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CITY OF SANTA FE, NEW MEXICO
ORDINANCE NO. 2008-38

AN ORDINANCE

ANNEXING A TRACT OF LAND CONTIGUOUS WITH THE SANTA FE CORPORATE LIMITS WITHIN SEC. 7 & 18, T16N, R9E, NMPM, SANTA FE COUNTY, NEW MEXICO, LOCATED NORTH OF GOVERNOR MILES ROAD AND EAST OF CERRILLOS ROAD, COMPRISING 6.485± ACRES; AND ALSO ANNEXING 4.375± ACRES OF GOVERNOR MILES ROAD RIGHT-OF-WAY. (“GOVERNOR MILES BUSINESS PARK” ANNEXATION CASE NO. M 2008-07.)

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

Section 1. Pursuant to Section 3-7-17 NMSA 1978, the following described land (the “Property”) is annexed to the City of Santa Fe, thereby extending the corporate limits of the city:

A certain parcel of land lying within Sec. 7 & 18, T16N, R9E, NMPM and a portion of Governor Miles Avenue, both as more particularly described in the attached legal description (Exhibit A) and as shown on the attached Annexation Plat (Exhibit B) and incorporated herein by reference.

Section 2. A petition (the “Petition”) executed by all the owners of the Property has been presented to the governing body of the city of Santa Fe requesting annexation of the Property, an area of land contiguous to the city’s corporate limits, which annexation is accomplished pursuant to the provisions of the annexation agreement between the City of Santa Fe and the owners of the Property sought to be annexed attached hereto and referenced herein as “Exhibit C.”

1 Section 3. The Petition was accompanied by an annexation plat showing the external
2 boundaries of the Property proposed to be annexed and the relationship of the Property proposed
3 to be annexed to the existing boundary of the city, as well as the Annexation Agreement.

4 Section 4. The annexation effected by this Ordinance shall be subject to the conditions
5 of approval attached hereto and referenced herein as "Exhibit D."

6 Section 5. It is in the best interest of the City of Santa Fe and the owners and inhabitants
7 of such contiguous Property that the Property be annexed.

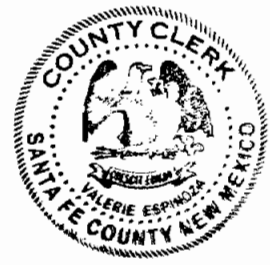
8 Section 6. This ordinance shall be published one time by title and general summary and
9 shall become effective five days after publication.

10 PASSED , APPROVED AND ADOPTED this 25th day of June, 2008.

11
12 David Coss

13 DAVID COSS, MAYOR

14
15 ATTEST
16 CITY OF SANTA FE
17 ORGANIZED 1848
18 SEAL
19 YOLANDA VOIGIL, CITY CLERK



20 APPROVED AS TO FORM:

21 Valley A. Brennan, for
22
23 FRANK D. KATZ, CITY ATTORNEY

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss ORDINANCE
PAGES: 25

I Hereby Certify That This Instrument Was Filed for
Record On The 23RD Day Of March, 2009 at 03:26:40 PM
And Was Duly Recorded as Instrument # 1556569
Of The Records Of Santa Fe County

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

DESCRIPTION

LOT 1-B AND GOVERNOR MILES ROAD AS SHOWN ON BOUNDARY SURVEY PLAT FOR EAKIN/TRICKEY, LOTS 1 & 1-B, RECORDED IN BOOK 560, PAGE 31 AND LYING WITHIN SECTIONS 7 & 18, T16N, R9E, NMPM, SANTA FE COUNTY, NM;

WHICH MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF THE HEREIN DESCRIBED ANNEXATION AREA FROM WHICH SANTA FE CONTROL No.7 LIES S83°52'33"E, 952.14 FEET;

THENCE FROM SAID POINT OF BEGINNING;

S00°14'29"E, 113.24 FEET;

THENCE COUNTERCLOCKWISE 123.82 FEET ON A CURVE HAVING A RADIUS OF 1061.64 FEET AND A CHORD OF S69°29'20"W, 123.75 FEET;

THENCE N25°27'34"W, 24.92 FEET;

THENCE COUNTERCLOCKWISE 127.57 FEET ON A CURVE HAVING A RADIUS OF 1082.78 FEET AND A CHORD OF S62°34'07"W, 127.49 FEET;

THENCE S58°54'23"W, 42.37 FEET;

THENCE COUNTERCLOCKWISE 117.73 FEET ON A CURVE HAVING A RADIUS OF 75.19 FEET AND A CHORD OF S14°03'05"W, 108.07 FEET;

THENCE S30°56'55"E, 25.00 FEET;

THENCE S59°03'05"W, 100.00 FEET;

THENCE N30°56'55"W, 25.00 FEET;

THENCE COUNTERCLOCKWISE 117.57 FEET ON A CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF N75°51'23"W, 105.90 FEET;

THENCE CLOCKWISE 345.88 FEET ON A CURVE HAVING A RADIUS OF 691.22 FEET AND A CHORD OF S75°34'15"W, 342.28 FEET;

THENCE S02°05'22"E, 8.00 FEET;

THENCE CLOCKWISE 213.88 FEET ON A CURVE HAVING A RADIUS OF 814.93 FEET AND A CHORD OF N85°17'21"W, 213.27 FEET;

THENCE S68°01'36"W, 204.07 FEET;

THENCE N63°20'02"W, 64.09 FEET;

THENCE S26°39'58"W, 84.53 FEET;

