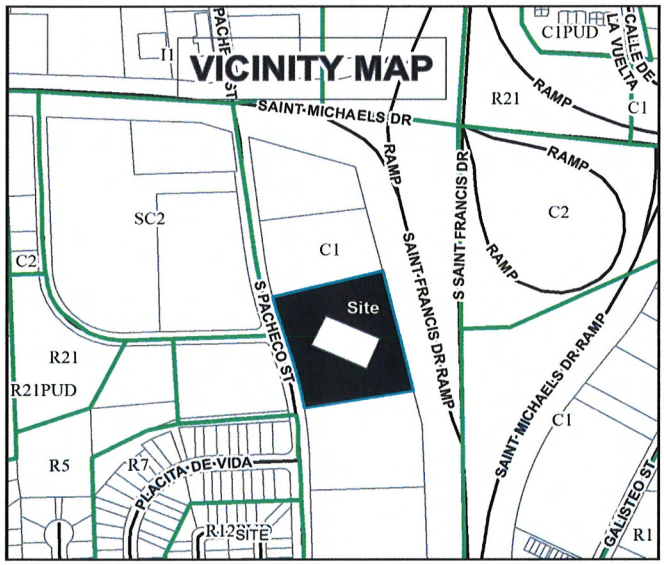
Land Use Department
Planning Commission Staff Report

Case No: 2016-94
Hearing Date: October 6, 2016
Applicant: **Confluent Development LLC**
Request: Development Plan
Location: 2041 Pacheco Street
Case Mgr.: Daniel A. Esquibel
Zoning: C-1 (General Office)
Overlay: South Central Highway Corridor
Pre-app. Mtg.: April 14, 2016
ENN Mtg.: August 2, 2016
Proposal: Development Plan Approval
76,500 square foot building, for an 85 unit group residential care facility on 4.0± acres.



Case #2016-94. 2041 Pacheco Street Development Plan. JenkinsGavin Land Use| Project Management, agent for Confluent Development LLC, requests approval of a development plan for a 76,500 square foot building, for an 85 unit group residential care facility on 4.0+ acres. The property is zoned C-1 (General Office) and within the South Central Highway Corridor overlay district. (Dan Esquibel Case Manager).

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL**, subject to the following conditions:

#	Condition of approval	Dept/Division	Staff
1	Prior to Building Permit, the applicant shall design a pedestrian refuge crossing on Pacheco Street that must be approved by the Public Works Department.	Traffic Engineering Division	Sandra Kassens
2	Prior to issuance of a certificate of occupancy - The Developer shall construct the approved pedestrian refuge median on Pacheco Street.		
3	Connection of the property/structures to the City public sewer system is required.	Wastewater Division	Stan Holland

The project will also be subject to the technical requirements listed in Exhibit A.

II. EXECUTIVE SUMMARY

Confluent Development LLC (Applicant) requests approval of a Development Plan to construct a 76,500 square foot building for an 85-unit group residential care facility.

The existing 30,000 square foot building (formerly the office for Public Service Company of New Mexico) will be demolished to accommodate the new facility.

The Applicant has complied with 14-3.1(E) *"Pre-Application Conferences"*, 14-3.1(F) "Early Neighborhood Notification Procedures" and 14-3.1(H) *"Notice Requirements"*.

Staff's analysis finds that the applicant has addressed the necessary findings per 14-3.8(D) "Approval Criteria and Conditions" and recommends ***APPROVAL*** subject to conditions.

III. SITE ANALYSIS

The property is located at 2041 Pacheco Street. The property consists of 40± acres and is zoned C-1 (General Office). The existing building and parking lot will be demolished to permit redevelopment of the site.

A. Adjacent Properties

Table 1 Adjacent Zoning

Direction	Zoning
Northwest	SC2 (Shopping Center - Community Shopping Center District-Smith's)
North	C-1PUD (General Office - NM State Offices)
South	C-1PUD (General Office – South Park Offices)
East	St. Francis Drive
West	St. Francis Drive (General Office - NM State Offices)

B. Parking

Table 2 Proposed Parking

Use	Parking Ratio	Proposed Beds	Proposed Parking	Required Parking	Complies
Group Residential Care Facility	1:2 Beds	96	65	48	**Yes**

C. Access and Traffic

The property has two existing driveways accessed directly off Pacheco Street. These driveways will be relocated as part of the development. The driveway located adjacent to the north property line will be relocated to align with Plaza Del Sur Drive. The second driveway will be located approximately 220 feet south of the first driveway. Both driveways are connected by a driveway running through the parking areas that will loop around the building. A traffic impact analysis was not required for this application.

Traffic Division comments can be found in Exhibit B.

D. Lot Coverage and Open Space
The roofed area of the proposed development would create lot coverage of 26.7%. Subsection14-7.3-1: *"Table of Dimensional Standards for Nonresidential Districts"* allows a maximum lot coverage of 60%.

Subsection 14-7.5(D) "Nonresidential and Mixed Use Open Space Standards" requires nonresidential open space equal to 25% of the site area. The applicants are proposing 44%.

E. Landscaping
The amount of landscaped open space exceeds the minimum requirement, as noted above. The proposed landscape plan meets or exceeds planting and other requirements of Subsection 14-8.4 "Landscape and Site Design."

Technical Review Division comments for landscaping can be found in Exhibit B.

F. Utilities
The property is served by city sewer and water. Dry utilities for electric, gas, and telephone also exist on the property.

The annual water budget proposed for the project is 8.77 acre feet. Water conservation credits from the City in the amount of $145,582.00 will be used to offset the new water demand.

Water Division and Wastewater Division comments can be found in Exhibit B.

G. Fire
There is one fire hydrant adjacent to the property. The hydrant is located approximately 57 feet south of the north property line along Pacheco Street and the west property line. The applicant is also planning to install an automatic fire sprinkler system in the facility.

Fire marshal comments can be found in Exhibit B.

H. Terrain Management and Landscaping
Terrain Management will be addressed during the building phase.

Technical Review Division comments can be found in Exhibit B.

IV. DEVELOPMENT PLAN APPROVAL CRITERIA

Chapter 14 requires the Planning Commission to make the following findings to approve a development plan:

Approval Criteria– Necessary Findings (Section 14-3.8(D))

§14-3.8(D)(1)(a)- that it is empowered to approve the plan under the section of Chapter 14 described in the application;	Criterion Met: (Yes/No/conditional/N/A) **Yes**
The application submitted meets or exceeds the applicable development standards. Approval of a	

development plan is required because the project has a floor area greater than 30,000 square feet.	
§14-3.8(D)(1)(b)- that approving the development plan will not adversely affect the public interest	Criterion Met: (Yes/No/conditional/N/A) **Conditional**
City staff has reviewed the proposed special use permit application in accordance with applicable General Plan policies and applicable development standards. As outlined in this memorandum, together with recommended conditions, the proposed Special Use Permit application can comply with minimum standards of Chapter 14 SFCC.	
14-3.8(D)(1)(c)- that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	Criterion Met: (Yes/No/conditional/N/A) **Yes**
Chapter 14 "Table 14-6.1-1-Table of Permitted Uses" (reference Exhibit C1 for copy of table excerpt) identifies "Group Residential Care Facility" as a permitted use in a C-1 District. No conflicts are anticipated between the proposed use and existing or likely future uses in the vicinity are anticipated. The type and scale of proposed building are consistent with the streetscape of the area.	

V. EARLY NEIGHBORHOOD NOTIFICATION

Two ENN meetings were conducted for this project. The first ENN was conducted June 28, 2016 and the second ENN was held on August 2, 2016. Both meetings were well attended.

June 28, 2016 ENN:

Concerns raised by attendees centered on traffic volumes on Pacheco Street. The applicant answered many of the questions presented at the meeting.

August 2, 2016 ENN:

The area of concern again centered on traffic.

- volumes,
- speeding,
- problems for pedestrians crossing at various locations,
- delays for left turns during peak hours, and
- sight distances at intersections.

The City's Traffic Engineer was present at this meeting and answered many of the questions raised at the meeting.

VI. EXHIBITS:

EXHIBIT A: Technical Conditions

EXHIBIT B Development Review Team (DRT)
Traffic Engineering, Sandy Kassens
Technical Review Division (Landscaping), Somie Ahmed
Water Division, Dee Beingessner
Wastewater Division, Stan Holland
Fire Department, Reynaldo Gonzales
City Engineer, RB Zaxus

EXHIBIT B: Early Neighborhood Notification
Guidelines
Meeting Notes

EXHIBIT C: Maps and Photos
Zoning Map
Aerial Photo

EXHIBIT D: Code References
Excerpt - Chapter 14 "Table 14-6.1-1-Table of Permitted Uses"

EXHIBIT E: Applicant Submittals*

* Maps and other exhibits are reproduced and archived separately from this staff report. File copies are available for review at the Land Use Department office at 200 Lincoln Avenue, West Wing.

APPROVED AS TO FORM:

Title	Name	Initials
Land Use Department, Director	Lisa D. Martinez	
Land Use Current Planning Division, Director	Greg T. Smith	
Land Use Current Planning Division, Senior Planner	Daniel A. Esquibel	

May 5, 2016
Planning Commission
Case # 2016-94

2041 Pacheco St.
Development Plan

EXHIBIT A

Technical Conditions

EXHIBIT A
Technical Conditions of Approval
Case 2016-94
2041 Pacheco St. Development Plan

	Condition	Department	Staff
1	Prior to building permit - Correct plan set drawings as detailed in an attached document	Traffic Engineering Division	Sandra Kassens
2	All Fire Department access shall be no greater than a 10% grade throughout.	Fire Department	Reynaldo Gonzales, Fire Marshal
	Fire Department access shall not be less than 20 feet width to any new/remodel construction.		
	Shall meet the 150 feet driveway requirements must be met as per IFC, or can emergency turn-around that meets the IFC requirement s shall be provided.		
	Fire Department shall have 150 feet distance to any portion of the building on any new construction.		
	Shall have water supply that meets fire flow requirement as per IFC.		
3	An Agreement to Construct and Dedicate (ACD) water infrastructure will be required for this project. A water plan was included with the development plan and must be approved by the Water Division before the ACD can be processed.	Public works/Water Division	Dee Beingessner
4	An Agreement to Construct and dedicate (ACD) water infrastructure will be required for this project. A water plan was included with the development plan and must be approved by the Water division before the ACD can be processed.	Public Utilities/ Water Division	Dee Beingessner
5	Plans shall show loading zone	Land Use Department	Dan Esquibel Land Use Planner Senior

May 5, 2016
Planning Commission
Case # 2016-94

2041 Pacheco St.
Development Plan

EXHIBIT B

Early Neighborhood Notification

City of Santa Fe, New Mexico

memo

DATE: September 23, 2016

TO: Daniel Esquibel, Planning and Land Use Department

VIA: John Romero, Traffic Engineering Division Director

FROM: Sandra Kassens, Traffic Engineering Division

CASE: 2041 Pacheco Street Dev. Plan (Morning Star) – case #2016-94

ISSUE:

JenkinsGavin Land Use/Project Management, agent for Confluent development, LLC, requests approval of a development plan for a 76,500 square foot building, for an 85-unit group residential care facility on 4.0± acres. The property is zoned C-1 (General Office) and within the South Central Highway Corridor overlay district. The property is located on the east side of Pacheco Street and opposite the intersection of Plaza del Sur with Pacheco Street.

TRAFFIC REVIEW:

The traffic report (dated July 26, 2016) provided by the Developer demonstrates that the proposed 85-unit group residential care facility will generate 20 percent less traffic on a daily basis than what would be generated by the existing offices if they were occupied. The reduction is more significant during the peak traffic hours for which the proposed facility generates 75% less traffic in the morning peak hour and 60% less traffic during the afternoon peak hour than the corresponding figures for the office land use.

RECOMMENDED ACTION:

Review comments are based on submittals received on August 25, 2016 and September 12, 2016.

CONDITIONS OF APPROVAL:		MUST BE COMPLETED BY:
1	The applicant shall design a pedestrian refuge crossing on Pacheco Street that must be approved by the Public Works Department.	Prior to Building Permit
2	The Developer shall construct the approved pedestrian refuge median on Pacheco Street.	Prior to Issuance of a Certificate of Occupancy (CO)

TECHNICAL CORRECTIONS:		MUST BE COMPLETED BY:
1	Correct plan set drawings as detailed in an attached document	Prior to Building Permit

If you have any questions or need any more information, feel free to contact me at 955-6697. Thank you.

Development Review Team

Comment Form

Date: September 12th, 2016

Staff person: Somie Ahmed

Dept/Div: LUD/Technical Review Division

Case: 2016-94 – 2041 Pacheco St. Development Plan

Case Mgr: Dan Esquibel

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1.	
2	
3	
4	

Technical Corrections*:	Must be completed by:
1.	
2.	
3.	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

All conditions are met for Development plan approval for landscaping.

