



## APPLICATION RESOURCES

### PLANNING AND LAND USE DEPARTMENT RESOURCES

**MISSION:** The mission of the Planning Division is to review development applications for compliance with the City's [land development code](#) and department policies while providing information, guidance, and the highest possible level of customer service to applicants, neighborhoods, and the City's quasi-judicial decision-making bodies.

**OFFICE:** Santa Fe City Hall 200 Lincoln Avenue Santa Fe, NM 87501

**WEBSITE:** <https://santafenm.gov/land-use/current-planning>

**CURRENT AND UPCOMING PUBLIC MEETINGS:** <https://santafe.primegov.com/public/portal>

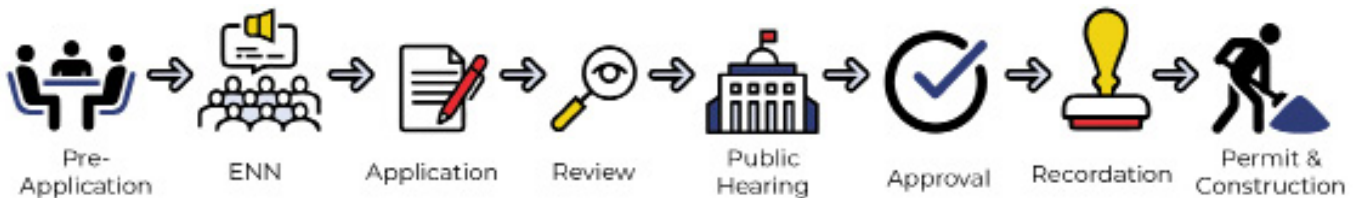
**INTERACTIVE GIS MAPS:** <https://santafenm.gov/information-technology-telecommunications/gis>

**SANTA FE CITY CODE (SFCC):** [https://library.municode.com/nm/santa\\_fe/codes/code\\_of\\_ordinances](https://library.municode.com/nm/santa_fe/codes/code_of_ordinances)

**APPLICATION SUBMISSION AND FEES:** All applications shall be submitted electronically as PDF files to [planning@santafenm.gov](mailto:planning@santafenm.gov). Incomplete applications, including those missing required submittals will be returned without processing. Application fees will be assessed and invoiced upon acceptance of the application for initial review. Fee tables may be viewed [online](#).

**GENERAL QUESTIONS:** [zoningcounter@santafenm.gov](mailto:zoningcounter@santafenm.gov)

### DEVELOPMENT REVIEW PROCESS



#### PRE-APPLICATION PHASE

For many applications, the development review process begins with a pre-application conference, where the applicant presents their proposal to the City's Development Review Team (DRT) for initial review and feedback. If the applicant wishes to proceed, a city planner is assigned to assist the applicant through the remaining steps of the process. For administratively reviewed applications, a pre-application conference is usually not required.

For all applications requiring a hearing before a land use board, the applicant shall schedule, notice and host an early neighborhood notification (ENN) meeting in coordination with the city planner. The intent of the ENN is to provide for an exchange of information among the applicant, residents, and property owners, prior to application submittal. ENN notification requirements are set forth in [SFCC §14-3.1\(H\)](#). Applications that qualify for administrative review and some variances are not required to conduct an ENN meeting.

#### DEVELOPMENT REVIEW PHASE

Once an application and all required submittals are prepared by the applicant, they or their agent submits the Application to the City via [planning@santafenm.gov](mailto:planning@santafenm.gov). The applicant will receive an email confirming receipt of the application, and an invoice for applicable development fees which can be paid online or at the cashier's office at City Hall. The city planner and the DRT review the application for completeness and compliance with all applicable codes, ordinances, plans and regulations. During the review process, the city planner or members of the DRT may request additional information or amendments from the applicant to complete the review process. The review timeline can range for 9-12 weeks or more depending on the complexity of the application and the total number of cases under review.

#### PUBLIC HEARING PHASE

When the City determines that the application is complete, the case is scheduled for a public hearing before the applicable Land Use Board. Notification requirements for public hearings are set forth in [SFCC §14-3.1\(H\)](#). If the application is approved at the public hearing, the city planner will prepare the findings of fact and conclusions of law (FOFCOL) documenting the approval findings, any conditions of approval and an expiration date for the approval, as required.

#### POST APPROVAL PHASE

When the applicant has met all necessary conditions of approval and technical corrections, the plan or plat is recorded at the County Clerk's office and filed with the City's plat room. The case planner prepares an action letter detailing the approval record. The applicant may then proceed to building permitting and construction.

If you have questions about the requirements please contact your assigned case planner or [planning@santafenm.gov](mailto:planning@santafenm.gov).



## LAND DEVELOPMENT CODE REFERENCE

### EARLY NEIGHBORHOOD NOTIFICATION PROCEDURES ([SECTION 14-3.1\(F\)SFCC](#))

**Intent:** The early neighborhood notification meeting (ENN) is intended to provide for an exchange of information between the applicant and residents and property owners in affected neighborhoods before plans become too firm to respond meaningfully to community input and before changes in plans might cause major financial losses by the applicant.

**Applicability:** Generally, an ENN is required for all projects heard before a land use board or the governing body.

**ENN Scheduling; Notice Required:** ENN's shall be scheduled in coordination with city staff, prior to issuing notice. The applicant is responsible for providing notice of the ENN in accordance with [Subsection 14-3.1\(H\)](#).

ENN's are scheduled Monday - Thursday from 5:30 PM to 7:00 PM based on staff availability. ENN's are hosted by the applicant on Zoom.

All ENN's are posted on the City's Primegov portal: <https://santafe.primegov.com/public/portal>

**ENN Procedures:** ENN's must take place at least ten days before an application is submitted to the City. The applicant is responsible for hosting the meeting and providing information on the proposal addressing the ENN Guidelines. Staff is present at the ENN meeting to acquaint the applicant and community with the provisions of city ordinances, applicable code standards and the development review process. The applicant presents schematic or preliminary plans for the proposed project and a drawing or other graphical representation suitable to reasonably indicate streets and structures within a two hundred (200) foot radius from the perimeter of the property that is the subject of the application. Following the presentation the community is invited to ask questions, provide feedback and comments on the proposal.

**ENN Guidelines:** The guidelines listed below are explained in further detail and are to be filled out in the following pages of this application.

- a. Effect on character and appearance of surrounding neighborhoods
- b. Effect on protection of physical environment
- c. Impacts on prehistoric, historic, archaeological or cultural sites or structures, including acequias and historic downtown
- d. Relationship to existing density and land use within surrounding area and with land uses and densities proposed by the general plan
- e. Effects on pedestrian or vehicular traffic and access to services
- f. Impact on economic base of Santa Fe
- g. Effect on availability of affordable housing and availability of housing choices
- h. Effect on public services and infrastructure elements
- i. Impacts on water supply, availability and conservation methods
- j. Effect on opportunities for community integration and social balance
- k. Effect on urban form

### SUBMITTAL CHECKLIST

Submittal requirements may vary based on the individual application. The City reserves the right to request additional information during the review process. Please submit each of the following items as separate PDF files saved with unique and descriptive file names:

- |                                                                                                                                                            |                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> County parcel map depicting properties within 300 feet of the properties' perimeter (available from County Assessor's) | <input checked="" type="checkbox"/> Draft notification poster        |
| <input checked="" type="checkbox"/> ENN meeting notification guidelines                                                                                    | <input checked="" type="checkbox"/> Draft neighborhood notice letter |
| <input checked="" type="checkbox"/> Legal lot of record                                                                                                    | <input checked="" type="checkbox"/> Site Plan with vicinity map      |
| <input checked="" type="checkbox"/> Notification mailing list, including neighborhood associations                                                         |                                                                      |



PROJECT INFORMATION

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                   |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Project Name: Affinity at Santa Fe                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                   |
| Address: TBD. Current Parcel Number: 99313370       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Parcel Size: Current Parcel Size: |
| Zoning: C2                                          | Future Land Use: Multifamily                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                   |
| Pre-application Conference Date: Completed, 6/25/26 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                   |
| Project Description:                                | Proposed development of an age-restricted (55+) multifamily residential community consisting of 170 dwelling units in a four-story building containing up to 220,000 gross square feet, together with associated indoor and outdoor recreational amenities, landscaping, surface and covered parking, detached garages, pedestrian improvements, and related site infrastructure. The current conceptual design will be further refined through the Development Plan review process. The project site is approximately 7.9 acres and will be |                                   |

PROPERTY OWNER INFORMATION

|                                                              |                                   |                |
|--------------------------------------------------------------|-----------------------------------|----------------|
| Name (First, Last): BECKNER ROAD PARTNERS LLC - Dave Delgado |                                   |                |
| Address: 150 WASHINGTON AVE                                  |                                   | STE 201        |
| Street Address                                               |                                   | Suite/Unit #   |
| SANTA FE                                                     |                                   | NM 87501       |
| City                                                         |                                   | State ZIP Code |
| Phone: 505.670.5355                                          | E-mail Address: ddelfyi@gmail.com |                |

