

City of Santa Fe, New Mexico

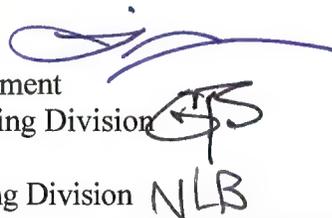
memo

DATE: June 30, 2016 for the July 7, 2016 Meeting

TO: Planning Commission

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

FROM: Noah Berke, Senior Planner, Current Planning Division



Case #2016-57. Variance Requests to Sign Standards for Presbyterian Hospital. James W. Siebert & Associates, Inc., agent for Presbyterian Healthcare Services, requests approval of a variances to the provisions of Section 14-8.10 SFCC 1987 'Signs', on Tract 8, a 39.03 acre parcel which is zoned HZ, Hospital Zone District. (Noah Berke, Case Manager)

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** subject to conditions of approval as outlined in Exhibit B.

The variances are limited to only the seven Sections of 14-8.10 "Signs" as specified in the variance section of this document and are limited to the size and quantities in the applicant materials.

Determination of whether the proposed standards are appropriate should include consideration of the functional role of signage: to permit identification of the project site from adjacent streets and readily locate driveways, and to locate different tenants and services once the customer is on the site.

II. EXECUTIVE SUMMARY

The Las Soleras Master Plan was approved in 2009, and significant amendments were most recently approved by the Governing Body in 2015. Tract 8 is zoned for hospital use, and Subsection 14-8.10(G) "General requirements for Signs According to District" includes regulations for the number, height and area of signs allowed in the HZ Districts.. The Las Soleras Master Plan includes special development standards for commercial development along Cerrillos Road, but does not include specific development standards for signage on Tract 8.

The applicant has requested variances to the provisions of Section 14-8.10 SFCC 1987 'Signs', on Tract 8. Those modifications would allow substantially more overall signage for the 39-acre hospital parcel than would otherwise be permitted.

The proposed variance requests require Planning Commission review and approval or disapproval. This hearing before the Commission is the sole public review.

Staff review has concluded that the variance requests meet the applicable approval criteria and would not adversely affect the Las Soleras Master Plan or the Purpose and Intent of Chapter 14.

III. VARIANCE

The applicant in requesting variances from the following sections of the sign ordinance and has provided detailed information about locations in Exhibit E:

1. The limit to the total number of signs in the HZ district from two signs per building plus one entry sign. (14-8.10(G)(2)):

Proposed Signage:

- a. 3 on Main Hospital and Emergency Building (signs F.48, G.2, and G.3)
- b. 2 on Hospital Building with Expansion (signs F.48)
- c. 4 on Specialty Clinics (signs T.1)

2. The size and/or height limits for the following sign types:

- a. Directional or informational signs which are limited to (4) four square feet each to (14-8.10 (E)(1)) and to 15 feet in height (14-8.10 (G)(4)):

Proposed Signage:

- i. 6 square feet for 17 information signs (sign H.1)
- ii. 24 square feet for 24 directional signs (signs B.3, B.4, E.1 and E.2)
- iii. 15 square feet for 1 directional sign (sign C.1)
- iv. 26 square feet for 1 directional sign (sign B.1)

- b. Building-mounted signs which are limited to 20% of the wall area they are on or 80 square feet in sign area, whichever is less (14-8.10(E)(6)(b)) and 15 feet high (14-8.10(G)(4)) to:

Proposed Signage:

- i. 295 square feet and 65 feet high for 3 "Identification of Development" signs (sign F.48)
- ii. 28 feet high for 1 (one) "Emergency" and "Ambulance Only" sign each (signs G.2 and G.3)
- iii. 26 feet high for 2 (two) parking signs to mark the garage entries (sign P.1)

- c. Freestanding Signs which are limited in to 32 square feet and 15 feet high to (14-8.10(E)(8)):

Proposed Signage:

- i. 180 square feet and 18 feet, 4 inches high for 2 freestanding identification of development signs. (sign A.1)
3. Size of freestanding sign support structure exceeds maximum area of 16 square feet (50% of maximum sign surface area) (14-8.10(E)(4)(a)) to:

Proposed Signage:

- a. 23 square feet for 2 signs (sign B.1)
 - b. 43 square feet for 2 signs (sign A.1)
4. Projection of Wall Signs: Shall not *project* more than one (1) foot from the wall on which they are displayed. (14-8.10 (E)(6)(a)) to:

Proposed Signage:

- a. 1 foot 4 inches (signs F.48)

A.) Purpose of Sign Ordinance

The City's sign regulations are intended to balance the need for a safe and attractive environment with the need for effective identification of businesses and other types of land uses. The regulations are based on the idea that reasonable regulation of the signs allowed for each tenant and lot of record will permit effective identification, while still limiting the overall size and number of signs in the city. Sign regulations also recognize that there are other advertising media available, including print, broadcast, mailing and online outlets.

Section 14-8.10(A)(1) states the purpose of the sign regulations:

Section 14-8.10 is intended to establish a comprehensive and balanced system of sign control that accommodates the need for a well-maintained, safe and attractive environment within the city, and the need for effective communications including business identification. It is the intent of this section to promote the health, safety, general welfare, and aesthetics of the city by regulating signs that are intended to provide reasonable communication to the public to achieve the following specific purposes:

- (a) *To eliminate potential hazards to motorists and pedestrians using the public streets, sidewalks, and rights-of-way;*
- (b) *To safeguard and enhance private investment and property values;*
- (c) *To control public nuisances;*
- (d) *To protect government investments in public buildings, streets, sidewalks, traffic control and utility devices, parks, and open spaces;*
- (e) *To preserve and improve the appearance of the city through adherence to reasonable aesthetic principles, in order to create an environment that is attractive to residents and to nonresidents who come to live, visit, work, or trade;*

- (f) *To eliminate excessive and confusing sign displays; and*
- (g) *To encourage signs which by their design are integrated with and harmonious to the surrounding environment and the buildings and sites they occupy*

The Planning Commission and Governing Body recently reviewed amendments to the master plan for the Christus St. Vincent Medical Center, which has more and larger signs than would normally be permitted by the Hospital District regulations. The Christus St. Vincent master plan does not have specific provisions with regard to the size and number of signs allowed, but permits the hospital to request approval of signs based on a sign study to be submitted by the hospital.

The overall visual impact of signage for a project is a function of various factors:

- Number of signs
- Size of signs
- Height
- Contrast, number and brightness of colors
- Type and intensity of illumination
- Use of animation or changing images
- Use of reflective materials
- Location, especially setbacks from the street

The overall “readability” of a sign is a function of those same factors, plus:

- Simplicity/complexity of the lettering font
- Length of text message
- Vehicle speed

In general, having a 39.03 site could be viewed as a justification for needing more signs than would be allowed for a typical site. The scale of this site requires more directional signage to navigate through the campus and find the services that one is requiring upon their visit.

The proposed variances meet the intent of the sign ordinance as they establish a comprehensive signage plan that serves the purpose of the Las Soleras Hospital Zone. A regional medical center requires a significant amount of signage to easily identify the hospital environment and the emergency and health services that are proposed to be provided on Tract 8. The minimum standards of Section 14-8.10 would minimize the hospitals’ ability to identify services, businesses, and direction for a medical center of this size.

B.) Variance Approval Criteria (14-3.16(C)(1)-(5))

The applicant's full responses to the variance criteria are included in Exhibit E2. The following summary is organized to address all variance criteria and includes specific references to each where necessary:

Criterion 1 (14-3.16(C)(1)): One or more of the following special circumstances applies:	
Unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid; OR	Criteria Met: (Yes/No/N/A) Yes
The parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid; OR	N/A
There is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7; OR	N/A
The land or structure is nonconforming and has been designated as a landmark, contributing or significant property pursuant to Section 14-5.2 (Historic Districts).	N/A
<p>Evaluation: There are unusual physical characteristics of the site relative to the structure and its use that distinguish it from others in the vicinity that are subject to the same relevant provisions of Chapter 14:</p> <ul style="list-style-type: none"> • A hospital structure is unique and distinguishable from others in the vicinity because it requires unique wayfinding criteria. Patients accessing the services provided, especially urgent or emergency services, need clear and visible signage that may not be sufficient through the current signage ordinance, given the size and scale of this facility. • The site is not located on a major thoroughfare, but rather is accessed through secondary roads. The applicant notes this will be of significant importance before other portions of Las Soleras are completed. Additionally, for those individuals trying to locate the hospital who are not familiar with the Las Soleras roadway network, clear wayfinding will continue to be important into the future. • Tract 8 has unusual topography. Tract 8 is at a lower elevation and is some distance from I-25 which creates in essence a bowl effect. The request for larger signage would provide compensation by making it more visible and more easily identifiable to those seeking the regional medical center. 	

Criteria 2: The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.	Criteria Met: (Yes/No/N/A) Yes
<p>Evaluation: The unique wayfinding needs of the hospital make meeting the sign ordinance requirements infeasible. To ensure clear and very visible wayfinding for the public the hospital signage must be easily identifiable to gain access and navigate the property. Additionally, there are three roads that will provide access to the facility and each must have clear signage to provide safe and clear access to the property.</p>	

Criteria 3: The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.	Criteria Met: (Yes/No/N/A) Yes
Evaluation: Chapter 14 defines intensity as “The extent of development per unit of area; or the level of use as determined by the number of employees and customers and degree of impact on surrounding properties such as noise and traffic.” The granting of these variances to the sign ordinance will not increase the intensity of development.	

Criteria 4: The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered:	Criteria Met: (Yes/No/N/A) Yes
Evaluation: The applicant asserts that each variance is needed to ensure the minimum visibility needed from the major roadways (I-25 and Cerrillos Road) to safely lead people to the hospital and navigate the property. They assert that distance from the building is needed to provide sufficient light levels for the signs to be adequately lit and to be seen from the distances to those roadways; the increased height is similarly needed to allow the signs to be seen from these roadways as they would otherwise be blocked by buildings that would be developed between the hospital and the roadways; entry signs are needed at all three entries to the facility. The size and quantities of the signs that have been requested seem to be the minimum variance that will make reasonable use of the property as a regional medical center that provides varying services in multiple buildings on 39 acres.	

