower income in retirement with the ability to offset the cost of housing by using the cash from the sale of their prior home to either pay in full for their home or substantially increase the down payment for the home, reducing the monthly mortgage payments.

The average annual income for a family living in the age targeted homes is estimated at \$90,000.00.

More discretionary income is available since monthly mortgage payments are less. A \$50,000 discretionary annual income is assumed, with health insurance, home and car insurance, mortgage payments, and utilities assigned to the remaining \$40,000. It is also assumed that this group of home owners has a greater budget for travel with an annualized expenditure of \$15,000, leaving \$35,000 of discretionary funds to be spent in Santa Fe.

For the 160 Age Targeted homes the annual expenditure for goods and services in Santa Fe is:

$$160 \text{ homes} \times \$35,000 = \$5,600,000$$

The amount of gross receipts tax that is currently collected by the City is 3.037 cents of each dollar spent in the City. Gross receipts collected by the City from residents of the Age Targeted housing is:

$$\$5,600,000 \times .030375 = \mathbf{\$170,100}$$

### Family Housing

The annual income for the family housing is estimated at \$100,000. Thirty percent of this income is considered discretionary for goods and services purchased in Santa Fe or \$30,000 annually. There are 134 market rate homes in the Family Housing section. Total discretionary income is \$30,000 x 134 = \$4,020,000. The gross receipts collected by the City for the 134 market rate homes is:

$$\$4,020,000 \times .030375 = \mathbf{\$122,107}$$

### Summary of Gross Receipts

Annual gross receipts collected from the Age Targeted and Family Housing is **\$292,207**.

Over a ten year period gross receipts collected by the City is estimated at **\$2,922,070**.

### Estimate of Property Tax derived from the Pulte at Las Soleras Project

The current mil rate for the Schools and for the tax returned to the City is described below.

Santa Fe School District:	8.585 dollars collected per \$1000 in net property tax
SF Community College:	3.625 dollars collected per \$1000 in net property tax
City of Santa Fe	
Operations and bonds:	<u>2.151</u> dollars collected per \$1000 in net property tax
Total	14.361

An average assessed value for the 300 homes in the project is estimated at \$300,000.

The taxable value is one-third of the assessed value or \$100,000. The property tax collected from Pulte based on the current mil rate is:

$$\$100,000 \times 300 = \$30 \text{ million in taxable value}$$

$$30,000 \times \$14.361 = \mathbf{\$430,830} \text{ of property tax collected on an annual basis,}$$
$$\text{or } \mathbf{\$4,308,300} \text{ collected over 10 years at the current mil rate.}$$

Total loss in gross receipts and property tax for Pulte at Las Soleras:

Gross Receipts Annual Loss:	\$292,207
Property Tax Annual Loss:	<u>\$430,830</u>
Total	<b>\$723,037</b>

Ten year loss in for gross receipts and property tax:

Gross Receipts Loss:	\$2,922,070
Property Tax:	<u>\$4,308,300</u>
Total	<b>\$7,953,407</b>

**City of Santa Fe, New Mexico**

**Planning Commission**

**Exhibit B**

**Memorandum from Santa Fe Public Schools  
with Attachments**



TO: Lisa Martinez, Director of Land Use, City of Santa Fe  
Greg Smith, Planning Director, City of Santa Fe  
Zach Thomas, Senior Planner, City of Santa Fe

FROM: Shirley McDougall, Property Manager

DATE: June 10, 2015

RE: Las Soleras

CC: Joel D. Boyd, Superintendent of Schools  
Geno Zamora, SFPSS General Counsel  
Carl Gruenler, SFPSS DSOB  
Kristy Janda Wagner, SFPSS Exec Director of Operations

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Santa Fe Public Schools has worked with the Las Soleras Planning group since 2007 on the selection of a site for future use by Santa Fe Public Schools. A sampling of correspondence is attached to this memo.

Due to shifting demographics, our schools on the south and southwest side of town continue to fill to capacity as our students living on the northern sections of the City dwindle in number. Our demographers anticipate the future need for another school in Las Soleras. Of note, SFPSS serves approximately 14,000 students district wide in grades Pre-K through 12.