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

|                                                                                                        |                                                    |                |
|--------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------|
| Name (First, Last): Josh Goudge, Development Manager With Inland Group (BDA Affinity at Santa Fe, LLC) |                                                    |                |
| Address: 120 W Cataldo Ave                                                                             |                                                    |                |
| Street Address                                                                                         |                                                    | Suite/Unit #   |
| Spokane                                                                                                |                                                    | WA 99201       |
| City                                                                                                   |                                                    | State ZIP Code |
| Phone: 509.999.2872                                                                                    | E-mail Address: josh.goudge@inlandconstruction.com |                |

AGENT AUTHORIZATION (IF APPLICABLE)

|                                                                                 |  |       |
|---------------------------------------------------------------------------------|--|-------|
| I am/We are the owner(s) and record title holder(s) of the property located at: |  |       |
|                                                                                 |  |       |
| I/we authorize to act as my/our agent to execute this application.              |  |       |
| Signed:                                                                         |  | Date: |
| Signed:                                                                         |  | Date: |

PROPOSED ENN MEETING DATES

|                          |                  |                    |
|--------------------------|------------------|--------------------|
| Please provide 2 options | Preferred Option | Alternative Option |
| Date:                    | 10/7/26          |                    |

ENN Policies:

- ENN's are scheduled in coordination with City staff; Monday - Thursday; 5:30 PM to 7:00 PM
- ENN notice affidavit must be submitted on the notice date (15 days prior to the ENN)
- ENN's are hosted by the applicant on their Zoom account (Minimum Pro Plan)
- ENN's must be recorded by the applicant
- ENN's are valid for one year



### ENN MEETING GUIDELINES

The applicant and neighborhood shall use the guidelines below to assist them in discussing the project at the ENN. The guidelines are based on the requirements of Chapter 14 and the general plan and other formally adopted city plans. Responses from all participants shall be provided to the land use board prior to hearing the application.

Please address each of the discussion items below. Each discussion item is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in [Section 14-3.1\(F\)\(5\)](#) SFCC 2001. A short narrative should address each item (if applicable) in order to facilitate discussion of the project at the ENN meeting. Responses should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail consult the Land Development Code.

**A. EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS** For example:

number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.

Affinity at Santa Fe is planned as a four-story, 170-unit, age-restricted (55+) multifamily residential community on approximately 7.9 acres within the Las Soleras Master Plan area. The building will remain below the permitted 45-foot height allowed in a C-2 zoning district. The architecture is planned with a contemporary Southwestern character using flat roofs, stucco exteriors, articulated massing, colors, and textures appropriate to Santa Fe and consistent with applicable City architectural design requirements.

The conceptual site plan provides for landscaped areas thoughtfully located with outdoor recreational amenities and open-space

**B. EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT** For example: trees, open space, rivers, arroyos,

floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.

The site is currently undeveloped and contains existing informal roads/pathways, scattered debris, and unmanaged vegetation. Development of the property will replace these conditions with a planned building site, defined landscaping, pedestrian improvements, drainage facilities, and maintained open areas. A local landscape architect will prepare the landscape design using regionally appropriate and water-efficient plant materials consistent with City requirements. New hardscapes, plantings and associated irrigation will replace unmanaged brush/vegetation thereby drastically reducing the potential for fire.

There are no significant rivers, arroyos, rock outcroppings, or escarpments identified within the proposed development area. Existing easements and drainage/utility requirements affecting the property will be incorporated into the final site design.

**C. IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES,**

**INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN** For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.

The property is located within the Suburban Archaeological Review District. The Owner has provided a City of Santa Fe Archaeological Clearance Permit and Approval based upon archaeological work completed by Lone Mountain Archaeological Services in 2008. The archaeological clearance was approved by the Chairman of the Archaeological Review Committee on February 5, 2009 for applicable tracts within the Las Soleras Master Plan including the tract proposed for the Affinity project.

**D. RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH**

**LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN** For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.

The proposed multifamily use is permitted under the Las Soleras Master Plan, subsequent Master Plan Amendments and the underlying C-2, General Commercial zoning.

The project is also located in an area of Las Soleras intended for larger-scale mixed commercial and residential development, with established medical office, healthcare, build-to-rent, and traditional multifamily uses nearby. The proposed building height will remain below the 45-foot height allowed in a C-2 district. Building height, setbacks and development dimensions will be consistent with the Las Soleras Master Plan, which contemplates larger commercial development positioned between Beckner





**E. EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES** For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.

Vehicular access to the project will be provided from the west and off Rail Runner Loop Road. The primary entrance will direct arriving residents and guests to a grand Porte Cochere at the buildings main entrance. A second access from Rail Runner Loop Road will be provided for emergency services, including Fire and EMS. Emergency access will be designed in accordance with City Fire Department requirements, including any required emergency access controls.

A project specific Traffic Impact Analysis is being prepared by a local transportation consultant and will be submitted as part of the

**F. IMPACT ON THE ECONOMIC BASE OF SANTA FE** For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.

The Affinity at Santa Fe project will contribute to Santa Fe's economic base through construction activity, local professional services, and ongoing employment associated with property management, maintenance, and operation of the community. The development will also create opportunities for local contractors, consultants, suppliers, and service providers.

Following completion, approximately 170 additional households will generate ongoing demand for nearby retail, restaurant, healthcare, personal-service, and other Santa Fe businesses. The project's location within Las Soleras places new residents close to existing and planned commercial and medical uses, helping support continued development and economic activity in this

**G. EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS** For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.

Affinity at Santa Fe is planned as a market-rate, age-restricted multifamily community. However, the project will participate in the Santa Fe Affordable Homes program through a Fee in Lieu contribution as prescribed in the City's Affordable Housing Ordinance.

The project will also expand the range of housing choices available in Santa Fe by adding approximately 170 units specifically designed for residents age 55 and older. The proposed unit mix includes studio, one-bedroom, and two-bedroom residences of varying sizes, providing alternatives for individuals and couples who may no longer want or need a conventional single-family

**H. EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES** For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.

The project is located within an existing master-planned development area and will connect to available water, sanitary sewer, electric, communications, and other utility infrastructure designed for and currently serving Las Soleras. Final utility capacity and connection requirements will be confirmed through the Development Plan Application and Water Plan and utility review processes.

The site will also be served by existing fire, police, and emergency response systems and is located near established medical

**I. IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS** For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.

The project will comply with applicable City of Santa Fe water-conservation requirements for building fixtures, landscaping, and irrigation. The landscape design will emphasize regionally appropriate, drought-tolerant, and low-water-use plant materials, together with efficient irrigation systems designed to minimize potable-water consumption.

The project is a compact multifamily development, allowing 170 dwelling units to be served through a consolidated building and utility system rather than individual detached residential lots. As required by the Santa Fe City Code, the project will acquire and transfer the necessary water rights into the City of Santa Fe Water Bank for allocation to the project. The transfer process will be



**J. EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS** For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.

The project adds an age-restricted residential component to the larger Las Soleras mixed-use area, complementing nearby medical, employment, and commercial uses. The project is planned with internal pedestrian circulation and connections to the Las Soleras Rambla corridor and surrounding pedestrian network, giving residents access to destinations beyond the project itself.

Residents will also have on-site recreational and social amenities, including indoor and outdoor gathering areas, public recreation

**K. EFFECT ON SANTA FE'S URBAN FORM** For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.

Affinity at Santa Fe represents infill development within the established Las Soleras Master Plan area rather than expansion of the City's development footprint into an isolated or undeveloped fringe location. The project places 170 residential units on approximately 7.9 acres within an area already planned for urban development and served by an existing and planned street, utility, and pedestrian network.

Its location near medical, commercial, and employment uses provides the opportunity for shorter trips between housing and daily destinations, while access to the Las Soleras pedestrian system and nearby transit provides alternatives to automobile travel.