Criteria 4a: Whether the <i>property</i> has been or could be used without variances for a different category or lesser <i>intensity</i> of use;	Criteria Met: (Yes/No/N/A) Yes
Evaluation: The property is zoned HZ – Hospital Zone District. The purpose stated in the zoning district description includes this specific property “Las Soleras Hospital Zone District.” “The Las Soleras HZ district is intended to accommodate a hospital and business and professional office uses in the Las Soleras Development.” The property could be used without a variance for a different category or lesser intensity of use, however the Governing Body approved the Las Soleras Hospital zoning district specific to a hospital use. It is unlikely that a hospital could be developed on this site without variances given to the signage standards. Hospitals that provide emergency care facilities and other medical services all share the same need for clear and effective wayfinding.	

Criteria 4b: The variance is consistent with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.	Criteria Met: (Yes/No/N/A) Yes
Evaluation: The purpose of the sign ordinance includes issues of public safety and limiting visual clutter which can create an unpleasant environment and negatively affect property values. As described above, hospitals have unique wayfinding needs which do not apply to other land uses. This is in the interest of public safety. The sign variances requested would not result in visual clutter as they are designed to create clear and effective directions for people accessing the hospital. Visual clutter would be counter to the purpose of the sign and wayfinding plan for the hospital. Therefore, the proposed variances would not be counter to the purpose of the sign ordinance.	

Criteria 5: The variance is not contrary to the public interest.	Criteria Met: (Yes/No/N/A) Yes
Evaluation: The public interest context for this application is primarily the purpose and intent of the applicable sections of Chapter 14 and the policies of the General Plan. Staff has not identified any significant conflicts with Chapter 14, or any other areas where the public interest would be negatively affected.	

IV. DISCUSSION AND ANALYSIS

A.) Project Description

The variances are requested to address the needs of the proposed medical center development on Tract 8. The development of Tract 8 will require larger quantities and sizes of signage than would otherwise be permitted under Section 14-8.10 “Signs”.

The proposal is for two phases of development totaling 473,800 square feet of inpatient services, outpatient services, specialty clinics, an atrium and a central plant. In addition, there are proposed parking garages totaling 147,080 square feet. The Las Soleras Hospital zoning district allows for a floor area ratio of 1.8:1 or a possible 3,059,300 square feet of floor area on the 39.03 acre lot. The proposed project will have a total floor area ratio of 0.37:1, which is well below the permitted amount.

The first phase of development is expected to open in early 2018 with the anticipated services provided to be same day care, urgent care, emergency services, outpatient surgery, behavioral health, general surgery, orthopedics, podiatry, physical therapy, occupational therapy, speech therapy, diagnostic services, telehealth and 12 inpatient beds. Future services to be provided may include increased inpatient beds, ear, nose, throat, infusion services, pulmonary, rheumatology, urology, and integrative medicine services.

B.) Proposed Standards

The proposed signage plan would exceed each of the Chapter 14-8.10 standards for HZ districts as identified in the following table:

Section	Provision
14-8.10(G)(2)	For C-1, C-4 and HZ districts not more than two <i>signs</i> are allowed per <i>building</i> , the combined surface area of which shall not exceed thirty-two (32) square feet. In addition, an entrance <i>sign</i> is allowed as set forth in Subsection 14-8.10(E)
14-8.10(G)(4)	No <i>sign</i> shall exceed fifteen (15) feet in height in RAC, AC, C-1, C-4 and HZ districts.
14-8.10(E)(1)	Directional or Information Signs or Historic Markers. No directional or information <i>sign</i> or historic marker shall exceed four (4) square feet.
14-8.10(E)(4)(a)	<i>Sign</i> support structure for freestanding <i>signs</i> shall not exceed fifty percent of the allowable <i>sign</i> surface area for one <i>sign</i>
14-8.10(E)(8)	One <i>sign</i> for the permanent identification of a <i>development</i> shall be permitted, provided, it is mounted on a permanent masonry structure and the <i>sign</i> does not exceed thirty-two (32) square feet. If a <i>development</i> has an additional entrance on another street, a second <i>sign</i> not to exceed thirty-two (32) square feet is permitted.
14-8.10(E)(6)(a)	Wall Signs: Shall not <i>project</i> more than one (1) foot from the wall on which they are displayed. Wall <i>signs</i> shall not <i>project</i> over public <i>property</i> except where the <i>building</i> wall is less than one (1) foot from the <i>property</i> line. In this case, the <i>sign</i> may <i>project</i> up to one (1) foot from the <i>building</i> wall, provided that it does not impede or endanger pedestrian or vehicular traffic
14-8.10(E)(6)(b)	Shall, in no case, exceed twenty percent of the area of the wall on which they are displayed or eighty (80) square feet in <i>sign</i> area, whichever is less, even if the district permits a larger total <i>sign</i> area.

Determination of whether the proposed standards are appropriate should include consideration of the functional role of signage: to permit identification of the project site from adjacent streets and readily locate driveways, and to locate different tenants and services once the customer is on the site.

C.) Photometrics and Landscaping

The proposed development application for Tract 8 includes a photometric plan which includes the lighting associated with the proposed comprehensive signage. The City Engineer has reviewed the photometric plan and holds the opinion it is compliance with Section 14-8.9. (Exhibit C2)

The basic landscaping requirements of Section 14-8.10(E)(4)(c) have been met with this application. The applicant has furthered provided a comprehensive landscaping plan that includes landscaping for all freestanding or monument signs. (Exhibit C1).

D.) Early Neighborhood Notification Meeting

An Early Neighborhood Notification (ENN) meeting was held at the Southside Library Main

Branch on March 28, 2016. In attendance were five city staff, the project architects, the project planning consultant, and three members of Presbyterian Healthcare Services. There were approximately 20 members of the public present. The ENN notes are attached as Exhibit D1.

V. CONCLUSION AND CONDITIONS OF APPROVAL

The Land Use Department recommends APPROVAL of the proposed variance request to the signage regulations. Staff has included a Conditions of Approval Matrix (Exhibit B).

VI. ATTACHMENTS:

EXHIBIT A: Maps

1. Current Zoning
2. Future Land Use
3. Aerial Photo

EXHIBIT B: Conditions of Approval

1. Conditions of Approval Matrix

EXHIBIT C: Development Review Team Memoranda

1. Landscape Memorandum, Somie Ahmed
2. City Subdivision Engineer Email, Risana "RB" Zaxus

EXHIBIT D: ENN Materials

1. Meeting Sign in Sheet March 28, 2016
2. Meeting Notes March 28, 2016

EXHIBIT E: Applicant Submittals

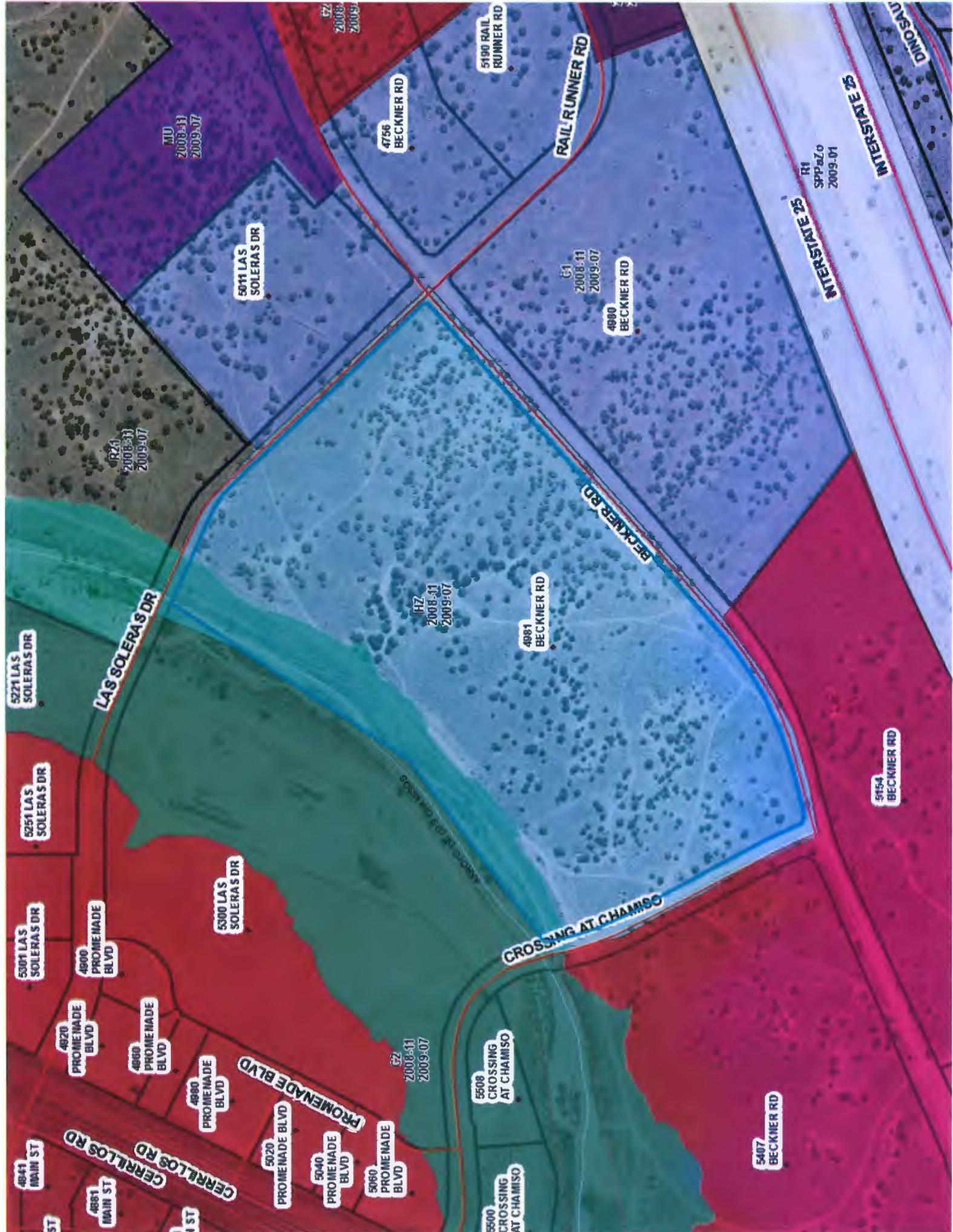
1. Application Materials
2. Comprehensive Signage Plan
3. Lot Line Adjustment Plat Prepared for Beckner Road Equities, Inc.

