MICHAEL A. BODELSON

ARCHITECT

11 East Wildflower Drive | Santa Fe, New Mexico 87506 | (505) 603-2446

October 07, 2026

Ms. Lani McCulley, Senior Planner, <ljmcculley@santafenm.gov>
Historic Preservation Division, Land Use Department
City of Santa Fe
Post Office Box 909
Santa Fe, New Mexico 87504

Ref: 817 Vista Catedral – Request for approval of a new single-family residence
Downtown-Eastside District (REVISED AREA DESCRIPTION - underlined)

Dear Ms. McCulley:

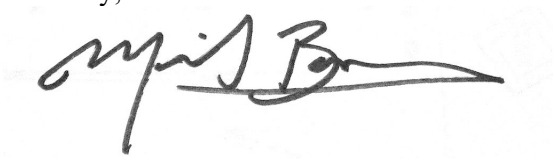
As the Owner's Representative for Sonny Otero, the owner of the property at 817 Vista Catedral, I am requesting approval for the construction of a new single-family residence. The residence is located in the El Cerro Moreno subdivision and is an existing vacant lot. The subdivision was approved in 1992.

The proposed residence is approximately 4,500 square feet of heated area and 6,606 square feet gross area. The residence consists of a 3-bedroom, 3-1/2 bath configuration with a 3-car garage. This is consistent with other existing residences in the subdivision, which have all be constructed over the last 20+ years. The residence style is proposed as traditional Santa Fe Style Pueblo design, with an earth-tone exterior stucco, dark clad windows and heavy timber portals, corbels and window lintels. Canales will copper lined wood, with corbel treatment. All exterior work is planned for compliance with Santa Fe Historic requirements for color, finishes and materials.

The overall maximum height of the proposed residence is 17’-11”, excluding the fireplace chimney. Other exterior development will include stucco patio walls, metal railings (dark treatment) and aged copper exterior lights. Exterior hard surfaces will be brick pavers and cut stone. All design elements will also comply with the homeowner’s covenants which require traditional Santa Fe Style design and detailing. The proposed residence and will be consistent with all prior residences constructed within the subdivision. Exterior walls will be built with ICF (Insulated Concrete Forms) to meet the aesthetics of adobe construction, with deep-set window and door treatment. Please see the plans and elevations for a graphic depiction.

I hope this letter and related drawings clearly convey the intended scope-of-work in regards to the proposed additions and modifications. If you should have any questions or require any additional information, please let me know. Your assistance with this request is appreciated and I can be available at your convenience.

Sincerely,



Michael Bodelson,
Architect, LEED-AP, BD+C

cc: Sonny Otero, Owner

Attachments:
Design Drawings

MCCULLEY, LANI J.

From: Michael Bodelson <bodelson13@aol.com>
Sent: Thursday, September 10, 2026 9:57 AM
To: MCCULLEY, LANI J.
Subject: 817 Vista Catedral - Window Information

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lani - I have the information on the windows for the above project. confirmed below:

Manufacturer: Jeld-Wen
Model: W-5500, Clad Wood
Type: Double-Hung and Fixed
Cladding: Copper (custom patina - similar to dark bronze)
Mullions: Included (panes less than 30")

Doors to be matching units, with exception for no mullions on units under portals)

All glazing will be compliant for the Escarpment requirement for reflectivity.

Do you need the actual window schedule, with the windows elevated? I can get you that quickly if needed. - thanks / Michael Bodelson

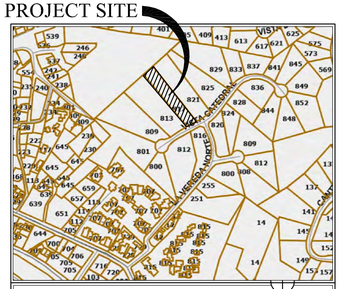
El Cerro Moreno Custom Residence-Lot 105

817 Vista Catedral - El Cerro Moreno | July 2026 | Santa Fe, New Mexico

LIST OF DRAWINGS

1 TITLE SHEET & ROOF PLAN
2 SURVEY & SLOPE ANALYSIS
3 PROPOSED SITE PLAN
4 SITE DEVELOPMENT PLAN
5 LANDSCAPE PLAN
6 BUILDING FLOOR PLAN
7 BUILDING ELEVATIONS
8 ELEVATION / SECTIONS
9 MASSING PLAN
10 SCHEDULES AND NOTES
11 SCHEDULES & DETAILS
12 ROOF FRAMING PLAN
13 DETAILS AND NOTES
14 ELECTRICAL SERVICE PLAN
15 ELECTRICAL FLOOR PLAN
16 MECHANICAL DIAGRAM

PROJECT SITE



VICINITY MAP

PROJECT DATA	
CLASSIFICATIONS	
CONSTRUCTION TYPE (IBC)	V-N
OCCUPANY TYPE (IBC)	RESIDENTIAL
CITY OF SANTA FE ZONING	PUD-R-2
SUBDISTRICTS:	
HISTORIC DIST. - DOWNTOWN & EASTSIDE	
ESCARPMENT DIST. - FOOTHILLS	
PROJECT SCOPE	
PROJECT TYPE	NEW CONSTRUCTION
APPLICABLE CODE	NM-RC
CONSTRUCTION NOTES	
FOUNDATION	CONCRETE SLAB
WALLS	INSUL. CONC. FORMS
ROOF FRAMING	BEAMS
EXTERIOR	STUCCO
ROOF TYPE	MODIFIED BITUMEN

State of New Mexico Energy Code

2021 NM ENERGY CONSERVATION CODE DATA

PRESCRIPTIVE COMPLIANCE: 402.1.1

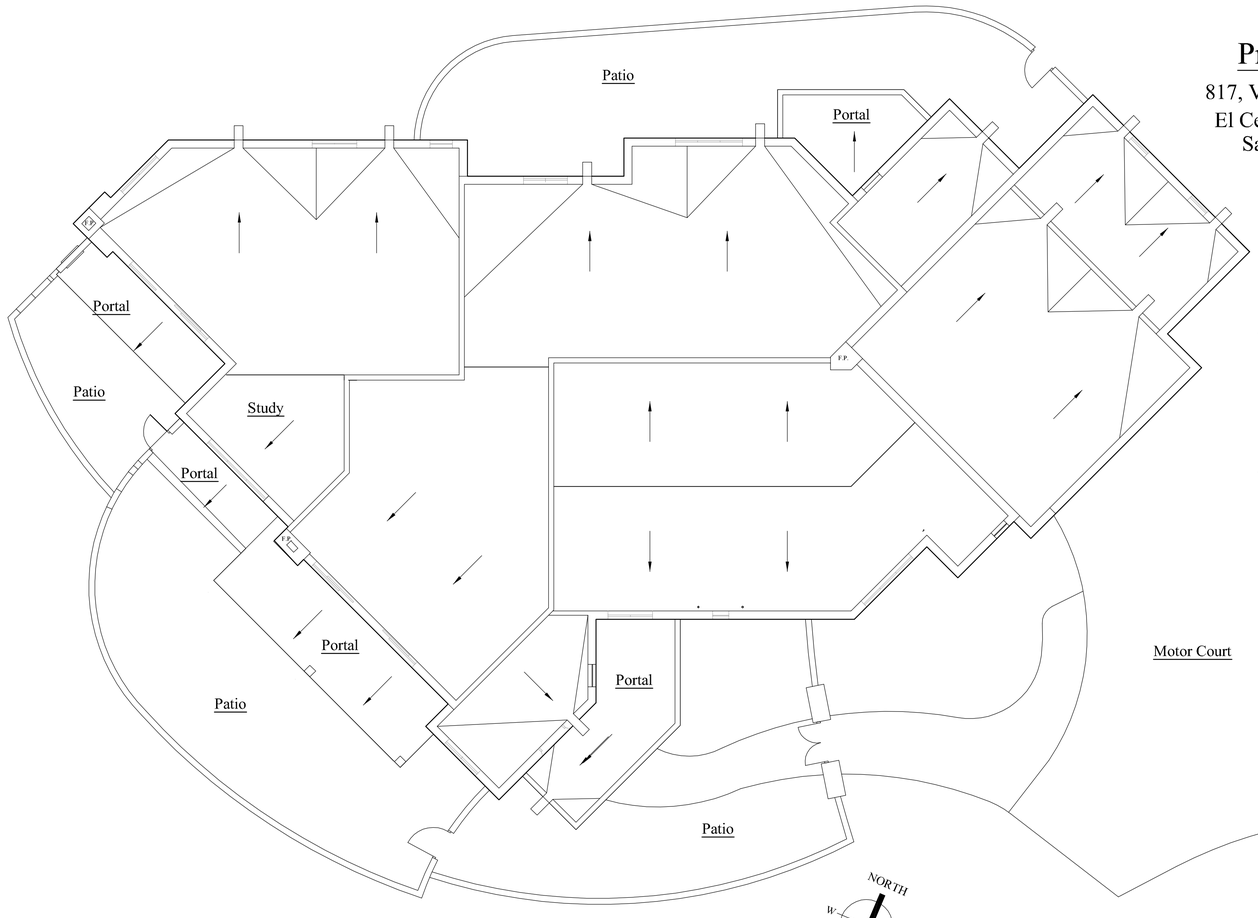
ELEMENT/ASSEMBLY	CODE MINIMUM	AS DESIGNED
WALL R-VALUE (MASS WALL)	R-13	R-24
CEILING R-VALUE	R-49	R-50
PERIMETER R-VALUE	R-10	R-26.5
WINDOW U-VALUE	U-30	U-.27 (R-3.70)
WINDOW SHGC	NR	.22
SKYLIGHT U-VALUE	U-.55	U-.48 (R-2.08)

