

City of Santa Fe, New Mexico

memo

DATE: August 24, 2016 for the September 8, 2016 Meeting

TO: Planning Commission 

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

FROM: Donna Wynant, AICP, Senior Planner, Current Planning Division 

Case #2016-82. San Isidro Apartments Development Plan Time Extension. Report of the Land Use Director's approval of a one-year administrative time extension for Phase II B (up to 126 units) of the San Isidro Apartments Development Plan located 4501 San Ignacio Road. The August 17, 2016 expiration would be extended to August 17, 2017. Sommer Karnes & Associates LLP, agents for BRT Realty Operating Partnership. (Donna Wynant, Case Manager)

I. RECOMMENDATION

The Land Use Director has **APPROVED** the applicant's request for a second and final one-year time extension. This approval is being reported to the Planning Commission in accordance with SFCC Section 14-3.19(C).

II. APPLICATION OVERVIEW

The San Isidro Apartments development approval consists of 429 dwelling units constructed within two phases. The extension request applies to 126 units in the project's final phase. (See **Exhibit B**- Letter of Application) The agent for the owner of the property is requesting a one-year time extension to allow time to arrange financing to carry out development of the Project as well as to prepare the necessary plans. (See **Exhibit C**- Dev. Plan Report). This constitutes the second of two time extension requests permitted under SFCC Section 14-3.19(C).

The following provides a time line of the history of the San Isidro Apartment Project development approvals:

- 2006 – The Annexation, Rezoning and Development Plan were approved for the Project (429 dwelling units in two phases).
- August 17, 2012 – Per administrative approval, Phase II was further divided into Phase IIA (176 units) and Phase IIB (up to 126 units).
- Phases I and IIA have been developed and are occupied, leaving only Phase IIB to be

developed.

- April, 2015 – BRT Realty Operating Partnership purchased the Project from Rufina & South Meadows, LLC and C&Z, LLC companies.
- September, 2015 –The Land Use Director approved a one-year administrative time extension for Phase IIB (up to 126 units). Expiration would be effective August 17, 2016 if the time extension were not granted.
- July 11, 2016 –Applicant requests an additional and final one-year administrative time extension of the Development Plan for Phase IIB of the project (up to 126 units).
- July 24, 2016 – Administrative extension request is approved by Land Use Department Director Lisa Martinez. Expiration will be effective August 17, 2017 if the time extension granted by the Director is accepted by the Commission.

The administrative time extension approved by Director Martinez was based on a determination that no substantive changes have occurred to the regulations or policies that apply to the development or to the circumstances affecting the site and its vicinity.

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

III. APPROVAL CRITERIA

Section 14-3.19(C) SFCC 1987 Time Extensions:

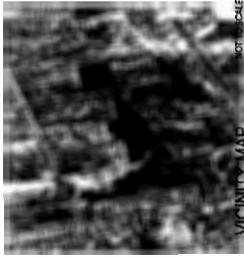
- (2) Administrative Extensions
 - (a) The land use director may approve two consecutive extensions to the time limits for an approved development, each not to exceed one year. Approval shall be based on review of the findings and conditions of approval of the original final action and a finding by the land use director that no substantive changes have occurred to the regulations or policies that apply to the development or to the circumstances affecting the site and its vicinity. The administrative extension shall not approve revisions to the development or amendments to the conditions of approval, and no early neighborhood notification is required.
 - (b) Administrative time extensions approved by the land use director, pursuant to this Subsection 14-3.19(C)(2), for development approvals that were granted by the planning commission or the governing body, are subject to review by the planning commission. The land use director shall identify the action taken and place it on a consent agenda for the planning commission. The land use director shall provide the planning commission with the applicant's written application and the land use director's written proposal. The planning commission may accept, reject or modify the proposal.

IV. ATTACHMENTS:

EXHIBIT A: Land Use Director Letter of Approval of One Year Time Extension

EXHIBIT B: Letter of Application

EXHIBIT C: Case #2015: First Time Extension request, and
Case #M 2006-49 Development Plan Staff Report



715047



1678 003
 STATE OF NEW MEXICO
 PROFESSIONAL ENGINEER
 License No. 1678
 Name: [Signature]



LUD CASE NUMBER - M 2005-40

AMENDMENT #2

AMENDMENT TO PREVIOUSLY APPROVED SITE CASE OR PLAN FOR THE SAN IGONDO APARTMENTS APPROVED BY THE CITY OF SANTA FE PLANNING COMMISSION AT THEIR MEETING ON 02/20/09 AS CASE NUMBER M2005-40

PURPOSE FOR AMENDMENT:

THE PURPOSE OF THIS AMENDMENT IS TO CREATE SUB-PHASES WITHIN THE PREVIOUSLY APPROVED PHASING SCHEDULE AND TO PROVIDE APPROVED PLANS FOR THE PUBLIC PARK.

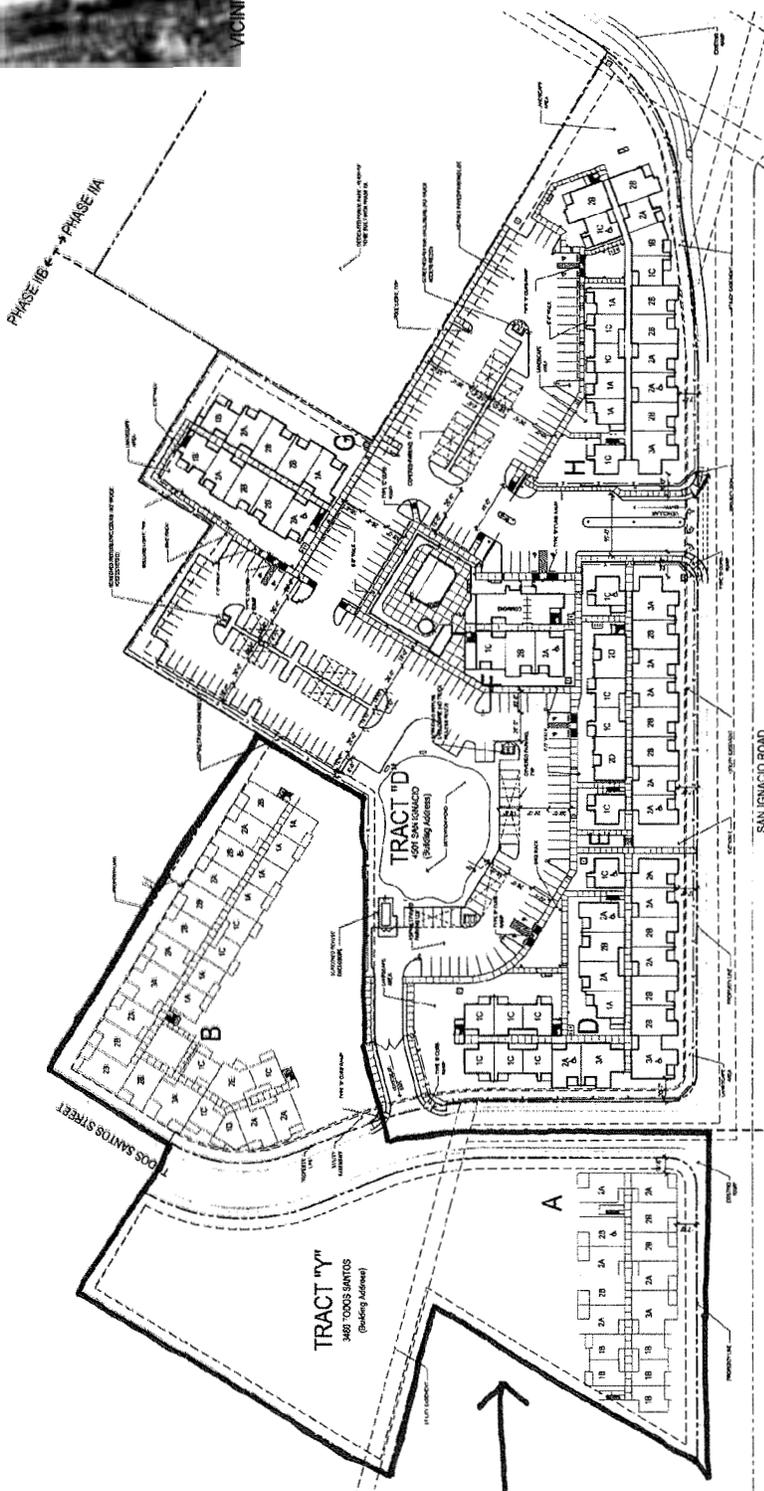
ALL ASSOCIATED ENGINEERING AND ARCHITECTURAL PLANS ARE UPDATED TO MATCH THE AMENDED DEVELOPMENT PLAN.

2-1A



Dekker/Perich/Sabatini

Architects • Engineers • Planners • 560 761-8200
 1801 Marmon NE, Suite 100
 Albuquerque, NM 87103



GENERAL NOTES:

1. ALL ASSOCIATED ENGINEERING AND ARCHITECTURAL PLANS ARE UPDATED TO MATCH THE AMENDED DEVELOPMENT PLAN.
2. THE PURPOSE OF THIS AMENDMENT IS TO CREATE SUB-PHASES WITHIN THE PREVIOUSLY APPROVED PHASING SCHEDULE AND TO PROVIDE APPROVED PLANS FOR THE PUBLIC PARK.
3. ALL ASSOCIATED ENGINEERING AND ARCHITECTURAL PLANS ARE UPDATED TO MATCH THE AMENDED DEVELOPMENT PLAN.
4. ALL PROFESSIONALS OF THE INFRASTRUCTURE COMPLIANCE POLICY...

General Notes:

1. ALL ASSOCIATED ENGINEERING AND ARCHITECTURAL PLANS ARE UPDATED TO MATCH THE AMENDED DEVELOPMENT PLAN.
2. THE PURPOSE OF THIS AMENDMENT IS TO CREATE SUB-PHASES WITHIN THE PREVIOUSLY APPROVED PHASING SCHEDULE AND TO PROVIDE APPROVED PLANS FOR THE PUBLIC PARK.
3. ALL ASSOCIATED ENGINEERING AND ARCHITECTURAL PLANS ARE UPDATED TO MATCH THE AMENDED DEVELOPMENT PLAN.
4. ALL PROFESSIONALS OF THE INFRASTRUCTURE COMPLIANCE POLICY...

PHASE	AREA	TYPE	NO. OF UNITS	TOTAL AREA	PERCENTAGE
PHASE IIB	Tract A	Residential	100	10,000	10%
	Tract B	Residential	100	10,000	10%
	Tract C	Residential	100	10,000	10%
	Tract D	Residential	100	10,000	10%
PHASE IIA	Tract A	Residential	100	10,000	10%
	Tract B	Residential	100	10,000	10%
	Tract C	Residential	100	10,000	10%
	Tract D	Residential	100	10,000	10%

ADDRESSING:
 PHASE INFRASTRUCTURE ADDRESS: 4808 SAN IGONDO ROAD, SANTA FE, NEW MEXICO

PHASE	AREA	TYPE	NO. OF UNITS	TOTAL AREA	PERCENTAGE
PHASE IIB	Tract A	Residential	100	10,000	10%
	Tract B	Residential	100	10,000	10%
	Tract C	Residential	100	10,000	10%
	Tract D	Residential	100	10,000	10%
PHASE IIA	Tract A	Residential	100	10,000	10%
	Tract B	Residential	100	10,000	10%
	Tract C	Residential	100	10,000	10%
	Tract D	Residential	100	10,000	10%

PROJECT DATA - PHASE IIA & B:

Site: Santa Fe, New Mexico
 City Area: 113,285 SF (2.62 AC)
 Total Area: 113,285 SF (2.62 AC)
 Area: 113,285 SF (2.62 AC)
 Density: 40 U/A

PHASE IIB:
 100 Units
 10,000 SF
 40 U/A

PHASE IIA:
 100 Units
 10,000 SF
 40 U/A

Phase IIB

PROJECT DATA - PHASE IIA & B:

Site: Santa Fe, New Mexico
 City Area: 113,285 SF (2.62 AC)
 Total Area: 113,285 SF (2.62 AC)
 Area: 113,285 SF (2.62 AC)
 Density: 40 U/A

PHASE IIB:
 100 Units
 10,000 SF
 40 U/A

PHASE IIA:
 100 Units
 10,000 SF
 40 U/A

PROJECT DATA - PHASE IIA & B:

Site: Santa Fe, New Mexico
 City Area: 113,285 SF (2.62 AC)
 Total Area: 113,285 SF (2.62 AC)
 Area: 113,285 SF (2.62 AC)
 Density: 40 U/A

PHASE IIB:
 100 Units
 10,000 SF
 40 U/A

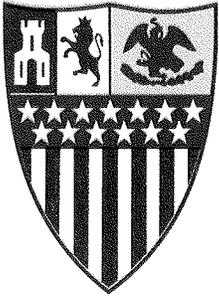
PHASE IIA:
 100 Units
 10,000 SF
 40 U/A

City of Santa Fe, New Mexico

Planning Commission

Exhibit A

**Land Use Director Letter of Approval of
Final One Year Time Extension**



City of Santa Fe, New Mexico

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

www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:

Signe I. Lindell, Mayor Pro Tem, Dist. 1

Renee Villarreal, Dist. 1

Peter N. Ives, Dist. 2

Joseph M. Maestas, Dist. 2

Carmichael A. Dominguez, Dist. 3

Chris Rivera, Dist. 3

Ronald S. Trujillo, Dist. 4

Mike Harris, Dist. 4

August 24, 2016

Joseph Karnes
Somers Karnes & Associates LLP
200 West Marcy Street
Santa Fe, NM 87501

**RE: Request for Time Extension
San Isidro Apartments Development Plan**

Dear Mr. Karnes,

I have reviewed the request you submitted on July 11, 2016 for a time extension of the development approvals that were granted for the San Isidro Apartments Development Plan. I have determined that no substantive changes have occurred to the regulations or policies that apply to the previous approvals, to the proposed development, or to the circumstances that apply to the site and vicinity, that would affect the validity of those approvals. Therefore, in accordance with SFCC 1987 Section 14-3.19, an additional and final one-year time extension is approved for the San Isidro Apartments Development Plan, subject to the original conditions of approval as approved by the City of Santa Fe Planning Commission per their approval on November 2, 2006.

The time extension will allow development activities to commence prior to the extended deadline, as provided in SFCC Section 14-3.19. The Development Plan will expire if you do not proceed with development prior to August 17, 2017.

Specifically, the time extension is approved for the following previous development approval:

Case #2015-73. San Isidro Apartments Development Plan Time Extension. Report of the Land Use Director's approval of a one-year administrative time extension for Phase II B (up to 126 units) of the San Isidro Apartments Development Plan located 4501 San Ignacio Road. The August 17, 2015 expiration would be extended to August 17, 2016. Sommer Karnes & Associates LLP, agents for BRT Realty Operating Partnership. (Zach Thomas, Case Manager)

SFCC Section 14-3.19 requires that the grant of this time extension be reported to the Planning Commission by placement on the Commission's consent Agenda. The Planning Commission may reverse this approval.

Feel free to contact me at 505-995-6617 if you have questions regarding this matter.