Given the promises made to the District on a land parcel, (see letter from Mayor Coss attached from 2008), the District felt passed over by the Planning Commission when approval came, but was relieved at the additional 20 acres that was required to be dedicated, in addition to the regional park area. We were also pleased that the exact location of the 20 acres could be re-distributed. It has been our understanding that Las Soleras group's intention is to donate 10 buildable acres to Santa Fe Public Schools as public land, and distribute the additional 10 acres across their master plan as park land. We request the Planning Commission amend the language terming this land to be "Active Park", and include "public land" as part of the 20 acre condition.

The Las Soleras group has studied many possible school locations with us, and we have hired architects to study the various sites. A site near Monte Del Sol school was studied by our architect, but was rejected due to a 30 foot elevation drop from one end of the site to the other. Of note, we need a minimum of 10 buildable acres for an elementary school for State Standards. A 15 acre site is needed for a K-8. We have do not have any reason for our parcel to be located adjacent to Monte Del Sol.

The City documents reference "Santa Fe Public Schools" and not Monte Del Sol Charter school as the group required to work with on school site selection, and on park area site selection. While Monte Del Sol is a neighbor and has a voice and an opinion on the project, please note that Monte del Sol does not speak for Santa Fe Public

Schools. Charter schools are independent from the District. Monte Del Sol has never been part of SFPS. The terms "District Charter" or "State Charter" does not make them part of the District, but rather is a technical term from the State that has to do with some funding streams, and whether their students reside in the District or are Statewide, etc.

While SFPS is supportive of the fine educational work of Monte Del Sol, and glad that the Las Soleras group has donated them 3 acres, and will build them connecting trails to the 26 acre regional park; the need for land for future school construction for SFPS is critical. We request that the Planning Commission honor the donation of land to Santa Fe Public schools within the Condition 45, and amend the language to include public land. We request that this Memo and attachments be included in the Planning Commission packet at the next meeting on this issue.



# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

Councilors:

Rebecca Wurzbarger, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Chris Calvert, Dist. 1

Rosemary Romero, Dist. 2

Miguel M. Chavez, Dist. 3

Carmichael A. Dominguez, Dist. 3

Matthew E. Ortiz, Dist. 4

Ronald S. Trujillo, Dist. 4

November 13, 2008

Bobbie Gutierrez, Superintendent  
Martin Lujan, President  
Santa Fe Public Schools  
610 Alta Vista  
Santa Fe, NM 87505

Dear President Lujan, Superintendent Gutierrez and SFPS Board Members

The purpose of this letter is to confirm the agreement we have reached with your letter of October 23, 2008, regarding the SFPS Participation in the Master Plan for the Northwest Quadrant. The City of Santa Fe accepts the proposal as outlined:

1. The City of Santa Fe will purchase the 15 acres (parcel B) located within the NWQ for \$840,000 with a closing no later than March 2009;
2. The City of Santa Fe will reserve 10 acres adjacent to School District owned property near Buckman Road for the construction of a school. This land will be set aside for 10 years;
3. The City of Santa Fe will allocate 15 dwelling units to Parcel A (the 25 acres) in the master plan. No affordable housing requirements will be imposed on this site and the School District will be free to select their own developer and/or buyer to build these homes in accordance with the Master Plan.

We are prepared promptly to finalize the Master Plan and submit it for development review. To accomplish this, the school board must authorize Ms. Gutierrez or her designee to sign the master plan submission as a property owner within the next 60 days.

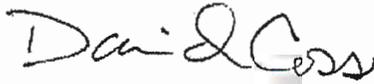
Having resolved participation by the SFPS in the NWQ, we look forward to a continued working relationship with the SFPS in other matters of mutual benefit. The City remains a willing partner in conversations the school district will pursue with the development community to establish an MOU here similar to that established between the Albuquerque Public Schools and the Central New Mexico Homebuilders to ensure that new development provide for the impact on the public schools. Santa Fe will encourage State Legislation to revise the New Mexico Development Fees Act to include schools; this will be an important step in ensuring the future of our schools for all children in Santa Fe. Lastly, we will



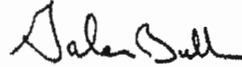
require that Las Soleras sets aside a parcel of land that is an appropriate size and in a good location for a future school.

