

# 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 *NCB*

---

**Case #2016-64. Las Soleras Amendment to Master Plan – R-6 and R-12 Height and Side Yard Standards.** James W. Siebert & Associates, Inc., agent for Las Soleras Oeste, LTD., Las Soleras Center, and Pulte Homes of NM Inc., requests approval of an amendment to the Las Soleras Master Plan to establish alternative height and setback standards for the R-6 and R-12 residentially zoned districts of Las Soleras. (Noah Berke, Case Manager)

## I. RECOMMENDATION

If the Commission determines that the proposed development standards are consistent with the intent of the Las Soleras Master Plan and with the intent of Chapter 14, the Commission should **RECOMMEND APPROVAL** to the Governing Body for the proposed amendment, subject to conditions of approval as outlined in Exhibit B.

## II. EXECUTIVE SUMMARY

In 2009, the Governing Body approved annexation of the Las Soleras property to the City of Santa Fe along with a General Plan Amendment and rezoning. Those approvals included a master plan for the zoning of various parcels that were created, and the layout and phasing of roads and infrastructure. The master plan has been amended twice, most recently in 2015.

This application is being processed as an amendment to the master plan [Subsection 14-3.19(D)(3)]. As an amendment to the master plan, the Commission makes a recommendation to the Governing Body, which has final approval authority. The decision to approve is based on a determination of consistency with the intent of the master plan itself; with the master plan approval criteria [Subsection 14-3.8(D)]; and with the intent of Chapter 14 [Subsection 14-1.3]. The decision should be based on an evaluation of whether development in accordance

plan and regulations to a degree that is equal to or better than would occur if the normal standards were followed.

The Las Soleras Master Plan currently includes special development standards for commercial developments, but does not have special standards for residential developments. This application would establish reduced side yard setbacks and increased height limits for the proposed residential structures.

### III. APPLICATION DESCRIPTION

In 2016, Planning Commission approved the Final Subdivision Plat for Tracts 15A, 15B and 15C of the Las Soleras Subdivision. This subdivision is more commonly known as Estancias De Las Soleras, Units 1A and 1B. This subdivision consists of 298 residentially zoned lots. Also approved in 2016 by Planning Commission was the Final Subdivision Plat for Tract 14A of the Las Soleras Subdivision which is a 77 lot age-targeted subdivision.

The tables on the following page compare the current and proposed standards, which are also illustrated in Exhibit D2.

#### Current Development Standards

Las Soleras Tract	Zoning	Side Yard Setback	Permitted Height
11A (Pulte Age Targeted)	R-6	5 feet/10 feet	14 feet (24 feet if setback 10 feet)
14A (Pulte Age Targeted)	R-6	5 feet/10 feet	14 feet (24 feet if setback 10 feet)
15A (Estancias de Las Soleras Pulte Traditional)	R-12	Generally, <i>setbacks</i> are established by a <i>development</i> plan approved by the Planning Commission	24 feet (if setback from side yard is 10 feet)
15B (Estancias de Las Soleras Pulte Traditional)	R-6	5 feet/10 feet	14 feet (24 feet if setback 10 feet)
15C (Pulte Age Targeted)	R-6	5 feet/10 feet	14 feet (24 feet if setback 10 feet)

**Proposed Amendments To Development Standards**

<b>Las Soleras Tract</b>	<b>Zoning</b>	<b>Proposed Side Yard Setback</b>	<b>Proposed Maximum Height</b>
11A (Pulte Age Targeted)	R-6	5 feet	20 feet 8 inches
14A (Pulte Age Targeted)	R-6	5 feet	20 feet 8 inches
15A (Estancias de Las Soleras Pulte Traditional)	R-12	5 feet	28 feet 10 inches
15B (Estancias de Las Soleras Pulte Traditional)	R-6	5 feet	28 feet 10 inches
15C (Pulte Age Targeted)	R-6	5 feet	20 feet 8 inches

**IV. EVALUATION**

When the Pulte subdivisions were approved, the application materials indicated that each of the proposed lots could be developed in accordance with applicable development standards, including the height and setback standards provided in Subsection 14-7.2 Building Envelope Standards – Residential Districts. Review of the applications by staff confirmed that each of the lots could be developed.

Pulte subsequently determined that this amendment would be needed for all lots in both subdivisions, in order to accommodate the different home options that they plan to offer.

“Building envelope” standards typically include height limits, maximum lot coverage ratios, and minimum dimensions for setbacks from street, side and rear lot lines. Along with zoning density regulations and road standards, building envelope standards are major determinants of neighborhood character.

Building envelope standards affect the streetscape visual character that differentiates lower-

density residential neighborhoods from higher-density districts in several ways:

- Provision of open spaces (yards) for individual activity and relaxation
- Views from the streets and between houses
- Provision of daylighting and ventilation
- Accommodation of emergency access and the prevention of the spread of fire (although the Santa Fe setback standards significantly exceed International Residential Code and International Fire Code requirements)
- Protection of privacy
- Provision of solar access

Santa Fe building envelope standards include a setback requirement for single-family detached housing: a side yard setback of five feet is required for portions of the building that are less than 14 feet tall (typical first-story), and a side yard setback of ten feet is required for portions of the building that are between 14 and 24 feet tall. Many communities include requirements to setback the second story for urban design and solar access reasons, and this kind of building form is also consistent with the “Santa Fe Style” which is made up of Pueblo Revival and Territorial Revival styles. Santa Fe regulations have included some form of setback requirement since 1962 in residential districts, and setback requirements also occur in many of the nonresidential districts and in the Historic Overlay Districts.

The applicant has stated that the request for the proposed amendment is as follows:

- The light and air standards for building setbacks, which began as a zoning tool in the 1920’s is not as relevant where the residential dwellings are located in close proximity to open space areas. In the case of Estancias de Las Soleras the lots have been designed so that no lot is further than 300 feet from an open space area or city trail.
- Landscaping provided by the developer of the projects is extensive and meant to serve as an amenity throughout the project. The proximity and height of dwellings will be considerably softened with the maturation of the landscape.
- The open space areas and trail locations are designed to connect to the 28 acre regional park. There is less of a need to provide for open areas adjacent to the dwelling units when recreational and open space areas are within walking distance of the dwellings.

The applicant has further indicated that this amendment will accommodate their one- and two-story homes that are available in both flat and pitched roof options. Further details regarding the applicant’s argument in support of the proposed amendment, and regarding the proposed structures and their layouts, is shown in Exhibit D2.

Chapter 14 provides for some flexibility in approval of setbacks as part of the approval process for multi-family developments such as condos and apartments, where a development plan is part of the approval process. Although development plans are not generally required for single-family developments, the city has few examples of subdivisions where variances to the setback regulations have been approved for multiple lots.

Drawings that illustrate the applicant’s request are included as Exhibit D2. Photographs prepared by staff that illustrates the visual character of neighborhoods built with and without variances or other exceptions to setback and height regulations are attached as Exhibit A.

