

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2010- 8

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4
5 AN ORDINANCE

6 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
7 CHANGING THE ZONING CLASSIFICATIONS FOR “THE PAVILION” PARCELS;
8 CHANGING 285.186 ± ACRES FROM COUNTY RESIDENTIAL TO BUSINESS AND
9 INDUSTRIAL PARK (BIP), AND CHANGING 76.179 ± ACRES FROM
10 RESIDENTIAL/1 DWELLING UNIT PER ACRE (R-1) TO GENERAL COMMERCIAL
11 (C-2), AND CHANGING 10.834 ± ACRES FROM COUNTY RESIDENTIAL TO
12 GENERAL COMMERCIAL (C-2); AND PROVIDING AN EFFECTIVE DATE WITH
13 RESPECT TO CERTAIN PARCELS OF LAND COMPRISING 372.20 TOTAL ACRES
14 MORE OR LESS, GENERALLY BOUNDED BY NEW MEXICO ROUTE 599 (NM 599)
15 ON THE EAST, AND THE SANTA FE AIRPORT ON THE NORTH AND WEST,
16 SANTA FE COUNTY LAND ON THE SOUTH AND WEST, AND LYING WITHIN
17 TOWNSHIP 16N, RANGE 8E, SECTIONS 15 AND 22, NEW MEXICO PRIME
18 MERIDIAN, SANTA FE COUNTY, STATE OF NEW MEXICO (“THE PAVILION”
19 REZONING CASE NOS. 2010-10 AND 2010-11).

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21 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

22 Section 1. Parcels of land comprising 372.20 acres more or less located within
23 Township 16N, Range 8E, Sections 15 and 22, New Mexico Prime Meridian, Santa Fe
24 County, State Of New Mexico, of which approximately 76.179 acres are located within
25 the municipal boundaries of the city of Santa Fe, and the remaining 296.02 +/-acres

1 have been annexed pursuant to Case No. 2010-09, is restricted to and classified as
2 described in the Zoning Map [EXHIBIT A] attached hereto and incorporated by
3 reference.

4 **Section 2.** The official zoning map of the City of Santa Fe adopted by Ordinance
5 No. 2001-27 is amended to conform to the changes of zoning classifications for the
6 property set forth in Section 1 of this Ordinance.

7 **Section 3.** The rezoning action with respect to the subject property affected by
8 this Ordinance is subject to conditions of approval applicable to this rezoning and any
9 future Development Plan for the property. The conditions are outlined in the attached
10 table summarizing City of Santa Fe Development Review Team technical memoranda
11 and conditions approved by the Planning Commission on March 4, 2010 [EXHIBIT B].

12 **Section 4.** The rezoning action with respect to the Property affected by this
13 Ordinance is subject to the time restrictions set forth in Section 14-3.5(D)(1) SFCC 1987
14 (Two-year Review/Rescission).

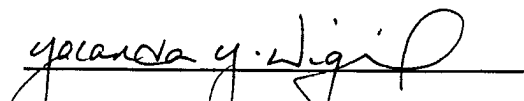
15 **Section 5.** This Ordinance shall be published one time by the title and general
16 summary and shall become effective five days after such publication.

17 **PASSED, APPROVED AND ADOPTED this 28th day of April, 2010.**

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20 **DAVID COSS, MAYOR**

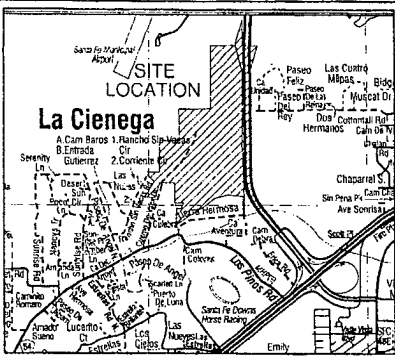
21
22 **ATTEST:**

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25 **YOLANDA Y. VIGIL, CITY CLERK**

