

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2011-34

3
4
5 AN ORDINANCE

6 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
7 CHANGING THE ZONING CLASSIFICATIONS FOR THE “TIERRA CONTENTA
8 VILLAGE PLAZA” PARCELS; CHANGING 16.05± ACRES FROM PLANNED
9 RESIDENTIAL COMMUNITY (PRC) TO COMMUNITY COMMERCIAL (C-1),
10 18.08± ACRES FROM PLANNED RESIDENTIAL COMMUNITY (PRC) TO
11 GENERAL COMMERCIAL (C-2) AND 4.49± ACRES FROM RESIDENTIAL – 3
12 UNITS/ACRE (R-3) TO GENERAL COMMERCIAL (C-2); AND PROVIDING
13 AN EFFECTIVE DATE WITH RESPECT TO CERTAIN PARCELS OF LAND
14 COMPRISING 38.62± TOTAL ACRES, GENERALLY BOUNDED BY NEW
15 MEXICO STATE HIGHWAY 599 (NM 599) ON THE WEST, THE PLANNED
16 EXTENSION OF PLAZA CENTRAL ON THE EAST AND THE ARROYO DE LOS
17 CHAMISOS ON THE SOUTH AND LYING WITHIN SECTION 14, TOWNSHIP 16N,
18 RANGE 8E, NEW MEXICO PRIME MERIDIAN, SANTA FE COUNTY, STATE OF
19 NEW MEXICO. (“TIERRA CONTENTA VILLAGE CENTER REZONING,” CASE NO.
20 2011-67).

21
22 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

23 **Section 1.** Those certain parcels of land comprising 38.62± acres (the “Property”)
24 located within Township 16N, Range 8E, Section 14, New Mexico Prime Meridian, Santa Fe
25 County, State of New Mexico, of which approximately 34.13± acres are located within the

1 municipal boundaries of the City of Santa Fe, and the remaining 4.49± acres have been annexed
2 pursuant to Case No. 2011-69, known as the “Village Plaza Annexation” (Ordinance No. 2011-
3 33), are restricted to and classified as described in the zoning map attached hereto [EXHIBIT A]
4 and incorporated herein by reference.

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

8 **Section 3.** This rezoning action and any future development plan for the Property is
9 approved with and subject to the conditions set forth in the table attached hereto [EXHIBIT B]
10 and incorporated herein summarizing the City of Santa Fe staff technical memoranda and
11 conditions recommended by the Planning Commission on August 4, 2011.

12 **Section 4.** This rezoning action is subject to the time restrictions set forth in Section
13 14-3.19(B)(5) SFCC 1987 (Two-year Review/Recission). Resolution 2011-26 has extended
14 zoning approvals for a limited duration of time.

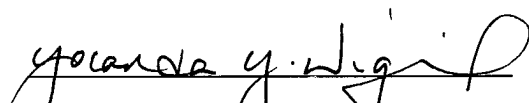
15 **Section 5.** This Ordinance shall be published one time by title and general summary
16 and shall become effective five days after publication.

17 **PASSED, APPROVED AND ADOPTED this 26th day of October, 2011.**

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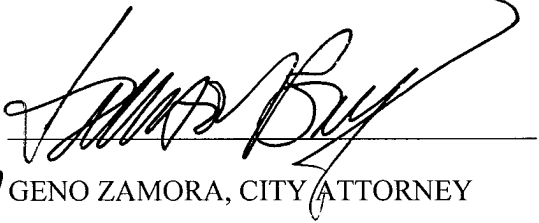
19
20 **DAVID COSS, MAYOR**

21
22 **ATTEST:**

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24 
25 **YOLANDA Y. VIGIL, CITY CLERK**

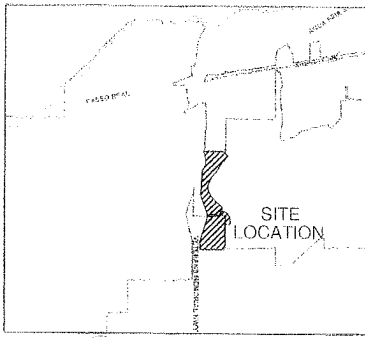
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APPROVED AS TO FORM:



A handwritten signature in black ink, appearing to read "Geno Zamora", is written over a horizontal line. The signature is stylized and cursive.

