



Agenda

DATE 11/1/12 TIME 1:40p
 PREPARED BY Geraldine Gurne
 REVIEWED BY [Signature]

SUMMARY COMMITTEE

Thursday, November 15, 2012 - 4:00pm

City Council Chambers

City Hall 1st Floor - 200 Lincoln Avenue

- A. ROLL CALL
- B. APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES – November 1, 2012
- D. OLD BUSINESS
- E. NEW BUSINESS

1. **Case #2012-110. New Mexico School for the Deaf Lot Split.** Richard A. Morris, P.E., of Morris Surveying Engineering, LLC., agent for New Mexico School for the Deaf, requests plat approval to divide approximately 213.40 acres into two lots. The property is located at the southern end of Paseo del Sol, adjacent to Herrera Drive, and is zoned PRC (Planned Residential Community). (Heather L. Lamboy, Case Manager) **(POSTPONED FROM NOVEMBER 1, 2012)**

- F. BUSINESS FROM THE FLOOR
- G. STAFF COMMUNICATIONS
- H. MATTERS FROM THE COMMITTEE
- I. ADJOURNMENT

NOTES:

- 1) Procedures in front of the Summary Committee are governed by Roberts Rules of Order. Postponed cases are postponed 1) to a specific date, or 2) indefinitely until specific conditions have been resolved, or 3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from postponement by a motion and vote of the Summary Committee.
- 2) Due to time constraints not all issues may be heard and may be rescheduled to the next scheduled Summary Committee meeting. This agenda is subject to change at the discretion of the Summary Committee.
- 3) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk's Office (955-6520) 5 days prior to the hearing date.**

SUMMARY INDEX
CITY OF SANTA FE
SUMMARY COMMITTEE
November 15, 2012

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE</u>
CALL TO ORDER/ROLL CALL	Quorum	1
APPROVAL OF AGENDA	Approved	1
APPROVAL OF MINUTES – NOVEMBER 1, 2012	Approved [amended]	1-2
OLD BUSINESS	None	2
<u>NEW BUSINESS</u>		
<u>CASE #2012-110. NEW MEXICO SCHOOL FOR THE DEAF LOT SPLIT. RICHARD A. MORRIS, P.E., OF MORRIS SURVEYING ENGINEERING, LLC, AGENT FOR NEW MEXICO SCHOOL FOR THE DEAF, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 213.40 ACRES INTO TWO LOTS. THE PROPERTY IS LOCATED AT THE SOUTHERN END OF PASEO DEL SOL, ADJACENT TO HERRERA DRIVE, AND IS ZONED PRC (PLANNED RESIDENTIAL COMMUNITY</u>	Approved w/conditions	2-13
BUSINESS FROM THE FLOOR	None	14
STAFF COMMUNICATIONS	None	14
MATTERS FROM THE COMMITTEE	None	14
ADJOURNMENT		14

**MINUTES OF THE MEETING
OF THE CITY OF SANTA FE
SUMMARY COMMITTEE
November 15, 2012**

A regular meeting of the City of Santa Fe Summary Committee, was called to order by Chair Michael Harris, on Thursday, November 15, 2012, at approximately 4:00 p.m., in the City Council Chambers, City Hall, Santa Fe, New Mexico.

A. ROLL CALL

MEMBERS PRESENT:

Michael Harris, Chair
Lawrence Ortiz
Angela Schackel-Bordegary

OTHERS PRESENT:

Tamara Baer, Current Planning Division
Kelley Brennan, Assistant City Attorney
Heather Lamboy, Current Planning Division
Melessia Helberg, Stenographer

There was a quorum of the membership in attendance for the conducting of official business.

B. APPROVAL OF AGENDA

MOTION: Commissioner Schackel-Bordegary moved, seconded by Commissioner Ortiz, to approve the Agenda presented,

VOTE: The motion was approved unanimously on a voice vote.

C. APPROVAL OF MINUTES – NOVEMBER 1, 2012.

The following corrections were made to the minutes:

Page 1, under Others Present, add Kelley Brennan, Assistant City Attorney.

Page 8, based on the Chair's remarks on page 6, paragraph 6, correct the motion as follows: **MOTION:** Commissioner Schackel-Bordegary moved, seconded by Commissioner Ortiz, to approve Case #2012-111, 15 Emblem Road Lot Split, with all conditions of approval as recommended by staff, with an additional condition of approval to add a note on the plat which states that there is a maximum slope for the fire access of 10%.

Page 12, line 3, correct as follows: "...flood ~~plan~~ plain, including..."

MOTION: Commissioner Ortiz moved, seconded by Commissioner Schackel-Bordegary, to approve the minutes of the meeting of November 1, 2012, as amended.

VOTE: The motion was approved unanimously on a voice vote.

D. OLD BUSINESS

There was no Old Business.

E. NEW BUSINESS

1. **CASE #2012-110. NEW MEXICO SCHOOL FOR THE DEAF LOT SPLIT. RICHARD A. MORRIS, P.E., OF MORRIS SURVEYING ENGINEERING, LLC, AGENT FOR NEW MEXICO SCHOOL FOR THE DEAF, REQUESTS PLAT APPROVAL TO DIVIDE APPROXIMATELY 213.40 ACRES INTO TWO LOTS. THE PROPERTY IS LOCATED AT THE SOUTHERN END OF PASEO DEL SOL, ADJACENT TO HERRERA DRIVE, AND IS ZONED PRC (PLANNED RESIDENTIAL COMMUNITY). (WILLIAM LAMBOY, CASE MANAGER).**

A Memorandum prepared November 7, 2012 for the Summary Committee Meeting of November 15, 2012, with attachments, to the Summary Committee, from Heather L. Lamboy, Senior Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit "1."

A copy of an Amended Conditions of Approval, submitted for the record by staff, is incorporated herewith to these minutes as Exhibit "2."

DISCLOSURE: Chair Harris disclosed that in late August 2012, he was contacted by the School District to discuss this case, noting it is a person he knew previously. He said, "I simply let her know that I was not able to speak to her about that, and that was pretty much the end of

discussion. But I know it is our procedure to identify those contacts, and so I would like to just note it for the record.”

Staff Report

The staff report was presented by Heather Lamboy, Current Planning Division, via the overhead projector, using documents which are contained in Exhibit “1.”

Ms. Lamboy noted those in attendance this afternoon include John Romero, Traffic Engineer and the Fire Marshal, who are here to answer any questions.

Ms. Lamboy noted she provided the Commissioners with the proposed final condition which clarifies what was discussed in detail in the Staff Report about the construction of Herrera Drive and Paseo del Sol extension.

Ms. Lamboy said a minor language change was requested on Condition No. 1 on the second set of conditions, “The New Mexico School for the Deaf and its ~~heirs~~ successors and assigns,” is the appropriate language according to City Attorney Brennan.

Ms. Baer noted Ms. Lamboy provided an Amended Conditions of Approval list with the final one being in red [Exhibit “2”].

Recommendation: The Land Use Department recommends approval with the conditions of approval as outlined in this report, with the new Condition #5, in the second set of Conditions, as set out in Exhibit “2,” and an amendment to Condition #1 in the second set of Conditions as proposed by staff.

Public Hearing

Presentation by the Applicant

Richard Gorman, representing the New Mexico School for the Deaf, was sworn. Mr. Gorman said they have reviewed all the conditions of approval that were presented to them and find them fully acceptable. He said, “I just had one question and that was the conditions as presented on that board, if you can go back to them, one of them varied from what was on here, and I just want to make sure we have an understanding of the difference between the two. That top one says, ‘finalized rights of way reservations and dedicate rights of way for Paseo and Herrera.’ Morris made it clear on the dedication part of it. We weren’t quite sure what you meant by the reservations part of it, because that’s not in here.”

Ms. Lamboy said, "Chair Harris if you'll take a look at the Conditions page, the Traffic Engineer discusses under Condition #2, 'The final metes and bounds of Tract E shall be adjusted to accommodate intersection radii as determined and accepted by the City's Traffic Engineer prior to final recordation.' So that is just one final technical issue that needs to be resolved prior to recordation."

Mr. Gorman said, "I understand we would be adjusting the rights of way to accommodate geometry, but that reservation, in other words, we're talking solely about Herrera Road and Paseo del Sol as it relates to this property and nothing else. For example..."

Ms. Lamboy said that is correct.

Mr. Gorman said, "For example Tierra Contenta Road and the extension of Paseo del Sol, which now would be Herrera Road. None of that is discussed in this."

Ms. Lamboy said this is correct.

Mr. Gorman said, "We are in full agreement with the conditions of approval."

Chair Harris said he followed most of this, but he understands that the important thing is that the actual condition will be as it's stated here. He said this is a summary as he sees it, the right of way reservations, and accepts Ms. Lamboy's explanation, but really the condition is really Condition #2 as it reads.

Mr. Gorman said, "Full agreement."

