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CITY OF SANTA FE, NEW MEXICO
ORDINANCE NO. 2007-29

AN ORDINANCE

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
CHANGING THE CLASSIFICATION FROM R-2 TO MU; APPROVING A MASTER
PLAN, AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO A CERTAIN
PARCEL OF LAND COMPRISING 4.12 ACRES MORE OR LESS LOCATED WITHIN
SECTION 33, T17N, R9E, N.M.P.M., GENERALLY LOCATED ON THE SOUTH SIDE OF
AGUA FRIA ROAD APPROXIMATELY 500 FEET WEST OF HARRISON ROAD
("AGUA FRIA COMPOUND" ZONING CASE NO. ZA 2007-01)**

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

Section 1. The following real property (the "Property") located within the municipal boundaries of the city of Santa Fe, which is restricted to and classified as R-2 (Residential, Two units per acre).

A parcel of land comprising 4.12 acres, Lot 38 within Section 33, T.17N., R.19E., N.M.P.M. as shown in the attached Boundary Survey "Exhibit A" attached hereto and incorporated by reference. Said Boundary Survey is recorded with the County of Santa Fe, State of New Mexico, October 18, 1995 in book 318, page 32 of the records of Santa Fe County.

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.

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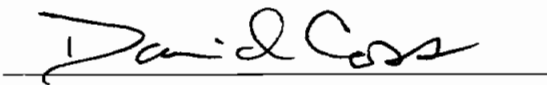
Section 3. The rezoning action effected by this ordinance is subject to the conditions of approval set forth in "Exhibit B" attached hereto and incorporated by reference.

Section 4. The Master Plan for development of the property (Exhibit C, attached) is hereby approved.

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

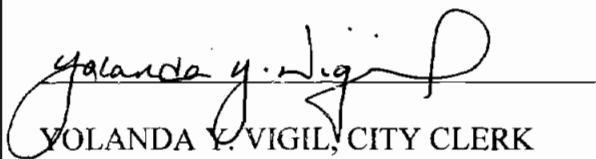
Section 6. The rezoning action with respect to the Property affected by this Ordinance is subject to the time restrictions set forth in Section 14-3.5(D)(1) SFCC 2001 (Two-year Review/Rescission).

PASSED , APPROVED AND ADOPTED this 8th day of August, 2007.



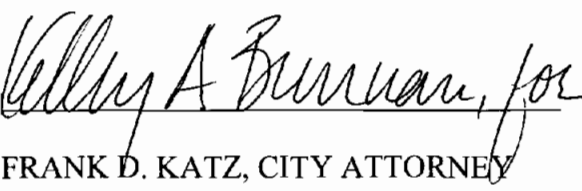
DAVID COSS, MAYOR

ATTEST:



YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:



FRANK D. KATZ, CITY ATTORNEY

REFERENCE DOCUMENTS

1. THE LINES OF THE SURVEY, SHOWING PROPERTY MAP AND SURVEY PLAT, ARE AS SHOWN ON THE SURVEY PLAT PREPARED BY JAMES W. STUBBS, CIVIL ENGINEER, REGISTERED PROFESSIONAL SURVEYOR, SANTA FE, NEW MEXICO, AND ACCEPTED MARCH 12, 1984.
2. BUREAU OF LAND MANAGEMENT SURVEY OF LOTS 117N, 182E, N.M.P.M., ACCEPTED MARCH 12, 1984.
3. BUREAU OF LAND MANAGEMENT INDEPENDENT RESURVEY AND SURVEY OF LOTS 117N, 182E, N.M.P.M., ACCEPTED SEPTEMBER 12, 1984.
4. BUREAU OF LAND MANAGEMENT SURVEY OF LOTS 117N, 182E, N.M.P.M., ACCEPTED OCTOBER 23, 1980.
5. THE UNITED STATES OF AMERICA TO RICHARD P. MONTFOY, PATENT 2,810,821-8017, DATED JUNE 19th, 1987.