City of Santa Fe, New Mexico

Exhibit A

Maps

- 1. Current Zoning**
- 2. Future Land Use**
- 3. Aerial Photo**



MU
2008-11
2009-07

5011 LAS
SOLERAS DR

4756
BECKNER RD

5190 RAIL
RUNNER RD

RAIL RUNNER RD

INTERSTATE 25
RI
SPP-a/0
2009-01

INTERSTATE 25

G1
2008-11
2009-07

4800
BECKNER RD

G2
2008-11
2009-07

LAS SOLERAS DR

HZ
2008-11
2009-07

4981
BECKNER RD

5221 LAS
SOLERAS DR

5251 LAS
SOLERAS DR

5301 LAS
SOLERAS DR

4000
PROMENADE
BLVD

5300 LAS
SOLERAS DR

4820
PROMENADE
BLVD

4880
PROMENADE
BLVD

4880
PROMENADE
BLVD

5020
PROMENADE BLVD

5040
PROMENADE
BLVD

5060
PROMENADE
BLVD

G2
2008-11
2009-07

5508
CROSSING
AT CHAMISSO

5500
CROSSING
AT CHAMISSO

CROSSING AT CHAMISSO

5154
BECKNER RD

5407
BECKNER RD

4841
MAIN ST

4881
MAIN ST

CERRILLOS RD

1
N ST

DNOSAU



4841 MAIN ST
4881 MAIN ST
CERRILLOS RD
4841 MAIN ST
5001 LAS SOLERAS DR
5000 PROMENADE BLVD
4820 PROMENADE BLVD
5001 LAS SOLERAS DR
5000 LAS SOLERAS DR
5040 PROMENADE BLVD
5060 PROMENADE BLVD
5020 PROMENADE BLVD
4880 PROMENADE BLVD
4900 PROMENADE BLVD
4900 PROMENADE BLVD
5251 LAS SOLERAS DR
5221 LAS SOLERAS DR

5011 LAS SOLERAS DR
4756 BECKNER RD
5190 RAIL RUNNER RD
5008 CROSSING AT CHAMISO
5000 CROSSING AT CHAMISO
5407 BECKNER RD

4881 BECKNER RD
4880 BECKNER RD
5154 BECKNER RD
5407 BECKNER RD

RAIL RUNNER RD
BECKNER RD
INTERSTATE 25
INTERSTATE 25
DMSAY

City of Santa Fe, New Mexico

Exhibit B

Conditions of Approval

1. Conditions of Approval Matrix

EXHIBIT B
Conditions of Approval
 Variance to Signage Standards for Presbyterian Hospital
 Case #2016-57

Project Conditions			
Condition	Department/ Team	Staff Responsible	
1. Details for landscaping at all signs must be submitted at time of construction permit.	Landscaping	Somie Ahmed	
2. Signage variances are limited to the Comprehensive Signage Plan that has been submitted in the exact quantities, dimensions, and locations with Case #2016-57.	Current Planning	Noah Berke	
3. Variances are limited to Sections 14-8.10(G)(2), 14-8.10(G)(4), 14-8.10(E)(1), 14-8.10(E)(4)(a), 14-8.10(E)(8), 14-8.10(E)(6)(a), 14-8.10(E)(6)(b) as per plans.	Current Planning	Noah Berke	

City of Santa Fe, New Mexico

Exhibit C

Development Review Team

- 1. Landscape Memorandum**
- 2. City Subdivision Engineer Email**

City of Santa Fe, New Mexico

memo

DATE: June 30, 2016
TO: Noah Berke, Land Use Planner Senior
FROM: Somie Ahmed, Planner Technician Senior
SUBJECT: Comments for Case #2016-50, Presbyterian Hospital Final Development Plan

Based on plans dated April 18th, the following are staff's final comments for the Presbyterian Hospital Final Development Plan:

1. As per Article 14-8.4(F)(2)(i) "Plant Material Standards," it shall be the responsibility of the owner or tenant to properly maintain all materials and installation required by this section, including but not limited to; proper pruning, soil testing, fertilizing and weeding.
2. Details for landscaping at all signs must be submitted at time of construction permit.

BERKE, NOAH L.

From: ZAXUS, RISANA B.
Sent: Monday, May 09, 2016 4:05 PM
To: BERKE, NOAH L.
Subject: Case # 2016-50, Presbyterian Health Services Hospital

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Berke –

Regarding the above-referenced case, all of my previous concerns have been addressed, and I have no further review comments.

I do support the variance to disturbance of over-30% slopes.

RB Zaxus
City Engineer

City of Santa Fe, New Mexico

Exhibit D

ENN Materials

- 1. Meeting Sign-In Sheet, March 28, 2016**
- 2. Meeting Notes, March 28, 2016**



City of Santa Fe Early Neighborhood Notification Meeting Sign-In Sheet

Project Name: Presbyterian HealthCare Services Hospital/Medical Services/Variations **Meeting Date:** 3/28/16

Meeting Place: _____ **Meeting Time:** _____

Applicant or Representative Check Box below

↓	Name	Address	Email
<input type="checkbox"/>	Annette Moon	832 Calle David 87506	
<input type="checkbox"/>	PAANNA ANAYA	2827 Vereda Grande 87507	JANAYO-PAC@PERMEDICALCENTER.COM
<input type="checkbox"/>	TERRY ATKINS	4245 Big Sky Rd 87507	takers505@yahoo.com
<input type="checkbox"/>	DEYUN COPE	4524 Calle Terresa	
<input type="checkbox"/>	MARIA SANCHEZ-BAGNE	1713 E. CORONADO RD	MAN259@S.F.COM
<input type="checkbox"/>	JENNY SWARTZ	P.O. BOX 52602 SF, CA 94187	JENNY.SWARTZ@HOL.COM
<input type="checkbox"/>	TED CARLIE	1194 SENDO del Valle	yoelacosta@cybermesa.com
<input type="checkbox"/>	RB ZAXUS	CITY	RBZAXUS@SANTA FE.NM.GOV
<input type="checkbox"/>	SOAMIYA AHMED	City of SF	soahmed@santafenm.gov
<input type="checkbox"/>	Sharon + David Newcomb	801 Double Arrow Rd. So.	Shew 0444@aol.com
<input type="checkbox"/>			
<input type="checkbox"/>			

For City use: I hereby certify that the ENN meeting for the above named project took place at the time and place indicated.

Noah Berke 3/28/16
 Printed Name of City Staff in Attendance Date
Noah Berke
 Signature of City Staff in Attendance

This sign-in sheet is public record and shall not be used for commercial purposes.

**PRESBYTERIAN HEALTHCARE SERVICES
ENN MEETING MINUTES
MARCH 28, 2016**

Meeting Attendees

PHS: Jim Jeppson
Helen Brooks
Robin Devine

JWS Planning Consultant: James W. Siebert

DPS Architects: Steven Perich
John Laur

City of Santa Fe: Greg Smith
Noah Berke, Case Manager
Soamiya Ahmed, Planner Tech
RB Zaxus, City Engineer
Sandra Kassens, Engineer Assistant

Meeting began at approximately 5:40 p.m. with an introduction from James Siebert, Planning consultant, James W. Siebert & Assoc., Inc., Jim Jeppson, Administrative Director of real estate for PHS, Helen Brooks, PHS Santa Fe Administrator and Robin Devine, Vice President, Emerging Business Opportunities for PHS, Steven Perich, Architect and John Laur, Architect of Dekker/Perich/Sabatini.

Jim Siebert gave brief overview of PHS request for construction of a medical center and the standards of the Hospital Zone (HZ) district that was established by the prior approval of the Las Soleras Development. Jim Siebert went on to explain that since the zoning is in place for subject parcel, there is no consideration for a zoning amendment. The request would go before the Planning Commission due to the size of the building, which exceeds 30,000 sq. ft. and requires a development plan review. Jim Siebert presented and pointed out on a map of Las Soleras the location of where the hospital will be in relation to roads, residential subdivisions, parks and trails. Jim elaborated on the trail system and pointed out the connection of the Las Soleras trail and timing of completion of each segment of the Las Soleras Trail system. **Question:** *will the trail eventually connect to other trails that lead to Nava Ade?* **Jim Siebert** responded that it would over a period of time and pointed out on the maps the trails relative to parcels and open space.

Jim Siebert concluded the introduction of his presentation and introduced Helen Brooks.

Helen Brooks, the goal of PHS is to create an outpatient medical center with beds that would complement existing services and focus on patient experience and quality. The first phase would be approximately 270,000 sq.ft, consisting of an emergency room, urgent care, surgery, imaging facility and inpatient and outpatient beds. **Question:** *What is the timing of when the facility will open?* **Helen Brooks:** PHS hopes to be open by early 2018. **Question:** *Will there be services for outpatient surgeries or just emergency surgeries?* **Helen Brooks:** There will be services for both but would only have beds for short stay surgeries.

John Luar (DPS) Presented the PHS plan and showed the location of the access roads to the facility, discussed the height of the structure and stated that the main structure will be 70 feet at some points. John pointed out the location of the first phase and explained the plans to construct the plant with the first phase along with the helipad and ambulance access. John stated that the ambulance access is separate from the main entry. John continued to discuss the phase of development and explained that the second phase would consist of medical office/specialty clinics that would occupy six proposed buildings and expand into the developed shell. These buildings will be developed individually and would consist of outpatient clinics with a relationship to the hospital. John continued on to discuss the location of the parking garage and explained that water savings fixtures are being used throughout the facility. **Question:** *How many stories is the parking garage?* **John Luar** responded that the parking garage would initially be one story with future expansion to 3 stories.