GENO ZAMORA, CITY ATTORNEY



VICINITY MAP

DEDICATION AND AFFIDAVIT

I, the undersigned, being the owner of the above described property, do hereby dedicate to the public use of the City of Santa Fe, New Mexico, the above described property, and I hereby certify that the same is not subject to any other claims or encumbrances.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office at Santa Fe, New Mexico, this 14th day of February, 2011.

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED AND CORRECTLY RECORDED BY THE COUNTY CLERK OF SANTA FE COUNTY, NEW MEXICO.

- LEGEND AND NOTES**
1. BOUNDARY LINES FROM THE SURVEY DEPARTMENT OF LAND AND MINES MAY BE APPROXIMATE TO THE ACTUAL BOUNDARIES AND SHOULD BE USED AS A GUIDE ONLY.
 2. ALL LOTS ARE SUBJECT TO THE EASEMENTS, ENCUMBRANCES AND CONDITIONS OF RECORD.
 3. SHADINGS:
 - 1. DENOTES FLOOD HAZARD ZONE 1
 - 2. DENOTES FLOOD HAZARD ZONE 2
 - 3. DENOTES FLOOD HAZARD ZONE 3
 - 4. DENOTES FLOOD HAZARD ZONE 4
 - 5. DENOTES FLOOD HAZARD ZONE 5
 4. DENOTES ROAD RIGHT-OF-WAY LINE AS SHOWN
 5. DENOTES SURVEY LINE
 6. DENOTES BRIDGE STRUCTURE
 7. DENOTES HIGHWAY RIGHT-OF-WAY MOVEMENT

- PLAT REFERENCES**
1. THE OPEN SPACE TRACTS ARE SHOWN IN THE DEDICATION OF LOT 1 AND LOT 2 OF THE OPEN SPACE TRACTS AND THE RECORD DOCUMENTS FOR THE SAME.
 2. THE OPEN SPACE TRACTS ARE SHOWN IN THE DEDICATION OF LOT 1 AND LOT 2 OF THE OPEN SPACE TRACTS AND THE RECORD DOCUMENTS FOR THE SAME.
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Ordinance 2011-34, Exhibit A Page 1 of 2

