

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2011-40

AN ORDINANCE

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
CHANGING THE ZONING CLASSIFICATIONS FOR THE “TIERRA CONTENTA
VILLAGE PLAZA” PARCELS; CHANGING 16.05± ACRES FROM PLANNED
RESIDENTIAL COMMUNITY (PRC) TO COMMUNITY COMMERCIAL (C-1),
18.08± ACRES FROM PLANNED RESIDENTIAL COMMUNITY (PRC) TO
GENERAL COMMERCIAL (C-2) AND 4.49± ACRES FROM RESIDENTIAL – 3
UNITS/ACRE (R-3) TO GENERAL COMMERCIAL (C-2); AND PROVIDING
AN EFFECTIVE DATE WITH RESPECT TO CERTAIN PARCELS OF LAND
COMPRISING 38.62± TOTAL ACRES, GENERALLY BOUNDED BY NEW
MEXICO STATE HIGHWAY 599 (NM599) ON THE WEST, THE PLANNED
EXTENSION OF PLAZA CENTRAL ON THE EAST AND THE ARROYO DE LOS
CHAMISOS ON THE SOUTH AND LYING WITHIN TOWNSHIP 16N, RANGE 8E,
SECTION 14, NEW MEXICO PRIME MERIDIAN, SANTA FE COUNTY, STATE OF
NEW MEXICO. (“TIERRA CONTENTA VILLAGE CENTER REZONING,” CASE NO.
2011-67).**

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

2 **Section 1.** Those certain parcels of land comprising 38.62± acres (the “Property”)
3 located within Township 16N, Range 8E, Section 14, New Mexico Prime Meridian, Santa Fe
4 County, State of New Mexico, of which approximately 34.13± acres are located within the
5 municipal boundaries of the City of Santa Fe, and the remaining 4.49± acres have been annexed
6 pursuant to Case No. 2011-69, are restricted to and classified as described in the zoning map
7 attached hereto [EXHIBIT A] and incorporated herein by reference.

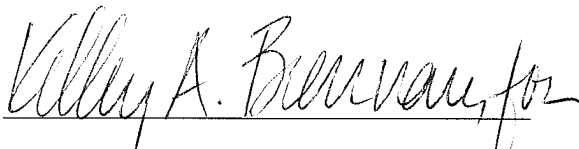
8 **Section 2.** The official zoning map of the City of Santa Fe adopted by
9 Ordinance No. 2001-27 is hereby amended to conform to the changes in zoning
10 classifications for the Property set forth in Section 1 of this Ordinance.

11 **Section 3.** This rezoning action and any future development plan for the Property is
12 approved with and subject to the conditions set forth in the table attached hereto [EXHIBIT B]
13 and incorporated hereing summarizing the City of Santa Fe staff technical memoranda and
14 conditions recommended by the Planning Commission on August 4, 2011.

15 **Section 4.** This rezoning action is subject to the time restrictions set forth in Section
16 14-3.5(D)(1) SFCC 1987 (Two-year Review/Recission). Resolution 2010-34 has extended
17 zoning approvals for a limited duration of time.

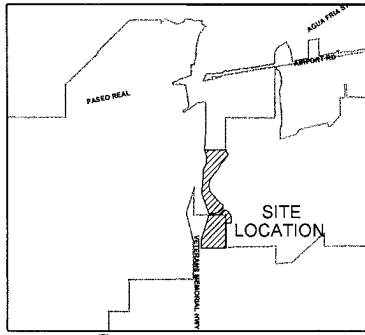
18 **Section 5.** This Ordinance shall be published one time by title and general summary
19 and shall become effective five days after publication.

20 **APPROVED AS TO FORM:**

21 
22 _____
23 GENO ZAMORA, CITY ATTORNEY

CITY OF SANTA FE REVIEW

CITY NOTES



VICINITY MAP
DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERIGNED OWNERS, HAVE CAUSED TO BE REZONED THOSE LANDS SHOWN HEREIN...

