

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2008-52

3
4
5 AN ORDINANCE

6 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
7 CHANGING THE CLASSIFICATION OF TRACT C-1, REMNANT OF C-1 AND
8 TRACT D COMPRISING 1.84 ACRES MORE OR LESS OF LAND FROM R-1
9 (RESIDENTIAL 1 DWELLING UNIT PER ACRE) TO C-2 (GENERAL COMMERCIAL);
10 AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO THE THREE
11 PARCELS OF LAND LOCATED AT THE NORTHWEST AND NORTHEAST CORNER
12 OF VEGAS VERDES DRIVE AND CAMINO DE LOS ARROYOS AND LYING WITHIN
13 SECTION 5, TOWNSHIP 16N, RANGE 9E, N.M.P.M. ("FULLERTON WITHERS
14 PARTNERSHIP REZONING FROM R-1 TO C-2" (CASE NO. ZA 2008-06).

15
16 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

17 **Section 1.** The following real property (the "Property") located within the
18 municipal boundaries of the city of Santa Fe, which has been rezoned pursuant to Case
19 No. ZA 2008-06 is restricted to and classified as General Commercial (C-2): A certain
20 parcel of land lying within Section 5, Township 16N, Range 9E, N.M.P.M., and more
21 particularly described in the attached Legal Description (Exhibit A) and incorporated
22 herein by reference.

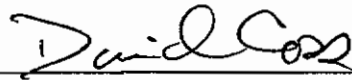
23 **Section 2.** The official zoning map of the City of Santa Fe adopted by Ordinance
24 No. 2001-27 is amended to conform to the changes of zoning classifications for the
25 property set forth in Section 1 of this Ordinance.

1 **Section 3.** Pursuant to Chapter 14 of the City Code of the City of Santa Fe, New
2 Mexico Article 14-3.5(D)(1) the rezoning action with respect to the subject property
3 affected by this Ordinance is subject to the time restrictions set forth (Two-year
4 Review/Rescission).

5 **Section 4.** The rezoning action with respect to the subject property affected by
6 this Ordinance is subject to the conditions of approval as more fully described in "Exhibit
7 B" attached hereto and incorporated by reference.

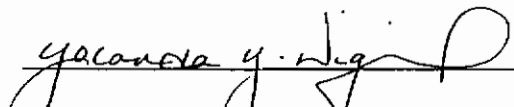
8 **Section 5.** This Ordinance shall be published one time by the title and general
9 summary and shall become effective five days after such publication.

10 **PASSED, APPROVED AND ADOPTED** this 6th day of October, 2008.

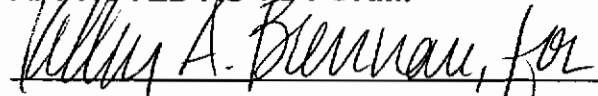
11
12  _____

13 **DAVID COSS, MAYOR**

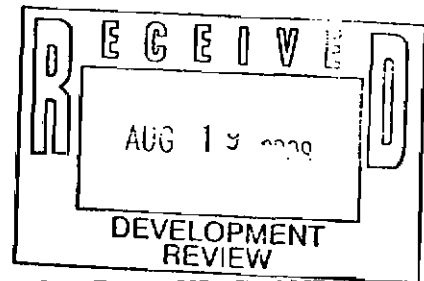
14
15 **ATTEST:**

16  _____
17 **YOLANDA Y. VIGIL, CITY CLERK**

18
19 **APPROVED AS TO FORM:**

20  _____
21 **FRANK D. KATZ, CITY ATTORNEY**

**PROPERTY DESCRIPTION
TRACT C-1**



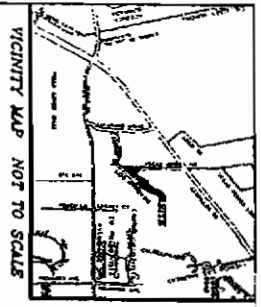
A CERTAIN TRACT OF LAND, DESIGNATED AS TRACT C-1, LYING AND BEING SITUATE WITHIN SECTION 5, T16N, R9E, N.M.P.M., CITY OF SANTA FE, COUNTY OF SANTA FE, NEW MEXICO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT SANTA FE CONTROL MONUMENT No. 1072, MARKED BY A 1999 ALUMINUM CAP; THENCE, N75°26'49"E A DISTANCE OF 698.34 FEET TO THE POINT AND PLACE OF BEGINNING, THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREON; THENCE,