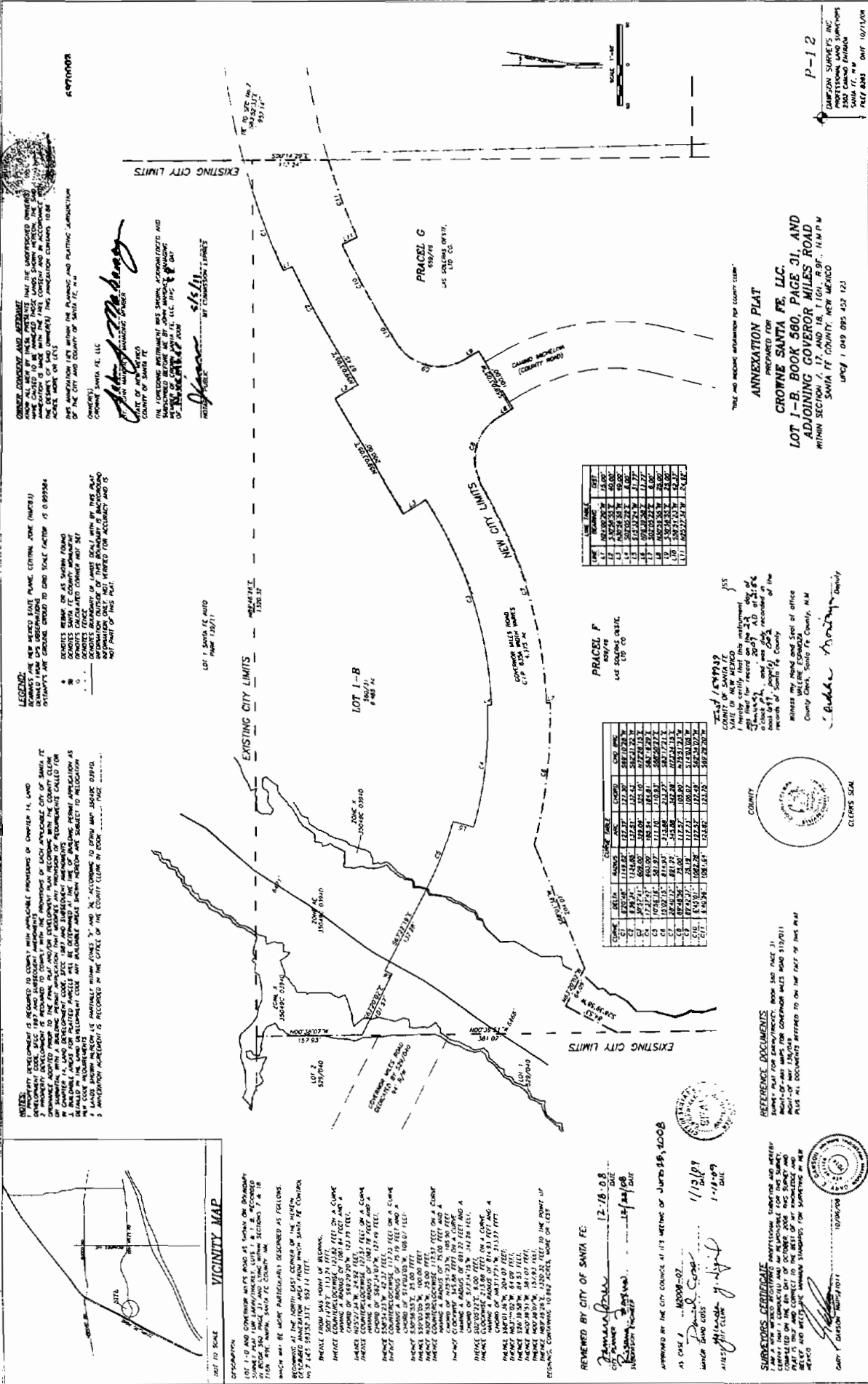
THENCE N00°39'51"W, 381.07 FEET;

THENCE N00°38'07"W, 157.93 FEET;

THENCE N89°46'26"E, 1320.32 FEET TO THE POINT OF BEGINNING, CONTAINING 10.882 ACRES, MORE OR LESS.

EXHIBIT *A*
for Ordinance
No. 2008-38

Exhibit B



P-1-2

DANIEL SURVEY, INC.
3500 Camino Arroyo
Santa Fe, NM
FILE NO. 1015138

GENERAL CONDITIONS AND REMARKS:
 1. ALL CITY OF SANTA FE MAPS AND PLATS ARE THE UNASSIGNED OWNERSHIP AND LIABILITY OF THE CITY OF SANTA FE AND ACCORDINGLY, THE CITY OF SANTA FE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS INSTRUMENT.
 2. THE INSTRUMENT IS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE ANTI-DEFAMATION ACT AND THE ANTI-SLUR LAW.
 3. THE INSTRUMENT IS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE ANTI-SLUR LAW.
 4. THE INSTRUMENT IS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE ANTI-SLUR LAW.

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 4. THE INSTRUMENT IS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE ANTI-SLUR LAW.

THIS AND RECORD INSTRUMENT FOR COUNTY CLERK
 ANNEXATION PLAT
 PREPARED FOR
 CROWNE SANTA FE, LLC,
 LOT 1-B, BOOK 580, PAGE 31, AND
 ADJOINING GOVERNOR MILES ROAD
 WITHIN SECTION 17, AND 18, T16N, R9E, N.M.P.M.
 SANTA FE COUNTY, NEW MEXICO
 PLAN

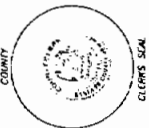
THIS AND RECORD INSTRUMENT FOR COUNTY CLERK
 ANNEXATION PLAT
 PREPARED FOR
 CROWNE SANTA FE, LLC,
 LOT 1-B, BOOK 580, PAGE 31, AND
 ADJOINING GOVERNOR MILES ROAD
 WITHIN SECTION 17, AND 18, T16N, R9E, N.M.P.M.
 SANTA FE COUNTY, NEW MEXICO
 PLAN