THIS REZONING CONTAINS 61.05 AC +/-, AND LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

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

RICHARD P. COOK, PRESIDENT LA CIENEGA ESTATES CORPORATION

STATE OF NEW MEXICO
COUNTY OF RIO ARRIBA

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

THIS... DAY OF... 2011... NOTARY PUBLIC

MY COMMISSION EXPIRES... NOTARY PUBLIC

STATE OF NEW MEXICO
COUNTY OF RIO ARRIBA

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD P. COOK, PRESIDENT LA CIENEGA ESTATES CORPORATION

THIS... DAY OF... 2011... NOTARY PUBLIC

MY COMMISSION EXPIRES... NOTARY PUBLIC

OLUIDA MacGREGOR, PRESIDENT, BOARD OF DIRECTORS TIERRA CONTENTA CORPORATION

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY OLUIDA MacGREGOR, PRESIDENT, BOARD OF DIRECTORS TIERRA CONTENTA CORPORATION

THIS... DAY OF... 2011... NOTARY PUBLIC

MY COMMISSION EXPIRES... NOTARY PUBLIC

ATTEST:

JAMES S. HICKS, EXECUTIVE DIRECTOR, TIERRA CONTENTA CORPORATION

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY JAMES S. HICKS, EXECUTIVE DIRECTOR, TIERRA CONTENTA CORPORATION

THIS... DAY OF... 2011... NOTARY PUBLIC

MY COMMISSION EXPIRES... NOTARY PUBLIC

LEGEND AND NOTES

1. BASIS OF BEARING TAKEN FROM "NEW MEXICO DEPARTMENT OF TRANSPORTATION CONTROL MAP NEW MEXICO PROJECT NO. 10-A-NM-025-31(02)777 HWY-599 -1(102) NM-084-2(12)101" BY WILLIAM A. BOWERS N.M.P.L.S.#11765 AND DATED 3-23-06