**L. ADDITIONAL COMMENTS** (Optional)

Exhibit A - County parcel map depicting properties within 300 feet of  
the properties' perimeter (from County Assessor)

&

Associated notification mailing list



| Parcel Number | UPC                 | Property Address         | Legal Description                                        | Owner Name                                    | Mailing Address             | City        | State | Zip        | Neighborhood Number | Neighborhood Name | Property Class | Latitude  | Longitude   | Area Units  | Perimeter Units |
|---------------|---------------------|--------------------------|----------------------------------------------------------|-----------------------------------------------|-----------------------------|-------------|-------|------------|---------------------|-------------------|----------------|-----------|-------------|-------------|-----------------|
| 99304002      | 1049094454202000000 | 4980 BECKNER RD          | T16N R9E S18, LAS SOLERAS S/D, LOT 27-A, 17.0632 AC~     | PRESBYTERIAN HEALTHCARE SERVICES PO BOX 26666 |                             | ALBUQUERQUE | NM    | 87125-6666 | 5121035             | LWR SF Hospital   | VAC            | 35.614943 | -106.021178 | 17.3 Acres  | 4128.3 Feet     |
| 99310836      | 1049094461232000000 | 4730 BECKNER RD          | TRACT 27-B, 5.1713 AC, LAS SOLERAS, S18 T16N R9E         | PRESBYTERIAN HEALTHCARE SERVICES PO BOX 26666 |                             | ALBUQUERQUE | NM    | 87125-6666 | 5121035             | LWR SF Hospital   | COMM           | 35.616206 | -106.021001 | 5.35 Acres  | 1894 Feet       |
| 99303986      | 1049094463317000000 | 5011 LAS SOLERAS DR      | T16N R9E S18, LAS SOLERAS S/D, LOT 10, 7.8611 AC~        | S-K SANTA FE OPPORTUNITY II LLC               | 4600 S SYRACUSE ST STE 1100 | DENVER      | CO    | 80237-2767 | 5111019             | LAS SOLERAS       | MRES           | 35.618553 | -106.021035 | 7.67 Acres  | 2352.4 Feet     |
| 99313369      | 1049094499264000000 | 4666 BECKNER RD          | T16N R9E S18, LAS SOLERAS CENTER, PARCEL 26, 3.1816 AC~  | BECKNER ROAD PARTNERS LLC                     | 150 WASHINGTON AVE STE 201  | SANTA FE    | NM    | 87501-2038 | 5121035             | LWR SF Hospital   | VAC            | 35.616992 | -106.019672 | 3.18 Acres  | 1481.2 Feet     |
| 99307460      | 1049094526348000000 | 4603 BECKNER RD          | T16N R9E S18, LAS SOLERAS S/D, LOT 11-B-1, 19.18 AC~     | SOLERAS ACQUISITION COMPANY, LLC              | 1101 W 34TH ST PMB 111      | AUSTIN      | TX    | 78705-1907 | 5111019             | LAS SOLERAS       | VAC            | 35.619744 | -106.018434 | 19.15 Acres | 4128.2 Feet     |
| 99313370      | 1050094013269000000 | 4554 BECKNER RD          | T16N R9E S18, LAS SOLERAS CENTER, PARCEL 21, 12.8672 AC~ | BECKNER ROAD PARTNERS LLC                     | 150 WASHINGTON AVE STE 201  | SANTA FE    | NM    | 87501-2038 | 5121035             | LWR SF Hospital   | VAC            | 35.617166 | -106.017888 | 12.87 Acres | 3239.2 Feet     |
| 99313376      | 1050094055228000000 | 5091 RAIL RUNNER LOOP RD | T16N R9E S17, LAS SOLERAS CENTER, PARCEL 20, 6.7288 AC~  | BECKNER ROAD PARTNERS LLC                     | 150 WASHINGTON AVE STE 201  | SANTA FE    | NM    | 87501-2038 | 5121035             | LWR SF Hospital   | VAC            | 35.616145 | -106.016678 | 6.73 Acres  | 2993.4 Feet     |
| 99313371      | 1050094063296000000 | 5018 RAIL RUNNER LOOP RD | T16N R9E S17, LAS SOLERAS CENTER, PARCEL 25, 6.4739 AC~  | BECKNER ROAD PARTNERS LLC                     | 150 WASHINGTON AVE STE 201  | SANTA FE    | NM    | 87501-2038 | 5121035             | LWR SF Hospital   | VAC            | 35.617795 | -106.016554 | 6.47 Acres  | 2217.6 Feet     |

CONNECTEXPLORER™

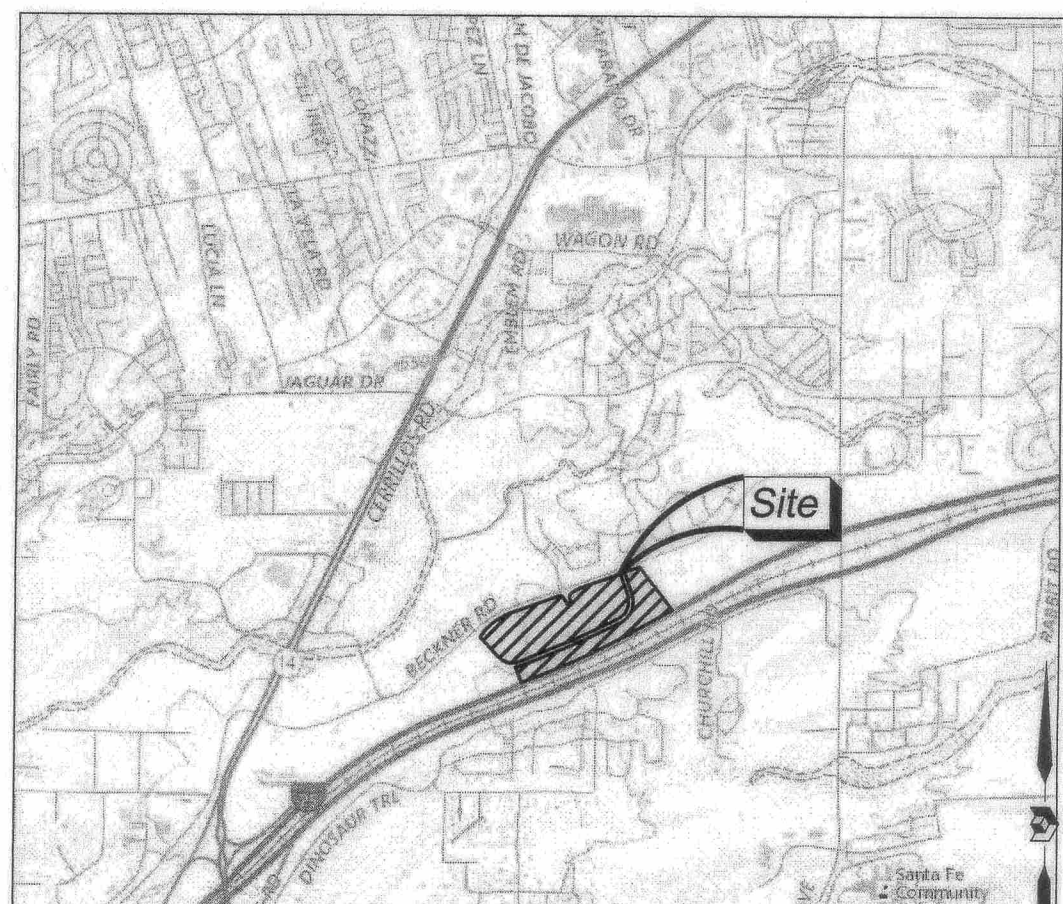


Exhibit B - Legal Lot of Record (Parcel 21, highlighted blue)

&

Proposed Lot Line Adjustment (application pending by land owner)





Location Map

### Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING 5 TRACTS AND 3 LOTS INTO 8 NEW PARCELS, TO DEDICATE RIGHT OF WAY, TO VACATE RIGHT OF WAY, TO VACATE EASEMENTS AND TO GRANT EASEMENTS.

### Notes

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.
3. A RAMBLA IS A SPANISH TERM FOR A DRY RIVERBED OR A WIDE, TREE-LINED AVENUE, OFTEN USED AS A PEDESTRIAN THOROUGHFARE.

### Reviewed By

Dee Beckner 8/15/25  
CITY ENGINEER FOR LAND USE DATE

David A. Engle 7-14-2025  
CITY PLANNER DATE

John P. Latta 8/6/25  
SANTA FE COUNTY TREASURER DATE

John P. Latta 8-6-25  
CITY OF SANTA FE WATER DIVISION DATE

John P. Latta 8-7-25  
CITY OF SANTA FE WASTE MANAGEMENT DIVISION DATE

### Utility Companies

IN APPROVING THIS PLAT, PNM, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Antony Duan-Gonzalez 8/15/25  
PNM DATE

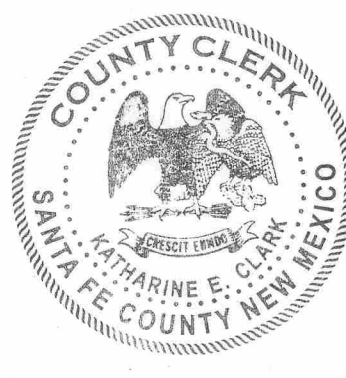
Antony Duan-Gonzalez 8-5-25  
NEW MEXICO GAS COMPANY DATE

Antony Duan-Gonzalez 8/6/25  
QUEST CORPORATION D/B/A CENTURYLINK QC DATE

Antony Duan-Gonzalez 8-5-25  
COMCAST CABLE DATE

### Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35049C0507E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 04, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



COUNTY OF SANTA FE }  
STATE OF NEW MEXICO }  
#1065166  
I HEREBY CERTIFY THAT THIS INSTRUMENT  
WAS FILED FOR RECORD ON THIS 15<sup>th</sup> DAY OF  
August A.D. 2025, AT 1:01  
O'CLOCK P.M., AND WAS DULY RECORDED IN  
BOOK 921 PAGE 3032 OF THE RECORDS OF  
SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE  
KATHARINE E. CLARK  
COUNTY CLERK, SANTA FE COUNTY, NM  
DEPUTY