LOT	AREA	ACRES	PERCENT
1A	62,829.20	1.43	1.43
1B	2,829.20	0.06	0.06
1C	1,829.20	0.04	0.04
1D	1,829.20	0.04	0.04
1E	1,829.20	0.04	0.04
1F	1,829.20	0.04	0.04
1G	1,829.20	0.04	0.04
1H	1,829.20	0.04	0.04
1I	1,829.20	0.04	0.04
TOTAL	438,292.00	10.00	100.00

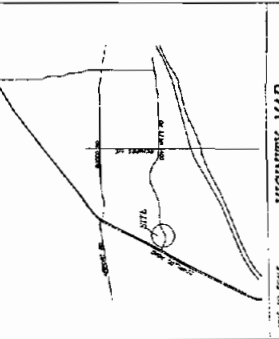
TRACT	AREA	ACRES	PERCENT
1	1,829.20	0.04	0.04
2	1,829.20	0.04	0.04
3	1,829.20	0.04	0.04
4	1,829.20	0.04	0.04
5	1,829.20	0.04	0.04
6	1,829.20	0.04	0.04
7	1,829.20	0.04	0.04
8	1,829.20	0.04	0.04
9	1,829.20	0.04	0.04
10	1,829.20	0.04	0.04
TOTAL	18,292.00	0.41	0.41

TEST / WITNESSES
 COUNTY OF SANTA FE
 I hereby certify that this instrument
 was duly recorded on this day of 2009
 at the County Clerk's Office, Santa Fe, New Mexico.
 MICHELLE ESPARZA
 County Clerk, Santa Fe County, N.M.

 County Clerk, Santa Fe County, N.M.



NOTES:
 1. THE INSTRUMENT IS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE ANTI-DEFAMATION ACT AND THE ANTI-SLUR LAW.
 2. THE INSTRUMENT IS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE ANTI-SLUR LAW.
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 4. THE INSTRUMENT IS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE ANTI-SLUR LAW.



REVIEWED BY CITY OF SANTA FE
 DATE: 12-18-08
 CITY PLANNER: [Signature]
 APPROVED BY THE CITY COUNCIL AT ITS MEETING OF JUNE 18, 2008
 AS ORDERED BY THE CITY COUNCIL
 DATE: 11/13/09
 [Signature]
 CITY CLERK

REFERENCE DOCUMENTS:
 1. PLAT FOR PARCELS, BOOK 580 PAGE 31
 2. PLAT FOR PARCELS, BOOK 580 PAGE 31
 3. PLAT FOR PARCELS, BOOK 580 PAGE 31
 4. PLAT FOR PARCELS, BOOK 580 PAGE 31

SUBSCRIBERS CERTIFICATE:
 I, the undersigned, being a duly qualified and sworn Surveyor, do hereby certify that the foregoing plat was duly prepared and recorded in accordance with the provisions of the laws of the State of New Mexico, and that the same are true and correct copies of the original plat and map on which the same are based.
 DATE: 12/18/08
 COUNTY: SANTA FE COUNTY, N.M.
 [Signature]
 SURVEYOR

Exhibit B
 For Ordinance
 NO. 2008-38

**ANNEXATION AGREEMENT
GOVERNOR MILES BUSINESS PARK**

The Annexation Agreement ("Agreement") is made and entered into this 20th of March, 2009 by and between the City of Santa Fe, New Mexico, a New Mexico Municipal Corporation ("City") and Crowne Santa Fe, LLC, a New Mexico Limited Liability Corporation ("Landowner").

RECITALS

A. Landowner is the owner of certain property situated in Santa Fe County, New Mexico consisting of approximately 6.485 acres being situated in Sections 7 and 18, Township 16N Range 9E New Mexico Primary Meridian as more fully described in the Annexation Plat attached hereto as Exhibit 1 and incorporated herein by this reference, and hereinafter referred to as the "Property".

B. Landowner desires and the City agrees to annex the Property to the City subject to the terms and conditions hereinafter set forth.

C. Landowner desires to develop and the City agrees to the development of the Property subject to and upon the terms and conditions hereinafter set forth.

AGREEMENTS

NOW, THEREFORE, in consideration of the premises, the following agreements and undertakings of the parties, the parties agree as follows:

1. THE ANNEXATION PLAT (Exhibit 1)

A. Landowner agrees to prepare an Annexation Plat in compliance with Section 14-3.4 SFCC (1987).

Exhibit C

*for Ordinance
No. 2008-38*

B. The Annexation plat shall dedicate to the City right-of-way for Governor Miles Road. However, the right-of-way dedicated to the City by the property owner for Governor Miles Road in excess of the amount used for the completed Governor Miles Road improvements, as described and shown in Exhibits 1.1 and 1.2, applicant shall apply for vacation by the City.

2. THE MASTER PLAN (Exhibit 2)

Landowner agrees to submit a Master Plan prepared in compliance with Section 14-3.4 (C) SFCC (1987). In addition to the requirements of §14-3.4 (C) SFCC (1987), the Master Plan, the applicant is submitting an annexation plat.

3. DEVELOPMENT OF PROPERTY.

A. The Master Plan contemplates a commercial development upon the Property in conformance with the City's General Plan Future Land Use map.

B. The City Planning Commission must approve a Development Plan for the Property before Landowner may begin development of the Property.

4. CITY SERVICES.

A. FIRE AND POLICE PROTECTION

Fire and Police protection of the Development on the Property will be provided by existing City Police and Fire Department facilities and personnel.

B. REFUSE

Refuse disposal services shall be provided in accordance with applicable City ordinances.

C. WATER SERVICE

Prior to the development of the Property, the Landowner agrees to connect the proposed development to the City water delivery system using granted easements and shall extend

the water line through the Property as required by the City. The City's requirement regarding water rights transfer shall be met, if applicable.