1 APPROVED AS TO FORM:

2 Kelly A. Brennan, for
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4 GENO ZAMORA, CITY ATTORNEY

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CITY OF SANTA FE REVIEW

Ricardo Benavente 11/15/10
 CITY ENGINEER FOR LAND USE DATE

Jameson 11-15-10
 CITY PLANNER DATE

CASE NUMBER: SP 2010-0019

APPROVED BY THE SUMMARY-COMMITTEE AT THEIR MEETING OF 3/04/2010
 PLANNING COMMISSION

Jameson 11/15/10
 CHAIRPERSON DATE

Angel Gabriel Rodriguez 11/21/10
 SECRETARY DATE

APPROVED BY THE CITY COUNCIL AT THEIR MEETING OF 12/8/10
 DATE

Richard P. Cook 12-8-10
 MAYOR DATE

Jameson 12-8-10
 CITY CLERK DATE

CITY OF SANTA FE
 MUNICIPAL AIRPORT



724038

NORTH
 SCALE 1"=300'

CITY NOTES

1. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD WHICH PERTAIN.
2. THIS PROPERTY LIES WITHIN MULTIPLE FLOOD ZONES (SEE LEGEND) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO. 3504960-5020, 6/17/08
3. RECORDING OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL BY THE CITY OF ANY ENCROACHMENTS INTO PRIVATE PROPERTIES.
4. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE INCLUDING SETTING UP SEPARATE METER SERVICE ACCOUNTS.
5. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHART. 14, LAND DEVELOPMENT CODE SFCO 1987, AND SUBSEQUENT AMENDMENTS.
6. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHARTER 14, LAND DEVELOPMENT CODE, SFCO 1987 AND SUBSEQUENT AMENDMENTS.
7. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.

C-2/GENERAL
 COMMERCIAL
 86.965 AC ±

BIP/BUSINESS
 AND
 INDUSTRIAL PARK
 285.186 AC ±

STATE HIGHWAY PROJECT
 #DE-(F)-0107(802)

STATE HIGHWAY PROJECT
 #DE-(F)-0107(802)

VICINITY MAP
 DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S), HAVE CALLED TO BE RECORDED THOSE LANDS SHOWN HEREON. THIS RECORDING IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE RESOLVE AND DESIRES OF SAID OWNERS(S). UTILITY COMPANIES ARE GRANTED EASEMENTS AS SHOWN AND FOR EXISTING UTILITIES. OTHER EASEMENTS ARE GRANTED AS SHOWN.

THIS RECORDING CONTAINS 372.151 AC ±, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

Richard P. Cook
 RICHARD P. COOK, PRESIDENT COMMERCIAL CENTER AT 599, INC.

STATE OF NEW MEXICO SS
 COUNTY OF RIO ARriba

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD P. COOK, PRESIDENT COMMERCIAL CENTER AT 599, INC.