NOTE: NMECC CLIMATE ZONE - 5B (DRY)

AREA CALCULATIONS:	
Heated Area	4,633
Garage Area	1,112
Portals	860
Total Roofed Area	6,605 s.f.

ROOFING NOTES:

1. ALL FIELD SLOPES TO BE 1/4" PER FOOT MIN.
2. ALL CRICKET SLOPES TO BE 1/2" PER FOOT MIN.
3. ROOFING TO BE 3-PLY MODIFIED BIT. WITH 15 YEAR NDL WARRANTY FROM MANUFACTURER AND 5 YEAR NDL WARRANTY FROM INSTALLER
4. INSTALL MATERIAL ON CLEAN, DRY AND STABLE DECK, IN ACCORDANCE WITH ALL MANUFACTURER REQUIREMENTS AND RECOMMENDATIONS
5. INSTALL ROOF FLASHING AND "Z" STRIP METAL COUNTER FLASH WITH METAL "J" STOP AT STUCCO TERMINATION - SEE WALL DETAILS
6. INSTALL ROOFING IN ACCORDANCE WITH ALL LOCAL STATE, AND COUNTY CODES / REQUIREMENTS



1 ROOF & PATIO WALL PLAN

SCALE: 1/8" = 1'-0"

Project Location:

817, Vista Catedral, Lot No. 105
El Cero Moreno Development
Santa Fe, New Mexico

Owner / Developer

Otero Contracting, LLC
Sonny Otero
Phone: 505-469-5371

Architect:

Michael A. Bodelson
Phone: 505-603-2446

Draft
08-01-26

SEAL

Michael A. Bodelson
Architect
Santa Fe, New Mexico

SHEET TITLE: TITLE & ROOF PLAN

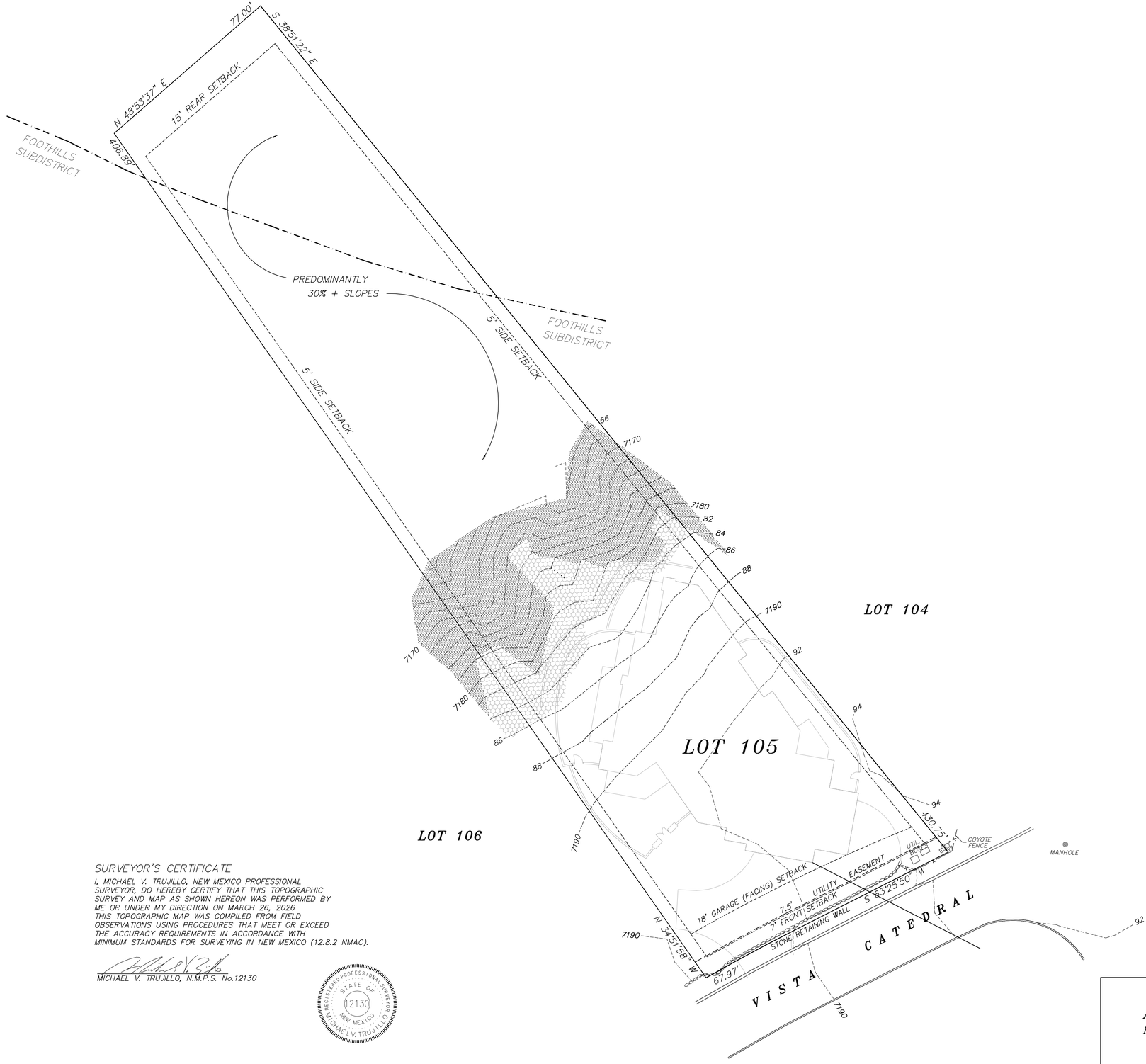
PROJECT NAME: Custom Residence - 105
817 Vista Catedral
El Cerro Moreno
Santa Fe, NM

OTERO CONTRACTING LLC
POST OFFICE BOX 524 · SANTA FE, NM 87501 · PHONE: (505) 983-7687

DESIGNED: M. BODELSON	
DRAWN: MB	
CHECKED: MB	
DATE: JULY 2026	
PLOT SCALE: INDICATED	
JOB NO: OTERO	
COMP. FILE: 26 - 117	
REVISIONS	
DATE:	BY:

1

SHEET 1 OF 16 SHEETS



SLOPE RANGES

	Range Beg.	Range End	Area
	0.00	<20.00	21,077.1
	20.00	<30.00	3,126.5
	30.00	>30.0	4629.2

NOTES:

THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY, BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCED HEREON.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED USING GNSS RTK/STATIC OBSERVATIONS AND CONVENTIONAL SURVEYING METHODS.

SURVEYOR'S CERTIFICATE

I, MICHAEL V. TRUJILLO, NEW MEXICO PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY AND MAP AS SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECTION ON MARCH 26, 2026 THIS TOPOGRAPHIC MAP WAS COMPILED FROM FIELD OBSERVATIONS USING PROCEDURES THAT MEET OR EXCEED THE ACCURACY REQUIREMENTS IN ACCORDANCE WITH MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO (12.8.2 NMAC).