CITY OF SANTA FE REVIEW

City Engineer for Land Use: Rosario Zamora Date: 1/18/11

City Planner: [Signature] Date: 1/18/11

City of Santa Fe Assistant Director: [Signature] Date: 1/18/11

Cash Number: 2011-067 Date Paid: 1/18/11

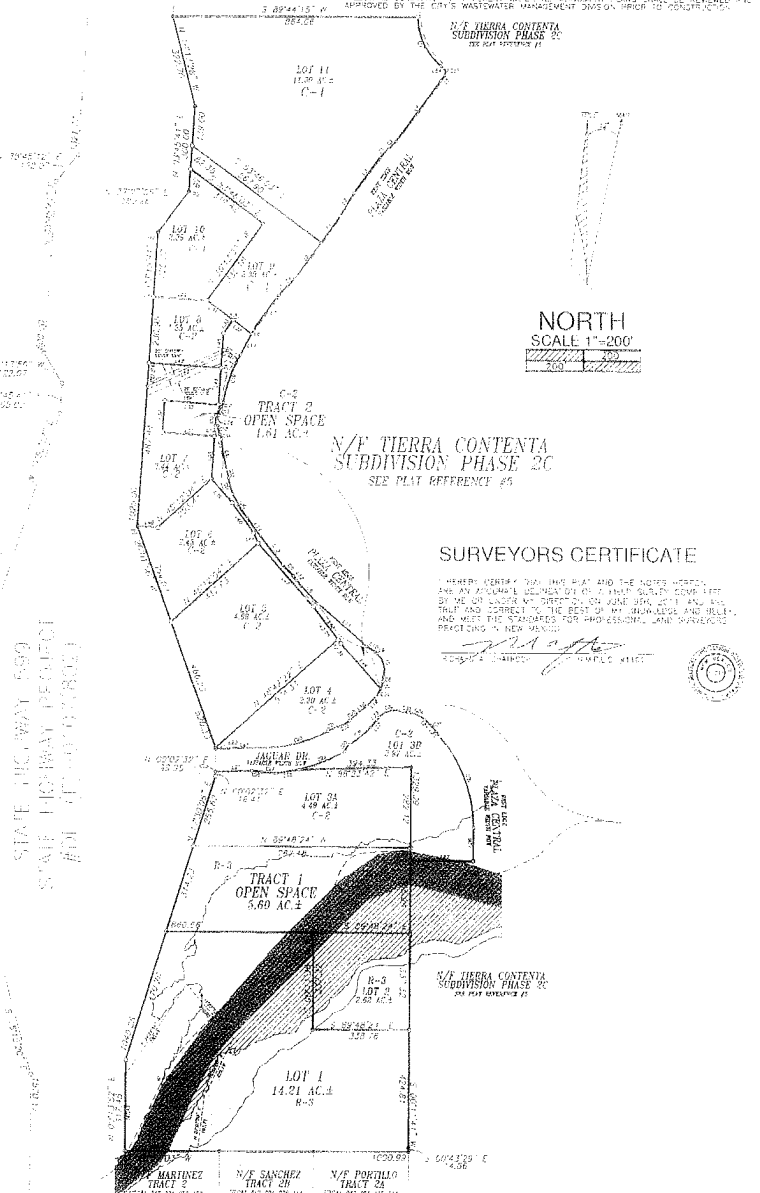
Approved by the City Council at their meeting of Oct. 20th, 2011

Mayor: [Signature] Date: 1/18/11

City Clerk: [Signature] Date: 1/18/11

Expanding Department: [Signature] Date: 1/18/11

- CITY NOTES**
1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES AND CONDITIONS OF RECORD WHICH PERTAIN.
 2. THIS PROPERTY IS SUBJECT TO FLOOD HAZARD ZONE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 3. RECORDS OF THIS PLAT 2011-067 WILL CONTAIN THE APPROVAL OF THE CITY OF SANTA FE ENGINEER AND PLANNING DEPARTMENT.
 4. EACH LOT SHALL BE SERVED BY SEWERAGE AND WATER SERVICE INCLUDING SETTING UP SEPARATE METER SHOWER ACCOUNTS.
 5. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, AND DEVELOPMENTAL SPEC 1999 AND SUBSEQUENT AMENDMENTS.
 6. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN REGISTERED WITH THE COUNTY CLERK OF SANTA FE FOR A BUILDING PERMIT APPLICATION THAT WOULD BE APPROVED UNDER CHAPTER 14, LAND DEVELOPMENT CODE, SPEC 1999 AND SUBSEQUENT AMENDMENTS. ALL LOTS ARE REQUIRED TO COMPLY WITH THE OPEN SPACE DESIGN STANDARDS FOR PHASE 26 WITH THE EXCEPTION OF LOT 1, LOT 2 AND TRACT 1.
 7. BUILDING SETBACKS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE PLAT DEVELOPMENT CODE.
 8. WASTEWATER SHALL CONFORM WITH THE DEVELOPMENT OF THE PROPERTY. THE DEVELOPER SHALL CONSTRUCT STORM WATER AND WASTEWATER IMPROVEMENTS TO SERVE 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, CODES AND ORDINANCES. ALL PLANS, REPORTS AND CONSTRUCTION DOCUMENTS RELATING TO THE DESIGN AND CONSTRUCTION OF THE STORM WATER AND WASTEWATER COLLECTION SYSTEMS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO ANY CONSTRUCTION COMMENCING WITH THE DEVELOPMENT OF THE PROPERTY. THE DEVELOPER SHALL BE RESPONSIBLE FOR DESIGNING AND CONSTRUCTING A 24" DIAMETER R-3 COLLECTION SYSTEM WITH A 2% SLOPE TO THE WASTEWATER TREATMENT PLANT. THE CITY WASTEWATER DIVISION, CONNECTING TO THE EXISTING EFFLUENT ALIGNMENT AS DESIGNED BY WILSON & GORDON, INC. EFFLUENT WATER RE-INJECTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY'S WASTEWATER MANAGEMENT DIVISION PRIOR TO CONSTRUCTION.