Question: *How many bed are anticipated for future growth?* **Helen Brooks** responds that there will be a total of 30 beds.

Question: *What is the impact on traffic during peak hours?* **Jim Siebert** responds this type of land use requires a traffic impact analysis to be performed by a professional traffic engineer. The traffic analysis is currently be prepared and the engineer is looking at numbers and comparing to the previous traffic study that was prepared for the Las Soleras Development. The study will provide an assessment of the impact at the Crossing at Chamiso and Beckner, Beckner Road and Las Soleras Drive and access points to Cerrillos Road.

Question: *Was the hospital zone previously approved with the Las Soleras Development?*

Jim Siebert responds that the hospital use was part of the Las Soleras Development plan when the Annexation, Master Plan, General Plan Amendment and Rezoning was approved.

Question: *Will there be an additional traffic light installed?*

Jim Siebert responds that the previous TIA was based on a 20 year horizon and the intersection of Crossing at Chamiso and Cerrillos Road are designed to accommodate the 20 year horizon. Additional improvements will be needed at the Beckner and Cerrils Road intersections. It has not been determined if a traffic signal will be warranted at the Beckner Road and Crossing at Chamiso intersection. **Jim Siebert** pointed out the roundabouts have been designed for Las Soleras Dr. and Rail Runner Road and Walking Rain.

Jim Siebert presented the variances to the sign standards and how compliance with those requirements would not be achieved since hospitals are known to have highly visible signs for emergency and direction finding. The the size of the sign of 35 square feet for two signs is not adequate.

The other variance is for the disturbance of slopes. The City Code allows for three isolated occurrences of 1000 sq.ft., and the variance is very minimal and the requirement is slightly exceeded. Jim further discussed that a request to amend the road phasing plan is necessary to change the completion of the Cerrillos to Beckner Road connection from Las Soleras Dr. to the Crossing at Chamiso.

Question: *Will there be further expansion in the future?*

John Luar responds that plans have included the future expansion of the hospital and medical clinics. **Helen Brooks** agreed that there would be future expansion and further studies are required for the plan for future additions to the medical center. **Jim Jeppson** added that the plan includes a shell which will provide for expansion without any future disturbance to the hospital.

Question: *is Presbyterian thinking about having a shuttle from the rail runner station for employees that commute from Albuquerque.* **Jim Siebert** responded that the previous approval for Las Soleras included a rail runner station, however the current state administration does not want to see anymore stops. The Metropolitan Planning Organization (MPO) still shows plans for the rail runner station under a different administration the rail runner status may be given further consideration. **Jim Jepson** responded that they have not thought that far in advance on where all the employees will come from. **Robin Devin** stated that they have been assessing the number of people that would commute from Albuquerque and it was determined that many of the current employees of the Albuquerque hospital commute from Santa Fe.

Question: *Will any patient be able to be seen by Presbyterian or will they be turned away to other facilities that honor certain insurances?* **Robin** responded that Presbyterian will honor all existing contracts and does not plan to change existing contracts in the future.

Noah Berke, City land use stated that a conversation with the Santa Fe Trails is necessary to determine if there are possibilities to have bus stops that could serve the hospital.

Comment: *Many people do not like helipads even though with a hospital they are necessary.*

Jim Jeppson explained how helicopters will come and go with minimal disturbance to residents north of the hospital.

Question: *There are currently stand alone clinics, has there be a needs assessment performed to determine if more growth is needed and is a second hospital needed?* **Robin Devine** stated that an assessment has been completed and there will not be a duplication of services, however competition is needed and the goal is not to raise the cost of medical care. Robin further stated

that the proposed hospital is not a full service hospital and is not being built to replace other clinics. PHS provides services that work to reduce cost. One of the services Robin discuss was the telehealth service. **Question:** *if PHS owned a hospital in Santa Fe, would they be proposing a second hospital?* **Robin Devine** stated that Christus St. Vincent hospital is not for sale and that there is always a need for more competition in order to get better services.

Question: *If someone needs extended care would they be transferred to Albuquerque?* **Robin Devine** responded that the patients would be transferred to the nearest hospital depending on the Level of Service offered by the hospital since sometimes they are at capacity and do not have room for new patients.

Question: *What does the new facility on St. Michaels Drive consist of?* **Helen Brooks** responded that the new facility is both an outpatient clinic as well as urgent care.

Question: *Is a helicopter used transport patients to or from hospital?* **Robin Devine** stated that the helicopter would be primarily used to transport patients from the hospital to other appropriate healthcare facilities.

Question: *Will PHS provide behavioral out patient to the homeless people?* **Robin Devine** stated that they do provide charitable services and do not turn away persons in need of medical attention.

Jim Jeppson called for the adjournment of the meeting at approximately 6:30 and offered those who had more questions to stay and PHS could talk with them.

City of Santa Fe, New Mexico

Exhibit E

Applicant Materials

- 1. Application Materials**
- 2. Comprehensive Signage Plan**
- 3. Lot Line Adjustment Plat Prepared for Beckner Road Equities, Inc.**

#5
SFC CLERK RECORDED 30/06/2008

E-6

SPECIAL WARRANTY DEED

BECKNER ROAD EQUITIES INC., a New Mexico corporation ("Grantor"), for consideration, grants to **PRESBYTERIAN HEALTHCARE SERVICES**, a New Mexico nonprofit corporation ("Grantee") whose address is P.O. Box 26666, Albuquerque, NM 87125, the following property in Santa Fe County, New Mexico, to-wit:

Lot C-1, as shown on the plat entitled "Lot Line Adjustment Plat prepared for The Crossing LLC," located within Section 18, T16N, R9E, N.M.P.M., filed in the Office of the County Clerk, Santa Fe County, New Mexico, on April 22, 2008 in Plat Book 680, Page 13, as instrument number 1523049

With special warranty covenants.

The exceptions to the Deed are shown on the attached **Exhibit "A"** as provided by the First American Title Insurance Company's Title Commitment dated April 18, 2008 and identified as file #1065819-A104, MLF.

WITNESS its hand this 30th day of June, 2008.

BECKNER ROAD EQUITIES, INC.

By: *Gordon L. Skarsgard*
Gordon L. Skarsgard, President

Attest:
By: *Joshua J. Skarsgard*
Joshua J. Skarsgard, Secretary

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

The foregoing instrument was acknowledged before me this ^{27th} 30th day of June, 2008 by Gordon L. Skarsgard, as President of Beckner Road Equities, Inc., a New Mexico corporation, and attested to by Joshua J. Skarsgard, Secretary, for and on behalf of said company.

Michelle L. Fuentes
Notary Public

My commission expires:



OFFICIAL SEAL
MICHELLE L. FUENTES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/19/09

EXHIBIT A

(Exceptions to the Deed as provided by the First American Title Insurance Company's Title Commitment dated April 18, 2008 and identified as file #1065819-AI04, MLF)

- Taxes for the year 2008, and thereafter. (See 13.14.5.12 NMAC)
- Reservations contained in Patent from United States of America recorded February 17, 1941 in Book C of Patents, page 14, as Document No. 64420 and September 8, 1948 in Book C of Patents, page 229, as Document No. 90354 1/2, records of Santa Fe, County, New Mexico.
- Easement granted to Public Service Company of New Mexico, filed June 14, 1957, recorded in Book 136, page 49, as Document No. 223,231, records of Santa Fe County, New Mexico.
- City of Santa Fe, New Mexico - Cip Project No. 922 Right of Way and Easement Grant, recorded July 31, 2002 in Book 2177, page 228, and in Book 2177, page 233, records of Santa Fe County, New Mexico.
- Santa Fe County Fire Department Office of the Fire Marshal Affidavit, recorded April 22, 2008 as Instrument No. 1523050, records Santa Fe County, New Mexico.
- Notes, conditions, easements, and rights incident thereto, all as shown on plat entitled "The Crossing at Las Soleras Master Plan", filed February 8, 2008, recorded in Plat Book 675, page 009-021, records Santa Fe County, New Mexico.
- Notes and conditions numbered one through sixteen on the Plat recorded in Book 592, Pages 033-034, numbered one through nine on the Plat recorded in Book 659, Pages 046-047, and numbered one through 9 on the Plat recorded in Book 680, page 013, records of Santa Fe County, New Mexico, and 25' No-Build Setback from and FEMA Flood plan as shown on the Plats recorded in Book 592, pages 033-034 and Book 659, Pages 046-047, records of Santa Fe County, New Mexico.
- Communal Property Maintenance Agreement, executed by and between The Crossing, Ltd. Co., Beckner Road Equities, Inc., and Las Soleras Oeste, Ltd. Co. dated the 30th day of June 2008 and recorded on the 30 day of June, 2008 as Instrument No. 1530863 records Santa Fe County, New Mexico.
- Access Easement, executed by The Crossing, Ltd. Co. dated the 30th day of June 2008 and recorded on the 30 day of June, 2008 as Instrument No. 1530862 records Santa Fe County, New Mexico.

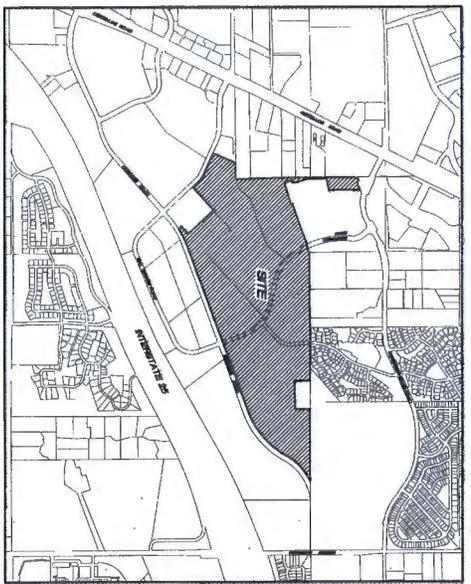
COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

SPECIAL WARRANTY DEED
PAGES. 2

I Hereby Certify That This Instrument Was Filed for Record On The 30TH Day Of June, A.D., 2008 at 16:04 And Was Duly Recorded as Instrument # 1530864 Of The Records Of Santa Fe County



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



VICINITY MAP
NOT TO SCALE

- GENERAL NOTES**
1. EXISTING LOT AND BASED ON THE NEW MEXICO STATE PLANNING COMMISSION CITY CENTRAL ZONE (CZ-1) ZONING MAP.
 2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 3. DIMENSIONS ALONG CENTER LINES ARE AS SHOWN.
 4. PROPERTY PLAT OR DEED RECORDS AND RECORDS HEREIN MUST BE KEPT ON HAND AND MADE AVAILABLE TO THE CITY ENGINEER AT ALL TIMES.
 5. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE ROAD OR TO THE CENTER OF THE LOT UNLESS OTHERWISE INDICATED HEREON.
 6. ALL DIMENSIONS SHALL BE TO THE CENTER OF THE ROAD UNLESS OTHERWISE INDICATED HEREON.