2. THIS PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND CONDITIONS OF RECORD.

3. NOTE: TRACTS = OPEN SPACE, LOTS = TRANSFERABLE PROPERTY.

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 OR AS NOTED

Denotes Point Set This Survey

Denotes Point Calculated

Denotes Brass Monument

Denotes Hwy. Dept. Allm. R/W Monument

Denotes Edge of Easement

Denotes Fence Line

Denotes Approx. Loc. Arroyo Chamiso Trail

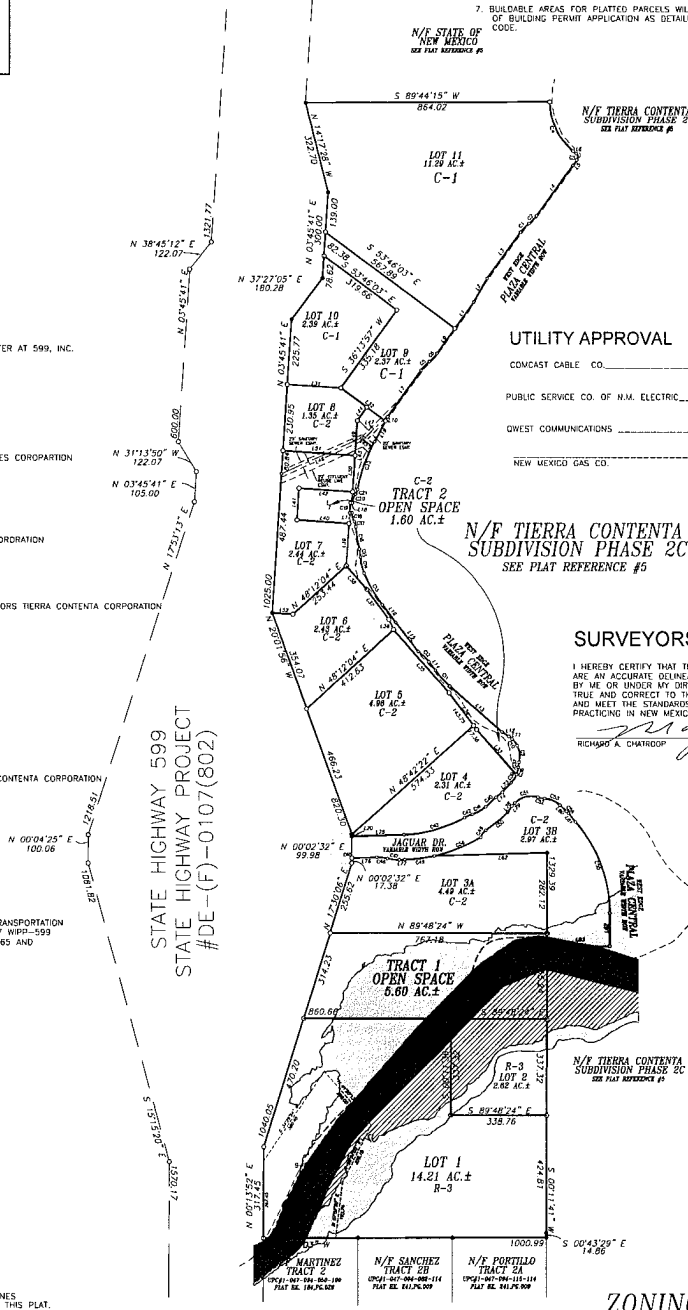
PLAT REFERENCES

THE FOLLOWING PLATS WERE USED IN THE DETERMINATION OF LOT LINES, EASEMENTS AND RIGHT-OF-WAYS AND ARE RECORD DOCUMENTS FOR THIS PLAT.

- 1. "PLAT OF SURVEY FOR LA CIENEGA LIMITED LIABILITY" BY RAMONDO A. ORTIZ N.M.P.L.S.#11653, AND FILED IN PLAT BOOK 346, PG. 008 ON OCT. 1ST, 1996...
2. "PLAT OF SURVEY FOR LA CIENEGA LIMITED LIABILITY" BY RAMONDO A. ORTIZ N.M.P.L.S.#11653, AND FILED IN PLAT BOOK 346, PG. 007 ON OCT. 1ST, 1996...
3. "PLAT OF SURVEY FOR LA CIENEGA LIMITED LIABILITY" BY RAMONDO A. ORTIZ N.M.P.L.S.#11653, AND FILED IN PLAT BOOK 346, PG. 008 ON OCT. 1ST, 1996...
4. "CITY OF SANTA FE, COUNTY OF SANTA FE RIGHT OF WAY MAPS DE-0107(802) BY SALVADOR C. NICK N.M.P.L.S.#4405 FINAL MAP DATE APR. 27TH, 1988, NOT RECORDED.
5. "FINAL PLAT OF THE TIERRA CONTENTA SUBDIVISION PHASE 2C" BY JAMES B. SANCHEZ N.M.P.L.S.# 12655 DATED DEC 12TH 2009 SUBJECT TO FINAL RECORDING.
6. "REPLAT OF SURVEY FOR RON SEBESTA" BY MITCHEL K. NGOMAN N.M.P.L.S.#898 AND FILED IN PLAT BOOK 184, PG. 026 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.
7. "LOT SPLIT FOR JIM NOBLE" BY SALVADOR NICK N.M.P.L.S.#4405 AND FILED IN PLAT BOOK 241, PG. 009 IN THE OFFICE OF THE SANTA FE COUNTY CLERK.

CITY OF SANTA FE REVIEW
CITY ENGINEER FOR LAND USE DATE
CITY PLANNER DATE
CASE NUMBER: SP 2011-
APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF
CHAIRPERSON DATE
SECRETARY DATE

- 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 FEMA FLOOD INSURANCE RATE MAP PANEL NO. 3504900-5020, 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 CHAPTER 14, LAND DEVELOPMENT CODE SFCC 1987, AND SUBSEQUENT AMENDMENTS.
6. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO APPLICABLE DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 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.



UTILITY APPROVAL

COMCAST CABLE CO. DATE
PUBLIC SERVICE CO. OF N.M. ELECTRIC DATE
QWEST COMMUNICATIONS DATE
NEW MEXICO GAS CO. DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON JUNE 9TH, 2011, 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 A. CHATROOP N.M.P.L.S. #11011



ZONING MAP
OF OPEN SPACE TRACTS 1 & 2
AND
LOTS 1 THRU 11
OF
TIERRA CONTENTA VILLAGE PLAZA

LYING WITHIN SECTION 14, T16N, R8E, NMPM, 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

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER COMMERCIAL CENTER AT 599, INC. - LA CIENEGA ESTATES CORP. - TIERRA CONTENTA CORP.
LOCATION: LYING WITHIN SECTION 14, T16N, R8E, NMPM, SANTA FE COUNTY, NEW MEXICO.

