

NOTES AND CONDITIONS:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND OR DEVELOPMENT PLAN REVISIONS WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. SUCH ORDINANCES INCLUDE ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.
4. EACH LOT SHALL BE SERVED WITH SEPARATE SEWER AND WATER SERVICES.
5. PRIOR TO ANY NEW CONSTRUCTION, PLAT WILL BE SUBMITTED TO FIRE DEPARTMENT FOR COMPLIANCE WITH INTERNATIONAL FIRE CODE.
6. WASTEWATER USE CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
7. NO FENCES, WALLS OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS.
8. DEVELOPERS OF THIS LOTS CREATED BY THIS SUBDIVISION MUST PROVIDE ON-LOT STORMWATER MANAGEMENT FOR ALL RUN-OFF THAT IS CREATED BY DEVELOPMENT OF THEIR LOT.
9. AN ADA INSPECTION SHALL BE CONDUCTED PRIOR TO APPROVAL OF THE SUBDIVISION INFRASTRUCTURE. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
10. A BUS SHELTER MEETING CITY REQUIREMENTS IS REQUIRED TO BE CONSTRUCTED IN CONJUNCTION WITH THE APPROVAL OF A FURTHER SUBDIVISION OR DEVELOPMENT PLAN AND AT THE EXPENSE OF THE APPLICANT FOR THAT PLAT OR DEVELOPMENT PLAN.
11. THE PROPOSED ACCESS OF PROMENADE BLVD. ONTO LAS SOLERAS DRIVE & CROSSING AT CHAMINO IS CURRENTLY PROPOSED AS FULL ACCESS. LEFT-OUIS AND/OR LEFT-INS MAY BE RESTRICTED IN THE FUTURE AS DETERMINED BY THE CITY'S TRAFFIC ENGINEERING DIVISION. IF TRAFFIC OPERATIONAL PROBLEMS ARE OBSERVED AND/OR ANTICIPATED, THE CITY TRAFFIC ENGINEERING DIVISION MAY REQUIRE ANY PORTION OF DEVELOPMENT WITHIN THE LAS SOLERAS DEVELOPMENT TO IMPLEMENT SAID RESTRICTIONS AT THIS ACCESS POINT.

UTILITY COMPANIES:

City of Santa Fe Wastewater	8-22-2011
City of Santa Fe Water Division	8-23-2011

IN APPROVING THIS PLAT, PNM PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGCO) DO NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGCO 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.

PNM Electric Service	8-22-11
New Mexico Gas Company	8-23-11

CENTURY LINK, DISCLAIMER:

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

CITY OF SANTA FE APPROVAL	08/29/11
CITY PLANNER	8/25/2011
PUBLIC WORKS	8/29/11

DEDICATION AND AFFIDAVIT:

UTILITY COMPANIES ARE HEREBY GRANTED EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES INCLUDING BUT NOT LIMITED TO THE RIGHT TO INGRESS & EGRESS, (BOTH SURFACE AND SUBSURFACE) FOR CREEKS AND CHANNELS AND THE RIGHT TO REMOVE OBSTRUCTIONS INTERFERING WITH THE USE OR PURPOSE OF SAID EASEMENT.

NEW MEXICO GAS COMPANY IS HEREBY GRANTED EASEMENTS AS SHOWN FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, REPAIR, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTEE FOR THE PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR BELOW), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

EASEMENTS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR SUCCESSORS AND ASSIGNS. THE SAID SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). THIS SUBDIVISION CONTAINS 8.252 ACRES, MORE OR LESS. THIS REPLAT LIES WITHIN THE PLATING JURISDICTION OF THE CITY OF SANTA FE, N.M.

BECKNER ROAD EQUITIES, INC.
Gordon L. Skarsgard
 BY: GORDON L. SKARSGARD, PRESIDENT
 STATE OF NEW MEXICO (SS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 19th day of August, 2011.

Gordon L. Skarsgard 4/10/2013
 MY COMMISSION EXPIRES
 OFFICIAL SEAL
 NOTARY PUBLIC
 My Commission Expires 11/16/2016

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 28th DAY OF MAY, 2010, TO THE BEST OF MY KNOWLEDGE. THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.
Diego J. Sinescu
 DIEGO J. SINESCU, NMSPS#13986
 STATE OF NEW MEXICO
 COUNTY OF SANTA FE
 THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY *Diego J. Sinescu*

THIS 19th day of August, 2011
Vicki Chavez
 NOTARY PUBLIC
 MY COMMISSION EXPIRES
 OFFICIAL SEAL
 Vicki Chavez
 NOTARY PUBLIC
 My Commission Expires 11/14/14

STORMWATER 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 THE PROPERTY GOVERNOR MILES B.P. 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 LEASE 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 OWNERS, HEIRS, AND ASSIGNS.

