

CITY OF SANTA FE, NEW MEXICO

ORDINANCE NO. 2008-59

AN ORDINANCE

ANNEXING A TRACT OF LAND LYING CONTIGUOUS WITH THE SANTA FE CORPORATE LIMITS COMPRISING 7.961 MORE OR LESS ACRES OF LAND BOUNDED BY AIRPORT ROAD, AGUA FRIA STREET AND CAMINO JULIANA AND LYING WITHIN TOWNSHIP 16N, RANGE 8E, SECTION 11, NEW MEXICO PRIME MERIDIAN, SANTA FE COUNTY, STATE OF NEW MEXICO; AND ALSO ANNEXING THE PORTION OF AGUA FRIA STREET AND CAMINO JULIANA PUBLIC RIGHT-OF-WAY COMPRISING 1.999 ACRES MORE OR LESS ADJOINING THE CAMINO REAL PAVILION PROPERTY. ("CAMINO REAL PAVILION ANNEXATION" CASE NO. M 2008-31).

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 Township 16N, Range 8E, Section 11, N.M.P.M., and adjacent Agua Fria Street and Camino Juliana rights-of-way pursuant to Section 3-17-18 NMSA 1978, both as more particularly described in the attached Legal Description [EXHIBIT A] and shown on the Annexation Plat [EXHIBIT B] and Master Plan [EXHIBIT C] incorporated herein by reference.

Section 2. The annexation action with respect to the subject property affected by this Ordinance is subject to conditions of approval applicable to any future

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1 Development Plan for the property. The conditions are outlined in the attached table
2 summarizing September 2008 Development Review Team technical memoranda and
3 Current Planning Division conditions recommended by the Planning Commission on
4 October 2, 2008 [EXHIBIT D].

5 **Section 3.** A petition (the "Petition") was accompanied by an annexation plat
6 showing the external boundaries of the Property proposed to be annexed and the
7 relationship of the Property proposed to be annexed to the existing boundary of the city,
8 as well as the Annexation Agreement [Exhibit E].

9 **Section 4.** It is in the best interest of the City of Santa Fe and the owners and
10 inhabitants of such contiguous Property that the Property be annexed.

11 **Section 5.** This ordinance shall be published one time by title and general
12 summary and shall become effective five days after publication.

13 **PASSED, APPROVED AND ADOPTED this 10th day of December, 2008.**

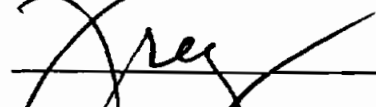
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16 **DAVID COSS, MAYOR**



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19 
20 _____
YOLANDA Y. VIGIL, CITY CLERK

21
22 **APPROVED AS TO FORM:**

23 

24 **FRANK KATZ, CITY ATTORNEY**

DESCRIPTION

A 7.959 ACRE LOT AS SHOWN ON "ALTA/ACSM PREPARED FOR ALBERTSON'S, INC", RECORDED IN BOOK 510, PAGE 003 AND THE ADJOINING ROADS, CAMINO JULIANA AND AGUA FRIA STREET (COUNTY ROAD 56-A) TO THE EAST, NORTH AND WEST RESPECTIVELY ALL WITHIN LYING WITHIN PACHECO GRANT, PROJECTED SECTION 11, T16N, R8E, NMPM, SANTA FE COUNTY, NM;

WHICH MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF THE HEREIN DESCRIBED ANNEXATION AREA FROM WHICH USGS CONTROL MONUMENT "SANTAIR" LIES S62°37'17"W, 6363.97 FEET;

THENCE FROM SAID POINT OF BEGINNING;

N09°01'43"W, 401.52 FEET;

THENCE COUNTERCLOCKWISE 67.82 FEET ON A CURVE HAVING A RADIUS OF 147.74 FEET AND A CHORD OF N22°10'45"W, 67.23 FEET;

THENCE N32°23'06"W, 332.49 FEET;

THENCE S58°03'29"W, 294.78 FEET;

THENCE COUNTERCLOCKWISE 440.49 FEET ON A CURVE HAVING A RADIUS OF 440.70 FEET AND A CHORD OF S29°09'50"W, 425.88 FEET;

THENCE S00°16'12"W, 286.00 FEET;

THENCE S89°43'48"E, 50.00 FEET;

THENCE S28°23'03"E, 34.24 FEET;

THENCE N80°58'55"E, 667.47 FEET TO THE POINT OF BEGINNING, CONTAINING 9.96 ACRES, MORE OR LESS.