N00°30'00"E A DISTANCE OF 406.41 FEET; THENCE,
N86°05'34"E A DISTANCE OF 129.94 FEET; THENCE,
ALONG A CURVE TO THE LEFT HAVING A (DELTA = 07°13'33",
LENGTH = 40.99 FEET, RADIUS = 325.00 FEET) CHORD OF
S56°08'48"E A DISTANCE OF 40.96 FEET; THENCE,
ALONG A CURVE TO THE RIGHT HAVING A (DELTA = 26°56'03",
LENGTH = 129.27 FEET, RADIUS = 275.00 FEET) CHORD OF
S46°17'33"E A DISTANCE OF 128.09 FEET; THENCE,
S32°49'30"E A DISTANCE OF 16.66 FEET; THENCE,
ALONG A CURVE TO THE RIGHT HAVING A (DELTA = 83°21'53",
LENGTH = 14.55 FEET, RADIUS = 10.00 FEET) CHORD OF
S08°50'56"W A DISTANCE OF 13.30 FEET; THENCE,
ALONG A CURVE TO THE LEFT HAVING A (DELTA = 04°21'52",
LENGTH = 82.21 FEET, RADIUS = 1079.27 FEET) CHORD OF
S48°19'37"W A DISTANCE OF 82.19 FEET; THENCE,
S46°08'40"W A DISTANCE OF 130.66 FEET; THENCE,
ALONG A CURVE TO THE LEFT HAVING A (DELTA = 11°54'52",
LENGTH = 172.59 FEET, RADIUS = 830.00 FEET) CHORD OF
S40°11'13"W A DISTANCE OF 172.28 FEET TO THE
TRUE POINT AND PLACE OF BEGINNING.

CONTAINING AN AREA OF 1.443 ACRES, MORE OR LESS.

ALL AS SHOWN ON THAT PLAT TITLED "RIGHT OF WAY DEDICATION & LOT LINE ADJUSTMENT PLAT OF SURVEY PREPARED FOR REESE & ANNE FULLERTON TRACT C..." BY PAUL A. RODRIGUEZ, N.M.P.S. 13839, DATED MARCH 01, 2002. RECORDED IN BOOK 507 PAGE 011, AS RECEPTION No. 1214,918, ON JULY 15, 2002, IN THE OFFICE OF THE SANTA FE COUNTY CLERK, NEW MEXICO.



RECEIVED

AUG 15 1982

DEVELOPMENT REVIEW

TRACT B

APPROXIMATELY 100 ACRES OF LAND IN THE CITY OF SANTA FE, NEW MEXICO, IS BEING OFFERED FOR DEVELOPMENT. THE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF SANTA FE. THE CITY OF SANTA FE HAS REVIEWED THE DEVELOPMENT PLAN AND HAS DETERMINED THAT THE DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF SANTA FE ZONING ORDINANCES AND THE CITY OF SANTA FE SUBDIVISION ACT. THE CITY OF SANTA FE HAS ISSUED A DEVELOPMENT REVIEW PERMIT FOR THIS TRACT. THE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF SANTA FE. THE CITY OF SANTA FE HAS REVIEWED THE DEVELOPMENT PLAN AND HAS DETERMINED THAT THE DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF SANTA FE ZONING ORDINANCES AND THE CITY OF SANTA FE SUBDIVISION ACT. THE CITY OF SANTA FE HAS ISSUED A DEVELOPMENT REVIEW PERMIT FOR THIS TRACT.

NOTES

1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CITY OF SANTA FE HAS REVIEWED THESE UTILITIES AND HAS DETERMINED THAT THEY ARE IN ACCORDANCE WITH THE CITY OF SANTA FE ZONING ORDINANCES AND THE CITY OF SANTA FE SUBDIVISION ACT. THE CITY OF SANTA FE HAS ISSUED A DEVELOPMENT REVIEW PERMIT FOR THIS TRACT.

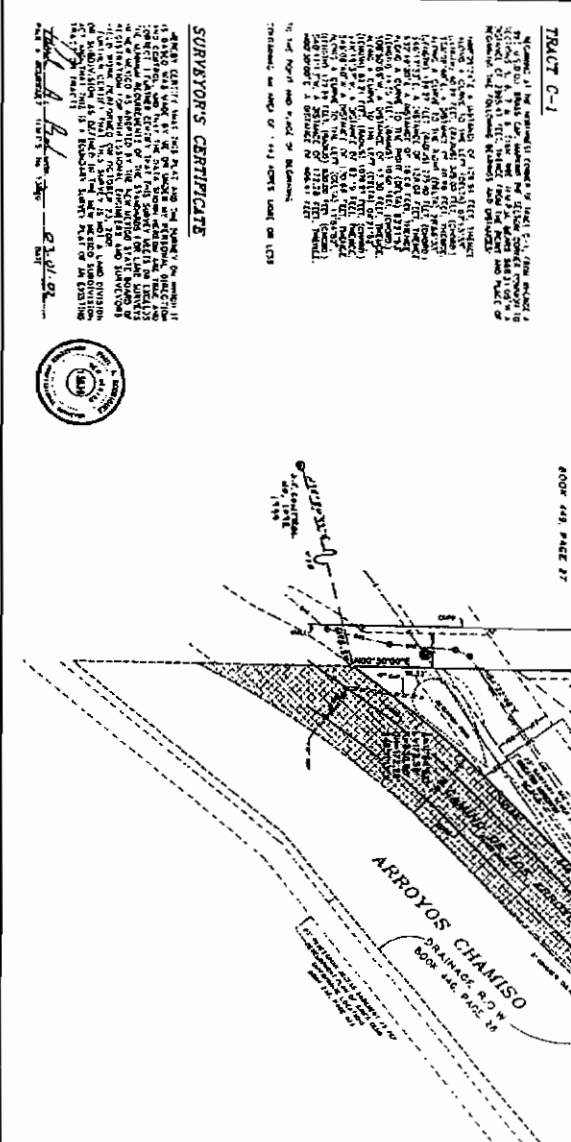
2. THE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF SANTA FE. THE CITY OF SANTA FE HAS REVIEWED THE DEVELOPMENT PLAN AND HAS DETERMINED THAT THE DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF SANTA FE ZONING ORDINANCES AND THE CITY OF SANTA FE SUBDIVISION ACT. THE CITY OF SANTA FE HAS ISSUED A DEVELOPMENT REVIEW PERMIT FOR THIS TRACT.