Speaking to the Request

David Thomas, Project Engineer, Tierra Contenta Corporation, was sworn. Mr. Thomas said Tierra Contenta Corporation is in favor and in support of this application. He said with approximately 2,500 homes in Tierra Contenta, they need another school, and believes this is a good location. Its location will allow the development of the school probably than better than anywhere else in Phase 3 of Tierra Contenta. He said with the school traffic from Capital High, Cesar Chavez Elementary, and Ortiz Middle School all mixing on Jaguar Drive and in the area of Paseo del Sol, the existing traffic becomes a problem. It is absolutely necessary that Herrera Drive is connected to Paseo del Sol as proposed by the Tierra Contenta Master Plan, and what we understand is a condition of the Traffic Engineer.

Mr. Thomas said Tierra Contenta was created by the City in 1993 to implement the Tierra Contenta Master Plan on the City-owned property, noting they spent 18 years implementing and defending the plan. He said almost 20 years ago the Santa Fe Schools, New Mexico School for Deaf, City of Santa Fe and Tierra Contenta, all signed the annexation agreement that brings us all to develop the property in accordance with the master plan. He said the master plan hasn't been amended and the City and the Tierra Contenta Corporation have developed the property successfully and also defended the master plan successfully.

Mr. Thomas said they are confident that the School for the Deaf and the School District will honor and defend their commitment by abiding by the Tierra Contenta Master Plan just as the TCC and the City have over the past 20 years.

Marissa Ortiz-Snyder was sworn. Ms. Ortiz-Snyder said she works for the Santa Fe Public Schools as a project manager in charge of the construction of the new elementary school. She said currently the Santa Fe Public Schools have more than 2,000 students in the southwest quadrant west of Cerrillos and south of Rufina. She said two of the three elementary schools are severely overcrowded. The new school which ultimately will be K-8, will serve about 650 current students. She said Santa Fe Public Schools are in need of another school, noting it was needed a few years ago. She said SFPS has been working diligently with the City as well as the School for the Deaf to finalize this lot. They are glad to be at this stage, and look forward to continuing to working with the City as the school is built.

The Public Testimony Portion of the Public Hearing was closed

Questions and Comments from the Committee

- Commissioner Schackel-Bordegary said she has questions where it says "Future Tierra Contenta Drive" in the bubble, and it incidentally parallels the site line. She asked staff to describe what's envisioned in terms of the location of Tierra Contenta Drive.

Ms. Lamboy, using the map projected on the overhead, said, "Tierra Contenta Drive, where it currently intersects with Cerrillos Road is just north of Walmart, as you may know. It used to be called Las Soleras Drive, but we sort of lost that battle. So it continues across at that point on Cerrillos Road and then eventually curves up. I'm going to go back to the master plan for Tierra Contenta. And you will see in the bubble, at the top of the bubble here, you can see sort of where Tierra Contenta Drive is and it sort of curves down and then it

connects with Entrada Contenta. So, originally Ocate Road was slated to go straight across and intersection with Paseo del Sol, but things have changed as needs have changed over the years."

- Commissioner Schackel-Bordegary she isn't following this, and asked Ms. Lamboy to use a pointer or something to orient her. She said she is trying to understand the layout.

Ms. Lamboy, using the map projected on the overhead, said, "If you'll take a look at the plat, you will see that there is a future easement that is already in place on the northern boundary of this tract, so this Tierra Contenta Drive was always planned for, and will intersect with Paseo del Sol at that point."

- Commissioner Schackel-Bordegary asked where it intersects with Herrera.

Ms. Lamboy continued, "Then it proceeds southeast toward the existing Tierra Contenta Drive that runs behind Walmart."

- Commissioner Schackel-Bordegary asked, "Is that on here. Is it connected now. Why isn't there a line showing how the circulation is now above Walmart. The road is like this."

Mr. Gorman said he has a map and he approached the dais. Mr. Gorman's remarks here are inaudible.

Mr. O'Reilly said the recorder can't see what is being presented to the Summary Committee, and asked the Applicant to step back.

- Mr. O'Reilly, using the map projected on the overhead, said, "If you look at this map and you see what's shown as the lot in turquoise, to the right and slightly above that, is where Tierra Contenta Drive is going to come through parallel the top of that turquoise line and connect to Paseo del Sol. That is where Tierra Contenta will connect, the drive. There will be two..."
- Commissioner Schackel-Bordegary said so that is Tierra Contenta that goes out to Cerrillos Road and then becomes Las Soleras, and there is a light there now, is that correct.

Mr. O'Reilly said she is correct, and south of that is Herrera Drive which is the second light further south on Cerrillos Road, so eventually there will be two connections to Cerrillos Road that connect to Paseo del Sol.

- Commissioner Schackel-Bordegary asked if there is any reason that wouldn't happen, that road will not be connected in the future, based on the fact that it's in the master plan. She wants to know the ramifications of that.

Mr. O'Reilly said, "The City, as stated by Mr. Thomas, the City intends to hold all developers who are part of the Tierra Contenta Master Plan to extend all the roads that are planned as part of the master plan when the development of those tracts comes forward. So at some point that road will connect, unless for some reason the master plan was changed. And as you heard from Mr. Thomas, I know of no effort by the City of Santa Fe to change the Tierra Contenta Master Plan at this time."

- Commissioner Schackel-Bordegary asked if it would require the City to change the master plan, or if there is any role for the School District in the future to have anything to do with that.

Mr. O'Reilly said the City is not interested in changing the master plan for Tierra Contenta. He is unsure how it would proceed. He said it is a master plan of a Planned Residential Community, and he thinks would require, at a minimum, approval from the Planning Commission and perhaps the City Council. He doesn't know if the signatories to the original annexation would have to have a part in that.

- Commissioner Schackel-Bordegary said it is helpful visually for everyone to see how the site connects to the existing roads. She welcomed the new representative from the School District, commenting she is curious about the School District's planning process. She asked if Ms. Ortiz-Snyder took over Justin Snyder's position, and if she is the Asset Manager from the School District,

Ms. Ortiz-Snyder said she is the Project Manager and the Asset Manager is Shirley McDougal who couldn't be here this evening.

- Commissioner Schackel-Bordegary asked Ms. Ortiz-Snyder to provide a little background on the long range planning process for the School being located here, and asked how long ago this was envisioned as a good site for a school.

Ms. Ortiz-Snyder believes it is based on the Tierra Contenta Master Plan, which was always slated as a spot in Tierra Contenta in Phase 3 – there was always going to be a school and this was put in the plan. She said, "It was with this current bond, when the 2009 bond was passed, the conditions were to remove all the portables from the schools. And so that meant adding onto Cesar Chavez, Sweeney Elementary, Ramirez Thomas, Agua Fria,

Kearney, Pinon. We have several portables everywhere. And so the mission of the Board of Education was to remove all portables, and so that means we would have to build. And so about 3 years ago, when we added up the dollars to remove the portables and add onto Cesar Chavez and Sweeney Elementary and Ramirez Thomas and add those kids into a school that was ultimately, Cesar Chavez, which was built for 400 students would then be housing 700 students, on that size of land. It just didn't seem feasible. So instead of adding onto these schools, we banked our dollars and went out for a new school. So it was about 1½ years ago that this conversation of a new school in Tierra Contenta or in the general area of Santa Fe came to fruition. So the long range plan is we're hoping to open this school in School year 2014, but of course you know, based on the timeline, construction, and everything else, we're just hoping to open it soon."

- Commissioner Schackel-Bordegary said then this was on the Tierra Contenta Master Plan, but not necessarily at this site.

Ms. Ortiz-Snyder said that is correct.

- Commissioner Schackel-Bordegary said then it could go anywhere within Tierra Contenta, an additional school site, and asked Mr. Thomas to comment.

Mr. Thomas said, "There was a site located further to the west that was identified as a school site on the master plan, and the School District considered a site out further west, but the cost of infrastructure to provide access to that school was becoming quickly prohibitive. And so the School District got in, and started negotiating with the School for the Deaf to locate this particular one. And like some of the other locations of facilities in Tierra Contenta and different densities, we are allowed to kind of move things around within phases. Move the colors around, and that's... and the City Land Use Department said yes, they're kind of just moving the colors around, so this is still implementing the intent of the master plan."

- Commissioner Schackel-Bordegary said, "Thank you, and I don't put you all through this for my own pleasure, your pain. But this is essentially principles of planning and you know, I know the area and I know that it's not that far from, is it Cesar Chavez, sits right over there and all the other schools. And it's a bit of a shame that it's not further located where the houses are, and where the families live, because when children live closer to a school, they're more inclined to walk, which then in turn, very importantly affects traffic patterns. It's too bad we have moved to the practice of driving our kids to school. I mean, you have a neighborhood out there where kids can walk to school. I'm just making these comments as a planner and I believe that planning matters. And in the future, future long-range when

demographic patterns shift again, we're going to have a cluster of schools, just like, you know, we want to close down 10 schools because the populations have left. But, I'm just not sure of, again this isn't to be critical of anybody in this room, but the wisdom of the planning here in terms of the best location for schools, especially for our kids to be able to live near their schools and walk to school, because it is more driveable. This is like further out from the housing in Tierra Contenta. So, with that, with respect, I'm done."