Development Review Team

Comment Form

Date: 9/6/16

Staff person: Dee Beingessner

Dept/Div: Public Utilities/Water Division

Case: 2016-94 2041 Pacheco Street Development Plan

Case Mgr: Dan Esquibel

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1 An Agreement to Construct and Dedicate (ACD) water infrastructure will be required for this project. A water plan was included with the development plan and must be approved by the Water Division before the ACD can be processed.	Prior to connection to the water main.
2	
3	
4	

Technical Corrections*:	Must be completed by:
1	
2	
3	
4	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Development Review Team

Comment Form

Date: September 19, 2016

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater Division

Case: Case #2016-94. 2041 Pacheco Street Development Plan

Case Mgr: Noah Berke

The subject property is accessible to the City public sewer system. Accessible is defined as within 200 feet of a public sewer line.

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:	Must be completed by:
1. Connection of the property/structures to the City public sewer system is required	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Development Review Team

Comment Form

Date: September 15, 2016

Staff person: Reynaldo Gonzales

Dept/Div: Fire

Case: 2016-94 – 2041 Pacheco Street Development Plan

Case Mgr: Dan Esquibel

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1 None	

Technical Corrections*:	Must be completed by:
1. All Fire Department access shall be no greater that a 10% grade throughout. 2. Fire Department Access shall not be less than 20 feet width to any new/remodel construction. 3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. 4. Fire Department shall have 150 feet distance to any portion of the building on any new construction. 5. Shall have water supply that meets fire flow requirements as per IFC	**Prior to any new construction the current code adopted by the governing body would need to be met.**

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

Explanation of Conditions or Corrections (if needed):

Development Review Team

Comment Form

Date: September 19, 2016

From: Risana "RB" Zaxus, City Engineer

Dept/Div: Land Use, Technical Review Division

Case: Case # 2016-94, Pacheco Street Development Plan

Case Mgr: Dan Esquibel

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
1 none	
2	
3	
4	

Technical Corrections*:	Must be completed by:
1 none	
2	
3	
4	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

May 5, 2016
Planning Commission
Case # 2016-94

2041 Pacheco St.
Development Plan

EXHIBIT C

Maps and Photos

Zoning
I1
C2
R21
RAMP
RAMP
C2
SC2
PLAZA DEL SUR DR
S PACHECO ST
C1
SITE
SAINT FRANCIS DR RAMP
S SAINT FRANCIS DR
R5
PLACITA DE VIDA
R7
C1
SAINT MICHAELS DR RAMP
PLACITA DE QUEDO
R12PUD

Aerial Photo

May 5, 2016
Planning Commission
Case # 2016-94

2041 Pacheco St.
Development Plan

EXHIBIT D

Code References

Table 14-6.1-1

CATEGORY Specific Use	RR	R-1 – R-6	R-7 – R-9	R-7-I	RC-5, RC-8	R-10 - R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use-Specific Regs 14-6.2
RESIDENTIAL																						
Group Living																						
Continuing care community	S	S	S	S	S	S		S		P	S	P	P	P			S				P	(A)(1)
Group Residential Care Facility	S	S	S	S	S	S		S		P	S	P	P	P			S				P	
Group Residential Care Facility, Limited	P	P	P	P	P	P		P		P	S	P	P	P			S				P	
Group Residential Care Facility, Correctional			S		S	S		S		P*	P*	P*	P*	S			S				S	
Boarding, dormitory, monastery	S	S	S	S	S	P		P		P	S	P	S	P			S				S	
Household Living																						
Dwelling, multiple- family	P[1]	P	P		P	P	P	P		P	P[6]	P	P	P				P[6]	P[6]	P[6]	P	(A)(5), (A)(6)
Dwelling, single-family	P	P	P	P	P	P	P	P		P	P[6]	P	P	P							P	(A)(5)
Manufactured homes	P	P	P	P	P	P	P	P		P	P[6]	P	P	P							P	(A)(4)
Mobile home, permanent installation	S	S	S	S	S	S		S		S		S	S									(A)(2)
Mobile home park							P[9]															(A)(3); See 14-6.4(B)

May 5, 2016
Planning Commission
Case # 2016-94
2041 Pacheco St.
Development Plan

EXHIBIT E

Applicant Submittals

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

August 22, 2016

Dan Esquibel, Senior Planner
City of Santa Fe Current Planning Division
200 Lincoln Avenue
Santa Fe, NM 87501

RE: MorningStar of Santa Fe – Development Plan Application

Dear Dan:

This letter is respectfully submitted on behalf of Confluent Development, LLC in application for Development Plan approval for a proposed 76,500 square foot, 85-unit Group Residential Care Facility (the "Project"), for consideration by the Planning Commission at their meeting of October 6, 2016. The ±4.0-acre subject property is located at 2041 Pacheco Street, zoned C-1 (Office and Related Commercial District), and located in the South Central Highway Corridor Overlay ("SCHC").

Existing Site Conditions

The subject property is currently improved with a vacant 30,300 square foot office building and associated 153-space parking lot, which was formerly the office for PNM Electric and Gas. There are two existing access drives off of Pacheco Street serving the site. The building will be demolished prior to development. The surrounding area incorporates a mix of commercial and residential uses, including a shopping center, offices, and medium to high density residential.

Zoning Compliance

Table 14-6.1-1 of the City's Land Development Code (the "Code") identifies "Group Residential Care Facility" as a permitted use in the C-1 zoning district and defines this use category as follows:

> *A non-family dwelling unit where care, supervision and services are provided to residents of any age who have difficulty caring for themselves, including the elderly, persons with disabilities and children living apart from families. This category includes facilities commonly known as group homes, community residential care, board and care or assisted living facilities, halfway houses and foster homes. This category does not include facilities that provide services to nonresident clients; that provide more than incidental or occasional nursing, medical or other therapeutic treatment, such as extended care facilities, hospitals or detoxification centers; or community residential corrections programs.*

This definition is consistent with the proposed facility's program of services, as described below.

Program Summary

The proposed 85-unit Group Residential Care Facility will be an Assisted Living and Memory Care residential community operated by MorningStar Senior Living. The community will provide housing and personalized healthcare services to seniors who require assistance with daily living activities.

The Assisted Living component will provide private and companion suites for adults in a residential setting, including meals, security, emergency call system, and assistance with activities of daily living, such as medical management, hygiene, grooming, and dressing to further enhance well-being and independence. Additional services will include social, physical, spiritual and intellectual activities, transportation, housekeeping and laundry. Residents will participate in a variety of events within the facility, as well as enjoy regular group outings such as dining, museums, theatre and shopping.

The Memory Care component is for those with Alzheimer's and other forms of dementia. For these residents, either in early onset or in its advanced states, services will include a gentle home, in addition to those services provided to the assisted living residents. MorningStar will enhance the lives of its residents by providing recreational and purposeful activities, including music, life skills, art, entertainment, and exercise specifically designed for the residents. Lastly, the community will be licensed by the New Mexico Health Facilities Licensing and Certification Bureau which regulates assisted living care.

Project Description

As stated above, the existing structure will be demolished to make way for the new senior community. The property slopes down from the northeast corner to southwest corner, with approximately 24 feet of grade change. In order to complement the sloping site and minimize visual impacts, the building is single story at the north end and transitions to a two story structure on the southern half of the site. In addition, two interior landscaped courtyards provide outdoor recreational space for residents and increased opportunities for natural light in the building's interior. Please refer to the attached concept rendering and site section for more information.

Outlined below is a summary of compliance with the applicable Dimensional Standards:

STANDARD	*REQUIRED*	*PROVIDED*
Maximum Height	25'	25'
Building Setbacks:		
Street/West Boundary	10' (70' per Plat)	70'
Rear/East Boundary	50'	50'
Side/North Boundary	5'	77'
Side/South Boundary	5'	51'
Lot Coverage (roofed area only)	60%	27%
Open Space	35%	44%

Access & Traffic

The Project will be accessed via two new driveways off of Pacheco Street. The main access drive is aligned with Plaza del Sur Drive on the west side of Pacheco Street and a secondary access is located at the south end of the site. The driveways create a loop around the building, facilitating emergency access and overall ease of circulation.

Although a traffic study was not required by the City's Traffic Engineering Division, a Traffic Evaluation was prepared by Bohannan Huston Engineers and is submitted herewith for your reference. The scope of the Evaluation is described below:

1. A 48-hour traffic count was conducted July 12 - 13, 2016 by Bohannan Huston Engineers.
2. The existing capacity of Pacheco Street was analyzed based on the current roadway improvements.
3. The vehicle trip generation was determined for the existing office use and for the proposed senior living facility.

Pacheco Street is designed as a Secondary Arterial, with a design capacity of 5,000 - 15,000 vehicle trips per day (per SFCC Table 14-9.2-1: Design Criteria for Street Types). Based on the 48-hour traffic count, the current Average Daily Traffic on Pacheco Street is approximately 10,000 vehicles per day. Therefore, there is available roadway capacity of 5,000 vehicles per day. Furthermore, per the traffic generation comparison provided in the report, the existing office use, at occupancy, generates four times more traffic in the A.M. Peak Hour than the proposed senior living facility. Similarly, in the P.M. Peak Hour, the office use, at occupancy, generates two and a half times more traffic. Therefore, this project will result in a significant reduction in overall traffic and will also comprise only 2.0% of the total daily traffic on Pacheco Street. Redevelopment of the property as a senior living community is the best solution to achieve a reduction in potential traffic impacts to Pacheco Street.

Parking

A total of 65 parking spaces are provided, which includes four accessible spaces, primarily on the north side of the building. The Code requires one space per two licensed beds. There will be 96 licensed beds among the 85 units, requiring a minimum of 48 spaces. Additional spaces are provided to ensure adequate visitor parking.

Terrain Management

As described above, the site slopes down from the northeast corner to southwest corner, with approximately 24 feet of grade change. Two detention ponds will be constructed within the 70-foot setback on the west side of the building, which will flow into the existing drainage easement at the southwest property corner. The ponds will be landscaped as required by Code to enhance aesthetics and take advantage of passive water harvesting opportunities. Landscaped drainage swales will be constructed along the north and south boundaries, further contributing to passive

water harvesting. In addition, a series of drop inlets and pipes will convey storm water to the ponds. Please refer to the attached Grading Plan for further information.

Landscaping & Open Space

Proposed landscaping includes a combination of ornamental grasses, groundcovers, shrubs, evergreens, and deciduous trees, and all disturbed areas will be reseeded with a native grasses, all served by automatic drip irrigation. The proposed plantings exceed the minimum required by Code. In accordance with the requirements of the SCHC, a 25-foot landscape buffer is provided along the east property boundary abutting the St. Francis Drive right-of-way. In addition, the 35% open space required in the SCHC is exceeded by almost 16,000 square feet, totaling 44% of the site. Please refer to the Landscape Plans for further details.

Water & Sewer

Water: The Project will utilize the existing 3" water service on the property. A new 4" fire line and 1" irrigation line will be constructed connecting to the existing water main in Pacheco Street.

In accordance with SFCC §14-8.13(B)(3), the Project's water budget may be reduced by an amount equal to the existing structure's average annual consumption in the twenty-four months that the highest water use was active during the preceding ten years. Per the attached email from Amanda Encinias, the water budget calculations are as follows:

85 units x 0.12 afy/unit =	10.20 afy
Credit for previous water usage:	(1.43 afy)
Annual Water Budget:	**8.77 afy**

Since the Water Budget is below the 10 afy threshold for residential projects, the Project's new water demand will be offset through the acquisition of water conservation credits from the City in the amount of $145,582.00.

Sewer: The Project will utilize the existing 6" sewer service on the property. Please refer the attached Utility Plans for full details.

Fire Protection

Emergency vehicular access is provided on all sides of the building via the looped driveway. In addition, there is an existing fire hydrant on Pacheco Street just north of the main access drive. The building will also be equipped with an automatic fire suppression system.

Archaeology

The Property is located in the Suburban Archaeological Review District, which requires an archaeological clearance permit for projects having over ten acres. Therefore, an archaeological clearance permit is not required for this 4.0-acre project.

Early Neighborhood Notification

The first Early Neighborhood Notification meeting was held on June 28, 2016, with fourteen neighbors in attendance. The discussion centered around the existing traffic patterns on Pacheco Street, including speed enforcement and pedestrian safety. A second, follow up ENN meeting was held on August 2, 2016, with 19 neighbors in attendance, to discuss the results of the Traffic Evaluation.

Development Plan Approval Criteria

Per SFCC §14-3.8(D), the Approval Criteria are addressed below:

To approve a development plan, the planning commission must make the following findings:

(a) that it is empowered to approve the plan under the section of Chapter 14 described in the application;

Applicant's Response: Per SFCC §14-2.3(C), "the planning commission shall review and approve or disapprove various specific development plans, requests and subdivision plats."