REFERENCE DOCUMENTS

LOT LINE ADJUSTMENT PLAT FOR SECTION 9, TOWNSHIP 14N, RANGE 11E, COUNTY OF SANTA FE, NEW MEXICO, DATED AND FILED IN THE COUNTY CLERK'S OFFICE ON OCTOBER 12, 2010.

ALL OTHER REFERENCE DOCUMENTS AS NOTED HEREON.

FLOOD ZONE

THE PROPERTY LIES WITHIN FLOOD ZONE "X-1" SUBJECT TO REGULATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND THE STATE OF NEW MEXICO. THE FLOOD ZONE MAP IS AVAILABLE AT THE COUNTY CLERK'S OFFICE, 100 SOUTH WASHINGTON AVENUE, SANTA FE, NEW MEXICO. THE FLOOD ZONE MAP IS DATED OCTOBER 12, 2010.

- SHEET INDEX**
- SHEET 1 THIS SHEET, GENERAL NOTES, APPROVALS
 - SHEET 2 LEGAL DESCRIPTION, IDENTIFICATION AND ALTERNATE CONDUIT APPROVALS
 - SHEET 3 GENERAL PLAT AT 1"=125'
 - SHEET 4 DIMENSION OF PLAT @ 1"=100'-10" PORTION
 - SHEET 5 DIMENSION OF PLAT @ 1"=100'-10" PORTION
 - SHEET 6 DIMENSION OF PLAT @ 1"=100'-10" PORTION
 - SHEET 7 CONVEYANCE AND LINE TABLES

APPROVED BY THE CITY PLANNING COMMISSION

DATE: 10/12/15

PLANNING COMMISSION CHAIR: *[Signature]* 10/12/15

PLANNING COMMISSION SECRETARY: *[Signature]* 10/12/15

APPROVED BY THE COUNTY ENGINEER

DATE: 10/12/15

CITY ENGINEER: *[Signature]* 10/12/15

COUNTY ENGINEER: *[Signature]* 10/12/15

CITY OF SANTA FE NOTES AND CONDITIONS

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, 2010 AND SUBSEQUENT AMENDMENTS.
2. CITY OF SANTA FE IS REQUIRED TO COMPLY WITH THE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, 2010 AND SUBSEQUENT AMENDMENTS.
3. ALL PROVISIONS OF APPLICABLE CODES SHALL BE ENFORCED TO THE FULL EXTENT OF THE LAW.
4. THE CITY OF SANTA FE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE APPLICANT.
5. THE CITY OF SANTA FE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE APPLICANT.
6. THE CITY OF SANTA FE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE APPLICANT.
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10. THE CITY OF SANTA FE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE APPLICANT.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO:

1. ADJUST EXISTING TRACT LINES TO CONFORM WITH THE PLANING OF THE
2. LOCATE PORTIONS OF EXISTING AIR, WATER, ROAD AND DRAINAGE
3. LOCATE THE VARIOUS EXISTING TRACT DIMENSIONS AS SHOWN HEREON.
4. CORRECT THE NEW PLAT DIMENSIONS AS SHOWN HEREON.

SECTION 7, 7' AND 8, 8' TOWNSHIP 14N, RANGE 11E, COUNTY OF SANTA FE, NEW MEXICO

SECTION 7, 7' AND 8, 8' TOWNSHIP 14N, RANGE 11E, COUNTY OF SANTA FE, NEW MEXICO

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SECTION 7, 7' AND 8, 8' TOWNSHIP 14N, RANGE 11E, COUNTY OF SANTA FE, NEW MEXICO

SECTION 9, TOWNSHIP 14N, RANGE 11E, COUNTY OF SANTA FE, NEW MEXICO

SECTION 9, TOWNSHIP 14N, RANGE 11E, COUNTY OF SANTA FE, NEW MEXICO

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SECTION 10, TOWNSHIP 14N, RANGE 11E, COUNTY OF SANTA FE, NEW MEXICO

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LOT LINE ADJUSTMENT

TRACT 9 UPO: 1-043-094-507-404

TRACT 11 UPO: 1-050-094-083-370

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

TRACT 14 UPO: 1-156-094-089-498

TRACT 15 UPO: 1-050-094-248-456

CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO

SURVOTEX INC.