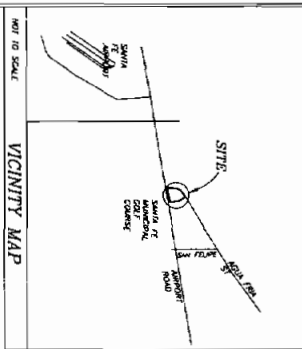
PREPARED BY:

10/20/08

GARY E. DAWSON, NMPS#7014



Ordinance # 2008-59
EXHIBIT A page 1 of 1

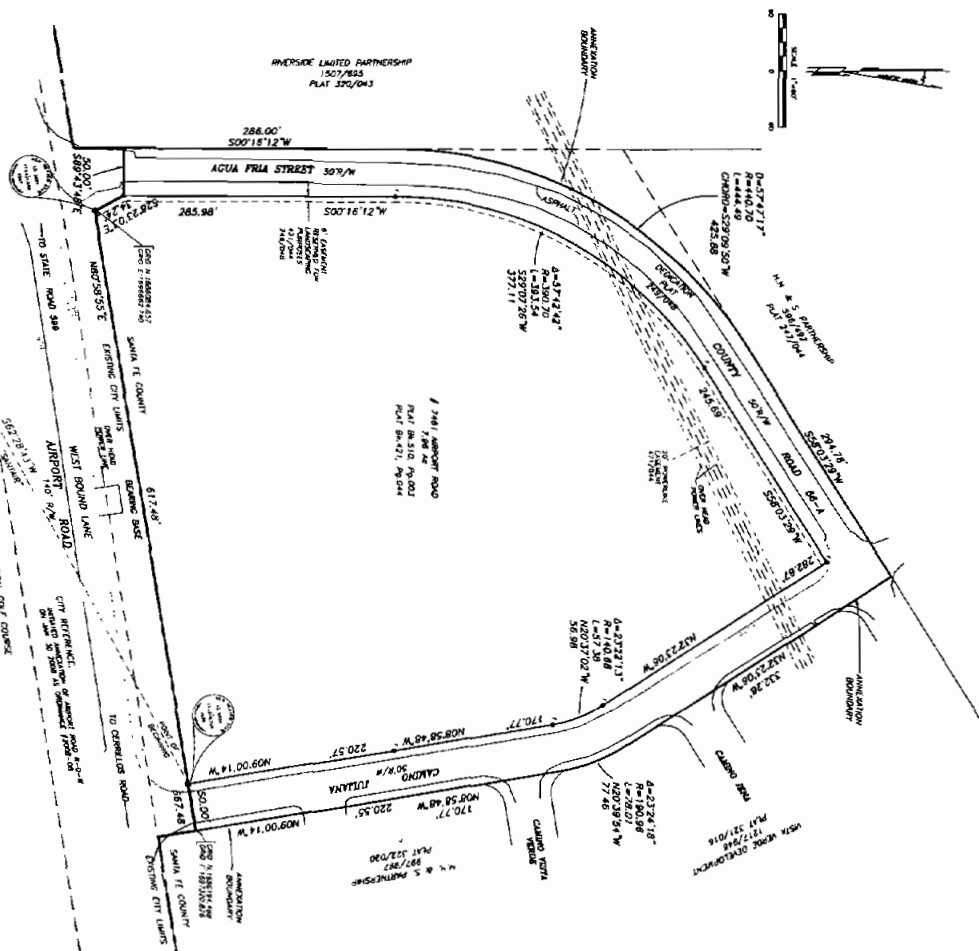


DESCRIPTION OF 2.61 ACRE ROAD TO BE ANNEXED

THE 2.61 ACRE ROAD TO BE ANNEXED IS LOCATED IN THE EAST PART OF SECTION 11, T18N, R16E, S11W, SANTA FE COUNTY, NEW MEXICO. THE ROAD IS 110 FEET WIDE AND IS BOUNDARY OF THE 1.741 ACRE ROAD TO BE ANNEXED. THE ROAD IS BOUNDARY OF THE 1.741 ACRE ROAD TO BE ANNEXED. THE ROAD IS BOUNDARY OF THE 1.741 ACRE ROAD TO BE ANNEXED.

ANNEXATION DATA

TOTAL AREA OF RIGHT-OF-WAY TO BE ANNEXED	2.61 ACRES
TOTAL AREA OF RANGELAND TO BE ANNEXED	7.88 ACRES
TOTAL AREA OF RANGELAND TO BE ANNEXED	7.88 ACRES
TOTAL PERIMETER OF PARCEL TO BE ANNEXED	2427 FEET
TOTAL PERIMETER OF PARCEL TO BE ANNEXED	2427 FEET
PERCENTAGE OF BOUNDARY COMMON TO CITY LIMITS	23%



I, John A. Walker, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original plat on file in my office, and that the same has been recorded in the public records of Santa Fe County, New Mexico.