LEGEND

- BOUNDARIES ARE SHOWN FROM THE N.M.P.M. SURVEY OF LOTS WITHIN UNITED STATES SURVEY OF THE BUREAU OF LAND MANAGEMENT SURVEY PLAT ACCEPTED MARCH 12, 1984.
- OPEN CIRCLE - SURVEY POINT
 - CLOSED CIRCLE - SURVEY POINT
 - OPEN SQUARE - SURVEY POINT
 - CLOSED SQUARE - SURVEY POINT
 - OPEN TRIANGLE - SURVEY POINT
 - CLOSED TRIANGLE - SURVEY POINT
 - OPEN DIAMOND - SURVEY POINT
 - CLOSED DIAMOND - SURVEY POINT
 - OPEN STAR - SURVEY POINT
 - CLOSED STAR - SURVEY POINT
 - OPEN CROSS - SURVEY POINT
 - CLOSED CROSS - SURVEY POINT
 - OPEN X - SURVEY POINT
 - CLOSED X - SURVEY POINT
 - OPEN PLUS - SURVEY POINT
 - CLOSED PLUS - SURVEY POINT
 - OPEN MINUS - SURVEY POINT
 - CLOSED MINUS - SURVEY POINT
 - OPEN DIVIDE - SURVEY POINT
 - CLOSED DIVIDE - SURVEY POINT
 - OPEN PERCENT - SURVEY POINT
 - CLOSED PERCENT - SURVEY POINT
 - OPEN CARET - SURVEY POINT
 - CLOSED CARET - SURVEY POINT
 - OPEN AT - SURVEY POINT
 - CLOSED AT - SURVEY POINT
 - OPEN AMPERSAND - SURVEY POINT
 - CLOSED AMPERSAND - SURVEY POINT
 - OPEN ASTERISK - SURVEY POINT
 - CLOSED ASTERISK - SURVEY POINT
 - OPEN HASH - SURVEY POINT
 - CLOSED HASH - SURVEY POINT
 - OPEN DOLLAR - SURVEY POINT
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 - OPEN QUOTE - SURVEY POINT
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 - CLOSED UNDERSCORE - SURVEY POINT
 - OPEN TILDE - SURVEY POINT
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 - OPEN UNDERSCORE - SURVEY POINT
 - CLOSED UNDERSCORE - SURVEY POINT
 - OPEN TILDE - SURVEY POINT
 - CLOSED TILDE - SURVEY POINT

NOTES

1. BOUNDARY AREA OF UNDEVELOPED IS FROM PLAT OF LOTS OR RECORDS SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.
2. THIS SURVEY IS FOR INFORMATION ONLY. NOT INTENDED FOR ACCURACY AND IS NOT PART OF THE PLAT.

SURVEYORS CERTIFICATE

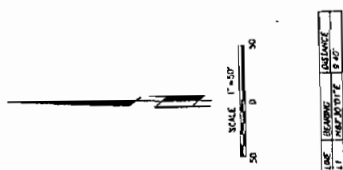
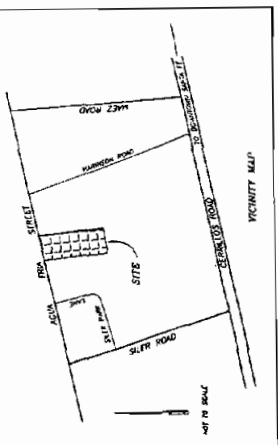
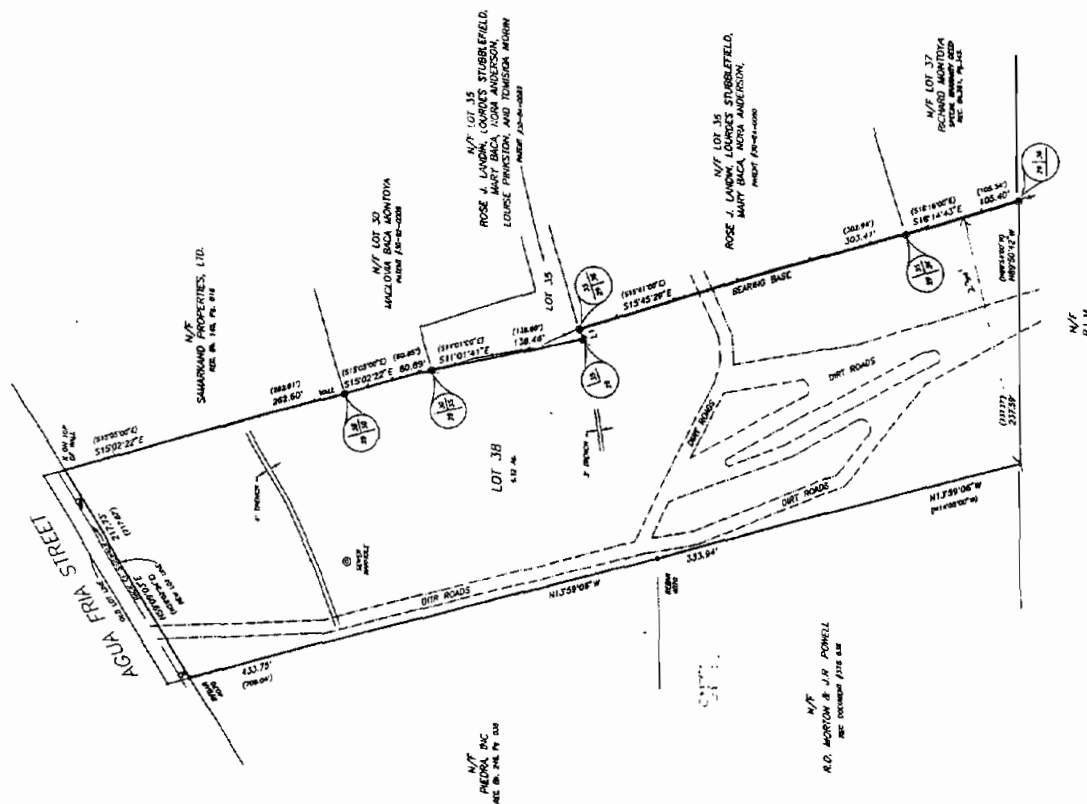
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION OR THE SUPERVISION OF AN ASSISTANT SURVEYOR, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW MEXICO.