3. THE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF SANTA FE. THE CITY OF SANTA FE HAS REVIEWED THE DEVELOPMENT PLAN AND HAS DETERMINED THAT THE DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF SANTA FE ZONING ORDINANCES AND THE CITY OF SANTA FE SUBDIVISION ACT. THE CITY OF SANTA FE HAS ISSUED A DEVELOPMENT REVIEW PERMIT FOR THIS TRACT.

4. THE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF SANTA FE. THE CITY OF SANTA FE HAS REVIEWED THE DEVELOPMENT PLAN AND HAS DETERMINED THAT THE DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF SANTA FE ZONING ORDINANCES AND THE CITY OF SANTA FE SUBDIVISION ACT. THE CITY OF SANTA FE HAS ISSUED A DEVELOPMENT REVIEW PERMIT FOR THIS TRACT.

- LEGEND / PLAT REFERENCE**
- TRACT B
 - TRACT C-1
 - TRACT A
 - TRACT D
 - TRACT E
 - TRACT F
 - TRACT G
 - TRACT H
 - TRACT I
 - TRACT J
 - TRACT K
 - TRACT L
 - TRACT M
 - TRACT N
 - TRACT O
 - TRACT P
 - TRACT Q
 - TRACT R
 - TRACT S
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 - TRACT V
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 - TRACT Y
 - TRACT Z

- TRACT C-1**
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 - TRACT C-97
 - TRACT C-98
 - TRACT C-99
 - TRACT C-100



PLAZA SANTA FE

TRACT C-1

TRACT B

TRACT A

ARROYOS CHAMISO

SCALE 1" = 50'

UTILITY COMPANIES

CITY OF SANTA FE REVIEW

DEDICATION / AFFIDAVIT

RENDER & ANNE FULLERTON

TRACT C

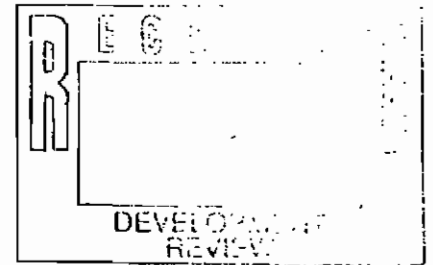
PLANNING SUBMITTAL

RENDER & ANNE FULLERTON

TRACT C

PLANNING SUBMITTAL

**PROPERTY DESCRIPTION
TRACT D & PORTION OF TRACT C**



A CERTAIN TRACT OF LAND, LYING AND BEING SITUATE WITHIN SECTION 5, T16N, R9E, N.M.P.M., CITY OF SANTA FE, COUNTY OF SANTA FE, NEW MEXICO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT SANTA FE CONTROL MONUMENT No. 1072, MARKED BY A 1999 ALUMINUM CAP; THENCE, N63°24'25"E A DISTANCE OF 1102.71 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE,

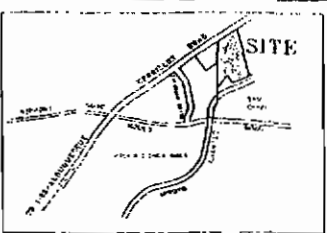
N32°49'30"W A DISTANCE OF 15.32 FEET; THENCE,
ALONG A CURVE TO THE LEFT HAVING A (DELTA = 22°06'23",
LENGTH = 125.39 FEET, RADIUS = 325.00 FEET) CHORD OF
N43°52'41"W A DISTANCE OF 124.62 FEET; THENCE,
N86°12'46"E A DISTANCE OF 41.21 FEET; THENCE,
N86°12'46"E A DISTANCE OF 288.10 FEET; THENCE,
ALONG A CURVE TO THE LEFT HAVING A (DELTA = 05°13'06",
LENGTH = 98.30 FEET, RADIUS = 1079.27 FEET) CHORD OF
S65°06'50"W A DISTANCE OF 98.26 FEET; THENCE,
S56°40'30"W A DISTANCE OF 156.62 FEET; THENCE,
ALONG A CURVE TO THE RIGHT HAVING A (DELTA = 58°49'42",
LENGTH = 10.27 FEET, RADIUS = 10.00 FEET) CHORD OF
S86°05'22"W A DISTANCE OF 9.82 FEET; THENCE,
ALONG A CURVE TO THE RIGHT HAVING A (DELTA = 31°40'57",
LENGTH = 5.53 FEET, RADIUS = 10.00 FEET) CHORD OF
N48°39'59"W A DISTANCE OF 5.46 FEET TO THE
TRUE POINT AND PLACE OF BEGINNING.