## V. APPROVAL PROCEDURES AND CRITERIA

Approval or amendment of a master plan requires the Planning Commission to make the following findings (Subsection 14-3.9(D)(1):

- a) the master plan is consistent with the general plan;

Applicant Response:

*This is one of the first large scale residential developments to be approved in the last 10 years that is actively under development with infrastructure commencing on the first phase of the Estancias de Las Soleras project. It is also part of the Las Soleras Master Plan where a variety of commercial, office and institutional uses have been established by existing zoning districts within the Master Plan. The human scale is accomplished by the use of various open space areas distributed throughout the development and a consistency in the architectural styles.*

*A density of three dwellings per acre is approximately consistent with the density in the Nava Ade development to the north, which is the largest residential development adjacent to this project. A substantial open space buffer has been provided on the Estancias de Las Soleras development between the south end of the Nava Ade subdivision and the closest residential dwelling on the north side of the Estancias project.*

Staff Analysis:

*Provision of additional trail linkages and open space are consistent with the General Plan and the guiding principles for Las Soleras Master Plan, to ensure connectivity and link neighborhoods through trails and roadways. A Guiding Policy of the General Plan also calls for a mix of housing types and this proposal allows for a mix of single story, two story, pitched and non-pitched roofs. It is not clear, however, that the modified setback and height limits are critical to providing the linkages and open space.*

- b) the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;

Applicant Response:

*The intent of the single family residential zoning is to allow for a diversity of dwelling styles outside the historic district. It is difficult to comply with the height standards for pitched roofs especially if the height of the interior ceilings is greater than 8 feet. The allowance for additional height is mitigated by the open space areas that are heavily landscaped and within a short distance of the all dwellings within the development.*

Staff Analysis:

*Staff concurs that the setback and height regulations makes it more difficult to construct houses with high ceilings and steep roof pitches. However, those*

*standards have been met in the majority of recent residential developments within the city.*

c) development of the master plan area will contribute to the coordinated and efficient development of the community; and;

*Applicant Response:*

*The Pulte development has accomplished several improvements which add to the “coordinated and efficient development of the community” consisting of:*

- *Road connection to Monte del Sol Charter School creating a secondary emergency access for the school and a secondary access for a congested roadway caused by early morning and afternoon school traffic.*
- *Completion of Beckner Road from the present terminus at Las Soleras Drive to Richards Ave.*
- *Construction of a trail from Monte del Sol Charter School to the regional park.*
- *Construction of trail connections to Nava Ade trails, interconnecting the two residential developments.*

*Staff Comment:*

*Coordinated development of the community includes maintaining appropriate standards for the quality of the streetscape within residential neighborhoods. It is not clear that the applicant’s comments regarding road connections are relevant to this amendment.*

d) the existing and proposed infrastructure, such as streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.

*Applicant Response:*

*In conjunction with the development the following infrastructure will be installed:*

- *Beckner Road improvements from Las Soleras Drive to a point east of the Walking Rain intersection, including water and sewer in the roadway and a storm drain system serving the road and lands to the south of Beckner Road.*
- *Installation of a loop water line providing for a redundancy in the system serving Las Soleras.*
- *An updated traffic study has been prepared to assess the long range traffic impacts and what is needed to mitigate traffic generated by this residential development.*
- *Trails and landscape in the open space areas will be developed in phase 1 of the development.*
- *The regional park will be developed in conjunction with the construction of residences in Las Soleras.*
- *Existing fire stations are adequate to serve the Estancias de Las Soleras development.*

Staff Comment:

*This approval criterion is not applicable to this amendment.*

## **VI. EARLY NEIGHBORHOOD NOTIFICATION**

An Early Neighborhood Notification (ENN) meeting was held at the Genoveva Chavez Center on May 12, 2016. In attendance were the project planning consultant, one representative from Pulte Homes and one City Staff member. There were approximately 3 members of the public present. The ENN notes are attached as Exhibit D1.

## **VII. CONCLUSION AND CONDITIONS OF APPROVAL**

The Land Use Department has evaluated and analyzed the required approval criteria of the proposed master plan amendment to the height and setback standards for the tracts zoned R-6 and R-12 of the Las Soleras Master Plan.

If the Commission determines that the proposed development standards are consistent with the intent of the Las Soleras Master Plan and with the intent of Chapter 14, the Commission should **RECOMMEND APPROVAL** to the Governing Body for the proposed amendment, subject to conditions of approval as outlined in Exhibit B

Staff has included a Conditions of Approval Matrix (Exhibit B).

## **VIII. ATTACHMENTS:**

### EXHIBIT A: Maps and Photos

1. Current Zoning
2. Future Land Use
3. Aerial Photo
4. Photos of other subdivisions with 5 foot setbacks and height alterations

### EXHIBIT B: Conditions of Approval

1. Conditions of Approval Matrix

### EXHIBIT C: ENN Materials

1. Meeting sign in sheets May 12, 2016
2. Meeting Notes.

### EXHIBIT D: Applicant Submittals

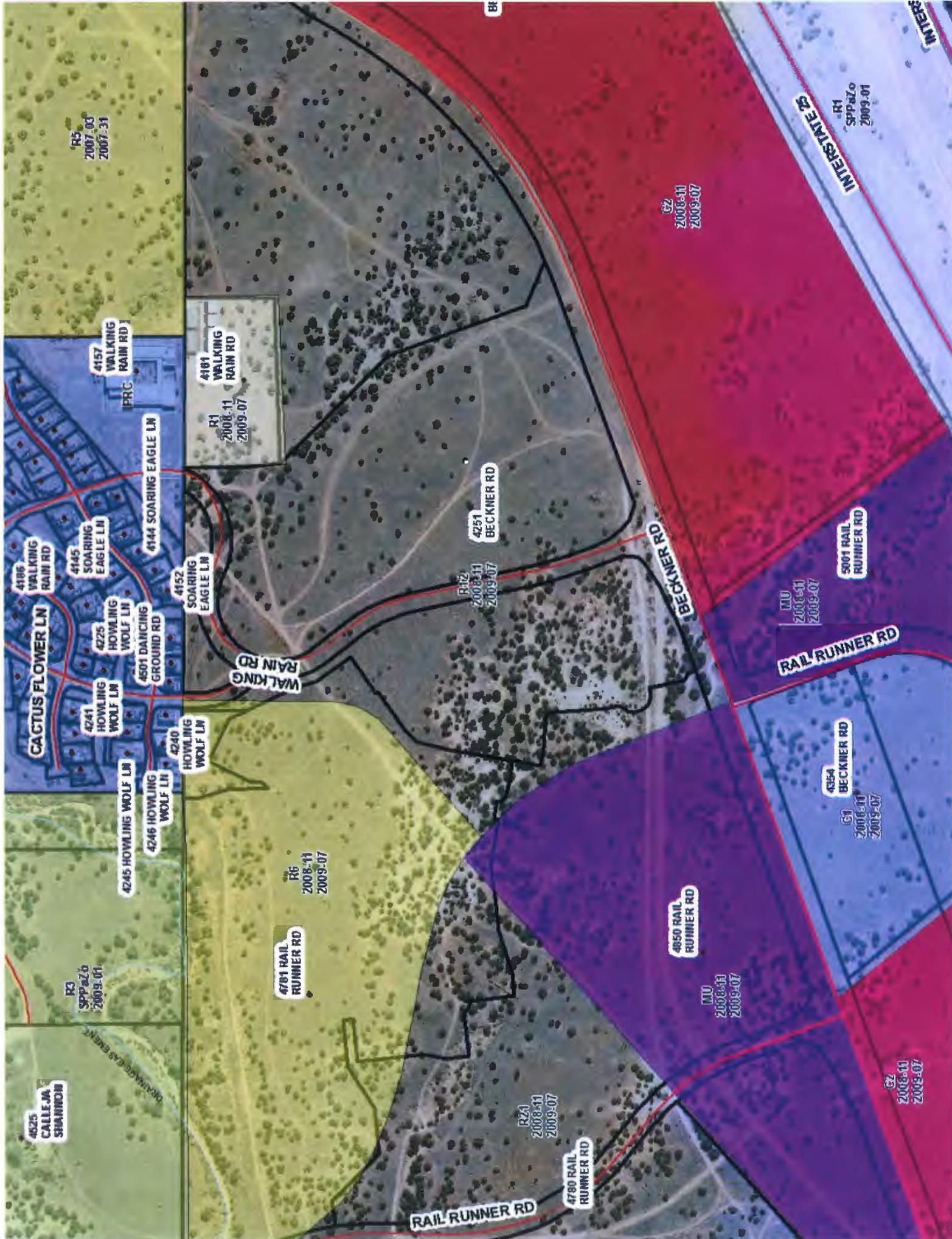
1. Application Materials
2. Proposed Height and Setback Materials
3. Lot Line Adjustment Plat Prepared for Beckner Road Equities, Inc.