Ms. Lamboy said, "I would like to clarify a point that Mr. Thomas stated, that there's two provisions in the Annexation Agreement for Tierra Contenta regarding changes to the master plan. And there are minor changes where there's instance of vacation, or no change to the overall character, or the overall permitted uses in the master plan which can be handled somewhat administratively with the shifting of the colors like Mr. Thomas mentioned. And then if there is an intensification, of course the Planning Commission, the entire Planning Commission would have to review and approve those types of changes if there was an intensification of use, for instance."

- Commissioner Ortiz said he has no questions at this time. He said the Revised Conditions of approval explained any questions he had previously.
- Chair Harris asked John Romero to step forward. He said we've all read the general statements that have been made as part of this application, particularly the general statements having to do with Mr. Romero's serious concerns, regarding potential traffic conditions, and specifically the proximity of curb cuts to intersections and the potential for queuing. He said as we heard, this is at the edge of any neighborhood, and as Commissioner Schackel-Bordegary said, people will be driving which he expects as well. He asked Mr. Romero to provide more information to this Committee about his serious concerns.

John Romero, City Traffic Engineer said, "Yes. My two concerns are related to problems that we experience with virtually every school throughout the City and those are, first the fact that most of the schools don't have enough room on site to handle all the parent pickup/drop-off traffic, and a lot of times they spill over onto City streets and cause congestion on City streets."

Mr. Romero continued, "Another thing is the last site plan that I saw as part of the traffic study showed the access to the site off of Paseo del Sol, very close to the future intersection with Herrera Drive, in the area of 100 to 150 feet, so it's like 4-5-6 cars. So, basically if, in the future when Paseo del Sol Loop is constructed, Herrera Drive,

everything's set and done, the driver will basically be 4 car lengths away from the intersection. So examples of where problems like that occurred are Gonzales. Gonzales is probably several hundred feet away from St. Francis, and the backup of the light from St. Francis goes past the drive, that's the problem that we're worried about. Here, it's going to most definitely happen, because again there's only room for about 4 cars to stack up.

- Chair Harris asked if it is true that the intersection of Paseo del Sol and Herrera Drive is likely to be a roundabout.

Mr. Romero said they are looking at that.

- Chair Harris asked if this will affect his assessment.

Mr. Romero said, "100 feet is still terribly close. When you're looking at a roundabout, the intersection is going to get pushed even further out, because the roundabout takes up space, including the splitter islands that go into the roundabout. So, as you approach a roundabout, you have a splitter island that's, I don't know, 50-70 feet ahead of the roundabout that splits the traffic. Anyway, this driveway is going to be very close to that intersection."

- Chair Harris said, "The submittal you saw, in terms of a site plan, anticipated only having... I know that... I want to clarify that really the conditions for improvements really apply to... to construct the improvements to Paseo del Sol and Herrera Drive. This application or this process does not anticipate constructing the improvements to Tierra Contenta. Is that correct."

Mr. Romero said it is correct.

- Chair Harris said, "Then any curb cuts into the 17 acre site and this school, K-8 school, will either be on Paseo del Sol or Herrera Drive."

Mr. Romero said this is correct.

- Chair Harris asked, "At this point, have you seen curb cuts anticipated on both, or what kind of layout have you seen."

Mr. Romero said, "The layout that was submitted with the traffic study was actually submitted prior to the assumption that Herrera Drive would be extended, so it had them

both off Paseo del Sol. And it had two curb cuts, one for parent pickup/drop-off and I think teachers or I don't know what. And then another one that was primarily for buses, maybe teachers. There were two off of Paseo."

- Chair Harris asked Ms. Ortiz-Snyder, "So, now that we know that Herrera Drive is going to be constructed as part of this process, has the School District anticipated a different site plan."

Ms. Ortiz-Snyder said, "We have. We have. This really came to finalization a couple of weeks ago, so, we have talked about it with our design team, but we really haven't put anything on paper yet in terms of how it's going to be accessed, but most certainly, we're going to take advantage of both Herrera Road and Paseo del Sol to access our site. I believe, with the comments that came through, that was pretty much what life and safety was requesting, was access from Herrera Road. "And that's kind of how Herrera Road got into play was having some kind of access to the school off of Herrera Road, so yes, the School will have a curb cut off of Herrera."

- Chair Harris asked Ms. Ortiz-Snyder where she stands in the RASC process, the request for approval for school construction. Where do you stand on that, and has PSFA [Public Schools Facility Authority] provided comments to you about traffic circulation."

Ms. Ortiz-Snyder said, "Because we're 100% G.O. bond funded, we haven't presented to PSFA yet. We just completed 100% design documents and I believe our architect is going to take those to PSFA for review. But in terms of their input, because we don't use their funding their comments are kind of minimum, but we haven't heard back from them. And I can check with the design team to see in terms of where they are in talking with our representative from PSFA."

- Chair Harris said, "That's a step process, as you know, programming, schematic, design of construction documents."

Ms. Ortiz-Snyder said, "And we've gone through that, so we're at design and so they are going to go out, re-talk to PSFA with our design documents and kind of give them a first blush. But again, the design documents have been completed, it's from our bond, so we're revising them now for this new lot."

- Chair Harris said, "Mr. Romero. So all you've seen to date is a submittal that deals with a curb cut from Paseo del Sol. Correct."

Mr. Romero said this is correct.

- Chair Harris said, “But you heard Ms. Ortiz-Snyder saying that they’re evaluating that and they anticipate to build a further access off Herrera Drive, is what I heard.”

Mr. Romero said this is correct.

- Chair Harris asked Mr. Romero if he has had further discussions on this. He said, “Everybody agrees that the traffic is the critical issue associated with this application.”

Mr. Romero said, “Definitely. I would definitely like to be involved and I would prefer to be involved not at the point to where this is what we’re going to do. Just to let you know that the thing is more of a... let’s see how best to access... I guess our condition isn’t to just access Herrera. If you access Herrera you’re fine. It’s more how are we going to access Herrera and Paseo del Sol, either one, or whatever, you know. You know, we want to look at both.”

- Chair Harris said, “In order to avoid any queuing on either of those public streets would be the goal. I know that’s not always easy. I do understand that. But certainly, having those two points of access will make it more likely.”
- Chair Harris said, “Oftentimes, we have language that says, in our packet, that the conditions that are described in our packet, conditions of approval are supplementary to the conditions that are outlined on the plat. But it seems as though, this time around, we’re really going to, for the most part, it seemed like many of these conditions that are on the plat don’t apply. I mean there’s 3 separate conditions that deal with, for instance sewer extensions. It seems like this is a much cleaner statement, particularly with today’s addition for the improvements to Herrera Drive and Paseo del Sol. Is that correct. Is that what you would anticipate.”

Ms. Baer said, “We will always redline the plat before we finalize it, so some of those issues may be cleanup if there are, for example, conditions that no longer apply, or don’t apply, or are superseded by conditions which hopefully you’ll approve. So some of that will simply be a cleanup matter on the plat between now and recordation.”

- Chair Harris asked, “So, for instance, #12 says, ‘A water main extension is required to serve the resulting properties. It’s plural. Does the applicant understand that that’s what it says. I mean, is that what is anticipated, or are we really just focusing on Tract E.’”

Ms. Lamboy said, "With reference to that particular condition, that was something that was specifically outlined by Mr. Trujillo of the Water Division, and so the water main extension will ultimately serve all of these properties that will be in the area."

- Chair Harris said we really don't know where the tie-in is, but he understands water service will be provided to both Tract E and A-1.

Mr. Gorman said the School for the Deaf owns 250 acres of which this is part of, a very large tract, noting all of it is slated for residential development, everything around the School site. He said, "We understand the condition regarding to water to mean that obviously the water will serve the school and it will serve the portions of our property which could have access to it, but being that we don't have specific development plans for the rest of the property, we would continue to develop water infrastructure and come back to the City as required for the development of the rest of the property, so, we only perceive this water condition to apply to the fact that that water line will serve them and the portions of us that it can."

- Chair Harris asked if this is agreeable to the staff.

Ms. Baer said, "I believe Mr. Trujillo, Antonio Trujillo, with the Water Division, made that condition based upon the fact that there is already a water main in Paseo del Sol and there's one in Herrera, and he anticipated that those two lines would be joined, and they have to be joined at a similar diameter size pipe. So, he envisions that the loop will be made, and it will serve not only the school property, but other properties as they develop, and it's a fairly large size pipe that's already present."

- Chair Harris said, "That's the way the condition reads, and if the applicant is accepting all conditions, then we'll work it out technically. Just a note to Mr. Morris. Please make the correction to Paseo del Sol, instead of Pueblos del Sol, that you have on Condition #10."