APPROVED BY THE CITY COUNCIL AT ITS MEETING OF DATE 04/07/09

REVIEWED BY CITY OF SANTA FE: [Signature]

APPROVED BY THE CITY COUNCIL AT ITS MEETING OF DATE 04/07/09

REVIEWED BY CITY OF SANTA FE: [Signature]

APPROVED BY THE CITY COUNCIL AT ITS MEETING OF DATE 04/07/09

REVIEWED BY CITY OF SANTA FE: [Signature]

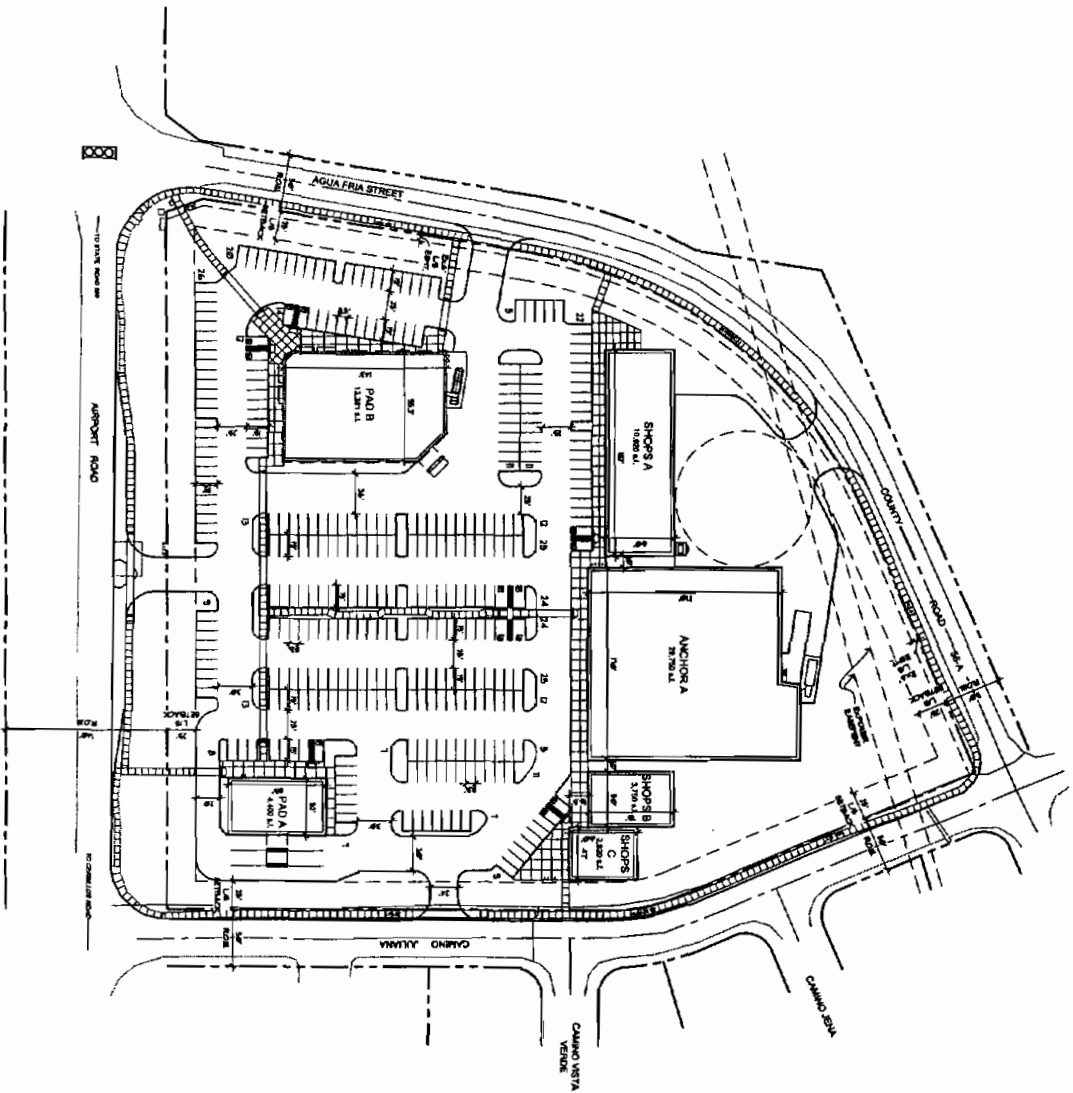
ANNEXATION PLAT
CAMINO REAL PAVILION, LLC
 THAT CERTAIN TRACT SHOWN ON PLAT RECORDED
 WITHIN PARCHED COMINT, PROJECTED SECTION 11, T18N,
 R16E, S11W, SANTA FE COUNTY, NEW MEXICO.