EDWARD W. TROTT, SURVEYOR
 N.M.P.L. 117332

BOUNDARY SURVEY
 PLAT PREPARED FOR
 DEPARTMENT OF THE INTERIOR
 BUREAU OF LAND MANAGEMENT
 SHOWING
 LOT 38

SECTION 33, 117N, 182E, N.M.P.M.
 SANTA FE COUNTY, N.M.

JAMES W. STUBBS, INC.
 2125 N. 1st St., Santa Fe, NM 87505
 PHONE 970-835-1119



PUBLIC NOTICE
 THIS PLAT IS A TRUE REPRESENTATION OF THE SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION OR THE SUPERVISION OF AN ASSISTANT SURVEYOR, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW MEXICO.

FLOOD ZONE
 THIS PROPERTY LIES WITHIN ZONE 17, AREAS OF HIGH FLOOD RISK AS SHOWN ON FLOOD, FLOOD DAMAGE SUSCEPTIBLE AND DATED OCTOBER 19, 1980.

COUNTY OF SANTA FE, ISS. 921-975
 I HEREBY CERTIFY THAT THIS SURVEY WAS COMPLETED UNDER MY PERSONAL SUPERVISION OR THE SUPERVISION OF AN ASSISTANT SURVEYOR, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW MEXICO.

Edward W. Trott, Surveyor
 N.M.P.L. 117332



EXHIBIT B:
CONDITIONS OF APPROVAL
ORDINANCE NO. 2007-29

AGUA FRIA REZONING

- | | |
|---------------------|--|
| Exhibit B-1: | Engineering Division Traffic Review |
| Exhibit B-2: | Subdivision Engineer |
| Exhibit B-3: | Solid Waste Division |
| Exhibit B-4: | Landscaping Review |
| Exhibit B-5: | Parks, Trails, and Open Space |
| Exhibit B-6: | Wastewater Division |
| Exhibit B-7: | Office of Affordable Housing |

City of Santa Fe, New Mexico

memo

DATE: March 29, 2007

TO: Donna Wynant, Planning and Land Use Department

FROM: John Romero, Public Works Dpt/Engineering Div/Traffic Impacts Section *JR*

SUBJECT: Case #ZA-2007-01, Agua Fria Compound Rezoning

ISSUE

Request to rezone 4.12 acres from R-2 (Residential, two units per acre) to MU (Mixed Use). The property is located on the south side of Agua Fria Road and west of Harrison Road.

RECOMMENDED ACTION:

Review comments are based on submittals received on March 14, 2007. The comments below should be considered as Conditions of Approval to be addressed in a satisfactory manner prior to subsequent submittals:

1. A Condition of approval imposed during General Plan Amendment approval recommended that the developer dedicate sufficient right-of-way to accommodate a Clark Road extension from Industrial Road to Agua Fria Road (see attached Traffic memo dated 11/3/2005). The Santa Fe Metropolitan Planning Organization has since determined that the extension of Clark Road to Agua Fria is not a recommended alternative (see attached MPO memo dated 03/29/06). In light of this, the Public Works Department rescinds their initial recommendation of dedicating right-of-way for the Clark Road extension.