MICHAEL V. TRUJILLO, N.M.P.S. No.12130

STATE OF NEW MEXICO 12130 REGISTERED PROFESSIONAL SURVEYOR MICHAEL V. TRUJILLO

ASSOCIATED SURVEYS
MICHAEL V. TRUJILLO
NMPS No.12130

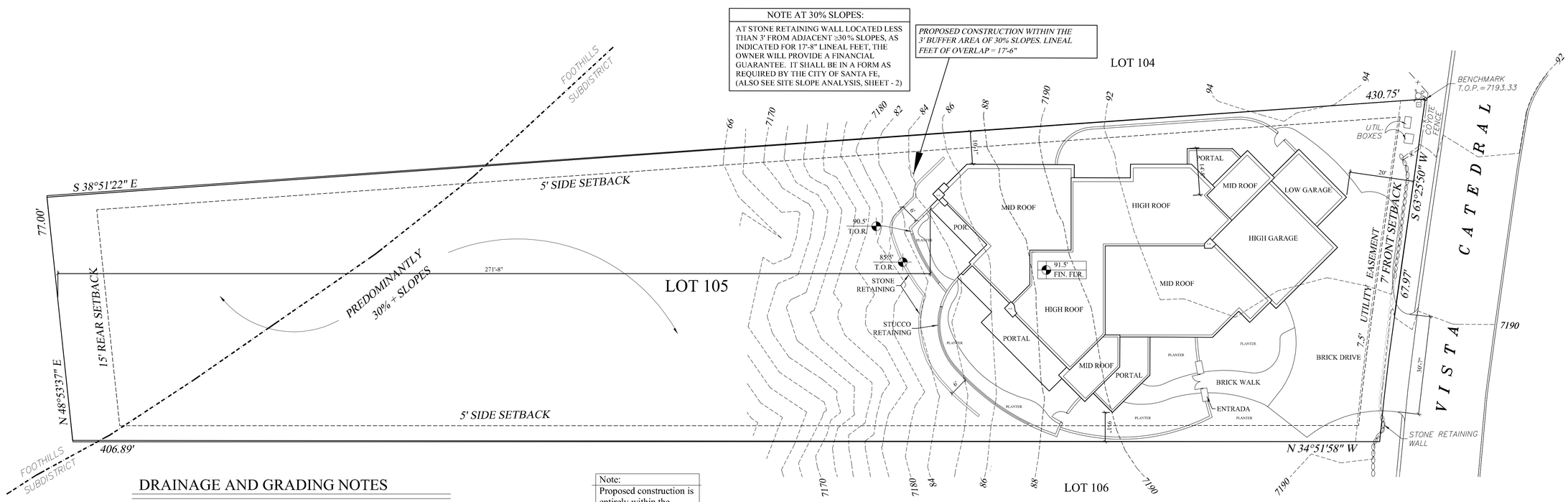
1120 CAMINO CONSUELO
SANTA FE, NEW MEXICO 87507
PH. 505-690-4542

TOPOGRAPHIC SURVEY

LOT 105

EL CERRO MORENO DEVELOPMENT
SANTA FE, NEW MEXICO

SCALE	1" = 20'
DATE	JUNE 01, 2026
DRAWN-BY	
CHECKED-BY	M.V.T.
PROJECT No.	M26-17 L-582



Note:
Proposed construction is entirely within the Foothills Subdistrict

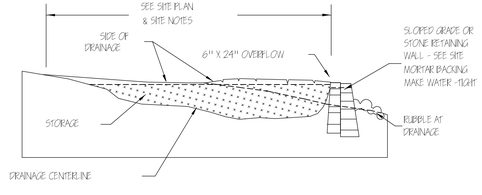
DRAINAGE AND GRADING NOTES

1. MAXIMUM CUT SLOPES SHALL NOT EXCEED 2:1 UNLESS PROVIDED WITH RETAINING WALL OR OTHER RESTRAINING METHOD
2. MAXIMUM FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS PROVIDED WITH RETAINING WALL OR OTHER APPROVED METHOD FOR RESTRAINING OR STABALIZING SLOPES
3. ALL DISTURBED GRADES TO BE REVEGITATED WITH NATIVE GRASS MIX AS PER LANDSCAPING NOTES
4. ALL WORK TO CONFORM WITH THE TERRAIN MANAGEMENT REGULATIONS OF THE SANTA FE CITY LAND DEVELOPMENT CODE

1 DRAINAGE, GRADING & MASSING PLAN

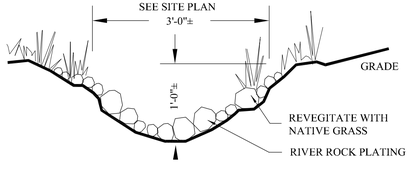
SCALE: 1" = 20'

FLOOR ELEVATION: 7191.5'



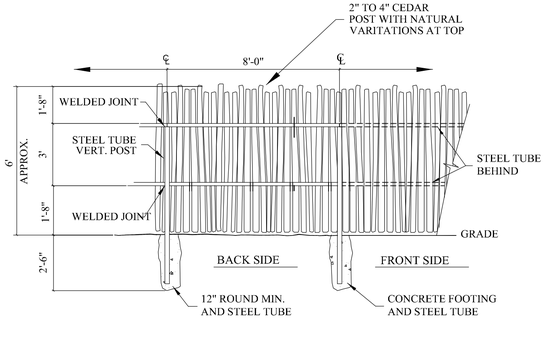
2 POND SECTION

SCALE: N.T.S.



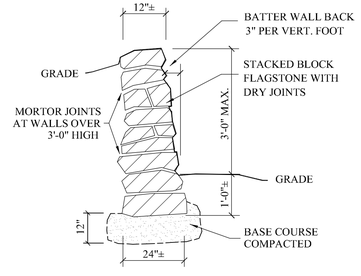
3 SWALE SECTION

SCALE: N.T.S.



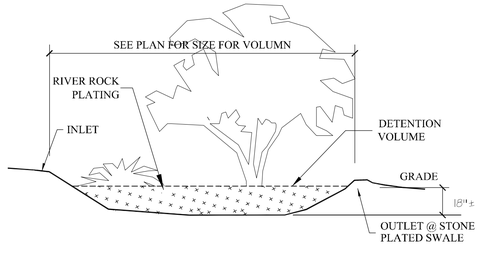
4 OPYIONAL "COYOTE" STYLE FENCING

SCALE: 1" = 10'



5 STONE-WALL

SCALE: N.T.S.



6 POND SECTION WITH LANDSCAPE

SCALE: N.T.S.

NOTE ON SITE DISTURBANCE %

CALCULATION FOR PERCENT OF DISTURBED AREA / TO TOTAL LOT AREA:

TOTAL LOT AREA: 38,156.50 SQUARE FEET
TOTAL DISTURBANCE: 13,448.80 SQUARE FEET

CALCULATION: TOTAL LOT AREA / TOTAL DISTURBANCE

38,156.50 S.F. / 13,448.80 S.F. = .352 X 100 = 35.2 PERCENT

NOTE ON BUILDING FOOTPRINT AND SLOPES

AREA BUILDING ON SOPES OVER 20%
100% OF THE BUILDING FOOTPRINT IS ON SLOPES OF LESS THAN 20%
(SEE SLOPE ANALYSIS PLAN - SHEET 2

NOTE ON ACTURAL LOT COVERAGE:

TOTAL LOT AREA = 38156.50 S.F.
TOTAL ROOFED AREA = 6,546 S.F.

LOT COVERAGE = 38,156.5 / 6,546 = 17.2 X 100
17.2 X 100 = 17.2 PERCENT LOT COVERAGE

STORM WATER RUNOFF CALCULATIONS

IMPROVEMENTS	SQ. FT.	FACTOR
ROOF AREA	6,605	.95

STORM WATER STORAGE CALCULATION

ROOF AREA X .16 = STORAGE (CU. FT.)
8,970 X .16 = 1,435 CUBIC FEET OF STORAGE MIN.

STORM WATER STORAGE PROVIDED:

POND VOLUME "A" = XXX CU. FT.
POND VOLUME "B" = XXX CU. FT.
POND VOLUME "C" = XXX CU. FT.
POND VOLUME "D" = XXX CU. FT.
TOTAL VOLUME = XXXX CUBIC FEET

PROVIDED XXXX CU. FT. > REQUIRED 1,435 CU. FT.