LEGAL DESCRIPTION

LOT 12B, LOTS 12A, 12C, 12D, 12E, 12F, 12G, 12H, 12I, 12J, 12K, 12L, 12M, 12N, 12O, 12P, 12Q, 12R, 12S, 12T, 12U, 12V, 12W, 12X, 12Y, 12Z, 13A, 13B, 13C, 13D, 13E, 13F, 13G, 13H, 13I, 13J, 13K, 13L, 13M, 13N, 13O, 13P, 13Q, 13R, 13S, 13T, 13U, 13V, 13W, 13X, 13Y, 13Z, 14A, 14B, 14C, 14D, 14E, 14F, 14G, 14H, 14I, 14J, 14K, 14L, 14M, 14N, 14O, 14P, 14Q, 14R, 14S, 14T, 14U, 14V, 14W, 14X, 14Y, 14Z, 15A, 15B, 15C, 15D, 15E, 15F, 15G, 15H, 15I, 15J, 15K, 15L, 15M, 15N, 15O, 15P, 15Q, 15R, 15S, 15T, 15U, 15V, 15W, 15X, 15Y, 15Z, 16A, 16B, 16C, 16D, 16E, 16F, 16G, 16H, 16I, 16J, 16K, 16L, 16M, 16N, 16O, 16P, 16Q, 16R, 16S, 16T, 16U, 16V, 16W, 16X, 16Y, 16Z, 17A, 17B, 17C, 17D, 17E, 17F, 17G, 17H, 17I, 17J, 17K, 17L, 17M, 17N, 17O, 17P, 17Q, 17R, 17S, 17T, 17U, 17V, 17W, 17X, 17Y, 17Z, 18A, 18B, 18C, 18D, 18E, 18F, 18G, 18H, 18I, 18J, 18K, 18L, 18M, 18N, 18O, 18P, 18Q, 18R, 18S, 18T, 18U, 18V, 18W, 18X, 18Y, 18Z, 19A, 19B, 19C, 19D, 19E, 19F, 19G, 19H, 19I, 19J, 19K, 19L, 19M, 19N, 19O, 19P, 19Q, 19R, 19S, 19T, 19U, 19V, 19W, 19X, 19Y, 19Z, 20A, 20B, 20C, 20D, 20E, 20F, 20G, 20H, 20I, 20J, 20K, 20L, 20M, 20N, 20O, 20P, 20Q, 20R, 20S, 20T, 20U, 20V, 20W, 20X, 20Y, 20Z, 21A, 21B, 21C, 21D, 21E, 21F, 21G, 21H, 21I, 21J, 21K, 21L, 21M, 21N, 21O, 21P, 21Q, 21R, 21S, 21T, 21U, 21V, 21W, 21X, 21Y, 21Z, 22A, 22B, 22C, 22D, 22E, 22F, 22G, 22H, 22I, 22J, 22K, 22L, 22M, 22N, 22O, 22P, 22Q, 22R, 22S, 22T, 22U, 22V, 22W, 22X, 22Y, 22Z, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 23H, 23I, 23J, 23K, 23L, 23M, 23N, 23O, 23P, 23Q, 23R, 23S, 23T, 23U, 23V, 23W, 23X, 23Y, 23Z, 24A, 24B, 24C, 24D, 24E, 24F, 24G, 24H, 24I, 24J, 24K, 24L, 24M, 24N, 24O, 24P, 24Q, 24R, 24S, 24T, 24U, 24V, 24W, 24X, 24Y, 24Z, 25A, 25B, 25C, 25D, 25E, 25F, 25G, 25H, 25I, 25J, 25K, 25L, 25M, 25N, 25O, 25P, 25Q, 25R, 25S, 25T, 25U, 25V, 25W, 25X, 25Y, 25Z, 26A, 26B, 26C, 26D, 26E, 26F, 26G, 26H, 26I, 26J, 26K, 26L, 26M, 26N, 26O, 26P, 26Q, 26R, 26S, 26T, 26U, 26V, 26W, 26X, 26Y, 26Z, 27A, 27B, 27C, 27D, 27E, 27F, 27G, 27H, 27I, 27J, 27K, 27L, 27M, 27N, 27O, 27P, 27Q, 27R, 27S, 27T, 27U, 27V, 27W, 27X, 27Y, 27Z, 28A, 28B, 28C, 28D, 28E, 28F, 28G, 28H, 28I, 28J, 28K, 28L, 28M, 28N, 28O, 28P, 28Q, 28R, 28S, 28T, 28U, 28V, 28W, 28X, 28Y, 28Z, 29A, 29B, 29C, 29D, 29E, 29F, 29G, 29H, 29I, 29J, 29K, 29L, 29M, 29N, 29O, 29P, 29Q, 29R, 29S, 29T, 29U, 29V, 29W, 29X, 29Y, 29Z, 30A, 30B, 30C, 30D, 30E, 30F, 30G, 30H, 30I, 30J, 30K, 30L, 30M, 30N, 30O, 30P, 30Q, 30R, 30S, 30T, 30U, 30V, 30W, 30X, 30Y, 30Z, 31A, 31B, 31C, 31D, 31E, 31F, 31G, 31H, 31I, 31J, 31K, 31L, 31M, 31N, 31O, 31P, 31Q, 31R, 31S, 31T, 31U, 31V, 31W, 31X, 31Y, 31Z, 32A, 32B, 32C, 32D, 32E, 32F, 32G, 32H, 32I, 32J, 32K, 32L, 32M, 32N, 32O, 32P, 32Q, 32R, 32S, 32T, 32U, 32V, 32W, 32X, 32Y, 32Z, 33A, 33B, 33C, 33D, 33E, 33F, 33G, 33H, 33I, 33J, 33K, 33L, 33M, 33N, 33O, 33P, 33Q, 33R, 33S, 33T, 33U, 33V, 33W, 33X, 33Y, 33Z, 34A, 34B, 34C, 34D, 34E, 34F, 34G, 34H, 34I, 34J, 34K, 34L, 34M, 34N, 34O, 34P, 34Q, 34R, 34S, 34T, 34U, 34V, 34W, 34X, 34Y, 34Z, 35A, 35B, 35C, 35D, 35E, 35F, 35G, 35H, 35I, 35J, 35K, 35L, 35M, 35N, 35O, 35P, 35Q, 35R, 35S, 35T, 35U, 35V, 35W, 35X, 35Y, 35Z, 36A, 36B, 36C, 36D, 36E, 36F, 36G, 36H, 36I, 36J, 36K, 36L, 36M, 36N, 36O, 36P, 36Q, 36R, 36S, 36T, 36U, 36V, 36W, 36X, 36Y, 36Z, 37A, 37B, 37C, 37D, 37E, 37F, 37G, 37H, 37I, 37J, 37K, 37L, 37M, 37N, 37O, 37P, 37Q, 37R, 37S, 37T, 37U, 37V, 37W, 37X, 37Y, 37Z, 38A, 38B, 38C, 38D, 38E, 38F, 38G, 38H, 38I, 38J, 38K, 38L, 38M, 38N, 38O, 38P, 38Q, 38R, 38S, 38T, 38U, 38V, 38W, 38X, 38Y, 38Z, 39A, 39B, 39C, 39D, 39E, 39F, 39G, 39H, 39I, 39J, 39K, 39L, 39M, 39N, 39O, 39P, 39Q, 39R, 39S, 39T, 39U, 39V, 39W, 39X, 39Y, 39Z, 40A, 40B, 40C, 40D, 40E, 40F, 40G, 40H, 40I, 40J, 40K, 40L, 40M, 40N, 40O, 40P, 40Q, 40R, 40S, 40T, 40U, 40V, 40W, 40X, 40Y, 40Z, 41A, 41B, 41C, 41D, 41E, 41F, 41G, 41H, 41I, 41J, 41K, 41L, 41M, 41N, 41O, 41P, 41Q, 41R, 41S, 41T, 41U, 41V, 41W, 41X, 41Y, 41Z, 42A, 42B, 42C, 42D, 42E, 42F, 42G, 42H, 42I, 42J, 42K, 42L, 42M, 42N, 42O, 42P, 42Q, 42R, 42S, 42T, 42U, 42V, 42W, 42X, 42Y, 42Z, 43A, 43B, 43C, 43D, 43E, 43F, 43G, 43H, 43I, 43J, 43K, 43L, 43M, 43N, 43O, 43P, 43Q, 43R, 43S, 43T, 43U, 43V, 43W, 43X, 43Y, 43Z, 44A, 44B, 44C, 44D, 44E, 44F, 44G, 44H, 44I, 44J, 44K, 44L, 44M, 44N, 44O, 44P, 44Q, 44R, 44S, 44T, 44U, 44V, 44W, 44X, 44Y, 44Z, 45A, 45B, 45C, 45D, 45E, 45F, 45G, 45H, 45I, 45J, 45K, 45L, 45M, 45N, 45O, 45P, 45Q, 45R, 45S, 45T, 45U, 45V, 45W, 45X, 45Y, 45Z, 46A, 46B, 46C, 46D, 46E, 46F, 46G, 46H, 46I, 46J, 46K, 46L, 46M, 46N, 46O, 46P, 46Q, 46R, 46S, 46T, 46U, 46V, 46W, 46X, 46Y, 46Z, 47A, 47B, 47C, 47D, 47E, 47F, 47G, 47H, 47I, 47J, 47K, 47L, 47M, 47N, 47O, 47P, 47Q, 47R, 47S, 47T, 47U, 47V, 47W, 47X, 47Y, 47Z, 48A, 48B, 48C, 48D, 48E, 48F, 48G, 48H, 48I, 48J, 48K, 48L, 48M, 48N, 48O, 48P, 48Q, 48R, 48S, 48T, 48U, 48V, 48W, 48X, 48Y, 48Z, 49A, 49B, 49C, 49D, 49E, 49F, 49G, 49H, 49I, 49J, 49K, 49L, 49M, 49N, 49O, 49P, 49Q, 49R, 49S, 49T, 49U, 49V, 49W, 49X, 49Y, 49Z, 50A, 50B, 50C, 50D, 50E, 50F, 50G, 50H, 50I, 50J, 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73M, 73N, 73O, 73P, 73Q, 73R, 73S, 73T, 73U, 73V, 73W, 73X, 73Y, 73Z, 74A, 74B, 74C, 74D, 74E, 74F, 74G, 74H, 74I, 74J, 74K, 74L, 74M, 74N, 74O, 74P, 74Q, 74R, 74S, 74T, 74U, 74V, 74W, 74X, 74Y, 74Z, 75A, 75B, 75C, 75D, 75E, 75F, 75G, 75H, 75I, 75J, 75K, 75L, 75M, 75N, 75O, 75P, 75Q, 75R, 75S, 75T, 75U, 75V, 75W, 75X, 75Y, 75Z, 76A, 76B, 76C, 76D, 76E, 76F, 76G, 76H, 76I, 76J, 76K, 76L, 76M, 76N, 76O, 76P, 76Q, 76R, 76S, 76T, 76U, 76V, 76W, 76X, 76Y, 76Z, 77A, 77B, 77C, 77D, 77E, 77F, 77G, 77H, 77I, 77J, 77K, 77L, 77M, 77N, 77O, 77P, 77Q, 77R, 77S, 77T, 77U, 77V, 77W, 77X, 77Y, 77Z, 78A, 78B, 78C, 78D, 78E, 78F, 78G, 78H, 78I, 78J, 78K, 78L, 78M, 78N, 78O, 78P, 78Q, 78R, 78S, 78T, 78U, 78V, 78W, 78X, 78Y, 78Z, 79A, 79B, 79C, 79D, 79E, 79F, 79G, 79H, 79I, 79J, 79K, 79L, 79M, 79N, 79O, 79P, 79Q, 79R, 79S, 79T, 79U, 79V, 79W, 79X, 79Y, 79Z, 80A, 80B, 80C, 80D, 80E, 80F, 80G, 80H, 80I, 80J, 80K, 80L, 80M, 80N, 80O, 80P, 80Q, 80R, 80S, 80T, 80U, 80V, 80W, 80X, 80Y, 80Z, 81A, 81B, 81C, 81D, 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96O, 96P, 96Q, 96R, 96S, 96T, 96U, 96V, 96W, 96X, 96Y, 96Z, 97A, 97B, 97C, 97D, 97E, 97F, 97G, 97H, 97I, 97J, 97K, 97L, 97M, 97N, 97O, 97P, 97Q, 97R, 97S, 97T, 97U, 97V, 97W, 97X, 97Y, 97Z, 98A, 98B, 98C, 98D, 98E, 98F, 98G, 98H, 98I, 98J, 98K, 98L, 98M, 98N, 98O, 98P, 98Q, 98R, 98S, 98T, 98U, 98V, 98W, 98X, 98Y, 98Z, 99A, 99B, 99C, 99D, 99E, 99F, 99G, 99H, 99I, 99J, 99K, 99L, 99M, 99N, 99O, 99P, 99Q, 99R, 99S, 99T, 99U, 99V, 99W, 99X, 99Y, 99Z, 100A, 100B, 100C, 100D, 100E, 100F, 100G, 100H, 100I, 100J, 100K, 100L, 100M, 100N, 100O, 100P, 100Q, 100R, 100S, 100T, 100U, 100V, 100W, 100X, 100Y, 100Z.

EXHIBITION AND AFFIDAVIT

THE UNDERSIGNED, COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THE 14th DAY OF OCTOBER, 2015, AT SANTA FE, NEW MEXICO.

WITNESSED MY HAND AND SEAL OF OFFICE AT SANTA FE, NEW MEXICO, ON THE 14th DAY OF OCTOBER, 2015.

COUNTY CLERK

THE SIGNED AND SUBSCRIBED TO THE ABOVE DESCRIBED PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THE 14th DAY OF OCTOBER, 2015, AT SANTA FE, NEW MEXICO.