(b) that approving the development plan will not adversely affect the public interest;

Applicant's Response: The public interest will be served by the redevelopment of the subject property as a senior living facility by providing much needed senior services to the Santa Fe Community. On .January 30, 2013, The City Planning Division, in conjunction with the Senior Services Division, produced a study to foster municipal awareness of the need to plan for the projected increase of the aging population of Santa Fe. The study, entitled SANTA FE'S "SILVER TSUNAMI", states that Santa Fe's senior population (age 65+) may double between 2010 and 2020 to over 20,000 residents. The study further projects that 50% or more of the population in particular areas of the City will be age 65 or older by the year 2020.

Additionally, emerging trends are identified, including Alzheimer's disease and Age-Friendly Urban Development. It calls for, "Growing recognition at the local government level that new housing developments and even existing development should be geared toward 'Age Friendly' or 'Lifelong' communities that include housing choice, transportation options and pedestrian/personal safety."

(c) that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.

Applicant's Response: This segment of Pacheco Street serves a mixed-use neighborhood that includes offices, a U.S. Post Office, a shopping center, and medium to high density residential developments. As a residential facility, the proposed senior living community

will decrease the previous intensity of use, and will be consistent with the existing mix of uses in the surrounding neighborhood. The subject property is bordered by existing office development to the north and south and a shopping center and office building to the west.

In support of this request, the following documentation is submitted herewith for your review and consideration:

1. Development Plan Application
2. Letters of Owner and Applicant Authorization
3. Warranty Deed
4. Legal Lot of Record Plat
5. Conceptual Architectural Rendering & Site Section
6. Traffic Evaluation Report
7. Water Budget Email – Amanda Encinias
8. Utility Service Application
9. Development Plans – 7 sets
10. Application Fee in the amount of $20,030.00 (Development Plan – $20,000.00; Notice Poster – $30.00)

Please let us know if you have any questions or require additional information.

Thank you for your consideration.

Sincerely,

JENKINSGAVIN, INC.

Jennifer Jenkins

Colleen Gavin, AIA

(date stamp)

DEVELOPMENT PLAN APPLICATION

Parcel Information

Project Name: MorningStar of Santa Fe

Address: 2041 Pacheco St. Property Size: 4.0 acres

Current Use of Land: Office Proposed Use of Land: Group Res. Care Facility

Does a Rezoning application accompany this application? YES ☐ NO ☒ Are any variances required? YES ☐ NO ☒

Preapplication Conference Date: April 14, 2016

Early Neighborhood Notice (ENN) meeting date: 6/28/16 Zoning: C-1

Applicant ~~Property Owner~~ Information

Name: Confluent Development, LLC
First Last

Address: 2240 Blake St., Suite 200
Street Address Suite/Unit #

Denver CO 80205
City State ZIP Code

Phone: 303 573-6580 E-mail Address: hmcneish@confluentdev.com

~~Applicant~~/Agent Information (if different from owner)

Company Name: JenkinsGavin, Inc.

Name: Jennifer Jenkins
First Last

Address: 130 Grant Ave. 101
Street Address Suite/Unit #

Santa Fe NM 87501
City State ZIP Code

Phone: (505) 820-7444 E-mail Address: jennifer@jenkinsgavin.com

Correspondence Directed to: ☐ Owner ☒ ~~Applicant~~ AGENT ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize see attached authorization to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

Submittal Checklist (Requirements found in Section 14-3.8 SFCC 1987)

☒ *Six (6) 24"x36" plan sets and one (1) CD are required. Please include the following:*

☒	Letter of Application (intent, location, acreage)	☒	Statement addressing approval criteria	☒	Legal Lot of Record, Legal Description	☒	Development Plan (as defined by Section 14-3.8 SFCC 1987)	☒	Landscape, Parking and Lighting Plan, Signage Specifications
☒	Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	☒	Traffic Impact Analysis (if required)	☐ N/A	Proof of Compliance with Conditions of Annexation Approval (if applicable)	☒	Sewer and Water Plan (including profiles and details)	☐ N/A	Phasing Plan (if applicable)
☐ N/A	Archaeological Clearance (if applicable)								

Development Plan Submittal Requirements, as defined by Section 14-3.8(C) SFCC 1987:

Applicants for developments that require development plans under this section shall submit plans and other documentation as required by the land use director that show compliance with the applicable provisions of the Santa Fe City Code as provided in Section 14-3.1(C) (Form of Application), including plans that show:

(a) existing conditions on the site and within two hundred (200) feet of the site;
(b) proposed modifications to the site, including the locations of existing and new structures, grading, landscaping, lighting, pedestrian and vehicular circulation, parking and loading facilities;
(c) the types, extent and intensity of land uses that are proposed;
(d) proposed modifications to the infrastructure serving the site, including public and private streets, driveways and traffic control measures and utilities;
(e) documentation of compliance with development standards such as required yards, lot coverage, height of structures and open space;
(f) the phases of development, if applicable;
(g) for residential development, a proposal for provision of affordable housing as required by Section 14-8.11 (Santa Fe Homes Program);
(h) a development water budget as required by Section 14-8.13;
(i) for a development plan or final development plan, sufficient detail to clearly show how each applicable development standard is to be met and identify any variance or waiver required;
(j) for a preliminary development plan, sufficient detail to demonstrate the feasibility of meeting all applicable development standards, including an analysis of the type and extent of variances or waivers required, specific requests for which may be included.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: _____ Date: 8·22·16

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Thank you, and feel free to contact the Land Use Department staff at (505) 955-6585 with any questions.

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: 2041 S. Pacheco Street

To Whom It May Concern:

Santa Fe Plaza Associates, a New Mexico limited partnership ("Seller"), is a party to that certain Purchase and Sale Agreement (the "Agreement") by and between Seller and Confluent Development, LLC, a Colorado limited liability company ("Buyer") concerning the property referenced above (the "Property"). Pursuant to the Agreement, Buyer is pursuing certain Government Approvals concerning the Property (as defined in the Agreement).

This letter shall serve as authorization for JenkinsGavin Design & Development, Inc. ("Contractor"), as contractor to Buyer, to submit certain land use applications to the City of Santa Fe as necessary to pursue and obtain the Government Approvals. Seller shall have no liability to Contractor, the City of Santa Fe or any other party for any fees, costs or expenses incurred in connection with the submission and prosecution of any land use applications concerning the Property.

Thank you.

Sincerely,

SANTA FE PLAZA ASSOCIATES

Name: Robert W. Horstman
Title: VP-Finance of corporate general partner

Date 6/2/16

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: 2041 Pacheco St.

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin Design & Development, Inc. to act on my behalf with respect to the referenced property regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

Christine L. Hayes,
General Counsel of
CONFLUENT DEVELOPMENT, LLC,
a Colorado limited liability company

May 20, 2016
Date

WARRANTY DEED

396/09

Public Service Company of New Mexico, a New Mexico corporation

for consideration paid, grants to Santa Fe Plaza Associates, a New Mexico Limited Partnership

whose address is 4162 IDS Center, Minneapolis, Minnesota 55402

the following described real estate in Santa Fe County, New Mexico:

A certain tract of land lying and being situate within the Santa Fe Grant, City of Santa Fe, and being more particularly described as follows:

Beginning at the southwesterly corner of the tract herein described, which is a point along the easterly right of way line of Pacheco Street south from whence a USGLO Brass Cap set for the one mile corner on the southerly boundary of the Santa Fe Grant bears S 60 deg. 57' 57" W, 2,997.28 feet; thence from said point of beginning along the following bearings and distances 206.80 feet along a curve to the left having a radius of 1,465.40 feet through a central angle of 08 deg. 05' 09" to a point of tangency; thence N 17 deg. 34' 23" W, 134.94 feet to a point of curvature; thence 87.46 feet along a curve to the right having a radius of 1,399.40 feet through a central angle of 03 deg. 34' 51" to a point; thence leaving aforesaid right of way line N 76 deg. 00' 28" E, 400.94 feet to a point along the westerly right of way line of St. Francis Drive; thence along said right of way line S 14 deg. 02' 15" E, 350.80 feet; thence S 13 deg. 23' 00" E, 108.68 feet to a point; thence leaving aforesaid right of way line S 80 deg. 30' 46" W, 391.77 feet to the point and place of beginning, consisting of 4.00 acres, more or less.

Subject to restrictions, reservations, and easements of record and taxes for the year 1979 and subsequent years.

with warranty covenants.

WITNESS my hand and seal this 28th day of December, 19 79.

(Seal) (Seal)

Public Service Company of New Mexico,
a New Mexico corporation

(Seal) By: (Seal)
Its:

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this day of, 19

by (Name or Names of Person or Persons Acknowledging)

My commission expires:
(Seal)

Notary Public

COUNTY OF SANTA FE, THE ONLY
STATE OF NEW MEXICO 14/57.611
hereby certify that this instrument was filed for record on the 2 day of Jan. A.D. 19 80 at 10:31 o'clock A M., and was duly recorded in book 392 page 709 of the records of Santa Fe County.
Witness my Hand and Seal of Office
CAROLINA R. GONZALES
County Clerk, Santa Fe County, N.M.
Patricia L. Flores
Deputy

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me this 28th day of December, 19 79,

by J. A. Geist (Name of Officer)

President (Title of Officer) of Public Service Company of New Mexico (Name of Corporation Acknowledging)

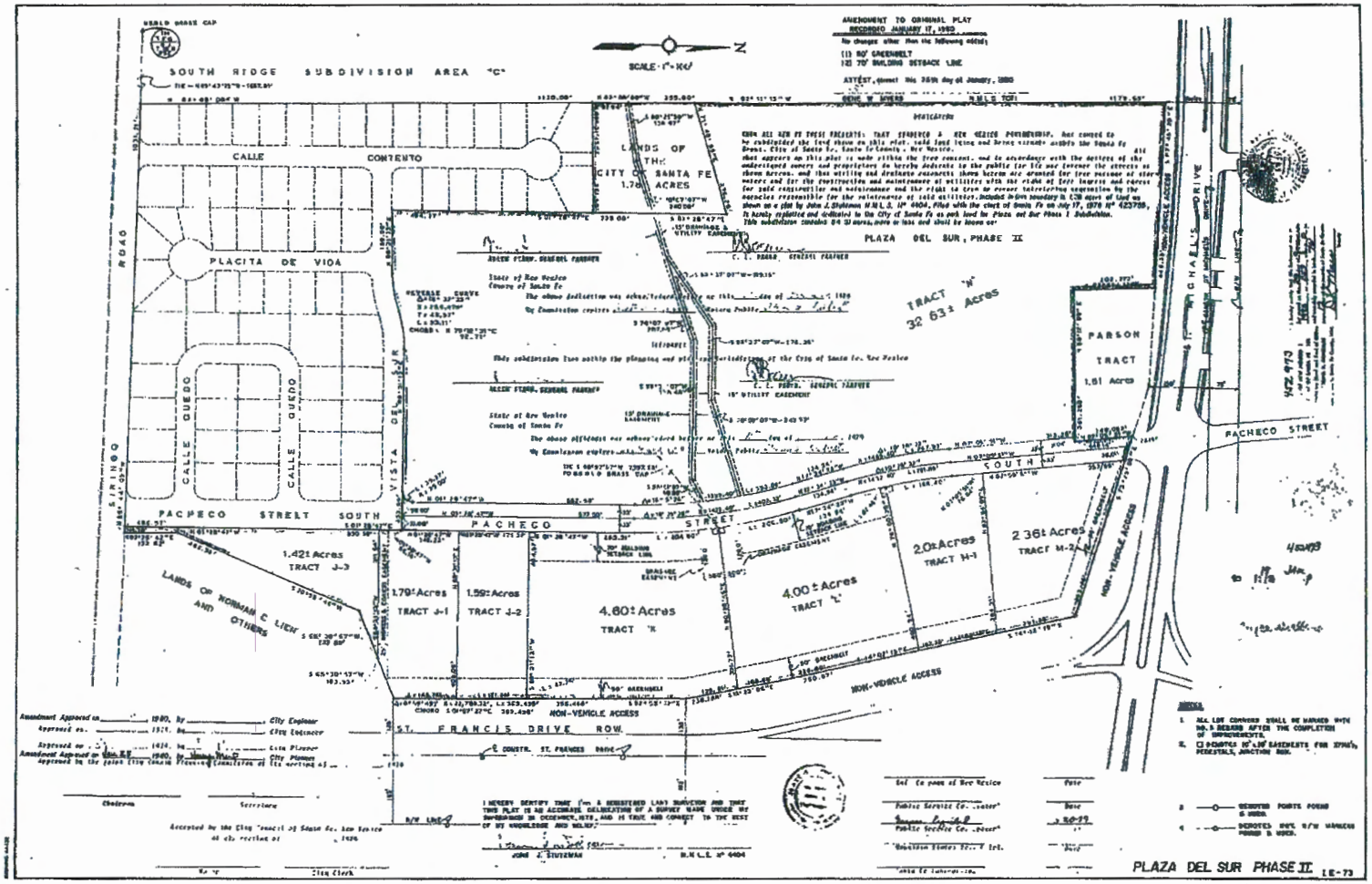
a New Mexico corporation (State of Incorporation)

