

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2009-39

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4
5 AN ORDINANCE

6 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
7 CHANGING THE CLASSIFICATION FROM R-1 (RESIDENTIAL, 1 DWELLING UNIT
8 PER ACRE) TO PRC (PLANNED RESIDENTIAL COMMUNITY); AND PROVIDING
9 AN EFFECTIVE DATE WITH RESPECT TO A CERTAIN PARCEL OF LAND
10 COMPRISING 542.421 ACRES MORE OR LESS LOCATED SOUTH OF NM 599 AND
11 WEST OF SAINT FRANCIS DRIVE AND LYING WITHIN TOWNSHIP 17N, RANGE
12 9E, SECTIONS 11, 14, 15, 22 AND 23, NEW MEXICO PRIME MERIDIAN, SANTA FE
13 COUNTY, STATE OF NEW MEXICO (NORTHWEST QUADRANT REZONING - CASE
14 # M 2009-02).

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 is restricted to and classified as PRC.

19 A parcel of land comprising 542.421 acres more or less located within Township
20 17N, Range 9E, Sections 11, 14, 15, 22 and 23, New Mexico Prime Meridian, Santa Fe
21 County, State Of New Mexico as more fully described in [EXHIBIT A] attached hereto
22 and incorporated 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.** The rezoning action with respect to the subject property affected by
2 this Ordinance is subject to conditions of approval applicable to this rezoning and any
3 future Development Plan for the property. The conditions are outlined in the attached
4 table [EXHIBIT B] summarizing the City of Santa Fe Development Review Team
5 technical memoranda and conditions added at the hearing by the Governing Body.

6 **Section 4.** A Master Plan and Design Guidelines are approved and adopted
7 pursuant to Section 14-4.3 (1)(2) SFCC 1987 (PRC Master Plan) and attached herein
8 [EXHIBIT C].

9 **Section 5.** The rezoning action with respect to the Property affected by this
10 Ordinance is subject to the time restrictions set forth in Section 14-3.5(D)(1) SFCC 1987
11 (Two-year Review/Rescission).

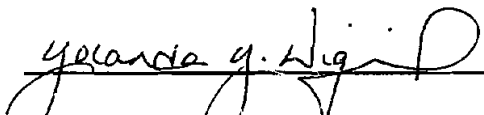
12 **Section 6.** This Ordinance shall be published one time by the title and
13 general summary and shall become effective five days after such publication.

