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CITY OF SANTA FE, NEW MEXICO

ORDINANCE NO. 2009-07

AN ORDINANCE

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
CHANGING THE ZONING CLASSIFICATIONS FOR THE "LAS SOLERAS"
PARCELS; AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO CERTAIN
PARCELS OF LAND COMPRISING 545.30 ACRES MORE OR LESS GENERALLY
BOUNDED BY INTERSTATE 25 ON THE SOUTH, CERRILLOS ROAD ON THE
WEST, RICHARDS AVENUE ON THE EAST, AND GOVERNOR MILES ROAD ON
THE NORTH AND LYING WITHIN TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 17
AND 18, NEW MEXICO PRIME MERIDIAN, SANTA FE COUNTY, STATE OF NEW
MEXICO (LAS SOLERAS REZONING - CASE # ZA 2008-11).

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

Section 1. Parcels of land comprising 545.30 acres more or less located within Township 16N, Range 9E, Sections 7, 17 and 18, New Mexico Prime Meridian, Santa Fe County, State Of New Mexico located within the municipal boundaries of the city of Santa Fe, which has been annexed pursuant to Case No. M 2008-28, is restricted to and classified as described in the Zoning Map [EXHIBIT A] attached hereto and incorporated by reference.

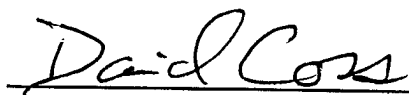
Section 2. The official zoning map of the City of Santa Fe adopted by Ordinance No. 2001-27 is amended to conform to the changes of zoning classifications for the property set forth in Section 1 of this Ordinance.

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 summarizing City of Santa Fe Development Review Team technical memoranda
5 and conditions approved by the Planning Commission on December 18, 2008 [EXHIBIT
6 B].

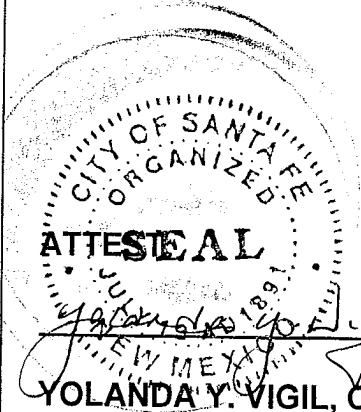
7 Section 4. The rezoning action with respect to the Property affected by this
8 Ordinance is subject to the time restrictions set forth in Section 14-3.5(D)(1) SFCC 1987
9 (Two-year Review/Rescission).

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

12 PASSED, APPROVED AND ADOPTED this 11th day of February, 2009.

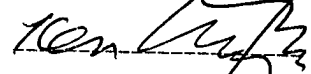
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15 DAVID COSS, MAYOR

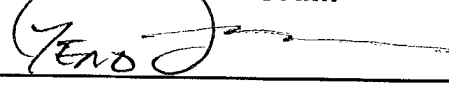


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19 YOLANDA Y. VIGIL, CITY CLERK

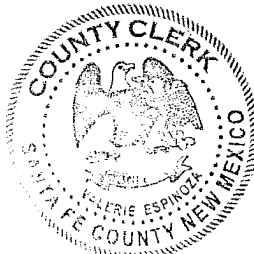
16 COUNTY OF SANTA FE) ORDINANCE
17 STATE OF NEW MEXICO) ss PAGES: 16
18 I Hereby Certify That This Instrument Was Filed for
19 Record On The 19TH Day Of March, 2010 at 02:32:02 PM
20 And Was Duly Recorded as Instrument # 1593745
21 In The Records Of Santa Fe County