My commission expires:
(Seal)

Notary Public

OFFICIAL SEAL
WILLIAM ROCK
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 1-4-83

TI7237-1


SOUTH RIDGE SUBDIVISION AREA "C"
SCALE 1" = 1 Ac
AMENDMENT TO ORIGINAL PLAT
RECORDED JANUARY 17, 1980
(1) 80' GREENBELT
(2) 70' BUILDING SETBACK LINE
CALLE CONTENTO
PLACITA DE VIDA
CALLE QUEDO
CALLE QUEDO
SIRINGO ROAD
VISTA DE SUR
PACHECO STREET SOUTH
PACHECO STREET
LANDS OF THE CITY OF SANTA FE 1.76± ACRES
PLAZA DEL SUR, PHASE II
TRACT "N" 32.63± Acres
PARSON TRACT 1.61 Acres
ST. MICHAEL'S DRIVE
PACHECO STREET
1.42± Acres TRACT J-3
1.79± Acres TRACT J-1
1.59± Acres TRACT J-2
4.60± Acres TRACT "K"
4.00± Acres TRACT "L"
2.0± Acres TRACT H-1
2.36± Acres TRACT M-2
LANDS OF NORMAN C. LIEN AND OTHERS
NON-VEHICLE ACCESS
ST. FRANCIS DRIVE ROW
NON-VEHICLE ACCESS
PLAZA DEL SUR PHASE II
LE-73
80-4

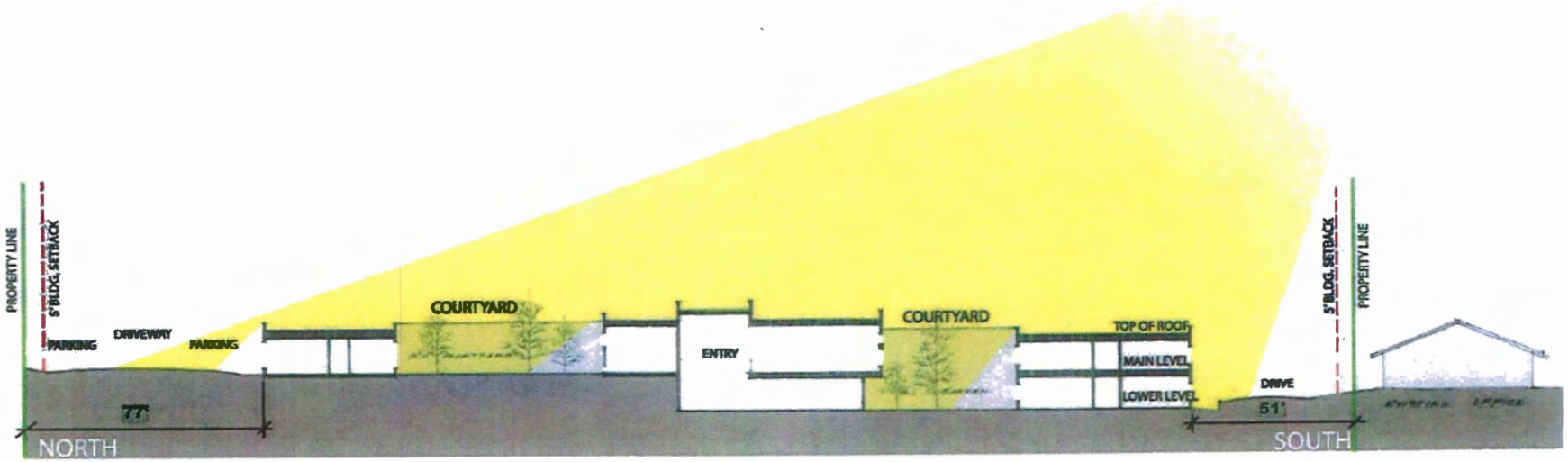
MorningStar at Santa Fe

© 2016 MorningStar Senior Living. All rights reserved.

Casting a new light.

MorningStar at Santa Fe

MorningStar SENIOR LIVING



SITE SECTION LOOKING EAST

© 2016 MorningStar Senior Living. All rights reserved.

Casting a new light.

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 26, 2016

Confluent Development
c/o Jennifer Jenkins
Jenkins Gavin
130 Grant Avenue
Suite 101
Santa Fe, NM 87501

Re: Traffic Evaluation – MorningStar Assisted Living, 2041 Pacheco Street
Santa Fe, NM

Dear Jennifer:

Per your request, we conducted a traffic evaluation of South Pacheco Street near the proposed MorningStar Assisted Living Facility, to be located at 2041 Pacheco Street in Santa Fe. A conceptual site plan is included in the Enclosure.

This traffic evaluation included a 48-hour count of traffic volume and vehicle classification (to determine the number of heavy vehicles). The traffic data collected is included as an Enclosure.

This evaluation will also include a description of the existing geometry of the roadway, as well as discussion of the functional classification of the roadway per City designation, both as the use and function of the roadway and the level of improvements on the roadway.

ROADWAY GEOMETRIC DESCRIPTION

Based on field measurements, Pacheco Street near the site is approximately 43-feet in width, from curb face to curb face. This width contains approximately a 15-inch gutter, 4-foot bike lane, two 10-foot driving lanes, and a 12-foot center turn lane. An approximately 4-foot sidewalk is present on the west side of the roadway. North of Plaza del Sur, the sidewalk is immediately behind the curb, and south of Plaza del Sure there is a varying width planting buffer of approximately 4-8 feet in width separating the sidewalk from the roadway. On the east side of the street there is an approximately 4-5 foot sidewalk, with a landscape buffer of 4-5 feet between the sidewalk and curb. In front of the Post Office the sidewalk is immediately behind the curb. Wheelchair ramps are located on the sidewalks at each intersection and driveway.

The posted speed limit is 25 MPH. A "Wheelchair and Pedestrian Crossing" sign is located near the New Mexico Medical Board Building across from Plata de Vida.

Pacheco Street is also along Route 4, the Southside route, of the Santa Fe Trails bus system, with multiple bus stops and shelters along the roadway between Siringo and St. Michaels Drive.

FUNCTIONAL CLASSIFICATION

The City classifies this segment of Pacheco St. as an "Urban Major Collector", which is based on the use and function of the roadway, not on the average daily traffic (ADT).

This classification is a federal standard and does not correspond to the classifications as defined in the City of Santa Fe Land Development Code. Based on the level of roadway improvements as described above, Pacheco is consistent with a Secondary Arterial as defined in the Code, with established ADT of 5,000 – 15,000.

ROADWAY TRAFFIC COUNTS

As mentioned, traffic counts were collected along Pacheco Street near the site on July 12 and 13, 2016. These counts collected traffic volume and vehicle classification. The counts are summarized in the following table and included in full in the Enclosure.

Table 1 - Traffic Count Summary			
Direction	**%HV**	**ADT**	**Peak Hour Volume**
Northbound	2%	4,910	AM 441 PM 472
Southbound	2%	4,894	AM 408 PM 554
Total Average Daily Traffic Count			9,804
Adjusted AADT*			9,915
Maximum ADT*			11,000
*-based on NMDOT Seasonality Factors			

The traffic counts found that an average of 9,804 vehicles per day (vpd) used Pacheco on the two days when traffic counts were collected. Using NMDOT seasonal adjustment factors, this results in an average annual daily traffic volume (AADT) of 9,915. Using NMDOT seasonal adjustment factors to estimate the largest month daily traffic, results in 11,000 vehicles a day.

TRIP GENERATION

The trip generation for both the existing, approved land use (30,300 square feet of General Office), and the proposed land use (85 units of Assisted Living) was determined from the 9th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. The estimated trips generated by each land use is shown in the table below.

Table 2 - Trip Generation Comparison								
Land Use	**ITE Land Use Code**	**Size**		**24-Hour Two-Way Trips**	**AM Enter**	**AM Exit**	**PM Enter**	**PM Exit**
General Office	710	30,300	SF	335	43	5	8	38
Assisted Living	254	85	Units	260	8	4	9	10
Reduction				22%	81%	20%	-13%	74%

As can be seen from the table, the assisted living land use generates 20% less traffic on a daily basis, 75% less traffic in the AM peak hour, and 60% less traffic in the PM peak hour, than the existing, approved office use.

Therefore, the traffic impact from the proposed use will be less than if the existing office use was maintained.

ROADWAY CAPACITY

As mentioned above the roadway as designed can carry up to 15,000 vehicles per day (vpd). The above data indicate the current traffic levels on Pacheco are approximately 10,000 vehicles per day, with increases up to 11,000 during the peak months when school is in session. This is well within the 15,000 vpd design volume, with 73.3% of the roadway capacity being utilized.

With the addition of the proposed Assisted Living Facility, the worst-case daily traffic will be approximately 11,260 vpd, again well within the roadway capacity, with 75.1% of the roadway capacity being utilized, an increase of 1.8%.

With the existing office use, the traffic on Pacheco would be 11,335, or 75.6% of capacity.

SUMMARY

The trip generation for the proposed Assisted Living Facility generates substantially less traffic than the currently existing office use. Based on the existing traffic counts, with the addition of the Assisted Living trip generation, the ADT on Pacheco would be approximately 11,260 vehicles per day, within the range allowed for Secondary Arterials, per the City Land Development Code.

In addition, the level of improvements along Pacheco Street, which include bike lanes and center turn lanes, provides sufficient capacity for the anticipated traffic from the proposed development.

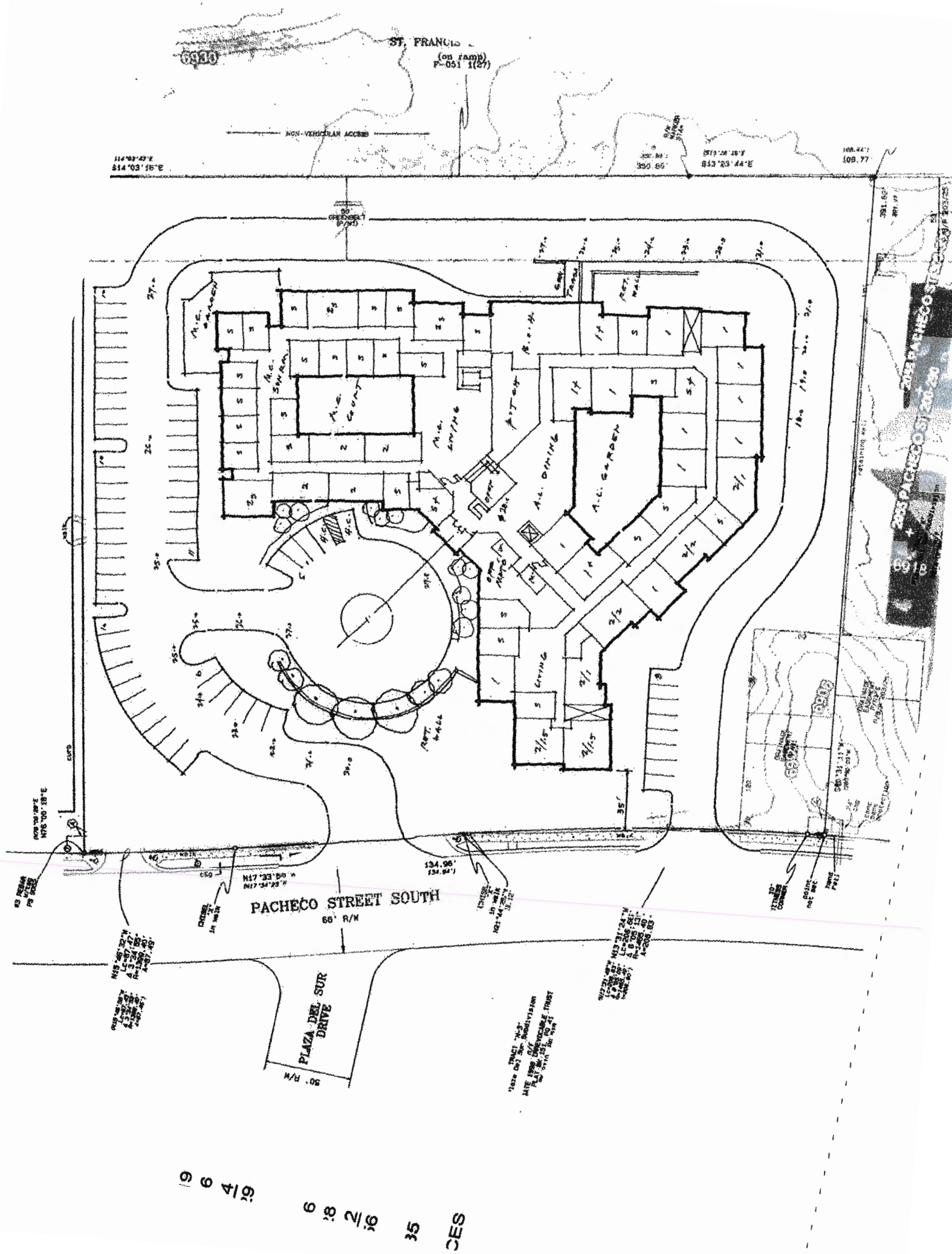
Please contact me at 505-798-7859, or ewrage@bhinc.com, if you have any questions.