LEGEND AND NOTES

- BASIS OF BEARING TAKEN FROM "NEW MEXICO DEPARTMENT OF TRANSPORTATION CONTROL MAP NEW MEXICO PROJECT W-NA-0001 (S16027) HRP-599 - (1102) NH-084-2(12)161" BY WILLIAM A. BOWERS NPLS#11765 AND DATED 3-23-06.
- 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 OR 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
- DENOTES APPROX. LOC. ARROYO CHANISO TRAIL

LINE	LENGTH	BEARING
L1	114.65	N36°13'52"E
L2	93.65	N29°29'11"E
L3	200.00	N36°13'52"E
L4	217.47	N36°13'52"E
L5	23.85	N37°55'49"E
L6	14.63	N31°14'26"W
L7	200.00	S36°13'52"W
L8	200.00	N36°13'52"E
L9	106.91	N36°13'52"E
L10	16.03	N27°58'50"E
L11	15.03	N49°05'46"W
L12	18.98	N37°18'39"W
L13	225.80	N49°05'46"W
L14	19.15	N37°18'39"W
L15	122.66	N49°05'46"W
L16	77.48	N37°18'39"W
L17	8.00	N89°21'42"W
L18	8.00	S85°28'42"E
L19	92.12	N27°58'50"E
L20	3.57	S00°02'32"W
L21	257.72	N88°24'12"E
L22	50.78	N43°42'04"E
L23	28.28	N51°49'52"E
L24	46.89	N43°42'04"E
L25	359.02	S43°48'03"E
L26	87.66	S34°16'03"E
L27	109.00	N53°45'03"W
L28	195.34	N43°42'04"E
L29	109.00	S34°16'03"E
L30	114.03	S36°13'52"W
L31	189.74	N86°14'18"W
L32	195.34	N43°42'04"E
L33	210.98	N43°42'04"E
L34	181.10	N37°12'39"W
L35	294.74	N41°47'56"W
L36	38.89	N52°13'09"W
L37	131.69	N43°42'04"E
L38	108.52	N41°42'10"W
L39	149.00	N03°44'22"E
L40	186.00	N03°44'22"E
L41	111.47	N03°44'22"E
L42	190.50	S86°15'38"E
L43	248.42	N03°44'22"E
L44	37.50	N35°40'12"E
L45	47.40	N52°06'08"W
L46	309.78	S66°11'57"W
L47	138.59	N62°41'41"E
L48	204.00	S33°46'03"E
L49	121.76	S03°44'22"W
L50	126.66	S03°44'22"W
L51	255.84	S80°15'05"W
L52	72.84	S86°28'11"E
L53	95.69	N48°12'04"E
L54	12.21	N41°15'56"W
L55	138.24	N48°12'04"E
L56	22.22	N79°44'22"E
L57	292.88	S48°12'04"W
L58	99.21	S89°29'59"W
L59	200.47	S48°12'04"W
L60	64.57	N88°24'12"E
L61	114.91	N88°24'12"E
L62	399.54	N88°24'12"E
L63	52.68	N43°42'04"E
L64	28.28	N35°41'16"E
L65	14.64	N43°42'04"E
L66	46.26	S47°36'21"E
L67	28.28	S39°28'33"E
L68	15.79	S47°36'21"E
L69	100.13	S00°11'41"W
L70	94.54	S01°26'31"E
L71	224.18	N09°48'24"W
L72	44.76	N09°48'24"W
L73	45.64	S43°42'04"W
L74	29.20	S61°45'29"W
L75	184.97	S89°41'17"W
L76	87.51	N86°54'17"E
L77	18.45	N88°24'12"E
L78	28.17	N35°41'16"E
L79	14.16	N43°42'04"E
L80	31.61	S47°36'21"E
L81	39.73	S38°20'36"E
L82	116.30	S00°11'41"W
L83	221.48	N86°48'24"W