_____ DAY OF _____, 2010

COMMISSION EXPIRES _____, 2011 - NOTARY PUBLIC

CITY APPROVAL

COMCAST CABLE CO. DATE 10-22-10

PUBLIC SERVICE CO. OF N.M. ELECTRIC. DATE 10-22-10

QWEST COMMUNICATIONS DATE 10-22-10

NEW MEXICO GAS CO. DATE 10-22-10

LEGEND AND NOTES

- NO ACTIVITY WHICH DISTURBS GROUND SURFACE SHALL OCCUR WITHIN THE BOUNDARIES OF THE CULTURAL PROPERTIES PRESERVATION EASEMENT REFLECTED ON THIS PLAT. THE CIRCUMFERENCE OF THE CULTURAL PROPERTIES PRESERVATION EASEMENT AS MARKED BY A LICENSED NEW MEXICO SURVEYOR SHALL BE FENCED WITH 1-POSTS AND THREE 3" BANDS OF PLAIN WIRE PRIOR TO THE START OF ANY GROUND DISTURBING ACTIVITIES. THE PORTIONS OF THE EASEMENT THAT FRONTS GROUND DISTURBING ACTIVITIES SHALL HAVE ORANGE SHOW-FENCING AFFIXED TO THE FENCING. FENCING SHALL BE MAINTAINED AND MAINTAINED THROUGHOUT THE LIFE OF ALL GROUND DISTURBING ACTIVITIES. FENCING MAY BE REMOVED WHEN ALL GROUND DISTURBING ACTIVITIES IN ADJACENT PARCELS HAS CEASED.
1. BASIS OF BEARING TAKEN FROM NEW MEXICO DEPARTMENT OF TRANSPORTATION CONTROL MAP NEW MEXICO PROJECT NO. M-NM-025-(10)02277 WPP-589 - (1)02 NM-084-2(12)161 BY WILLIAM A. BOWERS NMLPS11765 AND DATED 3-23-08.
 2. THIS PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND CONDITIONS OF RECORD.
- DENOTES FLOOD HAZARD ZONE X OUTSIDE 0.2% ANNUAL FLOOD
 - DENOTES FLOOD HAZARD ZONE X SUBJECT TO INUNDATION 0.2% ANNUAL FLOOD
 - DENOTES FLOOD HAZARD ZONE AE SUBJECT TO INUNDATION 1% ANNUAL FLOOD
 - DENOTES FLOOD HAZARD ZONE AE CHANNEL SUBJECT TO INUNDATION 1% ANNUAL FLOOD
 - DENOTES POINT FOUND 11011 CAP DR AS NOTED
 - DENOTES POINT SET THIS SURVEY
 - DENOTES POINT CALCULATED
 - DENOTES BRASS MONUMENT
 - DENOTES HWY. DEPT. ALUM. R/W MONUMENT
- DENOTES EDGE OF EASEMENT
- DENOTES FENCE LINE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON SEPT. 15TH, 2010, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEET THE STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

Richard Chatroop
 RICHARD CHATROOP N.M.P.L.S. #11011

KEY	OWNER	RECORD DOC.
L	VILA	RC02921196
M	CARESPIN	PB317-PC045
N	ORTEGA	PB358-PC039
O	SANABONDIA	PB391-PC071
P	SENA	PB104-PC003
Q	SOLIS	FR359-PC030
R	CHAVEZ	PB359-PC030
S	ZARA	PB359-PC030
T	LOPEZ	RC124-0801

PLAT REFERENCES

- THE FOLLOWING PLATS WERE USED IN THE DETERMINATION OF LOT LINES, EASEMENTS AND RIGHT-OF-WAYS AND ARE RECORDED DOCUMENTS FOR THIS PLAT.
1. "PLAT OF SURVEY FOR LA CIENEGA LIMITED LIABILITY" BY RAYMOND A. ORTIZ NMLPS11011 AND FILED IN PLAT BOOK 345, PG. 008 ON OCT. 1ST, 1998, IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
 2. "PLAT OF SURVEY FOR LA CIENEGA LIMITED LIABILITY" BY RAYMOND A. ORTIZ NMLPS11011 AND FILED IN PLAT BOOK 346, PG. 007 ON OCT. 1ST, 1998, IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
 3. "PLAT OF SURVEY FOR LA CIENEGA LIMITED LIABILITY" BY RAYMOND A. ORTIZ NMLPS11011 AND FILED IN PLAT BOOK 346, PG. 008 ON OCT. 1ST, 1998, IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
 4. "LAND DIVISION AND LOT LINE ADJUSTMENT FOR COOK OF TRACT 1A & TRACT 1B" BY RICHARD A. CHATROOP NMLPS11011 AND FILED IN PLAT BOOK 333, PG. 026 ON APR. 29TH, 1996 OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO, RECORD DATA SHOWN IN ()
 5. "CITY OF SANTA FE COUNTY OF SANTA FE RIGHT OF WAY MAPS DE-0107(802) BY SAUVEDRA E. VIGIL NMLPS 4405 FINAL MAP DATED APR. 7TH, 1988, NOT RECORDED.
 6. "SANTA FE MUNICIPAL AIRPORT PROPERTY BOUNDARY SURVEY AND MONUMENTATION CIP NO.639 SANTA FE PUBLIC WORKS DEPARTMENT" BY CRESCENCIO TORRES NMLPS 8481, DATED AG. 16TH, 1991.
 7. "LOT LINE ADJUSTMENT PLAT PREPARED FOR COOK-DIRECTORS OF LA CIENEGA ESTATES CORP." BY GARY DAVISON NMLPS11011 AND FILED IN PLAT BOOK 691, PGS. 045-046 IN THE OFFICE OF THE SANTA FE COUNTY CLERK SAUVEDRA E. VIGIL IN ()
 8. "LOT CONSOLIDATION FOR LLC LIMITED LIABILITY" BY RAYMOND A. ORTIZ NMLPS11011 AND FILED IN PLAT BOOK 349, PG. 005 IN THE OFFICE OF THE SANTA FE COUNTY CLERK SAUVEDRA E. VIGIL IN ()
 9. "BOUNDARY & EASEMENT SURVEY OF TRACT 1 FOR COMMERCIAL CENTER AT 599 INC." BY RICHARD A. CHATROOP NMLPS11011 AND FILED IN PLAT BOOK PG. 005 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