MOTION: Commissioner Ortiz moved, seconded by Commissioner Schackel-Bordegary, to approve Case #2012-110, New Mexico School for the Deaf Lot Split, with all conditions of approval as recommended by staff, with the new Condition #5, in the second set of Conditions, as set out in Exhibit "2," and an amendment to Condition #1 in the second set of Conditions as proposed by staff.

VOTE: The motion was approved unanimously on a voice vote.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. STAFF COMMUNICATIONS

There were no staff communications

H. MATTERS FROM THE COMMITTEE

There were no matters from the Committee

I. ADJOURNMENT

There was no further business to come before the Committee.

MOTION: Commissioner Schackel-Bordegary moved, seconded by Commissioner Ortiz, to adjourn the meeting.

VOTE: The motion was approved unanimously on a voice vote, and the meeting was adjourned at approximately 5:00 p.m.

Michael Harris, Chair


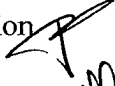

Melessia Helberg, Stenographer


City of Santa Fe, New Mexico

memo

DATE: November 7, 2012 for the November 15, 2012 Meeting

TO: Summary Committee

VIA: Matthew S. O'Reilly, P.E., Director, Land Use Department 
Tamara Baer, ASLA, Planning Manager, Current Planning Division 

FROM: Heather L. Lamboy, AICP, Senior Planner, Current Planning Division 

NEW MEXICO SCHOOL FOR THE DEAF (NMSD) LOT SPLIT

Case #2012-110. New Mexico School for the Deaf Lot Split. Richard A. Morris, P.E., of Morris Surveying Engineering, LLC., agent for New Mexico School for the Deaf, requests plat approval to divide approximately 213.40 acres into two lots. The property is located at the southern end of Paseo del Sol, adjacent to Herrera Drive, and is zoned PRC (Planned Residential Community). (Heather L. Lamboy, Case Manager)

RECOMMENDATION

The Land Use Department recommends **APPROVAL WITH CONDITIONS** of the proposed lot split.

BACKGROUND & SUMMARY

The property is located in the Tierra Contenta Community and is zoned PRC – Planned Residential Community. This portion of Tierra Contenta contains land that has been owned by the New Mexico School for the Deaf since the late 1950s. The request is to split a 17.10-acre tract from portions of two tracts that total 213.40± acres.

The property will be accessed by the extension of two roadways, Paseo del Sol and Herrera Drive. The property is in the vicinity of Capitol High School, and is located to the south of the Village Sage apartment complex. When constructed, Tierra Contenta Drive will define the northern boundary of the site, and the extended Herrera Drive will define the southern edge of the proposed lot.

Exhibit "1"

As illustrated in the attached memoranda, Exhibit A, the property can connect to the City water system with a water main extension. A water main extension shall be constructed in compliance with line extension requirements of the City of Santa Fe Water Division.

Relative to wastewater, it was determined that the site will be served by a gravity sewer line extension from the site extending south and connecting to an existing manhole in the Arroyo Chamiso interceptor sewer line. Additionally, the New Mexico School for the Deaf and its heirs and assigns (subsequent property owners) are subject to an allocation for a proportion of the construction costs of the Arroyo Chamiso Interceptor sewer line as outlined in an agreement dated January 11, 2006 and recorded as City of Santa Fe Clerk Item #06-0012.

Review of the project revealed the need for a Traffic Impact Analysis for the site (which is proposed for a public school, Kindergarten through 8th grade, with 650 students at buildout). The Traffic Impact Analysis took into consideration the residential traffic from multi-family residential developments, including Village Sage and Paseo del Sol apartments, single-family residential developments including Jaguar Estates and Arroyo Sonrisa, Capitol High School, Cesar Chavez Elementary School, and the Plaza Contenta neighborhood commercial development. The TIA recommended minimum 1,100 feet of spacing between the future Tierra Contenta Drive and Herrera Drive roadway extensions to allow for vehicle queuing. The extension of Herrera Drive to serve as a second point of access to the lot is required. The final metes and bounds of Tract E will be slightly adjusted to accommodate intersection radii once they have been determined and accepted by the City's Traffic Engineer. The Traffic Engineering Division has serious concerns regarding the proposed site plan for the proposed K-8 public school which is planned to be constructed on the 17.10-acre lot. These concerns include the proposed driveway locations relative to future roadway intersections and whether or not there is enough room to accommodate the parent pick-up/drop-off traffic queue on site. Prior to recordation of the lot split plat, the plat shall be subject to final review and approval by the City Traffic Engineer for potential site impact of queuing on the public streets and the location of all site access driveways in relation to proposed and future intersections.

Additionally, the proposed rights-of-way for Paseo del Sol, Herrera Drive, and that portion of Tierra Contenta Drive fronting Tract E shall be dedicated to the City.

The Fire Department commented that two points of access are required by the International Fire Code (IFC) 2009 Edition Section 503.1.2 – which states that more than one fire apparatus road is required based on the potential for impairment of a single road by vehicle congestion, conditions of terrain, climatic conditions or other factors that could limit access. Access shall be constructed prior to issuance of a certificate of occupancy for the any buildings on the site.

CONDITIONS OF APPROVAL

Staff recommends the following changes on the plat to address staff concerns:

1. Determine the ultimate needed intersection control and geometry at both the Tierra Contenta Drive/Paseo del Sol and Herrera Drive/Paseo del Sol intersection, so that sufficient right-of-way can be reserved.
2. The final metes and bounds of Tract E shall be adjusted to accommodate intersection radii as determined and accepted by the City's Traffic Engineer prior to final recordation.
3. All rights-of-way (Herrera Drive, Tierra Contenta Drive, and Paseo del Sol) shall be dedicated to the City of Santa Fe and a Dedication statement added to the plat.
4. The right-of-way for Herrera Drive shall be continued as a principal arterial, with right-of-way width (70 feet) to the roundabout at Paseo del Sol.
5. Prior to recordation of the lot split plat, the plat shall be subject to final review and approval by the City Traffic Engineer for potential site impact of queuing on the public streets and the location of all site access driveways in relation to proposed and future intersections.
6. On the section entitled "Notes," state "Plat Reference Notes."
7. Staff redline comments will be provided to the surveyor who shall address all issues and submit the corrected plat in Mylar.

On the lot split plat, add the following:

1. The New Mexico School for the Deaf and its heirs and assigns (subsequent property owners) are subject to an allocation for a proportion of the construction costs of the Arroyo Chamiso Interceptor sewer line as outlined in an agreement dated January 11, 2006 and recorded as City of Santa Fe Clerk Item #06-0012.
2. A water main extension shall be constructed in compliance with line extension requirements of the City of Santa Fe Water Division.
3. The following shall be addressed:
 - a. Add addresses to Tract B and Tract E.
 - b. Reference the FIRM Panel effective February 18, 2011.
4. On the section containing conditions required by the City of Santa Fe, include the title "City of Santa Fe Conditions."

ATTACHMENTS:

EXHIBIT A: City Staff Memoranda

1. Traffic Engineering Division Memoranda, John Romero
2. Waste Water Division Engineer, Stan Holland
3. Water Division Engineer, Antonio Trujillo
4. Fire Marshal Memorandum, Rey Gonzales

EXHIBIT B: Maps

1. Zoning
2. Aerial
3. Aerial View with Suggested Road Alignment
4. Tierra Contenta Master Plan

EXHIBIT C: Applicant Materials

1. Letter of Application
2. Proposed Lot Split dated 11-5-12

City of Santa Fe, New Mexico

Exhibit A

**Development Review Team
Memoranda**

City of Santa Fe, New Mexico

memo

DATE: November 7, 2012

TO: Heather Lamboy, Planning and Land Use Department

FROM: John Romero, Public Works Department/ Traffic Engineering Division *ER*

SUBJECT: Case #2011-110, New Mexico School for the Deaf Lot Split

ISSUE

Request for plat approval to divide approximately 213.40 acres into two lots. The property is located at the southern end of Paseo del Sole East adjacent to Herrera Drive, and is zoned PRC (Planned Residential Community).

RECOMMENDED ACTION:

Review comments are based on submittals received on September 12, 2012 and on November 1, 2012. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittal unless otherwise noted. These conditions shall be binding on successors and assignees:

1. Determine the ultimate needed intersection control and geometry at both the Tierra Contenta Dr/Paseo del Sol and Herrera Dr/Paseo del Sol intersections, so that sufficient right-of-way can be reserved.
2. Final metes and bounds for Tract E will be adjusted prior to recordation of the plat and per approval by the City Traffic Engineer.
3. All Rights of Way shall be dedicated to the City of Santa Fe and a Dedication statement added to the plat.
4. The Traffic Engineering Division has serious concerns regarding the proposed site plan for the proposed K-8 public school which is planned to be placed on the 17.72 acre lot. These concerns include the proposed driveway locations relative to future roadway intersections and whether or not there is enough room to accommodate the parent pick-up/drop-off traffic queue on site. A condition shall be placed on the plat requiring Recordation of the plat shall be subject to final review and approval by the City Traffic Engineer for potential site plan impact of queuing on public streets and the location of all site access driveways in relation to proposed and future intersections.