22 Witness My Hand And Seal Of Office
23 Valerie Espinoza
24 Deputy  County Clerk, Santa Fe, NM

21 APPROVED AS TO FORM:

22 

23 GENO ZAMORA, CITY ATTORNEY

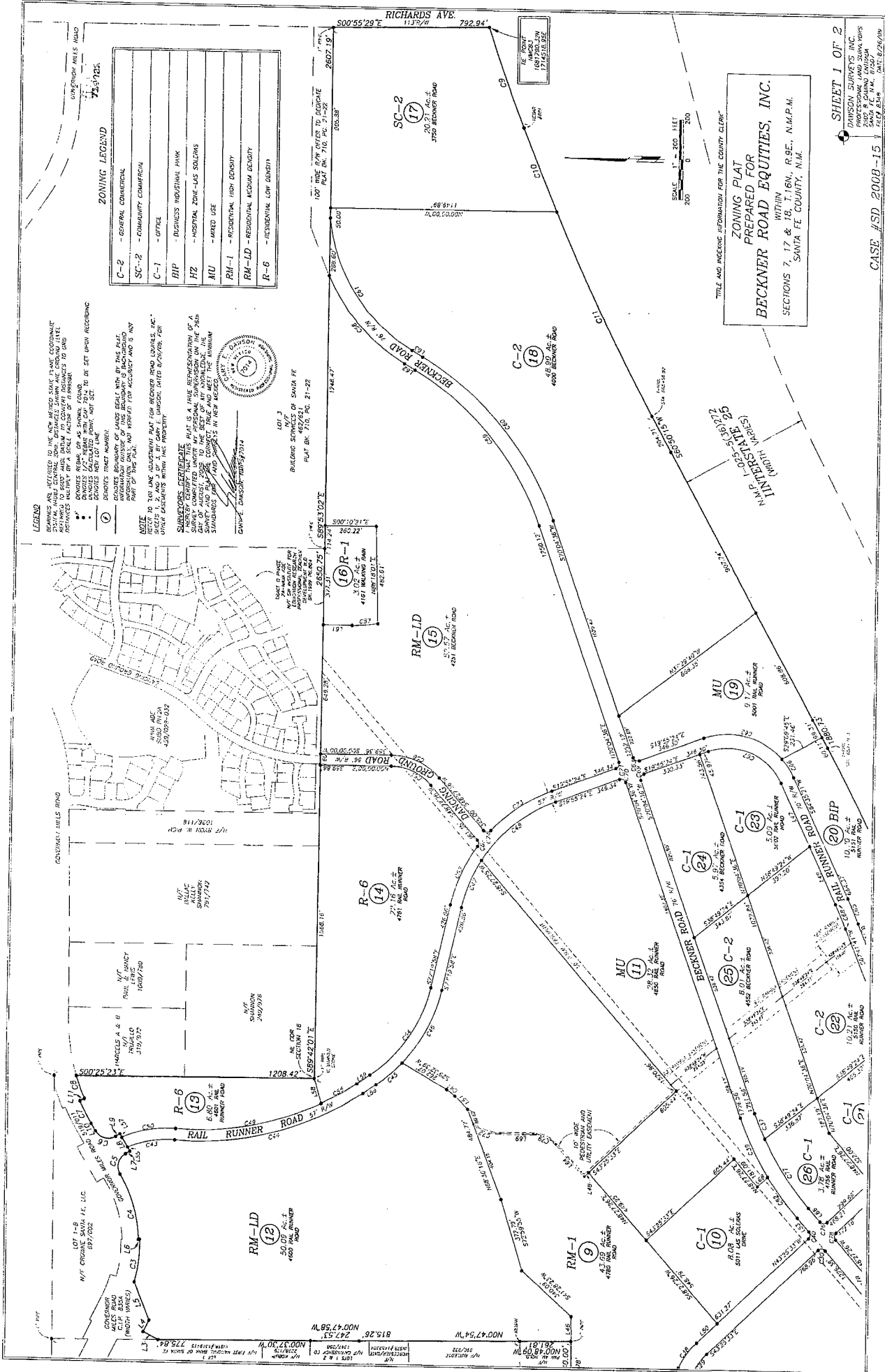


Exhibits

- Exhibit A Zoning Map
- Exhibit B Conditions of Approval

**Las Soleras
Ordinance 2009-7**

LAS SOLERAS ORDINANCE 2009-7 EXHIBIT A



SHEET 1 OF 2

CASE #SD 2008-15

S-1

DIVISION SURVEYS INC.
 2505 S. SANTA FE AVENUE
 ALBUQUERQUE, NM 87105
 PHONE 505.263.8500
 FAX 505.263.8501
 DATE 02/26/09