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

## **Exhibit A**

### **Maps and Photos**

- 1. Current Zoning**
- 2. Future Land Use**
- 3. Aerial Photo**
- 4. Photos of other subdivision with setback and height exceptions**



R5  
2007-03  
2007-31

R5  
SppaZ6  
2009-01

4025  
CALLE JA  
SHANNON

CACTUS FLOWER LN

4186 WALKING RAIN RD

4145 SOARING EAGLE LN

4157 WALKING RAIN RD

4225 HOWLING WOLF LN

4245 HOWLING WOLF LN

4241 HOWLING WOLF LN

4246 HOWLING WOLF LN

4240 HOWLING WOLF LN

4501 DANCING GROUND RD

4144 SOARING EAGLE LN

4152 SOARING EAGLE LN

4240 HOWLING WOLF LN

4181 WALKING RAIN RD

R1  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4181 WALKING RAIN RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD

R6  
2008-11  
2009-07

4781 RAIL RUNNER RD

R21  
2008-11  
2009-07

4780 RAIL RUNNER RD

4251 BECKNER RD

R12  
2008-11  
2009-07

WALKING RAIN RD



PARK

RLOW

INST

4196 WALKING RAIN RD

4145 SOARING EAGLE LN

4225 HOWLING WOLF LN

4241 HOWLING WOLF LN

4245 HOWLING WOLF LN

4240 HOWLING WOLF LN

4152 SOARING EAGLE LN

4144 SOARING EAGLE LN

4157 WALKING RAIN RD

4181 WALKING RAIN RD

INST

POSP

WALKING RAIN RD

4251 BECKNER RD

CCOM

RHIG

4781 RAIL RUNNER RD

4780 RAIL RUNNER RD

RAIL RUNNER RD

TMXU

4850 RAIL RUNNER RD

4354 BECKNER RD

COFF

COFF

CCOM

TMXU

RAIL RUNNER RD

5001 RAIL RUNNER RD

RMTN

INTERSTATE 25

4225 CALLE JA SERRANOS

BECKNER RD

RAIL RUNNER RD

RLOW

POSP

INST

INST

CCOM

RHIG

TMXU

COFF

COFF

CCOM

TMXU

RAIL RUNNER RD

5001 RAIL RUNNER RD

RMTN

INTERSTATE 25

POSP

CCOM

RLOW

INST

INST

CCOM

RHIG

BF

CCOM

RLOW

INST

INST

CCOM

RHIG

TMXU

COFF

COFF

CCOM

TMXU

RAIL RUNNER RD

5001 RAIL RUNNER RD

RMTN

INTERSTATE 25

POSP

CCOM

RLOW

INST

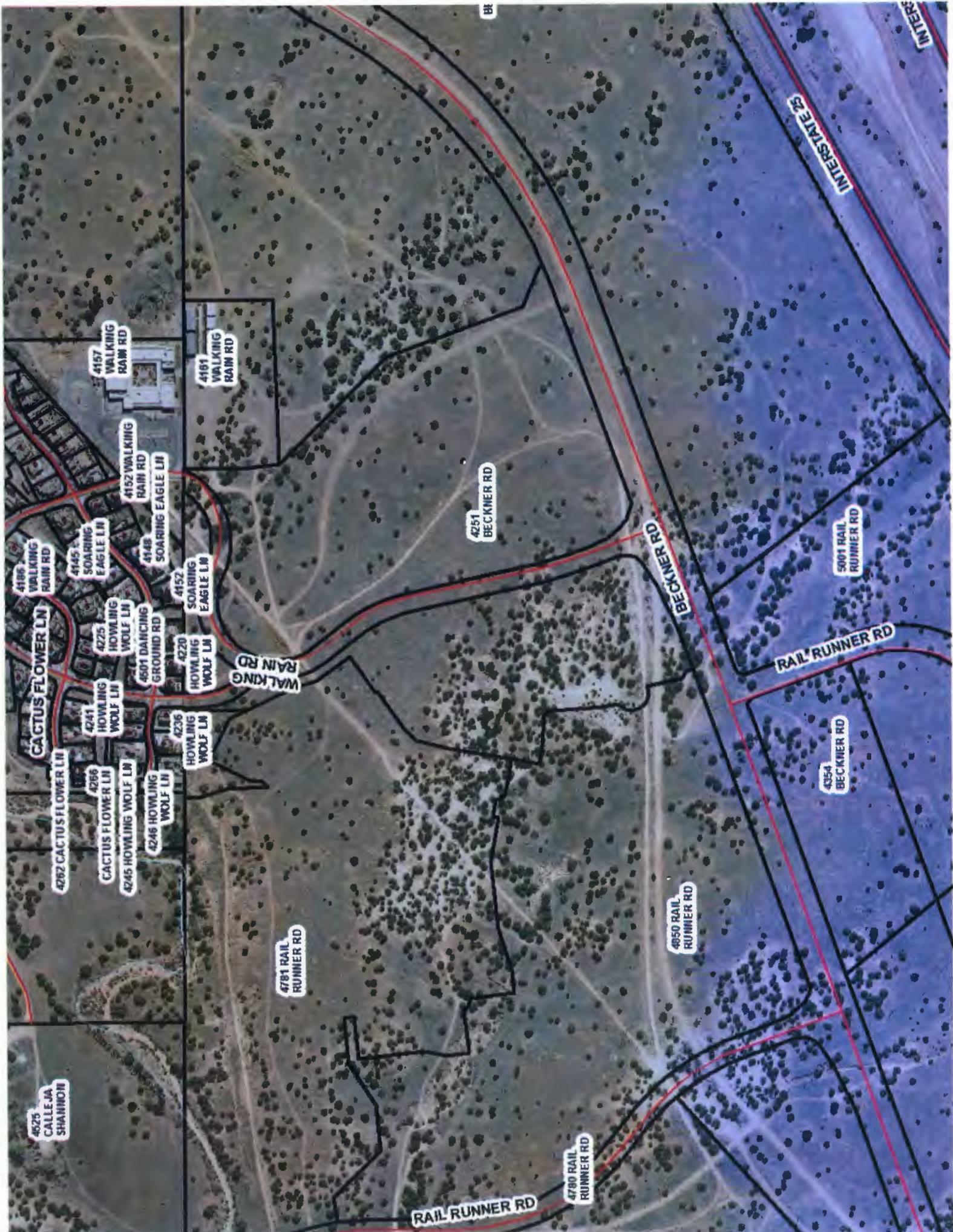
INST

CCOM

RHIG

TMXU

RMTN



4625 CALLE JA SHANNON

4282 CACTUS FLOWER LN

CACTUS FLOWER LN

4196 WALKING RAIN RD

4266 CACTUS FLOWER LN

4241 HOWLING WOLF LN

4225 HOWLING WOLF LN

4145 SOARING EAGLE LN

4152 WALKING RAIN RD

4157 WALKING RAIN RD

4245 HOWLING WOLF LN

4246 HOWLING WOLF LN

4501 DANCING GROUND RD

4148 SOARING EAGLE LN

4152 WALKING RAIN RD

4157 WALKING RAIN RD

4236 HOWLING WOLF LN

4220 HOWLING WOLF LN

4152 SOARING EAGLE LN

4152 WALKING RAIN RD

4157 WALKING RAIN RD

4781 RAIL RUNNER RD

RAIL RUNNER RD

4780 RAIL RUNNER RD

4850 RAIL RUNNER RD

4251 BECKNER RD

BECKNER RD

4354 BECKNER RD

RAIL RUNNER RD

5001 RAIL RUNNER RD

INTERSTATE 25

INTER

BE















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

## **Exhibit B**

### **Conditions of Approval**

#### **1. Conditions of Approval Matrix**

**EXHIBIT B**  
**Conditions of Approval**  
 Las Soleras Amendment to Master Plan Height and Setback Standards  
 Case #2016-64