CONTAINING AN AREA OF 0.396 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCEL CONSISTS OF ALL OF TRACT D AS SHOWN ON THAT PLAT TITLED "DEDICATION & LAND SPLIT PLAT LANDS OF YUCCA & FULLERTON SANTA FE, NEW MEXICO FEBRUARY, 2000." BY THOMAS G. KLINGENHAGEN, N.M.P.S. No. 5978, DATED FEBRUARY 29, 2000. RECORDED IN BOOK 446 PAGE 028, IN THE OFFICE OF THE SANTA FE COUNTY CLERK, NEW MEXICO. AND A PORTION OF TRACT C AS SHOWN ON EXHIBIT "A" SURVEYORS SKETCH BY PAUL A. RODRIGUEZ, N.M.P.S. No. 13839, DATED MAY 2003. SAID SKETCH BEARS PROJECT No. 1377-EX AND IS NOT RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK, NEW MEXICO.

DEDICATION & LAND SPLIT PLAN
LANDS OF
YUCCA & FULLERTON
SANTA FE, NEW MEXICO
PERMITS: 0000

1-10021



NO.	AREA	ACRES	PERCENT	DATE
1	TRACT A	11.7148	88.84	11/15/2000
2	TRACT B	0.2203	1.65	11/15/2000
3	TRACT C	0.5312	3.94	11/15/2000
4	TRACT D	0.2875	2.16	11/15/2000
5	TRACT E	0.1950	1.45	11/15/2000
6	TRACT F	0.1950	1.45	11/15/2000
7	TRACT G	0.1950	1.45	11/15/2000
8	TRACT H	0.1950	1.45	11/15/2000
9	TRACT I	0.1950	1.45	11/15/2000
10	TRACT J	0.1950	1.45	11/15/2000
11	TRACT K	0.1950	1.45	11/15/2000
12	TRACT L	0.1950	1.45	11/15/2000
13	TRACT M	0.1950	1.45	11/15/2000
14	TRACT N	0.1950	1.45	11/15/2000
15	TRACT O	0.1950	1.45	11/15/2000
16	TRACT P	0.1950	1.45	11/15/2000
17	TRACT Q	0.1950	1.45	11/15/2000
18	TRACT R	0.1950	1.45	11/15/2000
19	TRACT S	0.1950	1.45	11/15/2000
20	TRACT T	0.1950	1.45	11/15/2000
21	TRACT U	0.1950	1.45	11/15/2000
22	TRACT V	0.1950	1.45	11/15/2000
23	TRACT W	0.1950	1.45	11/15/2000
24	TRACT X	0.1950	1.45	11/15/2000
25	TRACT Y	0.1950	1.45	11/15/2000
26	TRACT Z	0.1950	1.45	11/15/2000

NO.	RECORD	DATE
1	PLAT	11/15/2000
2	PLAT	11/15/2000
3	PLAT	11/15/2000
4	PLAT	11/15/2000
5	PLAT	11/15/2000
6	PLAT	11/15/2000
7	PLAT	11/15/2000
8	PLAT	11/15/2000
9	PLAT	11/15/2000
10	PLAT	11/15/2000
11	PLAT	11/15/2000
12	PLAT	11/15/2000
13	PLAT	11/15/2000
14	PLAT	11/15/2000
15	PLAT	11/15/2000
16	PLAT	11/15/2000
17	PLAT	11/15/2000
18	PLAT	11/15/2000
19	PLAT	11/15/2000
20	PLAT	11/15/2000