Las Soleras – Revised Conditions of Approval
 General Plan Amendment (Case #M 2008-27)
 Annexation (Case #M 2008-28)
 Lot Line Adjustment, Road Dedication, and Right-of-Way Vacation Plat (Case #SD 2008-15)
 Rezoning (Case #ZA 2008-11)

COMPLETED

	Condition	Department	Staff	Timing
9	Include the amended Master Trails Plans (Streets P-7 & P-17 P-12) as part of the City's Annexation Agreement	Trail Development	Bob Siqueiros	See Annexation Agreement p. VI VII
15	An archaeological reconnaissance report must be completed by a City approved archaeologist and then approved by the City of Santa Fe Archaeological Review Committee (ARC) in order for the applicant to receive an archaeological clearance document.	Historic Preservation	Marissa Barrett	Complete -- 2/5/09 ARC Approval
16	The 40-acre Presbyterian Hospital tract near the west end of the master plan should be approved as "Institutional" amending the City's current Future Land Use Map, rather than the applicant's request that it be designated "Community Commercial". A note shall be added to the Future Land Use Map Amendment confirming expressly that the Las Soleras HZ zoning district conforms to the Institutional land use designation.	Long Range Planning	Reed Liming	See Revised Annexation Master Plan and Future Land Use map, dated 1/15/10
17	The land use designations and zoning districts for the southeasterly portion of Las Soleras, south of Beckner Avenue, shall be modified as follows: Easterly 20 ac. (including open space) - Community Commercial/SC-2 Adjoining 50 ac. to west (including open space) -- Business Park/C-2 development standards but allowing only BIP land uses Adjoining 37.56 acres to west (including open space) -- Mixed Use/MU.	Long Range Planning -- Current Planning	Reed Liming -- Tamara Baer	See Revised Annexation Master Plan and Future Land Use map dated 1/15/10 and revised Zoning map dated 8/26/09
18	The Las Soleras General Plan will show a public school site shown as "institutional" on the Future Land Use Map of a size equal to the set aside agreed on between the applicant and the Santa Fe Public School District.	Long Range Planning	Reed Liming	See Annexation Master Plan and Revised Future Land Use map, dated 1/15/10
21	Include all required elements on the Annexation and Dedication Plats as per the Annexation	Current Planning	Lucas Cruise	See Revised

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22	<p>Submittal packet (existing easements, floodplain, tract boundaries with references to legal lots of record and property owner signatures, existing and proposed city limits, roadway dedication details, etc.)</p> <p>It appears that a portion of the 1% chance event floodplain of the Arroyo Chamiso is not dedicated as Open Space or otherwise restricted from development.</p> <ul style="list-style-type: none"> • Upon administrative approval by the City Staff of all improvements constructed in the floodplain, this land should be dedicated as public open space, drainage easement, and public right of way as per 14-8.2 (J): Terrain and Stormwater Management or otherwise restricted from development as per 14-5.9 Ecological Resource Protection Overlay District • Identify FEMA floodplain determinations and CLOMR that modify the area that is required to be protected • Identify options to protect and integrate into site plan open space the Arroyo de Los Chamisos tributaries that fall outside the FEMA floodplain. 	Current Planning	Lucas Cruse	Annexation Plat dated <u>8/26/09</u>
23	<p>Minimum dedication of 98 feet of ROW for Beckner Road as per 14-9.2, except for the “innovative street designs” approved by the Planning Commission at their meeting of 12/18/08, as per Chapter 14-9.2 (E) (2) (a).</p>	Current Planning	Lucas Cruse	See Revised Dedication Plat dated <u>8/26/09</u>
24	<p>Sidewalks are required within the public ROW along both sides of all arterial roadways as per 14-9.2. The only exception to sidewalks being located within dedicated public roadway ROW is where “innovation” provides:</p> <ul style="list-style-type: none"> • Open Space dedicated adjacent to the roadway allows greater separation between the roadway and path by maintained landscape area, • Curb cuts allowing motorized traffic to cross trails that runs parallel with Beckner Road shall be limited, • And, a public access easement is provided for the trail through the private open space. 	Current Planning	Lucas Cruse	See Revised Dedication Plat dated <u>8/26/09</u> DP (Development Plan, including any road construction plan for curb cuts)
26	<p>Clarify what is intended where trails are shown adjacent to roadways, but no open space is dedicated:</p> <ul style="list-style-type: none"> • It is recommended that these sections of roadway be designed to 14-9.2 standards where additional open space is not being dedicated. • It is also recommended that the Trail Plan be modified to indicate only trail alignments that are independent of where sidewalks are already required along roadways as per 14-9.2 and open space is designated (i.e. power line alignment, Arroyo de Los Chamisos, I-25 setback, Nava Ade connections). 	Current Planning	Lucas Cruse	See revised Annexation Master Plan dated <u>1/15/10</u> and Trails Master Plan