KEY	OWNER	RECORD DOC.
A	TRINIA	RC04143553
B	DUERPERLO	RC01448061
C	LOPEZ	PC248-PC026
D	ANAYA	PB746-PC021
E	RUSTON	RC01265303
F	CLURAN	RC0112924
G	ARAGON	RC01414566
H	TRUJILLO	RC07215074
I	POLLOCKOWSKI	PC02
J	SALDIBARRA	PB319-PC11
K	35.78	PB359-PC39

ZONING MAP
 TRACT 1
 FOR
 COMMERCIAL CENTER AT 599, INC.
 LYING WITHIN SECTIONS 15 & 22, T16N, R9E, NMLPM,
 SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
 PROFESSIONAL LAND SURVEYOR
 NEW MEXICO REGISTRATION NO. 11011
 (505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM 87010

SEEKING INFORMATION FOR THE COUNTY CLERK
 OWNER COMMERCIAL CENTER AT 599, INC.
 LOCATION LYING WITHIN SECTIONS 15 & 22, T16N, R9E, NMLPM,
 SANTA FE COUNTY, NEW MEXICO.

The Pavilion – Conditions of Approval
 General Plan Amendment (Case #2010-08 & 08)
 Annexation (Case # 2010-09)
 Rezoning (Case #2010-10 & 2010-11)

	Conditions	Department	Staff
1	<p>Solid Waste Management Division:</p> <ul style="list-style-type: none"> The concept plan is fine. But, there is not enough information for review as a development. All inquires of solid waste must be met by my office. 	Solid Waste	Randall Marco February 8, 2010
2	<p>Fire Marshal Requirements to apply at time of Development Plan/proposed construction:</p> <ul style="list-style-type: none"> Comply with IFC 2006 edition. Provide a water system that complies with Appendix C of IFC 2006 edition. Provide roadways that comply with Appendix D of IFC 2006 edition. All roadways to be no greater than 10% grade. All buildings shall be reviewed for access and water availability as per IFC 2006 edition. 	Fire Department	Angelo Ortega February 16, 2010
3	<p>Technical Review Division Requirements:</p> <ul style="list-style-type: none"> All plan sheets shall show the Special Flood Hazard Area and reference the appropriate FIRM. Arroyo crossings must meet all federal, state, and local laws. All provisions of Articles 14-3.9 (Development in Special Flood Hazard Areas) and 14-8.3 (Flood Regulations) of the Santa Fe Land Development Code must be followed in developing this land. If approved as a General Plan Amendment, Annexation, Rezoning, and Lot Split, FUTURE SUBMITTALS MUST MEET ALL PROVISIONS OF THE LAND DEVELOPMENT CODE. Approval of the Conceptual Master Plan does not waive the requirement to satisfy Floodplain and Terrain Management regulations. Variances may be required and are NOT considered to be entitlements based on approval of the Master Plan. If the project moves forward with submittal of Subdivision Plats and/or Development Plans, a variance may be required for disturbance of over 30% slopes. All provisions of Article 14-8.2 must be followed. 	Land Use Technical Review	Risana Zaxus February 15, 2010
4	<p>Wastewater Management Requirements:</p> <ul style="list-style-type: none"> The plans indicate that the Development is to be served by a central sewer lift station(s). All costs associated with the maintenance, repair, replacement and operational cost of the sewer lift station(s) are to be paid by the Development. The City of Santa Fe shall own the sewer lift station(s) and the City shall be reimbursed for all costs associated with the maintenance, repair, replacement and operational cost of the sewer lift station(s). The Development shall be required to establish a permanent "business park association" for this and other purposes. Permanent escrow accounts shall be placed with the City of Santa Fe for the maintenance, repair, replacement and operational cost of the sewer lift station(s). 	Wastewater Management	Stan Holland February 8, 2010