14 **PASSED, APPROVED, and ADOPTED** this 30th day of September,
15 **2009.**

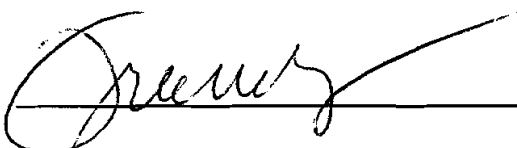
16 

17 **DAVID COSS, MAYOR**

18 **ATTEST:**

19
20 
21 **YOLANDA Y. VIGIL, CITY CLERK**

22 **APPROVED AS TO FORM:**

23
24 
25 **FRANK D. KATZ, CITY ATTORNEY**

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND LYING WITHIN PORTIONS OF TRACT B, TRACT D, TRACT E, TRACT F, TRACT G AND INCLUDING SCHOOL SITE "B" IDENTIFIED AS EXCEPTION 12 . ALL SHOWN ON THE PLAT FOR THE SANTA FE NORTHWEST QUADRANT, ALL WITHIN THE SANTA FE PRANT, WITHIN SECTIONS 11, 14, 15, 22 AND 23, T. 17 N., R. 9 E., N.H.P.M. WITHIN CITY OF SANTA FE, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SANTA FE COUNTY CONTROL NO. 8FC-51, THENCE N76°34'25"E, DISTANCE OF 58.38 FEET TO A POINT ON THE SOUTHEAST BOUNDARY OF THIS TRACT AND LYING WEST OF CAMINO DE LAS CRUCITAS, THE TRUE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING S61°36'11"W, A DISTANCE OF 338.38 FEET; THENCE S39°27'38"W, A DISTANCE OF 589.10 FEET; THENCE S39°11'58"N, A DISTANCE OF 409.58 FEET; THENCE S39°27'17"W, A DISTANCE OF 266.27 FEET; THENCE S40°43'19"E, A DISTANCE OF 404.03 FEET; THENCE S40°51'37"E, A DISTANCE OF 49.65 FEET; THENCE S40°54'28"E, A DISTANCE OF 460.70 FEET; THENCE S41°00'39"E, A DISTANCE OF 239.73 FEET; THENCE S64°44'54"W, A DISTANCE OF 286.84 FEET; THENCE S73°05'34"N, A DISTANCE OF 199.80 FEET; THENCE N83°33'03"W, A DISTANCE OF 434.20 FEET; THENCE S51°41'50"W, A DISTANCE OF 371.18 FEET; THENCE S63°18'02"W, A DISTANCE OF 183.13 FEET; THENCE S63°14'37"W, A DISTANCE OF 688.63 FEET; THENCE S16°50'50"E, A DISTANCE OF 467.75 FEET; THENCE S79°25'40"W, A DISTANCE OF 319.98 FEET; THENCE S42°12'37"W, A DISTANCE OF 41.18 FEET; THENCE N20°12'11"N, A DISTANCE OF 165.88 FEET; THENCE S14°28'25"W, A DISTANCE OF 260.88 FEET; THENCE S14°32'20"W, A DISTANCE OF 245.77 FEET; THENCE S13°26'45"W, A DISTANCE OF 36.95 FEET; THENCE N57°38'33"W, A DISTANCE OF 1840.40 FEET; THENCE N24°05'17"E, A DISTANCE OF 659.12 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 4°18'35" (CHD N26°13'56"E, 112.80') AND AN ARC DISTANCE OF 112.83 FEET; THENCE N28°29'34"E, A DISTANCE OF 939.87 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 31°18'35" (CHD N45°04'12"E, 171.97') AND AN ARC DISTANCE OF 174.41 FEET; THENCE N81°38'34"E, A DISTANCE OF 108.36 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 41°24'10" (CHD N41°00'44"E, 176.75') AND AN ARC DISTANCE OF 180.65 FEET; THENCE N20°18'43"E, A DISTANCE OF 386.73 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHERLY ALONG SAID CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 15°03'21" (CHD N12°45'03"E, 131.01') AND AN ARC DISTANCE OF 131.93 FEET; THENCE N05°16'56"E, A DISTANCE OF 92.06 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 41°54'58" (CHD N26°11'45"E, 250.36') AND AN ARC DISTANCE OF 250.09 FEET; THENCE N47°09'47"E, A DISTANCE OF 441.96 FEET; THENCE N149°27'7"E, A DISTANCE OF 480.43 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 39°05'26" (CHD N69°22'32"E, 334.55') AND AN ARC DISTANCE OF 341.13 FEET; THENCE N89°54'09"E, A DISTANCE OF 184.87 FEET TO THE BEGINNING OF A CURVE; THENCE EASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 21°37'54" (CHD S82°05'14"E, 187.85') AND AN ARC DISTANCE OF 188.77 FEET; THENCE S79°05'33"E, A DISTANCE OF 281.94 FEET; THENCE N15°29'07"E, A DISTANCE OF 530.29 FEET; THENCE N21°43'38"W, A DISTANCE OF 208.85 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHERLY, NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 28°34'12" (CHD N06°55'18"W, 258.19') AND AN ARC DISTANCE OF 258.05 FEET; THENCE N07°53'29"E, A DISTANCE OF 101.37 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHERLY ALONG SAID CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 6°33'58" (CHD N04°29'59"E, 97.27') AND AN ARC DISTANCE OF 97.30 FEET; THENCE N01°15'59"E, A DISTANCE OF 267.81 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHERLY ALONG SAID CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 13°28'33" (CHD N08°08'06"E, 217.33') AND AN ARC DISTANCE OF 117.60 FEET; THENCE N14°46'18"E, A DISTANCE OF 453.37 FEET; THENCE N09°28'49"E, A DISTANCE OF 266.48 FEET; THENCE N08°39'50"W, A DISTANCE OF 153.93 FEET; THENCE N46°53'44"W, A DISTANCE OF 53.18 FEET; THENCE N05°50'47"W, A DISTANCE OF 478.51 FEET TO THE BEGINNING OF A CURVE; THENCE EASTERLY ALONG SAID CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1882.39 FEET, A CENTRAL ANGLE OF 12°51'03" (CHD N75°35'03"E, 375.55') AND AN ARC DISTANCE OF 377.34 FEET TO A POINT ON A CURVE; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 4028.78 FEET, A CENTRAL ANGLE OF 2°00'06" (CHD N89°13'59"E, 140.62') AND AN ARC DISTANCE OF 140.82 FEET; THENCE N87°09'55"E, A DISTANCE OF 166.74 FEET; THENCE S22°48'08"E, A DISTANCE OF 84.38 FEET; THENCE N87°28'57"E, A DISTANCE OF 329.82 FEET; THENCE N19°28'55"E, A DISTANCE OF 454.29 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1285.92 FEET, A CENTRAL ANGLE OF 27°46'04" (CHD N43°39'08"E, 810.92') AND AN ARC DISTANCE OF 618.73 FEET; THENCE N29°51'27"E, A DISTANCE OF 37.55 FEET; THENCE S89°57'10"E, A DISTANCE OF 149.85 FEET; THENCE N30°02'12"E, A DISTANCE OF 150.07 FEET; THENCE N59°58'46"W, A DISTANCE OF 194.82 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 869.94 FEET, A CENTRAL ANGLE OF 21°32'14" (CHD N16°45'31"E, 385.08') AND AN ARC DISTANCE OF 327.01 FEET; THENCE N08°21'46"E, A DISTANCE OF 28.78 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHERLY ALONG SAID CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1039.92 FEET, A CENTRAL ANGLE OF 12°41'03" (CHD N12°17'29"E, 229.75') AND AN ARC DISTANCE OF 230.22 FEET; THENCE N18°56'20"E, A DISTANCE OF 34.61 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2185.83 FEET, A CENTRAL ANGLE OF 11°18'39" (CHD N24°20'18"E, 431.23') AND AN ARC DISTANCE OF 432.14 FEET; THENCE N30°10'16"E, A DISTANCE OF 565.44 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1759.88 FEET, A CENTRAL ANGLE OF 12°30'25" (CHD N36°07'56"E, 383.40') AND AN ARC DISTANCE OF 384.18 FEET; THENCE N42°29'50"E, A DISTANCE OF 498.93 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3282.39 FEET, A CENTRAL ANGLE OF 33°47'54" (CHD N59°24'28"E, 745.55') AND AN ARC DISTANCE OF 758.47 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2185.83 FEET, A CENTRAL ANGLE OF 6°04'42" (CHD N78°21'20"E, 231.46') AND AN ARC DISTANCE OF 231.57 FEET; THENCE S00°16'53"E, A DISTANCE OF 1638.21 FEET; THENCE S00°17'55"E, A DISTANCE OF 869.09 FEET; THENCE S00°21'35"E, A DISTANCE OF 327.24 FEET; THENCE S00°47'35"E, A DISTANCE OF 371.10 FEET; THENCE S00°15'13"E, A DISTANCE OF 180.88 FEET; THENCE S00°23'47"E, A DISTANCE OF 37.87 FEET; THENCE S00°22'55"E, A DISTANCE OF 213.04 FEET; THENCE S00°25'37"E, A DISTANCE OF 177.97 FEET; THENCE S00°46'00"E, A DISTANCE OF 266.18 FEET; THENCE S00°08'48"E, A DISTANCE OF 318.78 FEET; THENCE S02°52'47"E, A DISTANCE OF 28.86 FEET; THENCE S00°14'49"E, A DISTANCE OF 375.38 FEET; THENCE S00°11'21"E, A DISTANCE OF 375.88 FEET; THENCE S00°56'39"E, A DISTANCE OF 855.59 FEET; THENCE S89°44'03"W, A DISTANCE OF 338.75 FEET; THENCE S25°42'03"W, A DISTANCE OF 342.23 FEET; THENCE S00°09'18"E, A DISTANCE OF 176.21 FEET; THENCE S89°58'43"W, A DISTANCE OF 2051.20 FEET; THENCE N12°54'29"E, A DISTANCE OF 1201.02 FEET; THENCE S80°38'25"W, A DISTANCE OF 74.37 FEET; THENCE S64°48'35"W, A DISTANCE OF 367.29 FEET; THENCE S85°27'39"W, A DISTANCE OF 341.41 FEET; THENCE S87°48'24"W, A DISTANCE OF 371.00 FEET; THENCE S84°08'23"W, A DISTANCE OF 292.70 FEET; THENCE S04°29'49"W, A DISTANCE OF 186.57 FEET; THENCE S24°01'42"E, A DISTANCE OF 580.65 FEET; THENCE S24°01'54"E, A DISTANCE OF 184.17 FEET; THENCE S23°50'28"E, A DISTANCE OF 800.13 FEET; THENCE S87°02'37"E, A DISTANCE OF 379.43 FEET; THENCE S22°40'45"W, A DISTANCE OF 277.15 FEET TO THE SAID POINT AND PLACE OF BEGINNING.