SURVEYORS CERTIFICATE

WE HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON, AND ANY ATTACHED SURVEY INSTRUMENTS, HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT CONTROL AND SUPERVISION, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW MEXICO, AND WILL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, AND SUBJECT TO PENALTIES IN NEW MEXICO.

[Signature]
SURVEYOR

ZONING MAP OF OPEN SPACE TRACTS 1 & 2 AND LOTS 1 THRU 11 OF TIERRA CONTENTA VILLAGE PLAZA

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11041
1000 420 2825 110 MAGNANIMUS BLVD. CERRILLOS SPRING, NM 87004

LEGEND AND NOTES

1. BASIS OF BEARING TAKEN FROM NEW MEXICO DEPARTMENT OF TRANSPORTATION CONTROL SURVEY NEW MEXICO PROJECT NO. 10-1-022-51 (L1027) APP-554
 2. 1952-54 U.S.A. 21-11611 OF ALGONK & BURNER MAPS/STREETS AND DATED 1-23-08

3. THIS PLAN IS SUBJECT TO ALL EASEMENTS, EIGHTMENTS AND CONDITIONS OF RECORD.
- 1. DENOTES FLOOD HAZARD ZONE X SUBJECT TO 0.2% ANNUAL FLOOD
 - 2. DENOTES FLOOD HAZARD ZONE Y SUBJECT TO 1% ANNUAL FLOOD
 - 3. DENOTES FLOOD HAZARD ZONE A SUBJECT TO 1% ANNUAL FLOOD
 - 4. DENOTES FLOOD HAZARD ZONE B SUBJECT TO 1% ANNUAL FLOOD

- 5. DENOTES POINT FOUND BY THIS SURVEY
- 6. DENOTES POINT CALCULATED
- 7. DENOTES SHADE MEASUREMENT
- 8. DENOTES RAY, BEPT. ALIGN. R/W MEASUREMENT

STARTED 10:00 AM IN BASEMENT
 DENOTES POINT CALCULATED
 DENOTES APPROX. LOC. APPROX. CHANGE BEARING

STATION	CHORD BEARING	CHORD DIST.
101	117° 00' 00"	100.00
102	117° 00' 00"	100.00
103	117° 00' 00"	100.00
104	117° 00' 00"	100.00
105	117° 00' 00"	100.00
106	117° 00' 00"	100.00
107	117° 00' 00"	100.00
108	117° 00' 00"	100.00
109	117° 00' 00"	100.00
110	117° 00' 00"	100.00
111	117° 00' 00"	100.00
112	117° 00' 00"	100.00
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121	117° 00' 00"	100.00
122	117° 00' 00"	100.00
123	117° 00' 00"	100.00
124	117° 00' 00"	100.00
125	117° 00' 00"	100.00
126	117° 00' 00"	100.00
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144	117° 00' 00"	100.00
145	117° 00' 00"	100.00
146	117° 00' 00"	100.00
147	117° 00' 00"	100.00
148	117° 00' 00"	100.00
149	117° 00' 00"	100.00
150	117° 00' 00"	100.00
151	117° 00' 00"	100.00
152	117° 00' 00"	100.00
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156	117° 00' 00"	100.00
157	117° 00' 00"	100.00
158	117° 00' 00"	100.00
159	117° 00' 00"	100.00
160	117° 00' 00"	100.00