### Dedication and Affidavit

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE REPLATTED THOSE LANDS SHOWN HEREON. THIS REPLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS REPLAT CONTAINS 58.8990 ACRES, MORE OR LESS. THIS LOT LINE ADJUSTMENT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO DEDICATE A PORTION OF FORMER TRACTS 22 AND 25 AS DESCRIBED AND SHOWN HEREIN SHADED TO THE CITY OF SANTA FE IN FEE SIMPLE FOR PUBLIC RIGHT-OF-WAY USE. THIS PLAT ADJUSTS THE RIGHT OF WAY OF RAIL RUNNER LOOP, AS A RESULT OF PREVIOUSLY GRANTED ACCESS AND UTILITY EASEMENTS WITHIN FORMER TRACTS 19, 20, 24, 25, AND 26 AND LOTS 21, 22 AND 23 ARE REPLATTED IN ORDER TO REPLAT THE EXISTING 5 TRACTS AND 3 LOTS INTO 8 NEW PARCELS, TO DEDICATE RIGHT OF WAY, TO VACATE RIGHT OF WAY, TO VACATE EASEMENTS AND TO GRANT EASEMENTS.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE FOR NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS. AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS

THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS PLAT CONTAINS 145.696 ACRES, MORE OR LESS. THIS DEDICATION LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

100 FOOT PRIVATE OPEN SPACE EASEMENT WITH FLOATING 20 FOOT NON MOTORIZED TRAIL EASEMENT WITHIN PARCEL 23 TO BE GRANTED TO THE CITY OF SANTA FE WHEN REQUESTED BY CITY OFFICIALS. SAID TRAIL TO BE CONSTRUCTED WITH DEVELOPMENT OF LOTS.

### Free Consent and Dedication

THE REPLAT (LOT LINE ADJUSTMENT) SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. SAID OWNER WARRANTS THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND REPLATTED.

SAID OWNER DOES HEREBY GRANT EASEMENTS FOR PUBLIC ACCESS, UTILITIES, RAMBLA AND PLAZA AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE AS PUBLIC RIGHT OF WAY FOR ROADWAY PURPOSES THE NEW PORTION OF "RAIL RUNNER LOOP" AS SHOWN HEREON TO THE CITY OF SANTA FE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Scott Herbert  
SCOTT HERBERT,  
MANAGING MEMBER  
BECKNER ROAD PARTNERS, LLC

08/06/2025  
DATE

### Acknowledgment

STATE OF NEW MEXICO)  
COUNTY OF SANTA FE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF August, 2025 BY  
SCOTT HERBERT, MANAGING MEMBER, BECKNER ROAD PARTNERS, LLC

BY Misty Montoya MY COMMISSION EXPIRES: 3/14/2029  
NOTARY PUBLIC

| COORDINATE AND DIMENSION INFORMATION |                                      |                     |                        | PLSS INFORMATION                        |                |          |          | INDEXING INFORMATION FOR COUNTY CLERK |                            |          |      |
|--------------------------------------|--------------------------------------|---------------------|------------------------|-----------------------------------------|----------------|----------|----------|---------------------------------------|----------------------------|----------|------|
| STATE PLANE ZONE:                    | GRID/GROUND COORDINATES:             | GRID:               | GEOD:                  | LAND GRANT                              | N/A            |          |          | PROPERTY OWNER                        | BECKNER ROAD PARTNERS, LLC |          |      |
| NM-C                                 | GRID                                 | 18                  |                        | SECTION                                 | 17 & 18        | TOWNSHIP | 16 NORTH | RANGE                                 | 9 EAST                     | MERIDIAN | NMPM |
| HORIZONTAL DATUM:                    | VERTICAL DATUM:                      | ROTATION ANGLE:     | MATCHES DRAWING UNITS: | SUBDIVISION NAME                        | LAS SOLERAS    |          |          | UPC                                   | SEE TABLE                  |          |      |
| NAD83                                | NAVD83                               | 0° 00' 00.00"       | YES                    | CITY                                    | SANTA FE       |          |          | ADDRESS                               | SEE TABLE                  |          |      |
| CONTROL USED:                        | NCS OPUS SOLUTION: 1 TR8972483998984 |                     |                        | BASE POINT FOR SCALING AND/OR ROTATION: | N = 0<br>E = 0 |          |          | STATE                                 | NM                         |          |      |
| COMBINED SCALE FACTOR:               | GROUND                               | BEARING ANNOTATION: | ELEVATION TRANSLATION: | ELEVATIONS VALID:                       | ±0.00'         |          |          |                                       |                            |          |      |
| GRID TO GROUND: 1.00040345           | GROUND TO GRID: 0.99959671           | GRID                |                        |                                         |                |          |          |                                       |                            |          |      |

## Replat of Parcels 19, 20, 21, 22, 23, 24, 25 & 26 Las Soleras Center Santa Fe, Santa Fe County, New Mexico July 2025

### Reference Documents

1. PLAT OF SURVEY ENTITLED "LAS SOLERAS ANNEXATION, GENERAL PLAN AMENDMENT, REZONING TO MULTIPLE ZONING DISTRICTS", RECORDED MARCH 4, 2010 IN PLAT BOOK 714, PAGES 014-026, NO. 1592455, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
2. PLAT OF SURVEY ENTITLED "ALTA/ ACSM BOUNDARY SURVEY PREPARED FOR PASEO NUEVO, LTD. CO. OF LOTS 21, 22, AND 23 LAS SOLERAS.", RECORDED FEBRUARY 14, 2012 IN PLAT BOOK 742, PAGE 018, NO. 1660344, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
3. PLAT OF SURVEY ENTITLED "BECKNER ROAD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES SPECTRUM ACQUISITION SANTA FE LLC LAS SOLERAS VILLAGE, LLC LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC SHOWING PUBLIC R/W DEDICATION OF A PORTION OF TRACTS 8, 10, 18-19..", RECORDED OCTOBER 31, 2016 IN PLAT BOOK 809, PAGES 003-004, NO. 1808503, RECORDS OF SANTA FE COUNTY NEW MEXICO.
4. PLAT OF SURVEY ENTITLED "LAS SOLERAS AMENDED MASTER PLAN TOWNSHIP 16N, RANGE 9E, SECTIONS 7, 8, 17 & 18.", RECORDED JANUARY 4, 2017 IN PLAT BOOK 812, PAGES 037-046, NO. 1814047 AND RECORDED JULY 17, 2018 IN PLAT BOOK 836, PAGES 047-050D, NO. 1862707, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
5. PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (ELECTRIC), EXECUTED BY LAS SOLERAS VILLAGE, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED AUGUST 25, 2016 AS INSTRUMENT NO. 1802604, RECORDS OF SANTA FE COUNTY, NEW MEXICO. EASEMENT AND RIGHTS INCIDENT THERETO CONTAINED IN PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (ELECTRIC), EXECUTED BY LAS SOLERAS CENTER, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, RECORDED AUGUST 25, 2016 AS INSTRUMENT NO. 1802605, RECORDS OF SANTA FE COUNTY, NEW MEXICO. (AS TO TRACTS 19, 24, 25 & 26)

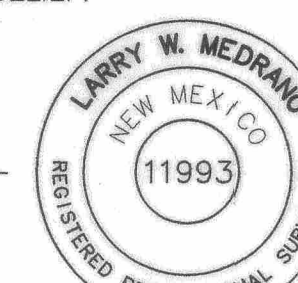
### Storm Water Agreement

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY BECKNER ROAD EQUITIES, INC. LOT OWNERS ASSOCIATION (OWNER) AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE.

### Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF SANTA FE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

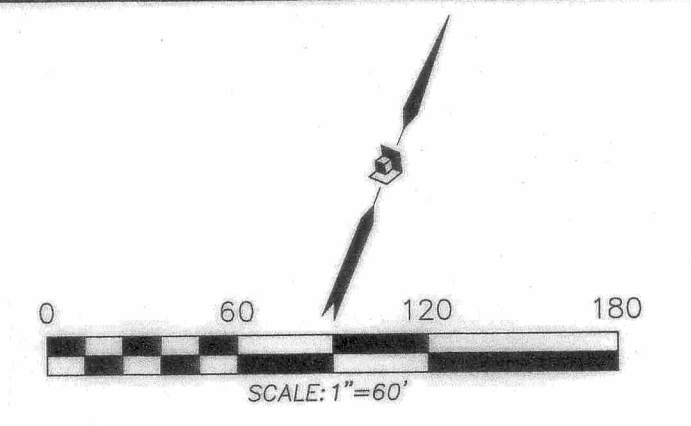
Larry W. Medrano 08/05/25  
LARRY W. MEDRANO  
N.M.S. No. 11993  
DATE  
DIGITAL SIGNATURE IS INVALID WITHOUT DIGITAL CERTIFICATION



OFFICE LOCATION:  
8200 San Mateo Boulevard, NE  
Albuquerque, NM 87113  
505.856.5700 PHONE  
505.856.7900 FAX