If you have any questions or need any more information, feel free to contact me at 955-6638. Thank you.

N:\Traffic Engineering\Traffic Engineering Section\03-Ongoing Projects\01-Santa Fe Public Schools\South Side K-8\SFSD Lot Split 11-07-12.doc

City of Santa Fe



MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: October 15, 2012

To: Heather Lamboy, Case Manager

From: Stan Holland, P.E.
Wastewater Management Division

Subject: Case 2012-110 New Mexico School for the Deaf Lot Split

Comments:

1. The Wastewater Division had a meeting on October 1, 2012 with a representative for the Santa Fe School District and their project engineer from Bohannon Huston. At the meeting three options for connecting the proposed site to the City sanitary sewer system were discussed. It was agreed by all present that the preferred option to serve the lot split site was with a gravity sewer main line extension from the site to be located in the future alignment of Paseo del Sol and extending south and connecting to an existing manhole in the Arroyo Chamiso interceptor sewer line (see attached letter dated October 11, 2012).

As a condition of approval the Wastewater Division requires:

1. A note shall be added to the plat that indicates the lot shall be served by a gravity sewer main line extension located within the future Pueblos del Sol road alignment and continuing south to connect with the existing Arroyo Chamiso sewer line or such design as approved by the Wastewater Management Division.
2. Add a signature approval line for the City of Santa Fe Wastewater Division to the plat.

Bohannon Huston

October 11, 2012

Mr. Stan Holland
City of Santa Fe Wastewater Division
73 Paseo Real
Santa Fe, NM 87507

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

Re: New Southside Elementary School Sanitary Sewer Service Options

Dear Mr. Holland:

Santa Fe Public Schools proposes to construct a new school within the Tierra Contenta Master Plan area. The school site is located on the east side of Paseo del Sol, across from Capitol High School. The purpose of this letter is to present conceptual options to provide sanitary sewer service to the new school. The site generally slopes down to the south. The nearest gravity sanitary sewer is located in Camino San Juan, approximately 700 feet north of the school site.

Based on City of Santa Fe GIS data, we have evaluated three options to provide sanitary sewer service to this site. All three options will cross property owned by New Mexico School for the Deaf and will require that they grant an easement for the sanitary sewer. The options are described below. For reference we have also included an exhibit which graphically depicts the options:

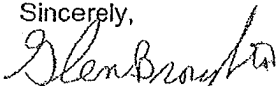
Option 1: Construct an onsite private sanitary sewer pump station and force main. The force main would extend north and connect to an existing gravity sewer manhole located at the southern end of Camino San Juan.

Option 2: Construct a gravity sewer which would connect to an existing manhole located at the intersection of Herrera Drive and Hernandez Road. This sewer line would be in the alignment of the future Herrera Drive extension. A tributary to the Arroyo Chamisos crosses this alignment. Filling the arroyo in the alignment of Herrera Drive would be necessary to construct this line. Further evaluation would be necessary to verify that the existing manhole is deep enough to provide adequate slope on the line.

Option 3: Construct a gravity sewer line in the future alignment of Paseo del Sol. This line would extend south and connect to an existing manhole in the Arroyo Chamisos sanitary sewer trunk line. This option could be constructed with minimal grading and would not require the line to cross any significant drainage.




Based on our discussions with you, Bryan Romero and the school district at our meeting on October 1, 2012, it was agreed that Option 3 is the preferred alternative to provide sanitary sewer service to the school and adjacent undeveloped property. Final alignment will be coordinated with the City of Santa Fe and New Mexico School for the Deaf. If you have any questions or comments regarding the alignment options, please feel free to contact me at 823-1000.

Sincerely,



Glenn Broughton, P.E.
Senior Project Manager
Community Development & Planning

GSB/di
Enclosures

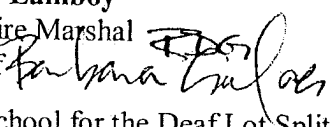
Engineering 
Spatial Data 
Advanced Technologies 

City of Santa Fe, New Mexico

memo

DATE: September 14, 2012

TO: **Case Manager: Heather Lamboy**
Reynaldo D Gonzales, Fire Marshal

FROM: Barbara Salas, Fire Chief 

SUBJECT: 2012-110 New Mexico School for the Deaf Lot Split

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) 2009 Edition. Below are the following requirements that shall be addressed prior to approval by Planning Commission. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

1. Shall Comply with International Fire Code (IFC) 2009 Edition.
2. Shall meet fire department access which would require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, conditions of terrain, climatic conditions or other factors that could limit access as per IFC 2009 Edition section 503.1.2.
3. Shall meet water supply requirements as per IFC 2009 Edition.
4. All Fire Department access shall be no greater than a 10% grade throughout and maintain 20' min. width.
5. Fire Department Access shall not be less than 20 feet width to any new construction.
6. Shall have a fire department turn around as per IFC 2009 edition if driveway exceeds 150ft or sprinkle any new construction in Lot 2A-1
7. Shall have a drivable surface that will bear the weight of a fire engine and kept maintain in all weather like conditions.

City of Santa Fe **memo**

DATE: October 15, 2012
TO: Bill Lamboy, Land Use Planner Senior, Land Use Department
FROM: Antonio Trujillo, *A* Water Division Engineer
SUBJECT: Case #2012-110. New Mexico School for the Deaf Lot Split.

The following comment(s) apply to the subject case.

- A water main extension is required to serve the resulting properties
- The main extension will have to comply with the line extension requirements of the City's Water Division.

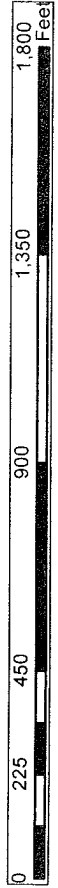
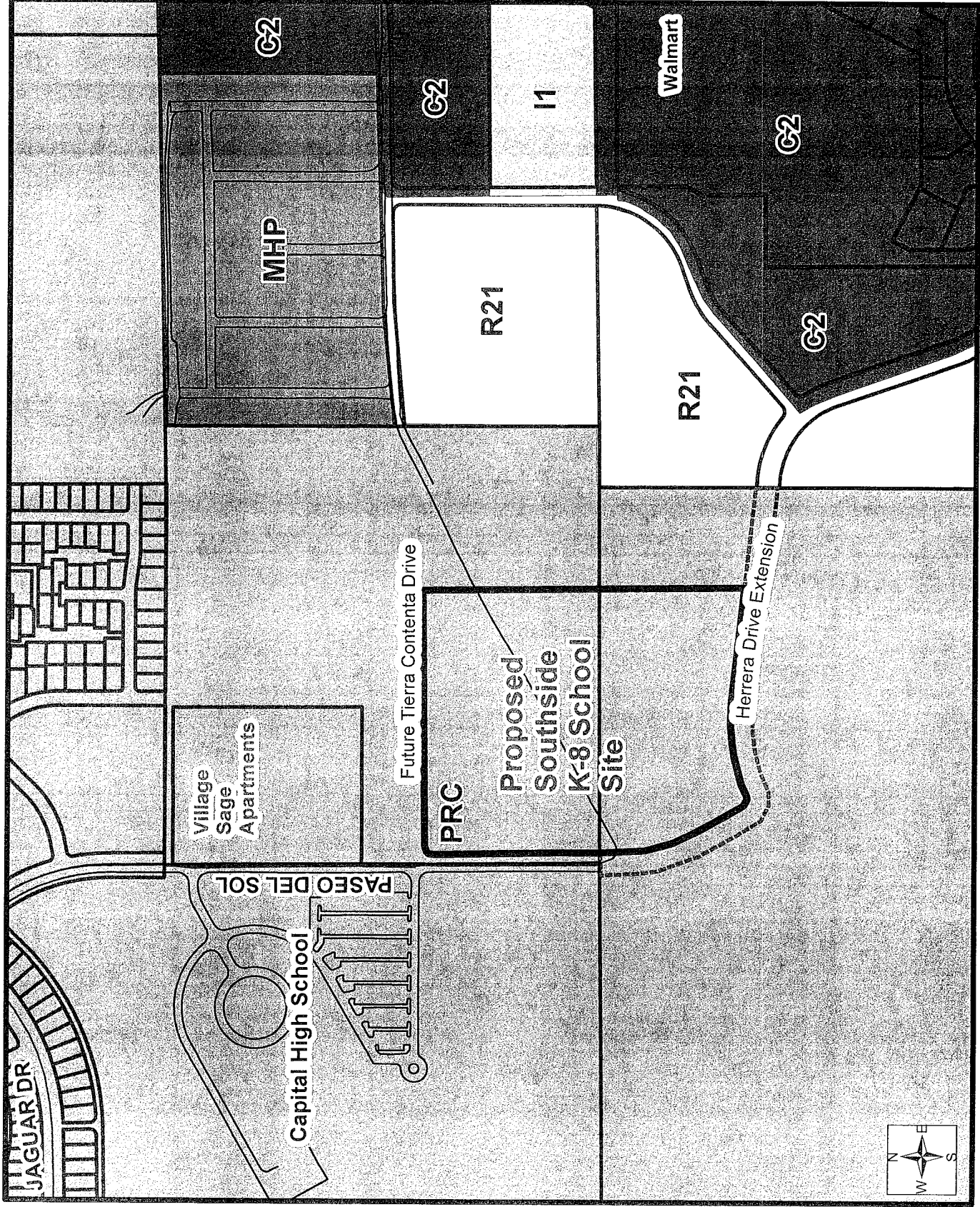
The Water Division met with the Public School and their Engineer on the project. The Public School is aware of the requirements on main extension. Additional information is required before the specific requirements can be outlined. For the purpose of splitting the lot, there are no additional requirements.