CHORD	LENGTH	BEARING	CHORD BEARING	CHORD DIST.	BEARING
101	43.05	153.05	144.0000000	7.15	113.3254
102	36.80	141.05	144.0000000	7.15	113.3254
103	43.15	153.05	144.0000000	7.15	113.3254
104	36.85	141.05	144.0000000	7.15	113.3254
105	43.20	153.05	144.0000000	7.15	113.3254
106	36.90	141.05	144.0000000	7.15	113.3254
107	43.25	153.05	144.0000000	7.15	113.3254
108	36.95	141.05	144.0000000	7.15	113.3254
109	43.30	153.05	144.0000000	7.15	113.3254
110	37.00	141.05	144.0000000	7.15	113.3254
111	43.35	153.05	144.0000000	7.15	113.3254
112	37.05	141.05	144.0000000	7.15	113.3254
113	43.40	153.05	144.0000000	7.15	113.3254
114	37.10	141.05	144.0000000	7.15	113.3254
115	43.45	153.05	144.0000000	7.15	113.3254
116	37.15	141.05	144.0000000	7.15	113.3254
117	43.50	153.05	144.0000000	7.15	113.3254
118	37.20	141.05	144.0000000	7.15	113.3254
119	43.55	153.05	144.0000000	7.15	113.3254
120	37.25	141.05	144.0000000	7.15	113.3254
121	43.60	153.05	144.0000000	7.15	113.3254
122	37.30	141.05	144.0000000	7.15	113.3254
123	43.65	153.05	144.0000000	7.15	113.3254
124	37.35	141.05	144.0000000	7.15	113.3254
125	43.70	153.05	144.0000000	7.15	113.3254
126	37.40	141.05	144.0000000	7.15	113.3254
127	43.75	153.05	144.0000000	7.15	113.3254
128	37.45	141.05	144.0000000	7.15	113.3254
129	43.80	153.05	144.0000000	7.15	113.3254
130	37.50	141.05	144.0000000	7.15	113.3254
131	43.85	153.05	144.0000000	7.15	113.3254
132	37.55	141.05	144.0000000	7.15	113.3254
133	43.90	153.05	144.0000000	7.15	113.3254
134	37.60	141.05	144.0000000	7.15	113.3254
135	43.95	153.05	144.0000000	7.15	113.3254
136	37.65	141.05	144.0000000	7.15	113.3254
137	44.00	153.05	144.0000000	7.15	113.3254
138	37.70	141.05	144.0000000	7.15	113.3254
139	44.05	153.05	144.0000000	7.15	113.3254
140	37.75	141.05	144.0000000	7.15	113.3254
141	44.10	153.05	144.0000000	7.15	113.3254
142	37.80	141.05	144.0000000	7.15	113.3254
143	44.15	153.05	144.0000000	7.15	113.3254
144	37.85	141.05	144.0000000	7.15	113.3254
145	44.20	153.05	144.0000000	7.15	113.3254
146	37.90	141.05	144.0000000	7.15	113.3254
147	44.25	153.05	144.0000000	7.15	113.3254
148	37.95	141.05	144.0000000	7.15	113.3254
149	44.30	153.05	144.0000000	7.15	113.3254
150	38.00	141.05	144.0000000	7.15	113.3254
151	44.35	153.05	144.0000000	7.15	113.3254
152	38.05	141.05	144.0000000	7.15	113.3254
153	44.40	153.05	144.0000000	7.15	113.3254
154	38.10	141.05	144.0000000	7.15	113.3254
155	44.45	153.05	144.0000000	7.15	113.3254
156	38.15	141.05	144.0000000	7.15	113.3254
157	44.50	153.05	144.0000000	7.15	113.3254
158	38.20	141.05	144.0000000	7.15	113.3254
159	44.55	153.05	144.0000000	7.15	113.3254
160	38.25	141.05	144.0000000	7.15	113.3254

**ZONING MAP
 OF OPEN SPACE TRACTS 1 & 2
 AND
 LOTS 1 THRU 11
 OF
 TIERRA CONTENTA VILLAGE
 PLAZA**

LINDA WATSON SECTION 14, 15N, R6E, N48W
 SANTA FE COUNTY, NEW MEXICO

RICK CHATROOF
 PROFESSIONAL LAND SURVEYOR
 NEW MEXICO REGISTRATION NO. 11611
 (505) 471-9003 110 MAGNIFICENT AVENUE, SUITE 100
 ALBUQUERQUE, NEW MEXICO 87102