08-27-26

SEAL

Michael A. Bodelson
Architect
Santa Fe, New Mexico

SHEET TITLE: PROPOSED SITE PLAN

PROJECT NAME: Custom Residence - Lot 105
817 Vista Catedral
El Cerro Moreno
Santa Fe, NM

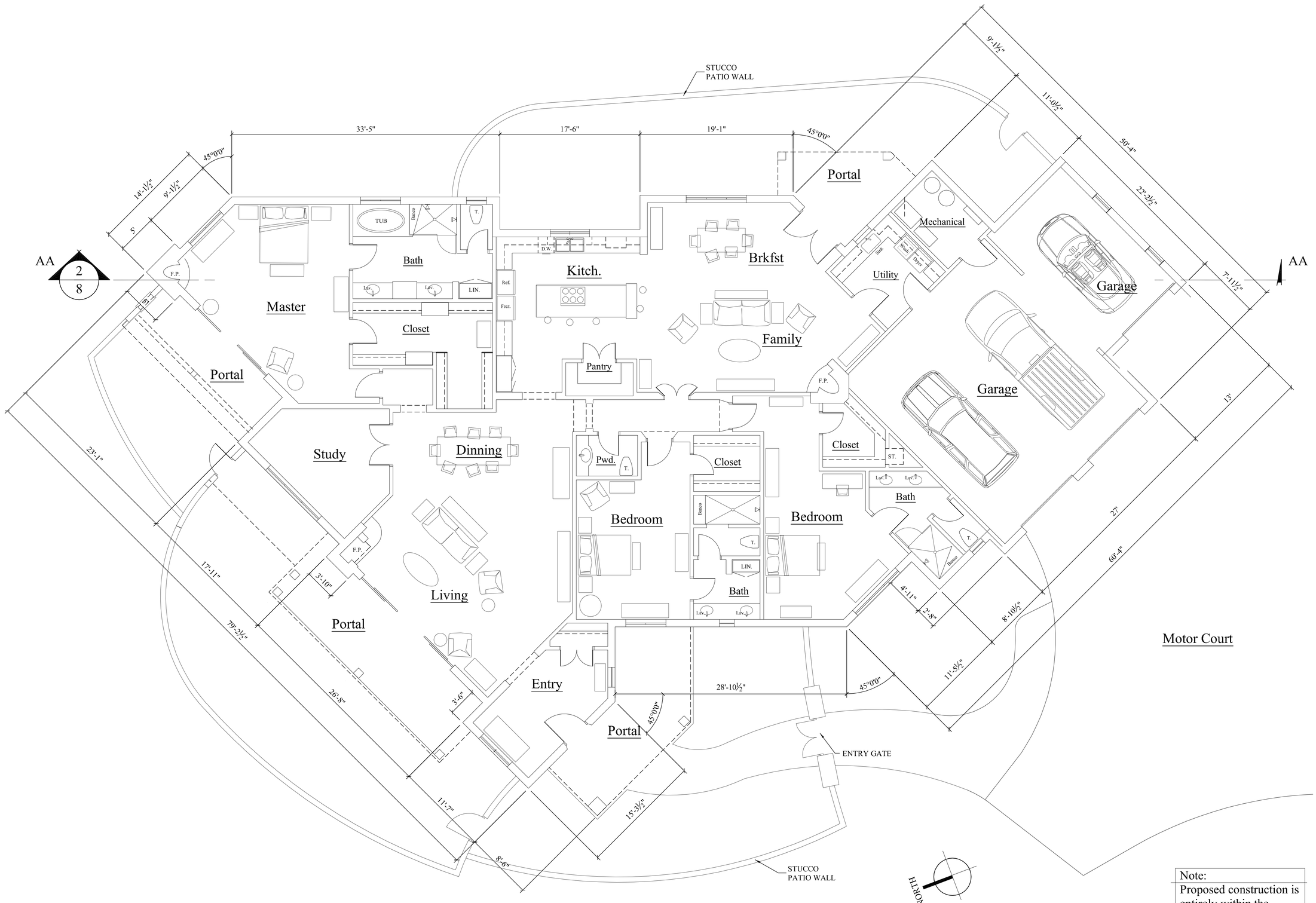
OTERO CONSTRUCTING LLC
POST OFFICE BOX 524 · SANTA FE, NM 87501 · PHONE: (505) 983-7687

DESIGNED: M. BODELSON
DRAWN: MB
CHECKED: MB
DATE: 08-27-26
PLOT SCALE: INDICATED
JOB NO: OTERO
COMP. FILE: 26 - 017

REVISIONS	
DATE:	BY:

3

SHEET 3 OF 16 SHEETS



1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

Note:
Proposed construction is entirely within the Foothills Subdistrict

08-27-26

SEAL

Michael A. Bodelson
Architect
Santa Fe, New Mexico

SHEET TITLE: FLOOR PLAN

PROJECT NAME:
Custom Residence - 105
817 Vista Catedral

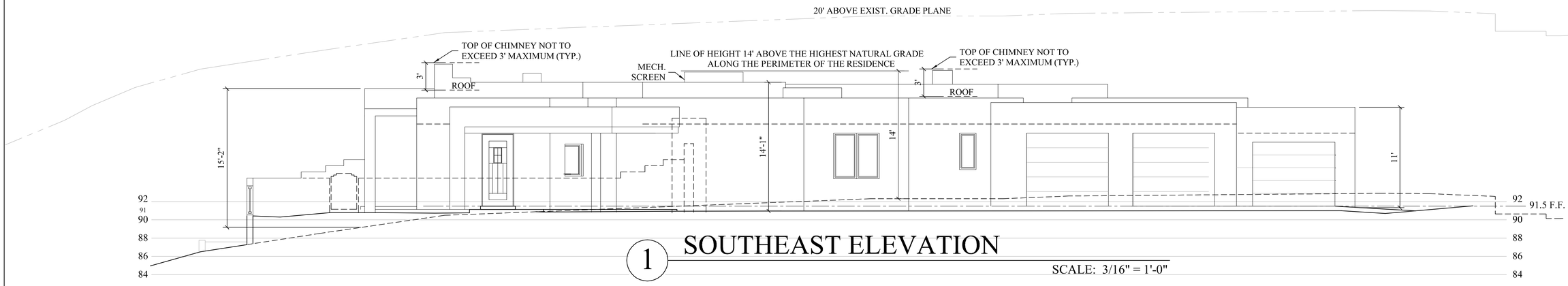
El Cerro Moreno
Santa Fe, NM

OTERO CONTRACTING LLC
POST OFFICE BOX 524 · SANTA FE, NM 87501 · PHONE: (505) 983-7687

DESIGNED:	M. BODELSON
DRAWN:	MB
CHECKED:	MB
DATE:	06-27-26
PLOT SCALE:	INDICATED
JOB NO:	OTERO
COMP. FILE:	91 - ECM
REVISIONS	
DATE:	BY:

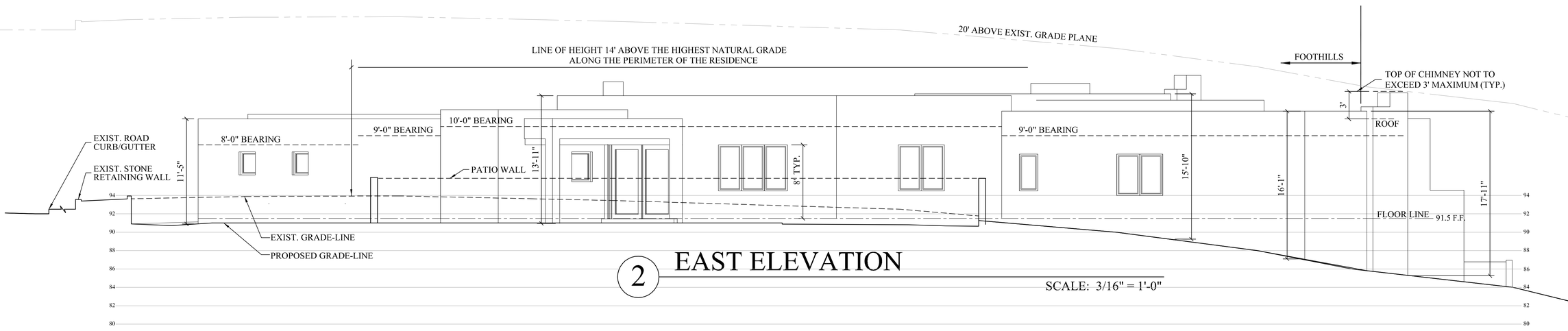
6

SHEET 6 OF 16 SHEETS



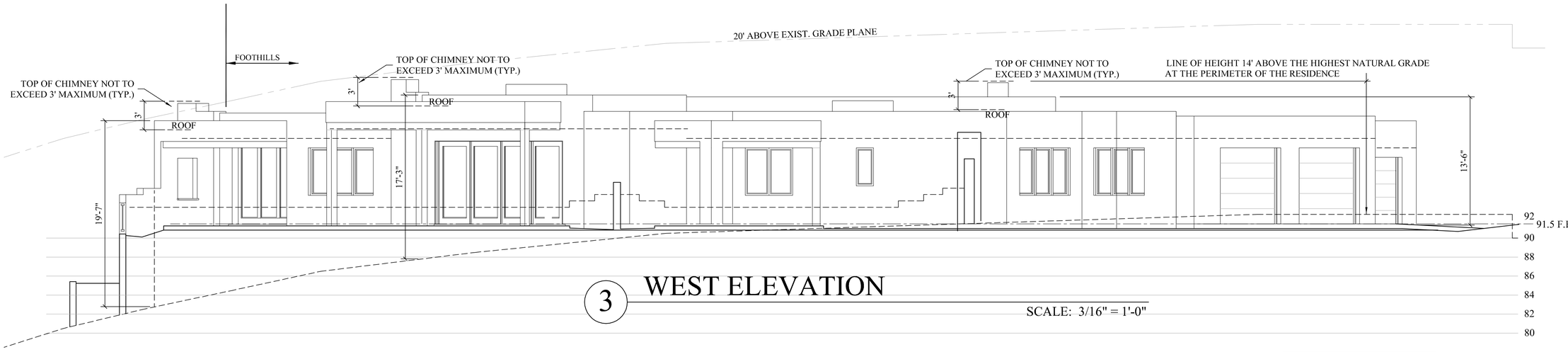
1 SOUTHEAST ELEVATION

SCALE: 3/16" = 1'-0"



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"



3 WEST ELEVATION

SCALE: 3/16" = 1'-0"

Note:
Proposed construction is entirely within the Foothills Subdistrict

08-27-26

SEAL

Michael A. Bodelson
Architect
Santa Fe, New Mexico

SHEET TITLE: ELEVATIONS

PROJECT NAME:
Custom Residence - 105
817 Vista Catedral

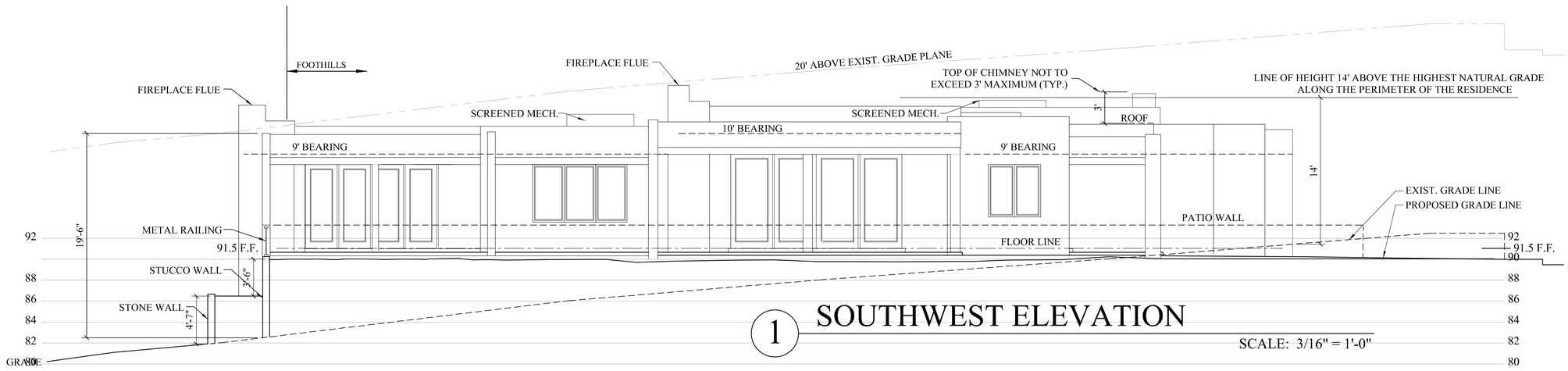
El Cerro Moreno
Santa Fe, NM

OTERO CONTRACTING LLC
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DESIGNED: M. BODELSON	
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DATE: 06-27-26	
PLOT SCALE: INDICATED	
JOB NO: OTERO	
COMP. FILE: 26 - 117	
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DATE:	BY:

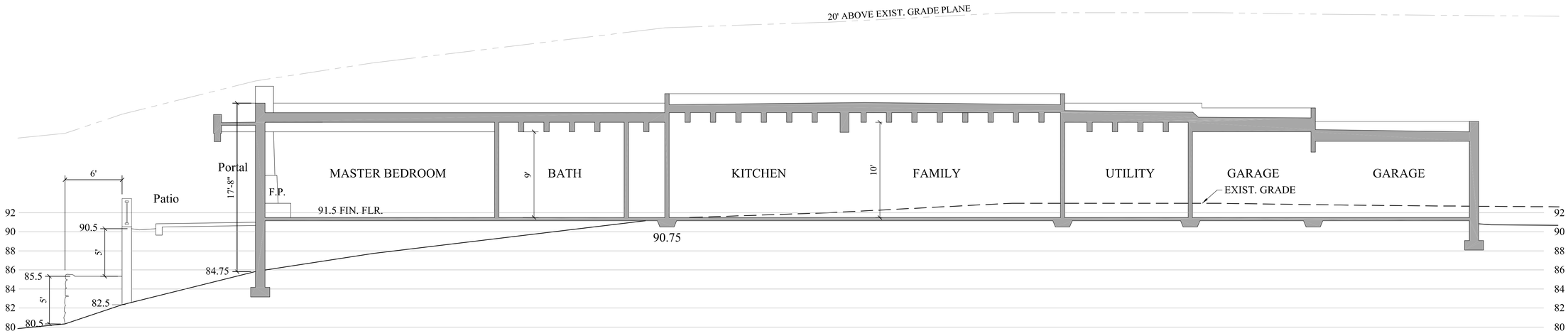
7

SHEET 7 OF 16 SHEETS



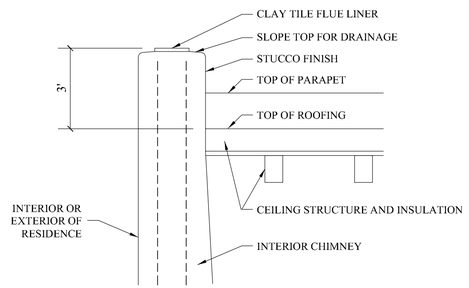
1 SOUTHWEST ELEVATION

SCALE: 3/16" = 1'-0"



2 SECTION "AA"

SCALE: 3/16" = 1'-0"



3 CHIMNEY DETAIL

SCALE: 3/16" = 1'-0"