NOTES:
1. The plat is subject to the provisions of the Santa Fe County Ordinance No. 1999-001, which requires the applicant to provide a copy of this plat to the Santa Fe County Clerk of Records and Examinations for filing and recording in the public records.
2. The plat is subject to the provisions of the Santa Fe County Ordinance No. 1999-002, which requires the applicant to provide a copy of this plat to the Santa Fe County Planning and Zoning Department for review and approval.
3. The plat is subject to the provisions of the Santa Fe County Ordinance No. 1999-003, which requires the applicant to provide a copy of this plat to the Santa Fe County Health Department for review and approval.
4. The plat is subject to the provisions of the Santa Fe County Ordinance No. 1999-004, which requires the applicant to provide a copy of this plat to the Santa Fe County Fire Department for review and approval.
5. The plat is subject to the provisions of the Santa Fe County Ordinance No. 1999-005, which requires the applicant to provide a copy of this plat to the Santa Fe County Police Department for review and approval.
6. The plat is subject to the provisions of the Santa Fe County Ordinance No. 1999-006, which requires the applicant to provide a copy of this plat to the Santa Fe County Sheriff's Office for review and approval.
7. The plat is subject to the provisions of the Santa Fe County Ordinance No. 1999-007, which requires the applicant to provide a copy of this plat to the Santa Fe County Assessor's Office for review and approval.
8. The plat is subject to the provisions of the Santa Fe County Ordinance No. 1999-008, which requires the applicant to provide a copy of this plat to the Santa Fe County Auditor's Office for review and approval.
9. The plat is subject to the provisions of the Santa Fe County Ordinance No. 1999-009, which requires the applicant to provide a copy of this plat to the Santa Fe County Treasurer's Office for review and approval.
10. The plat is subject to the provisions of the Santa Fe County Ordinance No. 1999-010, which requires the applicant to provide a copy of this plat to the Santa Fe County Clerk of the Board of County Commissioners for review and approval.
11. The plat is subject to the provisions of the Santa Fe County Ordinance No. 1999-011, which requires the applicant to provide a copy of this plat to the Santa Fe County Clerk of the Board of County Commissioners for review and approval.
12. The plat is subject to the provisions of the Santa Fe County Ordinance No. 1999-012, which requires the applicant to provide a copy of this plat to the Santa Fe County Clerk of the Board of County Commissioners for review and approval.
13. The plat is subject to the provisions of the Santa Fe County Ordinance No. 1999-013, which requires the applicant to provide a copy of this plat to the Santa Fe County Clerk of the Board of County Commissioners for review and approval.
14. The plat is subject to the provisions of the Santa Fe County Ordinance No. 1999-014, which requires the applicant to provide a copy of this plat to the Santa Fe County Clerk of the Board of County Commissioners for review and approval.
15. The plat is subject to the provisions of the Santa Fe County Ordinance No. 1999-015, which requires the applicant to provide a copy of this plat to the Santa Fe County Clerk of the Board of County Commissioners for review and approval.

DESCRIPTION:
This plat is a dedication and land split plan for the lands of Yucca & Fullerton in Santa Fe, New Mexico. The plat is divided into 26 tracts, with Tract A being the largest at 11.7148 acres. The tracts are bounded by Cerrillos Road (160' ROW) to the north, Vegaz Verde Drive (Right-of-Way) to the west, and various other roads and easements to the east and south. The plat also shows the location of several gas stations, including the Shell Gas Station and the World Harvest Gas Station. The plat is subject to the provisions of the Santa Fe County Ordinance No. 1999-001 through 1999-015, which require the applicant to provide a copy of this plat to various county departments for review and approval.