Sincerely,

Lisa Martinez
Land Use Department Director

Cc: Project File

City of Santa Fe, New Mexico

Planning Commission

Exhibit B

Letter of Application

SOMMER, KARNES & ASSOCIATES, LLP

Mailing Address

Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address

200 West Marcy Street, Suite 139
Santa Fe, New Mexico 87501

Telephone:(505) 989.3800
Facsimile:(505)982.1745

Karl H. Sommer, Attorney at Law
khs@sommer-assoc.com
Joseph M. Karnes, Attorney at Law
jmk@sommer-assoc.com

Mychal L. Delgado, Certified Paralegal
mld@sommer-assoc.com

James R. Hawley, Attorney at Law
jrh@sommer-assoc.com
Of Counsel
Licensed in New Mexico and California

July 11, 2016

Greg Smith, Division Director, Land Use Department
200 Lincoln Ave,
Santa Fe, NM 87501

Re: San Isidro Apartment Project – M 2006-40, Phase II-B (the “Project”)
Request for Extension of Development Plan Approval

Dear Greg,

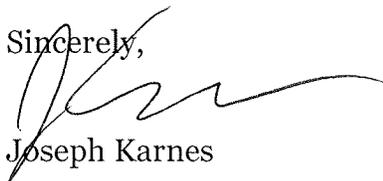
On behalf of BCT Limited Partnership (BCT), this letter requests extension of the Development Plan for Phase IIB of the Project pursuant to City Code section 14-3.19.C.

In 2015, BCT purchased the Project from Rufina & South Meadows, LLC and C&Z, LLC companies, which developed Phases I and IIA pursuant to the City Council’s approval of Annexation, Rezoning and a Development Plan in 2006 (Case #M 2006-40). Per the attached letter dated September 11, 2015, the Planning Commission approved a one-year time extension for the project, resulting in the expiration date for the Development Plan to be August 17, 2016.

BCT requests an additional one-year extension to the Development Plan. The reason for this request is that BCT is working to arrange its financing to carry out development of the Project as well as to prepare the necessary plans. BCT looks forward to submitting an application for development of the Project in the near future and to completing the Project within the next year.

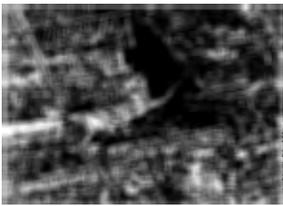
Development of the Project will provide much needed apartment units for residents of the City and we look forward to working with you on the application. Please provide written confirmation of your receipt of this request, let me know any questions, and advise when you anticipate the request will be acted upon.

Sincerely,



Joseph Karnes

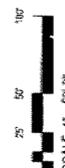
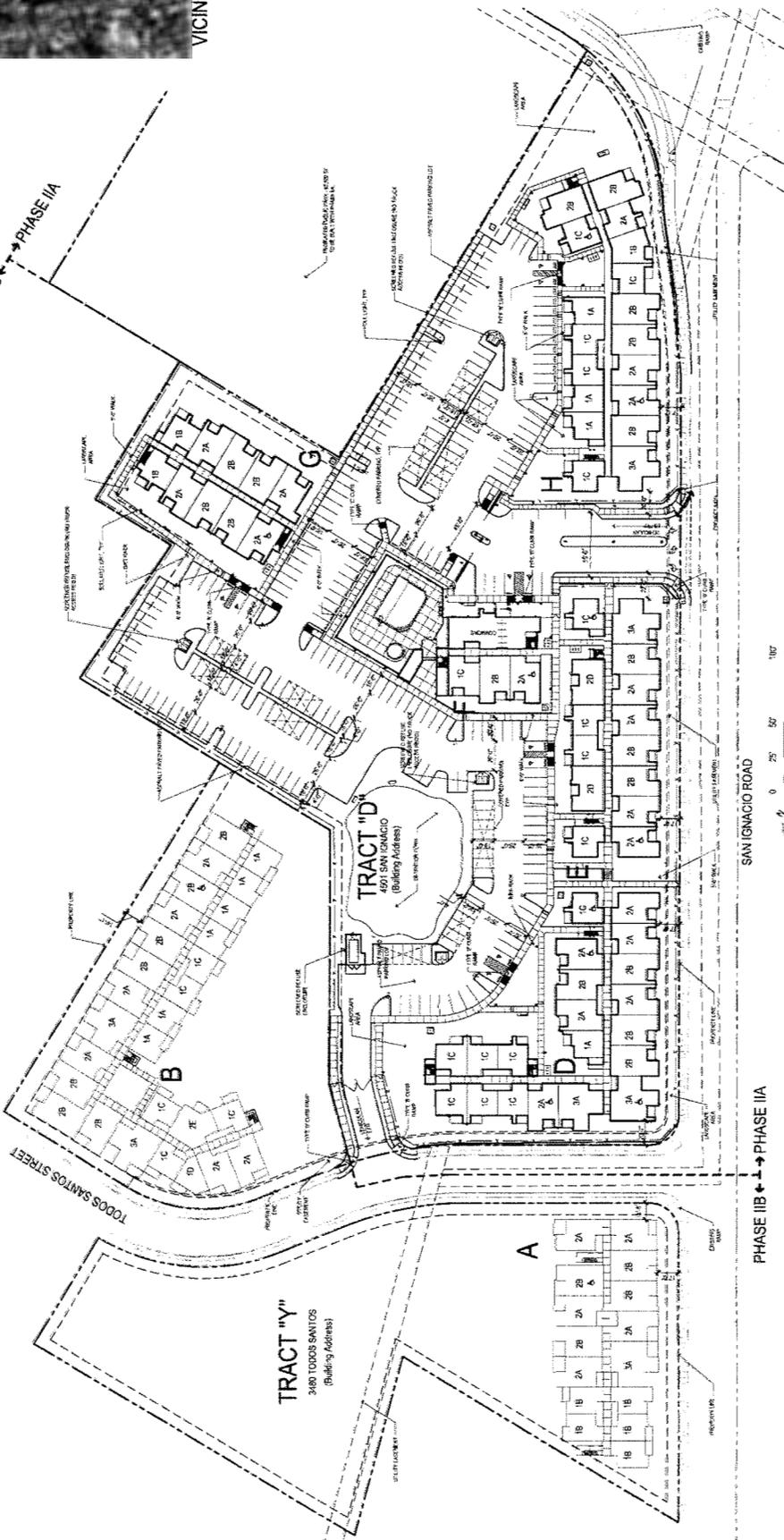
Cc: BCT Limited Partnership



VICINITY MAP

7-3-047

PHASE IIB ← → PHASE IIA



PROJECT DATA - PHASE IIA & B:

Location: Santa Fe, New Mexico
 Site Area: 1,037 Acres (605,000 SF)
 Building area on ground level: 1,138,000 SF
 Above: 47%
 Actual coverage: 1,138,000 SF (95% of 1,200,000 SF)
 Maximum Gross Density: 108 units/acre
 20 Units = 18,000 SF (1700 Development)
 40 Units = 36,000 SF (3400 Development)
 60 Units = 54,000 SF (5100 Development)
 80 Units = 72,000 SF (6800 Development)
 100 Units = 90,000 SF (8500 Development)
 120 Units = 108,000 SF (10,200 Development)
 140 Units = 126,000 SF (11,900 Development)
 160 Units = 144,000 SF (13,600 Development)
 180 Units = 162,000 SF (15,300 Development)
 200 Units = 180,000 SF (17,000 Development)
 220 Units = 198,000 SF (18,700 Development)
 240 Units = 216,000 SF (20,400 Development)
 260 Units = 234,000 SF (22,100 Development)
 280 Units = 252,000 SF (23,800 Development)
 300 Units = 270,000 SF (25,500 Development)
 320 Units = 288,000 SF (27,200 Development)
 340 Units = 306,000 SF (28,900 Development)
 360 Units = 324,000 SF (30,600 Development)
 380 Units = 342,000 SF (32,300 Development)
 400 Units = 360,000 SF (34,000 Development)
 420 Units = 378,000 SF (35,700 Development)
 440 Units = 396,000 SF (37,400 Development)
 460 Units = 414,000 SF (39,100 Development)
 480 Units = 432,000 SF (40,800 Development)
 500 Units = 450,000 SF (42,500 Development)
 520 Units = 468,000 SF (44,200 Development)
 540 Units = 486,000 SF (45,900 Development)
 560 Units = 504,000 SF (47,600 Development)
 580 Units = 522,000 SF (49,300 Development)
 600 Units = 540,000 SF (51,000 Development)
 620 Units = 558,000 SF (52,700 Development)
 640 Units = 576,000 SF (54,400 Development)
 660 Units = 594,000 SF (56,100 Development)
 680 Units = 612,000 SF (57,800 Development)
 700 Units = 630,000 SF (59,500 Development)
 720 Units = 648,000 SF (61,200 Development)
 740 Units = 666,000 SF (62,900 Development)
 760 Units = 684,000 SF (64,600 Development)
 780 Units = 702,000 SF (66,300 Development)
 800 Units = 720,000 SF (68,000 Development)
 820 Units = 738,000 SF (69,700 Development)
 840 Units = 756,000 SF (71,400 Development)
 860 Units = 774,000 SF (73,100 Development)
 880 Units = 792,000 SF (74,800 Development)
 900 Units = 810,000 SF (76,500 Development)
 920 Units = 828,000 SF (78,200 Development)
 940 Units = 846,000 SF (79,900 Development)
 960 Units = 864,000 SF (81,600 Development)
 980 Units = 882,000 SF (83,300 Development)
 1000 Units = 900,000 SF (85,000 Development)

ADDRESSING:

PHASE II INFRASTRUCTURE ADDRESS: 4468 SAN IGNACIO ROAD, SANTA FE, NEW MEXICO

Block	Phase	Address
1000	1000	4468
1000	1000	4470
1000	1000	4472
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1000	1000	5000

Tract "A" through "D" are to be developed in accordance with the City of Santa Fe Planning Code, Chapter 14, Land Development Code, §14-1-1, and the City of Santa Fe Planning Code, Chapter 14, Land Development Code, §14-1-2. The City of Santa Fe Planning Code, Chapter 14, Land Development Code, §14-1-1, requires that all buildings be constructed in accordance with the City of Santa Fe Planning Code, Chapter 14, Land Development Code, §14-1-2. The City of Santa Fe Planning Code, Chapter 14, Land Development Code, §14-1-2, requires that all buildings be constructed in accordance with the City of Santa Fe Planning Code, Chapter 14, Land Development Code, §14-1-1. The City of Santa Fe Planning Code, Chapter 14, Land Development Code, §14-1-1, requires that all buildings be constructed in accordance with the City of Santa Fe Planning Code, Chapter 14, Land Development Code, §14-1-2. The City of Santa Fe Planning Code, Chapter 14, Land Development Code, §14-1-2, requires that all buildings be constructed in accordance with the City of Santa Fe Planning Code, Chapter 14, Land Development Code, §14-1-1. The City of Santa Fe Planning Code, Chapter 14, Land Development Code, §14-1-1, requires that all buildings be constructed in accordance with the City of Santa Fe Planning Code, Chapter 14, Land Development Code, §14-1-2. The City of Santa Fe Planning Code, Chapter 14, Land Development Code, §14-1-2, requires that all buildings be constructed in accordance with the City of Santa Fe Planning Code, Chapter 14, Land Development Code, §14

City of Santa Fe, New Mexico

Planning Commission

Exhibit C

**Case #2015-73:
First Time Extension request**

and

**Case #M 2006-49:
Development Plan Staff Report**

City of Santa Fe, New Mexico

memo

DATE: August 24, 2015 for the September 3, 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 #2015-73. San Isidro Apartments Development Plan Time Extension. Report of the Land Use Director's approval of a one-year administrative time extension for Phase II B (up to 126 units) of the San Isidro Apartments Development Plan located 4501 San Ignacio Road. The August 17, 2015 expiration would be extended to August 17, 2016. Sommer Karnes & Associates LLP, agents for BRT Realty Operating Partnership. (Zach Thomas, Case Manager)

I. RECOMMENDATION

The Land Use Director has **APPROVED** the applicant's request for a one-year time extension. This approval is being reported to the Planning Commission in accordance with SFCC Section 14-3.19(C).

II. APPLICATION OVERVIEW

The San Isidro Apartments development approval consists of 429 dwelling units constructed within two phases. The extension request applies to 126 units in the project's final phase. The agent for the owner of the property is requesting a one-year time extension to allow time for the new owners of the property to initiate development of the final phase of the development (See **Exhibit C**). This constitutes the first of two time extension requests permitted under SFCC Section 14-3.19(C).

The following provides a time line of the history of the San Isidro Apartment Project development approvals:

- 2006 – The Annexation, Rezoning and Development Plan were approved for the Project (429 dwelling units in two phases).
- August 17, 2012 – Per administrative approval, Phase II was further divided into

Phase IIA (176 units) and Phase IIB (up to 126 units). Expiration would be effective **August 17, 2015** if the time extension were not granted.

- Phases I and IIA have been developed and are occupied, leaving only Phase IIB to be developed.
- April, 2015 – BRT Realty Operating Partnership purchased the Project from Rufina & South Meadows, LLC and C&Z, LLC companies.

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

III. APPROVAL CRITERIA

Section 14-3.19(C) SFCC 1987 Time Extensions

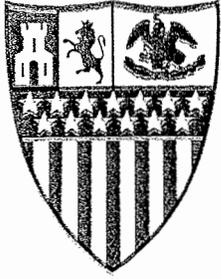
- (2) Administrative Extensions
- (a) The land use director may approve two consecutive extensions to the time limits for an approved development, each not to exceed one year. Approval shall be based on review of the findings and conditions of approval of the original final action and a finding by the land use director that no substantive changes have occurred to the regulations or policies that apply to the development or to the circumstances affecting the site and its vicinity. The administrative extension shall not approve revisions to the development or amendments to the conditions of approval, and no early neighborhood notification is required.
- (b) Administration time extensions approved by the land use director, pursuant to this Subsection 14-3.19(C)(2), for development approvals that were granted by the planning commission or the governing body, are subject to review by the planning commission. The land use director shall identify the action taken and place it on a consent agenda for the planning commission. The land use director shall provide the planning commission with the applicant's written application and the land use director's written proposal. The planning commission may accept, reject or modify the proposal.

IV. ATTACHMENTS:

EXHIBIT A: Land Use Director Letter of Approval of One Year Time Extension

EXHIBIT B: Letter of Application

EXHIBIT C: Development Plan Staff Report



City of Santa Fe, New Mexico

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

www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:

Peter N. Ives, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Signe I. Lindell, Dist. 1

Joseph M. Maestas, Dist. 2

Carmichael A. Dominguez, Dist. 3

Christopher M. Rivera, Dist. 3

Ronald S. Trujillo, Dist. 4

Bill Dimas, Dist. 4

August 24, 2015

Joseph Karnes
Somers Karnes & Associates LLP
200 West Marcy Street
Santa Fe, NM 87501

**RE: Request for Time Extension
San Isidro Apartments Development Plan**

Dear Mr. Karnes,

I have reviewed the request you submitted on July 14, 2015 for a time extension of the development approvals that were granted for the San Isidro Apartments Development Plan. I have determined that no substantive changes have occurred to the regulations or policies that apply to the previous approvals, to the proposed development, or to the circumstances that apply to the site and vicinity, that would affect the validity of those approvals. Therefore, in accordance with SFCC 1987 Section 14-3.19, a one-year time extension is approved for the San Isidro Apartments Development Plan, subject to the original conditions of approval as approved by the City of Santa Fe Planning Commission per their approval on November 2, 2006.

The time extension will allow development activities to commence prior to the extended deadline, as provided in SFCC Section 14-3.19. The Development Plan will expire if you do not proceed with development or request another time extension prior to August 17, 2016.

Specifically, the time extension is approved for the following previous development approval:

- Case #M 2006-40. San Isidro Apartments Development Plan. Agent for C&Z LLC requests development plan approval for 429 apartment units on 16.65+/- acres. The property is located on the east side of Zafarano north of Cerrillos Road and is zoned RM-2 (Multi-Family Residential, 29 units per acre).

SFCC Section 14-3.19 requires that the grant of this time extension be reported to the Planning Commission by placement on the Commission's consent Agenda. The Planning Commission may reverse this approval.

Feel free to contact me at 505-995-6617 if you have questions regarding this matter.