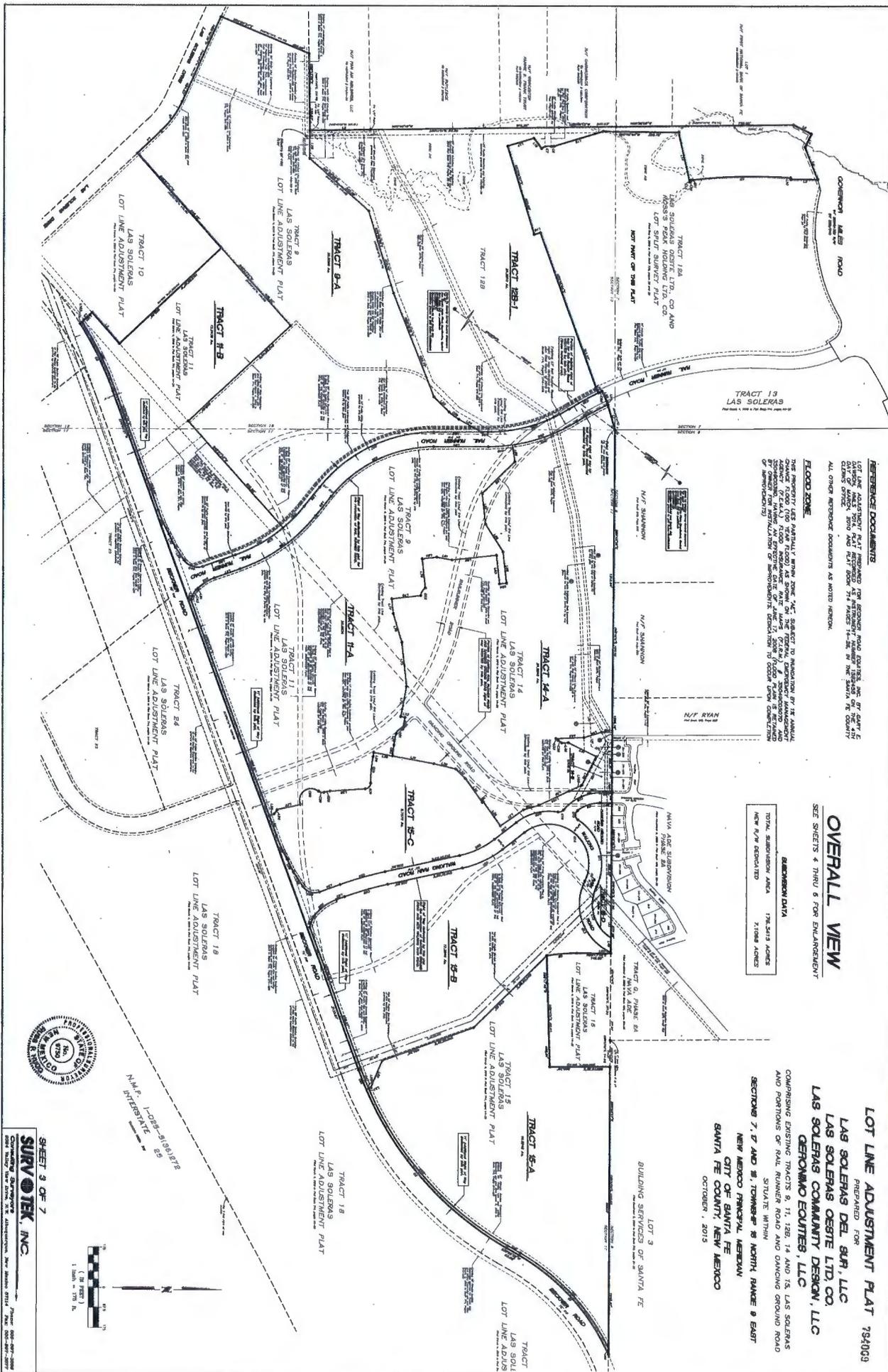
WITNESSED MY HAND AND SEAL OF OFFICE AT SANTA FE, NEW MEXICO, ON THE 14th DAY OF OCTOBER, 2015.

COUNTY CLERK

THE SIGNED AND SUBSCRIBED TO THE ABOVE DESCRIBED PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THE 14th DAY OF OCTOBER, 2015, AT SANTA FE, NEW MEXICO.

WITNESSED MY HAND AND SEAL OF OFFICE AT SANTA FE, NEW MEXICO, ON THE 14th DAY OF OCTOBER, 2015.

COUNTY CLERK



REFERENCE DOCUMENTS

LOT LINE ADJUSTMENT PLAT 79-009 FOR REGIONAL ROAD CENTER, INC. BY GARY E. LARSON, CIVIL ENGINEER, REGISTERED PROFESSIONAL ENGINEER NO. 102, 5176 CLARK STREET, SANTA FE, NEW MEXICO 87507. ALL OTHERS AS NOTED HEREON.

FLOOD ZONE

THIS PROPERTY LIES WITHIN FLOOD ZONE "X-1" SUBJECT TO REGULATION BY THE NATIONAL FLOOD INSURANCE PROGRAM. THE FLOOD ZONE MAP IS AVAILABLE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AT 1215 GUYTON STREET, WASHINGTON, D.C. 20548. THE DATE OF THE FLOOD ZONE MAP IS 11/18/83. THE FLOOD ZONE MAP IS AVAILABLE FROM THE SANTA FE COUNTY ENGINEERING DEPARTMENT AT 1000 W. RIVINGTON AVENUE, SANTA FE, NEW MEXICO 87505.

RESUBMISSION DATA

TOTAL SUBMISSION AREA	79,543.5 SQUARE FEET
NEW F.V. REPORTED	2,108.8 SQUARE FEET

OVERALL VIEW

SEE SHEETS 4 THRU 6 FOR ENLARGEMENT

LOT LINE ADJUSTMENT PLAT 79-009

PREPARED FOR

LAS SOLERAS DEL SUR, LLC

LAS SOLERAS OESTE LTD. CO.

LAS SOLERAS COMMUNITY DESIGN, LLC

GERONIMO EQUITIES, LLC

COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS AND PORTIONS OF M.L. RINKER ROAD AND DANCING GROUND ROAD

STYLITE WITHIN

SECTIONS 7, 8 AND 9, TOWNSHIP 36 NORTH, RANGE 9 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF SANTA FE

SANTA FE COUNTY, NEW MEXICO

OCTOBER 1, 2015



SHEET 3 OF 7

SURVOTEK, INC.

Consulting Surveyors
 2000 Valley View Drive, N.E. Albuquerque, New Mexico 87102
 Phone: 505-897-2000
 Fax: 505-897-2007



N/F 1
Plat Book 474

SHANNON

NAVA ADE SUBDIVISION
PHASE 2A

TRACT 9, PHASE 2A
NAVA ADE

LOT 3
BUILDING SERVICES OF SANTA FE
Plat Number 4, 2009 in Plat Book No. 474-22

794021

TRACT 14-A
28.5840 AC.

TRACT 14
LAS SOLETRAS
LINE ADJUSTMENT PLAT

TRACT 15-C
8.2770 AC.

TRACT 15-B
17.2484 AC.

TRACT 15-A
18.8743 AC.

TRACT 15
LAS SOLETRAS
LOT LINE ADJUSTMENT PLAT

TRACT 18
LAS SOLETRAS
LOT LINE ADJUSTMENT PLAT

TRACT 11
LAS SOLETRAS
NE ADJUSTMENT PLAT

TRACT 18
LAS SOLETRAS



LOT LINE ADJUSTMENT PLAT
PREPARED FOR
LAS SOLETRAS DE, SRI, LLC
LAS SOLETRAS OESTE LTD. CO.
LAS SOLETRAS COMMUNITY DESIGN, LLC
CHEROMBO EQUITIES, LLC
COMBING EXISTING TRACTS 8, 11, 12B, 14 AND 15, LAS SOLETRAS AND PORTIONS OF RAIL AVENUE ROAD AND DANCING GROUND ROAD
SECTION 7, 8 AND 9, TOWNSHIP 36 NORTH RANGE 9 EAST
NEW MEXICO PROFESSIONAL ENGINEER
SANTA FE COUNTY, NEW MEXICO
OCTOBER, 2013

SHEET 5 OF 7
SURVOTEK, INC.
COMBING EXISTING TRACTS 8, 11, 12B, 14 AND 15, LAS SOLETRAS AND PORTIONS OF RAIL AVENUE ROAD AND DANCING GROUND ROAD
PLAT NUMBER 4, 2009 IN PLAT BOOK NO. 474-22



- NEW LESSEES'S COVENANTS**
- 1. New 20' Public Easement for the City of Santa Fe by this plat.
 - 2. New 20' Public Easement for the City of Santa Fe by this plat.
 - 3. New 20' Public Easement for the City of Santa Fe by this plat.
 - 4. New 20' Public Easement for the City of Santa Fe by this plat.
 - 5. New 20' Public Easement for the City of Santa Fe by this plat.

DISCLAIMER - EXHIBIT NOTES

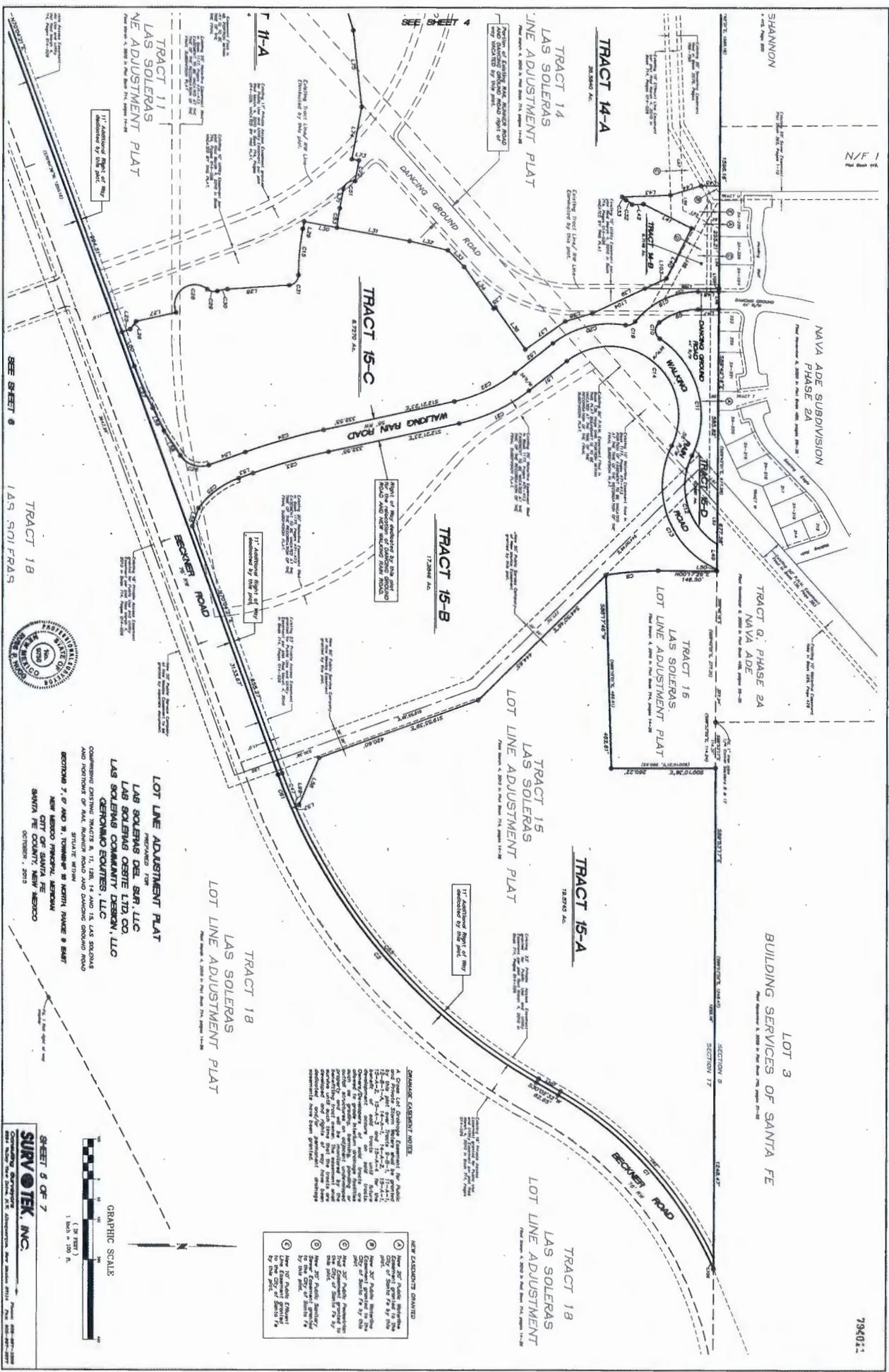
A. Crown Lot Description: Crown Lot, No. 10000, Section 7, 8 and 9, Township 36 North, Range 9 East, Santa Fe County, New Mexico, as shown on the plat of the City of Santa Fe, New Mexico, dated and recorded in Plat Book No. 474-22, Volume 4, 2009.