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	Current Planning	Lucas Cruise	See Revised Annexation Master Plan and Future Land Use Map dated 1/15/10 and Road Dedication Plat
29	To improve arterial road intersection function, increase the spacing between the Las Soleras Drive and Rail Runner Road intersections with Beckner Road by shifting the alignment of Las Soleras Drive west, between the hospital and office tracts		
30	<p>Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include:</p> <ul style="list-style-type: none"> • Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the park adjacent to the north. See Condition 36 below.) • Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel • Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above 	Lucas Cruise	<p>See Revised Annexation Master Plan and Future Land Use Map dated 1/15/10</p> <p>Also see DP (Development Plan, including any road construction plan)</p>
31	“Figure 5: Preliminary Circulation Map” of the Santa Fe County’s Community College District Plan shows an over/underpass connecting Dinosaur Trail across I-25 to Beckner Road in the vicinity of Railrunner Road. Resolve with Santa Fe County whether this roadway connection will be integrated into the Las Soleras roadway network or the applicant shall coordinate with Santa Fe County to revise its plan to remove this connection.	Lucas Cruise	See Memo from Santa Fe County dated _____
33	A continuous trails network appears to connect the open space and parks parcels with the exception of parcel #20 from the proposed Railrunner Stop and Transit Station through parcel #19, connecting Beckner Road and continuing through parcel #12, connecting with the 21.50 acre Park/Open space parcel. We recommend further connectivity within and through these parcels. (Note: this connects “La Rambla” up to the regional park.)	Fabian Chavez III – Lucas Cruise	See Revised Trails Plan dated 1/15/10
36	The 21.50 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Fabian Chavez III	DP and Revised Annexation Master Plan and Future Land Use

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		Current Planning	Greg Smith	Map
37	Prior to hearing by the City Council, submit detailed phasing for each tract of land and utility in addition to how that phasing relates to the submitted roadway construction phasing plan.	Current Planning	Greg Smith	Complete per 2/1/09 Council approval
38	Add note on P-7 "Where the development standards on this sheet conflict with provisions of Chapter 14 SFCC 1987 in effect at the time of approval of any development plan, the Code provision shall apply. Variances to these development standards shall be processed in the same manner as provided for similar variances to provisions of Chapter 14."	Current Planning	Greg Smith	See Revised Sheet P-7 dated <i>Removed from Plan Set</i>
39	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exists a comprehensive and equitable mechanism for implementing the dedication of easements and right-of-way necessary for infrastructure serving any and all phases and sub-phases of the Las Soleras Annexation Master Plan which will be affected by the approved development plan or plat, and for financing and coordinating the construction of that infrastructure. This note shall be placed on the Master Plan and included in the annexation agreement.	Current Planning	Greg Smith	Complete – See Annexation Master Plan dated <i>11/5/10</i> and Annexation Agreement section _____
40	No development plan or subdivision plat shall be approved by the Planning Commission unless the commission finds that there exist adequate provisions for coordinating dedication, financing and constructing infrastructure necessary for the orderly development of lands adjoining the Las Soleras Master Plan boundaries, including but not limited to "stubbing out" trails, roads and utility easements, and/or provisions for pro-rata contributions to off-site improvements that may be impacted by the approved development plan or plat. This note shall be placed on the Master Plan and included in the annexation agreement.	Current Planning	Greg Smith	See Revised Annexation Master Plan dated _____ and Annexation Agreement section _____
41	Approval of the Annexation Agreement is subject to the review and approval of the City Attorney.	City Attorney	Kelley Brennan	See Final Annexation Agreement dated <i>9/9/09</i>
43	The applicant shall submit a revised future land use map for administrative review and approval to ensure compliance with all approved changes, including approved road networks and any future school site.	Current Planning	Tamara Baer	See Revised Annexation Master Plan and Future Land Use Map dated <i>1/5/10</i>
44	The City Traffic Engineer shall complete his review of the traffic impact analysis and include any	Current Planning	Tamara Baer	See Memo from