BECKNER ROAD EQUITIES, INC.
Gordon L. Skarsgard
 BY: GORDON L. SKARSGARD, PRESIDENT
 STATE OF NEW MEXICO (SS
 COUNTY OF BERNALILLO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY GORDON L. SKARSGARD, PRESIDENT OF BECKNER ROAD EQUITIES, INC., A NEW MEXICO CORPORATION THIS 19th day of August, 2011.

Gordon L. Skarsgard 4/10/2013
 MY COMMISSION EXPIRES
 OFFICIAL SEAL
 NOTARY PUBLIC
 My Commission Expires 11/16/2016

DESIGN STANDARDS FOR PARCELS 2, 3, 4-A-1 THROUGH 4-A-7, 4B, 5, 6, AND 7:

1. BUILDING ORIENTATION: BUILDINGS ADJACENT TO CERRILLOS ROAD SHALL BE PARALLEL TO CERRILLOS ROAD EXCEPT FOR BUILDINGS WITH "DRIVE THRU" FACILITIES, WHICH MAY BE PERPENDICULAR TO CERRILLOS ROAD.
2. DRIVE-THRU FACILITIES: ON PARCELS LOCATED ADJACENT TO CERRILLOS ROAD, DRIVE-THRU WINDOWS SHALL NOT BE LOCATED ON THE SIDE OF A BUILDING FACING CERRILLOS ROAD.
3. PARKING STANDARDS: PARCELS ADJACENT TO CERRILLOS ROAD MAY CONTAIN SINGLE-LEVEL PARKING AREAS ADJACENT TO THE BUILDING AND THE PROPERTY LINE. SUCH PARKING SHALL BE SCREENED BY A 3-FOOT WALL OR A 3-FOOT LANDSCAPED BERM.
4. ARCHITECTURAL ELEMENTS: PARCELS LOCATED ADJACENT TO CERRILLOS ROAD SHALL IMPLEMENT ONE OR MORE OF THE FOLLOWING ARCHITECTURAL BUILDING FACADE STANDARDS ON EACH OF THE SIDES OF THE BUILDING:
 - a. MINIMUM BUILDING OFFSETS OF 2.5 FEET;
 - b. PORTALS;
 - c. INSET WINDOWS WITH MINIMUM INSET OF EIGHT INCHES MEASURED FROM BUILDING FACADE;
 - d. ACCENTED PUBLIC DOORWAY ENTRANCES;
 - e. WALLED COURTYARDS;
 - f. CANOPIES OVER WINDOWS AND DOORS;
 - g. TOWER ELEMENTS AT THE CORNERS OF THE BUILDING;
 - h. VARIATION IN MATERIALS AND COLORS;
 - i. STONE ACCENT (AT BASE OF BUILDING OR ON COLUMNS); OR,
 - j. WALL MOUNTED TRELLIS WITH VINES.
5. LOADING DOCKS: LOADING DOCKS SHALL BE LOCATED AT THE SIDE OR REAR OF BUILDINGS FACING PROMENADE BLVD AND NOT ADJACENT TO CERRILLOS ROAD.
6. BUILDING HEIGHT: BUILDINGS ON PARCELS LOCATED ADJACENT TO CERRILLOS ROAD SHALL NOT EXCEED 24 FEET FROM FINISHED GRADE. ALL OTHER TRACTS SHALL COMPLY WITH THE UNDERLYING ZONING. ARCHITECTURAL FEATURES ATTACHED TO THE BUILDING SUCH AS CORNER TOWERS OR ELEVATED PARAPETS TO HIDE MECHANICAL EQUIPMENT MAY EXCEED THE HEIGHT LIMIT PRESCRIBED BY THESE STANDARDS, BUT MAY NOT EXCEED THE UNDERLYING ZONING.
7. CROSS-ACCESS: LOTS ADJACENT TO CERRILLOS ROAD SHALL PROVIDE PEDESTRIAN CROSS ACCESS TO THE NEIGHBORING ADJACENT LOTS, EXCEPT WHERE THE TOPOGRAPHY BETWEEN THE LOTS PRECLUDES REASONABLE PEDESTRIAN ACCESS. ADDITIONALLY, PEDESTRIAN CROSS-ACCESS BETWEEN TRACT 1 AND TRACT 3 SHALL BE PROVIDED.