Note:
Proposed construction is entirely within the Foothills Subdistrict

08-27-26

SEAL

Michael A. Bodelson
Architect
Santa Fe, New Mexico

SHEET TITLE: ELEVATION / SECTIONS

PROJECT NAME: Custom Residence - 105
817 Vista Catedral

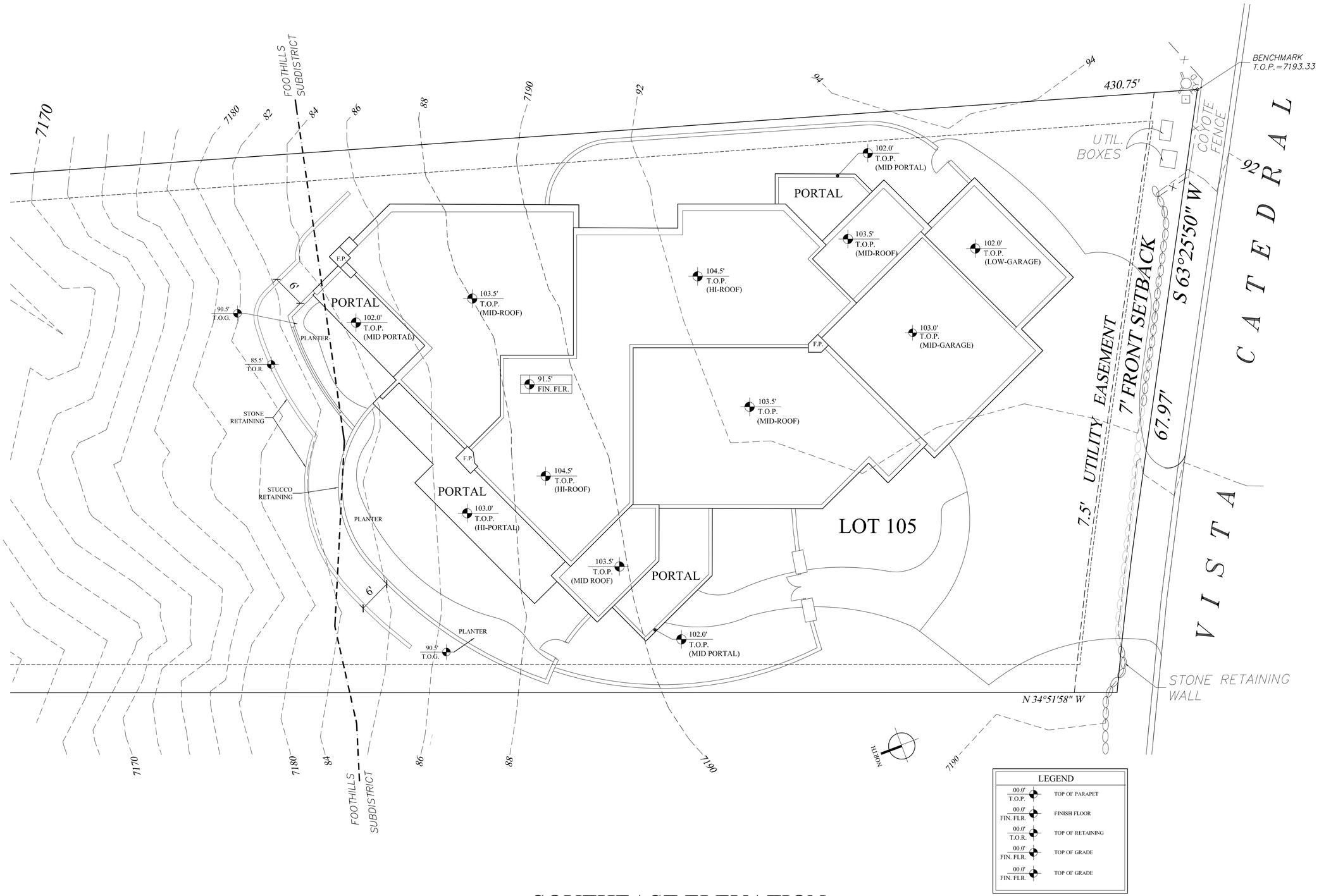
El Cerro Moreno
Santa Fe, NM

OTERO CONTRACTING LLC
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DESIGNED: M. BODELSON	
DRAWN: MB	
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DATE: 06-26-26	
PLOT SCALE: INDICATED	
JOB NO: OTERO	
COMP. FILE: 26 - 117	
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DATE:	BY:

8

SHEET 8 OF 16 SHEETS



LEGEND	
00.0' T.O.P.	TOP OF PARAPET
00.0' FIN. FLR.	FINISH FLOOR
00.0' T.O.R.	TOP OF RETAINING
00.0' FIN. FLR.	TOP OF GRADE
00.0' FIN. FLR.	TOP OF GRADE

2 SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0"

06-03-26

SEAL

Michael A. Bodelson
Architect
Santa Fe, New Mexico

SHEET TITLE: MASSING PLAN

PROJECT NAME:
Custom Residence - 105
817 Vista Catedral

El Cerro Moreno
Santa Fe, NM
1980

CONTRACTING LLC
OTERO
POST OFFICE BOX 524 · SANTA FE, NM 87501 · PHONE: (505) 983-7687

DESIGNED:	M. BODELSON
DRAWN:	MB
CHECKED:	MB
DATE:	JULY 2026
PLOT SCALE:	INDICATED
JOB NO:	OTERO
COMP. FILE:	26 - 117

REVISIONS

DATE:	BY:

9

SHEET 9 OF 16 SHEETS


City of Santa Fe
Geographic Information Systems (GIS)
City GIS web page
Search address
829
825
824
820
816
813
809
VISTA CATEDRAL
LA VEREDA NORTE
100ft

283044

PROPERTY DESCRIPTION (PERIMETER)

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND FROM WHENCE A BRASS CAP, MARKED FORT MARCY TRI-STA. BEARS N 53°01'00"E, 1382.34' TO A POINT, THENCE S 88°02'20" W, 439.07' ; THENCE FROM SAID POINT OF BEGINNING S 39°57'14"E, 154.32' TO A POINT, THENCE S 39°42'26"E, 144.80' TO A POINT, THENCE S 28°09'01" W, 109.0' TO A POINT, THENCE S 16°00'00"E, 194.22' TO A POINT, THENCE N 84°35'26"E, 286.44' TO A POINT, THENCE S 3°40'00"E, 48.31' TO A POINT, THENCE ALONG A CURVE WITH A DELTA OF 23°29'00", RADIUS OF 325.0', LENGTH OF 133.20' AND A CHORD BEARING OF N 43°24'30" W, 132.27' TO A POINT, THENCE S 37°00'04"W, 33.99' TO A POINT, THENCE N 46°30'36"W, 118.24' TO A POINT, THENCE S 78°17'59" W, 259.21' TO A POINT, THENCE S 42°40'39"W, 240.45' TO A POINT, THENCE S 55°49'00"W, 358.26' TO A POINT, THENCE N 34°01'03" W, 893.6' TO A POINT, THENCE S 31°50'11" W, 201.22' TO A POINT, THENCE N 73°49'00" W, 290.37' TO A POINT, THENCE N 44°13'10"W, 484.84' TO A POINT, THENCE N 40°01'39"W, 63.89' TO A POINT, THENCE S 23°47'43" W, 160.62' TO A POINT, THENCE N 60°16'29"W, 136.87' TO A POINT, THENCE N 47°13'38"E, 215.50' TO A POINT, THENCE N 50°38'09"W, 339.10' TO A POINT, THENCE N 10°51'16"W, 162.68' TO A POINT, THENCE N 48°57'16"E, 397.98' TO A POINT, THENCE N 49°59'13"E, 340.45' TO A POINT, THENCE S 57°49'00"E, 358.26' TO A POINT, THENCE N 34°01'03" W, 893.6' TO A POINT, THENCE N 53°01'00"E, 1501.03' TO SAID POINT OF BEGINNING CONTAINING 30.154 ACRES ±.

NOTES:

1) ALL ROADWAYS ARE PRIVATE ROADWAYS AND PUBLIC UTILITY EASEMENTS. SEWER EASEMENTS AND MAINTENANCE ARE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

2) A 7.50' UTILITY EASEMENT IS GRANTED ADJACENT TO ALL ROADWAYS ON ALL FRONT LOT LINES, EXCEPT ON CUL DE SACS WHERE THE DISTANCE IS 10'.

3) THE DEVELOPMENT OF EACH INDIVIDUAL LOT IS REQUIRED TO MEET THE TERRAIN MANAGEMENT REQUIREMENTS OF SFCC CHAPTER XIV, SECTION 14-90. THIS WILL REQUIRE SITE SPECIFIC TOPOGRAPHY, SLOPE ANALYSIS, GRADING AND DRAINAGE PLANS FOR EACH UNIT. PLANS ARE TO BE SUBMITTED ALONG WITH ALL BUILDING PERMITS.

4) BUILDING SETBACKS SHALL BE AS FOLLOWS:
15' REAR LOT SETBACK
LOT 98
30' REAR LOT SETBACK
LOTS 84, 85, 86, 87, 88, 99, 101, 102, 103, 107, 108, 109, 110, 111
20% REAR LOT SETBACK
LOT 100
ALL FRONT YARD SETBACKS SHALL BE 7' EXCEPT WHERE GARAGES FACE PAVED STREETS, THEY SHALL BE 20'. NO INDIVIDUAL SIDE YARD SHALL BE LESS THAN 5' IN WIDTH, EXCEPT WHERE ADJOINING PROPERTY OWNERS DEVELOP A COMMON BUILDING WALL. ALL REMAINING SETBACKS SHALL BE GOVERNED BY SFCC CHAPTER XIV, SEC. 14-17 OF THE CITY OF SANTA FE PLANNING AND DEVELOPMENT ORDINANCES.