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

Attachments: Traffic memo dated 11/3/2005
MPO memo dated 03/29/06

M:\Traffic Impacts\01-PIAs\2005\Agua Fria Compound\Agua Fria Compound 03-29-07.doc

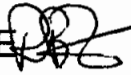
Exhibit *B-1*
for Ordinance
No. 2007-29
Page 1 of 1

City of Santa Fe, New Mexico

memo

DATE: April 20, 2007

TO: Donna Wynant, Case Manager

FROM: Risana Zaxus, M.S., PE 
City Engineer

RE: Case # ZA 2007-01
Agua Fria Compound Rezoning

I reviewed Sheet A-1, "Agua Fria Compound Concept & Landscape Plan," dated March 17, 2007.

This plan sheet does not show drainage ponds as did the previous drawings that I reviewed. Runoff control measures will be required when the property is developed, per Article 14-8.1(F)(2)(c)(ii).

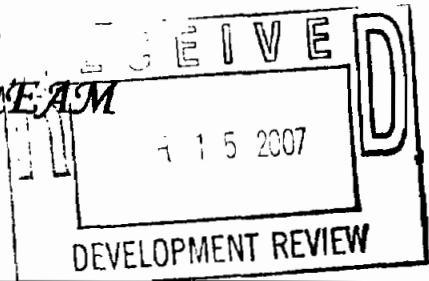
Also of note is that when the property is developed, the Gunnison's Prairie Dogs shall be relocated per Article 14-8.12 of the Land Development Code.

A complete review of this project will be required when it proceeds to the Development Plan phase.

Exhibit ^{B-2} 2

for Ordinance
No. 2007-29

DEVELOPMENT REVIEW TEAM
 TRANSMITTAL FORM



Case #ZA 2007-01. Agua Fria Compound Rezoning. Jim Hays and Associates, Inc., agent for Marc Bertram and Eric Enfield, requests rezoning of 4.12 acres from R-2 (Residential, two units per acre) to MU (Mixed Use). The property is located on the south side of Agua Fria Road and west of Harrison Road. (Donna Wynant, case manager)

Name: Jim Hays
 Hays and Associates, Inc.
 Submittal date **March 12, 2007**
 DRT final Comments by **March 22, 2007**

Agent/ Owner # **982-5467** FAX **982-7944**
 Email **hays@haysinc.com**
 Planning Commission date **May 03, 2007**

- | | | | |
|--------------------------|-------------------------------|-------------------------------------|-------------------------------|
| <input type="checkbox"/> | PDR Case File/Case Manager | <input type="checkbox"/> | Water Division Engineer |
| <input type="checkbox"/> | Fire Inspector(s) | <input type="checkbox"/> | Subdivision Engineer |
| <input type="checkbox"/> | Traffic Division Engineer | <input type="checkbox"/> | Office of Affordable Housing |
| <input type="checkbox"/> | Waste Water Division Engineer | <input checked="" type="checkbox"/> | Solid Waste Division Engineer |
| <input type="checkbox"/> | PW/ Engineering Division | <input type="checkbox"/> | Trails & Open Space |
| <input type="checkbox"/> | Landscaping | | |

3/15/07

COMMENTS:

*NO SOLID WASTE ISSUES
 at this time.*

contact RANDALL MARCO @ 955-2228

Case Manager: Donna Wynant x6325

Lou Baker x 6656 lbaker@ci.santa-fe.nm.us
 Daniel A. Esquibel x 6587 daesquibel@ci.santa-fe.nm.us
 Gary G. Park x 6954 ggpark@ci.santa-fe.nm.us
 Charlie D. Gonzales x 6955 cdgonzales@ci.santa-fe.nm.us

Wendy M. Blackwell x 6127 wblackwell@ci.santa-fe.nm.us
 Greg T. Smith x 6957 gtsmith@ci.santa-fe.nm.us
 Donna J. Wynant x 6325 djwynant@ci.santa-fe.nm.us
 RB Zaxus x 6658 rbzaxus-onaxis@ci.santa-fe.nm.us

Exhibit B-3
 for Ordinance
 No. 2007-29

City of Santa Fe, New Mexico

memo

DATE: April 17, 2007

TO: Donna Wynant, Land Use Senior Planner,
Planning Division

CC: R. B. Zaxus, City Subdivision Engineer,
Engineering Development Review Division