Sincerely,

Eric J. Wrage, PE., PTOE
Senior Project Manager
Traffic and Transportation

EJW/jma

Enclosure


ST. FRANCIS
(on ramp)
F-051 1(27)
NON-VEHICULAR ACCESS
PACHECO STREET SOUTH
66' R/W
PLAZA DEL SUR DRIVE
50' R/W
A.L. GARDEN
A.L. DINING
LIVING
RET. WALL
M.C. COURT
M.C. LIVING
M.C. SOUND
M.C. GARDEN
N17°33'50"W
134.96'
35'
109.77'
390.85'
S14°03'16"E
S13°23'44"E
N76°00'18"E
N13°31'24"W
N13°31'24"W
N15°46'32"W
N17°34'23"W
N21°44'25"W
S80°31'11"W
CHISEL "X" in walk
CHISEL "X" in walk
TO ITTNESS CORNER
point not set
hand rail
TRACT "N-3"
Plaza Del Sur Subdivision
LATE 1996 R/F OVERCOMBE TRUST
PLAT BK 151, PG 41
ref. ovtn 2c ave
2955 PACHECO ST 200-20
6918

Basic Volume Report: NB Pacheco St

Station ID : NB Pacheco St
Info Line 1 : South of Plaza del Sur Dr
Info Line 2 : Santa Fe
GPS Lat/Lon :
DB File : NB PACH 2LNS.DB

Last Connected Device Type : Apollo
Version Number : 1.63
Serial Number : 21495
Number of Lanes : 1
Posted Speed Limit :

Lane #1 Configuration

#	Dir.	Information	Volume Mode	Volume Sensors	Divide By 2	Comment
1.		Northbound				

Lane #1 Basic Volume Data From: 00:00 - 07/12/2016 To: 23:59 - 07/13/2016

Date	Time	:00	:15	:30	:45	Total
07/12/16	00:00	5	1	2	4	12
Tue	01:00	0	5	0	1	6
	02:00	0	1	3	2	6
	03:00	2	0	1	1	4
	04:00	4	2	3	6	15
	05:00	9	8	16	14	47
	06:00	14	12	27	31	84
	07:00	46	59	101	101	307
	08:00	124	82	80	86	372
	09:00	96	69	79	82	326
	10:00	92	98	78	109	377
	11:00	129	104	100	108	441
	12:00	123	117	97	120	457
	13:00	118	81	86	102	387
	14:00	102	95	90	79	366
	15:00	95	90	87	70	342
	16:00	100	107	95	96	398
	17:00	110	110	85	64	369
	18:00	55	62	53	48	218
	19:00	49	40	31	26	146
	20:00	18	21	22	32	93
	21:00	27	23	13	17	80
	22:00	15	5	9	6	35
	23:00	7	9	8	2	26
Day Total :						4914

AM Total :	1997 (40.6%)	Peak AM Hour :	10:45 =	442 (9.0%)	Peak AM Factor :	0.857	Average Period : 51.2
PM Total :	2917 (59.4%)	Peak PM Hour :	12:00 =	457 (9.3%)	Peak PM Factor :	0.929	Average Hour : 204.8

Date	Time	:00	:15	:30	:45	Total
07/13/16	00:00	3	3	4	3	13
Wed	01:00	2	1	1	0	4
	02:00	0	3	1	2	6
	03:00	1	2	2	2	7
	04:00	2	2	5	5	14
	05:00	8	9	11	9	37
	06:00	15	15	29	43	102
	07:00	44	62	90	127	323
	08:00	107	86	85	83	361
	09:00	63	75	79	97	314
	10:00	93	83	97	82	355
	11:00	106	108	99	96	409
	12:00	128	99	89	116	432
	13:00	119	100	114	139	472
	14:00	75	93	96	93	357
	15:00	95	95	117	80	387
	16:00	106	98	92	88	384
	17:00	105	74	73	73	325
	18:00	56	58	35	43	192
	19:00	43	24	31	40	138
	20:00	29	40	28	27	124
	21:00	27	21	18	18	84
	22:00	14	11	6	12	43
	23:00	14	7	1	1	23
Day Total :						4906

AM Total :	1945 (39.6%)	Peak AM Hour : 07:30 =	410 (8.4%)	Peak AM Factor : 0.807	Average Period :	51.1
PM Total :	2961 (60.4%)	Peak PM Hour : 13:00 =	472 (9.6%)	Peak PM Factor : 0.849	Average Hour :	204.4

Basic Volume Summary: NB Pacheco St

Grand Total For Data From: 00:00 - 07/12/2016 To: 23:59 - 07/13/2016

Lane	Total Count	# Of Days	ADT	Avg. Period	Avg. Hour	AM Total & Percent	PM Total & Percent
#1.	9820 (100.0%)	2.00	4910	51.1	204.6	3942 (40.1%)	5878 (59.9%)
ALL	9820	2.00	4910	51.1	204.6	3942 (40.1%)	5878 (59.9%)

Lane	Peak AM Hour	Date	Peak AM Factor	Peak PM Hour	Date	Peak PM Factor
#1.	10:45 = 442	07/12/2016	0.857	13:00 = 472	07/13/2016	0.849

Basic Volume Report: SB Pacheco St

Station ID : SB Pacheco St
Info Line 1 : South of Plaza del Sur Dr
Info Line 2 : Santa Fe
GPS Lat/Lon :
DB File : SB PACH.DB

Last Connected Device Type : Apollo
Version Number : 1.62
Serial Number :
Number of Lanes : 1
Posted Speed Limit :

Lane #1 Configuration

#	Dir.	Information	Volume Mode	Volume Sensors	Divide By 2	Comment
1.		Southbound				

Lane #1 Basic Volume Data From: 00:00 - 07/12/2016 To: 23:59 - 07/13/2016

Date	Time	:00	:15	:30	:45	Total
07/12/16	00:00	6	8	3	5	22
Tue	01:00	3	2	0	0	5
	02:00	2	1	3	1	7
	03:00	0	2	1	0	3
	04:00	0	2	2	4	8
	05:00	2	6	5	9	22
	06:00	12	9	11	15	47
	07:00	28	39	37	50	154
	08:00	56	48	53	62	219
	09:00	50	69	79	73	271
	10:00	77	79	94	86	336
	11:00	97	96	107	106	406
	12:00	121	97	99	98	415
	13:00	122	96	103	102	423
	14:00	119	91	98	103	411
	15:00	106	85	99	88	378
	16:00	102	91	126	111	430
	17:00	166	151	122	86	525
	18:00	84	75	60	59	278
	19:00	43	52	49	29	173
	20:00	39	34	34	27	134
	21:00	31	26	27	22	106
	22:00	20	18	8	11	57
	23:00	8	9	8	4	29
Day Total :						4859

AM Total :	1500 (30.9%)	Peak AM Hour : 11:00 =	406 (8.4%)	Peak AM Factor : 0.949	Average Period :	50.6
PM Total :	3359 (69.1%)	Peak PM Hour : 16:30 =	554 (11.4%)	Peak PM Factor : 0.834	Average Hour :	202.5

Date	Time	:00	:15	:30	:45	Total
07/13/16	00:00	4	3	7	4	18
Wed	01:00	2	0	0	0	2
	02:00	0	2	5	2	9
	03:00	2	1	1	3	7
	04:00	2	3	3	3	11
	05:00	2	6	11	7	26
	06:00	3	18	12	27	60
	07:00	27	41	39	60	167
	08:00	51	58	57	52	218
	09:00	60	71	59	65	255
	10:00	74	94	80	81	329
	11:00	84	95	107	122	408
	12:00	101	100	100	109	410
	13:00	96	110	98	99	403
	14:00	105	92	96	99	392
	15:00	119	108	97	90	414
	16:00	110	103	118	145	476
	17:00	137	108	112	111	468
	18:00	91	69	42	67	269
	19:00	54	37	48	45	184
	20:00	34	38	34	52	158
	21:00	35	33	31	31	130
	22:00	20	23	14	9	66
	23:00	13	13	17	6	49
Day Total :						4929

AM Total :	1510 (30.6%)	Peak AM Hour : 11:00 =	408 (8.3%)	Peak AM Factor : 0.836	Average Period :	51.3
PM Total :	3419 (69.4%)	Peak PM Hour : 16:30 =	508 (10.3%)	Peak PM Factor : 0.876	Average Hour :	205.4

Basic Volume Summary: SB Pacheco St

Grand Total For Data From: 00:00 - 07/12/2016 To: 23:59 - 07/13/2016

Lane	Total Count		# Of Days	ADT	Avg. Period	Avg. Hour	AM Total & Percent	PM Total & Percent
#1.	9788	(100.0%)	2.00	4894	51.0	203.9	3010 (30.8%)	6778 (69.2%)
ALL	9788		2.00	4894	51.0	203.9	3010 (30.8%)	6778 (69.2%)

Lane	Peak AM Hour		Date	Peak AM Factor	Peak PM Hour		Date	Peak PM Factor
#1.	11:00 =	408	07/13/2016	0.836	16:30 =	554	07/12/2016	0.834

Basic Axle Classification Report: NB Pacheco St

Station ID : NB Pacheco St
Info Line 1 : South of Plaza del Sur Dr
Info Line 2 : Santa Fe
GPS Lat/Lon :
DB File : NB PACH 2LNS.DB

Last Connected Device Type : Apollo
Version Number : 1.63
Serial Number : 21495
Number of Lanes : 1
Posted Speed Limit :

Lane #1 Configuration

#	Dir.	Information	Vehicle Sensors	Sensor Spacing	Loop Length	Comment
1.		Northbound	Ax-Ax	4.0 ft	6.0 ft	

Lane #1 Basic Axle Classification Data From: 00:00 - 07/12/2016 To: 23:59 - 07/13/2016

Date	(DEFAULTC) Time	#1 Cycle	#2 Cars	#3 2A-4T	#4 Buses	#5 2A-SU	#6 3A-SU	#7 4A-SU	#8 4A-ST	#9 5A-ST	#10 6A-ST	#11 5A-MT	#12 6A-MT	#13 Other	Total
07/12/16	00:00	0	10	2	0	0	0	0	0	0	0	0	0	0	12
Tue	01:00	0	6	0	0	0	0	0	0	0	0	0	0	0	6
	02:00	1	4	1	0	0	0	0	0	0	0	0	0	0	6
	03:00	0	2	1	0	0	0	0	0	1	0	0	0	0	4
	04:00	0	10	3	0	0	0	0	2	0	0	0	0	0	15
	05:00	0	33	9	0	1	2	0	1	1	0	0	0	0	47
	06:00	2	62	15	0	4	0	0	0	1	0	0	0	0	84
	07:00	5	243	52	0	2	0	0	3	1	0	1	0	0	307
	08:00	3	304	60	0	2	0	1	2	0	0	0	0	0	372
	09:00	1	261	54	1	4	0	0	3	0	0	2	0	0	326
	10:00	2	316	52	0	3	0	0	4	0	0	0	0	0	377
	11:00	2	377	56	0	3	0	0	2	0	0	0	0	1	441
	12:00	3	386	63	0	2	0	0	2	0	0	0	1	0	457
	13:00	0	321	58	0	2	1	0	4	0	0	1	0	0	387
	14:00	2	309	54	0	1	0	0	0	0	0	0	0	0	366
	15:00	2	285	47	1	1	0	2	2	0	0	2	0	0	342
	16:00	3	333	54	0	2	0	1	3	1	0	1	0	0	398
	17:00	3	307	53	0	1	0	0	2	0	0	1	1	1	369
	18:00	2	177	37	0	2	0	0	0	0	0	0	0	0	218
	19:00	3	129	10	0	1	0	0	3	0	0	0	0	0	146
	20:00	0	80	11	0	2	0	0	0	0	0	0	0	0	93
	21:00	1	68	11	0	0	0	0	0	0	0	0	0	0	80
	22:00	0	31	2	0	1	0	0	1	0	0	0	0	0	35
	23:00	0	24	2	0	0	0	0	0	0	0	0	0	0	26
Daily Total :		35	4078	707	2	34	3	4	34	5	0	8	2	2	4914
Percent :		1%	83%	14%	0%	1%	0%	0%	1%	0%	0%	0%	0%	0%	
Average :		1	170	29	0	1	0	0	1	0	0	0	0	0	202