CURVE	LENGTH	RADIUS	CHORD BRG	CHORD DIST	DELTA
C1	43.19	159.00	S44°00'21"W	43.06	15°33'49"
C2	38.30	141.00	N44°00'31"E	38.18	15°33'49"
C3	26.84	17.00	N07°18'28"W	23.50	87°25'58"
C4	195.69	219.00	S25°38'28"E	189.25	51°11'54"
C5	43.19	159.00	S44°00'21"W	43.06	15°33'49"
C6	38.30	141.00	N44°00'31"E	38.18	15°33'49"
C7	27.60	88.99	N14°11'48"E	27.49	17°46'03"
C8	16.79	70.00	S10°08'36"W	16.72	9°31'19"
C9	59.54	79.00	N06°43'06"W	58.14	4°10'43"
C10	26.66	79.00	N38°42'07"W	26.51	20°42'18"
C11	111.74	544.00	S43°12'42"E	111.54	1°14'00"
C12	53.67	169.00	N46°25'46"W	53.44	18°11'42"
C13	122.93	520.11	S30°16'52"E	122.61	14°05'34"
C14	56.34	158.00	S12°43'22"E	56.02	21°01'26"
C15	28.29	141.00	N07°52'29"W	28.24	11°29'41"
C16	78.47	505.11	S09°14'00"E	78.39	8°56'39"
C17	18.44	41.00	N17°35'37"W	18.29	25°46'32"
C18	32.70	58.00	S14°56'57"E	31.71	31°10'30"
C19	36.16	529.11	S02°35'46"W	36.15	3°54'57"
C20	32.10	59.00	S00°08'20"E	31.71	31°10'30"
C21	18.44	41.00	N22°50'29"E	18.29	25°46'32"
C22	122.40	505.11	S19°36'16"W	121.51	19°52'04"
C23	159.61	288.00	N27°51'47"E	157.59	31°45'12"
C24	25.85	159.00	S01°16'31"W	25.82	8°18'56"
C25	54.79	141.00	N54°50'37"E	54.45	22°15'57"
C26	31.98	88.99	N33°24'31"E	31.81	20°38'23"
C27	38.30	141.76	N31°49'37"W	38.18	15°33'49"
C28	43.19	159.00	S83°48'48"E	43.06	15°33'49"
C29	81.60	378.00	N81°27'45"E	81.36	13°53'04"
C30	122.81	378.00	N65°16'23"E	121.49	16°29'40"
C31	29.32	41.00	S31°24'45"W	28.70	40°48'12"
C32	52.82	367.00	N47°49'28"E	52.78	8°14'47"
C33	88.20	79.00	S75°41'05"W	85.69	6°58'01"
C34	24.02	101.00	S19°04'22"E	23.96	13°31'34"
C35	59.57	89.00	N60°46'55"W	58.47	38°21'02"
C36	248.45	299.00	N23°42'20"W	242.29	47°48'02"
C37	17.44	101.00	S09°42'05"W	17.42	10°00'20"
C38	27.05	89.00	N31°34'50"E	26.95	17°24'48"
C39	33.28	89.00	N32°59'24"E	33.08	21°25'20"
C40	49.35	477.00	N47°47'42"E	49.31	5°55'42"
C41	52.61	141.00	N61°26'28"E	52.30	22°22'41"
C42	31.36	159.00	S66°29'17"W	31.31	11°19'04"
C43	224.21	466.00	N74°37'16"E	222.06	27°34'02"
C44	0.71	1072.00	N88°25'26"E	0.71	0°02'17"
C45	38.30	141.00	N31°49'37"W	38.18	15°33'49"
C46	43.19	159.00	S83°48'48"E	43.06	15°33'49"
C47	105.42	554.00	N82°57'16"E	105.26	10°54'10"
C48	26.76	41.00	S35°56'26"W	26.11	41°34'52"
C49	100.74	543.00	N50°54'59"E	100.59	10°37'46"
C50	88.69	79.00	S75°41'16"W	84.10	6°41'19'5"
C51	24.64	101.00	S12°58'02"E	24.58	13°58'48"
C52	59.57	89.00	N60°46'55"W	58.47	38°21'02"
C53	8.38	480.00	N47°02'46"W	8.38	1°07'10"
C54	348.44	476.00	N20°46'35"W	340.79	41°56'31"
C55	178.45	554.00	N68°16'27"E	177.60	68°16'27"

ZONING MAP
OF OPEN SPACE TRACTS 1 & 2
AND
LOTS 1 THRU 11
OF
TIERRA CONTENTA VILLAGE
PLAZA

LYING WITHIN SECTION 14, T16N, R8E, NMPM,
SANTA FE COUNTY, NEW MEXICO.