Sincerely,

Lisa Martinez
Land Use Department Director

Cc: Project File

*Case #2015-73
Ex. A: Letter of
Approval*

SOMMER KARNES & ASSOCIATES LLP

Mailing Address
Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address
200 West Marcy Street, Suite 133
Santa Fe, New Mexico 87501

Telephone: (505) 989.3800
Facsimile: (505) 982.1745

Greg Smith, Division Director, Land Use Department
200 Lincoln Ave,
Santa Fe, NM 87501

June 30, 2015

Karl H. Sommer, Attorney at Law
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Joseph M. Karnes, Attorney at Law
jmk@sommer-assoc.com

Mychal L. Delgado, Certified Paralegal
mld@sommer-assoc.com

James R. Hawley, Attorney at Law
Of Counsel
Licensed in New Mexico and California
jrh@sommer-assoc.com

Re: San Isidro Apartment Project – M 2006-40, Phase II-B (the “Project”)
Request for Extension of Development Plan Approval

Dear Greg,

On behalf of BCT Limited Partnership (BCT), this letter requests extension of the Development Plan for Phase IIB of the Project pursuant to City Code section 14-3.19.C.

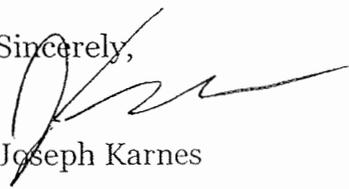
BCT recently purchased the Project from Rufina & South Meadows, LLC and C&Z, LLC companies, which developed Phases I and IIA pursuant to the City Council’s approval of Annexation, Rezoning and a Development Plan in 2006 (Case #M 2006-40).

In her letter dated February 20, 2015, Land Use Director Lisa Martinez confirmed the approvals of the Development Plan for Phase IIB will expire August 17, 2015. (See attached letter, Item 12)

The reason for this request is that BCT took ownership in about April of this year and is planning to develop the Project. BCT looks forward to submitting an application for development of the Project in the near future and to completing the Project within the next one to two years.

Development of the Project will provide much needed apartment units for residents of the City and we look forward to working with you on the application. Please provide written confirmation of your receipt of this request, let me know any questions, and advise when you anticipate the request will be acted upon.

Sincerely,


Joseph Karnes

Cc: BCT Limited Partnership

JUN 30 2015

Case # 2015-73:
Ex. B: Letter of Application



City of Santa Fe, New Mexico

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

www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:

Peter N. Ives, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Signe I. Lindell, Dist. 1

Joseph M. Maestas, Dist. 2

Carmichael A. Dominguez, Dist. 3

Christopher M. Rivera, Dist. 3

Ronald S. Trujillo, Dist. 4

Bill Dimas, Dist. 4

February 20, 2015

Karl Sommer, Esq.
Sommer Karnes & Associates LLP
200 W. Marcy Street, Suite 133
Santa Fe, NM 87501

Re: Letter of February 20, 2015—San Isidro Apartments

Dear Mr. Sommer:

I have received the letter you have sent to me requesting confirmation of certain matters, a copy which is attached hereto. The numbered points in your letter are accurate recitations of the status of the entitlements and the applicable requirements for the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Martinez", with a long horizontal flourish extending to the right.

Lisa Martinez
Land Use Department

SOMMER KARNES & ASSOCIATES LLP

Mailing Address
Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address
200 West Marcy Street, Suite 133
Santa Fe, New Mexico 87501

Telephone: (505) 989.3800
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Of Counsel
Licensed in New Mexico and California
jrh@sommer-assoc.com

February 20, 2015

Lisa Martinez
Director
Land Use Department
City of Santa Fe
200 Lincoln Ave
Santa Fe, NM 87501

Dear Ms. Martinez:

This firm is assisting a “due diligence” review of the status of land use entitlements of the San Isidro Apartments (the “Project”) from the City of Santa Fe for the developed and undeveloped portions of the Project, with exception of the affordable housing requirements for the Project. We have addressed as separate letter to Ms. Alexandra Ladd regarding compliance with the City’s affordable housing ordinance.

We would appreciate your confirming by return letter the following:

1. The city of Santa Fe approved Annexation, Rezoning and a Development Plan were for the Project and surrounding areas in 2006 (Case # M 2006-40, Development Plan recorded as Instrument # 1539518).
2. The approved Project consists of 429 dwelling units in two Phases. In 2012, per an administrative approval issued by this Department, Phase 2 was further divided into Phase IIA (176 units) and Phase IIB (up to 126 units).
3. The amended Development Plan was recorded as Instrument # 1678603. Phases I and IIA have been developed at their permitted unit counts and are now occupied. Phase IIB is currently vacant remains to be developed (the “Remainder”).
4. In the separate decisions approving the Annexation, Rezoning and Development Plan, the City adopted conditions on each approval. These conditions are accurately recited on Exhibit A to this letter.
5. Development of the Remainder will be required to comply with applicable conditions shown on Exhibit A and all building permit requirements of the Santa Fe City Code (1987).
6. If no changes are made to the approved, recorded Development Plan, no additional hearings or approvals are required from either the Planning

- Commission or the City Council to proceed with an application for a building permit.
7. The land use director may approve minor quantitative and qualitative modifications on an approved development plan, subject to:
 - a. written request by the applicant explaining the need for the modification;
 - b. written finding by the land use director that the modifications do not substantially change the function or appearance of the development, and will not result in any negative health or safety impacts on the community or negatively impact a neighboring property;
 - c. the minor modification may not allow increased density or allow uses not otherwise shown on the approved plan or plat; and
 - d. the minor modification complies with all standards and requirements of Chapter 14, except as otherwise allowed by this section. (§14-2.11.C)
 - e. Applications for substantive amendments or revisions to the Development Plan are subject to the same provisions as apply to a new application for the type of approval proposed for amendment, unless a specific alternative procedure is provided in this section or elsewhere in Chapter 14. (§14-3.19.C) Action by the planning commission to approve a Development Plan amendment must be taken at a public hearing with notice.
 8. To the extent that an application may be made to construct units within Tract "Y" in the northeast portion of Phase IIB, an application for a substantive Development Plan amendment would be required since this tract was not designated to accommodate units. Such an application would be subject to the review and approval of the Planning Commission. Particular attention will be paid to stormwater infrastructure and parking requirements.
 9. The City of Santa Fe has issued issuance of occupancy permits for the units in Phase I and Phase IIA and the the conditions of approval applicable to these Phases have been satisfied. The Department is not aware of any alleged or known non-compliance with respect to these Phases.
 10. The City recently accepted the parkland dedication, which satisfies the parkland dedication requirements for the entire Project.
 11. The Development Plan for Phase IIB (the "Development Plan") was approved administratively by the Department on August 17, 2012.
 12. The earliest date that approval of the Development Plan will is August 17, 2015, unless "substantive development progress" occurs in Phase IIB before that time. "Substantive development progress" means actual development of the site or related off-site infrastructure, filing for record

- of a development plan or subdivision plat for a phase of the approved development, or obtaining subsequent development approvals from a land use board, such as a final development plan approval subsequent to a preliminary development plan approval, as provided in Subsection 14-3.19(B)(6). (City Code §14-3.19.B.4)
13. The property owner may apply for up to two consecutive extensions to the Development Plan, each not to exceed one year, subject to the discretion of the Planning Commission. (§14-3.19.C)
 14. The Water Budget Administrative Office (WBAO) of the Technical Review Division of the Land Use Department reviews development applications to ensure that new City water system demand is offset. The water demand associated with development of the Remainder has not been secured. As a result, development of the Remainder will be required to offset its water demand via the water rights transfer program. It is possible that water rights can be purchased from the private parties who have “banked” water rights with the City of Santa Fe Water Bank.
 15. The procedure to develop Phase IIB that comply with the approved Development Plan approval does not involve further discretionary approvals. Applications for building permits must follow the procedures set forth in the City Code.
 16. Phase II of the Project currently has a financial guaranty in the form of a Letter of Credit with the City of Santa Fe in the amount of \$114,587.16 for infrastructure improvements for Phase IIA. That Letter of Credit is attached as Exhibit B. The letter attached hereto as Exhibit C addressed to the current owner confirms the completion of the required infrastructure.
 17. Phase IIB will be subject to the City of Santa Fe Impact Fee Ordinance (SFCC 1987 14-8.14) at the time permitting.

Your confirmation would be most appreciated.

Sincerely,



Karl H. Sommer

City of Santa Fe, New Mexico

memo

DATE: October 23 for November 2, 2006 Planning Commission Meeting

TO: Planning Commission

VIA: Diane T. Quarles, Director of Planning and Land Use *DQ*

FROM: Greg Smith, Current Planning Division Director *GS*

DEVELOPMENT PLAN # M-2006-40

SAN ISIDRO APARTMENTS

REQUEST:

Greg Gonzales, agent for C & Z L.L.C, requests development plan approval for 429 apartment units on 16.65 +/- acres. The property is located on the east side of Zafarano, north of Cerrillos Road and is zoned RM-2 (Multiple Family Residential, 29 units per acre).

RECOMMENDATION:

Staff recommends this application be postponed in order to allow the applicant time to address the following conditions that have not been satisfied as of the date of this staff report. The Planning Commission may, as an alternate, approve this application subject to the applicant meeting the following conditions prior to plan recordation.

DEVELOPMENT PLAN CONDITIONS:

1. Comply with staff redlines.
2. Exterior elevations, exterior building features, site and landscaping plans shall comply with the Architectural Design Review standards. 14-8.7
3. Provide detail of typical parking space subject to 14-8.6 (B)
4. Development plan drawing does not accurately reflect the requested number of dwelling units or parking spaces. Make corrections to the plan.
5. Increase the size of the sidewalk along Zafarano Drive to 6 feet subject to 14-9.2-1.
6. The Santa Fe Homes Program (SFHP) Agreement, in accordance with the attached Santa Fe Homes Program Proposal (Exhibit M), shall be recorded with the development plan.
7. A lot consolidation shall be recorded with the development plan.
8. Lot consolidation shall not result in building setback encroachments or on-site parking deficiencies.

Case # 2015-73
EX-C: Dev. Plan
Staff Report

9. Provide a secondary west roadway connection (stub-out). If is to occur on the adjacent R-6 PUD residential development, the developer shall work with the developer of that project to provide that secondary future connection.
10. Comply with comments from the City Traffic Engineer. (Exhibit L)
11. Right of Way shall be dedicated for the eastern extension of San Ignacio at the time of plan recordation.
12. Label the land on the north side of park as "future park land."
13. Parking is deficient. Either reduce the number of units or increase the number of on-site parking spaces. Off-site parking spaces shall not be used for meeting the parking requirements.
14. If the relocation of the sewer easement requires significant changes to the development plan layout as submitted, the applicant shall re-submit the plan to the Planning Commission for amendment approval.
15. Identify square footage of the clubhouse.
16. Comply with comments from Landscape Review. (Exhibit H)
17. Comply with comments from Wastewater Division. (Exhibit G)
18. Comply with comments from Fire Department. (Exhibit I)
19. Comply with comments from Subdivision Engineer. (Exhibit J)
20. Comply with comments from Parks and Open Space Coordinator. (Exhibit F)
21. Comply with comments from the Water Utility Engineer. (Exhibit K)

ANALYSIS:

I. SUMMARY

The applicant is requesting development plan approval for 429 residential apartment units and clubhouse within an area of 16.6 acres of land. The land was annexed and zoned with the adjoining land to the north and south, as a part of the San Isidro development. Although Planned Unit Development "PUD" zoning was applied to areas north and south, the proposed apartment housing was left out of the PUD zoning. Because the project includes new construction in excess of 10,000 square feet in the RM-2 District, it is subject to the "early neighborhood notification" requirements and development plan approval by the Planning Commission.

A lot consolidation plat will be recorded at the time of development plan recordation to eliminate tract boundaries that would otherwise extend across buildings and parking spaces. The developer has indicated that a portion of the land (Tract O) will be leased to the developer. Each lot must independently meet all requirements including parking, setbacks, etc... Shared parking is not permitted within a residential district.

II. COMMUNITY IMPACT EVALUATION

A. Physical Impact

Land affected by this development is already graded for future development, and street improvements started as a part of the San Isidro shopping center development. Future parking areas are generally located internal to the site with buildings and landscaped

parkways along the street edges. A park is proposed along the north edge of the apartments and will tie to additional park land that will occur with the future residential construction to the north. A recreation "club house" is identified central to the apartment uses.

New construction will rise to three stories, although most of the units are limited to two stories. The buildings reflect some Northern New Mexico territorial features with stucco exteriors, flat roofs, and territorial style copings. The tallest elevations of the buildings include metal pitched roofs.

B. Economic Impact

No economic Impact study has been submitted. The Proposed development is not anticipated to create a significant impact to the city's revenues or expenditures.

C. Social Impact

No significant social impact is anticipated with this request. The Santa Fe Public Schools were notified of the application. The school district indicated by letter (Exhibit C) that no significant impact is expected to result from this proposal.

A Santa Fe Homes Proposal (Exhibit M) has been received by this office for a total of 65 units spread throughout the development.

D. Neighborhood Impact

An Early Neighborhood Meeting was held on May 2, 2006 at the Genoveva Chavez Center. A summary of that meeting is included in this staff report as Exhibit E. Staff has received no correspondence from the neighborhood at the time of this report deadline.

III. SITE PLANNING AND SITE DEVELOPMENT EVALUATION

A. Lot Coverage, Setbacks, and Building Height

The proposed development complies with the RM-2 Districts standards and no variances are requested. The development plan identifies a building lot coverage of approximately 22 percent and common open space in excess of the minimum required (250 square feet per unit). Two and three story structures will be constructed. Some changes will be required to eliminate parking deficiencies.

B. Traffic and Parking

Most of the parking is located internal to the development and screened from the streets by proposed buildings. Some changes will be required to the drawing to increase the parking spaces and avoid any deficiencies. Although off-site parking spaces are proposed, they can not be counted towards the required on-site parking. No variances were requested to the parking standards.

A traffic impact analysis was submitted in 2005. The excerpt from the multifamily residential traffic analysis is included (Exhibit L). In addition, the Planning Commission previously (R-6 PUD) required as a condition of approval a second future road stub out to provided within the residential portion of the San Ysidro development. The developer has not included that secondary access in the development plan, however, it may be provided on the R-6 PUD development. Staff suggests at a minimum, the developer be required to work with the developer of the adjacent R-6 PUD residential project to provide that required secondary access. The City Traffic Engineer comments are provided in Exhibit L.

C. Grading and Drainage

Grading for future development has already occurred. The site generally drains from north to south and from east to west. The City Engineer comments and conditions of approval are provided in Exhibit J.

D. Landscaping / Open Space

Common open space standards are met by more than 175,000 square feet of area. Landscaped areas and trees are shown in parking islands and along the street frontages.

E. Infrastructure and Utilities

Water and sewer service will be extended from existing lines located in San Ignacio Road and Todos Santos Street. An existing 15' interceptor line extends across the southern portion of the tract. The line must be relocated in order to avoid encroachment of buildings and parking areas. The applicant proposes to relocate the line to the Rights of Way of Todos Santos Street and San Ignacio Road. The site water budget was determined at the time of annexation and would be subject to the provisions of the Annexation Agreement (Exhibit K).