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	additional recommended conditions in the City Council staff report.			John Romero dated _____, attached hereto as Exhibit A
45	The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.	City Council / Parks Department	Fabian Chavez	Annexation Agreement, P. _____ 9/9/09 Prior to approval of first DP
48	A written commitment from the new state administration to the same extent as that issued by the present administration to locate a state office complex or a similar commitment for a commercial development with similar impacts shall be submitted prior to construction of the rail stop.	City Council / Current Planning	Tamara Baer	Complete, See letter from Governor Richardson dated 11/14/08

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TO BE SUBMITTED IN CONJUNCTION WITH FIRST DEVELOPMENT PLAN(S)

	Condition	Department	Staff	Timing
19	<p>The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the "Highway Corridor"). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 and Beckner Road, making use of the bundled open spaces to create a continuous trail system.</p> <p>All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way.</p> <p>The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.</p>	Long Range Planning	Reed Liming	<p>Highway Corridor Plan – Prior to approval of first DP</p> <p>Visual Impact Analysis - DP (Development Plan, including any trail construction plan)</p>
45	<p>The applicant shall, in consultation with Santa Fe Public Schools and City staff, locate an additional 20 acres for active park space. This condition shall be incorporated into the Annexation Agreement. The Planning Commission shall approve the park location prior to the approval of a development plan for any Phase of the Project and shall verify compliance with applicable access standards to the parks and open space.</p>	City Council / Parks Department	Fabian Chavez	Annexation Agreement, P. ____, Prior to approval of first DP

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TO BE SUBMITTED AT DEVELOPMENT PLAN (OR PERMIT) FOR APPLICABLE PARCEL(S)

Note: some conditions are duplicated from above as they had components that have been completed but also have components to be completed at Development Plan.

	Condition	Department	Staff	Timing
1	Applicant must comply with Chapter XXI of SFCC 1987	Solid Waste	Randall Marco	DP (Development Plan, including any road construction plan)
2	Recommend the following solid waste measures: <ul style="list-style-type: none"> • Commercial properties: use 30 yard self-contained compactors or create a specific solid waste plan • Residential properties: create a specific solid waste plan 	Solid Waste	Randall Marco	DP (Development Plan, including any road construction plan)
3	Identify provisions for recycling	Solid Waste	Randall Marco	DP
4	Proposed infrastructure shall be sufficient to accommodate the fire-flow requirements set forth in IFC § B105.	Fire	Barbara Salas	DP
5	Fire Hydrants shall be located to a location acceptable to the Fire Code Official. Contact Fire Department for clarification and approval of fire hydrant locations.	Fire	Barbara Salas	DP
6	Development Plan General notes shall indicate the following provisions: <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	DP
7	Provide a standard city trail signage plan.	Trail Development	Bob Siqueiros	DP (Development Plan, including any road or trail construction plan)
8	Comply with ADA standards.	Trail Development	Bob Siqueiros	DP