<b>Project Conditions</b>			
	<b>Condition</b>	<b>Department/ Team</b>	<b>Staff Responsible</b>
1.	Side yard setbacks are to be no less than 5 feet for all lots in Las Soleras Tracts 11A, 14A, 15A, 15B and 15C	Current Planning	Noah Berke
2.	Height of structures not to exceed 20'8" within 10 feet of the property line, consistent with approved model designs, for all lots on Las Soleras Tracts 11A, 14A, and 15C	Current Planning	Noah Berke
3.	Height of structures not to exceed 28'10" within 10 feet of the property line, consistent with approved model designs for all lots on Las Soleras Tracts 15A and 15B	Current Planning	Noah Berke

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

## **Exhibit C**

### **ENN Materials**

- 1. Meeting Sign-In Sheet, May 12, 2016**
- 2. Meeting Notes, May 12, 2016**



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

**Project Name:** Las Soleras MP Amendment (Estimados de LS)      **Meeting Date:** 5/12/16  
**Meeting Place:** Genevieve Chavez Community Center      **Meeting Time:** 5:30 - 10:30

Applicant or Representative Check Box below

↓	Name	Address	Email
<input type="checkbox"/>	1 Paul Lewis	4331 GREETA SHAWREN	PLEWIS@OP@CYBER.MESA.COM
<input type="checkbox"/>	2 Bob Foley	4131 Big Sky Rd.	okeyaker1@yahoo.com
<input checked="" type="checkbox"/>	3 James W. Kiebert	915 Market St	Jim@JWSIobert.com
<input type="checkbox"/>	4 Noah Berke		
<input type="checkbox"/>	5		
<input type="checkbox"/>	6		
<input type="checkbox"/>	7		
<input type="checkbox"/>	8		
<input type="checkbox"/>	9		
<input type="checkbox"/>	10		
<input type="checkbox"/>	11		
<input type="checkbox"/>	12		

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      Genevieve Chavez      5/12/16  
 Printed Name of City Staff in Attendance      Signature of City Staff in Attendance      Date

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



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

---

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

**MEMORANDUM**

**Date:** June 30, 2016

**To:** Noah Berke

**From:** James Siebert/Victoria Dalton

**Re:** Las Soleras Major Amendment-ENN Meeting Minutes

**Jim Siebert** started meeting by stating reason for major amendment is to modify building heights and setbacks and showed on presentation different section described as Age-Targeted, Traditional within the Estancias de Las Soleras Subdivision and Ross's Peak. He stated that traditional would be a mix of two story and single story homes and explained areas that are in process of construction and explained park land. Jim also explained reasoning of why the building height is needed and described different roof styles (flat and pitched) and explained setbacks and how to accomplish heights and reduction of setbacks.

**Jim Siebert** showed location on the plan of pitched roof and explained the difference in height. He mentioned that the height of a flat roof home would be estimated at 16'5".

**Jim Siebert** continued to discuss slope of property and the height of pitched roofs. Jim stated that Pulte is a possible buyer of Ross's Peak and therefore have included the Ross's Peak Subdivision as part of the amendment. Jim stated that Ross's Peak was approved for duplex and single story homes. The height would be around 24' 10".

**Question:** what is the difference from the current height and setback requirements and the proposed height and setback? Statement was made that two story would require a 10 setback. **Jim Siebert** stated that Pulte would make up for the setback by compensating with providing land to open space and trails.

**Question:** Is the pitched roof style what's been shown on the plan and is the City okay with it?

**Noah Berke:** Architectural design standards need to be met, as long as points are made City is fine. Noah state that flat roofs tend to have more drainage issues and have to be replaced more often.

**Kevin Patton (Pulte):** Pitched roofs are preferred more in northern New Mexico due to snow load.

**Noah Berke** Masterplan amendments are to amend and coincide with the rest of the models.

**Jim Siebert** people seem to prefer pitched roof.

**Noah Berke** asked Jim to discuss the quantity of homes within Estancias de Las Soleras

**Jim Siebert** stated that the subdivision is more spread out and isn't so dense.

**Kevin Patton** pointed out on the plan and stated the pink color on the plan is single story. Other models are consumer driven. Models in age target homes are designed by consumer feedback. Yellow color is designed for families and Ross's Peak will be a different type of consumer and will not be all two story by any means.

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

## **Exhibit D**

### **Applicant Materials**

- 1. Application Materials**
- 2. Proposed Height and Setback Materials**
- 3. Legal Lot of Record**
- 4. Lot Line Adjustment Plat Prepared for Beckner Road Equities, Inc.**

8/9

Prima Title, LLC  
file# 13-0951

**SPECIAL WARRANTY DEED**

**LAS SOLERAS CENTER, LLC, a New Mexico limited liability company**, Grantor, for consideration paid, grants to **PULTE HOMES OF NEW MEXICO, INC., a Michigan corporation**, Grantee, whose address is c/o 7601 Jefferson, NE, Suite 320, Albuquerque, New Mexico, 87109, the following-described real estate in Santa Fe County, New Mexico:

Tract 14-B, Tract 15-B, 15-C and Tract 15-D, as shown and delineated on the plat of survey entitled "Lot Line Adjustment Plat prepared for Las Soleras Del Sur, LLC, Las Soleras Oeste Ltd. Co., Las Soleras Community Design, LLC, Geronimo Equites, LLC, comprising of existing Tracts 9, 11, 12B, 14 and 15, Las Soleras, situate within Sections 7, 17 and 18, Township 16 North, Range 9 East, New Mexico Principal Meridian, City of Santa Fe, Santa Fe County, New Mexico", recorded October 29, 2015, in Plat Book 794, Pages 007-013, #1778342, records of Santa Fe County, New Mexico

**TOGETHER WITH** all appurtenant rights, easements and appurtenances, all water rights, if any, all improvements constructed therein, except that all mineral rights owned by Grantor, if any, shall be reserved by the Grantor.

**SUBJECT TO** the following:

1. Reservations and exceptions contained in Patent from the United States of America to Samuel A. Larson, recorded December 10, 1921, in Patent Book A, Page 180, and Patent recorded November 4, 1943, in Patent Book C, Page 93, records of Santa Fe County, New Mexico;
2. Terms and conditions contained in Annexation Agreement recorded March 4, 2010, as Instrument #1592456, records of Santa Fe County, New Mexico;
3. Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010, as Instrument #1593744, records of Santa Fe County, New Mexico;
4. Terms and conditions contained in City of Santa Fe Ordinance recorded March 19, 2010, as Instrument #1593745, records of Santa Fe County, New Mexico;
5. Easements and rights incident thereto, notes, restrictions and conditions, as shown and delineated on the plat of survey entitled "Las Soleras Annexation, General Plan Amendment, Rezoning to Multiple Zoning Districts, recorded March 4, 2010, in Plat Book 714, Pages 014-026, Instrument #1592455, records of Santa Fe County, New Mexico;

SFC CLERK RECORDED 01/11/2016

6. Easements and rights incident thereto, notes, restrictions and conditions, as shown and delineated on plat of survey entitled "Lot Line Adjustment Plan prepared for Las Soleras Del Sur, LLC, Las Soleras Oeste Ltd., Co., Las Soleras Community Design, LLC, Geronimo Equities, LLC, comprising of existing Tracts 9, 11, 12B, 14 and 15, Las Soleras . . . situate within Sections 7, 17 and 18, Township 16 North, Range 9 East, New Mexico Principal Meridian, City of Santa Fe, Santa Fe County, New Mexico..", recorded October 29, 2015, in Plat Book 794, Pages 007-013, Instrument #1778342, records of Santa Fe County, New Mexico;

7. Taxes for the year 2016 and thereafter.

with special warranty covenants.