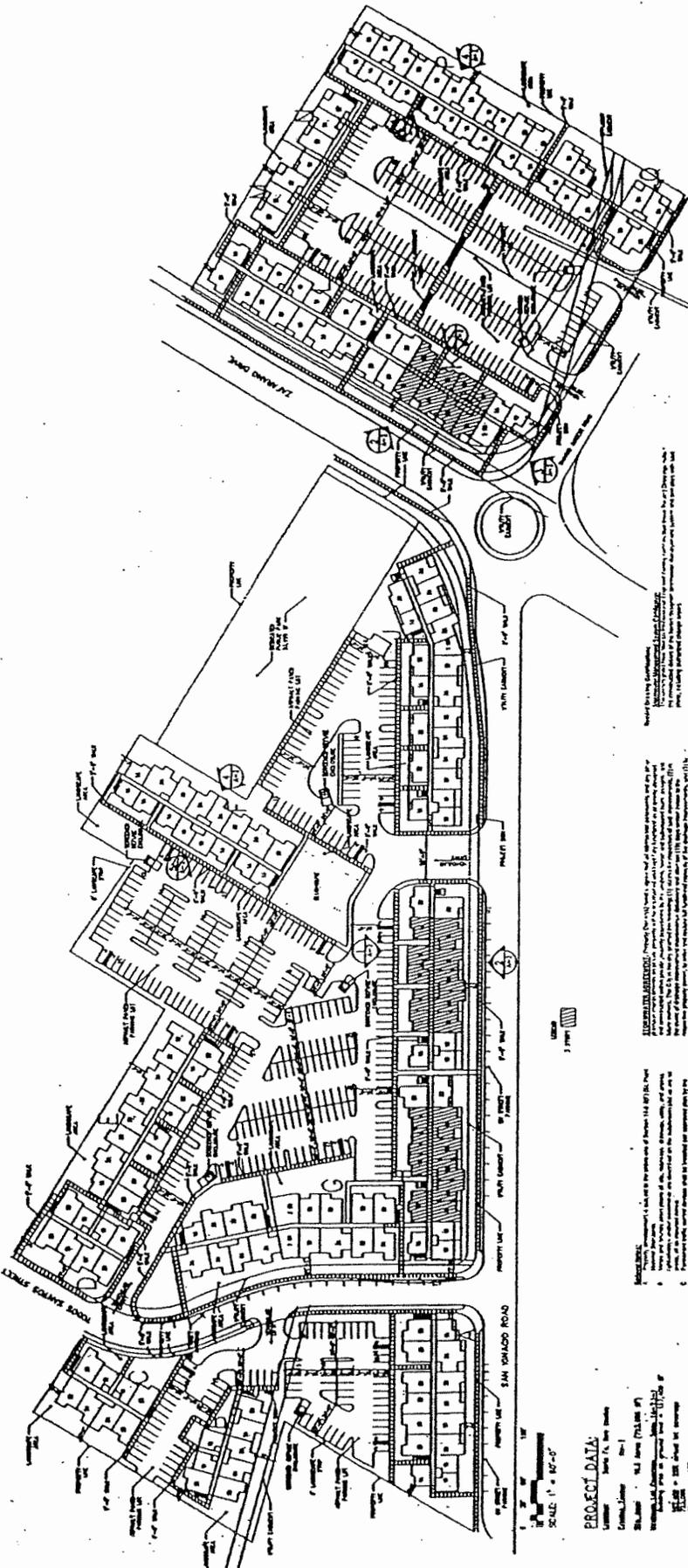
Attachments:

- *Exhibit A Development Plan with attachments
- Exhibit B Letter of Application (with staff notations)
- Exhibit C Letter from Santa Fe Public Schools
- Exhibit D Memo from Greg Gonzales to Ellery Biathrow – effluent easement relocation.
- Exhibit E Early Neighborhood Notification Memo
- Exhibit F Memo from Open Space Coordinator
- Exhibit G Memo from Wastewater Division
- Exhibit H Memo from Landscape Review
- Exhibit I Memo from Fire Department
- Exhibit J Memo from Subdivision Engineer
- Exhibit K Memo from Sangre de Cristo Water Utility Engineer
- Exhibit L Memo from City Traffic Engineer
- Exhibit M Santa Fe Homes Program Affordable Housing Proposal

* Distributed in Commission packets only. Available for review at Permit & Development Review.



A-1



PROJECT DATA:
 Location: Santa Fe, New Mexico
 Client: Santa Fe, New Mexico
 Date: 1972
 Scale: 1" = 80'-0"

1. This plan is a preliminary site plan for the proposed residential development in Santa Fe, New Mexico. It is based on the information provided by the client and is subject to change without notice.
2. The plan shows the layout of the residential lots, streets, and parking areas. The lots are numbered and the streets are named.
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LEGEND:
 1" = 80'-0"
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NOTES:
 1. This plan is a preliminary site plan for the proposed residential development in Santa Fe, New Mexico. It is based on the information provided by the client and is subject to change without notice.
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SITE DEVELOPMENT PLAN
 SANTA FE, NEW MEXICO



SANTA FE HOMES PROGRAM

RENTAL SCHEDULE

Effective August 25, 2005*

Refer to Section 26-1.24 (B) and the SFHP Administrative Procedures
For specific requirements contact The Office of Affordable Housing

Income Range	Affordable Gross Rent Efficiency/Studio or 1 Bedroom	Affordable Gross Rent 2 Bedrooms	Affordable Gross Rent 3 Bedrooms	Affordable Gross Rent 4 Bedrooms
Income Range 1	\$346	\$396	\$445	\$495
Income Range 2	\$577	\$660	\$742	\$825
Income Range 3	\$750	\$858	\$965	\$1,073

*Lease rates are revised according to the most recent area median income published by HUD.
Household income based upon HUD area median incomes as of 2/24/2005.

	1 Bedrooms, 1 Bath 1-2 person household (650 sq ft minimum)	2 Bedrooms, 1 Baths 3 person household (850 sq ft minimum)	3 Bedroom, 2 Bath 4person household (1160 sq ft minimum)
Income Range 1 Maximum Rent Required No. of Units	\$346 7 units	\$396 13 Units	\$445 2 units
Income Range 2 Maximum Rent Required No. of Units	\$577 6 units	\$660 14 Units	\$742 2 Units
Income Range 3 Maximum Rent Required No. of Units	\$750 7 Units	\$858 13 Units	\$965 1 Units

Prices reflect 2/24/2005 median incomes.

Santa Fe Homes Program
 Program Requirement Worksheet
 September 2005

Determining Required Number of SFHP Units and Required Fractional Fee
 Rental Developments

1. Total number of all units to be built in development	429
2. Multiply number from line 1 by 15%	64.4
3. Enter whole number result of line 2 calculation. This is the total number of SFHP units that must be provided in the development	65
4. Determine how many units are required in each applicable Income Range. Divide number from line 3 by 3. Enter the whole number result in each of the following Income Ranges:	
4a. Income Range 1:	21.66
4b. Income Range 2:	21.66
4c. Income Range 3:	21.66
5. If the total of lines 4a, 4b and 4c does not equal the total required from line 3, add one unit to the requirement for Income Range 2 (line 4b). If the new total still does not equal the total required from line 3, add one unit to the requirement for Income Range 1 (line 4a). The total of lines 5a, 5b, and 5c must equal this total from line 3. This is the total number of SFHP units that must be provided in each Income Range.	
5a. Income Range 1:	22
5b. Income Range 2:	22
5c. Income Range 3:	21
6. Determine fractional fee. Enter the remaining fraction resulting from the calculation in line 2:	0
7. Multiply the fraction from line 6 by \$54,500*. This is the total fractional fee that is owed:	0

*The base fractional fee is updated when the AMI is updated and is equal to one-half the price of a 3 bedroom home for Income Range 2.

TO: City of Santa Fe Planning Commission

FR: Leah Lopez, Sylvia Duran Nickerson, Al Duran, Sandra Mares-residents on Camino Polvoso

RE: Case #M 2006-40/Jeff Branch's Apartment Development Plan

Date: November 2, 2006

We respectfully request to provide our written and verbal input at the 11/2/2006 hearing since Jeff Branch has indicated to us that the City of Santa Fe has never shared our written concerns or questions regarding how the San Isidro Development would affect us with him. We are a family of four small landowners left behind by Jeff Branch and Centex Homes in the San Isidro Development with authority of public officials. If this high density apartment village is approved, and we have no reason to believe that the City won't give the developer his way, we will be completely surrounded on three sides by hazardous construction and obscenely crowded conditions. The development plans attached with the notice of this meeting are difficult to follow by the average layman. We can only assume that the streets were not labeled on the site plan map because both Jeff and the City know that people can't complain about what they don't fully understand.

What is clear is that the developer, whoever that may be, has been granted authorization to develop 29 housing units per acre in our immediate living area. Those of us left in the contentious "donut hole zone" on Camino Polvoso, are highly restricted to water usage that we worry about how many times we are allowed to flush the toilet to keep within tight water restrictions. How one goes from how we have been restricted to water and use of our land, to authorization for building 29 apartments per acre is beyond us.

For more than a year, we have been adversely affected by the hazardous construction underway by Centex homes immediately behind our homes. We are also impacted by the construction, noise and massive amounts of blowing dirt by Jeff's industrial construction and will now be completely surrounded by construction and development on three sides of what used to be a quiet residential area. Families left behind by the City and developers have literally been left in the dust with no viable options.

We have several questions for the City of Santa Fe that we are submitting in writing and would appreciate a written response in the same.

1. Why has the City allowed the developer to move forward with such a poorly thought out development plan? Despite our continued efforts to bring attention to concerns of area residents, developers move forward with support from the City.
2. Will the apartment neighborhood consist of public housing?
3. Will the structures be more than one story?
4. How long with this apartment village take to complete?
5. What assurances do we have that the developer will do a better job of controlling their noise and blowing dirt, better than Jeff Branch and Centex have done thus far?

6. Where is the water for this high density community coming from? And why are we under such tight restrictions?
7. Who is the developer?
8. Why are we receiving the City's notice of hearings from Jeff Branch's office? Is there a conflict of interest?
9. With the high number of apartment units planned, what will be done to manage and control the added impact of the construction, increased traffic & congestion, noise, parking, and prevent bottle necked traffic during peak times of the day?
10. Who will benefit from this high density development in an already overly congested city? It is conservatively estimated that each of the 429 apartment units will hold at least two people and two cars. The math is simple.
11. Can you provide those of us present with a development site plan with street names so that we know where our land is in reference to this massive apartment village?

For more than a year, we have been adversely impacted by the San Ysidro development project. Our concerns have been neglected. The construction has interfered with our personal health and well being. Centex's housing development immediately south of our land on Camino Polvoso is not planned to be completed for another three years, if that. This added development only adds insult to injury.

Once built, it is conservatively estimated that the developer will earn \$279,000 per year off of each acre. Calculating that by the total number of units planned, that is annual earnings of \$4,118,400. That is a gross injustice against the small landowners such as ourselves who were left behind. Jeff Branch and Centex homes united and recently offered those of us left on Camino Polvoso a meager \$199,000 per acre of land on Camino Polvoso knowing precisely much they have already profited and will continue to profit off the original landowners. This is robbery and no one is looking out for the remaining residents!

We are interested in knowing what the City of Santa Fe and the Regional Planning Authority have in mind to protect the interests of the small landowners left behind to struggle with the conditions created for us by Jeff Branch, and Centex Homes with the authority of the City and ETZ. It is an injustice to favor the interests of the developers and to step all over the local taxpaying citizenry. Together, the City and County must develop a plan to correct this injustice against the small landowner before anymore of this move forward.

In closing we are adamantly opposed to this high density apartment village and would appreciate receiving information about the process we need to follow to petition against this high density apartment village.

CC/ Regional Planning Authority
Diane Quarles
New Mexican
Santa Fe Reporter

Contact Information

Property Owner of 2212 Camino Polvoso

Sandra Mares
2054 Camino Lado
Santa Fe, N.M. 87505
505-412-0599

Property Owner of 2216 Camino Polvoso

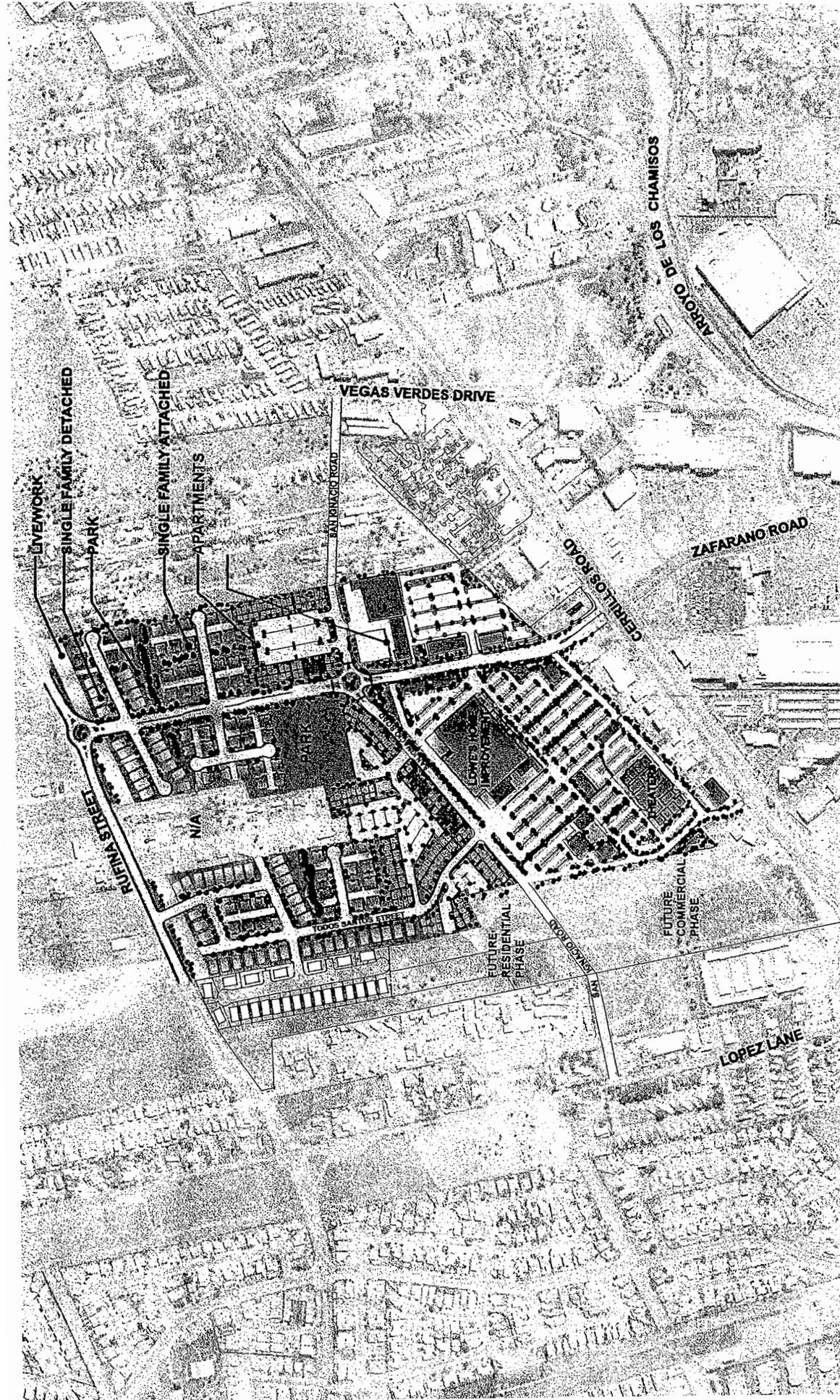
Leah Lopez
P.O. Box 24038
Santa Fe, N. M. 87502
505-470-4475

Property Owner of 2220 Camino Polvoso

Sylvia Duran Nickerson
3003 Bowman
Las Cruces, New Mexico 88005
Phone 505-526-7362

Property Owner of 2224 Camino Polvoso

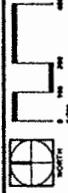
Alfonso Duran Jr.
934 Alto St.
Santa Fe, N.M. 87501
505-204-2974



ISIDRO VILLAGE SANTA FE, NM

PROJECT CLIENT: C&Z, LLC.