CAMINO SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 SANTA FE, NEW MEXICO 87507
 LICENSE #1517-AMC-001511108

Ordinance # 2008-59

Exhibit B

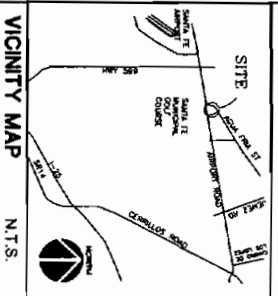
Ordinance # 2008-59 EXHIBIT C Page 1 of 1



DEVELOPMENT MASTER PLAN

SCALE: 1" = 50'

NOTES:
 1. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
 2. THE SHOWN DIMENSIONS ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.
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VICINITY MAP N.T.S.

DMP
 DEVELOPMENT MASTER PLAN
 06/25/2009

PROJECT DATA	
PROJECT NAME	CAMINO REAL DEVELOPMENT
PROJECT NUMBER	17451
PROJECT ADDRESS	7451 AIRPORT ROAD, SANTA FE, NM 87505
PROJECT OWNER	KOBANWASSER INVESTMENTS, L.P.
PROJECT ARCHITECT	ARCHICON, L.C.
PROJECT ENGINEER	ARCHICON, L.C.
PROJECT DATE	06/25/2009
PROJECT STATUS	PROPOSED
PROJECT PHASE	PRELIMINARY
PROJECT AREA	174.51 AC
PROJECT PERMITS	PLAT, ZONING, ENVIRONMENTAL, UTILITIES, TRAFFIC
PROJECT NOTES	1. ALL DIMENSIONS SHOWN ARE APPROXIMATE. 2. THE SHOWN DIMENSIONS ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. 3. THE SHOWN DIMENSIONS ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. 4. THE SHOWN DIMENSIONS ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. 5. THE SHOWN DIMENSIONS ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. 6. THE SHOWN DIMENSIONS ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. 7. THE SHOWN DIMENSIONS ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. 8. THE SHOWN DIMENSIONS ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. 9. THE SHOWN DIMENSIONS ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. 10. THE SHOWN DIMENSIONS ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

CAMINO REAL PAVILION
 MASTER PLAN
 7451 AIRPORT ROAD
 SANTA FE, NEW MEXICO

ARCHICON, L.C.
 ARCHITECTS & ENGINEERS
 1000 RIVINGTON AVENUE
 SANTA FE, NM 87505
 (505) 424-1111
 WWW.ARCHICON.COM

KOBANWASSER INVESTMENTS, L.P.
 1000 RIVINGTON AVENUE
 SANTA FE, NM 87505
 (505) 424-1111
 WWW.KOBANWASSER.COM

SFC CLERK RECORDED
 Camp Real Estate – Annexation (Case #M 2008-31) & Rezoning (Case #ZA 2008-12)
 Conditions of Approval

	Condition	Department	Staff
1	Design the on-site private sewer system so that all buildings are connected to it and that there is a single connection only of the private sewer system to the public mainline.	Wastewater	Stan Holland
2	The Industrial Pre-Treatment Sampling Ports (IPSP) shall not be installed in driving lanes. The IPSP shall be set up in areas that do not interfere with pedestrian and traffic flow.	Wastewater	Stan Holland
3	Compliance with the requirements of service set forth in the sewer service technical evaluation report and all applicable ordinances, rules and regulations now or hereinafter in effect.	Wastewater	Qustandi Kassisieh
4	Identify the solid waste management provisions for each store and building pad	Solid Waste	Randall Marco
5	Have enclosure specifications in hand, as per City Ordinance XXI	Solid Waste	Randall Marco
6	Landscaping Improvements are not required as per Article 14-8.4(B), until Subdivision Plat approval, Development Plan approval or at time of Building Permit submittal. In addition, properties located in the Business Capitol District (BCD), shall comply with Article 14-4.3(E). However, staff has reviewed the conceptual landscape plans on Sheet 13 and has determined that these plans are acceptable for final submittal.	Technical Review	Charlie Gonzales
7	Fire Hydrants shall be relocated to a location acceptable to the Fire Code Official. Contact Fire Department for clarification and approval of fire hydrant locations.	Fire	Barbara Salas
8	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
9	Review comments are based on submittals received on August 13, 2008. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittals, unless otherwise noted. Make the following revisions as they apply to the submitted Traffic Impact Analysis (TIA): <ul style="list-style-type: none"> • For the most part, the TIA demonstrates that the existing roadway infrastructure should be able to handle traffic entering and exiting the site; Some improvements may be needed at the Airport Road/Paseo del Sol intersection based on the following revision to the TIA. These improvements shall be included in the development plan. • Revise the primary trip distribution so that 60% of traffic comes from the east, 20% from the west, 10% from the south, and 10% from the north. 	Traffic Engineering	John Romero