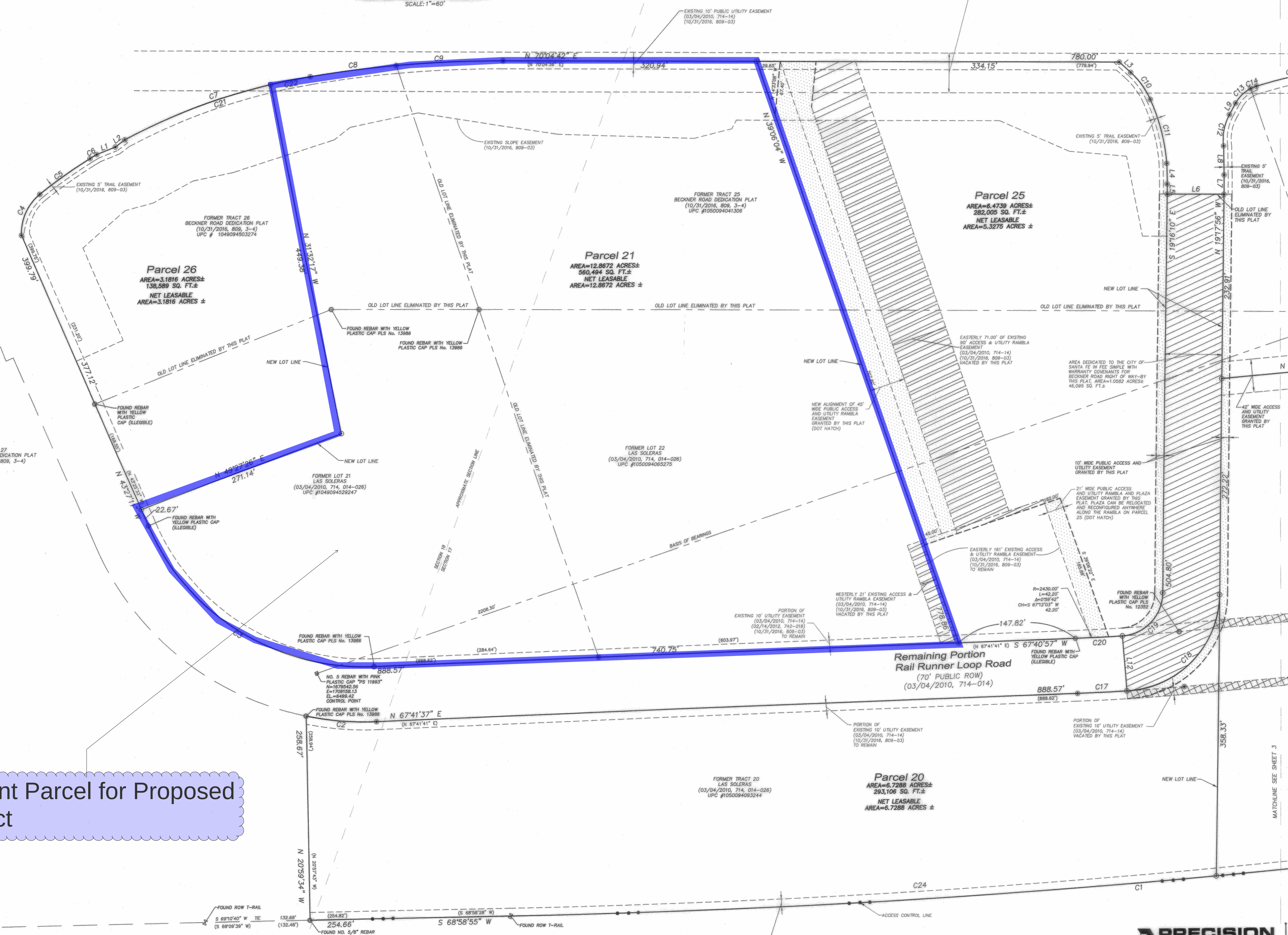
PROJECT INFORMATION  
CREW/TECH: SP/AG/RR/MH  
DATE OF SURVEY: 08/02-09/05/2023  
DRAWN BY: JK  
CHECKED BY: LM  
PSI JOB NO. 232223P  
SHEET NUMBER 1 OF 3





Beckner Road  
(PUBLIC R/W WIDTH VARIES)  
(10/31/2016, 809-03)

EXISTING 50' ELECTRIC TRANSMISSION LINE EASEMENT  
(10/31/2016, 809-03)  
(08/25/2016, NIS NO. 1802604 & NIS NO. 1802605)



Current Parcel for Proposed Project

**Legend**

N 90°00'00" E  
(N 67°41'41" E)

MEASURED BEARING AND DISTANCES  
RECORD BEARING AND DISTANCES

FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

FOUND SURVEY MONUMENT AS NOTED

DDNOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY

FOUND CONTROL POINT

AREA DEDICATED TO THE CITY OF SANTA FE FOR RIGHT OF WAY

PORTION OF PUBLIC UTILITY EASEMENT VACATED BY THIS PLAT

PORTION OF ACCESS UTILITY & RAMBLA EASEMENT GRANTED BY THIS PLAT

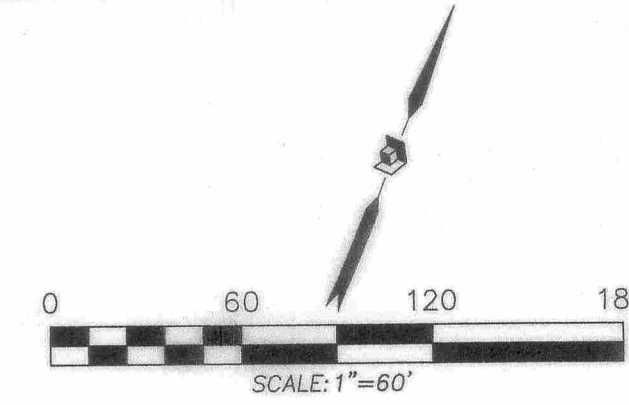
PORTION OF ACCESS UTILITY & RAMBLA VACATED BY THIS PLAT

| PROJECT INFORMATION     |                                    |
|-------------------------|------------------------------------|
| CREW/TECH:<br>SPAG/RRMH | DATE OF SURVEY<br>08/02-09/05/2023 |
| DRAWN BY:<br>JK         | CHECKED BY:<br>LM                  |
| PSI JOB NO.<br>232223P  | SHEET NUMBER<br>2 OF 3             |



927-32

Replat of  
Parcels 19, 20, 21, 22, 23, 24, 25 & 26  
Las Soleras Center  
Santa Fe County, New Mexico  
July 2025



Curve Table

| CURVE | RADIUS    | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|-----------|------------|--------------|---------------|-------------|
| C1    | 11309.16' | 1606.05'   | 1604.71'     | S 64°53'40" W | 8°08'12"    |
| C2    | 368.00'   | 90.10'     | 89.88'       | N 74°42'30" E | 14°01'41"   |
| C3    | 298.00'   | 358.43'    | 337.21'      | N 77°50'38" W | 68°54'54"   |
| C4    | 63.00'    | 58.30'     | 56.24'       | N 04°01'30" E | 53°01'25"   |
| C5    | 558.00'   | 77.78'     | 77.72'       | N 34°31'42" E | 7°59'11"    |
| C6    | 783.00'   | 9.87'      | 9.87'        | N 38°52'56" E | 0°43'20"    |
| C7    | 782.00'   | 248.60'    | 247.56'      | N 51°16'09" E | 18°12'53"   |
| C8    | 1450.29'  | 110.22'    | 110.20'      | N 62°33'05" E | 4°21'17"    |
| C9    | 1459.61'  | 135.51'    | 135.46'      | N 67°24'11" E | 5°19'09"    |
| C10   | 103.00'   | 42.62'     | 42.31'       | S 56°20'37" E | 23°42'23"   |
| C11   | 232.99'   | 83.62'     | 83.18'       | S 34°12'39" E | 20°33'52"   |
| C12   | 65.00'    | 40.74'     | 40.07'       | N 09°05'38" W | 35°54'29"   |
| C13   | 45.00'    | 26.85'     | 26.45'       | N 25°56'51" E | 34°11'04"   |
| C14   | 45.03'    | 7.73'      | 7.72'        | N 47°57'36" E | 9°50'08"    |
| C15   | 663.00'   | 95.45'     | 95.37'       | N 57°00'16" E | 8°14'55"    |
| C16   | 476.00'   | 66.93'     | 66.88'       | N 66°04'21" E | 8°03'23"    |
| C17   | 2500.00'  | 62.65'     | 62.65'       | N 66°58'33" E | 1°26'09"    |
| C18   | 125.04'   | 188.31'    | 171.01'      | N 23°26'31" E | 86°17'14"   |
| C19   | 55.01'    | 82.54'     | 75.01'       | S 23°03'41" W | 85°57'58"   |
| C20   | 2430.00'  | 59.51'     | 59.50'       | S 66°59'48" W | 1°24'11"    |
| C21   | 782.00'   | 197.32'    | 196.79'      | N 49°23'25" E | 14°27'26"   |
| C22   | 782.00'   | 51.29'     | 51.28'       | N 58°29'51" E | 3°45'28"    |
| C23   | 11309.16' | 321.75'    | 321.75'      | S 61°38'28" W | 1°37'49"    |
| C24   | 11309.16' | 895.82'    | 895.58'      | S 66°41'37" W | 4°32'19"    |