Exhibit B

to 2010-8

The Pavilion –Conditions of Approval
 General Plan Amendment (Case #2010-08 & 08)
 Annexation (Case # 2010-09)
 Rezoning (Case #2010-10 & 2010-11)

5	<p>Archaeology/Historic Preservation Division: The decision of the Archaeological Review Committee (ARC) at their February 4,2010 meeting was to postpone the report pending revision of the report by the Applicant and its resubmission with the following direction to the Applicant: 1.) Revisit the sites which have been identified in the previous reports and update them as to current conditions, description, and recommendations; 2.) The report shall contain all standard sections required by the ordinance, in particular, that an environmental section be included within the report; 3.) The report shall include a title history of the property; 4.) In preparation of the final report, use NMAC 4.10.15.9, ff [following appropriate pages] as a general guideline for including appropriate material including an abstract, administrative data and so forth, as set out in NMAC guidelines, which are mentioned here as a general guideline only, and not as a point-by-point requirement; 5.) Provide explicit, written justification for the acceptance of the work that was done previously under standards which are different from current City ordinance - why we should accept work which was done previously under a different standard than what is required under the City ordinance; 6.) Provide an additional description of the Camino de los Carros; 7.) Provide a written justification of the reasons that no new reconnaissance of the subject property is needed; and 8.) Correct any typographical errors mentioned or otherwise discovered in the process of redoing the report.</p>	Archeology/Historic Preservation	Marissa Barrett
6	<p>Traffic Engineering Division. Following are conditions to be placed on the annexation agreement: a. Any proposed access to or improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT. b. All proposed use of City owned property for purposes of roadway infrastructure shall receive Public Works Committee, Finance Committee, and City Council approval prior to submittal for Final Subdivision Plat and/or Final Development Plan. c. The developer shall be responsible for all costs associated with constructing the NM 599/Jaguar interchange. d. The developer shall be responsible for all costs associated with the construction of Jaguar Drive from its current terminus to the NM 599/Jaguar interchange. The design of the roadway shall be reviewed and approved by the City of Santa Fe Public Works Department. e. The developer shall be responsible for all costs associated with the construction of a roadway from the NM 599/Jaguar interchange to the Santa Fe Municipal Airport. The design of the roadway shall be reviewed and approved by the City of Santa Fe Public Works Department. f. The developer shall provide a stub-out for a future connection to the I-25 frontage road. The design and location of the stub-out shall be reviewed and approved by the City of Santa Fe Public Works Dept.</p>	Traffic Engineering	John Romero February 8, 2010
7	<p>Stormwater Management Division: • Provide a report that addresses the City of Santa Fe Stormwater Utility MS4 and how Post Development Runoff Control and Pollutant Removal pre-treatment will be achieved. • Provide a Stormwater Quality Post Development Runoff Control Pre-treatment plan indicating structural</p>	Public Works Stormwater	Jim L. Salazar February 10, 2010