DATE: 10/15/2011
 TIME: 10:00 AM
 DRAWN: RICK CHATROOF

**Ordinance 2011-34,
 Exhibit A, Page 2 of 2**

Sheet 2 of 3

Village Plaza Annexation, General Plan Amendment and Rezoning-Conditions of Approval

City Council 10-26-11

Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>Review comments are based on submittals received on June 15, 2011. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittals unless otherwise noted:</p> <ol style="list-style-type: none"> 1. The following conditions shall be placed on the annexation agreement: <ol style="list-style-type: none"> a. Any proposed access to or improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT. b. The construction of the NM 599/Jaguar interchange shall be completed by the Pavilion development or the Tierra Contenta Village Plaza, prior to or during the development of Phase I. The developer shall be responsible for all costs associated with the design and construction of the NM 599/Jaguar interchange. c. The developer shall construct Jaguar Drive from its current terminus to the proposed interchange, during the development of Phase I. The developer shall be responsible for all costs associated with the design and construction of this segment of Jaguar Drive. d. The developer shall construct Plaza Central from its current terminus to just south of the driveway into Lot 3A, during the development of Phase I. The remaining portion of Plaza Central shall be constructed during the development of Phase V. The developer shall be responsible for all costs associated with the design and construction of this segment of Plaza Central. 2. The developer shall generate and place sight distance triangles, in accordance with the American Association of State Highway and Transportation Officials (AASHTO) guidelines on both the landscaping plan and the proposed subdivision plat. These sight triangles shall be designated as areas where landscaping, structures, or other sight impeding objects are not allowed to be placed. 3. The developer shall provide spline information for the proposed roundabout to ensure proper design. 4. The center island of the roundabout shall be raised with a patterned concrete edge per current standards. 5. The developer shall provide the ultimate multi-lane roundabout design, as determined by the approved Traffic Impact Analysis, so that adequate right-of-way can be reserved, including that needed for cut/fill slopes. 6. The developer shall place 1-2" and 1-3" electrical conduit across all legs of the roundabout at intersection #3 and the roundabout at the intersection of Pavilion Loop and Jaguar Drive. All conduits shall terminate into one of four large pull-boxes to be placed all four corners of the subject intersection. Each conduit shall have a pull string and a bare #8 copper tracing wire. 7. The driveways into lots 8 and 11 shall be situated to line up with the future residential development across Plaza Central. 8. The typical sections for both Jaguar Drive and Plaza Central shall meet the specifications in the Tierra Contenta Phase 2C design standards for a Parkway, which includes 5' sidewalks, 4' buffer space, 2' curb & gutter, 5' bike lanes, 11' driving lanes, and a 14' median (1' curb & gutter and 11' turning lanes where located). 9. The developer shall provide a pavement design for Jaguar Drive and Plaza Central. The minimum pavement section shall be 4" of Super Pave-IV over 6" of Untreated Basecourse. 	<p>Traffic Engineering</p>	<p>John Romero</p>

Village Plaza Annexation, General Plan Amendment and Rezoning—Conditions of Approval