D. INFRASTRUCTURE

The Landowner shall construct infrastructure improvements to serve the Property in accordance with the Santa Fe City Code.

E. STREETS AND OTHER RIGHTS OF WAY

All streets and roads will be designed and constructed in accordance with City standards and with the Santa Fe City Code, and dedicated to the City as shown on the Master Plan. The Landowner shall be responsible for the construction and shall bear the expense of improvements on those improvements.

i.) Off Street Improvements. The developer shall also provide fair share monetary contributions for the Rodeo/Richards Intersection improvements project and the Richards Avenue Widening Project from Rodeo to Governor Miles.

ii.) Access. All access points to the proposed site off of Governor Miles shall meet criteria identified in the State Access Management Manual.

F. FINANCIAL GUARANTEE

All required improvements for water, roads and rights of way shall be constructed in accordance with City requirements and, when completed to the satisfaction of the City, said improvements shall be dedicated to the City for use in perpetuity.

The Landowner shall provide a financial guarantee, as set forth in Section 14.9.3 SFCC 1987 in a form acceptable to the City, for the required improvements to the Property prior to filing of the development plan. The amount of the surety shall be based on a certified engineer's estimate acceptable to the City.

5. ARCHAEOLOGICAL REVIEW ORDINANCE.

Prior to annexation of the Property the Landowner shall be in compliance with Section 14-5.3 SFCC (1987).

6. UTILITIES.

The Property shall be served only with underground utilities.

7. TRAFFIC IMPACT REPORT.

The submitted Traffic Impact Analysis and mitigation measures must meet the approval of the Traffic Engineering Division prior to development of the property.

8. WELLS AND WATER RIGHTS.

The Landowner agrees that no well shall be drilled on the Property and no water rights shall be transferred to permit a diversion of water from the Property after the date of this Agreement.

Restrictive covenants shall be adopted and filed for record in the office of the Santa Fe County Clerk in accordance with this requirement restricting the drilling of wells and transfer of water rights.

9. IMPACT FEES.

The Landowner agrees to pay impact fees as required by City as forth in Ordinance 2008-2.

10. ASSIGNMENT.

The Landowner in their sole discretion may hereafter assign this Agreement or specific obligation under this Agreement to another Landowner, another developer, or to an association of property owners. Any assignees shall be bound to the terms and conditions of this Agreement to the same extent that the Landowner is bound.

11. CAPTIONS.

The captions and paragraph headings of this Agreement are not necessarily descriptive, or intended or represented to be descriptive, of all the provisions thereunder, and in no manner shall such captions and paragraph headings be deemed or interpreted to limit the provisions of this Agreement.

12. EXECUTION OF DOCUMENTS.

The parties agree to execute all documents contemplated expressly or impliedly by this Agreement.

13. SEVERABILITY.

If any provision of this Agreement, or the application of such provisions to any person or circumstances, shall be held invalid, the remainder of this Agreement, or the application of such provisions to persons or circumstances other than those to which it is held invalid, shall not be affected thereby.

14. NO WAIVER.

No waiver of a breach of any of the terms contained in this Agreement shall be construed to be a waiver of any succeeding breach of the same or any other term.

15. NUMBERS AND GENDERS.

Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

16. GOVERNING LAW.

This Agreement and the rights of the parties hereunder shall be governed by and interpreted in accordance with the laws of the State of New Mexico.

17. BINDING EFFECT.

This Agreement shall be binding upon, and inure to the benefit of, the parties and their respective heirs, successors and permitted assigns.

18. AGREEMENT.

This Agreement states the entire agreement of the parties. The provisions of this agreement shall be severable and may be modified only in writing. This Agreement shall not relieve the Landowners from complying with present or future City ordinances, duly adopted resolutions or regulations applicable to the development.

19. AMENDMENTS.

Substantive amendments to this Agreement shall be reviewed by the City Council for approval. Amendments to the master plan may be approved by the Planning Commission.

IN WITNESS WHEREOF, this Agreement is entered into the day and year written above.

CITY OF SANTA FE



DAVID COSS, MAYOR

ATTEST:  

YOLANDA YZNAGA, CITY CLERK

APPROVED AS TO FORM:

Kelly A Brennan, for

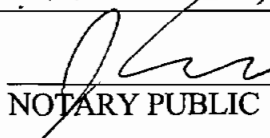
CITY ATTORNEY

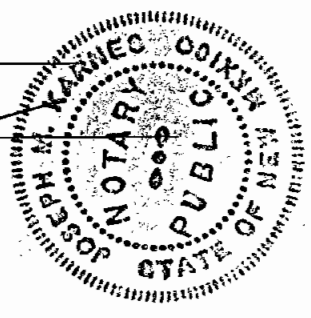
LANDOWNER: CROWNE SANTA FE LLC., A NEW MEXICO CORPORATION

BY: *John J. Mahoney*

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 8th day of JANUARY, 2009, by John J. Mahoney


NOTARY PUBLIC



My Commission Expires:
5/5/11

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS



**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

915 MERCER STREET * SANTA FE, NEW MEXICO 87505
(505) 983-5588 * FAX (505) 989-7313
siebert.associates@comcast.net

March 27, 2007

Jack Hiatt
Planning Director
P.O. Box 909
Santa Fe, NM 87504

Re: Return of Right-of-Way, Governor Miles Road

Dear Mr. Hiatt:

The Bakin and Tricky families had voluntarily granted right-of-way across their property for Governor Miles Road. This dedication is described in the attached "Boundary Survey Plat", the C.L.P. reference is 835A. The families did not request nor ever received compensation for this dedication of the right-of-way and in fact paid \$50,000.00 to construct the roundabout at the intersection shown on attached plan.