We appreciate your considered response to our proposal for the NWQ and will direct our staff to work quickly to finalize the NWQ Master Plan.

Sincerely,



David Coss, Mayor



Galen Buller, City Manager

# City of Santa Fe

## memo

**DATE:** January 20, 2009

**TO:** Justin Snyder, Santa Fe Public Schools

**FROM:** Reed Liming, Long Range Planning Division Director (sent via email)

**SUBJECT:** Public School Site / Las Soleras Master Plan

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The City of Santa Fe Long Range Planning Division strongly urges the Santa Fe Public School Board to select a school site offered within the Las Soleras Master Plan north of I-25.

Projected growth of the area north of I-25 and bounded by Rodeo Road, Richards Avenue and Cerrillos Road is planned to contain up to 2,700 housing units and 5,000-6,000 residents at buildout. Locating a public school within the Las Soleras master plan provides the following distinct advantages over another location:

1. The federal government's "Safe Routes to Schools" initiative would be more easily implemented by providing a school site that is within "a safe and secure" walking distance of many potential students.
2. The school site under consideration within the Las Soleras Master Plan could allow for access to a proposed city park via a pedestrian underpass below a proposed road.
3. The school, by virtue of its location within the master plan area, would be more of a "neighborhood school" and would thereby create a feeling of belonging to the neighborhood.
4. A school site outside of this area would create the likelihood that school children from this area would have to be bussed or driven to school.
5. The City of Santa Fe and Las Soleras are working toward creating a community that contains the four fundamental aspects of life...*Live, Work, Learn, Play.*

We encourage the school board to select a site within the Las Soleras master plan.



# City of Santa Fe, New Mexico

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Matthew E. Ortiz, Dist. 4

Ronald S. Trujillo, Dist. 4

November 12, 2010

James W. Siebert  
James W. Siebert & Associates, Inc.  
915 Mercer Street  
Santa Fe, NM 87505

**Case #2010-138. Las Soleras Park Location.** James W. Siebert and Associates, Inc., agents for Beckner Road Equities, Inc., request Planning Commission approval for the location of a 20-acre park, as required by a condition of annexation approval imposed by the governing body at their meeting of February 11, 2009.

Dear Mr. Siebert,

At the October 7, 2010 meeting, the Planning Commission adopted Exhibit E, which designates a park location on the eastern portion of the Las Soleras development near the Monte de Sol and public school sites. The Planning Commission made slight amendments to the language of the condition that enables staff to exchange the designated park area from one location to another where appropriate. That amendment includes review and approval by the Metropolitan Planning Organization (MPO) in addition to the Santa Fe Public School District, City of Santa Fe Parks and Recreation Department and the City of Santa Fe Land Use Department. Please make that amendment to the text associated with Map Exhibit E. For your reference and use, I have attached the recorded Findings of Fact and Conclusions of Law, adopted November 4, 2010.

It will be necessary for a mylar to be produced so that we can record it with Santa Fe County as an Addendum to the Las Soleras Annexation Agreement. I am in receipt of the draft and I will determine whether any changes are necessary in preparation for recordation.

Please contact me at 955-6656 or [hllamboy@santafenm.gov](mailto:hllamboy@santafenm.gov) if you have questions regarding this case.