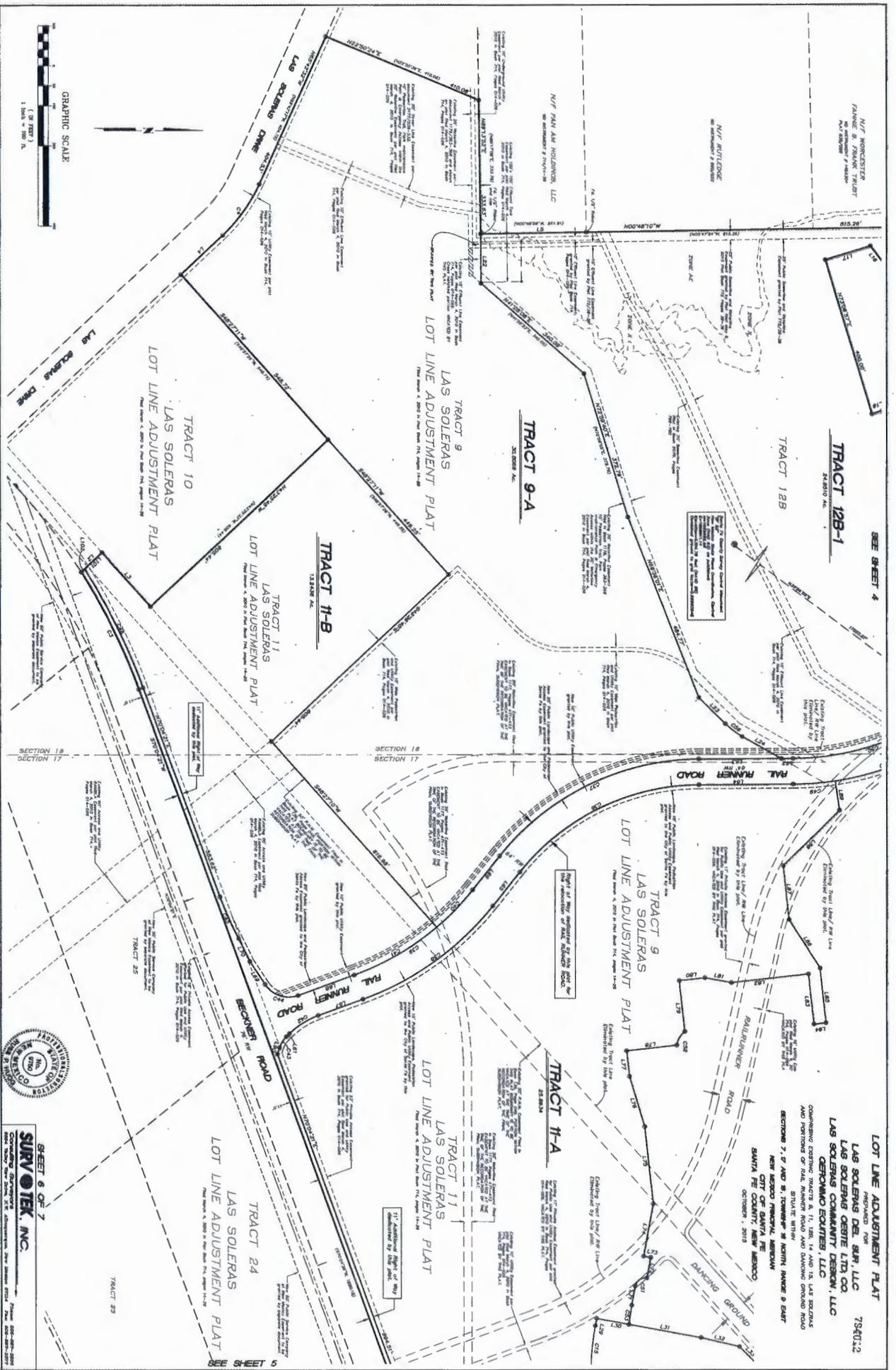
B. The plat of the City of Santa Fe, New Mexico, dated and recorded in Plat Book No. 474-22, Volume 4, 2009, is hereby incorporated by reference into this plat.

C. The plat of the City of Santa Fe, New Mexico, dated and recorded in Plat Book No. 474-22, Volume 4, 2009, is hereby incorporated by reference into this plat.

D. The plat of the City of Santa Fe, New Mexico, dated and recorded in Plat Book No. 474-22, Volume 4, 2009, is hereby incorporated by reference into this plat.

E. The plat of the City of Santa Fe, New Mexico, dated and recorded in Plat Book No. 474-22, Volume 4, 2009, is hereby incorporated by reference into this plat.





SEE SHEET 4

TRACT 12B-1
ASSTY AC.

TRACT 12B

TRACT 9-A
23.0000 AC.

TRACT 9
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT

TRACT 11-B
13.848 AC.

TRACT 11
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT

TRACT 10
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT

TRACT 9
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT

TRACT 11-A
23.848 AC.

TRACT 11
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT

TRACT 24
LAS SOLERAS
LOT LINE ADJUSTMENT PLAT

TRACT 25



SHEET 6 OF 7
SURVOTEK, INC.
REGISTERED PROFESSIONAL SURVEYOR
STATE OF NORTH CAROLINA
NO. 35176
EXPIRES 12/31/2018
1000 W. HARRIS STREET, SUITE 200
RANDOLPH, NC 28134
704-288-8888

LOT LINE ADJUSTMENT PLAT
PREPARED FOR
LAS SOLERAS DEL. SUB, LLC
LAS SOLERAS OESTE LTD. CO.
LAS SOLERAS COMPANY DESIGN, LLC
CERRILLO EQUITIES, LLC
COMPARING EXISTING TRACTS A, 11, 12B, 14 AND 15, LAS SOLERAS
AND PORTIONS OF PAL RUNNER ROAD
AND DANCING GROUND
NEW MEXICO PARCEL, ARIZONA
CITY OF SANTA FE
SANTA FE COUNTY, NEW MEXICO
OCTOBER, 2015

SEE SHEET 5

LOT LINE ADJUSTMENT PLAT 752013
 PREPARED FOR
 LAS SOLERAS DEL SUR, LLC
 LAS SOLERAS CERTE LTD CO,
 LAS SOLERAS COMMUNITY DESIGN, LLC
 GERONIMO EQUITIES, LLC
 COMPRISING EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS
 AND PORTIONS OF RAIL RUNNER ROAD AND DANCING GROUND ROAD
 SITUATE WITHIN
 SECTION 7, T AND 8, TOWNSHIP 18 NORTH RANGE 9 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF SANTA FE
 SANTA FE COUNTY, NEW MEXICO
 OCTOBER, 2015

LINE	LENGTH	BEARING	CURVE	TABLE	AREA
1	15.00	N27°21'17"W			382.32
2	15.00	N27°21'17"W			382.32
3	10.00	N27°21'17"W			254.88
4	10.00	N27°21'17"W			254.88
5	10.00	N27°21'17"W			254.88
6	10.00	N27°21'17"W			254.88
7	10.00	N27°21'17"W			254.88
8	10.00	N27°21'17"W			254.88
9	10.00	N27°21'17"W			254.88
10	10.00	N27°21'17"W			254.88
11	10.00	N27°21'17"W			254.88
12	10.00	N27°21'17"W			254.88
13	10.00	N27°21'17"W			254.88
14	10.00	N27°21'17"W			254.88
15	10.00	N27°21'17"W			254.88
16	10.00	N27°21'17"W			254.88
17	10.00	N27°21'17"W			254.88
18	10.00	N27°21'17"W			254.88
19	10.00	N27°21'17"W			254.88
20	10.00	N27°21'17"W			254.88
21	10.00	N27°21'17"W			254.88
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92	10.00	N27°21'17"W			254.88
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94	10.00	N27°21'17"W			254.88
95	10.00	N27°21'17"W			254.88
96	10.00	N27°21'17"W			254.88
97	10.00	N27°21'17"W			254.88
98	10.00	N27°21'17"W			254.88
99	10.00	N27°21'17"W			254.88
100	10.00	N27°21'17"W			254.88



SHEET 7 OF 7
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