Bill No. 2011-40, Exhibit A

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

INDEXING INFORMATION FOR THE COUNTY CLERK
OWNER: COUNCILMAN, CENTER AT 599, INC.
LOCATION: LYING WITHIN SECTION 14, T16N, R8E, NMPM,
SANTA FE COUNTY, NEW MEXICO.

Village Plaza Annexation, General Plan Amendment and Rezoning-Conditions of Approval

Planning Commission
 Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>Review comments are based on submittals received on June 15, 2011. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittals unless otherwise noted:</p> <ol style="list-style-type: none"> 1. The following conditions shall be placed on the annexation agreement: <ol style="list-style-type: none"> a. Any proposed access to or improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT. b. The construction of the NM 599/Jaguar interchange shall be completed by the Pavilion development or the Tierra Contenta Village Plaza, prior to or during the development of Phase I. The developer shall be responsible for all costs associated with the design and construction of the NM 599/Jaguar interchange. c. The developer shall construct Jaguar Drive from its current terminus to the proposed interchange, during the development of Phase I. The developer shall be responsible for all costs associated with the design and construction of this segment of Jaguar Drive. d. The developer shall construct Plaza Central from its current terminus to just south of the driveway into Lot 3A, during the development of Phase I. The remaining portion of Plaza Central shall be constructed during the development of Phase V. The developer shall be responsible for all costs associated with the design and construction of this segment of Plaza Central. 2. The developer shall generate and place sight distance triangles, in accordance with the American Association of State Highway and Transportation Officials (AASHTO) guidelines on both the landscaping plan and the proposed subdivision plat. These sight triangles shall be designated as areas where landscaping, structures, or other sight impeding objects are not allowed to be placed. 3. The developer shall provide spline information for the proposed roundabout to ensure proper design. 4. The center island of the roundabout shall be raised with a patterned concrete edge per current standards. 5. The developer shall provide the ultimate multi-lane roundabout design, as determined by the approved Traffic Impact Analysis, so that adequate right-of-way can be reserved, including that needed for cut/fill slopes. 6. The developer shall place 1-2" and 1-3" electrical conduit across all legs of the roundabout at intersection #3 and the roundabout at the intersection of Pavilion Loop and Jaguar Drive. All conduits shall terminate into one of four large pull-boxes to be placed all four corners of the subject intersection. Each conduit shall have a pull string and a bare #8 copper tracing wire. 7. The driveways into lots 8 and 11 shall be situated to line up with the future residential development across Plaza Central. 8. The typical sections for both Jaguar Drive and Plaza Central shall meet the specifications in the Tierra Contenta Phase 2C design standards for a Parkway, which includes 5' sidewalks, 4' buffer space, 2' curb & gutter, 5' bike lanes, 11' driving lanes, and a 14' median (1' curb & gutter and 11' turning lanes where located). 9. The developer shall provide a pavement design for Jaguar Drive and Plaza Central. The minimum pavement section shall be 4" of Super Pave-IV over 6" of Untreated Basecourse. 	<p>Traffic Engineering</p>	<p>John Romero</p>

Village Plaza Annexation, General Plan Amendment and Rezoning-Conditions of Approval