FROM: Charlie Gonzales, Land Use Senior Planner, *CHARLIE*
Engineering Development Review Division

RE: **Landscaping Comments for case #ZA 2007-01. Agua Fria
Compound Rezoning**

Below are comments for the Agua Fria Compound Rezoning request. These comments are based on the plan set dated March 17, 2007. A Landscaping Plan shall be submitted, showing compliance with the following:

Landscaping : Sheet A-1

1. Show compliance with Section 14-8.4 (E) (1) (4). Water Harvesting and Irrigation Standards. Please provide explanation and coordinate with Grading and Drainage Plan.
2. Show compliance with Section 14-8.4 (F) (2) (a) – (i). Plant Material Standards. More information needs to be submitted in order to conduct a thorough review of the plans. (Preferably on a chart or table)
 - Plant size, (height and caliper, including trees)
 - Mature size, (height and spread).
 - Shrubs to be 5 gallons minimum,
 - 2" of mulch, seed mix and fertilization.
 - Landscaping of stormwater retention/detention ponds.
3. Show compliance with Section 14-8.4 (F) (5). Existing Vegetation. Explain and show how many trees/shrubs will be removed, replaced or added.
4. Show compliance with Section 14-8.4 (G) (2) (b). Street Tree Standards. Provide additional tree on perimeter of the South Boundary.
5. Show compliance with Section 14-8.4 (H). Open Space Landscaping Requirements.

A more complete review will be conducted upon receiving the additional information as mentioned above.

Exhibit *04*
for Ordinance
No. 2007-29

APPLICATION NAME: Agua Fria Compound Rezoning

CASE NO.: ZA 2007-01

REVIEW DATE: March 21, 2007

HEARING DATE: May 3, 2007

CASE MANAGER: Donna Wynant

REVIEWED BY: Anne McLaughlin

PARKS, OPEN SPACE & TRAILS REVIEW

No comment.

Exhibit B-5
for Ordinance
No. 2007-29

City of Santa Fe



MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: March 21, 2007

To: Donna Wyatt, Planner
Planning and Land Use

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

Subject: Case #ZA 2007-01 Agua Fria Compound Rezoning

The Wastewater Division has no objection to the rezoning request. The Wastewater Division will require extension of sewer easements to the property line on the north and east side of the project boundaries on the proposed development plan.

Please contact me at 955-4637 if you have any questions.

cc: Jim Hays
File

SANTA FE HOMES PROGRAM
PROPOSAL FOR SALE UNITS

Agua Fria Compound Live Work

This Santa Fe Homes Program Proposal ("SFHP Proposal") is made this 9 day of May, 2007 by Hays and Associates Inc. ("SFHP Developer").

RECITALS

A. SFHP Developer is the developer of 4.12 acres located on the south side of Agua Fria Road Approximately 600 feet west of Maes Road. SFHP Developer proposes to develop the property as described in the document attached hereto as Exhibit 1 (*Development Plan*) incorporated herein by reference, and hereinafter referred to as the "Property".

B. SFHP Developer desires to develop the Property, and seeks from the City, development incentives subject to the terms and conditions hereinafter set forth.

C. It is understood that all representations made herein are material to the City and that the City will rely upon these representations in permitting or approving development of the Property.

PROPOSAL

SFHP Developer proposes to comply with the SFHP requirements as follows:

A. DEVELOPMENT REQUEST.

1. SFHP Developer seeks a Re-zoning approval from R-2 to a Residential Mixed Use designation for thirty two (32) live/work homes.

2. The Property is to be developed with finished homes for rent and for sale.

B. SFHP PLAN. SFHP Developer proposes to build a total of thirty two (32) live work condominiums on 4.12 acres. This results in a SFHP unit requirement of 4.8 affordable

homes. The unit requirement is based on a thirty percent requirement for the “live” portion of the project ($1/2 \times 32 = 16 \times 30\% = 4.8$ SFHP homes). SFHP Developer proposes to construct four (4) SFHP live/work homes as indicated on the attached SFHP Plan (Exhibit 2). The .8 fraction of the requirement will be satisfied with a forty three thousand six hundred dollar (\$43,600) fractional payment to the City’s Investment Loan Fund (ILF) for affordable housing per the formula in the SFHP Ordinance. The prices stated on the SFHP Pricing Schedule (Exhibit 3) do not include a reduction for homeowner’s dues. Should there be homeowners’ dues, the price shall be reduced accordingly. SFHP Developer proposes to deliver the first two (2) SFHP live/work homes for sale before the first fourteen (14) market rate live/work homes have sold and the second two (2) SFHP live/work homes for sale before the final fourteen (14) live/work homes have been sold

C. SUCCESSORS IN TITLE. SFHP Developer proposes to develop the Property consistent with this SFHP Proposal. In the event that SFHP Developer sells, assigns, leases, conveys, mortgages, or encumbers the Property to any third party, the third party shall be required to execute a SFHP Agreement consistent with this Proposal prior to obtaining any City approvals. SFHP Developer proposes to record applicable regulatory agreements or liens in the public records that will ensure long-term affordability of the SFHP units.