SITE PLAN



Branch Design & Development
 215 West San Francisco St. Suite 204
 Santa Fe, NM 87501 (505) 862-2703

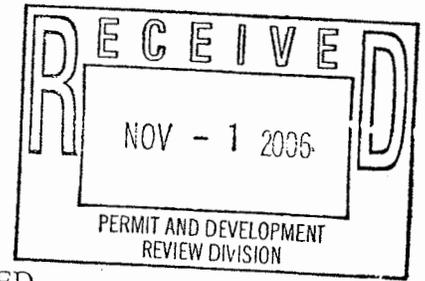
Exhibit B

OCTOBER 2006

CENTEX HOMES

October 27, 2006

Planning Commission
City of Santa Fe
PO Box 909, 200 Lincoln Avenue
Santa Fe, NM 87504



HAND DELIVERED

Re: Case # M 2006-40 – San Isidro Apartments Development Plan

Dear Commission Members,

We purchased and are developing the R-6 residential portion of San Isidro Village. At final execution of the Plat for our portion of the development an issue arose regarding additional access from San Isidro Village to property to the west. Our plat has a road, San Angelo, which connects the property to the west. We join C&Z LLC in the position that additional access is unwise, unwarranted, and is not called for by any public transportation plan. We respectfully request that the Commission clarify its intent regarding roads from San Isidro Village to properties west of the development. In the event the Commission determines that an additional road is required, our position is that the San Isidro Apartments Development Plan you are considering must provide for it.

Thank you for your consideration.

Sincerely,

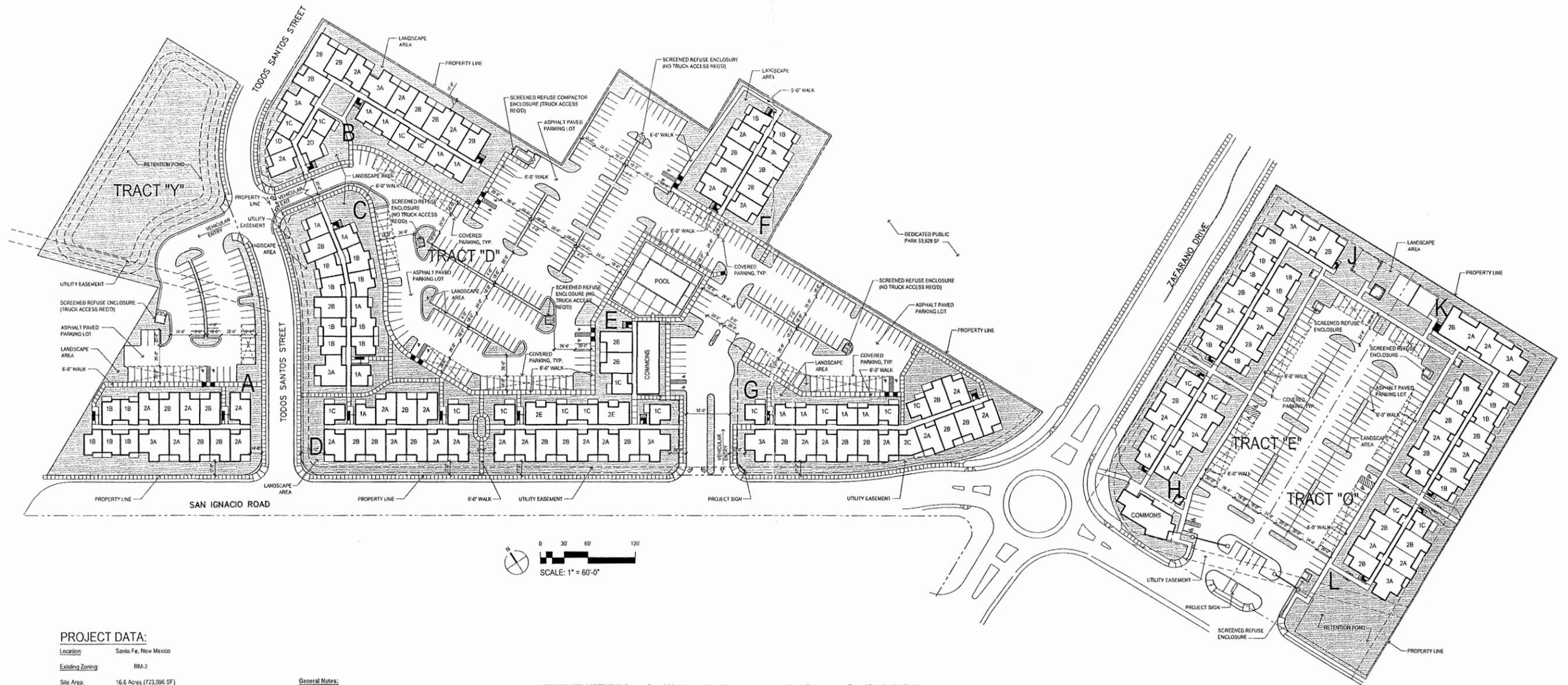
A handwritten signature in cursive script, appearing to read "Robert C. Prewitt".

Robert C. Prewitt
Vice President

Cc: Jeff Branch, C&Z L.L.C.

Livable from day one.

WWW.CENTEXHOMES.COM



PROJECT DATA:

Location	Santa Fe, New Mexico
Existing Zoning	RMA-2
Site Area	16.6 Acres (723,096 SF)
Maximum Lot Coverage	Table 14-7.1-1
Building area on ground level = 107,843 SF	
107,843	= 14% actual lot coverage
723,096	
Allowable:	40%
Maximum Gross Density	Table 14-7.1-1
429 units on site	
Allowable gross density - 29 units/acre	
29 DUA x 16.6 Acres = 481 units allowable	
429 units	= 25.8 DUs per acre
16.6 acres	
Parking Calculations	Table 14-8.5-1
Unit size	
1 BR Units	= 650 SF
2 BR Units	= 850 SF
3 BR Units	= 1,160 SF
Spaces Required	
171 - 1 BR units @ 1.25	= 214 spaces
236 - 2 BR units @ 1.5	= 354 spaces
22 - 3 BR units @ 1.5	= 33 spaces
	601 spaces required
Parking Provided	
611 onsite	
includes 94 covered spaces & 20 accessible	
OPEN SPACE:	
Required:	429 Units x 250 = 107,250 SF
Provided:	= 213,316 SF
Surplus:	= 106,066 SF

General Notes:

- A. Property development is subject to the provisions of Section 14-8.4(F) (5), Plant Material Standards.
- B. Miles and bounds descriptions of lots, roadways, drainage, utility, and access right-of-ways and/or easements are described on the subdivision plat as are lot areas, all as included herein.
- C. Permanent traffic control devices shall be installed per approved plan by the developer.
- D. All building units shall conform to the intent of the Development Plan with actual size and shape of each structure contained within the herein defined building envelopes, including walls and fences, subject to applicable building permit requirements.
- E. Building setbacks shall apply to all permanent structures, including accessory structures.
- F. All proposed changes to the approved improvement plans shall receive prior approval by the City of Santa Fe's Planning and Land Use Department before construction.
- G. This development lies outside of the Historic District.
- H. This development lies outside of the Archaeological Review District.
- I. Property development is required to comply with applicable provisions of Chapter 14, Land Development Code, SFCC 1987 and subsequent amendments.
- J. Property development is required to comply with provisions of each applicable City of Santa Fe Ordinance adopted prior to final Plat and/or Development Plan recording with the County Clerk or submitted with a Building Permit Application that modifies any provision of requirements called for in Chapter 14, Land Development Code, SFCC 1987 and subsequent amendments.
- K. Buildable areas for platted parcels will be determined at the time building permit application as detailed in the Land Development Code. Any buildable areas shown hereon are subject to relocation per code requirements.
- L. Utility expansion charges shall be paid at time of building permit application for each lot.
- M. Fire Department Access shall be maintained throughout all development construction phases as per IFC 1410.1.
- N. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site as per IFC 1412.1.
- O. Neighborhood Park and Regional and Community Park Impact Fees will be paid at the time of application for grading permit.

STORMWATER AGREEMENT: Property Owner(s) hereby agree that all stormwater 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 improvement maintenance deficiency and after ten (10) days written notice to the respective property owner, to enter and restore full functional capacity of the drainage 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's Printed Name _____ Owner's Signature / Date _____

The foregoing instrument was acknowledged before me this ____ day of _____, 200__ (or equal)

Notary Public _____ My Commission Expires _____

Approved: _____

Approved by the Santa Fe Planning Commission at their meeting of _____, 20__ at 4 P & DR Case No. _____

Planning Commission Chairperson _____ Date _____

Planning Commission Secretary _____ Date _____

P & DR Review: _____

Reviewed by the Santa Fe Permit and Development Department

City Planner _____ Date _____

Permit and Development Review _____ Date _____

Record Drawing Certification:

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 said plans, including authorized change orders.

Signature _____ NM PE No. _____ Date _____

NMPE Seal

Franchise Utility Approval:

PNM Electric Services _____ Date _____

PNM Gas Services _____ Date _____

Qwest Communications, Inc. _____ Date _____

Comcast Cable _____ Date _____

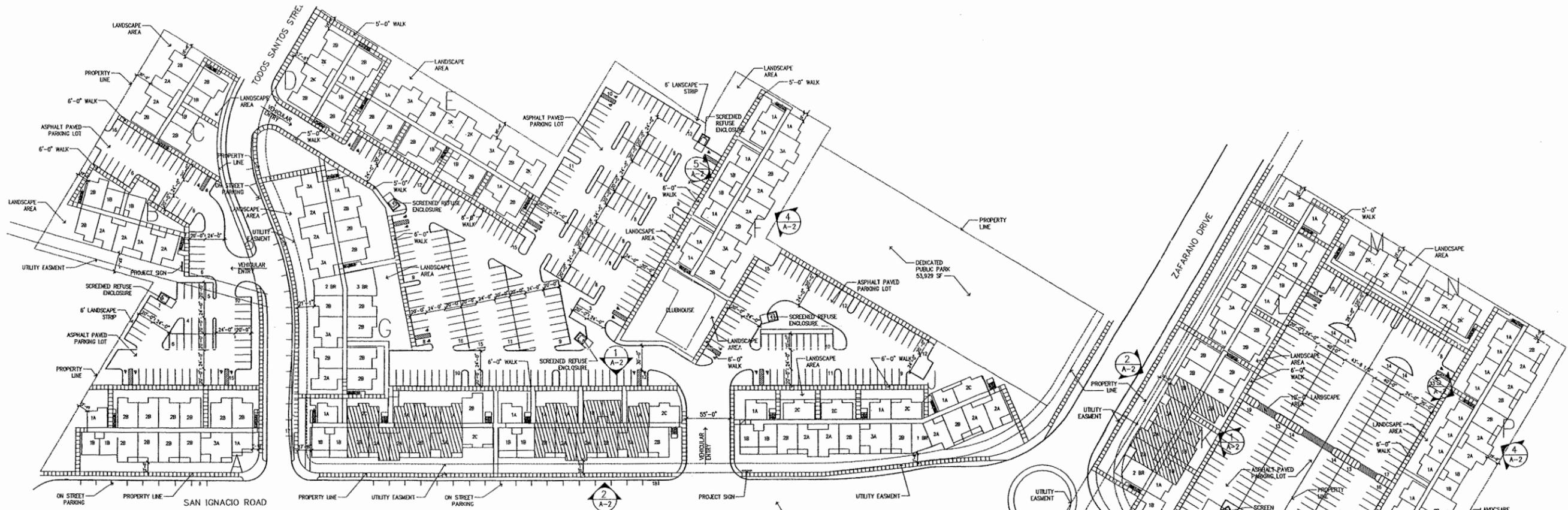
CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.		
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE SUBDIVISION ENGINEER		
CITY	USE	ONLY

A-1



Dekker/Perich/Sabatini

architecture • interiors • landscape • planning • engineering
7601 Jefferson NE, Suite 100 505 761-9700
Albuquerque, NM 87109 101 761-4222



0 30' 60' 120'
 SCALE: 1" = 60'-0"

PROJECT DATA:

Location: Santa Fe, New Mexico
Existing Zoning: RM-2
Site Area: 16.6 Acres (723,096 SF)
Maximum Lot Coverage: Table 14-7.1-1
 Building area on ground level = 157,409 SF
 157,409 = 22% actual lot coverage
 723,096
 Allowable = 40%
Maximum Gross Density: Table 14-7.1-1
 429 units on site
 Allowable gross density - 29 units/acre
 29x16.6 = 481 units allowable
 429 = 25.8 DU's/acre
 16.6
Parking Calculations: Table 14-8.6-1
Unit size
 1 BR Units = 650 SF
 2 BR Units = 850 SF
 3 BR Units = 1,160 SF
Spaces Required
 135 - 1 BR units @ 1.25 = 169 spaces
 264 - 2 BR units @ 1.5 = 396 spaces
 30 - 3 BR units @ 1.5 = 45 spaces
 610 spaces required
Parking Provided
 602 onsite
 43 off site
 645 total
 includes 32 accessible
OPEN SPACE:
 Required: 429 Units x 250 = 107,250 SF
 Provided: = 175,090 SF
 Surplus: = 67,840 SF

- General Notes:**
- Property development is subject to the provisions of Section 14-8.4(F) (5), Plant Material Standards.
 - Mets and bounds descriptions of lots, roadways, drainage, utility, and access right-of-ways and/or easements are described on the subdivision plat as are lot areas, all as included herein.
 - Permanent traffic control devices shall be installed per approved plan by the developer.
 - All building units shall conform to the intent of the Development Plan with actual size and shape of each structure contained within the hereby defined building envelopes, including walls and fences, subject to applicable building permit requirements.
 - Building setbacks shall apply to all permanent structures, including accessory structures.
 - All proposed changes to the approved improvement plans shall receive prior approval by the City of Santa Fe's Planning and Land Use Department before construction.
 - This development lies outside of the Historic District.
 - This development lies outside of the Archaeological Review District.
 - 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 provisions of each applicable City of Santa Fe Ordinance adopted prior to final Plat and/or Development Plan recording with the County Clerk or submitted with a Building Permit Application that modifies any provision of requirements called for in Chapter 14, Land Development Code, SFCC 1987 and subsequent amendments.
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 - Fire Department Access shall be maintained throughout all development construction phases as per IFC 1410.1.
 - An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site as per IFC 1412.1.
 - Neighborhood Park and Regional and Community Park Impact Fees will be paid at the time of application for grading permit.

LEGEND
 3 STORY

STORMWATER AGREEMENT: Property Owner(s) hereby agree that all stormwater 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 improvement maintenance deficiency and after ten (10) days written notice to the respective property owner, to enter and restore full functional capacity of the drainage improvements; and (3) to lien the property for both direct and indirect costs associated with such work. By signature attested 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's Printed Name _____ Owner's Signature / Date _____
 The foregoing instrument was acknowledged before me this ____ day of _____, 20__ (or equivalent)
 Notary Public: _____ My Commission Expires _____
 Approved: Approved by the Santa Fe Planning Commission at their meeting of ____/____/20__ at as P & DR Case No. ____
 Planning Commission Chairperson _____ Date _____
 Planning Commission Secretary _____ Date _____
 P & DR Review: Reviewed by the Santa Fe Permit and Development Department
 City Planner _____ Date _____
 Permit and Development Review _____ Date _____

Record Drawing Certification:
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 said plans, including authorized change orders.