Ordinance # 2008-59

EXHIBIT D

Conditions of Approval

	<ul style="list-style-type: none"> Revise the pass-by trip distribution to reflect existing traffic patterns at the Airport Road/Paseo del Sol intersection based on existing traffic counts. Evaluate the need for a westbound right deceleration lane at the Airport Road/Paseo del Sol intersection. The proposed access point on Camino Juliana is currently shown as a left-in right-out only. The Public Works Department feels that this type of access restriction is difficult to effectively channelize and may cause confusion and erratic driver behavior. We therefore recommend that this access point be granted full access privileges. For the analysis of the Cerrillos Road/Vegas Verde Drive intersection, revise the signal phasing to reflect current conditions which consists of protected-only movements for all left-turners. 		
10	Agua Fria Street is functionally classified as a Minor Arterial by NMDOT, which correspondingly requires a minimum ROW of 70' according to City Code for Secondary Arterial streets. Only 50' of public ROW is being dedicated as a part of this application; therefore additional roadway ROW will need to be dedicated as a part of any Development Plan to accommodate design to city standard and NMDOT Functional Classification.	Current Planning	Lucas Cruse
11	Establish pedestrian connection between this property and the paved public trail to the Riverside Mobile Home Park located across Agua Fria Street, while avoiding conflicts with access to the loading dock shown in the Annexation Master Plan.	Current Planning	Lucas Cruse
12	Establish pedestrian connections to the existing bus stops on the south side of Airport Road.	Current Planning	Lucas Cruse
13	Identify the locations and layouts of the required bicycle parking spaces as per Table 14-8.6-3 of the SFCC	Current Planning	Lucas Cruse
14	Identify the number and location of shopping cart corrals to ensure that minimum parking requirements are met and that the corrals are sited to not restrict pedestrian circulation.	Current Planning	Lucas Cruse
15	Should the design for any new median improvements in Airport Road accommodate landscaping, the Landowner agrees to provide landscaping and adopt the median and ensure that it is maintained.	City Council at Dec. 10, 2008 meeting	

**ANNEXATION AGREEMENT
CAMINO REAL PAVILION**

This Annexation Agreement (“Agreement”) is made and entered into this 10th day of December, 2008, by and between the City of Santa Fe, New Mexico, a New Mexico Municipal Corporation (“City”) and Camino Real Pavilion, LLC, a Delaware limited liability company. (“Landowner”).

RECITALS

A. Landowner is the owner of certain real property situated in Santa Fe County, New Mexico consisting of approximately 7.961 acres, said property and adjacent rights of way totaling approximately 9.96 acres, being situated within Section 11, Township 16 North, Range 8 East, 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 into 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 undertaking 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 the requirements of Chapter 14, SFCC 2001 (“SFCC”).

B. The Annexation Plat shall dedicate to the City of Santa Fe as public right-of-way approximately 1.999 acres for the segments of Agua Fria Street and Camino Juliana adjoining said Property.

C. The annexation plat shall dedicate to the City improvements and easements as determined during the development review process.

2. **Conditions of Annexation (Exhibit 2).** The Landowner agrees to comply with the conditions of approval imposed by the Santa Fe City Council as set forth in Exhibit 2 to this Agreement.

3. **Development of the Property.**

A. This Agreement anticipates development of the Property substantially in accordance with the Master Plan and the rezoning application No. ZA 2008-12 approved concurrently with this annexation by Ordinance No. 2008-60 (Exhibit 3) and as described in Paragraph 4.

B. The Property shall be developed in accordance with the Master Plan for the Property and the SFCC, recognizing that the Master Plan is conceptual in nature and that the design may be modified through the development approval process without the necessity for a Master Plan amendment.

4. **Rezoning of Property.** The Property shall be rezoned to designation C-2 with annexation of the Property.

5. **City Services.**

A. **Fire and Police Protection.** Fire and Police protection for the Property will be provided by current existing City Police and Fire Department facilities and personnel.