D. REPORTING. SFHP Developer proposes to sign an affidavit declaring that the sale prices did not exceed the amount specified in the SFHP Agreement.

E. MONITORING. SFHP Developer proposes to provide such information and documentation as the City may reasonably require in order to insure that the actual sales were in compliance with the SFHP Agreement.

F. DEVELOPMENT INCENTIVES. SFHP Developer requests a reduction in the amount of submittal fees for development review applications, waivers of the building permit

fees, capital impact fees, and sewer extension fees proportional to the number of SFHP units. SFHP Developer also requests a reduction to the water utility extension fee and an exemption from the retrofit and consumptive water rights requirements for the SFHP units.

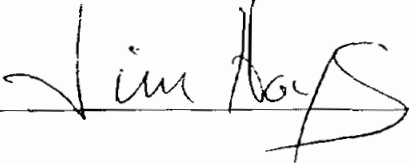
G. REVISIONS, MODIFICATIONS AND SUPPLEMENTATION OF THIS PROPOSAL. In the event that the SFHP Developer or the City make material modifications, including modifications to the number of lots or units or the area covered by the Proposal, a revised SFHP Proposal shall be promptly submitted to the Office of Affordable Housing in order to provide a SFHP Proposal that is current and reflects the intended development.

H. CERTIFICATION. Income Certification of buyers of the SFHP units will be provided by the City's Agent, either Homewise or The Santa Fe Community Housing Trust.

I. ACCESS. SFHP Developer proposes to grant access to the City or its agent to inspect the following records of SFHP Developer for the SFHP units in order to determine compliance with the SFHP Ordinance and the SFHP Agreement: the sales agreement with the SFHP buyer, information relating to when the affordable unit was completed and made available for occupancy, permits and waivers of permits for affordable units and similar types of information regarding the affordable units and the relationship with the market units in terms of similar design and architecture.

IN WITNESS WHEREOF, this Proposal is made the day and year first written above.

SFHP DEVELOPER:



A handwritten signature in black ink, appearing to read "Jim Boyer", is written over a horizontal line.

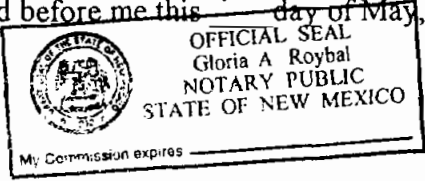
STATE OF NEW MEXICO)

)ss.

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 10th day of May, 2007,

by Jim Hays



My Commission Expires:
9-21-2010

NOTARY PUBLIC
Gloria A. Roybal

REVIEWED BY:

J. Pacheco
OFFICE OF AFFODABLE HOUSING

5/11/07
DATE

- Attach:
- Exhibit 1 - Subdivision layout (proposed)
 - Exhibit 2 - Pricing Schedule
 - Exhibit 3 - SFHP unit obligation calculation worksheet
 - Exhibit 4 - Unit types and requirements

Exhibit B7
p 4 of 7
For Ordinance NO. 2007-29

SANTA FE HOMES PROGRAM

PRICING SCHEDULE

Effective August 25, 2005*

Refer to Section 26-1.16 (B) and the SFHP Administrative Procedures
For specific requirements contact The Office of Affordable Housing

Income Range	Affordable Home Price Studio	Affordable Home Price 1 Bedroom	Affordable Home Price 2 Bedroom	Affordable Home Price 3 Bedroom	Affordable Home Price 4 Bedroom
Income Range 2	\$74,500	\$85,000	\$97,000	\$109,000	\$122,000
Income Range 3	\$100,500	\$111,000	\$126,000	\$142,000	\$158,000
Income Range 4	\$125,500	\$136,000	\$155,000	\$175,000	\$194,000

*Prices are revised according to the most recent area median income published by HUD.
Household income based upon HUD area median incomes as of 2/24/2005.