City of Santa Fe, New Mexico

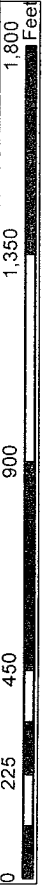
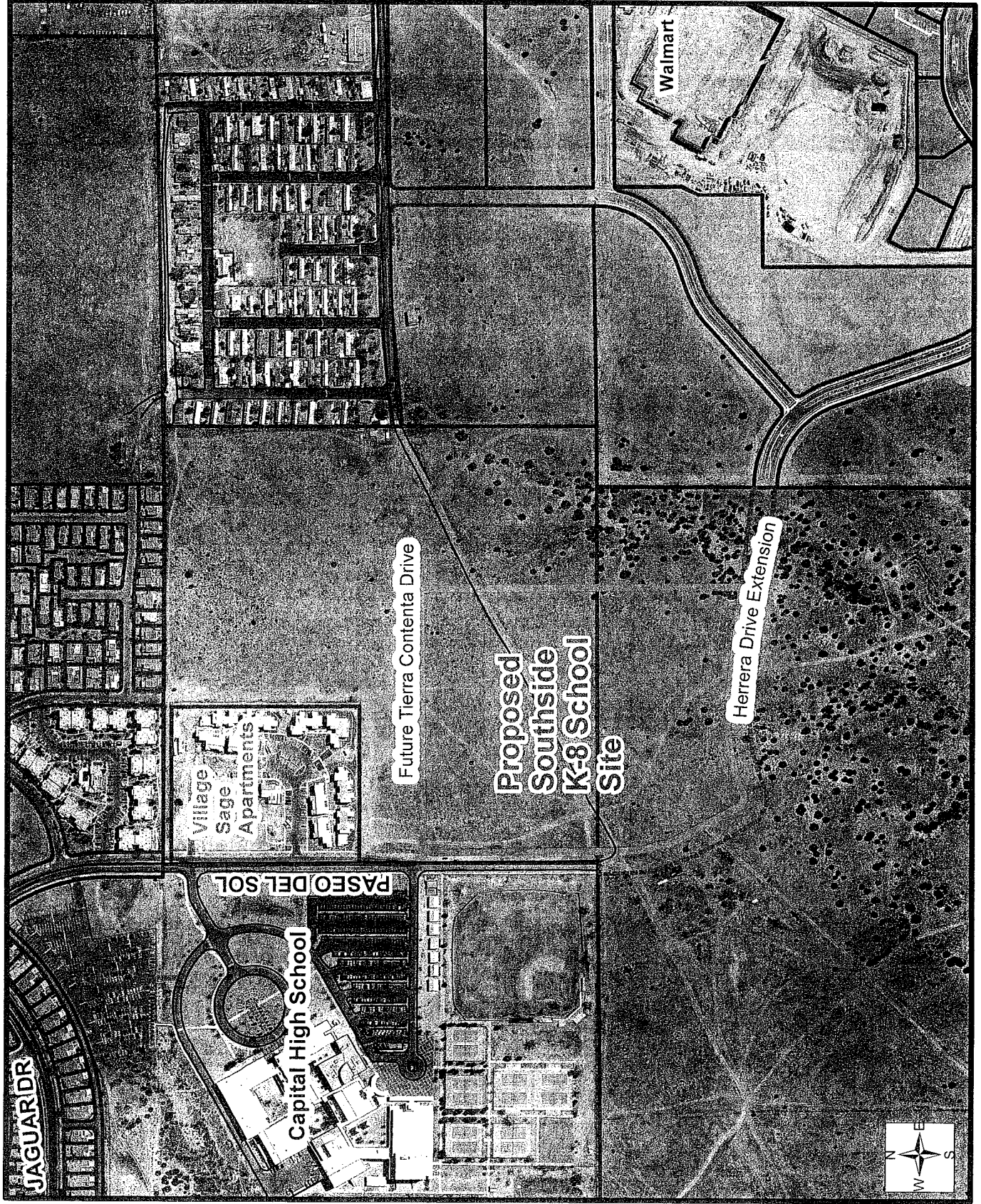
Exhibit B

Maps

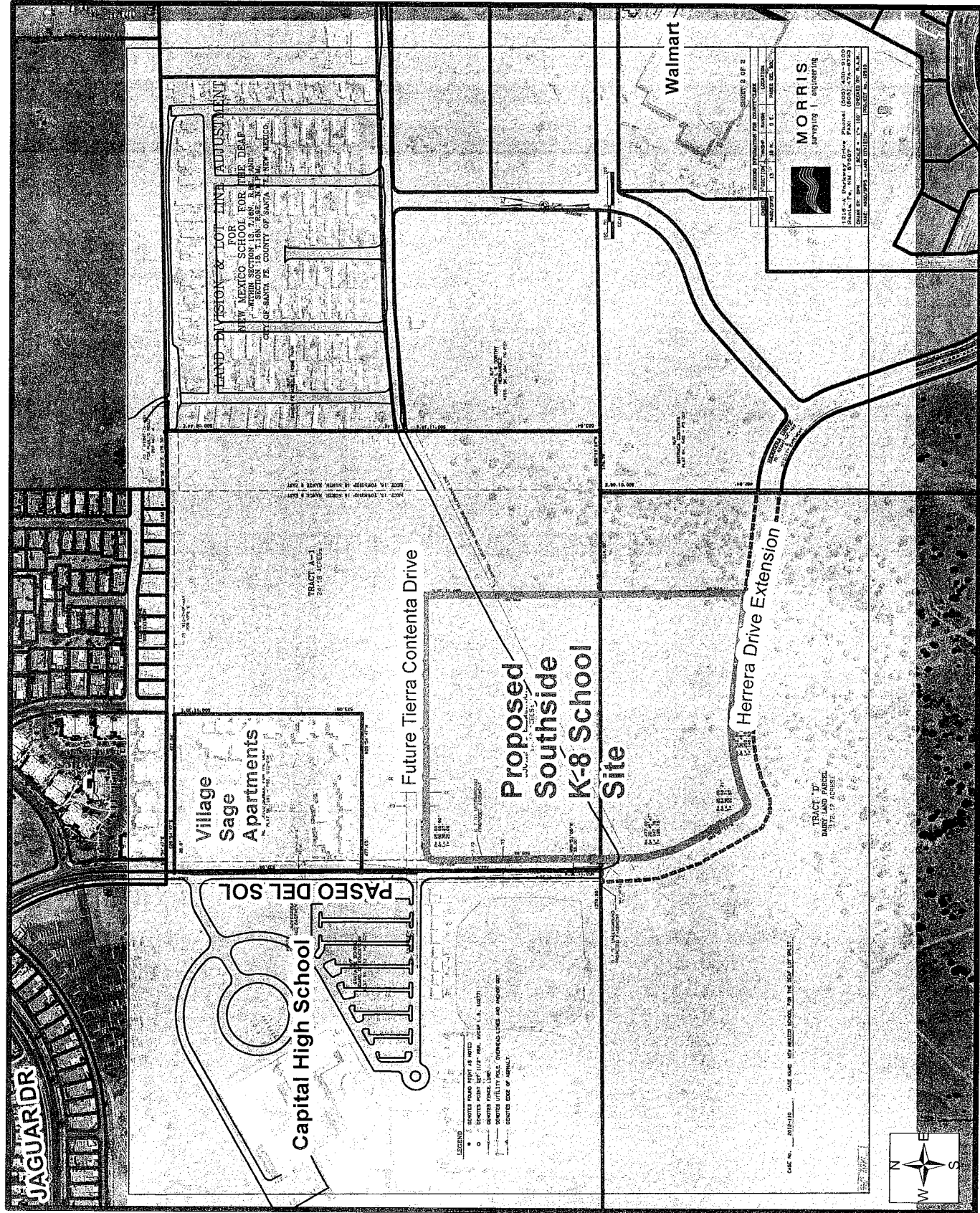
PROPOSED TIERRA CONTENIDA SCHOOL TRACT ZONING



PROPOSED TIERRA CONTENTA SCHOOL TRACT



PROPOSED TIERRA CONTENTA SCHOOL TRACT WITH SURVEY



City of Santa Fe, New Mexico

Exhibit C

Applicant Submittals



MORRIS
surveying | engineering

August 24, 2012

Mr. William Lamboy
Land Use Planner Senior
Permit and Development Review Division
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504

RE: Land Division for New Mexico School for the Deaf

Dear Bill,

We are acting as the agent for the New Mexico School for the Deaf and are requesting approval of a land division and lot line adjustment. This survey adjusts the boundary between two existing legal lots of record and creates a new 15.53 acre tract hereby designated as Tract E. The remaining tracts are being designated as Parcels A-1 (Area = 24.18 Ac.) and Tract D (Area = 173.89 Ac.). The new configuration, as it affects two existing lots of record, would plat three lots designated as described above and platted on the attached survey.