8. REFUSE ENCLOSURES STANDARDS FOR PARCELS CONTIGUOUS TO CERRILLOS ROAD: REFUSE ENCLOSURES SHALL NOT BE DIRECTLY ADJACENT TO LAS SOLERAS DRIVE, CROSSING AT CHAMINO, PROMENADE BLVD OR ENTRADA NORTE.
9. UTILITY STANDARDS FOR PARCELS CONTIGUOUS TO CERRILLOS ROAD: PARCELS LOCATED CONTIGUOUS TO CERRILLOS ROAD SHALL INDICATE THE PROPOSED LOCATION OF HOT BOXES, ELECTRIC TRANSFORMERS AND WALL MOUNTED UTILITY BOXES ON THE SITE PLANS SUBMITTED TO THE CITY OF SANTA FE. TRANSFORMERS, HOT BOXES AND WALL MOUNTED UTILITY BOXES SHALL BE SCREENED FROM VIEW OF THE PUBLIC ROADWAYS BY WALLED ENCLOSURES OR LANDSCAPING.
10. BAIN WATER RETENTION, RAINWATER RUN-OFF SHALL BE RETAINED ON EACH INDIVIDUAL LOT. DETENTION PONDS SHALL BE LANDSCAPED CONSISTENT WITH THE LANDSCAPE MATERIAL FOR THE SUBDIVISION DEVELOPMENT. WATER HARVESTING IS REQUIRED CONSISTENT WITH SECTIONS 14-8-4E SFC 1987.
11. TWENTY-FIVE FOOT LANDSCAPE BUFFER FOR PARCELS CONTIGUOUS TO CERRILLOS ROAD: PARCELS LOCATED CONTIGUOUS TO CERRILLOS ROAD SHALL INSTALL LANDSCAPING MATERIAL WITHIN THE CERRILLOS ROAD HIGHWAY CORRIDOR DISTRICT THAT CONFORMS TO THE LAS SOLERAS LANDSCAPING PLAN (SHEET 11-A).
12. LIGHTING: LIGHT POLES ADJACENT TO PUBLIC STREETS SHALL BE PLACED IN A MANNER THAT DIRECTS LIGHT AWAY FROM THE PUBLIC STREET. NO POLE MOUNTED LIGHT SHALL BE HIGHER THAN 24 FEET MEASURED FROM FINISHED GRADE TO THE TOP OF THE LIGHT FIXTURE.
13. BIKE RACKS: BIKE RACKS SHALL BE CONSTRUCTED ON EACH TRACT CONSISTENT WITH THE CITY OF SANTA FE LAND DEVELOPMENT CODE AND ASSOCIATION OF PEDESTRIAN AND BICYCLE PROFESSIONALS - BICYCLE PARKING GUIDELINES, INCLUDING BUT LIMITED TO, CONSTRUCTING A CONCRETE PAD UNDERNEATH THE BIKE RACK.
14. SIDEWALKS: THE SIDEWALKS LOCATED ALONG THE PROMENADE BLVD AND ENTRADA NORTE SHALL BE CONSTRUCTED CONCURRENT WITH THE CONSTRUCTION OF PROMENADE BLVD AND ENTRADA NORTE. SIDEWALKS SHALL BE CONSTRUCTED ON PROMENADE BLVD AND BOTH SIDES OF ENTRADA NORTE. THE SIDEWALK LOCATED ON THE EAST SIDE OF THE PROMENADE BLVD. DOES NOT HAVE TO BE CONSTRUCTED UNTIL TRACT 4B COMMENCES CONSTRUCTION OF BUILDING ON THE EAST SIDE OF PROMENADE BLVD OR BUS SERVICE BEGINS, WHICHEVER IS FIRST.

REFERENCE DOCUMENTS:

LOT LINE ADJUSTMENT PLAT PREPARED FOR BECKNER ROAD EQUITIES, INC. BY GARY E. DAWSON, NMS 7014. PLAT RECORDED AS BOOK 735, PAGES 9-10, IN THE SANTA FE COUNTY CLERKS OFFICE. ALL OTHER REFERENCE DOCUMENTS AS NOTED HEREON.