AFFORDABLE PRICES AND BEDROOM SIZES REQUIRED

Income Range	Affordable Home Price 2 bedroom	Affordable Home Price 3 Bedroom	Affordable Home Price 4 Bedroom
Income Range 2	One Unit \$97,500		
Income Range 3		Two Units \$142,000	
Income Range 4			One Unit \$194,000

Exhibit B-7
p. 5 of 7
for Ordinance NO. 2007-29

SFHP FOR SALE UNIT CALCULATION WORKSHEET

The project is proposed in a Transitional Mixed Use zoning district.

The project has an area of approximately 4.12 acres.

The project is proposing 32 live/work homes with the affordable homes requirement based on 30% of 16 homes (the "live" portion of the project).

Calculate SFHP Obligation

1. Total number of all units to be built in development	16
2. Multiply number from line 1 by 30%	<u>4.8</u>
3. Enter whole number result of line 2 calculation. This is the total number of SFHP units that must be built in the development	<u>4</u>

4. Determine how many units are required in each applicable Income Range. Divide number from line 3 by 3. Enter the **whole** number result in each of the following Income Ranges:

4a. Income Range 2:	<u>1</u>
4b. Income Range 3:	<u>2</u>
4c. Income Range 4:	<u>1</u>

5. If the total of lines 4a, 4b and 4c does not equal the total required from line 3, add one unit to the requirement for Income Range 3 (line 4b). If the new total still does not equal the total required from line 3, add one unit to the requirement for Income Range 2 (line 4a). Enter new totals on lines 5a, 5b and 5c. The total of lines 5a, 5b, and 5c must equal this total from line 3. **This is the total number of SFHP units that must be provided in each Income Range.**

5a. Income Range 2:	<u>1</u>
5b. Income Range 3:	<u>2</u>
5c. Income Range 4:	<u>1</u>

6. Determine fractional fee. Enter the remaining fraction resulting from the calculation in line 2:	<u>.8</u>
7. Multiply the fraction from line 6 by \$54,500*. This is the total fractional fee that is owed:	<u>\$43,600</u>

*The base fractional fee is updated when the AMI is updated and is equal to one-half the price of a 3 bedroom home for Income Range 2.