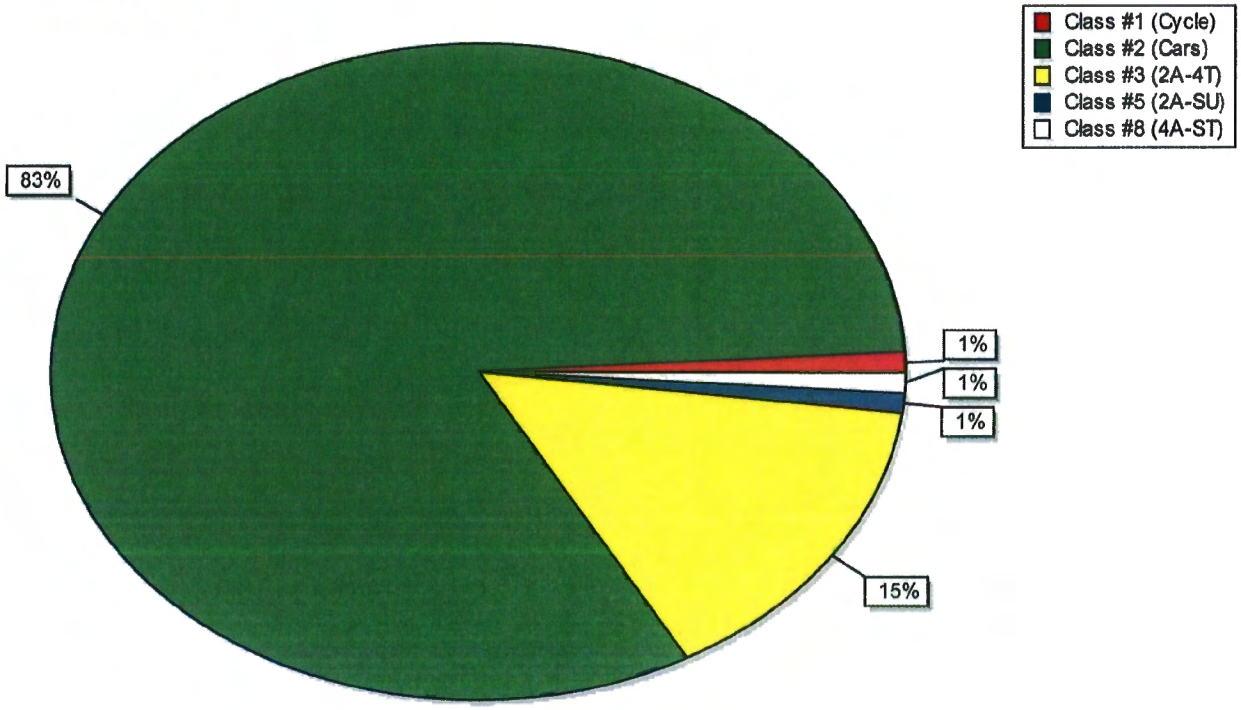
(DEFAULTC) Date	Time	#1 Cycle	#2 Cars	#3 2A-4T	#4 Buses	#5 2A-SU	#6 3A-SU	#7 4A-SU	#8 4A-ST	#9 5A-ST	#10 6A-ST	#11 5A-MT	#12 6A-MT	#13 Other	Total
07/13/16	00:00	0	13	0	0	0	0	0	0	0	0	0	0	0	13
Wed	01:00	0	4	0	0	0	0	0	0	0	0	0	0	0	4
	02:00	0	6	0	0	0	0	0	0	0	0	0	0	0	6
	03:00	0	6	0	0	0	0	0	0	1	0	0	0	0	7
	04:00	0	7	7	0	0	0	0	0	0	0	0	0	0	14
	05:00	0	26	9	0	0	0	0	1	1	0	0	0	0	37
	06:00	0	80	18	0	3	0	0	0	1	0	0	0	0	102
	07:00	2	260	52	0	4	0	0	1	0	0	4	0	0	323
	08:00	0	290	62	0	1	0	0	6	1	0	0	1	0	361
	09:00	0	253	55	0	4	0	1	0	0	0	1	0	0	314
	10:00	1	292	54	0	5	0	0	1	0	0	2	0	0	355
	11:00	2	320	78	0	2	0	0	5	2	0	0	0	0	409
	12:00	1	374	50	0	3	0	0	2	0	0	1	1	0	432
	13:00	3	383	82	0	1	0	0	2	0	0	1	0	0	472
	14:00	1	299	50	0	2	2	0	3	0	0	0	0	0	357
	15:00	2	321	60	1	3	0	0	0	0	0	0	0	0	387
	16:00	6	324	48	1	1	2	0	1	1	0	0	0	0	384
	17:00	0	271	44	2	2	0	0	3	0	0	2	0	1	325
	18:00	4	163	22	0	0	0	1	1	0	0	0	0	1	192
	19:00	0	112	24	0	1	0	0	0	0	0	1	0	0	138
	20:00	0	107	15	0	2	0	0	0	0	0	0	0	0	124
	21:00	1	76	7	0	0	0	0	0	0	0	0	0	0	84
	22:00	0	39	4	0	0	0	0	0	0	0	0	0	0	43
	23:00	0	23	0	0	0	0	0	0	0	0	0	0	0	23
Daily Total :		23	4049	741	4	34	4	2	26	7	0	12	2	2	4906
Percent :		0%	83%	15%	0%	1%	0%	0%	1%	0%	0%	0%	0%	0%	
Average :		1	169	31	0	1	0	0	1	0	0	1	0	0	204

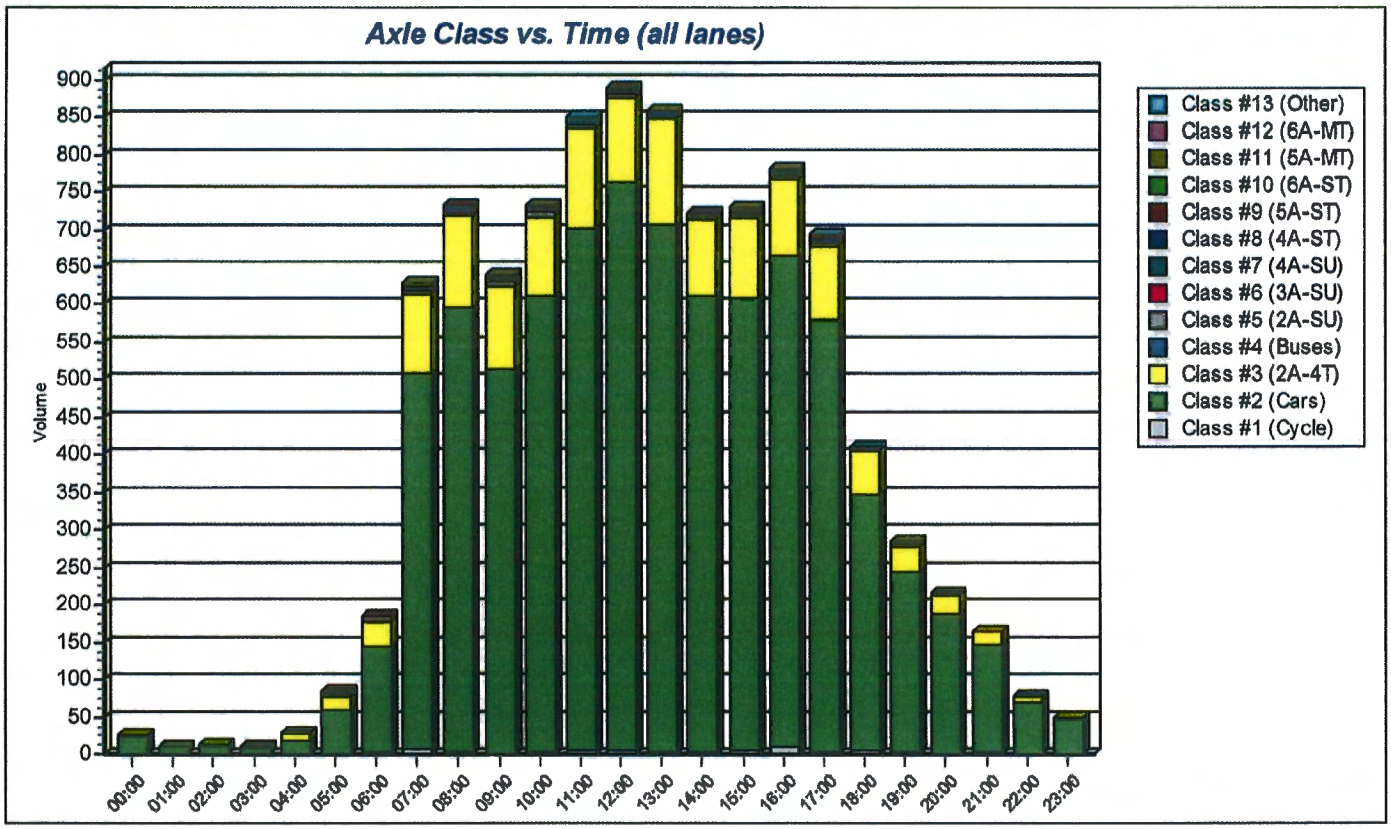
Basic Axle Class Summary: NB Pacheco St

(DEFAULTC) Description	Lane	#1 Cycle	#2 Cars	#3 2A-4T	#4 Buses	#5 2A-SU	#6 3A-SU	#7 4A-SU	#8 4A-ST	#9 5A-ST	#10 6A-ST	#11 5A-MT	#12 6A-MT	#13 Other	Total
TOTAL COUNT :	#1.	58	8127	1448	6	68	7	6	60	12	0	20	4	4	9820
		58	8127	1448	6	68	7	6	60	12	0	20	4	4	9820
Percents :	#1.	1%	83%	15%	0%	1%	0%	0%	1%	0%	0%	0%	0%	0%	100%
		1%	83%	15%	0%	1%	0%	0%	1%	0%	0%	0%	0%	0%	
Average :	#1.	1	169	30	0	1	0	0	1	0	0	0	0	0	202
		1	169	30	0	1	0	0	1	0	0	0	0	0	202
Days & ADT :	#1.	2.0	4910												
		2.0	4910												

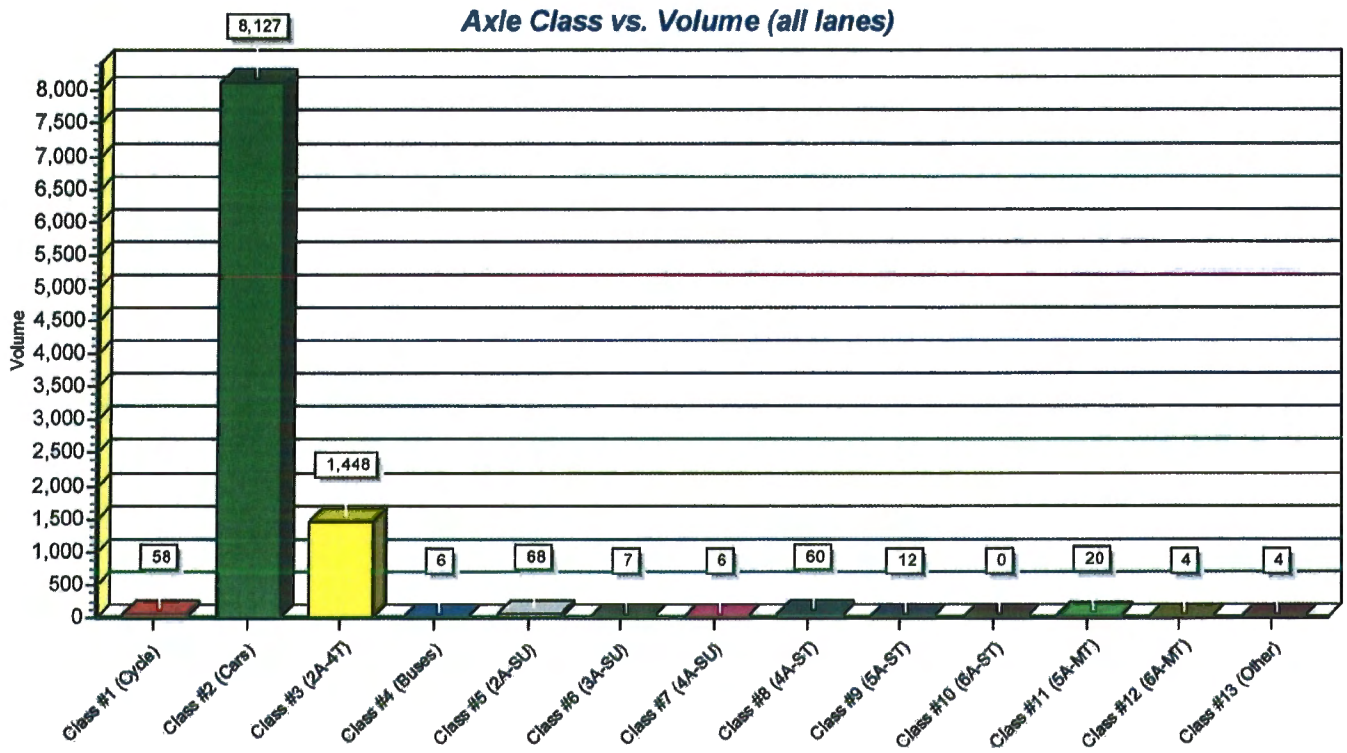
NB Pacheco St Axle Class Charts For Data From: 00:00 - 07/12/2016 To: 23:59 - 07/13/2016