COUNTY OF SANTA FE (SS
 STATE OF NEW MEXICO)
 I, *Gary E. Dawson*, being duly sworn, depose and say that this instrument was filed for record on the 29th day of August, 2011, at 10:40:22 a'clock P.M., and was duly recorded in book 735, pages 9, 10, of the records of Santa Fe County.
 Witness my Hand and Seal of office
 VALERIE ESPINOZA
 County Clerk, Santa Fe County, N.M.
Valerie Espinoza Deputy

735043

15. SIGNAGE:
 - a. NUMBER OF COMMON MONUMENT SIGNS ALLOWED: THERE SHALL NOT BE MORE THAN TWO (2) FREESTANDING MONUMENT SIGNS (REFERRED TO AS MULTI-TENANT MONUMENT SIGNS) ALONG THE CERRILLOS ROAD CORRIDOR. THERE SHALL NOT BE MORE THAN ONE (1) DIRECTIONAL SIGN REFERRED TO AS DEVELOPMENT IDENTIFICATION MONUMENT SIGNS) LOCATED AT THE ACCESS DRIVES ON CERRILLOS ROAD (SEE PLAT FOR SIGN EASEMENTS).
 - b. MULTI-TENANT MONUMENT SIGNS ADJACENT TO ASTERIAL ENTRANCE ROADS: THE TWO MONUMENT SIGNS LOCATED AT (1) SOUTHWEST CORNER OF LAS SOLERAS DRIVE AND CERRILLOS ROAD; (2) NORTHEAST CORNER OF CROSSING AT CHAMINO AND CERRILLOS ROAD; (3) WEST CORNER OF SECTION 14-8 (RETRACT 4) SPEC AND APPLY A UNIFORM FONT TO THE LETTERING, HOWEVER THE LOGO, TRADEMARK OR PATENTED SYMBOL MAY BE UNUSUALLY DESIGNED ON EACH ADVERTISING PANEL. VARIATIONS IN COLOR WILL BE PERMITTED IN MODIFICATION. THE OVERALL HEIGHT SHALL NOT EXCEED THE HEIGHT OF THE ADJACENT BUILDING OR 14 FEET FROM FINISHED GRADE, WHICHEVER IS MORE RESTRICTIVE. THE SIGN STRUCTURE SHALL BE EARTH TONED, WITH AN ENCLOSED BASE, AND BE COMPATIBLE WITH ADJACENT ARCHITECTURE. THE OVERALL SIGN AREA FOR ADVERTISING SHALL NOT EXCEED 120 SQUARE FEET. THE SIGN SHALL BE DESIGNED IN A MANNER TO MITIGATE THE APPEARANCE OF HEIGHT, THROUGH THE USE OF DECORATIVE FEATURES OR LANDSCAPING AT THE BASE, A DISTINCT MIDDLE, AND ARCHITECTURAL EMBELLISHMENT AT THE TOP. A MAXIMUM OF 12 INCHES OF THE SIGN STRUCTURE MAY EXTEND ABOVE THE ALLOWABLE HEIGHT OF THE SIGN FOR PURPOSE ENHANCEMENT OR EMBELLISHMENT. MONUMENT SIGNS MUST MEET ALL NECESSARY NATIONAL ELECTRIC SAFETY CODE (NEC) CLEARANCE REQUIREMENTS.
 - c. DEVELOPMENT IDENTIFICATION MONUMENT SIGN: SIZE ADJACENT TO ENTRADA NORTE; FOR THE (1) "DIRECTIONAL" MONUMENT SIGN THAT IS ADJACENT TO NON-SIGNALIZED INTERSECTION OF CERRILLOS ROAD THE OVERALL HEIGHT SHALL NOT EXCEED 8 FEET FROM FINISHED GRADE. THESE DIRECTIONAL SIGNS SHALL ONLY IDENTIFY THE LAS SOLERAS DEVELOPMENT AND THE ADDRESS, AND SHALL NOT CONTAIN ANY OTHER TENANT IDENTIFICATIONS. THE STYLE OF THE SIGN SHALL BE EARTH TONED, WITH AN ENCLOSED BASE, AND BE CONGRUENT WITH ADJACENT ARCHITECTURE TO THE EXTENT POSSIBLE. THE SIGN SHALL BE DESIGNED IN A MANNER TO MITIGATE THE APPEARANCE OF HEIGHT, THROUGH THE USE OF DECORATIVE FEATURES OR LANDSCAPING AT THE BASE, A DISTINCT MIDDLE, AND ARCHITECTURAL EMBELLISHMENT AT THE TOP. A MAXIMUM OF 12 INCHES OF THE SIGN STRUCTURE MAY EXTEND ABOVE THE ALLOWABLE HEIGHT OF THE SIGN FOR THE PURPOSES OF ENHANCEMENT OR EMBELLISHMENT.