CONTAINING 518.975 AC., MORE OR LESS.

LESS AND EXCEPTING THE FOLLOWING PARCELS OF LAND:

A PARCEL OF LAND IDENTIFIED AS EXCEPTION 23, THE MEJIA SUBSTATION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR THE NORTHEAST CORNER OF TRACT F OF THE NW QUADRANT, MARKED BY A BRASS DISK, THENCE S84°52'25"W, A DISTANCE OF 1551.84 FEET TO THE NORTHEAST CORNER OF THIS EXCEPTION AND THE TRUE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING S43°07'13"E, A DISTANCE OF 150.13 FEET; THENCE S45°53'17"W, A DISTANCE OF 150.12 FEET; THENCE N43°07'13"N, A DISTANCE OF 150.13 FEET; THENCE N45°53'17"E, A DISTANCE OF 150.12 FEET, TO THE SAID POINT AND PLACE OF BEGINNING.

CONTAINING 0.51 OF AN ACRE, MORE OR LESS.

AND ANOTHER PARCEL IDENTIFIED AS EXCEPTION 24 BEING THE JOE C & JENNIE O SALAZAR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SANTA FE COUNTY CONTROL NO. SFC-51, THENCE S43°36'34"N, DISTANCE OF 3659.79 FEET TO THE TRUE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING S09°36'49"W, A DISTANCE OF 75.00 FEET; THENCE S66°56'08"W, A DISTANCE OF 162.47 FEET; THENCE N40°27'47"W, A DISTANCE OF 209.00 FEET; THENCE N49°32'13"E, A DISTANCE OF 155.04 FEET; THENCE S55°49'04"E, A DISTANCE OF 217.20 FEET TO THE SAID POINT AND PLACE OF BEGINNING.

CONTAINING 1.000 AC., MORE OR LESS.

THE NET ACREAGE FOR THE LAND SURVEYED AND DESCRIBED HEREIN CONTAINS 517.466 ACRES, MORE OR LESS.