5) LOTS 84, 108, 109, 110 ARE RESTRICTED TO A MAXIMUM STEMWALL HEIGHT OF 5' AND A TWO STORY STRUCTURE NO HIGHER THAN 24 FEET FOR A TOTAL MAXIMUM HEIGHT OF 29 FEET WHEN MEASURED FROM LOWEST ADJACENT NATURAL GROUND.

6) PORTIONS OF THIS PROJECT ARE SUBJECT TO THE REQUIREMENTS OF THE ESCARPMENT OVERLAY DISTRICT SFCC CHAPTER XIV, SEC. 14-90A.

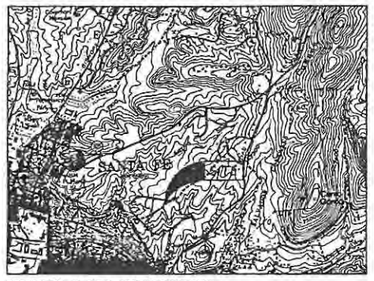
7) NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE. (14.53.2 SFCC 1987).

AMENDMENT NO 1
THIS PLAT WAS AMENDED THIS 10TH DAY OF AUGUST, 1994 TO ADD A 10' WIDE PRIVATE PEDESTRIAN EASEMENT AND TO CHANGE A PORTION OF A 20' SANITARY SEWER EASEMENT TO A 15' SANITARY SEWER EASEMENT. I HEREBY CERTIFY THAT THE AMENDMENTS TO THIS PLAT WERE MADE UNDER MY PERSONAL SUPERVISION AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Lorenzo E. Dominguez, N.M.P.L.S. NO. 10461 — 8/12/94 DATE

AMENDMENT NO 1
THE UNDERSIGNED IS THE OWNER OF THE PROPERTY SHOWN HEREON AND HAS CAUSED TO BE ADDED THE PRIVATE PEDESTRIAN EASEMENT AND AMENDED THE 15' SANITARY SEWER EASEMENT SHOWN ON THIS PLAT.
SONNY OTERO — 8-11-94 DATE

AMENDMENT NO 1
APPROVED BY:
DIRECTOR, TECHNICAL REVIEW — 8/24/94 DATE
PUBLIC WORKS DEPARTMENT — 8-25-94 DATE

VICINITY MAP



REFERENCE: U.S.G.S. QUADRANGLE MAP ENTITLED "SANTA FE N.M.", DATED 1952 PHOTOREVISED 1977.

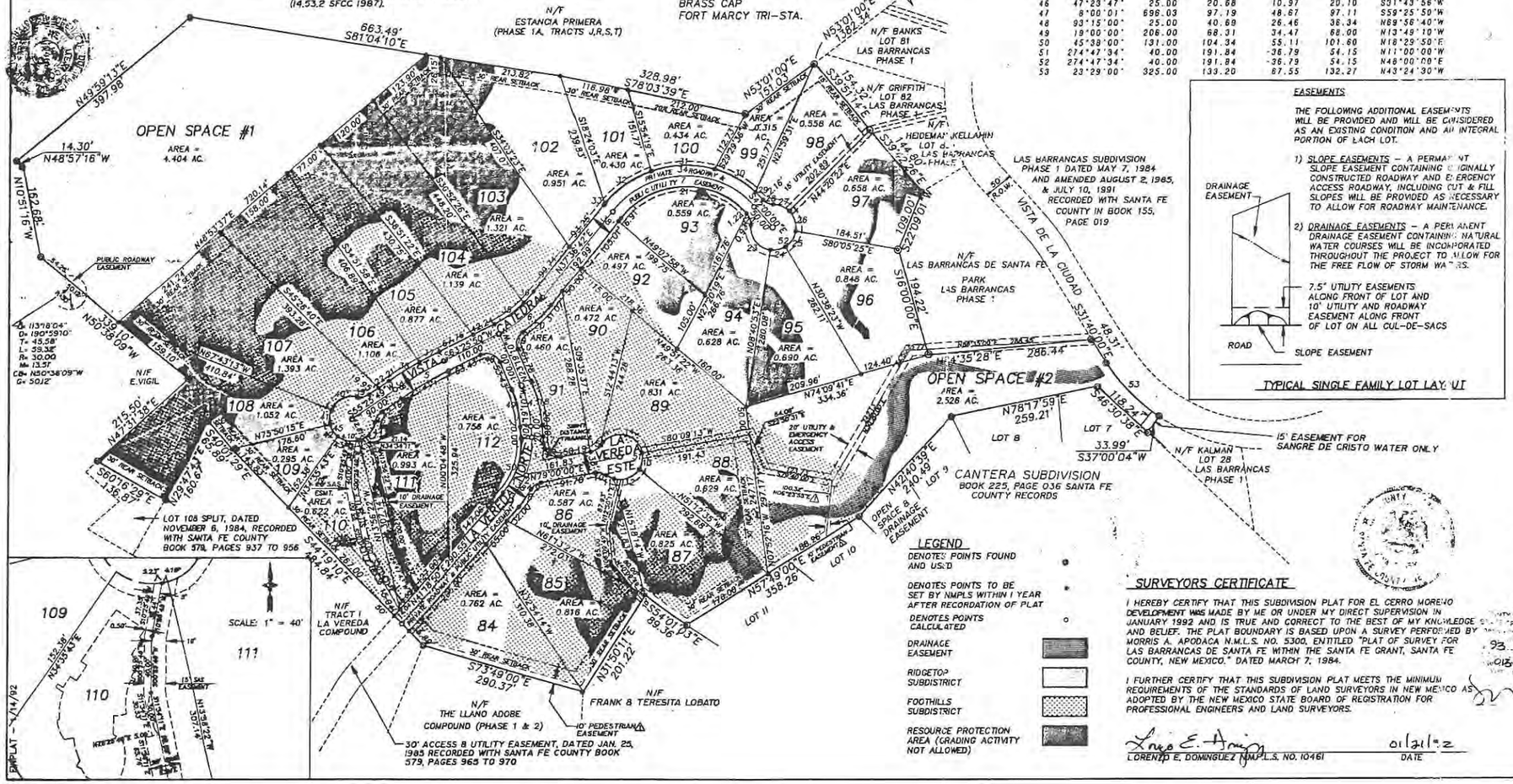
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 22nd day of July A.D. 19 94 at 10:05 o'clock A.M. and was duly recorded in book 375 page 359 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.
Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO JONA G. ARMIJO