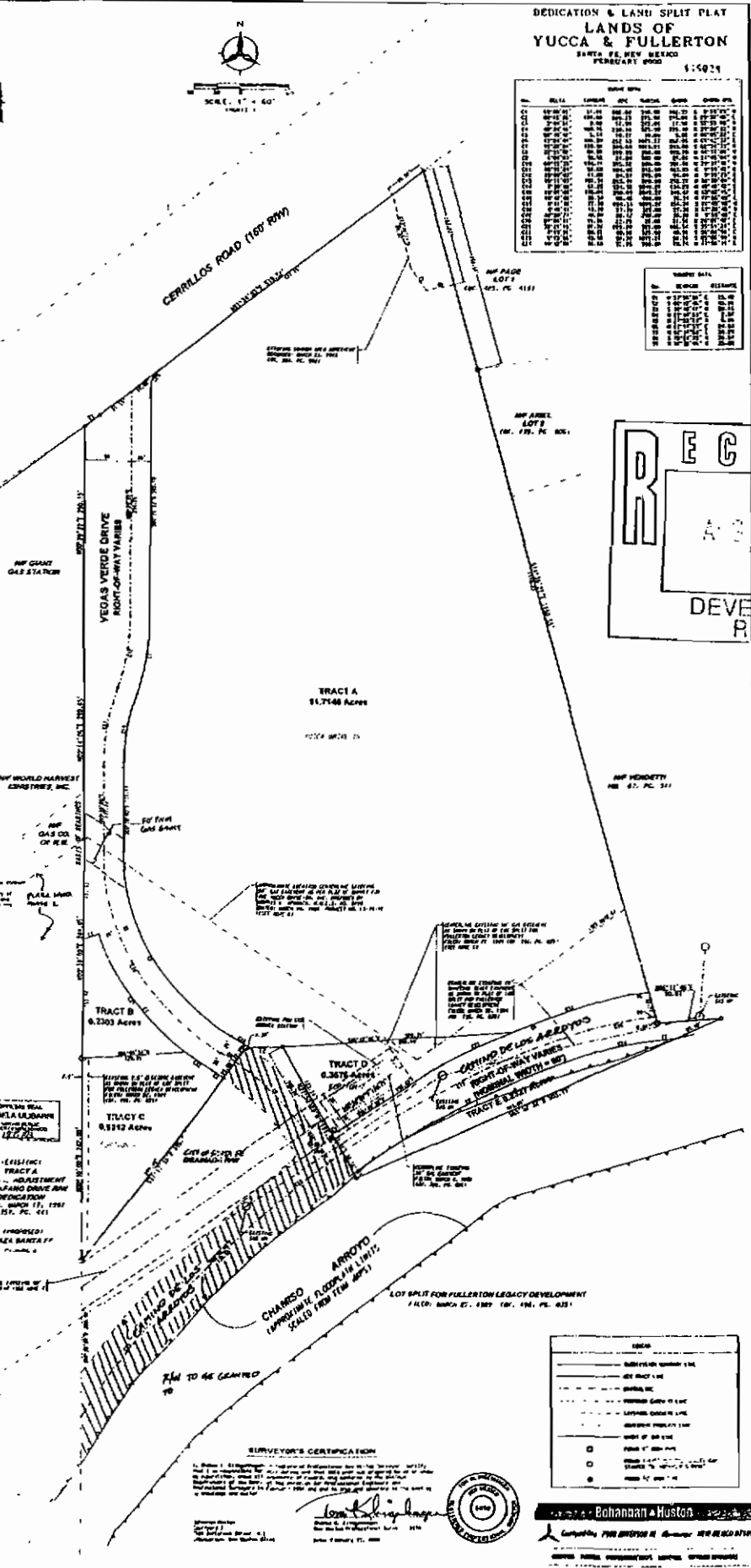
RECEIVED
DEVELOPMENT REVIEW

DEDICATION AND

Wanda Velasco
City of Santa Fe
11/15/2000
[Signatures and stamps]

CITY OF SANTA FE NEW
[Signatures and stamps]

Surveyor's Certification
[Signatures and stamps]



SYMBOL	DESCRIPTION
---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	EXISTING UTILITY LINE
---	PROPOSED UTILITY LINE
---	EXISTING ROAD RIGHT-OF-WAY
---	PROPOSED ROAD RIGHT-OF-WAY
---	EXISTING FLOOD FLOW LIMIT
---	PROPOSED FLOOD FLOW LIMIT

Bohannon & Huston
SURVEYORS
[Stamps and contact information]

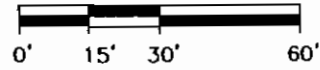
RECEIVED
DEVELOPMENT REVIEW

CURVE	DELTA	LENGTH	RADIUS	CH. BRG. & DISTANCE
C1	31°40'57"	5.53'	10.00'	N48°39'59"W, 5.46'
C2	22°06'23"	125.39'	325.00'	N43°52'41"W, 124.62'

LINE	BEARING	DISTANCE
L1	N32°49'30"W	15.32'



SCALE 1" = 30'