AND

PARCEL A

A CERTAIN PARCEL OF LAND DESIGNATED AS PARCEL A (SCHOOL SITE F), LYING AND BEING SITUATE WITHIN TRACT F OF THE SANTA FE NORTHWEST QUADRANT OF THE SANTA FE GRANT, WITHIN PROJ. SECTIONS 14, 15, T. 17 N., R. 9 E., N.M.P.M. WITHIN CITY OF SANTA FE, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SANTA FE COUNTY CONTROL NO. SFC-51, THENCE N21°11'44"W, DISTANCE OF 1098.86 FEET TO THE TRUE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING N24°01'54"W, A DISTANCE OF 164.17 FEET; THENCE N24°01'42"W, A DISTANCE OF 580.65 FEET; THENCE N04°29'49"E, A DISTANCE OF 186.87 FEET; THENCE N64°08'23"E, A DISTANCE OF 232.70 FEET; THENCE N87°40'24"E, A DISTANCE OF 371.00 FEET; THENCE N86°27'39"E, A DISTANCE OF 341.41 FEET; THENCE N64°40'35"E, A DISTANCE OF 367.29 FEET; THENCE N80°39'26"E, A DISTANCE OF 74.37 FEET; THENCE S12°54'29"W, A DISTANCE OF 1201.02 FEET; THENCE S89°57'02"W, A DISTANCE OF 769.68 FEET TO THE SAID POINT AND PLACE OF BEGINNING.

CONTAINING 24.956 AC., MORE OR LESS.

TOTAL

DEVELOPMENT AREA

SURVEYED AREA (INCLUDES PARCEL B)	518.975 AC.±
PARCEL A	+ 24.956 AC.±
EXC 23 MEJIA SUBST.	- 0.51 AC.±
EXC 24 SALAZAR	- 1.000 AC.±
TOTAL	542.421 AC.±

Northwest Quadrant Master Plan – Conditions of Approval

EXHIBIT B

ORDINANCE NO. 2009-39
Rezoning (Case #ZA 2009-02)

	Condition	Department	Staff
1	Residential will most likely be automated pick up – signage should be posted as to no parking on day of service	Solid Waste	Randall Marco
2	Commercial should have enclosures to city specifications	Solid Waste	Randall Marco
3	A Master Stormwater Management Plan shall be submitted to the City of Santa Fe for its approval. The plan will be submitted prior to approval of any Development Plan or subdivision application and prior to the approval for the construction of infrastructure. As authorized by the Clean Water Act, the project shall conform to the EPA’s National Pollutant Discharge Elimination System (NPDES) permit program and City of Santa Fe Terrain and Stormwater Management and Stormwater Illicit Discharge Control ordinances. The Master Stormwater Management Plan shall be designed in conformance with applicable City of Santa Fe Stormwater policies and shall treat stormwater runoff <i>“as a valuable natural resource in Santa Fe, a community that is prone to drought, by encouraging water collection and infiltration on site”</i> . Policy guidance shall be taken from documents including the General Plan, Stormwater Management Plan, Terrain and Stormwater Management Regulations and all other applicable, adopted City of Santa Fe Stormwater Management and Water Conservation policy documents. At a minimum the Plan will identify practices to treat, store and infiltrate runoff onsite before it can affect water bodies downstream. Additionally, the plan will include innovative site designs that reduce imperviousness and smaller-scale low impact development practices dispersed throughout the site, in order to achieve flow reductions, reduce erosion and sedimentation, reduce stormwater pollutants, improve water quality and mitigate increased maintenance and repair requirements to public stormwater infrastructure.	Stormwater	Jim Salazar
4	As the project builds-out, the Master Developer shall require all developers, builders, contractors, homeowner’s associations, and all stakeholders, to conform to these city policies in their design philosophies and development and maintenance programs and the Master Stormwater Management Plan shall provide guidance.	Stormwater	Jim Salazar
5	Prior to filing the Master Plan and approval of the Master Stormwater Management Plan, Chapter Six (6) Landscape Architecture of the Design Standards shall be revised as per the attached March 16, 2009 memo from Jim L. Salazar to Lee Depetrio . This chapter also includes specific information on grading and drainage as well as habitat enhancement in order to implement EPA’s Best Management Practices.	Stormwater	Jim Salazar
6	Further, prior to any disturbance or grading of terrain, an appropriate Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and approved by city staff and a Notice of Intent (NOI) for coverage under the Construction General Permit (CGP) shall be filed with the EPA.	Stormwater	Jim Salazar
7	Shall provide two separate and approved fire apparatus access roads.	Fire	Barbara Salas
8	Shall ensure access road has a minimum unobstructed width of 20 feet or 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height.	Fire	Barbara Salas
9	Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provision in accordance with Table D103.4.	Fire	Barbara Salas