The property is located at the south end of Paseo Del Sol and immediately east of Capital High School in Section 13, T.16N., R8E. and a portion of Section 18, T.16N. R.9E., N.M.P.M. There are no slopes greater than 30% on Tract E. There are minimal areas with slopes over 30% on the remainder of the tracts, specifically limited to Arroyo Chamiso drainage.

We have attached existing plats of record, copies of existing deeds and three (3) copies of the proposed preliminary plat and the land division application. An electronic copy in PDF format will be delivered to you via email.

If you have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard A. Morris", written over a series of horizontal lines.

Richard A. Morris, P.E., P.S.
Owner

** changed to 17.10
acres during
development review
process.*

Attachments

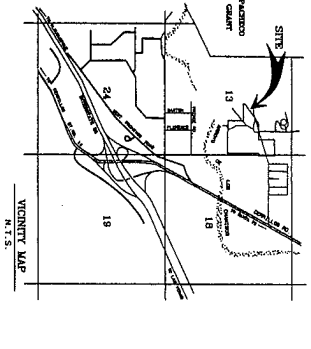
LAND DIVISION & LOT LINE ADJUSTMENT

FOR
NEW MEXICO SCHOOL FOR THE DEAF
WITHIN SECTION 13, T16N, R9E, N.M.P.M.
CITY OF SANTA FE, COUNTY OF SANTA FE, NEW MEXICO
PURPOSE: THIS PLAN CREATES ONE NEW TRACT

LEGAL DESCRIPTION

CERTAIN TRACTS OF LAND HEREBY DESIGNATED AS TRACT A-1, TRACT B AND TRACT C, BEING AND BEING SITUATE WITHIN PORTIONS OF SECTION 13, T16N, R9E, N.M.P.M., COUNTY OF SANTA FE, NEW MEXICO.

TRACT A-1 CONTAINING 24.18 ACRES, MORE OR LESS.
TRACT B CONTAINING 12.18 ACRES, MORE OR LESS.
TRACT C CONTAINING 12.18 ACRES, MORE OR LESS.
TOTAL 212.40 ACRES, MORE OR LESS.



CITY OF SANTA FE SUMMARY COMMITTEE REVIEW

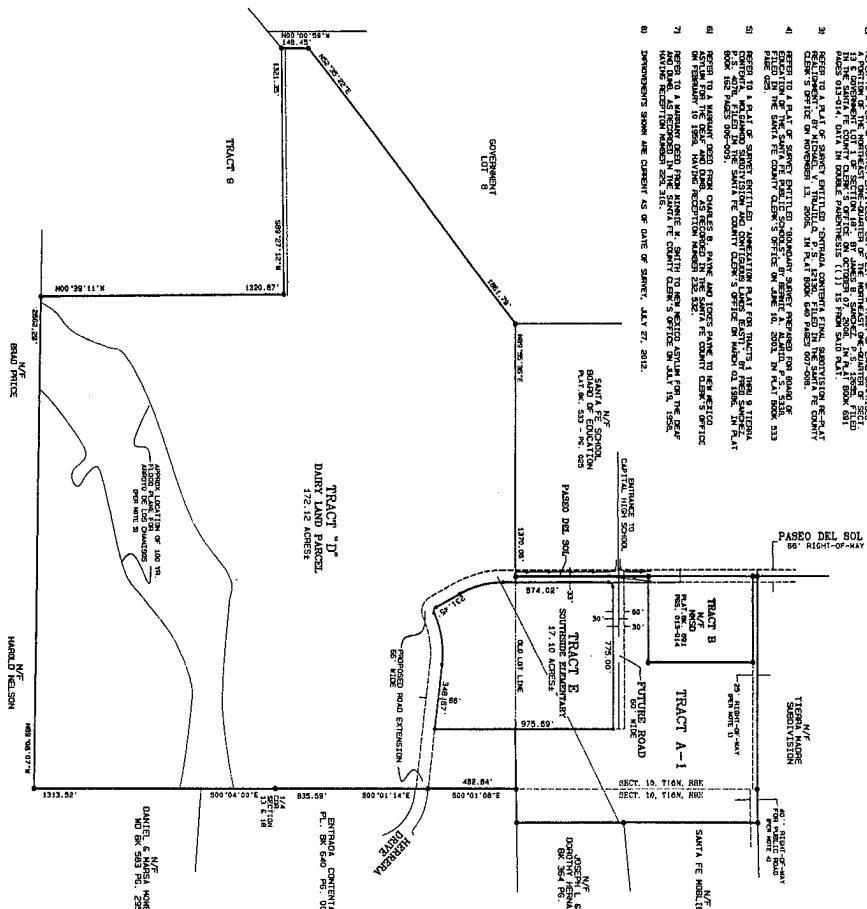
APPROVED BY THE SUMMARY COMMITTEE AT THEIR _____ MEETING.
CASE NO. 2012-118 CASE NAME: NEW MEXICO SCHOOL FOR THE DEAF LOT 8
REVIEWED BY SUMMARY COMMITTEE CHAIR _____ DATE _____
REVIEWED BY SUMMARY COMMITTEE SECRETARY _____ DATE _____
CITY OF SANTA FE REVIEW
REVIEWED BY CITY PLANNING _____ DATE _____
REVIEWED BY CITY ENGINEER FOR LAND USE _____ DATE _____
REVIEWED BY TRAFFIC ENGINEER _____ DATE _____
REVIEWED BY WATERWAYS DIVISION _____ DATE _____

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL PROVISIONS OF LAW, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - a. LANDS WITHIN THE CITY OF SANTA FE ARE SUBJECT TO THE CITY OF SANTA FE ZONING ORDINANCE, AS AMENDED, AND THE CITY OF SANTA FE SUBDIVISION MAP ACT, AS AMENDED.
 - b. LANDS WITHIN THE CITY OF SANTA FE ARE SUBJECT TO THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, AND THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED.
 - c. LANDS WITHIN THE CITY OF SANTA FE ARE SUBJECT TO THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, AND THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED.
2. THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, AND THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, HAVE REVIEWED THIS SUBDIVISION MAP AND HAVE DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF SANTA FE ZONING ORDINANCE, AS AMENDED, AND THE CITY OF SANTA FE SUBDIVISION MAP ACT, AS AMENDED.
3. THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, AND THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, HAVE REVIEWED THIS SUBDIVISION MAP AND HAVE DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF SANTA FE ZONING ORDINANCE, AS AMENDED, AND THE CITY OF SANTA FE SUBDIVISION MAP ACT, AS AMENDED.
4. THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, AND THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, HAVE REVIEWED THIS SUBDIVISION MAP AND HAVE DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF SANTA FE ZONING ORDINANCE, AS AMENDED, AND THE CITY OF SANTA FE SUBDIVISION MAP ACT, AS AMENDED.
5. THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, AND THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, HAVE REVIEWED THIS SUBDIVISION MAP AND HAVE DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF SANTA FE ZONING ORDINANCE, AS AMENDED, AND THE CITY OF SANTA FE SUBDIVISION MAP ACT, AS AMENDED.
6. THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, AND THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, HAVE REVIEWED THIS SUBDIVISION MAP AND HAVE DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF SANTA FE ZONING ORDINANCE, AS AMENDED, AND THE CITY OF SANTA FE SUBDIVISION MAP ACT, AS AMENDED.
7. THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, AND THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, HAVE REVIEWED THIS SUBDIVISION MAP AND HAVE DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF SANTA FE ZONING ORDINANCE, AS AMENDED, AND THE CITY OF SANTA FE SUBDIVISION MAP ACT, AS AMENDED.
8. THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, AND THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, HAVE REVIEWED THIS SUBDIVISION MAP AND HAVE DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF SANTA FE ZONING ORDINANCE, AS AMENDED, AND THE CITY OF SANTA FE SUBDIVISION MAP ACT, AS AMENDED.
9. THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, AND THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, HAVE REVIEWED THIS SUBDIVISION MAP AND HAVE DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF SANTA FE ZONING ORDINANCE, AS AMENDED, AND THE CITY OF SANTA FE SUBDIVISION MAP ACT, AS AMENDED.
10. THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, AND THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, HAVE REVIEWED THIS SUBDIVISION MAP AND HAVE DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF SANTA FE ZONING ORDINANCE, AS AMENDED, AND THE CITY OF SANTA FE SUBDIVISION MAP ACT, AS AMENDED.
11. THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, AND THE CITY OF SANTA FE PLANNING AND ZONING COMMISSION, AS AMENDED, HAVE REVIEWED THIS SUBDIVISION MAP AND HAVE DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF SANTA FE ZONING ORDINANCE, AS AMENDED, AND THE CITY OF SANTA FE SUBDIVISION MAP ACT, AS AMENDED.
12. A WATER MAIN EXTENSION IS REQUIRED TO SERVE THE PROPOSED PROPERTIES.