WITNESS my hand and seal this 8<sup>th</sup> day of January, 2016.

LAS SOLERAS CENTER, LLC, a New Mexico limited liability company

By: [Signature]  
John J. Mahoney  
Operations Manager

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

The foregoing instrument was acknowledged before me on January 8, 2016, by John J. Mahoney, Operations Manager of Las Soleras Center, LLC, a New Mexico limited liability company.

[Signature]  
Notary Public

My Commission Expires:  
07-02-16



OFFICIAL SEAL  
GREGG S. ROBINSON  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My commission expires: \_\_\_\_\_

H:\Pulte Homes Inc\Santa Fe\Santa Fe\Las Soleras\Special Warranty Deed Phase I(A) Final 1.7.16.docx

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 11TH Day Of January, 2016 at 08:36:27 AM  
-2- And Was Duly Recorded as Instrument # 1783629 Of The Records Of Santa Fe County



Witness My Hand And Seal Of Office  
[Signature]  
Deputy Geraldine Salazar  
County Clerk, Santa Fe, NM

SFC CLERK RECORDED 01/11/2016



754938

**LOT LINE ADJUSTMENT FLAT**  
 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 RAIL RUNNER ROAD AND DANCING GROUND ROAD  
 SITUATE WITHIN  
**SECTIONS 7, 17 AND 19, TOWNSHIP 38 NORTH, RANGE 9 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF SANTA FE**  
**SANTA FE COUNTY, NEW MEXICO**  
 OCTOBER 1, 2015

**LEGAL DESCRIPTION**  
 THAT CERTAIN PARCELS OF LAND STATE WITHIN SECTIONS 7, 17 AND 19, TOWNSHIP 38 NORTH, RANGE 9 EAST,  
 TRACTS 9, 11, 12B, 14 AND 15 OF LAS SOLERAS AS THE SAME ARE SHOWN AND DESCRIBED ON THE PLAT ENTITLED  
 "LOT LINE ADJUSTMENT FLAT" PREPARED FOR LAS SOLERAS DEL SUR, LLC, LAS SOLERAS OESTE LTD. CO., LAS SOLERAS COMMUNITY  
 DESIGN, LLC AND GERONIMO EQUITIES, LLC AND RECORDED AS INSTRUMENT NUMBER 2015-0107 IN PLAT BOOK 714 PAGES  
 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**DEDICATION AND AFFIRMATION**  
 KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**ACKNOWLEDGMENT**  
 THE UNDERSIGNED OWNERS HAVE CHOSE TO BE INCULCATED THESE LANDS SHOWN  
 HEREON FOR PUBLIC USE AND PURPOSES AND TO BE OPEN TO THE PUBLIC AND TO BE USED FOR PUBLIC USE AND PURPOSES  
 772 PAGES 28 AND 29, IN THE SANTA FE COUNTY CLERK'S OFFICE.

**OWNERS:**  
 LAS SOLERAS COMMUNITY DESIGN, LLC  
 A NEW MEXICO LIMITED LIABILITY COMPANY

*Robert J. Hargrave*  
 GENERAL MANAGER

*John J. Mark*  
 MANAGING MEMBER

**ACKNOWLEDGMENT**  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED  
 BEFORE ME BY JOHN J. MARK, MANAGING MEMBER,  
 LAS SOLERAS COMMUNITY DESIGN, LLC, THIS 1st DAY OF October,  
 2015.

*John J. Mark*  
 BY COMMISSION EXPIRES

**ACKNOWLEDGMENT**  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED  
 BEFORE ME BY JOHN J. MARK, MANAGING MEMBER,  
 LAS SOLERAS COMMUNITY DESIGN, LLC, THIS 1st DAY OF October,  
 2015.

*John J. Mark*  
 BY COMMISSION EXPIRES

**ACKNOWLEDGMENT**  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED  
 BEFORE ME BY JOHN J. MARK, MANAGING MEMBER,  
 LAS SOLERAS COMMUNITY DESIGN, LLC, THIS 1st DAY OF October,  
 2015.

*John J. Mark*  
 BY COMMISSION EXPIRES

**ACKNOWLEDGMENT**  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED  
 BEFORE ME BY JOHN J. MARK, MANAGING MEMBER,  
 LAS SOLERAS COMMUNITY DESIGN, LLC, THIS 1st DAY OF October,  
 2015.

*John J. Mark*  
 BY COMMISSION EXPIRES



**LOT LINE ADJUSTMENT PLAT 79-009**

PREPARED FOR  
**LAS SOLERAS DEL SUR, LLC**  
**LAS SOLERAS OESTE LTD, CO.**  
**LAS SOLERAS COMMUNITY DESIGN, LLC**  
**GERONIMO ECUITTES, LLC**

COMPRISED EXISTING TRACTS 9, 11, 12B, 14 AND 15, LAS SOLERAS  
 AND PORTIONS OF PALE RUNNER ROAD AND DANCING GROUND ROAD  
 SITUATE WITHIN  
**SECTIONS 7, 8 AND 9, TOWNSHIP 18 NORTH, RANGE 9 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF SANTA FE**  
**SANTA FE COUNTY, NEW MEXICO**  
 OCTOBER, 2019