Planning Commission
 Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>10. The developer shall provide a street light plan to include a metered system with LED type fixtures. The design and fixture types shall be reviewed and approved by the City’s Traffic Engineering Division. The developer will not be required to pay for the metered electricity related to the street lights. The Traffic Engineering Division may adjust this requirement between now and implementation including reverting back to a non-metered High Pressure Sodium System.</p> <p>11. In addition to what is mentioned above, the Traffic Engineering Division will perform and additional review of signing, striping, drainage, roundabout design, and other specific items during the final subdivision plat and development plan approval process.</p> <p>City Engineer requirements to apply at time of final mylar or building permit: Add the following to the Annexation Plat, General Plan Amendment Plat, Zoning Plat, Lot Split Plat, Preliminary Subdivision Plat, and Grading and Drainage Plan:</p> <ol style="list-style-type: none"> 1. A floodplain status statement with regard to the February 17, 2011 Preliminary FIRM. 2. Delineation of the limits of the 1% floodplain with respect to both the current effective (June 17, 2008) FIRM and the preliminary (February 17, 2011) FIRM. If these floodplain limits are identical, add a note so stating. 3. A note that any work in the FEMA floodplain must meet all local, state, and federal regulations. 4. Lot addresses (contact Marisa Struck 955-6661). 5. Submit drainage calculations for review. 	<p>Terrain Management</p>	<p>Risana Zaxus</p>
<p>Roadway and Trails Engineering Division/Metropolitan Planning Organization:</p> <ol style="list-style-type: none"> 1. The development package is limited in design details regarding multi-use trails. Please provide more details on how trails interact with the proposed roadways and the Tierra Contenta and Arroyo Chamiso trail networks including proposed Southwest Activity Node regional park. 2. Proposals for the trail system to cross NM 599 and connect to trails proposed on the west side of NM 599 as part of the Pavilion Development should be considered. 3. Phasing for trail construction should be clarified. 4. The developer should take care in the design of the trail system particularly in areas where trails interact with streets. It is unclear if these interactions are proposed to be at-grade or grade separated—if at-grade, what types of crossing safety treatments are proposed; if grade separated, how will access to roadways be incorporated? 5. Discuss the proposed trail network and its relationship to the approved Tierra Contenta Master Plan and Design Standards, if applicable. Continue to work to obtain a final trail design that meets appropriate design criteria and facilitates safe and long term use. 	<p>Roadway and Trails Engineering</p>	<p>Eric Martinez</p>
<p>The New Mexico Department of Transportation’s “Final Project Prioritization Plan for the NM599 Corridor”, April 2010 made a recommendation that a frontage road along the east side of NM599 between I-25 and Jaguar Drive be prioritized along with the other recommended projects (See attached excerpt from the Plan). The full report is</p>	<p>Metropolitan Planning Organization</p>	<p>Keith Wilson</p>

Village Plaza Annexation, General Plan Amendment and Rezoning-Conditions of Approval

Planning Commission

Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>available at: http://santafempo.org/santa-fe-corridor-studies/nm599/</p> <p>Based on the recommendations of the NM599 Plan this frontage road was included on the Future Regional Roadway Network Map in the 2010-2035 Metropolitan Transportation Plan (MTP) adopted by the MPO Transportation Policy Board in October 2010. This Map has also been attached.</p> <p>Figure 8 of the NM599 Plan shows the need for additional right-of-way to accommodate the connection of this frontage road to Jaguar Drive to the east of the interchange. The Development Plan shows no accommodations for a future frontage road connection to Jaguar Drive. MPO staff met with development team members Scott Hoefft and Michael Gomez on June 6th and explained to them that because the frontage road was identified in the MTP, they could not have a plan that would preclude the future construction of the frontage road.</p> <p>The development team was offered two options to pursue.</p> <ol style="list-style-type: none"> 1. Develop an alternative alignment for the frontage road connection to Jaguar Drive that New Mexico Department of Transportation (the frontage road would be their facility) would approve. 2. Ask the New Mexico Department of Transportation to request the MPO to amendment to the MTP to remove the frontage road. An Amendment to the MTP requires review by the MPO Technical Coordinating Committee and a 30-day public review period before the MPO Transportation Policy Board could approve the amendment. This is typically a 45 to 60 day process in total. <p>MPO Staff recommends that this plan should not be approved until the issue with the frontage road has been resolved.</p> <p>Current Planning Staff comment: Since the drafting of these comments, the applicant has been coordinating with the New Mexico Department of Transportation and the MPO to process an amendment to the MTP to remove the frontage road. The applicant has been made aware that by proceeding with Preliminary Plat prior to this issue being resolved, that he proceeds at his own risk as the MPO Technical Committee and the Transportation Policy Board may or may not approve the amendment. Mr. Wilson has agreed that the Preliminary Plat application can proceed with this understanding.</p>		
<p>The Applicant shall address the following design review comments for the Preliminary Plat:</p> <ol style="list-style-type: none"> 1. Show all existing and proposed sewer line and effluent line easements on the plat, utility plans, site development plans and grading and drainage plans for sheets 4-1, 9-1, 10-1, and 10-2. 2. Show/provide book and page for existing sewer or effluent easements. 3. There is a current approved engineering plan set produced by Wilson and Company for the planned Tierra Contenta Subdivision Area Effluent Water Line (CIP 934), the design of which was paid for by 	Wastewater Management Division	Stan Holland