Northwest Quadrant Master Plan – Conditions of Approval

EXHIBIT B

ORDINANCE NO. 2009-39
Rezoning (Case #ZA 2009-02)

10	The installation of a security gate across a fire apparatus access road shall be approved. Where a gate is installed, they shall have an approved means of emergency operation. The security gate and the emergency operation shall be maintained operational at all times.	Fire	Barbara Salas
11	Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds and shall be surfaced so as to provide all weather driving capabilities.	Fire	Barbara Salas
12	On page 55 of the Master Plan submittal (submitted on CD) under the title Homeowner’s Association (HOA) – the second bullet point will need to be modified. At the time of Development submittal and review, language will need to be developed to provide ownership of the lift station by the City of Santa Fe, and supplemented with an agreement that requires the HOA to pay for all costs associated with maintenance, operation, repair and replacement of the sewer lift station(s) and appurtenances.	Wastewater Management	Stan Holland
13	A sample sewer lift station maintenance agreement, to be used as a general template, is included with this document and shall be incorporated into the agreement between the City of Santa Fe and the NWQ Homeowners Association at the time of Development submittal and review. These documents shall be reviewed by the City Attorney’s Office.	Wastewater Management	Stan Holland
14	A sample Home Owners Association By-Laws and Covenants Agreement, to be used as a general template outlining how the HOA shall delegate responsibility for the sewer lift station within the HOA and with the City of Santa Fe is included with this document and shall be incorporated into the HOA documents at the time of Development submittal and review. These documents shall be reviewed by the City Attorney’s Office.	Wastewater Management	Stan Holland
15	All sewer plans including the design of the sewer lift station(s) and the sewer collection system consisting of but not limited to all public gravity, low pressure and force main sewer lines shall be reviewed and approved by the Wastewater Division at the time of Development submittal and review.	Wastewater Management	Stan Holland
16	The individual sewer grinder pumps, appurtenances and service lines are the responsibility of the individual property owners for maintenance, operation, repair and replacement.	Wastewater Management	Stan Holland
17	<p>Comments related to the NWQ Development connecting to the existing City public sewer system:</p> <p>a. The Wastewater Division has cleaned, televised and evaluated the existing City public sewer lines that will convey the flows from the proposed NWQ sewer lift station connecting at Camino Crucitas. The existing City public sewer system will convey the calculated increased sewage flows from the NWQ proposed sewer lift station at full build-out if a portion of the existing City public sewer system serving the NWQ is improved. The phasing of the NWQ Project will incrementally increase the sewage flows and allow for the determination of which phase of the development will require the improvements prior to connecting to the existing City public sewer system. The calculated flows of the NWQ are based on a full build out of 758 residential units and 50,000sf of commercial space that includes the proposed fire station. It is estimated the cost of improvements to the existing public sewer system, utilizing pipe bursting technology, is \$350,000 (Three Hundred Fifty Thousand Dollars) based upon a current City contract for this type of work. The work would consist of increasing the existing sewer pipe size from 8” to 12” and improvement to the manholes within Rio Vista Street and Solana Drive.</p> <p>b. <u>The entire cost for any required improvements to the existing City public sewer system to serve the increased sewage discharge from the NWQ Development shall be a requirement for approval for each phase of the NWQ Development at the time of Development Review and Approval.</u> The Wastewater Division is investigating other remedial improvement alternatives that may cost less than estimated in item (a.) above but does not have the required field data to evaluate at this time.</p>	Wastewater Management	Stan Holland