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	Trail Development	Bob Siqueiros	DP (Development Plan, including any trail construction plan)
10	Primary and Secondary Trail Sections shall comply with the AASHTO Design Standards (American Association of State Highway and Transportation Officials-for the Development of Bicycle Facilities).		
11	All development must comply with the Terrain/Stormwater Management and Flood Regulation requirements of Articles 14-8.2 and 14-8.3 of the Land Development Code.	Risana Zaxus	DP (Development Plan, including any road construction plan)
12	Public sanitary sewer crossings of the Arroyo Chamiso (AC) shall be kept to an absolute minimum. The existing AC sanitary trunk sewer line is located on the east and south of AC. Properties to the north and west of the AC shall minimize the number of public sewer line crossings of the AC.	Stan Holland	DP (Development Plan, including any road construction plan)
13	There shall be no sewer lift stations in the "Las Soleras" area.	Stan Holland	DP
14	Final sewer design approval of all development plans in "Las Soleras" shall require Wastewater Division approval.	Stan Holland	DP
19	<p>The annexation master plan includes a portion of the land directly adjacent to the I-25 right of way that is labeled highway corridor (the "Highway Corridor"). Prior to or in conjunction with the first development plan application adjacent to the Highway Corridor, a comprehensive Highway Corridor Plan shall be submitted to the Planning Commission for review and approval. The Highway Corridor Plan shall identify locations of bundled open space, view corridors, a visual impact analysis of the Las Soleras I-25 corridor, architectural design features, locations of berms (existing and proposed), and landscape and lighting standards to be implemented by the Plan. The depth of the Highway Corridor may vary to a minimum of 100 feet provided that the overall area encompassed within the Highway Corridor, outside of the BIP (or Transit Oriented Development) zone, shall be maintained. As part of the Highway Corridor Plan, the Trails Plan shall be revised to identify trail connections between the trail running east-west along I-25 and Beckner Road, making use of the bundled open spaces to create a continuous trail system.</p> <p>All applications for development plans adjacent to the Highway Corridor shall include visual impact analyses of views from I-25 both northbound and southbound using story poles and/or computer aided visual simulation to address all proposed improvements located within 265 feet of the I-25 right-of-way.</p> <p>The developer shall designate and provide a pedestrian or bike trail within the Highway Corridor from the planned Rail Runner station up to Richards Avenue and down to Beckner Road where it comes closest to the Highway Corridor.</p>	Reed Liming	<p>Highway Corridor Plan – Prior to approval of first DP</p> <p>Visual Impact Analysis - DP (Development Plan, including any trail construction plan)</p>

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20	The application for any development plans adjacent to the planned train stop shall include a parking study addressing proposed amount, location and rationale for public parking.	Long Range Planning	Reed Liming	DP
25	At the time of development for individual tracts, all trails through privately held open space shall be dedicated as public access easements to ensure permanent public access to the Las Soleras non-motorized transportation network	Current Planning	Lucas Cruse	DP (Development Plan, including any trail construction plan)
27	<p>As part of an expanded non-motorized transportation plan and for all applicable development plans and road construction plans, identify proposed accommodations for the priority non-motorized crossings of arterial roadways in Las Soleras. The priority connections needed include:</p> <ul style="list-style-type: none"> • Identify needed upgrades to the Cerrillos Road culvert underpass and/or buried trail underpass required to accommodate non-motorized traffic • If not precluded by construction that is in progress, reinstate the pedestrian underpass of Beckner Road between the hospital tract and the office tract to the south utilizing the natural topography as indicated in the original submittal • Connect the north end of “La Rambla” as a central component of the proposed TOD strategy across Beckner Road to the residential tracts and the park between Tracts 10 and 11 • Design the bridges of Crossing at Chamiso and Las Soleras Drive across the Arroyo de Los Chamisos to accommodate the trails underneath • Design the Railrunner Road crossing of the natural drainage to the north of Dancing Ground Road to connect park and open space with a pedestrian underpass as indicated in the original submittal • Identify other opportunities to develop grade separated or otherwise prioritized non-motorized crossings of Beckner Road between Railrunner Road and Richards Avenue 	Current Planning	Lucas Cruse	DP (Development Plan, including any road and trail construction plan)
28	<p>In support of the stated Transit Oriented Development (TOD) goals of Las Soleras, as part of development plans and road construction plans, as applicable, identify the locations of priority bus stops in coordination with Santa Fe Trails for the route shown on Sheet P-18: Traffic Circulation Plan to facilitate:</p> <ul style="list-style-type: none"> • ROW dedications for bus loading bays or lanes • Connections to non-motorized circulation facilities • Building and tract development orientations to the transit stops 	Current Planning	Lucas Cruse	DP (Development Plan, including any road construction plan)
30	<p>Access management is required to maintain the function of the Arterial roadways network. Since development in Las Soleras will happen piecemeal, it is recommended that a more fully-developed arterial and collector roadway network be developed in coordination with City staff as guidance for future development applications. Some eventual connections of note that should be considered now include:</p> <ul style="list-style-type: none"> • Dancing Ground west to Las Soleras Drive (this also increases access and visibility to the 	Current Planning	Lucas Cruse	See Revised Annexation Master Plan and Future Land Use Map dated <u>1/15/10</u> DP (Development