B. ***Refuse.*** Refuse disposal services shall be provided in accordance with applicable City ordinances and policies.

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 dedicated easements. The Landowner shall reserve easements through the Property (where required) to be shown on a final development plan.

D. ***Storm Water, Wastewater Collection and Sewer Service.*** Concurrent with the development of the Property, the Landowner shall construct storm water and wastewater improvements to service the Property in accordance with the Santa Fe City Code using existing and proposed easements.

The storm water and wastewater systems referenced above shall be designed and constructed in accordance with City regulations, guidelines and ordinances. All plans, reports and construction documents relating to the design and construction of the storm water collection systems shall be reviewed and approved by the City prior to any construction.

E. ***Streets and Other Rights of Way.*** The Landowner shall be responsible for the construction and shall bear the expense of the required improvements, as follows:

(1) Those improvements contained within the Traffic Impact Analysis report prepared by Santa Fe Engineering Consultants, LLC prepared for this project.

(2) Landowner shall dedicate to the City an additional twenty feet of public right-of-way along the portion of Agua Fria Street adjacent to the Property, as part of any Development Plan for the Property.

(3) Any improvements to any land within the Property subject to an offer to dedicate shall be made at the Landowner's risk, and shall be removed at the Landowner's expense at such time as the offer to dedicate is accepted. The City may consider approving a license to allow improvements to remain after dedication.

F. **Letter of Credit or Bond.** All required improvements for water, storm and wastewater collection, roads and rights-of-way shall be constructed in accordance with the time constraints set by the City and when completed to the satisfaction of the City, said improvements shall be dedicated to the City for its use in perpetuity.

The Landowner shall provide a letter of credit, in a form acceptable to the City, for the required improvements to the Property. The amount of the letter of credit shall be based on a certified engineer's estimate acceptable to the City.

6. **Archeological Review Ordinance.** The Landowner shall comply with the SFCC in regard to archeological review of the Property.

7. **Utilities.** The Property shall be served only with underground utilities, except as may be approved by the City and/or the State Public Regulation Commission in accordance with the applicable policies and regulations.

8. **Traffic Impact Report.** Prior to the development of the Property a final traffic impact report, illustrating the traffic generated and the impact of the circulation on systems within the Property and surrounding area shall be provided to the City by Landowner.

9. **Parks.** Open space and parks shall be dedicated to the City or in-lieu-of fees paid as required by the Santa Fe City Code.

10. **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.

11. **Impact Fees.** The Landowner agrees to pay applicable City impact fees.

12. **Assignment.** The Landowner assumes all liability related to this Agreement and shall be responsible for all obligations resulting from this Agreement. Landowner, or its permitted successors and assigns, in its sole discretion, may assign this Agreement or its specific obligations under this Agreement to another owner of all or a portion of the Property provided such other owner agrees to execute and deliver to the City Clerk a duly acknowledged certificate by which such owner assumes liability and agrees to perform all obligations of the Landowner in the Agreement with respect to the portion of the Property owned by the new owner. Any assignees shall be bound to the terms and conditions of this Agreement to the same extent that the Landowner is bound.

13. **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.

14. **Execution of Documents.** The parties agree to execute all documents expressly described or implied by this Agreement.

15. **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.

16. **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.

17. **Numbers and Genders.** Wherever 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.

18. **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.

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

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

21. **Amendments.** Any amendments to this Agreement shall be reviewed by the Planning Commission (or successor or replacement body) and recommendation regarding approval made, and then sent to the City Council for final action, except as provided herein at paragraph 3.

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

CITY OF SANTA FE

LANDOWNER:

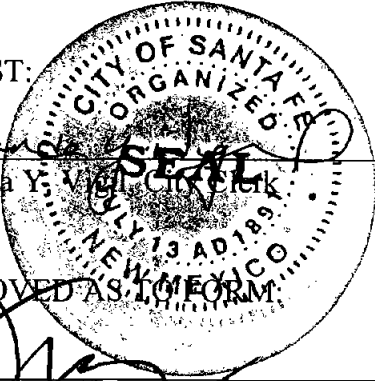
Camino Real Pavilion, LLC

By: David Coss
Name: David Coss
Title: Mayor

By: Gordon Keig
Name: Gordon Keig
Title: Vice President

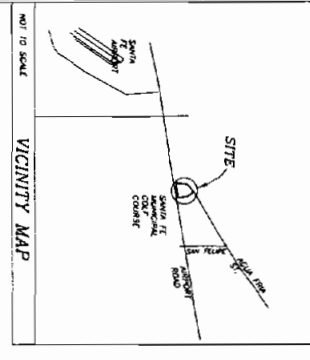
ATTEST:

Yolanda Y. Vigil
Yolanda Y. Vigil, City Clerk



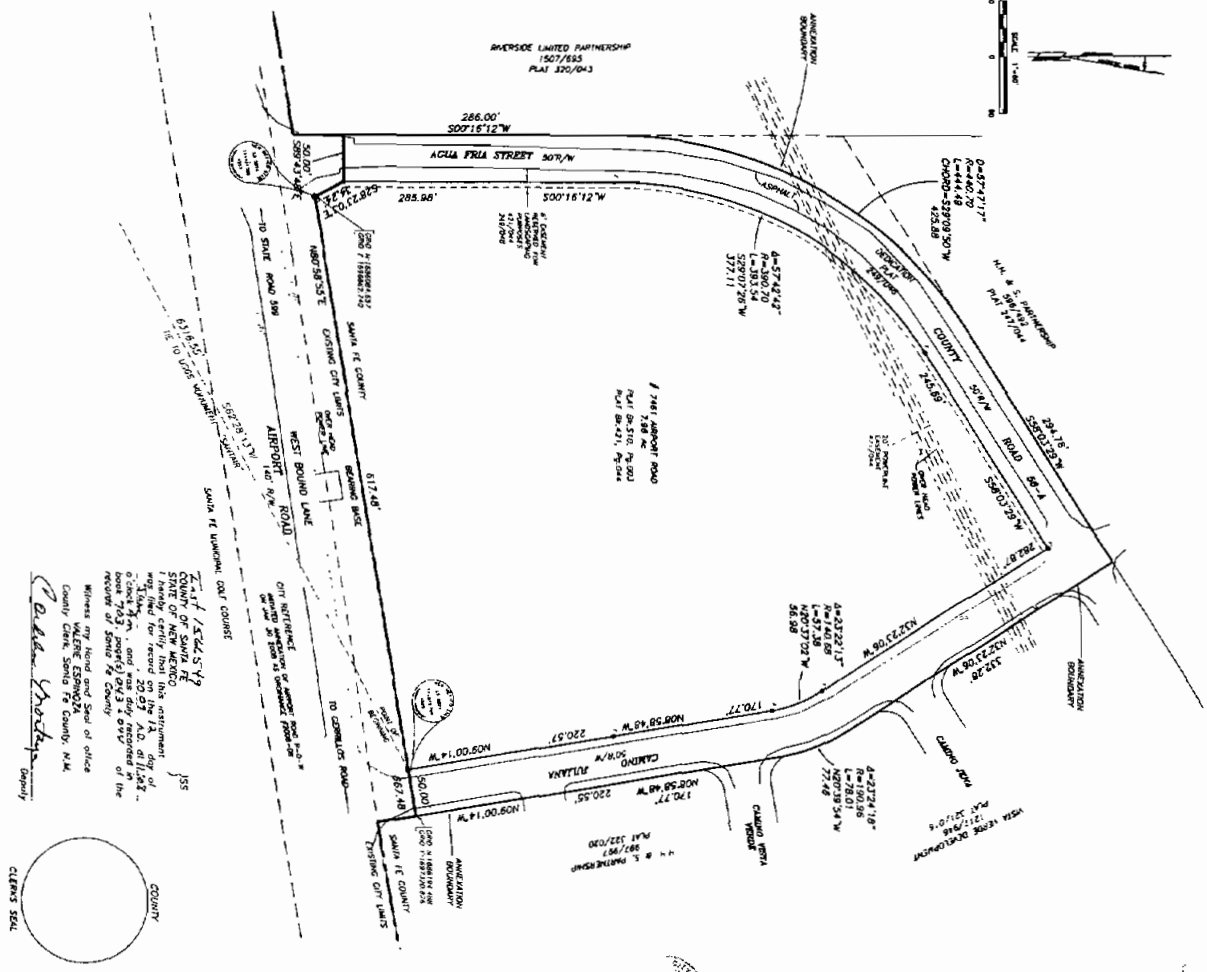
APPROVED AS TO FORM:

[Signature]
City Attorney



DESCRIPTION OF THE AIRPORT ROAD TO BE ANNEXED
 1. THE AIRPORT ROAD TO BE ANNEXED TO THE CITY OF SANTA FE IS LOCATED WITHIN THE UNINCORPORATED AREA KNOWN AS THE AIRPORT ROAD, PROJECTED SECTION 11, T18N, R26E, S33W, SANTA FE COUNTY, NEW MEXICO.