City Council 10-26-11

Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>10. The developer shall provide a street light plan to include a metered system with LED type fixtures. The design and fixture types shall be reviewed and approved by the City's Traffic Engineering Division. The developer will not be required to pay for the metered electricity related to the street lights. The Traffic Engineering Division may adjust this requirement between now and implementation including reverting back to a non-metered High Pressure Sodium System.</p> <p>11. In addition to what is mentioned above, the Traffic Engineering Division will perform and additional review of signing, striping, drainage, roundabout design, and other specific items during the final subdivision plat and development plan approval process.</p>		
<p>City Engineer requirements to apply at time of final mylar or building permit: Add the following to the Annexation Plat, General Plan Amendment Plat, Zoning Plat, Lot Split Plat, Preliminary Subdivision Plat, and Grading and Drainage Plan:</p> <ol style="list-style-type: none"> 1. A floodplain status statement with regard to the February 17, 2011 Preliminary FIRM. 2. Delineation of the limits of the 1% floodplain with respect to both the current effective (June 17, 2008) FIRM and the preliminary (February 17, 2011) FIRM. If these floodplain limits are identical, add a note so stating. 3. A note that any work in the FEMA floodplain must meet all local, state, and federal regulations. 4. Lot addresses (contact Marisa Struck 955-6661). 5. Submit drainage calculations for review. 	Terrain Management	Risana Zaxus
<p>Roadway and Trails Engineering Division/Metropolitan Planning Organization:</p> <ol style="list-style-type: none"> 1. The development package is limited in design details regarding multi-use trails. Please provide more details on how trails interact with the proposed roadways and the Tierra Contenta and Arroyo Chamiso trail networks including proposed Southwest Activity Node regional park. 2. Proposals for the trail system to cross NM 599 and connect to trails proposed on the west side of NM 599 as part of the Pavilion Development should be considered. 3. Phasing for trail construction should be clarified. 4. The developer should take care in the design of the trail system particularly in areas where trails interact with streets. It is unclear if these interactions are proposed to be at-grade or grade separated—if at-grade, what types of crossing safety treatments are proposed; if grade separated, how will access to roadways be incorporated? 5. Discuss the proposed trail network and its relationship to the approved Tierra Contenta Master Plan and Design Standards, if applicable. Continue to work to obtain a final trail design that meets appropriate design criteria and facilitates safe and long term use. 	Roadway and Trails Engineering	Eric Martinez
<p>The Applicant shall address the following design review comments for the Preliminary Plat:</p> <ol style="list-style-type: none"> 1. Show all existing and proposed sewer line and effluent line easements on the plat, utility plans, site development plans and grading and drainage plans for sheets 4-1, 9-1, 10-1, and 10-2. 	Wastewater Management Division	Stan Holland

Village Plaza Annexation, General Plan Amendment and Rezoning—Conditions of Approval

City Council 10-26-11
 Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>2. Show/provide book and page for existing sewer or effluent easements.</p> <p>3. There is a current approved engineering plan set produced by Wilson and Company for the planned Tierra Contenta Subdivision Area Effluent Water Line (CIP 934), the design of which was paid for through a combination of State Grant Funds and the City of Santa Fe Wastewater Division Reserve Funds. The Wastewater Division is requiring that the Developer pay for all costs to produce a revised set of engineering drawings, bid documents and on or off-site plats reflecting the changed alignment of the effluent line through the Village Plaza development.</p> <p>4. The effluent line shall be constructed by the applicant on the Village Plaza property – where it crosses the property from west to east, then turning south within or along the Plaza Central right-of-way, and then turning east along Jaguar Drive to the existing location of the effluent line easement. Easement location shall be revised and included on the Final Plat and Development Plan prior to recordation of the mylar.</p> <p><i>Current Planning Staff comment: There are currently two processes underway, the Subdivision Plat for Village Plaza and the Dedication Plat for the Tierra Contenta Park. The placement of the sewer effluent easement will be coordinated between the two applicants.</i></p>		
<p>Santa Fe Trails:</p> <p>1. Bus stop and shelter construction will be required. As discussed with Santa Fe Trails, at least 3 stops are anticipated (1 on Jaguar and 2 on Plaza Central) of a medium size or larger. The bus stops are part of necessary public infrastructure and will be included on the Letter of Credit.</p>	Santa Fe Trails	Jon Bulthuis/ Michael Kelly
<p>Current Planning:</p> <p>1. The location of the sewer effluent easement shall be coordinated with Stan Holland and the City’s consultant for the design of the Tierra Contenta Recreation Area prior to final plat recordation. There is a current approved engineering plan set produced by Wilson and Company for the planned Tierra Contenta Subdivision Area Effluent Water Line (CIP 934), the design of which was paid for through a combination of State Grant Funds and the City of Santa Fe Wastewater Division Reserve Funds. The Wastewater Division is requiring that the Developer pay for all costs to produce a revised set of engineering drawings, bid documents and on or off-site plats reflecting the changed alignment of the effluent line through the Village Plaza development.</p>	Current Planning	Heather Lamboy