**OVERALL VIEW**

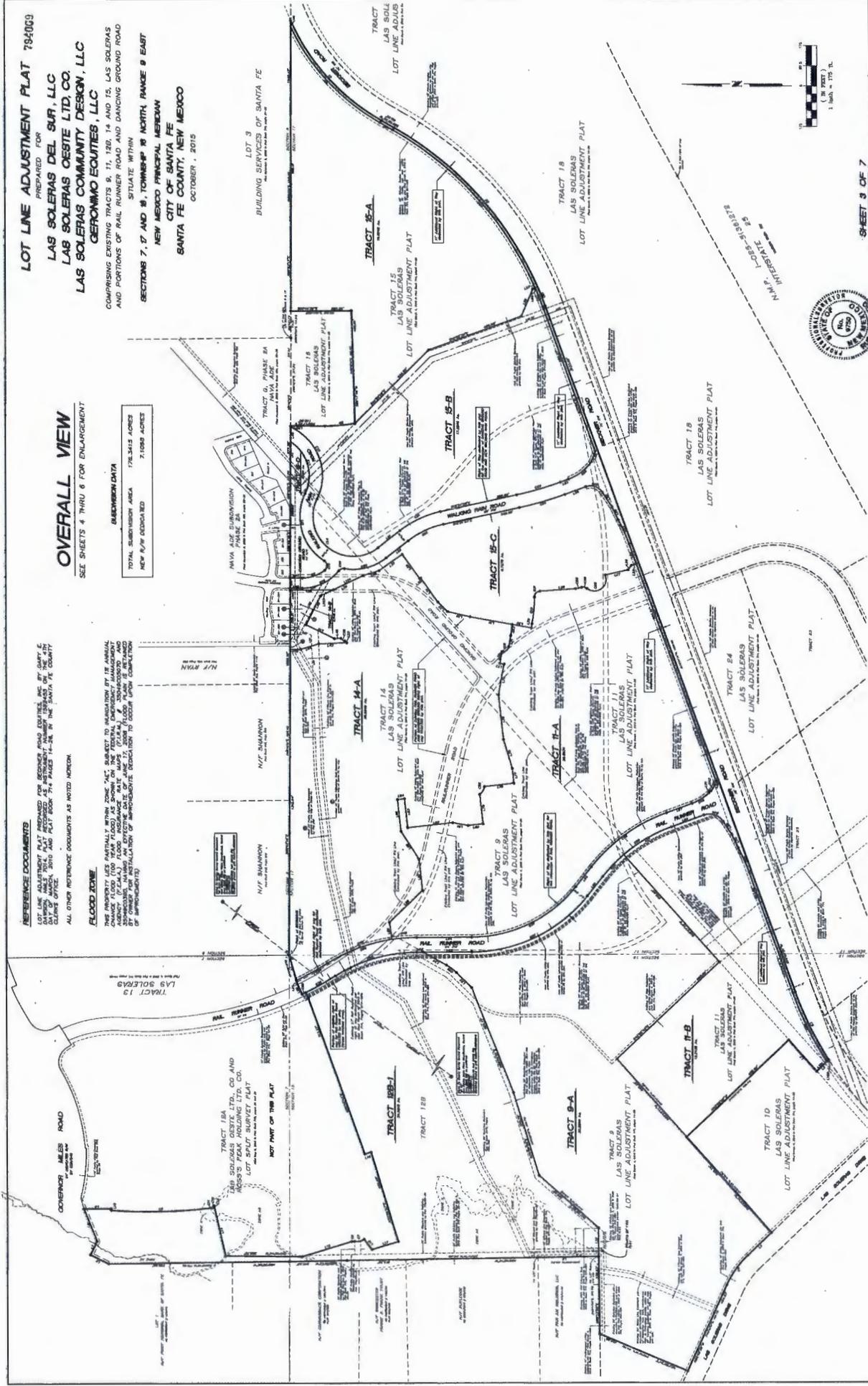
SEE SHEETS 4 THRU 6 FOR ENLARGEMENT

**SUBDIVISION DATA**  
 TOTAL SUBDIVISION AREA 78,341.5 ACRES  
 NEW P/L/W RECORDED 7,109.9 ACRES

**REFERENCE DOCUMENTS**  
 THIS PROPERTY WAS PREVIOUSLY WITHIN ZONE T-2C SUBJECT TO REGULATION BY 18 ANNUAL  
 CHANGES FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL OVERSIGHT MANAGEMENT  
 PLAN (FOM) FOR THE SANTA FE COUNTY, NEW MEXICO, AND PLAT 79-009 IN THE SANTA FE COUNTY  
 CLERK'S OFFICE.  
 ALL OTHER NOTICE DOCUMENTS AS NOTED HEREON.

**FLOOD ZONE**

THIS PROPERTY WAS PREVIOUSLY WITHIN ZONE T-2C SUBJECT TO REGULATION BY 18 ANNUAL  
 CHANGES FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL OVERSIGHT MANAGEMENT  
 PLAN (FOM) FOR THE SANTA FE COUNTY, NEW MEXICO, AND PLAT 79-009 IN THE SANTA FE COUNTY  
 CLERK'S OFFICE.  
 ALL OTHER NOTICE DOCUMENTS AS NOTED HEREON.

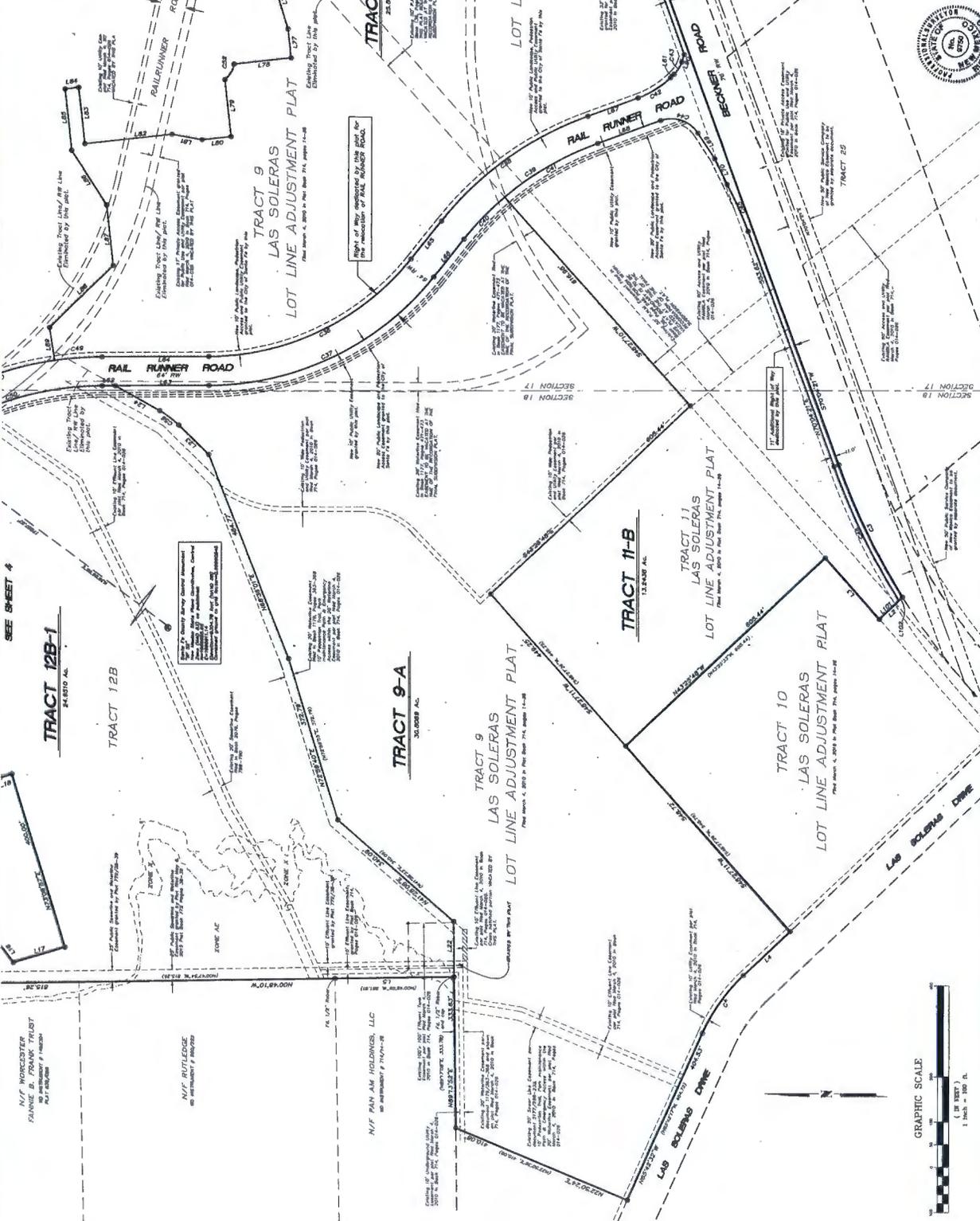


SHEET 3 OF 7  
**SURVOTEK, INC.**  
 1001 Taylor Street, Suite 100, Santa Fe, NM 87505  
 Phone: 505-827-2000  
 Fax: 505-827-2001





**LOT LINE ADJUSTMENT PLAT**  
 FOR  
**LAS SOLERAS DE SER, LLC**  
**LAS SOLERAS CREEK LTD. CO.**  
**LAS SOLERAS COMMUNIT DESIGNS, LLC**  
**GERONIMO SCIMITERS, LLC**  
 COMMERCIAL ZONING DISTRICTS 11, 12A, 14, AND 15, LAS SOLERAS  
 AND PORTIONS OF RAIL RUNNER ROAD AND DANCING GROUND ROAD  
 SITUATE WITHIN  
 SECTIONS 7, 9 AND 11, TOWNSHIP 33 NORTH, RANGE 9 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF SANTA FE  
 SANTA FE COUNTY, NEW MEXICO  
 GEORGE W. 2015



SEE SHEET 4  
**TRACT 12B-1**  
 24.8570 AC.