Sincerely,

Heather L. Lamboy, AICP  
Land Use Senior Planner

Attachment

CC: File #2010-138, Las Soleras Park



## Las Soleras – Revised Conditions of Approval

General Plan Amendment (Case #M 2008-27)

Annexation (Case #M 2008-28)

Lot Line Adjustment, Road Dedication, and Right-of-Way Vacation Plat (Case #SD 2008-15)

Rezoning (Case #ZA 2008-11)

42	The applicant shall work with the Wastewater Management Division to design, locate and grant a minimum 10-foot wide public easement adjacent to the existing Arroyo Chamiso Sewer Trunk line easement to accommodate installation of an effluent line.	Wastewater Division	Stan Holland
43	The applicant shall submit a revised future land use map for administrative review and approval to ensure compliance with all approved changes, including approved road networks and any future school site.	Current Planning	Tamara Baer
44	The City Traffic Engineer shall complete his review of the traffic impact analysis and include any additional recommended conditions in the City Council staff report.	Current Planning	Tamara Baer
45	The applicant shall work with Santa Fe Public Schools and submit a revised future land use map for review and approval by the Planning Commission that includes an additional 20 acres within tracts 10 and/or 15 designated for active park uses.	Current Planning	Tamara Baer
46	A paved street shall be constructed to provide vehicular access between Monte del Sol School and Beckner Road in conjunction with construction of the adjacent section of Beckner Road. Given that the connector may be temporary, the Public Works department may vary otherwise applicable street standards.	Public Works	Robert Romero
47	A written commitment from the new state administration to the same extent as that issued by the present administration to locate a state office complex or a similar commitment for a commercial development within similar impacts shall be submitted prior to construction of the rail stop.	Current Planning	Tamara Baer
48	All road improvements necessary for vehicular access to the train station from Cerrillos Avenue and Richards Road shall be completed before construction of the rail station	Current Planning	Tamara Baer
49	The developer shall get City approval of an access plan for county residents on the south side of the Interstate	Current Planning	Tamara Baer

# **City of Santa Fe, New Mexico**

## **Planning Commission**

### **Exhibit C**

**Memorandum from Keith Wilson, MPO  
Senior Planner**



## Santa Fe Metropolitan Planning Organization

*"Promoting Interconnected Transportation Options"*



### MEMORANDUM

Date: June 4, 2015  
From: Keith Wilson, MPO Senior Planner **KPW**  
To: Zachary Thomas, Planning and Land Use Department  
Cc: Greg Smith, Planning and Land Use Department  
Re: **Status of the Rail Runner Station at Las Soleras**

#### Background

The Santa Fe MPO Transportation Policy Board approved the location of a Rail Runner Station in the median of Interstate-25 at Las Soleras at their meeting on December 8, 2008 with three conditions.

1. That the developer get some bona fide commitment from the State that the state office complex would actually have some actuality to be built on Las Soleras before the facility gets built;
2. That all road improvements be completed before construction of the station was completed;
3. That the developer make and get City approval of an access plan for county residents on the south side of the Interstate.

In January 2010, Beckner Road Equities, Inc entered into a Memorandum of Understanding with New Mexico Department of Transportation, Santa Fe MPO and Mid-Region Council of Governments to conduct the National Environmental Policy Act (NEPA) Environmental Study and Section 810 Study (to obtain FHWA approval to site the station in the median of Interstate 25) and if approved to conduct the engineering, design and construction of the Las Soleras Station.

In November 2010, the Santa Fe MPO added the Las Soleras Rail Runner Station Project to our Transportation Improvement Program (short term funding document). The project included approximately \$2 million in private funding provided by Beckner Road Equities, Inc for the Design and Construction of the Station.

In April 2012, based on a newspaper report the State Board of Finance voted to eliminate the construction of the Las Soleras Rail Runner Station as a condition of the development of a State Office Complex.

In March 2013, the Santa Fe MPO received a letter from NMDOT informing us that the Las Soleras Rail Runner Station project had been cancelled and requested we remove the project from our Transportation Improvement Program, which we did.

It is my understanding that the NEPA Environmental Document and Section 810 Application were never finalized nor submitted to the Federal Highway Administration for review and approval.

#### Current Status

The Las Soleras Rail Runner Station is still an approved Station Location as per the December 2008 MPO Policy Board Approval.

NMDOT were contacted on May 21, 2015 and they responded that they are not currently pursuing the opening of the station at Las Soleras nor have they received any requests to do so.