Record Curve Table

| CURVE | RADIUS      | ARC LENGTH | CHORD LENGTH | CHORD BEARING   | DELTA ANGLE |
|-------|-------------|------------|--------------|-----------------|-------------|
| C1    | (11309.16') | (1606.10') | (1604.75')   | (N 64°53'56" E) | 8°08'13"    |
| C2    | (368.00')   | (90.11')   | (89.88')     | (N 74°42'36" E) | 14°01'44"   |
| C3    | (298.00')   | (358.25')  | (337.07')    | (S 77°51'57" E) | 68°52'50"   |
| C4    | (63.00')    | (58.30')   | (56.24')     | (S 04°01'24" W) | 53°01'10"   |
| C5    | (558.00')   | (77.77')   | (77.71')     | (S 34°31'36" W) | 7°59'09"    |
| C6    | (783.00')   | (9.87')    | (9.87')      | (N 38°52'50" E) | 0°43'20"    |
| C7    | (782.00')   | (248.59')  | (247.54')    | (S 51°16'03" W) | 18°12'48"   |
| C8    | (1450.29')  | (110.21')  | (110.18')    | (S 62°32'59" W) | 4°21'15"    |
| C9    | (1459.61')  | (135.50')  | (135.45')    | (S 67°24'05" W) | 5°19'08"    |
| C10   | (103.00')   | (42.61')   | (42.31')     | (N 56°20'43" W) | 23°42'16"   |
| C11   | (232.99')   | (83.62')   | (83.17')     | (N 34°12'45" W) | 20°33'47"   |
| C12   | (65.00')    | (40.73')   | (40.07')     | (S 09°05'44" E) | 35°54'19"   |
| C13   | (45.00')    | (26.85')   | (26.45')     | (S 25°56'45" W) | 34°10'55"   |
| C14   | (45.03')    | (7.73')    | (7.72')      | (S 47°57'30" W) | 9°50'06"    |
| C15   | (663.00')   | (95.44')   | (95.36')     | (S 57°00'10" W) | 8°14'53"    |
| C16   | (476.00')   | (66.93')   | (66.87')     | (N 66°04'15" E) | 8°03'22"    |

Legend

|                 |                                                                      |
|-----------------|----------------------------------------------------------------------|
| N 90°00'00" E   | MEASURED BEARING AND DISTANCES                                       |
| (N 67°41'41" E) | RECORD BEARING AND DISTANCES                                         |
| ○               | FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"                   |
| ⊙               | FOUND SURVEY MONUMENT AS NOTED                                       |
| ⊙               | DEMOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY |
| ⊕               | FOUND CONTROL POINT                                                  |
| ⊕               | AREA DEDICATED TO THE CITY OF SANTA FE FOR RIGHT OF WAY              |
| ⊕               | PORTION OF PUBLIC UTILITY EASEMENT VACATED BY THIS PLAT              |
| ⊕               | PORTION OF ACCESS UTILITY & RAMBLA EASEMENT GRANTED BY THIS PLAT     |
| ⊕               | PORTION OF ACCESS UTILITY & RAMBLA VACATED BY THIS PLAT              |

Line Table

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 47°56'27" E | 25.29    |
| L2   | N 32°17'22" E | 14.94    |
| L3   | S 68°11'44" E | 19.54    |
| L4   | S 21°10'09" E | 26.18    |
| L5   | S 19°55'18" E | 12.77    |
| L6   | N 70°04'42" E | 72.01    |
| L7   | N 19°55'18" W | 24.49    |
| L8   | N 20°44'14" W | 36.82    |
| L9   | N 08°51'33" E | 16.53    |
| L10  | N 70°18'08" E | 17.92    |
| L11  | N 52°31'45" E | 13.10    |
| L12  | N 24°49'16" W | 70.04    |

Record Line Table

| LINE  | BEARING         | DISTANCE |
|-------|-----------------|----------|
| (L1)  | (N 47°56'21" E) | (25.30') |
| (L2)  | (N 32°17'16" E) | (14.95') |
| (L3)  | (S 68°11'50" E) | (19.55') |
| (L4)  | (S 21°10'15" E) | (26.19') |
| (L5)  | (S 19°55'24" E) | (12.78') |
| (L6)  | (N 70°04'36" E) | (72.03') |
| (L7)  | (N 19°55'24" W) | (24.50') |
| (L8)  | (N 20°44'20" W) | (36.83') |
| (L9)  | (N 08°51'27" E) | (16.54') |
| (L10) | (N 70°18'02" E) | (17.93') |
| (L11) | (N 52°31'39" E) | (13.11') |

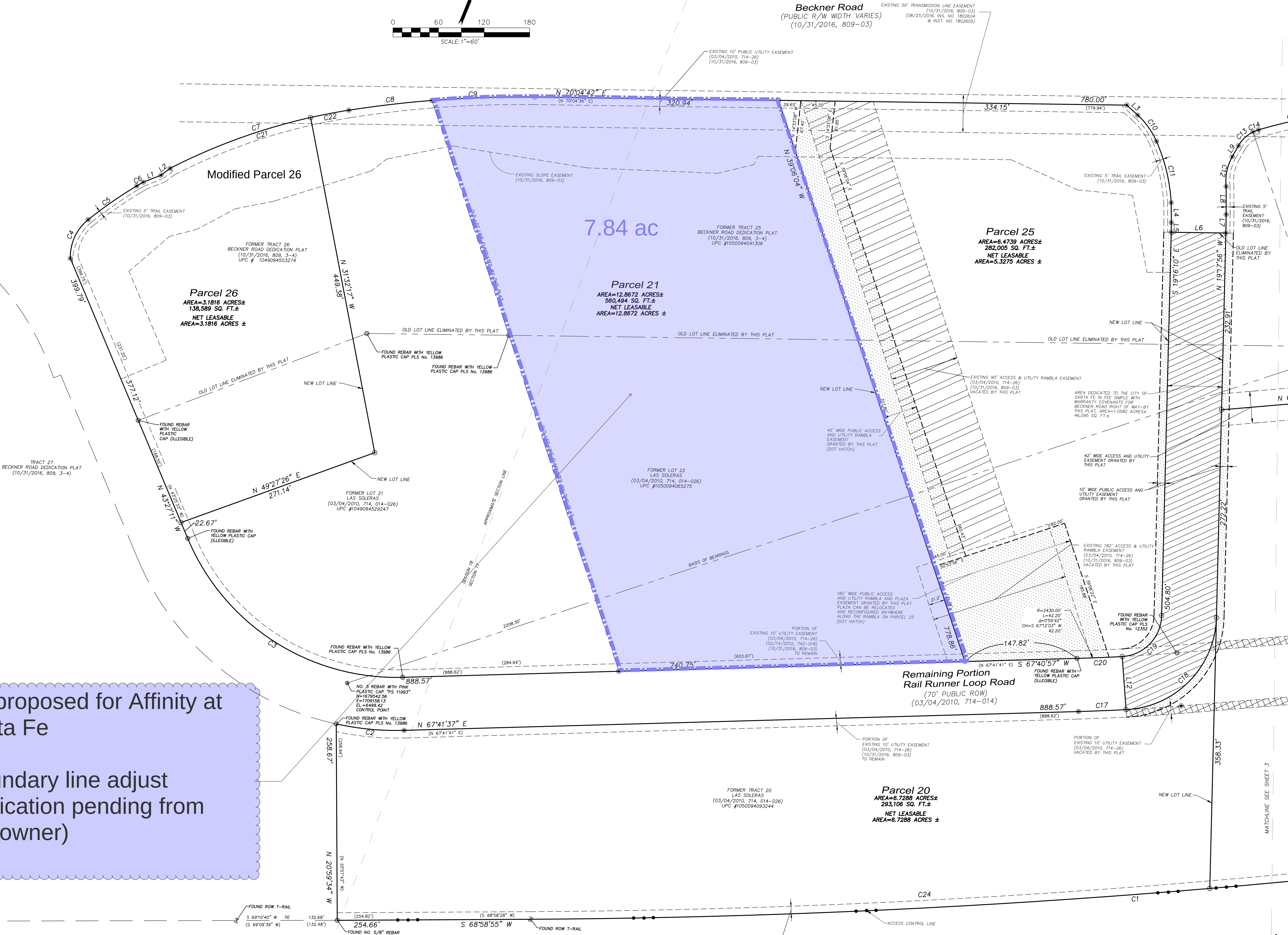
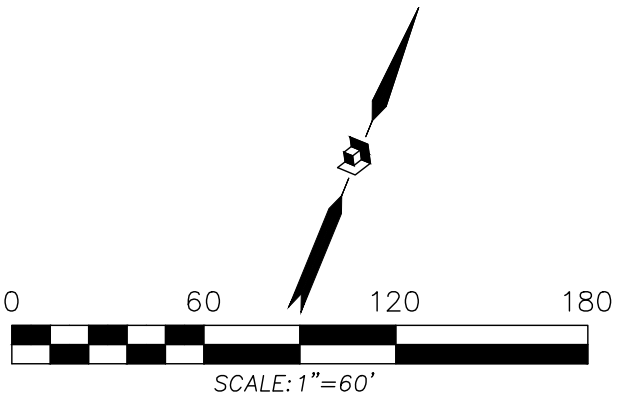
**PRECISION**  
SURVEYS, INC.