The right-of-way granted for Governor Miles Road has proven to be excessive given the completion of the roadway. With a temporary construction easement, the excess right-of-way would not have been necessary. With the completion of the road improvements it has become apparent that excess right-of-way is not required by the City and the owners of the land are requesting the return of this land back to private ownership. A description of the land that would be returned to the owners is described in the attached drawing.

If the concept of the return of land is acceptable, a surveyor will prepare a survey plat consistent with the enclosed drawing. Please advise me of which City committees will review this request and the administrative procedure for the return of land.

Sincerely,

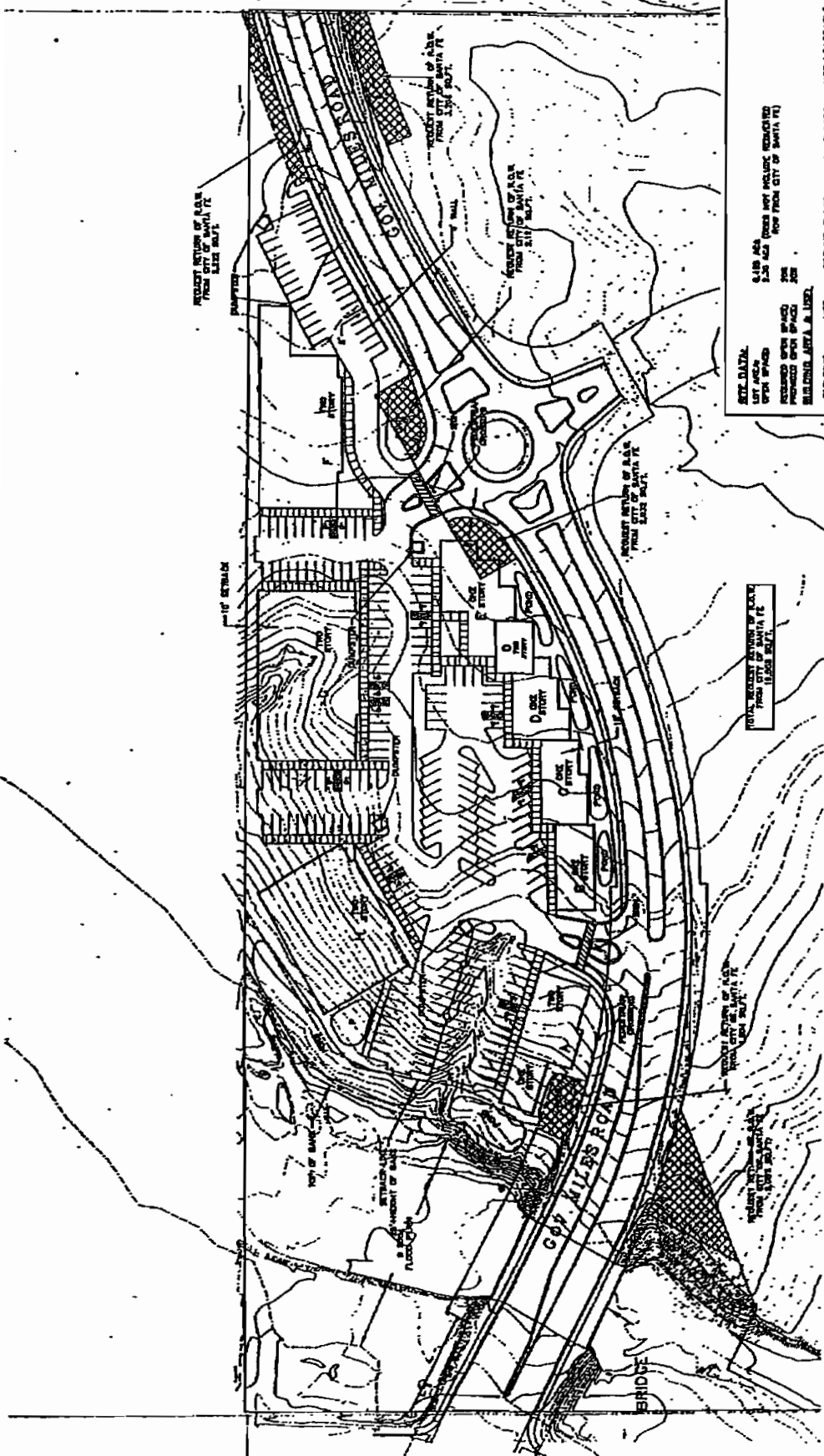
James W. Siebert
James W. Siebert

Xc: John Mahoney

Gov. Miles BP
10/10/07

EXHIBIT 1.1
for Ordinance
NO. 2008-38

1.2



SEE DATA FOR TOTAL AREA AND TOTAL VOLUME INCLUDING EXCLUDED AREAS FROM CITY OF SANTA FE

USE	AREA (SQ FT)	VOLUME (CU FT)
OFFICE	14,318	14,318
OFFICE	1,947	1,947
OFFICE	2,240	2,240
OFFICE	4,474	4,474
OFFICE	12,706	12,706
OFFICE (TWO STORY)	14,398	28,796
WAREHOUSE (THREE STORY)	13,406	40,218
WAREHOUSE (TWO STORY)	11,544	23,088
TOTAL	63,343	119,807

EXCLUDED AREAS & USES:

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JAMES W. STIERST

GOVERNOR MILES ROAD BUSINESS PARK MASTER PLAN

ANNEXATION MASTER PLAN

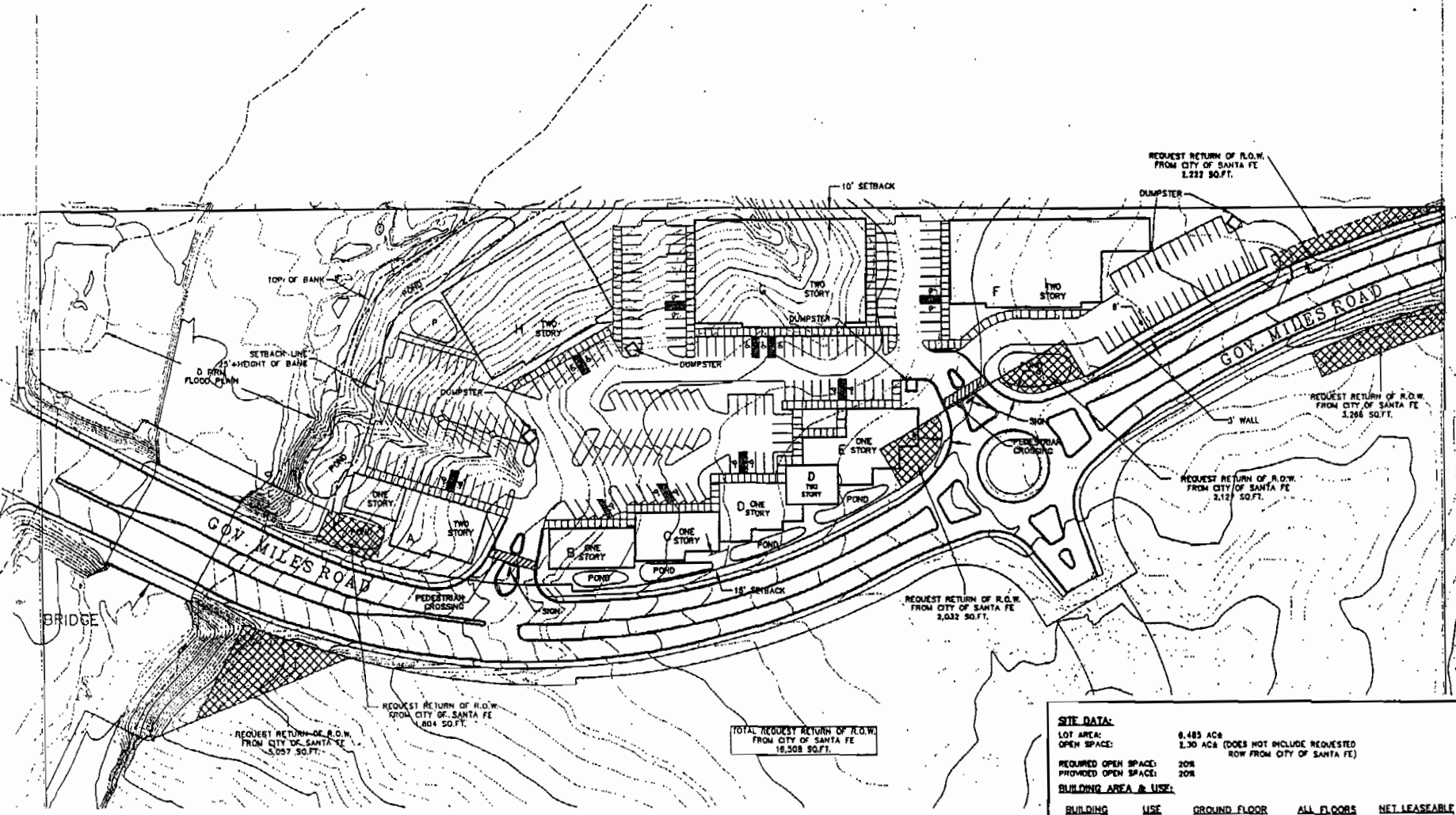
DATE: 11/11/08

SCALE: AS SHOWN

PROJECT NO: 2008-38

EXHIBIT 1.2
for Ordinance
No. 2008-38

EXHIBIT 2
for Ordinance
No. 2009-38



TOTAL REQUEST RETURN OF R.O.W.
FROM CITY OF SANTA FE
18,508 SQ.FT.

SITE DATA:

LOT AREA: 6.483 ACR
 OPEN SPACE: 1.30 ACR (DOES NOT INCLUDE REQUESTED ROW FROM CITY OF SANTA FE)

REQUIRED OPEN SPACE: 20%
 PROVIDED OPEN SPACE: 20%

BUILDING AREA & USE:

BUILDING	USE	GROUND FLOOR	ALL FLOORS	NET LEASABLE	REQUIRED P.
A	OFFICE	6,008 SQ.FT.	10,315 SQ.FT.	8,252 SQ.FT.	24
B	OFFICE	2,987 SQ.FT.	2,987 SQ.FT.	2,382 SQ.FT.	7
C	OFFICE	3,342 SQ.FT.	3,342 SQ.FT.	1,874 SQ.FT.	8
D	OFFICE	2,473 SQ.FT.	7,340 SQ.FT.	1,872 SQ.FT.	17
E	OFFICE	4,878 SQ.FT.	4,878 SQ.FT.	3,883 SQ.FT.	12
F	OFFICE (30%)	12,788 SQ.FT.	25,538 SQ.FT.	4,000 SQ.FT.	12
	WAREHOUSE (70%)			18,484 SQ.FT.	37
G	OFFICE (30%)	15,296 SQ.FT.	30,592 SQ.FT.	4,800 SQ.FT.	14
	WAREHOUSE (70%)			22,123 SQ.FT.	44
H	OFFICE (30%)	12,480 SQ.FT.	24,960 SQ.FT.	1,800 SQ.FT.	5
	WAREHOUSE (70%)			18,314 SQ.FT.	36
TOTAL:		83,345 SQ. FT.	110,063 SQ.FT.		222

PARKING:
 PROVIDED: 223 SPACES (18-10)