LAND OF YUCCA & FULLERTON TRACT A BOOK 446, PAGE 28

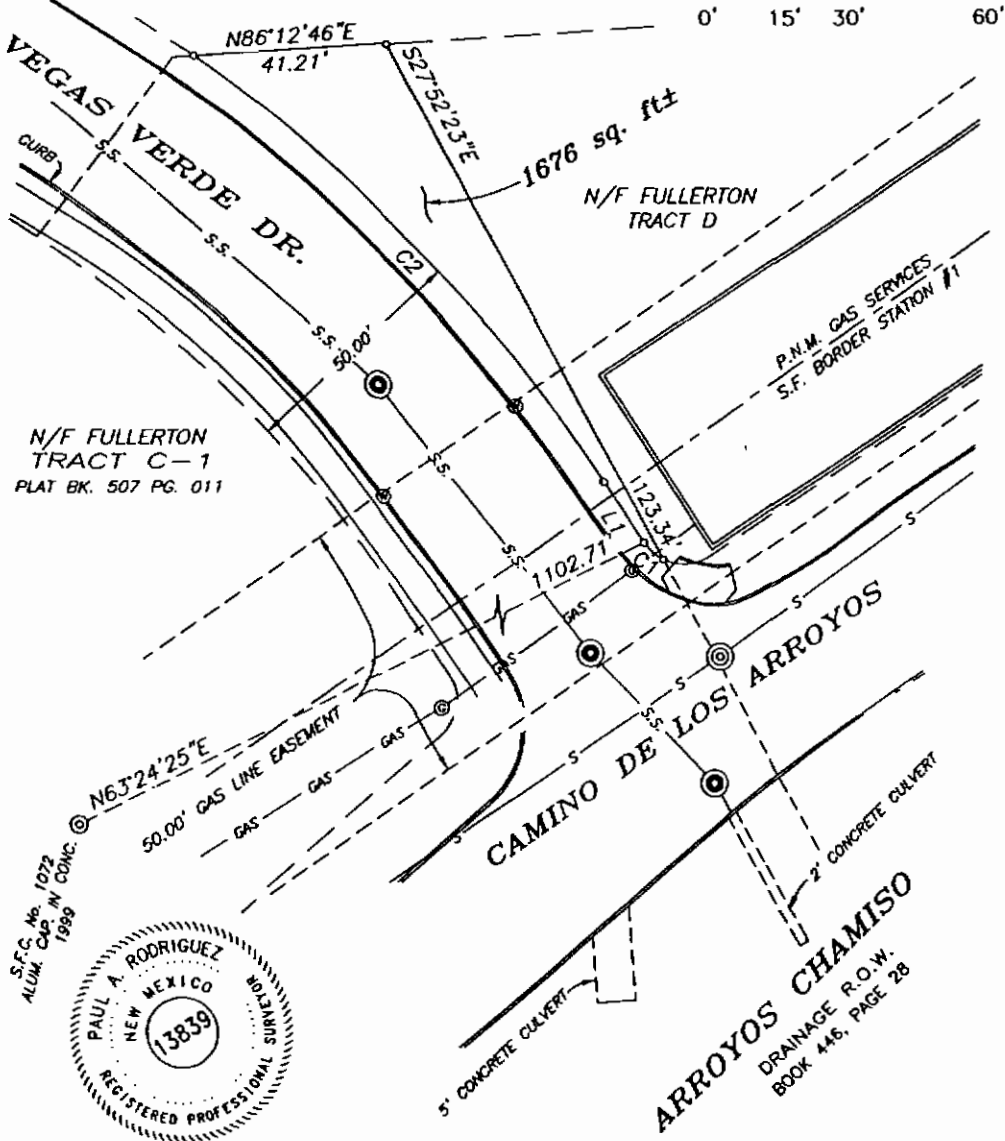


EXHIBIT "A"

PARAMOUNT SURVEYS, Inc.

444 GALISTEO ST., SUITE E, SANTA FE, NM 87501
Phone: 505-820-2340 Fax: 505-986-2012

SURVEYOR'S SKETCH				
SHOWING REMAINING DRAINAGE R.O.W. ALONG VEGAS VERDES DR.				
SECTION 5, T16N. R9E. N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO				
SCALE	DATE	DRAWN BY	CHECKED BY	PROJECT No.
1" = 30'	May, 03	P.A.R.	P.A.R.	1377-EX

EXHIBIT B:
ORDINANCE 2008-52
CONDITIONS OF APPROVAL
FULLERTON WITHERS PARTNERSHIP REZONING FROM R-1 TO C-2
(CASE ZA2008-06)

Staff recommends approval of the rezone and development plan subject to compliance with code requirements, conditions outlined in the Conditions of Approval matrix and the following conditions

- A. Applicant shall work with the City of Santa Fe Addressing and GIS divisions to determine correct addressing and submit documentation when completed to the City of Santa Fe Land Use Department.
- B. Applicant shall comply with Infrastructure Completion Policy (see Exhibit I).
- C. The development Plan does not show a solid waste facility design plan therefore: applicant shall comply with Ordinance 2007-19 Regarding Solid Waste Collection Requirements (see Exhibit J).
- D. Construction will occur near an existing neighborhood therefore, applicant shall submit a construction staging plan (see Exhibit K) detailing activities in a manner as to not to disrupt the harmony and safety of the neighborhood and existing vegetation; i.e. location of port-a-potty, location of dumpster, time of deliveries, time of construction, parking for construction workers, traffic control and warning signs (Construction Ahead), and tree protection etc.
- E. Applicant shall comply with Article 14-5.3 Archaeological Review District requirements because the subject property is designated, "Suburban Archaeological Review District."
- F. Applicant shall comply with Article 14-8.2 Terrain and Stormwater management requirements.
- G. Applicant shall comply with Article 14-8.4 Flood Regulations.
- H. Applicant shall comply with Article 14-8.4 Landscape and Site Design.
- I. Applicant shall comply with Article 14-8.5 Walls and Fences.