OFFICE LOCATION:  
9200 San Mateo Boulevard, NE  
Albuquerque, NM 87113  
505.856.5700 PHONE  
505.856.7900 FAX

| PROJECT INFORMATION      |                                    |
|--------------------------|------------------------------------|
| CREW/TECH:<br>SP/AGRR/MH | DATE OF SURVEY<br>08/02-09/05/2023 |
| DRAWN BY:<br>JK          | CHECKED BY:<br>LM                  |
| PSI JOB NO.<br>232223P   | SHEET NUMBER<br>3 OF 3             |



Line Adjustment Plat of  
Parcels 19, 20, 21, 22, 23, 24, 25 & 26  
Las Soleras Center  
Santa Fe County, New Mexico  
May 2025



Lot proposed for Affinity at Santa Fe

(boundary line adjust application pending from landowner)

**Legend**

N 90°00'00" E  
(N 67°41'41" E)

- MEASURED BEARING AND DISTANCES
- RECORD BEARING AND DISTANCES
- FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"
- FOUND SURVEY MONUMENT AS NOTED
- DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
- FOUND CONTROL POINT

See Sheet 3 of 3 for Line and Curve Tables



OFFICE LOCATION:  
9200 San Mateo Boulevard, NE  
Albuquerque, NM 87113  
505.856.5700 PHONE  
505.856.7900 FAX

| PROJECT INFORMATION       |                                    |  |  |
|---------------------------|------------------------------------|--|--|
| CREW/TECH:<br>SPVAG/RRIMH | DATE OF SURVEY<br>08/02-09/05/2023 |  |  |
| DRAWN BY:<br>JK           | CHECKED BY:<br>LM                  |  |  |
| PSI JOB NO.<br>232223P    | SHEET NUMBER<br>2 OF 3             |  |  |



## Exhibit C - DRAFT Neighborhood Notice Letter





# Inland Group, dba Affinity at Santa Fe, LLC

## EARLY NEIGHBORHOOD NOTIFICATION MEETING

September 1, 2026

**RE: Early Neighborhood Notification ("ENN") Meeting: Affinity at Santa Fe – Proposed 170-Unit Active Adult (55+) Apartment Community**

Dear Neighbor:

This letter is being sent as notice of a neighborhood meeting to discuss the proposed application to the City of Santa Fe ("City") for approval of the **Affinity at Santa Fe** apartment community, which is located at 4554 Beckner Rd, Santa Fe, NM 87507

The proposed development consists of age-restricted (55+) multifamily residential community consisting of 170 dwelling units in a four-story building containing up to 220,000 gross square feet, together with associated indoor and outdoor recreational amenities, landscaping, surface and covered parking, detached garages, pedestrian improvements, and related site infrastructure. The project site is approximately 7.9 acres and will be created through a pending administrative lot line adjustment involving existing Parcel No. 99313370.

The proposed development has been designed to provide high-quality community for active adults while incorporating attractive modern southwest architecture, landscaped open spaces, walking paths, and community amenities consistent with the City's adopted plans and development regulations. Please refer to the enclosed Preliminary Site Plan. The current conceptual design will be further refined through the Development Plan review process.

The application to be submitted to the City of Santa Fe will request approval of a Development Plan and any associated land use approvals necessary for construction of the proposed apartment community.

In accordance with the City's Early Neighborhood Notification requirements, this is to inform you that an ENN meeting is scheduled for:

**When:** October 7<sup>th</sup>, 2026 @ 5:30pm Mountain Time

**Where:** Virtual at <https://santafenm.protal.civicclerk.com/>

**Topic:** Proposed Affinity at Santa Fe – 170-Unit Active Adult (55+) Apartment Community

Early Neighborhood Notification is intended to provide an opportunity for an exchange of information between prospective applicants for development projects and neighboring property owners before plans become too firm to meaningfully respond to community input. Enclosed are a vicinity map and preliminary site plan for review. We welcome your questions, comments, and suggestions regarding the proposed development and look forward to discussing the project with you during the meeting.

Persons with disabilities in need of special accommodations, who are hearing impaired, or who require an interpreter, should contact the City of Santa Fe Land Use Department, Project Administrator.

Regards,

**Josh Goudge, Development Manager at Inland Group**

120 W Cataldo Ave, Spokane, WA 99210

509.891.5162

Enclosures: ENN Guidelines, Vicinity Map & Preliminary Site Plan.



## Exhibit D - DRAFT Notification Poster





City of Santa Fe, New Mexico

# PUBLIC MEETING NOTICE

Request Development Plan Approval to construct 220,000 sqft of new construction for a 170-unit age-restricted (55+) multifamily residential community in a C-2 Zoning District.

## Type of project

4554 Beckner Rd, Santa Fe , NM 87507

## Project Location

Early Neighborhood Notification

5:30 pm

11/07/2026

## Type of Meeting

Time

Date

Virtual at <https://santafenm.portal.civicclerk.com/>

## Meeting Location

Affinity at Santa Fe / Josh Goudge

## Applicant / Agent

For information call 509.999.2872

Phone #

Refer to Case Affinity Independent Living

Required to be posted and visible from a public street from (9/22/26 ) to (10/7/26 )

POST 15 DAYS PRIOR TO HEARING

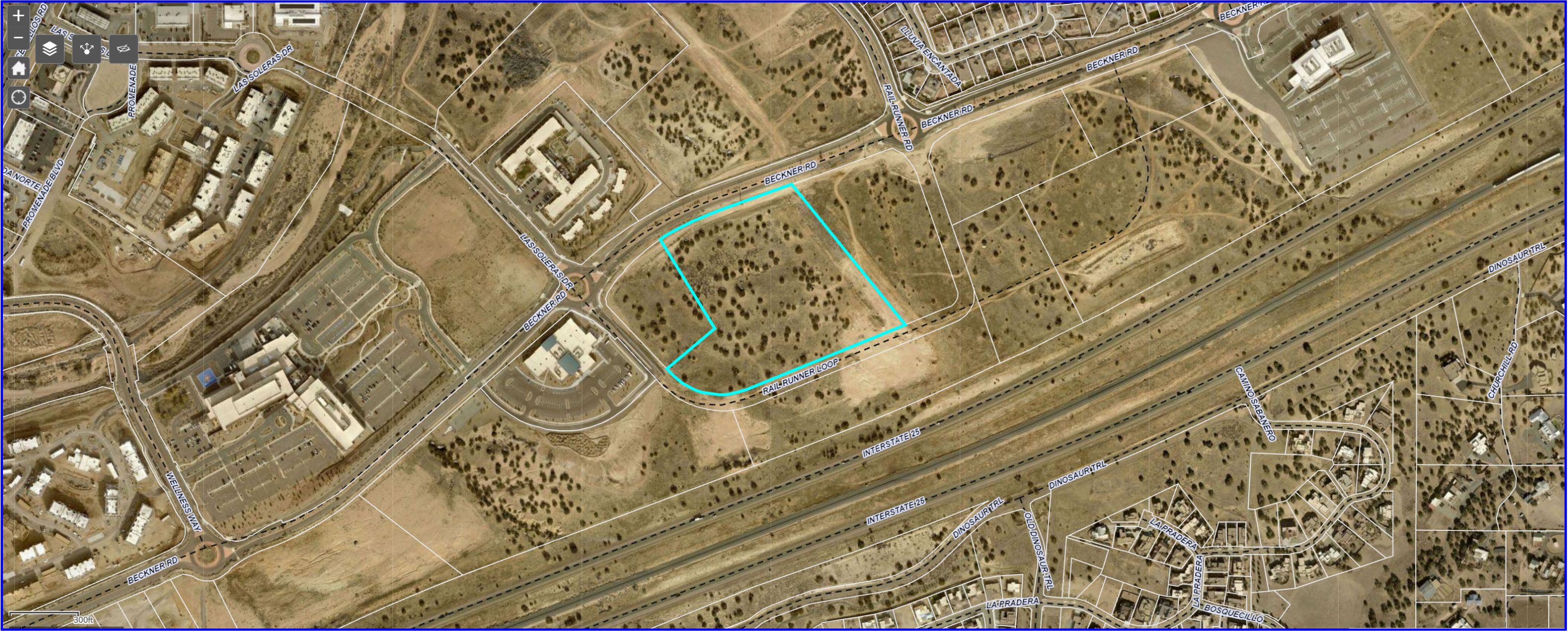
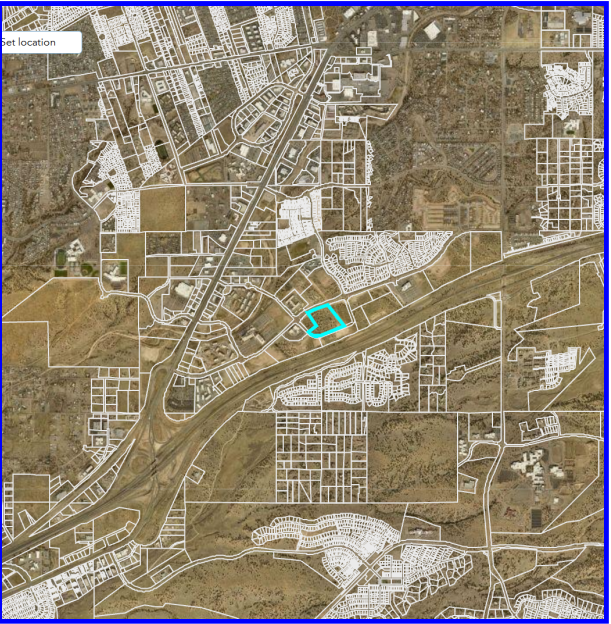
Clear Form