LOT LINE SIGNATURES

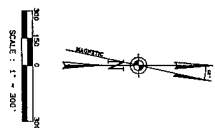
OWNER NAME _____ DATE _____
PLANNING AND ZONING COMMISSION _____ DATE _____
CITY ENGINEER FOR LAND USE _____ DATE _____
TRAFFIC ENGINEER _____ DATE _____
WATERWAYS DIVISION _____ DATE _____

NOT TO SCALE



LEGEND

- GEODETIC POINT SET AS NOTED
- GEODETIC POINT SET (147' NDB, W/CA, L.S., 10277)
- GEODETIC UTILITY PAUL, OVERHEAD LINES AND AIRPORT GUY
- GEODETIC EDGE OF ASPHALT



OWNER'S COMMENT

THE UNDERSIGNED OWNERS DO HEREBY CERTIFY THAT ALL THAT APPEARS ON THIS MAP AND HEREIN IS TRUE AND CORRECT AND IS IN ACCORDANCE WITH THEIR OWN KNOWLEDGE AND BELIEF.

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 2012.

NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE

I, the undersigned, a duly licensed and qualified surveyor, have surveyed the above described land and have found that the same is in accordance with the requirements of the laws of the State of New Mexico and the rules and regulations of the Board of Surveyors and Assessors of the State of New Mexico.

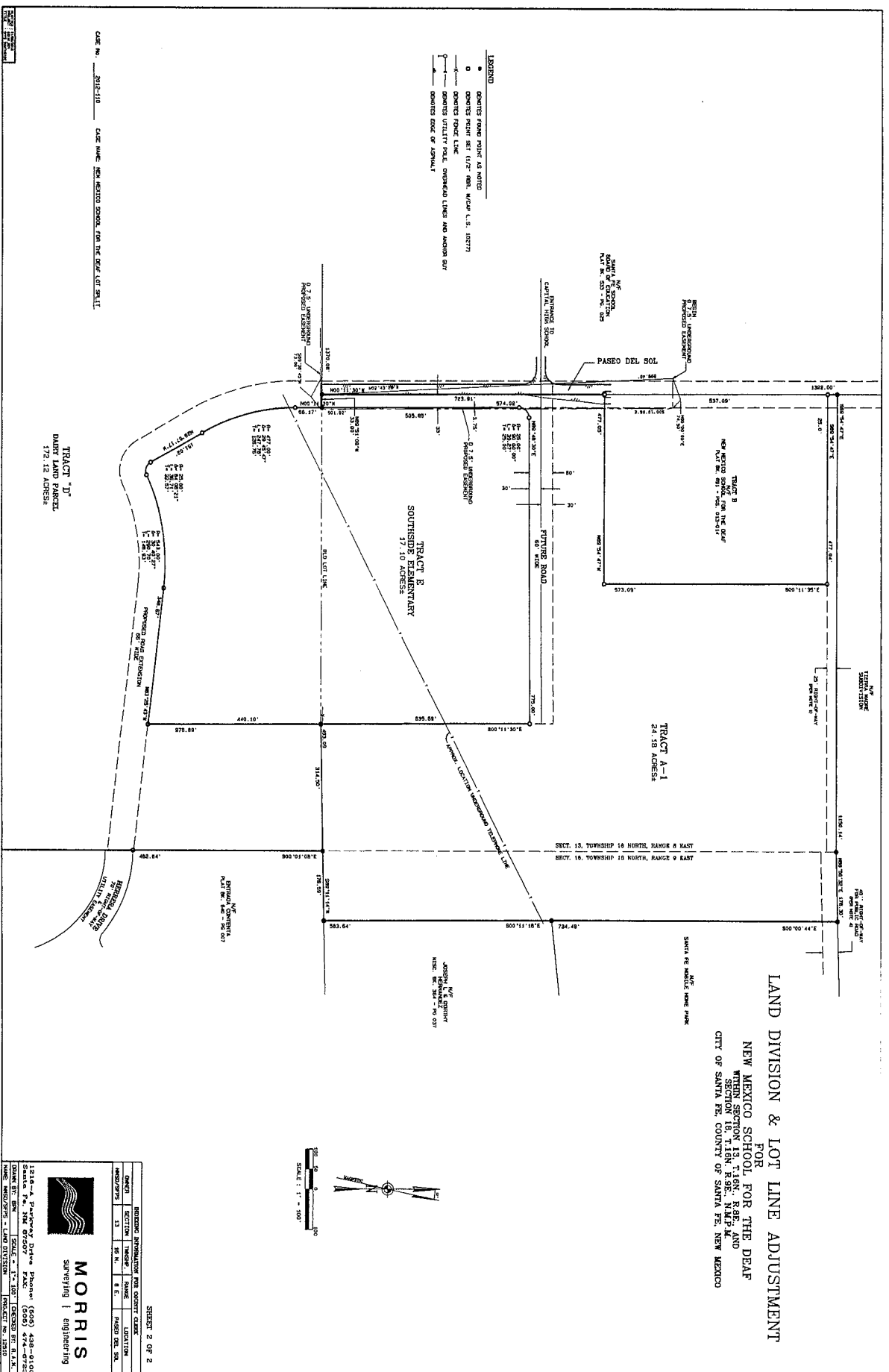
WITNESSED my hand and the seal of my office this _____ day of _____, 2012.

RICHARD J. MORRIS
N.M.S. No. 10277

MORRIS
Surveying & Engineering

1210-A Parkway Drive Phone: (505) 438-8100
Santa Fe, NM 87507 FAX: (505) 474-8720
E-MAIL: MORRIS@MORRIS-ENG.COM
WWW.MORRIS-ENG.COM

NEW MEXICO SCHOOL FOR THE DEAF
WITHIN SECTION 13, T.16N., R.9E., AND
SECTION 18, T.16N., R.9E., N.M.P.M.
CITY OF SANTA FE, COUNTY OF SANTA FE, NEW MEXICO



CONDITIONS OF APPROVAL

Staff recommends the following changes on the plat to address staff concerns:

1. Determine the ultimate needed intersection control and geometry at both the Tierra Contenta Drive/Paseo del Sol and Herrera Drive/Paseo del Sol intersection, so that sufficient right-of-way can be reserved.
2. The final metes and bounds of Tract E shall be adjusted to accommodate intersection radii as determined and accepted by the City's Traffic Engineer prior to final recordation.
3. All rights-of-way (Herrera Drive, Tierra Contenta Drive, and Paseo del Sol) shall be dedicated to the City of Santa Fe and a Dedication statement added to the plat.
4. The right-of-way for Herrera Drive shall be continued as a principal arterial, with right-of-way width (70 feet) to the roundabout at Paseo del Sol.
5. Prior to recordation of the lot split plat, the plat shall be subject to final review and approval by the City Traffic Engineer for potential site impact of queuing on the public streets and the location of all site access driveways in relation to proposed and future intersections.
6. On the section entitled "Notes," state "Plat Reference Notes."
7. Staff redline comments will be provided to the surveyor who shall address all issues and submit the corrected plat in Mylar.

On the lot split plat, add the following:

1. The New Mexico School for the Deaf and its heirs and assigns (subsequent property owners) are subject to an allocation for a proportion of the construction costs of the Arroyo Chamiso Interceptor sewer line as outlined in an agreement dated January 11, 2006 and recorded as City of Santa Fe Clerk Item #06-0012.
2. A water main extension shall be constructed in compliance with line extension requirements of the City of Santa Fe Water Division.
3. The following shall be addressed:
 - a. Add addresses to Tract B and Tract E.
 - b. Reference the FIRM Panel effective February 18, 2011.
4. On the section containing conditions required by the City of Santa Fe, include the title "City of Santa Fe Conditions."
- 4.5. Paseo del Sol and Herrera Drive shall be extended and constructed to provide access to Tract E. Right-of-way width for Herrera Drive shall be continued as a principal arterial (70 feet), and Paseo del Sol shall have a 66-foot right of way width. The Paseo del Sol street section shall comply with the Tierra Contenta Phase 1B Design Standards and Herrera Drive street section shall comply with the Land Development Code.

Exhibit "2"