* ASSUMES NO MEDICAL OFFICE

JAMES W. SIEBERT AND ASSOCIATES, INC. 210 DENVER STREET • SANTA FE NEW MEXICO 87505 (703) 943-0888	GOVERNOR MILES ROAD BUSINESS PARK MASTER PLAN ANNEXATION MASTER PLAN	SCALE 1"=50' DATE MARCH 2009	DRAWN BY PST/HYP	CHECKED BY JWS	
		REVISED 02/10/09	FILE NAME 02/10/09	SHEET P-6	

EXHIBIT 2
SFC CLERK RECORDED 03/23/2009

EXHIBIT D:

**Governor Miles Business Park
Case No. M 2008-07
Annexation
Ordinance No. 38**

**Conditions of Approval
(The following staff memos are attached)**

- **Exhibit D-1:** Public Works Dept- Traffic Review Memo
- **Exhibit D-2:** Fire Dept. Review Memo
- **Exhibit D-3:** Technical Review Division- Engineer Review Memo
- **Exhibit D-4:** Technical Review Division- Landscape Review Memo
- **Exhibit D-5:** Wastewater Division Review Memo
- **Exhibit D-6:** Solid Waste Division Review Memo
- **Exhibit D-7:** Trails and Open Space Review Memo

City of Santa Fe, New Mexico

memo

DATE: April 15, 2008

TO: Donna Wynant, Planning and Land Use Department

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

SUBJECT: Case #M-2008-07, Governor Miles Business Park Annexation
Case #ZA-2008-04, Governor Miles Business Park Rezoning

ISSUE

Request for annexation and rezoning of 6.485± acres of land from R-1 (Residential one dwelling unit per acre) C-2 (General Commercial). The property is located south of the Santa Fe Auto Park and north of Governor Miles Road.

RECOMMENDED ACTION:

Review comments are based on submittals received on March 12, 2008. The comments below should be considered as Conditions of Approval to be included in the annexation agreement:

1. The developer shall provide fair share monetary contributions for:
 - a. The Rodeo/Richards Intersection improvements project.
 - b. The Richards Avenue Widening Project from Rodeo to Governor Miles.
2. All access points to the proposed site off of Governor Miles shall meet criteria identified in the State Access Management Manual.

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

M:\Traffic Impacts\01-TIAs\2007\Las Soleras EZ Master Plan\Governor Miles Business Park\Governor Miles Business Park 04-15-08.doc

City of Santa Fe, New Mexico

memo



DATE: April 3, 2008

TO: Donna Wynant, Planning and Land Use Department

FROM: Barbara Salas
Barbara Salas, Fire Marshal

SUBJECT: DRT Case-2nd Review: Governor Miles Business Park

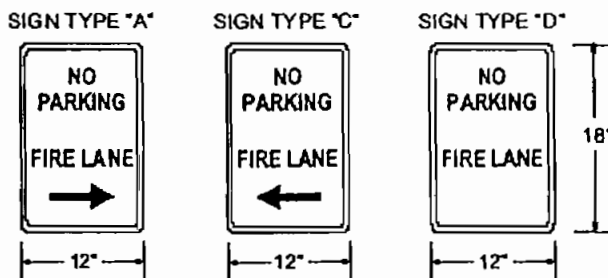
Case #	M-2008-07		
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I have conducted a second review of the above mentioned case(s) for compliance with the 2003 International Fire Code® (IFC). The request is approved. Below are the conditions which shall be addressed prior to final development approval. If you have questions, concerns, or need further clarification please call me at 955-3126.

1. *D103.6 Signs.*

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.

**FIGURE D103.6
FIRE LANE SIGNS.**



D103.6.1 Roads 20 to 26 feet in width.

Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.

D103.6.2 Roads more than 26 feet in width.

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.

- 2. Development Plan General notes shall indicate the following provisions:
 - Fire Department Access shall be maintained throughout all development construction phases as per the 2003 IFC Section 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 as per the 2003 IFC 1412.1.

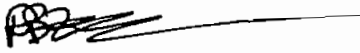
City of Santa Fe, New Mexico

memo

SFC CLERK RECORDED 03/23/2008

DATE: April 3, 2008

TO: Donna Wynant, Case Manager

FROM: Risana Zaxus, M.S., PE, CFM 
City Engineer for Land Use Department

RE: Case # M 2008-07 and # ZA 2008-04
Governor Miles Business Park Annexation and Rezoning

I reviewed a 13-sheet plan set dated September, 2007. A revised sheet P-7 was received on 04/02/08. I have the following comments at this time:

1. All land below the base flood elevation for a 100-year, 24-hour storm event shall be dedicated as public open space, drainage easement, and public right of way.
2. Stormwater storage structures must empty within 24 hours. Provide details of underground storage to meet this requirement.
3. Sheet P-8 (Concept Drainage Plan) shows one pond and one large underground storage vessel. Other plan sheets (P-7, P-9, P-10) show many ponds and no underground storage. The Annexation and Rezoning Plan Report refers to "small ponds located through the project." Resolve this discrepancy.
4. The request that excess Right-of-Way be returned by the City will be evaluated by the City Legal Department.

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

EXHIBIT 
for Ordinance
NO. 2008-38

City of Santa Fe, New Mexico

memo

DATE: April 15, 2008

TO: Donna Wynant, Land Use Senior Planner
Planning Division

CC: R. B. Zaxus, CFM, P.E., City Engineer
Technical Review Division

FROM: Charlie Gonzales, CFM, Technical Review Coordinator *Charlie G.*
Technical Review Division

RE: **Landscaping Comments for case #M 2008-07, Governor Miles Business Park Annexation and case #ZA 2008-04, Governor Miles Business Park Rezoning**

Below are comments for the Governor Miles Business Park Annexation and the Governor Miles Business Park Rezoning requests. These comments are based on documentation and Conceptual Landscape Plans, Sheet P-9, dated March of 2008.