Village Plaza Annexation, General Plan Amendment and Rezoning—Conditions of Approval

Planning Commission
Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>the City of Santa Fe. The Wastewater Division is requiring that the Developer pay for all costs to produce a revised set of engineering drawings reflecting the changed alignment of the effluent line through the Village Plaza development.</p> <p>Current Planning Staff comment: There are currently two processes underway, the Subdivision Plat for Village Plaza and the Dedication Plat for the Tierra Contenta Park. The placement of the sewer effluent easement needs to be coordinated between the two applicants.</p>		
<p>Fire Department:</p> <ol style="list-style-type: none"> Subdivision shall comply with the currently adopted International Fire Code (currently 2006 edition, to be updated in July to the 2009 edition). 	Fire Department	Reynaldo Gonzales
<p>Santa Fe Trails:</p> <ol style="list-style-type: none"> Bus stop and shelter construction will be required. As discussed with Santa Fe Trails, at least 4 stops are anticipated (2 on Jaguar and 2 on Plaza Central) of a medium size or larger. The bus stops are part of necessary public infrastructure and will be included on the Letter of Credit. 	Santa Fe Trails	Jon Bulthuis/ Michael Kelly
<p>Current Planning:</p> <ol style="list-style-type: none"> The Annexation Agreement does not have a section that addresses housing. A letter of commitment to complying with City of Santa Fe housing regulations has been provided, but the Annexation Agreement must be updated. The Annexation Agreement needs to outline where the Tierra Contenta Phase 2C Design Standards will apply. The northern 4.5-acre tract is intended to be subject to the Phase 2C Design Standards, and the Annexation Agreement should state this. The Annexation Agreement should state a commitment to and timing of the construction of trails and bus stops (pedestrian amenities). Details on the trails can be worked out at the Development Plan stage, but the agreement should provide a commitment for the construction of the Arroyo Chamiso Trail and the link to the planned recreation area as well as the Pavilion development. There will be no Development Plan associated with this Open Space tract. The Arroyo Chamiso Trail should be indicated in your Phasing Plan. The Phasing Plan should be more specific about what infrastructure will be provided with each phase. Include notes on the plans that make it clear what will be constructed with each phase. A loop trail should be considered as an amenity for the tracts north of Jaguar Drive. The loop trail could then provide more direct connections for pedestrians that prefer not to utilize the sidewalks and it will be an amenity to the workers and visitors to these tracts. The location of the sewer effluent easement should be coordinated with Stan Holland and the City's consultant for the design of the Tierra Contenta Recreation Area prior to final plat recordation. There is a current approved engineering plan set produced by Wilson and Company for the planned Tierra Contenta 	Current Planning	Heather Lamboy

Village Plaza Annexation, General Plan Amendment and Rezoning-Conditions of Approval

Planning Commission
 Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>Subdivision Area Effluent Water Line (CIP 934), the design of which was paid for by the City of Santa Fe. The Wastewater Division is requiring that the Developer pay for all costs to produce a revised set of engineering drawings reflecting the changed alignment of the effluent line through the Village Plaza development.</p> <p>7. The following note should be added to the Annexation Master Plan: “The Annexation Master Plan establishes the location of the roads and parking for the development and the approximate siting of the buildings. All development will be in accordance with the Land Development Code for the City of Santa Fe. The development will be market driven and flexibility is required for identification of the actual uses proposed for each tract. All uses will be as permitted for the C-1, C-2, and R-3 zoning districts.”</p>		