Signature _____ NMPE No. _____ Date _____
 NIMPE Seal

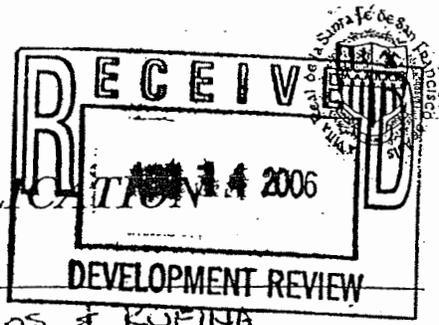
Franchise Utility Approval:
 PNM Electric Services _____ Date _____
 PNM Gas Services _____ Date _____
 Qwest Communications, Inc. _____ Date _____
 Comcast Cable _____ Date _____

SITE DEVELOPMENT PLAN
 SANTA FE, NEW MEXICO



A-1

Dekker/Perich/Sabatini
 architecture = interiors = planning = engineering
 7601 Jefferson NE, Suite 100 Albuquerque, NM 87109 505 761-9700 fax 761-4222



DEVELOPMENT REVIEW APPLICATION

Project Name SAN ISIDRO APARTMENTS
 Project Location ALONG ZAFARANO BETWEEN CERILLOS & KOPINA
 Uniform Parcel Code No. _____
 Plat No. _____
 ENN/Related Case No. _____
 Subdivision Name SAN ISIDRO
 Lot _____ Block _____ Acreage _____
 Owner(s) Name C & Z LLC
 Owner(s) Address P.O. Box 2328 SANTA FE NM 87506
 Phone No. 997-3535 Cell No. _____
 Fax No. 984-0024 E-mail Address _____
 Agent(s) Name GREG GONZALES
 Agent(s) Address P.O. Box 2328 SANTA FE NM 87506
 Phone Number _____ Cell Number _____
 Fax No. _____ E-mail Address _____

Committee	Submittal Date	Proposed Meeting Date
<input type="checkbox"/> Early Neighborhood Notification	_____	_____
<input type="checkbox"/> Board of Adjustment	_____	_____
<input type="checkbox"/> City Council	_____	_____
<input type="checkbox"/> Historic Design Review Board	_____	_____
<input checked="" type="checkbox"/> Planning Commission	<u>8-14-06</u>	<u>10-5-06</u>
<input type="checkbox"/> Summary Committee	_____	_____

Type of Submittal

Amended Development Plan Final Subdivision Prel
 No. of Lots _____
 Appeal General Plan Amendment Pre
 Annexation Lot Consolidation Adjustment Rez
 Dedication Plat Lot Line Adjustment Spe
 Development Plan Mobile Home Tim
 Family Transfer Plat Amendment (Admin.) Var
 Final Development Plan Plat Amendment (PC) Wa

No. _____
 City of Santa Fe
 Cashiers Office
 Santa Fe, NM 87504
 (505)955-4333
 Rez: 08/14/2006 9:58:24 AM
 Your cashier was Curtis
 B002201106223 T40
 Development Review
 c&z llc
 11001.431475 \$20.00
 Total \$20.00
 Check 4540 \$20.00

DR - SEE STAFF

EXHIBIT **B**

New Construction:

Single-Family Residence

Commercial

Multi-Family Residence

Other Construction:

Demolition

Remodel

Addition

Residential

Signs

Wall/Fence

Antenna

Pre-application Meeting: Date: _____ Case Planner: _____

Preliminary Zoning Review: Date: _____ Planner: _____

Height Calculation

Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?

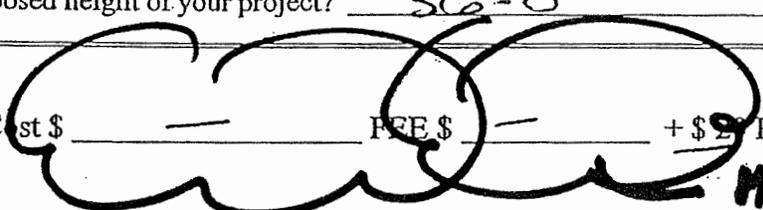
YES

NO

If yes, please provide a written request for an updated maximum allowable height calculation.

What is the proposed height of your project? 36'-0"

Construction Cost \$ _____ FEE \$ _____ + \$2 Per Poster = \$ 20.00

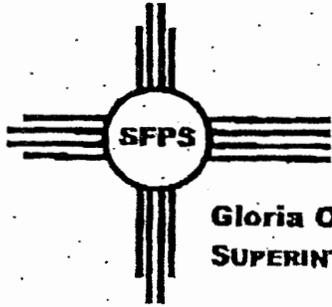


MUST SUBMIT RELEVANT FEES

I hereby certify that the documents submitted for review consideration by ZONING COMMISSION meeting of OCTOBER 5, 2006 have been prepared in accordance with the checklist and meet the minimum standards outlined in Chapter 14 SFCC 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

Signature of Owner /Date

Greg Gaylor
Signature of Agent /Date



SANTA FE PUBLIC SCHOOLS

Gloria O. Rendón, Ed.D.
SUPERINTENDENT OF SCHOOLS

Bill Belzner
DEPUTY SUPERINTENDENT

Educational Service Center
610 Alta Vista
Santa Fe, NM 87505
Telephone (505) 467-2023
Facsimile (505) 467-2072
bbelzner@nmiltspe.k12.nm.us

October 5, 2004

Richard Gorman
P.O. Box 8841
Santa Fe NM 87504-8841

FAX: 505-988-2366

Re: Proposed San Ysidro Village project

Dear Mr. Gorman,

Thank you for returning the completed Santa Fe Public Schools Residential Development Impact Information Form.

In reviewing the information, we have determined that the proposed San Ysidro Village Project does not pose a significant impact to schools zoned for this area.

We appreciate your observance of County Ordinance 1995-2 and for responding to Santa Fe Public Schools' request for additional information so that we can accurately assess development impact.

Sincerely,

Bill Belzner
Deputy Superintendent

Greg Gonzales

From: Greg Gonzales [g.gonzales@branchdev.com]
Sent: Thursday, October 12, 2006 10:22 AM
To: Ellery Biathrow (eabiathrow@ci.santa-fe.nm.us)
Cc: MCLAUGHLIN, ANNE M.; Jeff Branch (zoned@ix.netcom.com); Karl H Sommer (khs@sommer-assoc.com); Whitey, Jennifer L.; ROMERO, BRYAN J.; Mark Ruhlman (m.ruhlman@branchdev.com)
Subject: FW: Easement Relocation For San Isidro

Hi,

Attached is a copy of our proposed amendment to the San Isidro bulk plat which relocates the effluent easement. There are a few other issues that I would like to add to this amendment:

We have to dedicate approximately 1.2 acres out of Tract "D" to the city for a park. This was not done on the original bulk plat so I would like to add this to this amendment.

We have all the required signatures to change the street names on Zafarano and San Ignacio. I would like to address this issue on the amendment as well.

Please review and offer your comments

Thank you,

Greg Gonzales

Original Message-----

From: Hayati, Shadi [mailto:Shadi.Hayati@wilsonco.com]
Sent: Monday, October 09, 2006 9:51 AM
To: g.gonzales@branchdev.com
Cc: Whitey, Jennifer L.
Subject: Easement Relocation For San Isidro

Hi Greg,

Attached is a .pdf of the drawing. Please let me know if you wanted to make any changes.

Thanks

Shadi Hayati

SON & Company
1111 Lang Ave. NE
Albuquerque, NM 87109
Phone: (505) 348-4185

Community Impact Statement

E ENN Package

INTRODUCTION

The San Isidro Village Apartments are proposed on a 16.6561 acre tract located on three different parcels all located north of the new east west connector, San Ignacio Road. See attached Vicinity Map. The Project is proposed as an apartment project as a continuation of the approved master plan for San Isidro Village. See attached Site Plan. The property is located within the city and is currently zoned RM-2 which allows for up to 29 du's/ac. There is an existing water budget on file with the city.

It is anticipated that Branch Design and Development will present the following development applications to the City of Santa Fe:

1. Final Development Plan;
2. Preliminary Subdivision Plat;
3. Final Subdivision Plat;
4. Variances, if necessary.

When the annexation agreement was signed with the city there were no affordable housing requirements spelled out in the document. It is the intent of the applicant to provide an appropriate number of affordable rental units during discussions with the city's new affordable housing office.

1. EFFECT ON CHARACTER AND APPEARANCE OF SURROUNDING NEIGHBORHOOD

The applicant intends to comply with all city requirements related to architectural design, lighting, signage and landscaping. All information demonstrating compliance with architectural design requirements will be provided as required by city ordinances.

The proposed project is consistent with the character of the developing neighborhood as contemplated by the General Plan.

The property is currently vacant. The area to the east is mostly vacant with the exception of scattered houses, out buildings; to the south there is the construction of the San Isidro Village which includes the extension of Zafarano Drive, the new Lowe's Home Improvement Center, Regal Theatres, and other smaller commercial pads. To the west is vacant and to north is the construction of the Centex housing development and some scattered homes.

2. EFFECT ON PROTECTION OF PHYSICAL ENVIRONMENT

A terrain management plan will be prepared as required by the applicable sections of the Land Development Code. Any and all increases in storm water run-off will be detained as required. Measures will be introduced to control soil erosion.

The existing vegetation consists of chamisa, rabbit bush, native grasses and other ground cover. All new landscaping will comply with the requirements of the applicable sections of the Land Development Code.

3. IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS

There are no structures or acequias on the site that we are aware of and the property is not in the Historic District. An archaeological survey has been conducted as required and no known issues are present.

The applicant is going to preserve the existing Casa Romero as part of this project. This double walled adobe home was built by Hazel and Ramon Romero and will be converted into a community building for the residents.

4. RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH THE LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN

The density of the proposed apartment complex conforms to the existing General Plan, land uses, and densities of the surrounding area. The project is consistent with the General Plan for the area and has RM-2 zoning.

5. EFFECTS UPON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS ON PEDESTRIAN FLOW, VEHICULAR TRAFFIC & ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY

As currently planned, the project will have direct access to San Ignacio Road and Todas Santos Street and will have access to Cerrillos Road and Rufina Street via Zafarano Drive. A detailed traffic impact study has been prepared and was presented to the City of Santa Fe with the development applications for San Isidro Village. The traffic study identifies existing levels of service on the affected road network and the impacts that will result from the project. Where necessary, mitigation measures were proposed to offset adverse impacts.

It is anticipated that the project will comply with the parking requirements as set forth in the Land Development Code. When applicable, all streets and pedestrian paths will be designed to comply with the standards of the American Disability Act.

6. IMPACT UPON THE ECONOMIC BASE OF SANTA FE

It is anticipated that the project will impact the Santa Fe economic base as follows:

1. Create new jobs and increase employment opportunities for the existing work force, and;
2. Generate new gross receipt tax revenues during the construction phases of the project.

7. EFFECT UPON AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS

As previously discussed in this report, it is the intent of the applicant to provide an appropriate number of affordable rental units during discussions with the city's new affordable housing office.

8. EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS

- A. Fire: A new fire station is currently being constructed within Tierra Contenta community at the corner of Jaguar and Pueblo del Sol. The proximity of the project to an existing fire station will minimize emergency response time and travel distance. The site will be designed with adequate fire lanes and access ways to properly serve emergency response equipment. Fire hydrants and water lines will be installed as required by the fire department to respond to structure fires.
- B. Police Protection: The main city police station is located in the Valdez Industrial Park. The project adjoins a major arterial roadway within the primary street network. As such, the project is located within well established police patrol routes.
- C. School Services: The project is within the Santa Fe Public School district. The Santa Fe Public Schools will be contacted and informed of the project to assist in future planning and districting.
- D. Infrastructure: The project will connect to city water and sewer systems. The project will also be served by public power, natural gas and telephone systems. The

development will pay for the extension of all pertinent utility services and will contribute impact fees toward off-site impacts as required by city ordinance.

- E. Parks: The project will contribute approximately 1.5 acres to be combined with the area contributed by Centex homes to create a neighborhood park for the residents of San Isidro Village. Trails and sidewalks will link the park with the rest of the neighborhood.

9. IMPACT UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS

A request has been made for municipal water service for the project based on a specific water budget. This request was made and approved as part of the review and approvals for San Isidro Village. Water conserving plumbing fixtures will be used throughout the project. Landscaping for the project will consist of low and moderate water consuming vegetation.

10. EFFECT ON OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE

The introduction of rental residential in the area will increase the diversity of housing opportunities and contribute to the social balance in the area.

11. EFFECT UPON SANTA FE'S URBAN FORM

The project is within the Central Neighborhood Plan Area of the Southwest Santa Fe Community Area Master Plan which "generally respects the existing land uses", and "integrates the neighborhood pattern models" and "the area offers considerable potential for creating new neighborhood unit development". The proximity of the project to schools, medical services, and other residential neighborhoods minimizes the need for vehicular transportation.



For Staff:	
ENN 200	_____
Poster completed	_____
Mailing log verified	_____

REQUEST FOR STAFF ATTENDANCE AT ENN MEETING

MEETING MUST BE COORDINATED WITH THE CITY TO ASSURE STAFF ATTENDANCE. SUBMITTALS OUTLINED IN SECTION 5 MUST ACCOMPANY THIS APPLICATION BEFORE THE CITY WILL SCHEDULE STAFF FOR ENN MEETINGS.

DEVELOPMENT/PROJECT NAME: San Isidro Village

PROJECT LOCATION/ADDRESS: SEE Guidelines & vicinity map
(attach vicinity map and site plan)

CLASSIFICATION TYPE:

- General Plan Amendment From _____ To _____
- Zoning: From _____ To _____
- Preliminary Development Plan
- Final Development Plan
- Supplemental Development Plan
- Amended Development Plan

- Annexation:
- Preliminary Subdivision: Number of lots _____
- Final Subdivision: Number of lots _____
- Variance
- Special Exception
- Other

Project description: SEE GUIDELINES

DEVELOPMENT/PROJECT INFORMATION:

Neighborhood Association/s w/in 200' of project (exclude R-O-W) N/A

Map: 10.10⁺ Zone District: Rm2

Pre-application meeting with the Development Review Team, DRT: 3/23/00

DEVELOPER/OWNER INFORMATION:

Branch Design & Development ^{Inc} Address: PO Box 2328 PHONE: 992-2703

Santa Fe State: nm Zip Code: 87504

: C&Z, LLC Address: PO Box 2328 Santa Fe, nm 87504

DESIGNATED ENN MEETING DATES (Provide three (3) options)	Preferred Option	Alternative 1	Alternative 2
	<u>3/8/00</u>	<u>5/9/00</u>	<u>5/15/00</u>
	<u>6/00</u>	<u>10/00</u>	<u>10/00</u>
DATE	<u>CRONINVA CHAVIZ</u>	<u>CRONINVA CHAVIZ</u>	<u>CRONINVA CHAVIZ</u>

San Isidro Village
Apartment Area Mail Out

Map #	Name	Address	City	State	Zip Code
1-050-096-058-153	C&Z, LLC	PO Box 2328	Santa Fe	NM	87504
1-050-096-101-180	C&Z, LLC	PO Box 2328	Santa Fe	NM	87504
1-050-096-128-207	C&Z, LLC	PO Box 2328	Santa Fe	NM	87504
1-050-096-120-228	C&Z, LLC	PO Box 2328	Santa Fe	NM	87504
1-049-096-154-211	William/ Sue Sauter	PO Box 501	Santa Fe	NM	87504
1-050-096-142-282	C&Z, LLC	PO Box 2328	Santa Fe	NM	87504
1-050-096-096-316	Centex Homes	5120 Masthead NE	Albuquerque	NM	87109
1-049-096-078-277	C&Z, LLC	PO Box 2328	Santa Fe	NM	87504
1-050-096-075-308	Alfredo Urban	801 Tulane NE	Albuquerque	NM	87100
1-050-096-066-272	Sandra/ Nicasio Mares	2054 Camino Lado	Santa Fe	NM	87501
1-050-096-064-282	Leah Lopez	PO Box 24038	Santa Fe	NM	87502
1-050-096-065-279	Sylvia Duran	3003 Bowman	Las Cruces	NM	88005
1-050-096-024-284	Centex Homes	5120 Masthead NE	Albuquerque	NM	87109
1-049-096-025-300	No Info at County				
1-050-096-033-036	Frank/ Al Packard	4300 Heritage Place NE	Albuquerque	NM	87109
1-050-096-035-131	Deifino Romero	2122 Rivers Edge Dr.	Rio Rancho	NM	87144

Branch Design and Development, Inc.
PO Box 2328
Santa Fe, NM 87504
505-992-3555

April 24, 2006

William/ Sue Sauter
PO Box 501
Santa Fe, NM 87504

RE: EARLY NEIGHBORHOOD NOTIFICATION MEETING

Dear William/ Sue Sauter:

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification ordinance, this is to inform you that a meeting is scheduled for May 8, 2006, at 6:00p.m. at the Genoveva Chavez Center, located at 3221 Rodeo Rd. classroom 1, to discuss our proposal for an apartment project as a continuation of the approved master plan for San Isidro Village located along Zafarano Dr. and San Ignacio Rd.