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	<ul style="list-style-type: none"> park adjacent to the north. See Condition 36 below.) Connection from east end of Dragon Road down and across Beckner Road into the Mixed Use parcel Connection from the Station/Neighborhood Center eastward through the Mixed use parcel to the Dragon Road extension identified above 				Plan, including any road construction plan)
32	In development of access to a potential Rail Runner platform in the median of Interstate 25, design the Las Soleras access to facilitate future integration of a non-motorized access to the station from the south side of Interstate 25 and connections to the County's Community College District non-motorized trail network.	Current Planning	Lucas Cruse		Building permit for train station
34	The trails system appears to provide opportunities for quality trail amenities such as gardening plots, small pocket parks and rest/vista stops throughout the proposed amendment. We recommend refined design development assurances that these amenities, where feasible, will be constructed.	Parks-Open Space-Watershed Division	Fabian Chavez III		DP (Development Plan, including any trail construction plan)
35	After extensive conversation and document review with the Landscape Architect and representatives from Las Soleras, the 21.50 acre Park Open Space parcel appears to be of adequate size for a large regional/community park. Specific required park features were discussed and the Landscape Architect agreed that in fact these amenities could be incorporated within the park parcel. We recommend assurances that these amenities will be designed and constructed.	Parks-Open Space-Watershed Division	Fabian Chavez III		DP
36	The 21.50 acre Park/Open space parcel will require a secondary arterial along the south boundary connecting Railrunner and Las Soleras Drive, possibly achieved by extending Dancing Ground Road, or the 10-foot wide trail along the southerly park boundary shall be designed to accommodate maintenance and light emergency vehicles (such as ambulances). This will provide at least 50% arterial connectivity for this parcel.	Parks-Open Space-Watershed Division – Current Planning	Fabian Chavez III		DP and Revised Annexation Master Plan and Future Land Use Map
42	The applicant shall work with the Wastewater Management Division to design, locate and grant a minimum 10-foot wide public easement adjacent to the existing Arroyo Chamiso Sewer Trunk line easement to accommodate installation of an effluent line. The applicant shall reimburse the City for its fair and reasonable pro-rata share for its portion of the effluent line.	City Council/Wastewater Division	Stan Holland		DP
46	A street designed to City standards, or a rural profile road with a safe drivable surface shall be constructed to provide vehicular access between Monte del Sol School and Beckner Road in conjunction with construction of the adjacent section of Beckner Road.	City Council / Public Works	Robert Romero		DP (Development Plan, including any road construction plan that involves the applicable section of Beckner Road)
47	Prior to the approval of a development plan for a hospital on Parcel 7, the applicant shall describe the measures that will be employed to mitigate disturbances from overflight over adjacent populated residential areas.	City Council / Current Planning	Tamara Baer		DP (that includes heli-pad)

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49	All road improvements on Beckner Road from Cerrillos Road to Richards Avenue necessary for vehicular access to the train station shall be completed before construction of the rail stop.	City Council / Current Planning	Tamara Baer	DP (TOD)
50	The applicant shall obtain City staff approval of an access plan to the rail stop for county residents on the south side of the interstate.	City Council / Current Planning	Tamara Baer	DP (TOD)