NVF INVESTMENTS  
 FRANKIE W. FRANKEL  
 AS PARTNER & MANAGER  
 ALL INTERESTS

NVF BUTLER  
 AS PARTNER & MANAGER  
 ALL INTERESTS

NVF PAN AM HOLDINGS, LLC  
 AS PARTNER & MANAGER  
 ALL INTERESTS



GRAPHIC SCALE  
 (1" = 100')  
 1 inch = 100 ft.

SECTION 17  
 SECTION 18  
 SECTION 19

TRACT 9  
 LAS SOLERAS  
 LOT LINE ADJUSTMENT PLAT  
 Plat No. 4, 2015 in New Mexico, Page 14-18

TRACT 10  
 LAS SOLERAS  
 LOT LINE ADJUSTMENT PLAT  
 Plat No. 4, 2015 in New Mexico, Page 14-18

TRACT 11-A  
 LAS SOLERAS  
 LOT LINE ADJUSTMENT PLAT  
 Plat No. 4, 2015 in New Mexico, Page 14-18

TRACT 11-B  
 LAS SOLERAS  
 LOT LINE ADJUSTMENT PLAT  
 Plat No. 4, 2015 in New Mexico, Page 14-18

TRACT 24  
 LAS SOLERAS  
 LOT LINE ADJUSTMENT PLAT  
 Plat No. 4, 2015 in New Mexico, Page 14-18

TRACT 25

TRACT 29

TRACT 30

TRACT 31

TRACT 32

TRACT 33

TRACT 34

TRACT 35

TRACT 36

TRACT 37

TRACT 38

TRACT 39

TRACT 40

TRACT 41

TRACT 42

TRACT 43

TRACT 44

TRACT 45

TRACT 46

TRACT 47

TRACT 48

TRACT 49

TRACT 50

TRACT 51

TRACT 52

TRACT 53

TRACT 54

TRACT 55

TRACT 56

TRACT 57

TRACT 58

TRACT 59

TRACT 60

TRACT 61

TRACT 62

TRACT 63

TRACT 64

TRACT 65

TRACT 66

TRACT 67

TRACT 68

TRACT 69

TRACT 70

TRACT 71

TRACT 72

TRACT 73

TRACT 74

TRACT 75

TRACT 76

TRACT 77

TRACT 78

TRACT 79

TRACT 80

TRACT 81

TRACT 82

TRACT 83

TRACT 84

TRACT 85

TRACT 86

TRACT 87

TRACT 88

TRACT 89

TRACT 90

TRACT 91

TRACT 92

TRACT 93

TRACT 94

TRACT 95

TRACT 96

TRACT 97

TRACT 98

TRACT 99

TRACT 100

TRACT 101

TRACT 102

TRACT 103

TRACT 104

TRACT 105

TRACT 106

TRACT 107

TRACT 108

TRACT 109

TRACT 110

TRACT 111

TRACT 112

TRACT 113

TRACT 114

TRACT 115

TRACT 116

TRACT 117

TRACT 118

TRACT 119

TRACT 120

TRACT 121

TRACT 122

TRACT 123

TRACT 124

TRACT 125

TRACT 126

TRACT 127

TRACT 128

TRACT 129

TRACT 130

TRACT 131

TRACT 132

TRACT 133

TRACT 134

TRACT 135

TRACT 136

TRACT 137

TRACT 138

TRACT 139

TRACT 140

TRACT 141

TRACT 142

TRACT 143

TRACT 144

TRACT 145

TRACT 146

TRACT 147

TRACT 148

TRACT 149

TRACT 150

TRACT 151

TRACT 152

TRACT 153

TRACT 154

TRACT 155

TRACT 156

TRACT 157

TRACT 158

TRACT 159

TRACT 160

TRACT 161

TRACT 162

TRACT 163

TRACT 164

TRACT 165

TRACT 166

TRACT 167

TRACT 168

TRACT 169

TRACT 170

TRACT 171

TRACT 172

TRACT 173

TRACT 174

TRACT 175

TRACT 176

TRACT 177

TRACT 178

TRACT 179

TRACT 180

TRACT 181

TRACT 182

TRACT 183

TRACT 184

TRACT 185

TRACT 186

TRACT 187

TRACT 188

TRACT 189

TRACT 190

TRACT 191

TRACT 192

TRACT 193

TRACT 194

TRACT 195

TRACT 196

TRACT 197

TRACT 198

TRACT 199

TRACT 200

TRACT 201

TRACT 202

TRACT 203

TRACT 204

TRACT 205

TRACT 206

TRACT 207

TRACT 208

TRACT 209

TRACT 210

TRACT 211

TRACT 212

TRACT 213

TRACT 214

TRACT 215

TRACT 216

TRACT 217

TRACT 218

TRACT 219

TRACT 220

TRACT 221

TRACT 222

TRACT 223

TRACT 224

TRACT 225

TRACT 226

TRACT 227

TRACT 228

TRACT 229

TRACT 230

TRACT 231

TRACT 232

TRACT 233

TRACT 234

TRACT 235

TRACT 236

TRACT 237

TRACT 238

TRACT 239

TRACT 240

TRACT 241

TRACT 242

TRACT 243

TRACT 244

TRACT 245

TRACT 246

TRACT 247

TRACT 248

TRACT 249

TRACT 250

TRACT 251

TRACT 252

TRACT 253

TRACT 254

TRACT 255

TRACT 256

TRACT 257

TRACT 258

TRACT 259

TRACT 260

TRACT 261

TRACT 262

TRACT 263

TRACT 264

TRACT 265

TRACT 266

TRACT 267

TRACT 268

TRACT 269

TRACT 270

TRACT 271

TRACT 272

TRACT 273

TRACT 274

TRACT 275

TRACT 276

TRACT 277

TRACT 278

TRACT 279

TRACT 280

LOT LINE ADJUSTMENT FLAT 796013

PREPARED FOR:  
 LAS SOLERAS DEL SUR, LLC  
 LAS SOLERAS OESTE LTD. CO.  
 LAS SOLERAS COMMUNITY DESIGN, LLC  
 GERONIMO EQUITIES, LLC