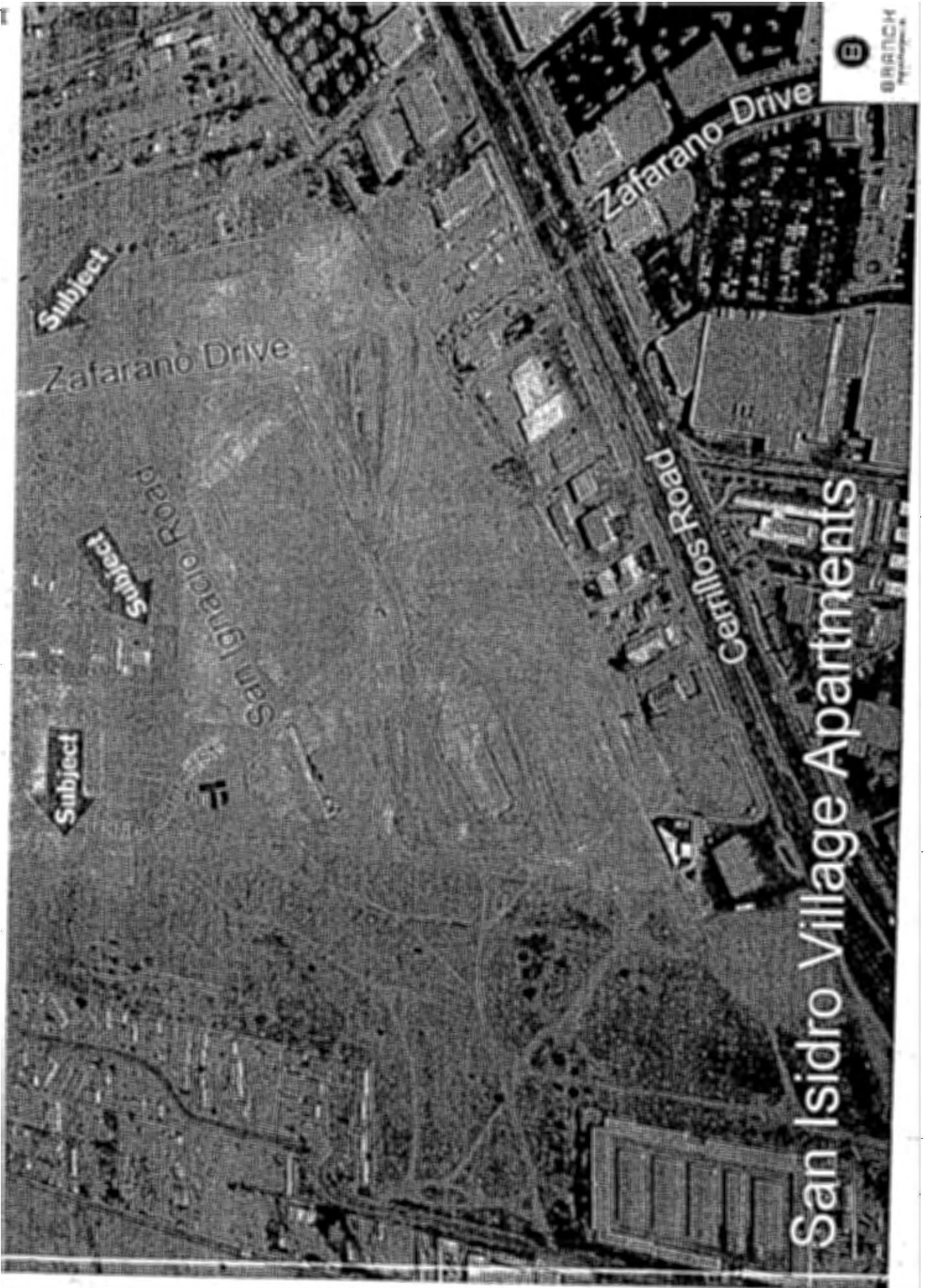
The Early Neighborhood Notification ordinance provides for an exchange of information between prospective applicants for development projects and the people who will be neighbors to the project.

Attached, please find a vicinity map and proposed site plan. If you have any questions or comments, please feel free to contact us.

Sincerely,

Jeffrey P. Branch

Attachments: Vicinity Map
Proposed Site Plan



NAME	ADDRESS	CITY	STATE	ZIP	PHONE #	EMAIL
Louis Villanueva	2204 Camino Polvoso	Santa Fe	NM	87507	471-6773	lvillanueva77@comcast.net
Mark Ruben	le vicinos PEAK	Santa Fe	NM	87504	992-3555	
Laura Montes	PO Box 2328	SF	NM	87504	992-3555	
Greg Gonzalez	PO Box 2328	SF	NM	87504	992-3555	
Miles Sanchez	" "	SF	NM	87504	912-3555	
Greg Wray	215 West San Francisco ^{#215}	SF	NM	87504	992-2703	
Laurie Wray	PUM	Albu	NM	87158	241-2792	lmoye@nm.com
Jeff Spitzer	2300 An Torralva Lane	SF	CA	97307	474-4725	mpac@sanstate.gov Did not get notice
DAVID Puhys	701 Aqueduct 04 Penny Lane	SF	NM	87504		
Lawrence Garcia	2300 An Torralva Lane	SF	NM	87507	470-7201	Friend
Alfredo Urbani	801 Tulare Ave	Albu	NM	87506	266-3551	
Candrea Mares	2054 Cam. Lado	SF	NM	87505	412-0599	socran@hotmail.com
LEAH M. LOPEZ	2216 Camino Polvoso ^{P.O. Box 15921}	Santa Fe	NM	87502	475-4775 475-9475	
JOSÉ VARELA LÓPEZ	PO BOX 15921, SANTA FE	SANTA FE	NM	87502	660-5828	JJVLCHINTEL@AOL.COM
ALFONSO DURAN	934 ALTO STR. mailings ^{2324 Cam. Polvo. Pkwy.}	SF	NM	87501	204-2974	aduran7@GMAIL.COM
Anne Garcia	4 Penny Lane	SF	NM	87505	438-3086	

 03/06

Branch Design & Development, Inc.
PO Box 2328
Santa Fe, NM 87504
505-992-2703
505-984-0024 (Fax)

April 17, 2006

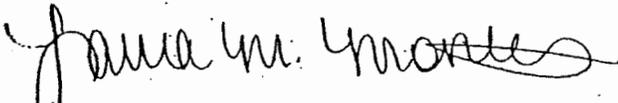
Mr. Dan Esquibel
City of Santa Fe
Development Review
200 Lincoln Ave.
Santa Fe, NM 87501

Dear Dan,

This letter is in response to an Early Neighborhood Notification Meeting being added on to one that we already have scheduled with you on May 2nd, 2006. Per Jeff Branch, Jim Salazar, and your conversation this application for San Isidro Village Multi-Family area will be added with San Isidro Village Phase II Early Neighborhood Notification Meeting on May 2nd, 2006 at 5:30 pm at the Genoveva Chavez Center.

If you have any questions, please feel free to contact me. I will be mailing out notices tomorrow.

Kind Regards,


Laura Montes

GURULE, GERALDINE A.

From: MCLAUGHLIN, ANNE M.
Sent: Tuesday, August 22, 2006 8:33 AM
To: GURULE, GERALDINE A.
Cc: g.gonzales@branchdev.com; MCLAUGHLIN, ANNE M.
Subject: Case M 2006-40 San Isidro Apartments

Trails & Open Space Comments:

Include in Project Data required neighborhood park and regional & community park dedication requirements per 14-8.15©(3)(a&b) and demonstrate that these requirements are met.

Anne McLaughlin
955-2103

EXHIBIT F

City of Santa Fe



MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL

Date: October 12, 2006

To: Greg Smith, Senior Planner
Planning and Land Use

From: Stan Holland, PE
Wastewater Management Division

Subject: DRT#2 Request for Submittals Case #M-2006-40 San Isidro Apartments Development
Plan for November 2, 2006 Planning Commission Meeting

The following information is required in order to continue the review process.

1. There is an existing sewer effluent line easement that runs through this development. The relocation of this easement within the development has not been completed to date. The relocation of this sewer easement may require changes to the development plan layout as submitted. The location of the sewer easement should be established before final development plan approval.
2. Place the following notes on the Development Plan: (1) Utility expansion charges shall be paid at time of building permit application for each lot.
3. Please confirm who is building the sewer lines shown as "existing" on the plans
4. Review of the final sewer design will depend on resolution of comment 1 above.

Please contact me at 955-4637 if you have any questions.

cc: File

EXHIBIT G

City of Santa Fe, New Mexico

memo

Application Name/ Address: **San Isidro Apartments**

Case/Permit No.: **M2006-40**

Applicant Requested Action: **Final Development Plan**

Review Date: **8/24/08 (after meeting with the applicant's representative)**

Reviewed Documents dated: **(No date on plan – received 8/31/06)**

Case Manager: **Unassigned**

Reviewed By: **Katherine Mortimer, Supervising Planner, Long Range Planning** 

LANDSCAPE REVIEW

Plant selection is fine.

Streets trees were approved as part of the larger San Isidro development plan.

Revegetation plan is fine.

The common open space requirement for a multi-family development in the RM zoning district of 250 per unit or, for this project 107,250 sf. is provided. (No private open space is required as the project does not exceed 40% lot coverage.)

The common open space shall be planted with one tree (2" caliper min for deciduous or 6' tall for evergreen) and 2 shrubs (5-gallon min.) per every 500 sf and 25% of both the trees and shrubs must be evergreen. Please indicate how these requirements are being met and which of the planting material is intended to meet these requirements. The number of trees and shrubs is fine. The plant list includes Austrian pine but calls for 2" caliper. That should be 6-feet. Also, please include the botanical name. Please indicate which of the shrubs is intended to meet the requirement for 115 evergreen shrubs. (114,505 sf open space with 1 evergreen shrub per 1000 sf).

Please indicate that the three foot wall that is part of the parking lot screening is located on both sides of the parking lot along Todos Santos Street and also exactly where the wall will go along San Ignacio Street (it needs to occur on both sides of both driveways where the parking lot is visible from the street).

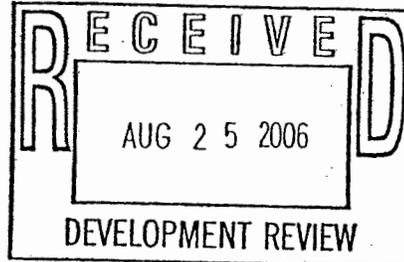
Parking lot interior landscaping is fine.

EXHIBIT H

City of Santa Fe, New Mexico

memo

DATE: August 22, 2006
TO: Greg Smith, Planner Supervisor



FROM: 
J.T. Bolleter, Assistant Chief
SUBJECT: DRT Case: San Isidro Apartments
Case # M-2006-40

I have conducted a preliminary review of the above mentioned case(s) for compliance with the 2003 International Fire Code® (IFC). Below are the conditions which shall be addressed prior to approval by the Planning Commission. (*All IFC Section shown in Italics*)

All buildings shall be provided with automatic fire sprinkler systems as per IFC § 903.2.7. Development Plans shall indicate the fire protection water mains for all buildings.

903.2.7 Group R.

An automatic sprinkler system installed in accordance with Section 903.3 shall be provided through-out all buildings with a Group R fire area.

All Fire Department Access Roads shall be a minimum of 26 ft. in order to accommodate aerial fire apparatus as per IFC § D105.

D105.1 Where required.

Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

D105.2 Width.

Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

D105.3 Proximity to building.

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

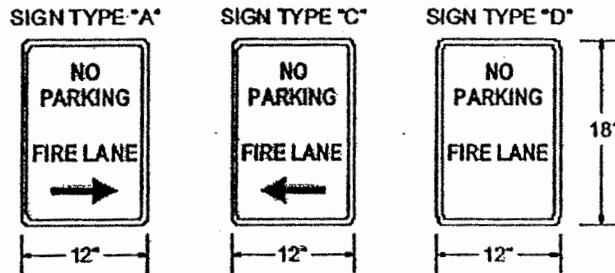
EXHIBIT **I**

All Fire Department Access Roads shall be marked with signs in accordance with IFC § D103.6. Development plans shall include a signage plan with fire access roads marked with appropriate signs spaced not more than 40 ft. apart.

D103.6 Signs.

Where required by the fire code official, fire apparatus access roads shall be marked with permanent **NO PARKING—FIRE LANE** signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

**FIGURE D103.6
FIRE LANE SIGNS.**



D103.6.1 Roads 20 to 26 feet in width.

Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.

D103.6.2 Roads more than 26 feet in width.

Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

Development Plan General notes and plat shall contain the following notes:

- Fire Department Access shall be maintained throughout all development construction phases as per IFC § 1410.1.
- An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site as per IFC § 1412.1

REVIEW MEMORANDUM

Application Name: **San Isidro Village Apartments**

Address: **Not given**

Property Legal Description: **Not given**

Current Zoning: RM2-PUD, Developed Zoning: RM2-PUD
Zone Atlas Page No.: L 15
Street Atlas Page No.: 8
FIRM Panel No.: **350070 0011 B**
Flood Zone: **C**

Case/Permit No.: **M06-40**

Applicant Requested Action: Approval of Final Development Plan.

Submittal Date: 0x-xx-xx

Review Date: 10-23-06

- Reviewed Documents of **10-23-06**:
1. **53** sheet plat set of **August, 2006**, bearing Surveyor's Stamp No. **17321**, dated **none**, and Engineer's Stamp No. **none** and undated.
 2. **Drainage Report for San Isidro Village, August, 2004.**

Site Review: 2006

Reviewed By: Ellery Biathrow

Recommended Action: Forward plans to the Planning Commission for approval subject to the following comments.