- J. Applicant shall comply with Article 14-8.6 Off-Street Parking and Loading specifically 14-8.6 (D) Off Street Bicycle Parking.
- K. Applicant shall comply with Article 14-8.7 (D) Architectural Design Standards and earn a minimum of 225 points.
- L. Pursuant to Article 14-8.7 (E) Landscaping and Site Planning Standards criteria; the proposed development plan earned 15 points therefore, the applicant shall comply with Article 14-8.7 (E) Landscaping and Site Planning Standards and earn a minimum of 100 points (see Exhibit F.)
- M. Applicant shall comply with Article 14-8.9 Outdoor Lighting requirements and provide an outdoor lighting plan and photometrics.
- N. Applicant shall comply with Article 14-8.10 Signs requirements and provide sign elevations and sign design.
- O. Applicant shall comply with Article 14-8.12 Relocation of Gunnison's Prairie Dogs requirements and provide a plan to relocate Gunnison's Prairie Dogs.
- P. Applicant shall comply with Article 14-8.13 Annual Water Budget.
- Q. Pursuant to Article 14-3.5 (C) (5) "***the developer may be asked to contribute a proportional fair share of share of the cost of the expansion***" therefore; the applicant shall comply with Article 14-8.14 Impact Fees.

Project Conditions				
	Condition	Department/ Team	Staff Responsible	Completed? Initials and date
1.	The applicant needs to provide the Industrial Pretreatment Sampling Port (IPSP) and detail to the proposed sewer service line.	Wastewater	Stan Holland	
2.	The existing storm water detention pond will not be allowed to remain within the existing sanitary sewer easement.	Wastewater	Stan Holland	
3.	Connection to the existing sanitary sewer line as shown shall be made at a manhole.	Wastewater	Stan Holland	
4.	All requirements of Article 14-8.2 (Terrain and Stormwater Management) must be met.	City Engineer	R.B. Zaxus	
5.	The proposed development plan shows future 5' sidewalk or 8' asphalt trail. Please provide a detail of the asphalt paving.	Parks, Trails, and Open Space	Bob Siqueiros	
6.	The proposed location for the dumpsters may result in turn-around problems.	Solid Waste	Randall Marco	
7.	Landscaping improvements are not required as per Article 14-8.4(B), until Subdivision Plat approval, Development Plan approval or at time of Building Permit submittal. In addition, properties located in the Business Capitol District (BCD), shall comply with Article 14-4.3(E). However, staff has reviewed the conceptual landscape plans on Sheet 13 and has determined that these plans area acceptable for final submittal.	Technical Review	Charlie Gonzales	
8.	The street is labeled Chamisa Drive. This is incorrect. Revise the plans to identify this street as Camino de los Arroyos.	Current Planning	Tony Raeker	
9.	Revise the plans to include landscaping for every 10 parking spaces, per the Zoning Code.	Current Planning	Tony Raeker	
10.	Proposed infrastructure shall be sufficient to accommodate the fire flow requirements set forth in IFC § B105.	Fire	Barbara Salas	

11.	<p>Fire Hydrants shall be relocated to a location acceptable to the Fire Code Official. Contact Fire Department for clarification and approval of fire hydrant locations.</p> <p>C102.1 Fire hydrant locations. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.</p> <p>C105.1 Hydrant spacing. The average spacing between fire hydrants shall not exceed that listed in Table C105.1.</p>	Fire	Barbara Salas	
12.	<p>All Fire Department Access Roads shall be marked with signs in accordance with IFC § D103.6. Development plans shall include a signage plan with fire access roads marked with appropriate signs spaced not more than 40 ft. apart.</p> <p>D103.6 Signs. <i>Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.</i></p> <p>FIGURE D103.6 FIRE LANE SIGNS.</p> <div data-bbox="367 885 987 1161" style="text-align: center;"> <p>The diagram illustrates three rectangular signs, each 12 inches wide and 18 inches high. All signs feature the text 'NO PARKING' at the top and 'FIRE LANE' at the bottom. Sign Type 'A' includes a right-pointing arrow below the text. Sign Type 'C' includes a left-pointing arrow below the text. Sign Type 'D' contains no arrow. Dimension lines indicate the 12-inch width and 18-inch height for the signs.</p> </div> <p>D103.6.1 Roads 20 to 26 feet in width. <i>Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be</i></p>	Fire	Barbara Salas	

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	<p><i>posted on both sides as a fire lane.</i> D103.6.2 Roads more than 26 feet in width. <i>Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.</i></p>			
13.	<p>Development Plan General notes shall indicate the following provisions:</p> <ul style="list-style-type: none"> ▪ Fire Department Access shall be maintained throughout all development construction phases § 1410.1. ▪ An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. IFC § 1412.1. 	Fire	Barbara Salas	
14.	<p>The developer shall make the following revisions as they apply to the Traffic Impact Analysis dated April 9, 2008.</p> <ul style="list-style-type: none"> ▪ For the analysis of the Cerrillos Road/Vegas Verde Drive intersection, revise the signal phasing to reflect current conditions which consists of protected-only movements for all left-turners. ▪ In an effort to improve the capacity at the Cerrillos Road/Vegas Verdes Drive intersection, look at implementing protected-permitted lefts for eastbound and westbound movements. Also look at implementing protected-permitted or permitted-only lefts for the northbound and southbound movements. 	Traffic Engineering	John Romero	