SCALE 1" = 100'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	45°38'00"	150.00	119.47	63.11	116.34	N18°29'50"E
2	20°01'32"	150.00	52.43	26.48	52.16	N31°18'04"E
3	25°36'28"	150.00	67.04	34.09	66.48	N08°29'04"E
4	19°00'00"	225.00	74.61	37.65	74.27	N13°49'10"W
5	8°00'01"	715.03	99.84	50.00	99.76	S59°25'50"W
6	25°49'08"	218.15	98.30	50.00	97.47	N50°31'16"E
7	100°23'18"	162.50	284.72	195.00	249.67	S87°48'21"W
8	12°32'05"	169.00	36.97	18.56	36.90	N35°02'48"E
9	50°13'15"	25.00	21.91	11.72	21.22	S53°53'23"W
10	47°23'47"	25.00	20.68	10.97	20.10	N77°16'07"W
11	21°29'20"	40.00	15.00	7.59	14.91	S84°20'53"E
12	72°15'52"	40.00	50.45	29.20	47.17	N68°48'31"E
13	42°58'26"	40.00	30.00	15.75	29.30	N11°09'22"E
14	138°03'55"	40.00	96.39	104.38	74.70	N79°21'49"W
15	47°23'47"	25.00	20.68	10.97	20.10	N55°18'07"E
16	100°43'57"	25.00	43.95	30.18	38.51	S50°38'02"E
17	4°03'07"	169.00	11.95	5.98	11.95	N02°17'17"W
18	19°00'00"	244.00	80.91	40.83	80.54	N13°49'10"W
19	77°35'00"	25.00	33.85	20.09	31.32	S15°28'10"W
20	16°39'08"	237.15	68.92	34.71	68.68	N45°56'16"E
21	100°23'18"	143.50	251.43	172.20	220.48	S87°48'21"W
22	47°23'47"	25.00	20.68	10.97	20.10	N18°18'17"W
23	88°39'45"	40.00	61.90	39.08	55.90	S38°58'06"E
24	39°09'04"	40.00	27.33	14.22	26.80	N77°09'00"E
25	47°40'23"	40.00	33.28	17.67	32.33	N33°44'47"E
26	55°34'14"	40.00	38.80	21.08	37.29	N17°52'37"W
27	43°44'09"	40.00	30.53	16.05	29.80	N61°31'42"W
28	47°23'47"	25.00	20.68	10.97	20.10	S85°40'53"E
29	5°27'48"	181.50	17.31	8.66	17.30	N44°49'59"W
30	26°53'45"	181.50	85.20	43.40	84.42	N60°54'40"W
31	35°24'36"	181.50	112.17	57.94	110.39	S87°56'10"W
32	31°34'07"	181.50	100.00	51.31	98.74	S54°26'46"W
33	1°03'02"	181.52	3.33	1.66	3.33	S38°08'13"W
34	100°23'18"	181.50	318.01	217.80	278.86	S87°48'21"W
35	18°16'05"	199.15	63.50	32.02	63.23	N54°17'41"E
36	7°33'03"	199.15	26.25	13.14	26.23	N41°23'13"E
37	3°06'09"	734.03	39.75	19.88	39.74	S61°52'46"W
38	4°53'52"	734.03	62.75	31.39	62.73	S57°52'45"W
39	47°23'47"	25.00	20.68	10.97	20.10	N79°07'42"E
40	79°45'54"	40.00	55.68	33.42	51.30	S62°56'39"W
41	37°48'47"	40.00	26.40	13.70	25.92	S04°09'18"W
42	36°51'27"	40.00	25.73	13.33	25.29	S33°10'49"E
43	54°32'16"	40.00	38.07	20.62	36.65	S78°52'40"E
44	65°49'09"	40.00	45.95	25.88	43.47	N40°56'37"E
45	274°47'34"	40.00	191.84	-36.79	54.15	S34°34'11"E
46	47°23'47"	25.00	20.68	10.97	20.10	S01°43'56"W
47	8°00'01"	696.03	97.19	48.67	97.11	S59°25'50"W
48	93°15'00"	25.00	40.69	26.46	36.34	N89°58'40"W
49	19°00'00"	208.00	68.31	34.47	68.00	N13°49'10"W
50	45°38'00"	131.00	104.34	55.11	101.60	N18°29'50"E
51	274°47'34"	40.00	191.84	-36.79	54.15	N11°00'00"W
52	274°47'34"	40.00	191.84	-36.79	54.15	N48°00'00"E
53	23°29'00"	325.00	133.20	67.55	132.27	N43°24'30"W



LEGEND

- DENOTES POINTS FOUND AND USED
- DENOTES POINTS TO BE SET BY NMPLS WITHIN 1 YEAR AFTER RECORDATION OF PLAT
- DENOTES POINTS CALCULATED
- DRAINAGE EASEMENT
- RIDGETOP SUBDISTRICT
- FOOTHILLS SUBDISTRICT
- RESOURCE PROTECTION AREA (GRADING ACTIVITY NOT ALLOWED)

EASEMENTS

THE FOLLOWING ADDITIONAL EASEMENTS WILL BE PROVIDED AND WILL BE CONSIDERED AS AN EXISTING CONDITION AND AN INTEGRAL PORTION OF EACH LOT.

1) SLOPE EASEMENTS – A PERMANENT SLOPE EASEMENT CONTAINING ORIGINALLY CONSTRUCTED ROADWAY AND EMERGENCY ACCESS ROADWAY, INCLUDING CUT & FILL SLOPES WILL BE PROVIDED AS NECESSARY TO ALLOW FOR ROADWAY MAINTENANCE.

2) DRAINAGE EASEMENTS – A PERMANENT DRAINAGE EASEMENT CONTAINING NATURAL WATER COURSES WILL BE INCORPORATED THROUGHOUT THE PROJECT TO ALLOW FOR THE FREE FLOW OF STORM WATERS.

TYPICAL SINGLE FAMILY LOT LAYOUT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT FOR EL CERRO MORENO DEVELOPMENT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION IN JANUARY 1992 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAT BOUNDARY IS BASED UPON A SURVEY PERFORMED BY MORRIS A. APODACA N.M.L.S. NO. 5300, ENTITLED "PLAT OF SURVEY FOR LAS BARRANCAS DE SANTA FE WITHIN THE SANTA FE GRANT, SANTA FE COUNTY, NEW MEXICO." DATED MARCH 7, 1984.

I FURTHER CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE MINIMUM REQUIREMENTS OF THE STANDARDS OF LAND SURVEYORS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Lorenzo E. Dominguez — 01/31/92
LORENZO E. DOMINGUEZ N.M.P.L.S. NO. 10461 — DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: 247113

THE UNDERSIGNED IS THE OWNER OF THE PROPERTY SHOWN HEREON AND HAS CAUSED TO BE SUBDIVIDED THE LAND SHOWN ON THIS PLAT, SAID LAND IS LYING AND SITUATE WITHIN THE CITY OF SANTA FE GRANT, SANTA FE COUNTY, NEW MEXICO. ALL THAT APPEARS ON THIS SUBDIVISION PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER WHO DOES HEREBY DEDICATE TO THE PUBLIC FOR ITS USE FOREVER THE DRAINAGE, UTILITY AND ACCESS EASEMENTS SHOWN HEREON ARE GRANTED FREE PASSAGE OF STORM WATERS, AND THE CONSTRUCTION AND MAINTENANCE OF UTILITIES WITH RIGHT OF FREE INGRESS AND EGRESS FOR SAID CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM OR REMOVE INTERFERING VEGETATION BY THE AGENCIES RESPONSIBLE FOR THE MAINTENANCE OF SAID UTILITIES. PRIVATE ROADWAY EASEMENTS AND OPEN SPACE SHOWN HEREON ARE DEDICATED TO THE HOMEOWNERS ASSOCIATION, DRAINAGE EASEMENTS ARE DEDICATED SO AS NOT TO IMPEDE WATER FLOW AND NO STRUCTURE WILL BE BUILT THEREON. SANITARY SEWER EASEMENTS ARE DEDICATED TO THE HOMEOWNERS ASSOCIATION AND NO STRUCTURE WILL BE BUILT THEREON. THE SUBDIVISION CONTAINS 30.134 ACRES ± MORE OR LESS, AND SHALL BE KNOWN AS EL CERRO MORENO DEVELOPMENT (AND WAS FORMERLY KNOWN AS LAS BARRANCAS PHASE 2).

Sonny Otero — 1-15-92
SONNY OTERO — DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF SANTA FE SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF DECEMBER, 1991. January, 1992

Notary Public — October 14, 1994
NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL
CANDISE C. CASTILLO
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Public Filed with Secretary of State
My Commission Expires 10/14/94

AFFIDAVIT

THE LAND SHOWN HEREON LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

Sonny Otero — 1-15-92
SONNY OTERO — DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF SANTA FE SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF DECEMBER, 1991. January, 1992

Notary Public — October 14, 1994
NOTARY PUBLIC — MY COMMISSION EXPIRES

APPROVALS

APPROVED BY THE SANTA FE PLANNING COMMISSION AT IT'S MEETING OF

Public Hearing — Nancy A. Long 4-14-93
CHAIRMAN — DATE — SECRETARY — DATE

CITY REVIEWS

REVIEWED BY — PUBLIC WORKS DEPARTMENT — 4/2/93 DATE

REVIEWED BY David J. Martinez — DIRECTOR, TECHNICAL REVIEW — 4/22/93 DATE

REVIEWED BY Jeanne Price — PLANNING DEPARTMENT — 5/3/93 DATE

UTILITY APPROVALS

U.S. Barcombe — 1/17/92
PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE

R Gelassi — 1/17/92
GAS COMPANY OF NEW MEXICO — DATE

ER Zamora — 1/17/92
U.S. WEST COMMUNICATIONS — DATE

Frank J Bath — 6-8-92
SANGRE DE CRISTO WATER CO. — DATE

8/2/91

AMENDED
FINAL SUBDIVISION PLAT
FORMERLY KNOWN AS LAS BARRANCAS SUBDIVISION PHASE 2
EL CERRO MORENO DEVELOPMENT

DATE	SCALE	PLATE NO.
JANUARY 1992	1" = 100'	3

1824-46

93-61