Axle Class Percentages:





NB Pacheco St Axle Class Charts For Data From: 00:00 - 07/12/2016 To: 23:59 - 07/13/2016



Basic Axle Classification Report: SB Pacheco St

Station ID : SB Pacheco St
Info Line 1 : South of Plaza del Sur Dr
Info Line 2 : Santa Fe
GPS Lat/Lon :
DB File : SB PACH.DB

Last Connected Device Type : Apollo
Version Number : 1.62
Serial Number :
Number of Lanes : 1
Posted Speed Limit :

Lane #1 Configuration

#	Dir.	Information	Vehicle Sensors	Sensor Spacing	Loop Length	Comment
1.		Southbound	Ax-Ax	4.0 ft	6.0 ft	

Lane #1 Basic Axle Classification Data From: 00:00 - 07/12/2016 To: 23:59 - 07/13/2016

Date	(DEFAULTC) Time	#1 Cycle	#2 Cars	#3 2A-4T	#4 Buses	#5 2A-SU	#6 3A-SU	#7 4A-SU	#8 4A-ST	#9 5A-ST	#10 6A-ST	#11 5A-MT	#12 6A-MT	#13 Other	Total
07/12/16	00:00	1	16	5	0	0	0	0	0	0	0	0	0	0	22
Tue	01:00	0	5	0	0	0	0	0	0	0	0	0	0	0	5
	02:00	0	6	0	0	0	0	0	0	1	0	0	0	0	7
	03:00	1	2	0	0	0	0	0	0	0	0	0	0	0	3
	04:00	0	6	1	0	0	0	0	0	1	0	0	0	0	8
	05:00	0	13	5	0	1	2	0	1	0	0	0	0	0	22
	06:00	1	35	9	0	1	0	0	0	1	0	0	0	0	47
	07:00	0	119	29	0	4	1	0	0	0	0	0	1	0	154
	08:00	0	179	34	0	5	0	0	1	0	0	0	0	0	219
	09:00	1	224	40	0	2	0	0	4	0	0	0	0	0	271
	10:00	1	274	57	0	3	1	0	0	0	0	0	0	0	336
	11:00	2	346	52	0	4	0	0	1	0	0	0	1	0	406
	12:00	5	349	57	0	2	0	0	2	0	0	0	0	0	415
	13:00	2	371	47	0	1	0	0	2	0	0	0	0	0	423
	14:00	3	354	51	0	2	0	0	1	0	0	0	0	0	411
	15:00	2	310	62	0	1	0	0	1	0	1	0	0	1	378
	16:00	3	375	48	0	2	0	0	2	0	0	0	0	0	430
	17:00	4	459	57	0	2	0	0	3	0	0	0	0	0	525
	18:00	1	248	26	0	1	0	0	1	1	0	0	0	0	278
	19:00	3	143	25	0	2	0	0	0	0	0	0	0	0	173
	20:00	4	109	20	0	1	0	0	0	0	0	0	0	0	134
	21:00	0	95	11	0	0	0	0	0	0	0	0	0	0	106
	22:00	0	49	7	0	1	0	0	0	0	0	0	0	0	57
	23:00	0	26	3	0	0	0	0	0	0	0	0	0	0	29
Daily Total :		34	4113	646	0	35	4	0	19	4	1	0	2	1	4859
Percent :		1%	85%	13%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	
Average :		1	171	27	0	1	0	0	1	0	0	0	0	0	201

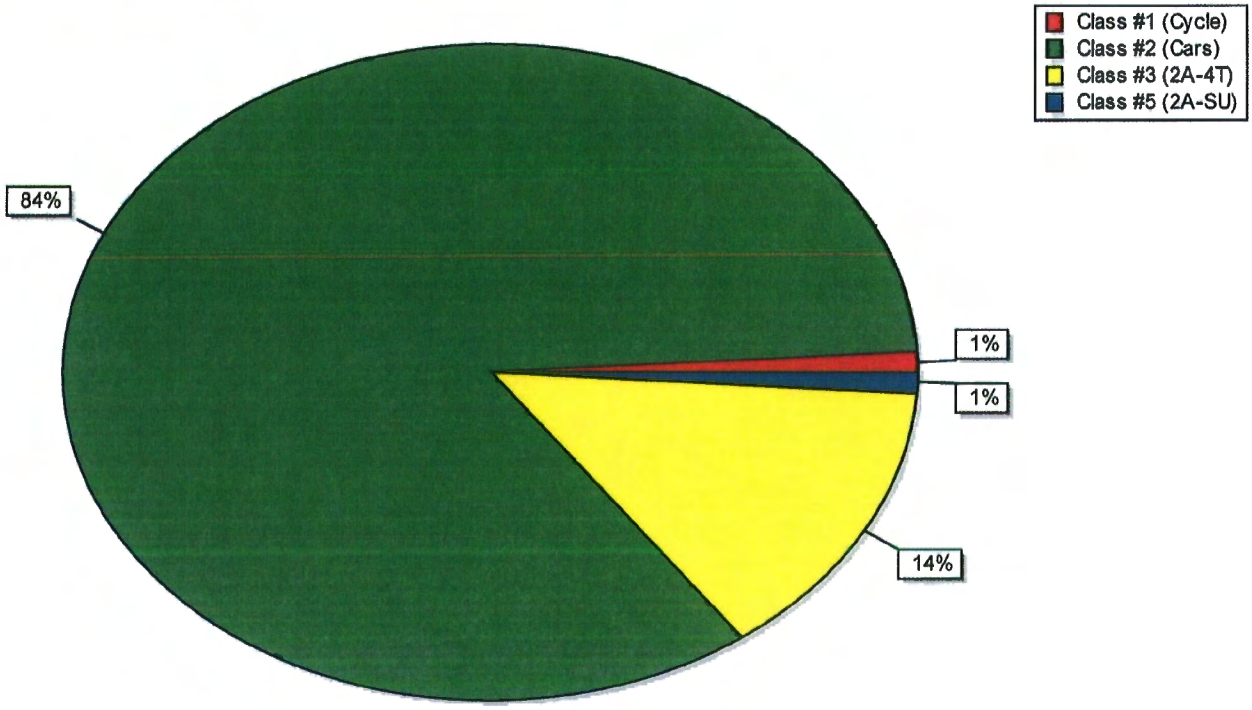
(DEFAULTC) Date	Time	#1 Cycle	#2 Cars	#3 2A-4T	#4 Buses	#5 2A-SU	#6 3A-SU	#7 4A-SU	#8 4A-ST	#9 5A-ST	#10 6A-ST	#11 5A-MT	#12 6A-MT	#13 Other	Total
07/13/16	00:00	0	17	1	0	0	0	0	0	0	0	0	0	0	18
Wed	01:00	0	1	1	0	0	0	0	0	0	0	0	0	0	2
	02:00	0	7	1	0	0	0	0	0	1	0	0	0	0	9
	03:00	0	7	0	0	0	0	0	0	0	0	0	0	0	7
	04:00	0	10	0	0	0	0	0	0	1	0	0	0	0	11
	05:00	0	15	8	0	2	0	0	0	1	0	0	0	0	26
	06:00	0	46	12	0	1	0	0	0	1	0	0	0	0	60
	07:00	2	134	24	0	4	2	0	0	0	0	0	0	1	167
	08:00	0	179	34	0	3	0	0	2	0	0	0	0	0	218
	09:00	2	196	54	0	2	0	0	1	0	0	0	0	0	255
	10:00	2	267	56	0	3	0	0	1	0	0	0	0	0	329
	11:00	2	341	60	0	3	0	0	2	0	0	0	0	0	408
	12:00	2	347	59	0	1	0	0	1	0	0	0	0	0	410
	13:00	2	337	61	0	2	0	0	1	0	0	0	0	0	403
	14:00	0	325	62	0	3	0	0	1	0	0	1	0	0	392
	15:00	2	349	62	0	0	0	0	1	0	0	0	0	0	414
	16:00	1	391	79	0	2	0	0	3	0	0	0	0	0	476
	17:00	2	413	50	0	2	0	0	1	0	0	0	0	0	468
	18:00	1	235	31	0	1	0	0	0	1	0	0	0	0	269
	19:00	0	151	31	0	1	0	0	0	1	0	0	0	0	184
	20:00	0	130	26	0	1	0	0	0	1	0	0	0	0	158
	21:00	3	108	18	1	0	0	0	0	0	0	0	0	0	130
	22:00	1	53	11	0	1	0	0	0	0	0	0	0	0	66
	23:00	1	42	6	0	0	0	0	0	0	0	0	0	0	49
Daily Total :		23	4101	747	1	32	2	0	14	7	0	1	0	1	4929
Percent :		0%	83%	15%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	
Average :		1	171	31	0	1	0	0	1	0	0	0	0	0	205

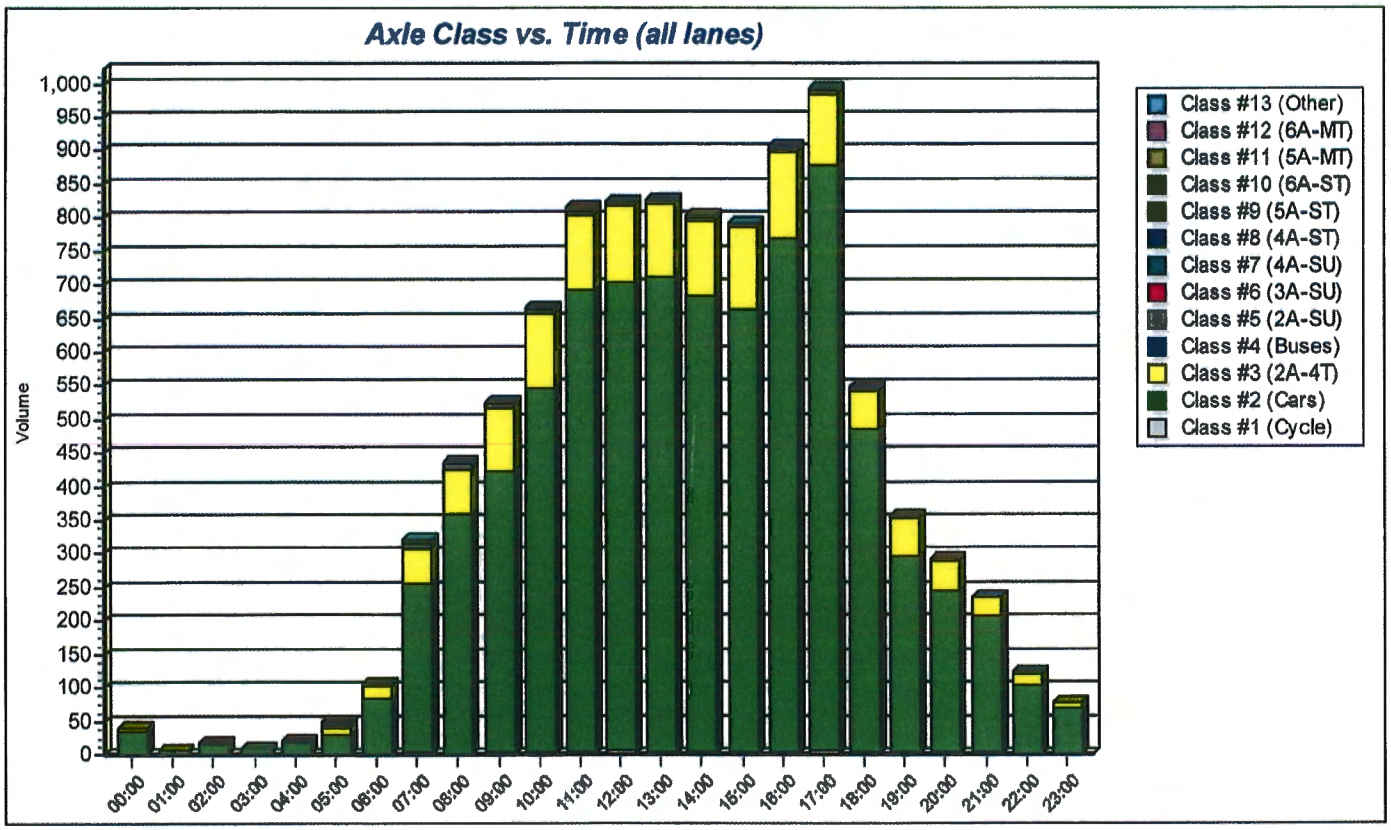
Basic Axle Class Summary: SB Pacheco St

(DEFAULTC) Description	Lane	#1 Cycle	#2 Cars	#3 2A-4T	#4 Buses	#5 2A-SU	#6 3A-SU	#7 4A-SU	#8 4A-ST	#9 5A-ST	#10 6A-ST	#11 5A-MT	#12 6A-MT	#13 Other	Total
TOTAL COUNT :	#1.	57	8214	1393	1	67	6	0	33	11	1	1	2	2	9788
		57	8214	1393	1	67	6	0	33	11	1	1	2	2	9788
Percents :	#1.	1%	84%	14%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	100%
		1%	84%	14%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	
Average :	#1.	1	171	29	0	1	0	0	1	0	0	0	0	0	203
		1	171	29	0	1	0	0	1	0	0	0	0	0	203
Days & ADT :	#1.	2.0	4894												
		2.0	4894												