Landscaping Improvements are not required as per Article 14-8.4(B), until Subdivision Plat approval, Development Plan approval and/or Master Plan approval and applications for building permits. In addition, properties located in the Business Capitol District (BCD), shall comply with Article 14-4.3(E).

EXHIBIT *24*
for Ordinance
NO. 2008-28

City of Santa Fe



MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: March 13, 2008

To: Donna Wynant, Planner
Planning and Land Use

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

Subject: Case #M-2008-07 & ZA 2008-04 Governor Miles Business Park Annexation and
Rezoning

Applicant to address the following comment(s):

1. At this stage, the plan set is too preliminary for a review. The proposed arroyo/drainage crossing for the sewer line will require very close review. Would it be possible to take the proposed sewer line south to connect as part of "Las Soleras"?

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

cc: Jim Siebert
File

DEVELOPMENT REVIEW TEAM
 TRANSMITTAL FORM

RECEIVED
 DEVELOPMENT REVIEW
 SEC CLERK RECORDED 03/23/2008

Case #M 2008-07. Governor Miles Business Park Annexation. Linda Tigges, agent for Crowne Santa Fe LLC requests annexation of 6.485± acres of land, located south of the Santa Fe Auto Park and north of Governor Miles Road. The annexation plat includes 4.375± acres of Governor Miles Road. (Donna Wynant, case manager)

Case #ZA 2008-04. Governor Miles Business Park Rezoning. Linda Tigges, agent for Crowne Santa Fe LLC requests rezoning of 6.485± acres of land from R-1 (Residential one dwelling unit per acre) to C-2 (General Commercial). The property is located south of the Santa Fe Auto Park and north of Governor Miles Road. (Donna Wynant, case manager)

Name: Linda Tigges
 Tigges Planning Consultants
 Submittal date April 01, 2008

Agent/ Owner # 982-1986 FAX 988-9698
 Email tigglesl@aol.com
 Planning Commission date May 01, 2008

DRT final Comments by April 07, 2008

- PDR Case File/Case Manager
- Fire Inspector(s)
- Traffic Division Engineer
- Waste Water Division Engineer
- PW/ Engineering Division
- Landscaping

- Water Division Engineer
- Subdivision Engineer
- Office of Affordable Housing
- Solid Waste Division Engineer
- Trails & Open Space

COMMENTS: ① Building "E" Dumpster Angle
 may need to be changed
 ② Building Enclosure Specs?
 4/3/08

RANDALL MARCO
 955-220-28

Case Manager: Donna Wynant x6325

- Tamara Baer x 6580 tbaer@santafenm.gov
- Wendy M. Blackwell x 6127 wblackwell@santafenm.gov
- Charlie D. Gonzales x 6955 cdgonzales@santafenm.gov
- Tony Raeker x 6583 aaraeker@santafenm.gov
- Donna J. Wynant x 6325 djwynant@santafenm.gov

- Lou Baker x 6656 lbaker@santafenm.gov
- Daniel A. Esquibel x 6587 daesquibel@santafenm.gov
- Patrick Nicholson x 6888 pdnicholson@santafenm.gov
- Greg T. Smith x 6957 gtsmith@santafenm.gov
- RB Zaxus x 6641 rbzaxus-onaxis@santafenm.gov

EXHIBIT 26
 for Ordinance No. 2008-29



DEVELOPMENT REVIEW TEAM
TRANSMITTAL FORM

SFC CLERK RECORDED 03/23/2009

Case #M 2008-07. Governor Miles Business Park Annexation. Linda Tigges, agent for Crowne Santa Fe LLC requests annexation of 6.485± acres of land, located south of the Santa Fe Auto Park and north of Governor Miles Road. The annexation plat includes 4.375± acres of Governor Miles Road. (Donna Wynant case manager)

Case #ZA 2008-04. Governor Miles Business Park Rezoning. Linda Tigges, agent for Crowne Santa Fe LLC requests rezoning of 6.485± acres of land from R-1 (Residential one dwelling unit per acre) to C-1 (General Commercial). The property is located south of the Santa Fe Auto Park and north of Governor Miles Road. (Donna Wynant, case manager)

Name: Linda Tigges
Tigges Planning Consultants
Submission date April 01, 2008

Agent/ Owner # 982-1986 FAX 988-9698

Email tiggesl@aol.com
Planning Commission date May 01, 2008

DRT final Comments by April 07, 2008

- | | | | |
|--------------------------|-------------------------------|-------------------------------------|-------------------------------|
| <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 type="checkbox"/> | Solid Waste Division Engineer |
| <input type="checkbox"/> | PW/ Engineering Division | <input checked="" type="checkbox"/> | Trails & Open Space |
| <input type="checkbox"/> | Landscaping | | |

COMMENTS: Provide Multi-Use (Red at Behi) Trails per mtg with app. agent and Trails of Open Space planner. Trails along the east and west of the proposed development. (Details of alignment in dev. plan phase)
Robert Squires #6977
Case Manager: Donna Wynant x6325

Tamara Baer x 6580 tbaer@santafenm.gov
Wendy M. Blackwell x 6127 wblackwell@santafenm.gov
Charlie D. Gonzales x 6955 cdgonzales@santafenm.gov
Tony Raeker x 6583 aaraeker@santafenm.gov
Donna J. Wynant x 6325 djwynant@santafenm.gov

Lou Baker x 6656 lbaker@santafenm.gov
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Greg T. Smith x 6957 gtsmith@santafenm.gov
RB Zaxus x 6641 rbzaxus-onaxis@santafenm.gov

EXHIBIT 07
for Ordinance
No. 2008-012