Comments/attachments provided to:
P&DR Case Manager; Greg Smith
File No.: M06-40
File No.: S N/A

Attachment(s): None

Plan Set Sheets Reviewed Title:

- | | |
|--|--|
| 1. Cover, Title Sheet | 28. SD P & P, Sheet 1 of 2. |
| 2. Final Development Plan | 29. SD P & P, Sheet 2 of 2. |
| 3. Exterior Elevations | 30. Retaining Wall Profiles, Sheet 1 of 2. |
| 4. Landscape Plan | 31. Retaining Wall Profiles, Sheet 2 of 2. |
| 5. Certified Topography | 32. CoSF SAS Constr. Details, Sheet 1 of 4. |
| 6. Bulk Land Subdivision Plat | 33. CoSF SAS Constr. Details, Sheet 2 of 4. |
| 7. Slope Analysis Map, Sheet 1 of 2. | 34. CoSF SAS Constr. Details, Sheet 3 of 4. |
| 8. Slope Analysis Map, Sheet 2 of 2. | 35. CoSF SAS Constr. Details, Sheet 4 of 4. |
| 9. Slope Analysis Calculations, Sheet 1 of 2. | 36. CoSF Drainage Details |
| 10. Slope Analysis Calculations, Sheet 2 of 2. | 37. NMDOT Drainage Details, Sheet 1 of 7. |
| 11. Typical Notes, Sections, & Details | 38. NMDOT Drainage Details, Sheet 2 of 7. |
| 12. Grading and Drainage, Sheet 1 of 2. | 39. NMDOT Drainage Details, Sheet 3 of 7. |
| 13. Grading and Drainage, Sheet 2 of 2. | 40. NMDOT Drainage Details, Sheet 4 of 7. |
| 14. Master Utility Plans, Sheet 1 of 2. | 41. NMDOT Drainage Details, Sheet 5 of 7. |
| 15. Master Utility Plans, Sheet 2 of 2. | 42. NMDOT Drainage Details, Sheet 6 of 7. |
| 16. Master Sewer Plans, Sheet 1 of 2. | 43. NMDOT Drainage Details, Sheet 7 of 7. |
| 17. Master Sewer Plans, Sheet 2 of 2. | 44. NMDOT Curb Access Details, Sheet 1 of 2. |
| 18. Roadway P & P, Sheet 1 of 5. | 45. NMDOT Curb Access Details, Sheet 2 of 2. |
| 19. Roadway P & P, Sheet 2 of 5. | 46. SWPPP. |
| 20. Roadway P & P, Sheet 3 of 5. | 47. Temporary Erosion Control Plan. |
| 21. Roadway P & P, Sheet 4 of 5. | 48. Permanent Erosion Control Plan. |
| 22. Roadway P & P, Sheet 5 of 5. | 49. SW Control Details, Sheet 1 of 5. |
| 23. SAS P & P, Sheet 1 of 5. | 50. SW Control Details, Sheet 2 of 5. |
| 24. SAS P & P, Sheet 2 of 5. | 51. SW Control Details, Sheet 3 of 5. |
| 25. SAS P & P, Sheet 3 of 5. | 52. SW Control Details, Sheet 4 of 5. |
| 26. SAS P & P, Sheet 4 of 5. | 53. SW Control Details, Sheet 5 of 5. |
| 27. SAS P & P, Sheet 5 of 5. | |

10-23-06

Findings:

General:

EXHIBIT **J**

1. Property is accessed via an access easement off of Cerrillos Road.
2. There are general formatting and plan content requirements needed per Exhibit 1 [ver. 07-15-06], a copy of which is available at the COSF Permit and Development Review Division. These requirements apply to each page.
3. Provide the following plans / documents:
 - a. Legal Lot of Record plat.
 - b. Public ROW improvement plans.
 - c. Potable / Fire Water Improvement plans.
 - d. Electronic file of Development Plan in "dxf" format, registered to 0, 0 NM State Plane Coordinates, Central Zone.
4. Reserved.

Drainage Report Comments:

1. The conclusions presented on page 2 of the Drainage Report read "10 year-6 hour" when the correct value is "100 - 6 year"
2. Coordinate between the drainage report content and infrastructure improvement plan set details.

Specific Sheet Comments:**Sheet No. 1:**

1. Exhibit 1 issues.
2. Show a development street address of 9991 San Ignacio Rd.

Sheet No. 2:

1. Exhibit 1 issues, especially for formatting, content, and notes to be included.
2. Provide table of street, building, and apartment addresses.
3. Show entire limits of property under consideration, typical.
4. Label street names, Building designations, curb access ramp locations, and similar detail.
5. Identify driveways as presented in plan set.

Sheet No.' 3 - 4:

1. Exhibit 1 issues.
2. If the Park is not a part of the development's improvements so state, e.g. "Not a Part". If the subject project requires a park to be developed then provide complete plans herein.
3. Roadway and grading plans for San Ignacio Rd. are included herein so landscaping plans for each public streetscape are to be part of this plan set.

Sheet No.' 5 - 6:

1. Exhibit 1 issues.
2. Define datum with respect to City datum.
3. Include current legal lot of record plat in plan set, no comment on an unrecorded plat which has no apparent use in this plan set.

Sheet No.' 7 - 10:

1. Exhibit 1 issues.

Sheet No. 11:

1. Exhibit 1 issues, use current edition.
2. Continue aggregate base course material beneath gutter, curb, and to a point 1 behind back of curb for use within public ROW.
3. Show 2% cross slope for each sidewalk, sloping towards roadway.
4. Provide roadway structural sections that include all improvement details (utilities, wet and dry), applicable vertical and horizontal dimensions, and both within and outside the ROW limits (in the case of any public utility easements contiguous to any ROW).

Sheet No.'s 12 - 13:

1. Exhibit 1 issues.
2. Provide copy of geotechnical report.
3. Record drawing note shall be revised to reflect certification by executing engineer, not by info from others.
4. Show property limits in all areas.
5. Define all graphics and symbols.
6. Show details of overflow /bypass features of sub-surface water harvesting devices.
7. Ensure capacity of water harvesting devices are equal to that required by Drainage Report; provide documentation to this effect.
8. Adjacent building finish floors vary by as much 33 feet and are inconsistent with exterior grades; need to revise.

9. Provide plan or report of overall stormwater management plan showing how added impervious surface drainage is being managed.
10. Reference where retaining wall plan, profile, and design are to be found within the plan set.
11. Provide specifications for all proprietary equipment being called for.
12. Define all graphics.
13. Show drainage sub-basins within the development and relate each basin to provided management improvements, justifying the size and location, i.e. provide calculations.
14. Identify retaining wall structure numbers.
15. Identify (dimension or equal) where stationing starts/ends.

Sheet No.'s 14 - 15:

1. Exhibit 1 issues.
2. Include storm drain system.
3. Identify each location where special utility line protective measures and/or minimum clearance distance is needed for each line type.

Sheet No.'s 16 - 17:

1. Exhibit 1 issues.
2. See applicable comments for Sheet No.'s 13 & 14.
3. Show service (laterals) for each structure.
4. Define materials to be used, typical.

Sheet No.'s 18 - 22:

1. Exhibit 1 issues.
2. Identify plan view with building designations or equal.

Sheet No.'s 23 - 27:

1. Exhibit 1 issues.

Sheet No.'s 28 - 29:

1. Exhibit 1 issues.
2. Define manhole design basis (reference where construction details may be found in plan set).

Sheet No.'s 30 - 31:

1. Exhibit 1 issues.
2. Label top of wall and bottom of foundation elevations at each change in vertical elevation.

Sheet No.'s 32 - 43:

1. No comment.

Sheet No.'s 44 - 45:

1. Provide legible copy

Sheet No.'s 46 - 53:

1. Existing Conditions Drainage Map is illegible.
2. Tie perimeter silt fence to construction entrances for a minimum distance of 10' (parallel and adjacent to).
3. Define protection for storm runoff inlets through detail(s) and where such protection is to be placed on plan view.
4. Any earthen dams, ridges, or similar soil disturbance shall be protected from eroding off-site by silt fencing.

Conclusions:**General:**

1. The presented project is considered to generally comply with the requirements of the Land Development Code and standard construction engineering practice when comments herein are incorporated into the plan set; the plan set being of sufficient completeness for approval by the designated approving body.

Requested Action:

1. Forward plans to the Planning Commission for approval subject to the following comments.

- End of Review Comments -
- End of Document -

City of Santa Fe, New Mexico

memo

DATE: September 1, 2006

TO: Geraldine Gurule, Planning & Land Use
Ellery Biathrow, Planning & Land Use
Greg Smith, Planning & Land Use
Katherine Mortimer, Planning & Land Use

CC: Antonio Trujillo, Water Division Engineer

FROM: Brian K. Snyder, Water Division Engineer *BKS*

RE: DRT Case # M 2006-40
San Isidro Apartments Final Development Plan

The following are the Water Division's comments regarding DRT Case # M 2006-40 (San Isidro Apartments Final Development Plan):

- (1) Provide Water Site Budget.
- (2) Provide Master Water Plan with the following:
 - a. SDCW title block and sign-off section.
 - b. SCDW Construction Notes.
 - c. Minimum scale of 1" = 40'.
 - d. Water Service Table.
 - e. Existing Water Utilities.
 - f. Proposed water main fitting installation information.
 - g. Typical Road Section Detail.
 - h. Proposed Utility Easement Locations

Master Water Utility plans will be reviewed for conformance to SDCW Standards upon submittal.

EXHIBIT K

City of Santa Fe, New Mexico

memo

DATE: October 23, 2006

TO: Geraldine Gurule, Planning & Land Use
Ellery Biathrow, Planning & Land Use
Greg Smith, Planning & Land Use
Katherine Mortimer, Planning & Land Use

FROM: Antonio Trujillo^{AT}, Water Division Engineer

RE: DRT Case # M 2006-40
San Isidro Apartments Final Development Plan

The information required for this project has been submitted to the Water Division. This case can be placed on the Planning Commission Agenda.

cc: Robert Jorgensen, Engineer Supervisor, Water Division

City of Santa Fe, New Mexico

memo

DATE: October 19, 2006

TO: Greg Smith, Planning and Land Use Department

FROM: John Romero, Public Works Dpt/Engineering Div/Traffic Impacts Section *R*

SUBJECT: Case #M-2006-40, San Isidro Apartments Final Development Plan

ISSUE

Request for final development plan approval for 429 apartment units on +/- 16.65 acres. The property is located on the east side of Zafarano north of Cerrillos Road and is zoned RM-2-PUD (Multi-Family Residential, 29 dwelling units per acre).

RECOMMENDED ACTION:

Review comments are based on submittals received on August 16, 2006. The comments below should be considered as Conditions of Approval to be addressed in a satisfactory manner prior to final signoff unless otherwise indicated.

1. The proposed development is consistent with the San Isidro Village Master Plan and the approved Traffic Impact Analysis dated October 2005.
2. Address the following comments as they pertain to sheet 6-1 of the plan-set.
 - Call out for 6" of bedcourse beneath curb & gutter and valley gutter.
 - Call out 6" of Untreated Base Course on pavement section for San Ignacio Road.
 - Call out Subgrade Prep on pavement section for San Ignacio Road.

If you have any questions or need any more information, feel free to contact me at 955-6638. Thank you.

M:\Traffic Impacts\01-TIAs\2005\San Isidro Village\San Isidro Village 10-19-06.doc

EXHIBIT *L*

2) Land Use B

This intermediate site is multi unit housing with apartments. The housing was estimated using ITE LU 220 Apartments. Table 5 shows the Land Use B estimated trips for apartment housing.

TABLE 5 – ESTIMATED TRIPS – LAND USE B

LAND USE	SIZE	WEEKDAY DAILY	AM PEAK HOUR OF ADJACENT STREET			PM PEAK HOUR OF ADJACENT STREET		
		TOTAL	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
B – Apartments (ITE 220)	493 UNITS	3313	251	50	201	305	198	107

3) Land Use C

The residential housing was broken into two groups; ITE LU 210 for the single family detached housing, and ITE LU 230, Residential Condominium/Townhouse for all multi-family duplex and triplex housing. This is a high density housing area and the conventional residential area single family housing data may be too high, but was retained as a conservative estimate. Table 6 shows the Land Use C estimated trips for residential housing.

TABLE 6 – ESTIMATED TRIPS – LAND USE C

LAND USE	SIZE	WEEKDAY DAILY	AM PEAK HOUR OF ADJACENT STREET			PM PEAK HOUR OF ADJACENT STREET		
		TOTAL	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
C1- Single Family Homes (LU210)	60 HOMES	574	45	11	34	60	38	22
C2 – Multi Family Homes (LU 230)	133 HOMES	779	58	10	48	69	46	23
C – Residential Total	193	1353	103	21	82	129	84	45

C&Z, LLC
PO Box 2328
Santa Fe, NM 87504
505-992-3555
505-984-0024 (Fax)

October 20, 2006

Ms. Diane Quarles
City of Santa Fe
Development Review
200 Lincoln Ave.
Santa Fe, NM 87501

RE: San Isidro Village
Apartment Area
Santa Fe Homes Program

Dear Diane,

Attached is the Santa Fe Homes Program proposal for the above mentioned project. We are in agreement with the general terms of the proposal, and will sign upon the direction from the City of Santa Fe.

If you have any questions, please feel free to contact me.

Kind Regards,

Jeffrey P. Branch
for

Jeffrey P. Branch
Managing Member

**SANTA FE HOMES PROGRAM
PROPOSAL FOR RENTAL UNITS
"SAN ISIDRO APARTMENTS"**

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this 20th day of October, 2006 by C & Z LLC ("SFHP Developer").

RECITALS

A. SFHP Developer is the developer of 16.66 acres being situated within Section 5, T 16N, R09E, N.M.P.M. County of Santa Fe, New Mexico adjacent to Zafarano Drive and San Ignacio Road and on either side of Todos Santos Street. SFHP Developer proposes to develop the property as described in the document attached hereto as Exhibit 1 (*Preliminary Development Plan*) incorporated herein by reference, and hereinafter referred to as the "Property".

B. SFHP Developer desires to develop the Property in accordance with the requirements of the SFHP Ordinance and seeks from the City development incentives subject to the terms and conditions hereinafter set forth.

C. It is understood that all representations made herein are material to the City and that the City will rely upon these representations in permitting or approving development of the Property.

PROPOSAL

SFHP Developer proposes to comply with the SFHP requirements as follows:

A. DEVELOPMENT REQUEST.

1. SFHP Developer seeks approval for Development Plan.
2. The Property is to be developed as attached Rental Housing.

B. SFHP PLAN. SFHP Developer proposes to construct a total 429 attached rental

homes within several buildings on the site. This results in a SFHP unit requirement of 64.4 rental homes. SFHP Developer proposes to construct a total of 65 SFHP rental homes in lieu of a fractional payment as indicated on the attached SFHP Plan (Exhibit 3). The SFHP rental homes must be proportionately distributed throughout the project site to avoid the consolidation of SFHP rental homes in any one location. The SFHP rental homes will be delivered in proportion to the delivery of market rate rental homes. The SFHP rental homes shall be the same square footage size or larger than the non-SFHP rental homes.

C. SUCCESSORS IN TITLE. SFHP Developer proposes to develop the Property consistent with this SFHP Proposal. In the event that SFHP Developer sells, assigns, leases, conveys, mortgages, or encumbers the Property to any third party, the third party shall be required to execute a SFHP Rental Agreement consistent with this Proposal prior to obtaining any City approvals. SFHP Developer proposes to record applicable regulatory agreements or liens in the public records that will ensure long-term affordability of the SFHP rental homes.

D. REPORTING. SFHP Developer proposes to sign an affidavit declaring that the lease rates do not exceed the amount specified in the SFHP Agreement.

E. MONITORING. SFHP Developer proposes to provide such information and documentation as is set forth in Section 26-1.30 concerning certification of renters and to comply with all monitoring requirements in order to insure that the actual leases are in compliance with the SFHP Agreement.

F. DEVELOPMENT INCENTIVES. SFHP Developer requests a reduction in the amount of submittal fees for development review applications, waivers of the building permit fees, capital impact fees, and sewer extension fees proportional to the number of SFHP rental homes. SFHP Developer also requests an exemption from the retrofit and consumptive water rights requirements for the SFHP rental homes.

REVIEWED BY:



OFFICE OF AFFODABLE HOUSING

10/25/06
DATE

- Attach: Exhibit 1 - Subdivision layout (proposed)
 Exhibit 2 - Pricing Schedule
 Exhibit 3 - SFHP calculation worksheet