*Exhibit B-7
p. 6 of 7
for Ordinance No. 2007-29*

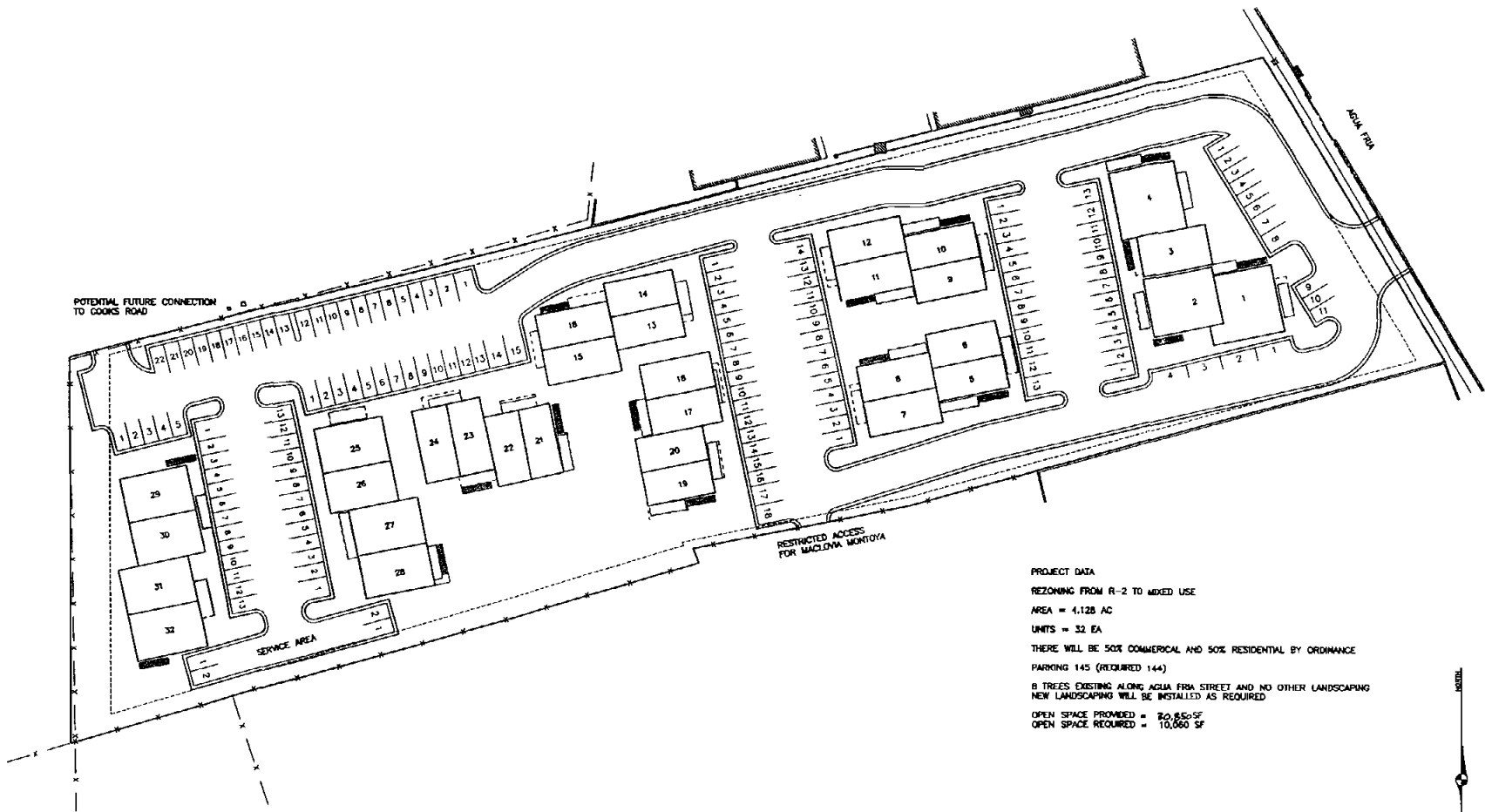
SANTA FE HOMES PROGRAM

UNIT TYPES AND REQUIREMENTS

Refer to Section 26-1.17 and the SFHP Administrative Procedures
For specific requirements contact The Office of Affordable Housing

- | | |
|--|---|
| 1. Total number of required SFHP Units | 4 |
| 2. Required distribution: Apply the following percentages to the total from line 1 to determine the required number of units of each type. If a fraction results, round up for .5 or over, round down for .4 or under | |
| 2a. Studio/One bedroom/Two Bedroom. 25% x Line 1 | 1 |
| 2 b. Three Bedroom: 50% x Line 1 | 2 |
| 2 c. Four Bedroom: 25% x Line 1 | 1 |
| 3. The sum of lines 2a, 2b, and 2c should equal the total from Line 1. If this total is greater than the total from line 1, drop one unit from Line 2a (Studio/One Bedroom/Two Bedroom). If the new total is still greater than the total from line 1, drop one unit from line 2c (Four Bedroom). This is the required distribution of unit sizes that must be provided, unless an alternate distribution is approved by the Office of Affordable Housing. | |
| 3a. Studio/One Bedroom/Two Bedroom. 25% x Line 1* | 1 |
| 3b. Three Bedroom: 50% x Line 1 | 2 |
| 3c. Four Bedroom: 25% x Line 1 | 1 |

* The Office of Affordable Housing shall have the authority to further specify the required percentage of Studio, One Bedroom and Two Bedroom homes, taking into consideration the type of non-SFHP units offered for sale in the development.



PROJECT DATA
 REZONING FROM R-2 TO MIXED USE
 AREA = 4.128 AC
 UNITS = 32 EA
 THERE WILL BE 50% COMMERCIAL AND 50% RESIDENTIAL BY ORDINANCE
 PARKING 145 (REQUIRED 144)
 8 TREES EXISTING ALONG AGUA FRIA STREET AND NO OTHER LANDSCAPING
 NEW LANDSCAPING WILL BE INSTALLED AS REQUIRED
 OPEN SPACE PROVIDED = 20,650 SF
 OPEN SPACE REQUIRED = 10,660 SF



REVISIONS		DATE		DRAWN BY	
NO.	BY				

CONCEPTUAL SITE PLAN / MASTERPLAN
AGUA FRIA COMPOUND
 SCALE: 1"=30' DATE: MARCH 12, 2007 DRAWN BY: YP
 C.R. WALBRIDGE & ASSOCIATES, LLC
 1421 LUSA STREET SUITE E
 SANTA FE NEW MEXICO
 (505) 982-9711

Exhibit C
 for Ordinance
 NO. 2007-29