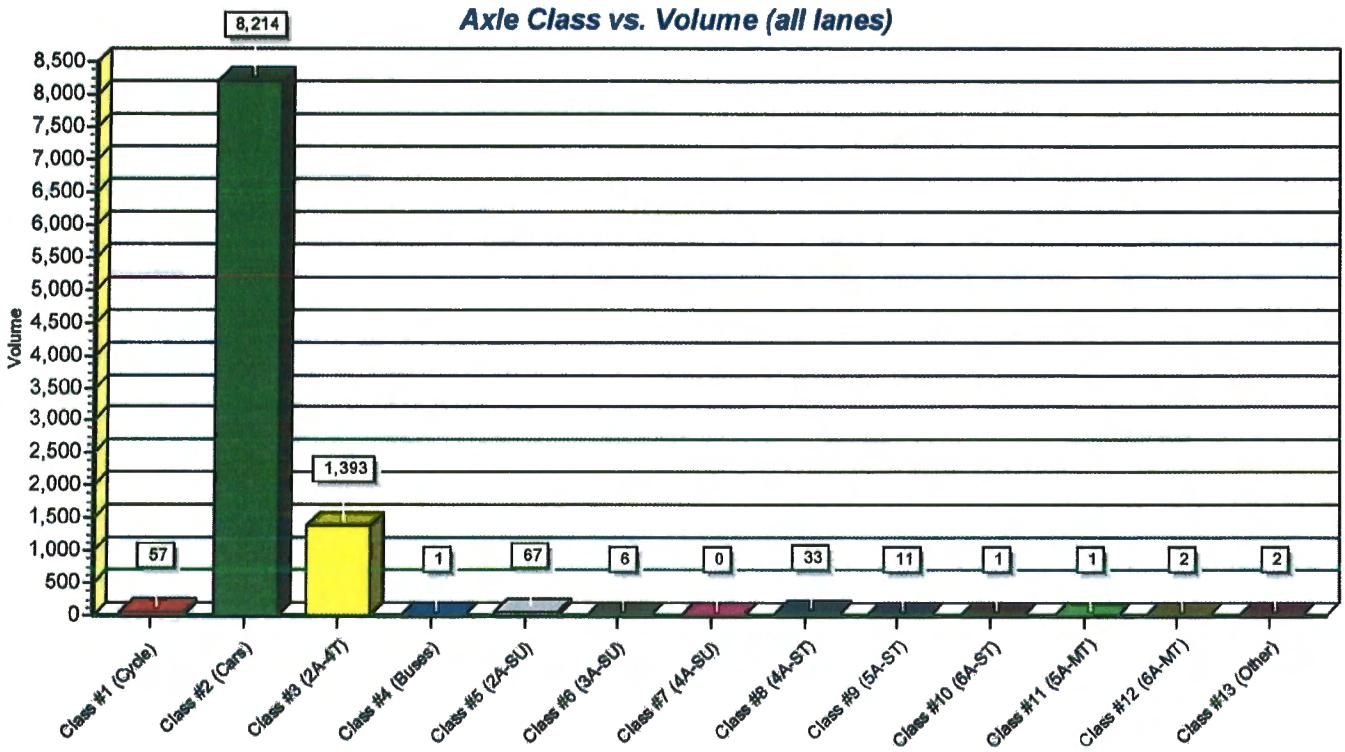
SB Pacheco St Axle Class Charts For Data From: 00:00 - 07/12/2016 To: 23:59 - 07/13/2016

Axle Class Percentages:





SB Pacheco St Axle Class Charts For Data From: 00:00 - 07/12/2016 To: 23:59 - 07/13/2016



Jennifer Jenkins

From: Hillary Welles
Sent: Monday, July 18, 2016 2:09 PM
To: Jennifer Jenkins
Subject: FW: Morningstar

From: ENCINIAS, AMANDA J. [mailto:ajencinias@ci.santa-fe.nm.us]
Sent: Tuesday, July 12, 2016 9:37 AM
To: Hillary Welles
Cc: Jennifer Jenkins
Subject: RE: Morningstar

This is what I am figuring:

85 units X .12AFY = 10.20 AFY

Subtract a credit of 1.43 AFY for previous usage

10.20AFY - 1.43AFY = 8.77 AFY required

Let me know if you have questions!

Amanda Encinias
Office Manager/Planner Tech Sr.
Land Use Department
City of Santa Fe
(505)955-6122

From: Hillary Welles [mailto:Hillary@jenkinsgavin.com]
Sent: Tuesday, July 12, 2016 9:16 AM
To: ENCINIAS, AMANDA J.
Cc: Jennifer Jenkins
Subject: RE: Morningstar

OK, thank you. There will be 85 units.

Best regards,

Hillary Welles

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

***Fill in all highlighted fields on this application. Applicant must sign and date application.**

Check one only:
- X Water Service Technical Evaluation Request
- ___ Agreement for Metered Service (AMS)
- X **Agreement to Construct and Dedicate Public Improvements (ACD)**
- ___ Annexation Application Water Budget
- ___ Water Offset Program/Water Rights Compliance Evaluation Request

WORK ORDER # _____

Applicant Name: Confluent Development, LLC

Project Address: 2041 Pacheco St.

***Required - Attach a Plat of the Property (legal lot of record and proposed development)**

Plat Filing Information: Year 1980 Book 76 Page 12 Township, Range, Section: T16N R9E S3

Location: (check one only) Inside Corporate City Limits ✓ Outside Corporate City Limits ___

Property Uniform Property Code: _____ Existing Well: Yes ___ No ✓

Legal Description including lot size: Tract L of Plaza del Sur Phase II Comprising 4.0 acres

Short Description of Project: 76,500 SF / 85 unit senior assisted living facility

Construction Start Date: _____

*RESIDENTIAL PROJECT - Complete the following

1. Type of project: (i.e. Single Family Residence, Subdivision, Lot split, Apartments) _____
2. Total number of lots approved on final plat/development plan: _____
3. Total number of homes existing or under construction: _____
4. Size of service requested: (5/8", 3/4", 1" or 2") _____

***Please fill in all categories below that apply for which water service is requested:**

--- COMPLETED BY APPLICANT --- Number of Lots or Units		*--- COMPLETED BY STAFF ---* Water Use Factors	Annual Water Demand
___	Single Family Dwelling Unit, lot size less than 6,000 sq. ft.	.15 afy per d.u.	___
___	Single Family Dwelling Unit, lot size 6,000-10,890 sq. ft	.17 afy per d.u.	___
___	Single Family Dwelling Unit, lot size greater than 10,890 sq. ft.	.25 afy per d.u.	___
___	Mobile Home (in Mobile home park)	.17 afy per d.u.	___
___	Accessory Dwelling Unit	.09 afy per d.u.	___
___	Apartment/Condominium	.16 afy per d.u.	
85	Senior Complex	.12 afy per d.u.	10.20
85	**Total**	**Total Residential Water Demand**	___ **AFY**

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

*COMMERCIAL PROJECT - Complete the following

Type of Project: (i.e. Office, Retail, Mixed, etc.) Senior Assisted Living Facility
Total gross floor area of building: 76,500 square feet
Total area of lot, tract or parcel: 4.0 acres
Automatic Fire Sprinkler System: ✓ Yes ____ No
Building Construction Type: Wood Frame, Type 5A
Building Square Footage: 76,500
Site Plan Attached: ✓ Yes ____ No

*Please check all use categories below that are planned for the building and the gross floor areas of each use within the proposed building.

---- COMPLETED BY APPLICANT ----		---- COMPLETED BY STAFF ----	
Check Type of Use	Gross Floor Area	Water Use Factors	Annual Water Demand
Commercial			
____ Office – Non-medical	____	(0.70 afy per 10,000 s.f.)	____
____ Medical Office	____	(0.72 afy per 10,000 s.f.)	____
____ Office – City/State	____	(0.58 afy per 10,000 s.f.)	____
____ Research and Development Lab	____	(1.18 afy per 10,000 s.f.)	____
____ Manufacturing – Goods	____	(0.21 afy per site)	____
____ Manufacturing – Consumables	____	(2.33 afy per site)	____
____ Laundromat, Commercial	____	(0.78 afy per machine)	____
____ Laundromat, Other	____	(0.22 afy per machine)	____
____ Drycleaner	____	(0.41 afy per site)	____
____ Plant Nursery	____	(0.56 afy per 10,000 s.f.)	____
____ Gyms with showers	____	(8.94 afy per site)	____
____ Gyms without showers	____	(0.77 afy per site)	____
____ Salons	____	(0.21 afy per site)	____
____ Pet Grooming	____	(0.52 afy per site)	____
____ Pet Daycare	____	(0.11 afy per site)	____
____ Retail, Large (Individual stores or shopping areas > 75,000 sq ft)	____	(0.45 afy per 10,000 s.f.)	____
____ Neighborhood Center/Medium Retail (Individual stores or shopping areas 75,000-25,000 sq ft)		(0.43 afy per 10,000 s.f.)	____
____ Retail, Small (Individual stores or shopping areas < 25,000 sq ft)	____	(0.06 afy per site)	____
____ Gallery	____	(0.60 afy per site)	____
____ Grocery Store	____	(1.27 afy per 10,000 s.f.)	____
____ Restaurant (full service)	____	(0.02 afy per seat)	____
____ Restaurant (limited service)	____	(1.63 afy per Site)	____
____ Gasoline Station w/ Car Wash	____	(6.56 afy per Site)	____
____ Gasoline Station	____	(0.88 afy per Site)	____

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

____ Car Wash (full service)	_____	(5.66 afy per Site)	_____
____ Car Wash (limited service)	_____	(0.94 afy per Wash Bay)	_____
____ Auto Repair	_____	(0.12 afy per site)	_____
____ Car Rental	_____	(0.12 afy per site)	_____
____ Car Sales	_____	(0.07 afy per 10,000 s.f.)	_____
____ Self Storage	_____	(0.13 afy per site)	_____
____ Wholesale, Warehousing	_____	(0.4 afy per 10,000 s.f.)	_____
____ Industrial, Manufacturing	_____	(applicant estimate of water use)	_____
____ Church w/ day care or school)	_____	(1.3 afy per Site)	_____
____ Church w/o day care or school)	_____	(0.6 afy per Site)	_____
____ Hotel	No. of rooms _____	(.13 afy per room)	_____
____ Motel	No. of rooms _____	(.09 afy per room)	_____

Public Services

____ School, Elementary	(0.53 afy per 100 students)	_____
____ School, Middle or Junior High	(1.68 afy per 100 students)	_____
____ School, Senior High	(2.64 afy per 100 students)	_____
____ Schools, Daycare	(0.85 afy per 100 kids)	_____
____ Places of Worship	(0.15 afy per site)	_____
With Daycare and school	(0.95 afy per site)	_____
____ Parks	(1.48 afy per acre)	_____
____ **Other** (not listed above) Please attach water demand calculations and assumptions used	(with attachment)	_____

Total Floor Area _____

Total Commercial Water Demand _____ **AFY**

Total Residential Water Demand _____ **AFY**

TOTAL PROJECT WATER DEMAND _____ **AFY**

City of Santa Fe, New Mexico
UTILITY SERVICE APPLICATION

OWNER: Confluent Development Mailing Address: 2240 Blake St. #200 Denver, CO 80205 Phone Number: 303-573-6500 Mobile Number:	***Only If Applicable** AGENT: Jenkins Gavin, Inc. Title: Planner Mailing Address: 130 Grant Ave. #101 Santa Fe, NM 87501 Phone Number: 820-7444 Mobile Number: 930-6149

Information Provided By: Check one: Owner _____ Agent ✓

Signature: _____ Date: 8·18·16

Technical Evaluation to be Sent to: Check one: Owner _____ Agent ✓

COMMENTS: _____

APPLICANTS, PLEASE NOTE:

- Ordinance 2008-53, prohibits new connections outside the presumptive city limits including the Agua Fria traditional historic community (AFTHC) unless specific conditions are met. Applications for service outside the presumptive city limits and AFTHC must include documentation showing these conditions are met or the application will be rejected. The documents required are shown below.
- A map of the proposed project in relation to the existing city limits and the presumptive city limits
- A detailed description of the proposed development including the type and size of proposed land uses
- The health, safety and welfare or other legal reason for the connection
- A site water budget
- Documentation from the County of Santa Fe that county water service is not available
- Documentation from the wastewater division regarding sewer availability
- A certified Santa Fe Homes Proposal as set forth in Section 14-8.11 SFCC 1987 if applicable