## Exhibit E - Proposed Conceptual Site Plan and Vicinity Map



Vicinity Maps





Conceptual Site Plan



SITE PLAN  
SCALE: 1"=100'

SITE DATA:

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| SITE AREA:        | 7.9 AC                                                      |
| CURRENT ZONING:   | C-2 (General Commercial)<br>Multifamily Dwellings Permitted |
| LOT COVERAGE:     | 60% MAX                                                     |
| PROPOSED DENSITY: | 21.5 DU/AC                                                  |
| MAX. HEIGHT:      | 45'                                                         |
| LOT SETBACKS:     |                                                             |
| FRONT YARD:       | 15'                                                         |
| SIDE STREET:      | 0'                                                          |
| SIDE YARD:        | 0'                                                          |
| REAR YARD:        | 10'                                                         |

UNIT COUNT:

|                              |              |
|------------------------------|--------------|
| 08 STUDIO (S-S) (4.7%)       | +/- 490 SF   |
| 48 1-BEDROOM (1-S) (28%)     | +/- 586 SF   |
| 16 1-BEDROOM (1-P) (9.4%)    | +/- 634 SF   |
| 38 2-BEDROOM (2-S) (22%)     | +/- 965 SF   |
| 08 2-BEDROOM (2-IC-R) (4.7%) | +/- 984 SF   |
| 06 2-BEDROOM (2-IC-F) (3.5%) | +/- 874 SF   |
| 32 2-BEDROOM (2-PE) (19%)    | +/- 1,130 SF |
| 08 2-BEDROOM (2-PM) (4.7%)   | +/- 1,147 SF |
| 06 2-BEDROOM (2-TR) (3.5%)   | +/- 1,063 SF |

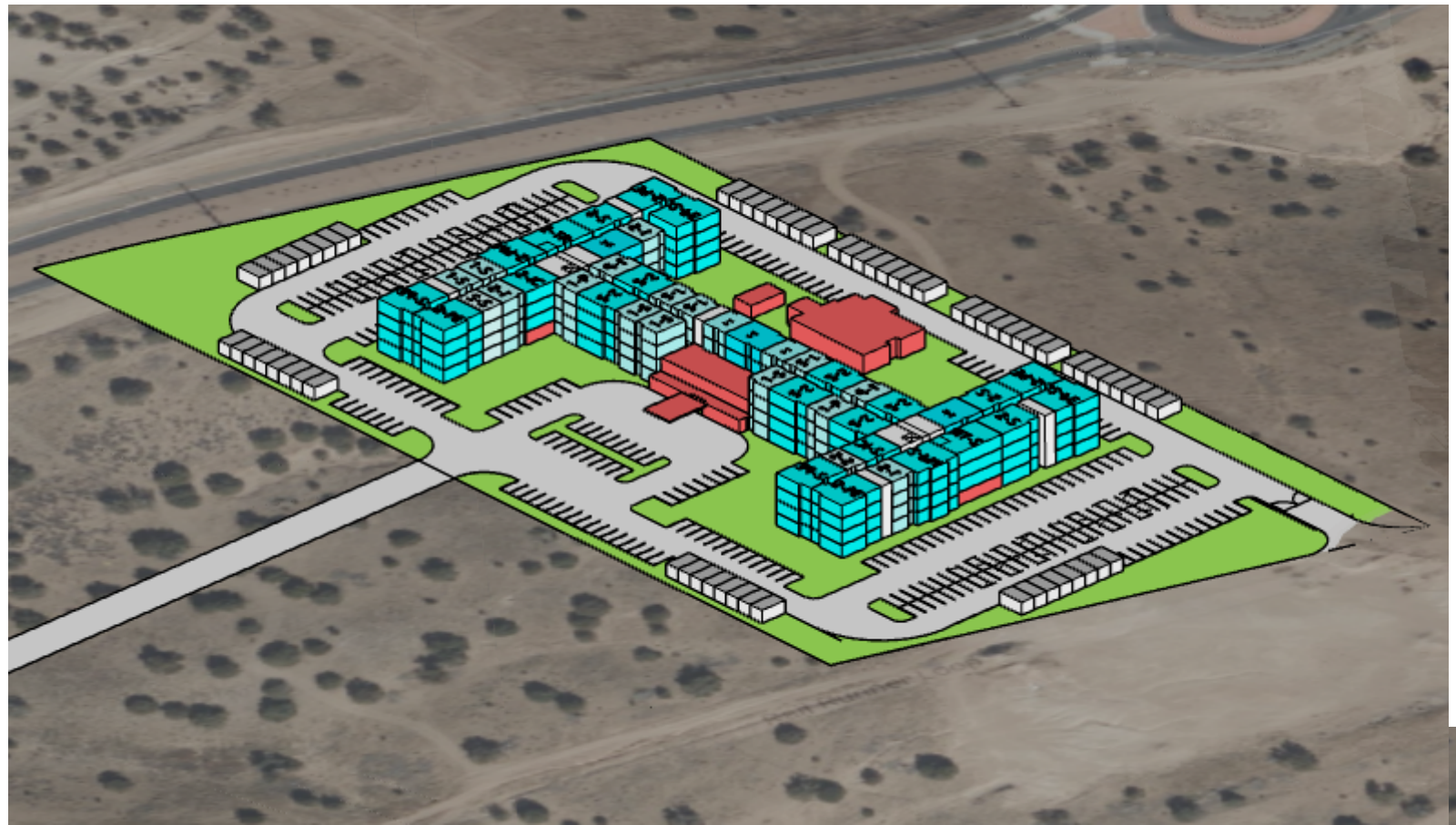
170 TOTAL

PARKING:

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| REQUIRED: | 1 SPACE/DWELLING UIT<br>(1)(170 DWELLING UNITS) = 170 REQUIRED SPACES |
| PROVIDED: | 320 SPACES<br><u>64 GARAGE STALLS</u><br>384 TOTAL SPACES             |

NOTE: DATA IS CONCEPTUAL & SUBJECT TO CHANGE  
AS MORE INFORMATION BECOMES KNOWN.





AERIAL VIEW LOOKING SOUTH-WEST



AERIAL VIEW LOOKING SOUTH-EAST



## Exhibit F - Letter Regarding Entity and Development Authority





# Inland Group, dba Affinity at Santa Fe, LLC

**Inland Group, dba Affinity at Santa Fe LLC**

120 W Cataldo Ave, Spokane, WA 99210

509.891.5162

**Re: Affinity at Santa Fe, LLC – Entity and Development Authority**

Santa Fe Planning Department,

I am writing to clarify the relationship between Inland Group and Affinity at Santa Fe, LLC in connection with the proposed Affinity at Santa Fe development and the submission of the Early Neighborhood Notification (ENN).

Inland Group is a development company which completes projects in many jurisdictions. As part of our standard development structure, Inland Group establishes a separate limited liability company for each individual location. These project-specific LLCs serve as the legal ownership entities through which Inland Group conducts business for the respective projects.

For this project, the project-specific entity is Affinity at Santa Fe, LLC.

I am a development manager Inland Group (and Affinity at Santa Fe, LLC.) and have the authority to act on behalf of the company and its project entities in connection with development matters, including the submission of the ENN.

Please consider this letter confirmation that Inland Group and Affinity at Santa Fe, LLC are part of the same development organization, with Affinity at Santa Fe, LLC serving as the project-specific legal owner entity for this development, and that I am authorized to submit the ENN on its behalf.

Please let me know if any additional documentation regarding the relationship between Inland Group and Affinity at Santa Fe, LLC, or my authority to submit the ENN, is required.

Sincerely,

Josh Goudge

Development Manager

Inland Group and Affinity at Santa Fe, LLC



**Notary Acknowledgement**

State of Washington

County of Spokane

This instrument was acknowledged before me on 26<sup>th</sup> day of Aug, 2026, by

Josh Goudge, as Development Manager of Inland Group and Affinity at Santa Fe, LLC.

Notary Public

My Commission Expires: 8-1-2028