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

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



SHEET 7 OF 7

**SURVOTEK, INC.**

1004 Water Ave. Suite 101, Albuquerque, New Mexico 87104  
 PHONE: 505-897-5878  
 FAX: 505-897-5879

**CURVE TABLE**

CHORD	CHORD BEARING	DELTA	
C1	105.44	105.44	90.00°
C2	105.44	105.44	90.00°
C3	105.44	105.44	90.00°
C4	105.44	105.44	90.00°
C5	105.44	105.44	90.00°
C6	105.44	105.44	90.00°
C7	105.44	105.44	90.00°
C8	105.44	105.44	90.00°
C9	105.44	105.44	90.00°
C10	105.44	105.44	90.00°
C11	105.44	105.44	90.00°
C12	105.44	105.44	90.00°
C13	105.44	105.44	90.00°
C14	105.44	105.44	90.00°
C15	105.44	105.44	90.00°
C16	105.44	105.44	90.00°
C17	105.44	105.44	90.00°
C18	105.44	105.44	90.00°
C19	105.44	105.44	90.00°
C20	105.44	105.44	90.00°
C21	105.44	105.44	90.00°
C22	105.44	105.44	90.00°
C23	105.44	105.44	90.00°
C24	105.44	105.44	90.00°
C25	105.44	105.44	90.00°
C26	105.44	105.44	90.00°
C27	105.44	105.44	90.00°
C28	105.44	105.44	90.00°
C29	105.44	105.44	90.00°
C30	105.44	105.44	90.00°
C31	105.44	105.44	90.00°
C32	105.44	105.44	90.00°
C33	105.44	105.44	90.00°
C34	105.44	105.44	90.00°
C35	105.44	105.44	90.00°
C36	105.44	105.44	90.00°
C37	105.44	105.44	90.00°
C38	105.44	105.44	90.00°
C39	105.44	105.44	90.00°
C40	105.44	105.44	90.00°
C41	105.44	105.44	90.00°
C42	105.44	105.44	90.00°
C43	105.44	105.44	90.00°
C44	105.44	105.44	90.00°
C45	105.44	105.44	90.00°
C46	105.44	105.44	90.00°
C47	105.44	105.44	90.00°
C48	105.44	105.44	90.00°
C49	105.44	105.44	90.00°
C50	105.44	105.44	90.00°
C51	105.44	105.44	90.00°
C52	105.44	105.44	90.00°
C53	105.44	105.44	90.00°
C54	105.44	105.44	90.00°
C55	105.44	105.44	90.00°
C56	105.44	105.44	90.00°
C57	105.44	105.44	90.00°
C58	105.44	105.44	90.00°
C59	105.44	105.44	90.00°
C60	105.44	105.44	90.00°
C61	105.44	105.44	90.00°
C62	105.44	105.44	90.00°
C63	105.44	105.44	90.00°
C64	105.44	105.44	90.00°
C65	105.44	105.44	90.00°
C66	105.44	105.44	90.00°
C67	105.44	105.44	90.00°
C68	105.44	105.44	90.00°
C69	105.44	105.44	90.00°
C70	105.44	105.44	90.00°
C71	105.44	105.44	90.00°
C72	105.44	105.44	90.00°
C73	105.44	105.44	90.00°
C74	105.44	105.44	90.00°
C75	105.44	105.44	90.00°
C76	105.44	105.44	90.00°
C77	105.44	105.44	90.00°
C78	105.44	105.44	90.00°
C79	105.44	105.44	90.00°
C80	105.44	105.44	90.00°
C81	105.44	105.44	90.00°
C82	105.44	105.44	90.00°
C83	105.44	105.44	90.00°
C84	105.44	105.44	90.00°
C85	105.44	105.44	90.00°
C86	105.44	105.44	90.00°
C87	105.44	105.44	90.00°
C88	105.44	105.44	90.00°
C89	105.44	105.44	90.00°
C90	105.44	105.44	90.00°
C91	105.44	105.44	90.00°
C92	105.44	105.44	90.00°
C93	105.44	105.44	90.00°
C94	105.44	105.44	90.00°
C95	105.44	105.44	90.00°
C96	105.44	105.44	90.00°
C97	105.44	105.44	90.00°
C98	105.44	105.44	90.00°
C99	105.44	105.44	90.00°
C100	105.44	105.44	90.00°

**LINE TABLE**

LINE	LENGTH	BEARING
L1	78.01	S82°24'46"W
L2	141.86	S82°24'46"W
L3	141.86	S82°24'46"W
L4	141.86	S82°24'46"W
L5	141.86	S82°24'46"W
L6	141.86	S82°24'46"W
L7	141.86	S82°24'46"W
L8	141.86	S82°24'46"W
L9	141.86	S82°24'46"W
L10	141.86	S82°24'46"W
L11	141.86	S82°24'46"W
L12	141.86	S82°24'46"W
L13	141.86	S82°24'46"W
L14	141.86	S82°24'46"W
L15	141.86	S82°24'46"W
L16	141.86	S82°24'46"W
L17	141.86	S82°24'46"W
L18	141.86	S82°24'46"W
L19	141.86	S82°24'46"W
L20	141.86	S82°24'46"W
L21	141.86	S82°24'46"W
L22	141.86	S82°24'46"W
L23	141.86	S82°24'46"W
L24	141.86	S82°24'46"W
L25	141.86	S82°24'46"W
L26	141.86	S82°24'46"W
L27	141.86	S82°24'46"W
L28	141.86	S82°24'46"W
L29	141.86	S82°24'46"W
L30	141.86	S82°24'46"W
L31	141.86	S82°24'46"W
L32	141.86	S82°24'46"W
L33	141.86	S82°24'46"W
L34	141.86	S82°24'46"W
L35	141.86	S82°24'46"W
L36	141.86	S82°24'46"W
L37	141.86	S82°24'46"W
L38	141.86	S82°24'46"W
L39	141.86	S82°24'46"W
L40	141.86	S82°24'46"W
L41	141.86	S82°24'46"W
L42	141.86	S82°24'46"W
L43	141.86	S82°24'46"W
L44	141.86	S82°24'46"W
L45	141.86	S82°24'46"W
L46	141.86	S82°24'46"W
L47	141.86	S82°24'46"W
L48	141.86	S82°24'46"W
L49	141.86	S82°24'46"W
L50	141.86	S82°24'46"W
L51	141.86	S82°24'46"W
L52	141.86	S82°24'46"W
L53	141.86	S82°24'46"W
L54	141.86	S82°24'46"W
L55	141.86	S82°24'46"W
L56	141.86	S82°24'46"W
L57	141.86	S82°24'46"W
L58	141.86	S82°24'46"W
L59	141.86	S82°24'46"W
L60	141.86	S82°24'46"W
L61	141.86	S82°24'46"W
L62	141.86	S82°24'46"W
L63	141.86	S82°24'46"W
L64	141.86	S82°24'46"W
L65	141.86	S82°24'46"W
L66	141.86	S82°24'46"W
L67	141.86	S82°24'46"W
L68	141.86	S82°24'46"W
L69	141.86	S82°24'46"W
L70	141.86	S82°24'46"W
L71	141.86	S82°24'46"W
L72	141.86	S82°24'46"W
L73	141.86	S82°24'46"W
L74	141.86	S82°24'46"W
L75	141.86	S82°24'46"W
L76	141.86	S82°24'46"W
L77	141.86	S82°24'46"W
L78	141.86	S82°24'46"W
L79	141.86	S82°24'46"W
L80	141.86	S82°24'46"W
L81	141.86	S82°24'46"W
L82	141.86	S82°24'46"W
L83	141.86	S82°24'46"W
L84	141.86	S82°24'46"W
L85	141.86	S82°24'46"W
L86	141.86	S82°24'46"W
L87	141.86	S82°24'46"W
L88	141.86	S82°24'46"W
L89	141.86	S82°24'46"W
L90	141.86	S82°24'46"W
L91	141.86	S82°24'46"W
L92	141.86	S82°24'46"W
L93	141.86	S82°24'46"W
L94	141.86	S82°24'46"W
L95	141.86	S82°24'46"W
L96	141.86	S82°24'46"W
L97	141.86	S82°24'46"W
L98	141.86	S82°24'46"W
L99	141.86	S82°24'46"W
L100	141.86	S82°24'46"W