	<p>BMPs that will be used for pollutant removal and runoff pre-treatment prior to discharge to drainageways and the MS4.</p> <ul style="list-style-type: none"> • Provide a note stating that the development is subject to the requirements of the SFCC Chapter XIII Stormwater Utility including the Stormwater Utility Service Charge and Stormwater Illicit Discharge Control requirements. • Provide a note stating that the development is subject to the requirements of NPDES General MS4 Discharge Permit No. NMR040000 and NPDES Construction General Permit No. NMR100000. • Provide a note as follows: Construction is subject to the requirements of NPDES Construction General Discharge Permit No. NMR100000 and that a Stormwater Pollution Prevention Plan must be prepared by a qualified professional and a Notice of Intent (NOI) for coverage must be filed with the EPA. Construction stormwater discharges are not permitted until a minimum of seven (7) calendar days after EPA acknowledgement of a complete NOI. • Provide a note as follows: City of Santa Fe Stormwater Illicit Discharge Control. SFCC 13-2 prohibits the discharge of pollutants including sediment, slurries, mud, plasters, concrete rinsates and any construction materials, wastes and garbage, etc. to the storm drain system. The storm drain system includes roads, streets, curbs, gutters, drop inlets, piped storm drains, culverts, retention and detention basins, natural and man-made drainage channels, arroyos, rivers and any facility and appurtenance by which stormwater is collected and/or conveyed. • Provide a note as follows: City of Santa Fe Terrain and Stormwater Regulations. SFCC 14-8.2 requires that construction disturbed area shall be protected against erosion. Sediment must be contained on the disturbed area by the use of temporary erosion and sediment control devices such as silt fencing, swales, berms, geotextiles, sediment basins and traps. Protection for storm drain inlets shall be provided to prevent the entry of sediment from the site while still allowing the entry of stormwater. Control devices shall be kept in place and used until the disturbed area is permanently stabilized. • Provide a note as follows: The contractor shall not remove silt fences and mulch socks or other temporary erosion and sediment control devices until disturbed areas are stabilized. Soil stabilization and erosion control measures shall be completed within 21 calendar days after completion of construction or other soil disturbance activities on the site. If the time of year is not conducive to planting, then planting may be delayed until the next appropriate planting season provided that all temporary erosion control measures are maintained until permanent erosion control measures are implemented. Temporary erosion control measures shall be selected, designed and installed with an appropriate seed base to provide erosion control for at least three years without active maintenance. Temporary erosion control measures shall be selected, designed and installed to achieve 70 percent vegetative cover within three years. • Show and label any public stormwater system components. • Under Utility Companies: List Stormwater Utility, City of Santa Fe Stormwater Management Office as Contact and 955-2132 as Telephone. 	
8	<p>Current Planning Division:</p> <ul style="list-style-type: none"> • Include all required elements on the Annexation and Dedication Plats as per the Annexation Submittal packet (existing easements, floodplain, tract boundaries with references to legal lots of record and property owner signatures, existing and proposed city limits, roadway dedication details, etc.) 	Current Planning
		Daniel Esquibel

The Pavilion –Conditions of Approval
 General Plan Amendment (Case #2010-08 & 08)
 Annexation (Case # 2010-09)
 Rezoning (Case #2010-10 & 2010-11)

	<ul style="list-style-type: none"> The Master Plan shall address City Transit needs and impacts 30 days prior to requesting placement on Governing Body agenda for staff analysis. Approval of the Annexation Agreement is subject to the review and approval of the City Attorney. Development shall comply with Chapter XXI of SFCC 1987 		
9	<p>Current Planning Division:</p> <ul style="list-style-type: none"> No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exists a comprehensive and equitable mechanism for implementing the dedication of easements and right-of-way necessary for infrastructure serving any and all phases and sub-phases of the Pavilion Annexation Master Plan which will be affected by the approved development plan or plat, and for financing and coordinating the construction of that infrastructure. This note shall be placed on the Master Plan and included in the annexation agreement. No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exist adequate provisions for coordinating dedication, financing and constructing infrastructure necessary for the orderly development of lands adjoining the Pavilion Master Plan boundaries, including but not limited to “stubbing out” trails, roads and utility easements, and/or provisions for pro-rata contributions to off-site improvements that may be impacted by the approved development plan or plat. This note shall be placed on the Master Plan and included in the annexation agreement. 	Current Planning	Greg Smith
10	<ul style="list-style-type: none"> The Applicant will provide private security services throughout construction. 	City Council 4/28/10	Councilor Bushee
11	<ul style="list-style-type: none"> The Applicant will complete the exchange of water rights between the City and Santa Fe County prior to recording the Annexation. 	City Council 4/28/10	Councilor Calvert
12	<ul style="list-style-type: none"> Provide pedestrian and bicycle connectivity to the Tierra Contenta Trail. 	City Council 4/28/10	Councilor Calvert
13	<ul style="list-style-type: none"> The Applicant shall work to achieve the most downwardly focused lighting technology possible at the time of implementation. 	City Council 4/28/10	Councilor Calvert
14	<ul style="list-style-type: none"> The Applicant shall comply with the setback as mapped in the Highway Corridor Plan, and approximately 285 feet along NM 599, for the BIP portion of the site that is below the Arroyo Chamiso. 	City Council 4/28/10	Councilor Bushee
15	<ul style="list-style-type: none"> Any construction debris from the site shall be taken to the Caja del Rio Landfill. 	City Council 4/28/10	Councilor Romero