ANNEXATION DATA
 TOTAL AREA OF SUBJECT TO BE ANNEXED 2.00 ACRES
 TOTAL AREA OF SUBJECT TO BE ANNEXED + 7.59 ACRES
 TOTAL TRACTS TO BE ANNEXED 539 ACRES
 TOTAL BOUNDARY LENGTH CORRIDORS TO BE ANNEXED 283.72 FEET
 PERCENTAGE OF BOUNDARY CORRIDORS TO CITY LIMITS 59%



Walter Espinoza
 CITY CLERK, SANTA FE COUNTY, N.M.



Camino Real Pavilion - Annexation Agreement
 Exhibit 'I'

ANNEXATION PLAT
CAMINO REAL PAVILION LLC
 THAT CERTAIN TRACT SHOWN ON PLAT RECORDED WITHIN PACHECO GROWN, PROJECTED SECTION 11, T18N, R26E, S33W, SANTA FE COUNTY, NEW MEXICO.

DANSON SWANEY'S INC.
 PROFESSIONAL LAND SURVEYORS
 SANTA FE, NM, 87503
 MEET 2377-ANNEX DATE: 08/18/09

CITY ENGINEER AND APPROVED
 I HEREBY CERTIFY THAT THE ABOVE-DERIVED PLAT CONFORMS TO THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS FOR PLATS.
 WALTER ESPINOZA
 CITY ENGINEER, SANTA FE COUNTY, N.M.

APPROVED BY THE CITY COUNCIL AT ITS MEETING OF
 08/18/09
 AT 2:00 P.M. IN COMMISSION ROOM 308
 CITY ENGINEER, SANTA FE COUNTY, N.M.
 WALTER ESPINOZA
 CITY ENGINEER, SANTA FE COUNTY, N.M.



Camino Real Pavilion – Annexation (Case #M 2008-31) & Rezoning (Case #ZA 2008-12)
 Conditions of Approval

	Condition	Department	Staff
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2	The Industrial Pre-Treatment Sampling Ports (IPSP) shall not be installed in driving lanes. The IPSP shall be set up in areas that do not interfere with pedestrian and traffic flow.	Wastewater	Stan Holland
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Annexation Agreement - EXHIBIT 2

	<ul style="list-style-type: none"> Revise the pass-by trip distribution to reflect existing traffic patterns at the Airport Road/Paseo del Sol intersection based on existing traffic counts. Evaluate the need for a westbound right deceleration lane at the Airport Road/Paseo del Sol intersection. The proposed access point on Camino Juliana is currently shown as a left-in right-out only. The Public Works Department feels that this type of access restriction is difficult to effectively channelize and may cause confusion and erratic driver behavior. We therefore recommend that this access point be granted full access privileges. For the analysis of the Cerrillos Road/Vegas Verde Drive intersection, revise the signal phasing to reflect current conditions which consists of protected-only movements for all left-turners. 		
10	Agua Fria Street is functionally classified as a Minor Arterial by NMDOT, which correspondingly requires a minimum ROW of 70' according to City Code for Secondary Arterial streets. Only 50' of public ROW is being dedicated as a part of this application; therefore additional roadway ROW will need to be dedicated as a part of any Development Plan to accommodate design to city standard and NMDOT Functional Classification.	Current Planning	Lucas Cruse
11	Establish pedestrian connection between this property and the paved public trail to the Riverside Mobile Home Park located across Agua Fria Street, while avoiding conflicts with access to the loading dock shown in the Annexation Master Plan.	Current Planning	Lucas Cruse
12	Establish pedestrian connections to the existing bus stops on the south side of Airport Road.	Current Planning	Lucas Cruse
13	Identify the locations and layouts of the required bicycle parking spaces as per Table 14-8.6-3 of the SFCC	Current Planning	Lucas Cruse
14	Identify the number and location of shopping cart corrals to ensure that minimum parking requirements are met and that the corrals are sited to not restrict pedestrian circulation.	Current Planning	Lucas Cruse
15	Should the design for any new median improvements in Airport Road accommodate landscaping, the Landowner agrees to provide landscaping and adopt the median and ensure that it is maintained.	City Council at Dec. 10, 2008 meeting	



COUNTY OF SANTA FE)
 STATE OF NEW MEXICO) ss
 ORDINANCE
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I Hereby Certify That This Instrument Was Filed for Record On The 25TH Day Of June, 2009 at 10:58:45 AM and Was Duly Recorded as Instrument # 1568137 of The Records Of Santa Fe County

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