Northwest Quadrant Master Plan – Conditions of Approval

EXHIBIT B

ORDINANCE NO. 2009-39
Rezoning (Case #ZA 2009-02)

18	<p>The Housing and Community Development Department (HCDD) is currently proposing to move forward with just the "One Access Point: Ridgetop" scenario. Following is a review of the most recent traffic analysis submitted on May 28,2009, which only looks at the "One Access Point: Ridgetop" scenario, and the Master Plan dated February 2009. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittals:</p> <ol style="list-style-type: none"> 1. The proposed Master Plan identifies 773 proposed dwelling units where as the TIA identifies 758 dwelling units. Revisions to either document shall be made to ensure consistency. 2. The proposed Master Plan identifies a projected 40,000 square feet of commercial (not including live/work units) where s the TIA identifies 35,000 square feet of commercial (not including Live/Work units). Revisions to either document shall be made to ensure consistency. 3. The traffic analysis assumes land use restrictions for the proposed live/work units which will require zoning restrictions. These zoning restrictions will have to be structured in order to ensure the live/work units will function as shown in the traffic analysis. Proposed zoning restrictions will have to be reviewed by the Planning and Land Use Department. 4. The traffic analysis states that this access scenario is a viable option with improvements to the NM 599/Ridgetop interchange including bridge widening (reconstruction), signalization and restriping. The Santa Fe Estates development is set to fund a good portion of the signalization improvements. The PWD recommends a condition of approval for the master plan stating that the North West Quadrant project will be required to provide fair share monetary contributions towards the above stated improvements. The amount of contribution shall be based on a cost estimate reviewed and approved by the City’s PWD and the New Mexico Department of Transportation (NMDOT). 5. A PM analysis of the proposed access scenario shall be provided. 6. A revised TIA shall be generated which effectively consolidates all information, generating a complete analysis pertaining to the approved development plan and access scenario. 7. Any improvements performed on NM 599 or any of its intersections will have to receive ultimate approval from the NMDOT. 	Traffic Engineering	John Romero
19	<ol style="list-style-type: none"> 1. Any use of City funding to pay for any capital improvements or infrastructure for development of the project shall require a 2/3 affirmative vote of the City Council; and 2. Before this project can proceed through the development approval process, there must be a Request for Proposal or Request for Qualifications issued, and there must be at least two bidders for the project. 	City Council	Councilor Matthew Ortiz
20	<p>The following shall be completed and submitted as part of the Development Review Plan:</p> <ol style="list-style-type: none"> 1. A requirement that at a minimum all homes will be built to LEED Silver plus; 2. That at all times at least 70% of the homes are to be built at prices that are affordable to entry level and step-up buyers; and that the developer shall be required to propose a mix of homes to buyers which is supported by an analysis of existing market conditions; and at least 30% of the homes must be affordably priced for entry level buyers; 3. An assessment of options for treating wastewater with a minimum number of lines to homes and existing sewer lines in the area; and 4. An assessment of traffic options to address the concerns that have been raised by the community tonight. 	City Council	Councilor Rebecca Wurzburger
21	<p>Running wastewater through Casa Solana sewers is not one of the options.</p>	Mayor	Mayor David Coss

Northwest Quadrant Master Plan – Conditions of Approval

EXHIBIT B

ORDINANCE NO. 2009-39
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22	Before anything moves forward there shall be an environmental assessment of the groundwater migration in this area.	City Council	Councilor Chris Calvert
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ORDINANCE NO. 2009-39

EXHIBIT – C

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CITY CLERK'S OFFICE AT

(505) 955-6520