 - d. WALL SIGNS: LOTS ADJACENT TO CERRILLOS ROAD SHALL PROVIDE WALL SIGNAGE ON BUILDINGS CONSISTENT WITH SECTION 14-8.10(E)(6) SFC, ADDITIONALLY THE USE OF LETTERS RATHER THAN A BOXED ENCLOSURE SHOULD BE THE PREFERRED STYLE WITH THE HEIGHT OF THE SIGN NOT TO EXCEED (24) TWENTY-FOUR INCHES AND ACCOMPANYING LOGO, TRADEMARK OR PATENTED SYMBOL NOT TO EXCEED (36) THIRTY-SIX INCHES IN HEIGHT. EACH PARCEL SHALL BE LIMITED TO NO MORE THAN TWO (2) WALL SIGNS PER TENANT IN ADDITION TO THE MONUMENT SIGN. THE WALL SIGN MAY BE ILLUMINATED FROM BEHIND THE LETTERS OR INTERNALLY LIT. WALL SIGNS SHALL NOT PROJECT ABOVE THE PARAPET OR ROOF TOP.
 - e. HANGING SIGNS: ONE (1) HANGING SIGN PER BUSINESS IDENTIFICATION IS PERMITTED PROVIDED THAT IT DOES NOT EXCEED FOUR (4) SQUARE FEET. HANGING SIGNS SHALL BE ATTACHED FROM THE UNDERSIDE OF A PORTAL, PEDESTRIAN CANOPY OR AWNING DIRECTLY ADJACENT TO THE BUSINESS IDENTIFIED ON THE SIGN. HANGING SIGNS MAY BE ORIENTED PERPENDICULAR TO THE ADJACENT WALL OF THE BUILDING AND ATTACHED IN A MANNER THAT PREVENTS SWAGING, WITH A MINIMUM CLEARANCE OF 6" FROM FINISHED GRADE.
 - f. SIGNAGE AREA LIMIT: THE TOTAL AREA OF SIGNAGE FOR EACH BUILDING THAT RECEIVES A BUILDING PERMIT (INCLUDING THE MONUMENT SIGN, WALL SIGNS, AND HANGING SIGNS) SHALL NOT EXCEED 150 SQUARE FEET.
16. GAS STATION CANOPIES:
 - a. COLUMNS: CANOPIES SHALL BE DESIGNED IN A MANNER SO THAT THE CLADDING OF THE COLUMNS SHALL BE PROPORTIONAL TO THE HEIGHT AND SCALE OF THE CANOPY.
 - b. CANOPY MASSING: THE CANOPY STRUCTURE SHALL CONFORM TO THE ARCHITECTURE OF THE MAIN BUILDING WITH RESPECT TO MATERIALS, MASSING, AND DESIGN. THE CANOPY MASS SHALL BE INTEGRATED WITH THE OVERALL ROOF STRUCTURE OF THE CONVENIENCE STORE OR THE CANOPY MAY BE SITED TO THE SIDE OR REAR OF THE CONVENIENCE STORE BUILDING.
 - c. COLOR: FASCAS OF THE CANOPY SHALL MATCH THE BUILDING COLOR.
 - d. SHIELDING OF LIGHTING: LIGHTING LUMINAIRES MOUNTED UNDER THE CANOPY STRUCTURES SHALL BE SHIELDED SUCH THAT THE LAMP SOURCE IS NOT VISIBLE FROM THE ADJACENT RIGHT OF WAY AND GLARE IS NOT CREATED (EITHER THROUGH RECESSING THE LUMINAIRES OR BY DESIGNING THE FASCIA SO THAT IT SHIELDS THE LUMINAIRES).
 - e. ILLUMINATED CANOPIES: NEON PANELS ARE NOT PERMITTED ON GAS STATION CANOPIES.
17. AMENDMENT AND TERMINATION: THESE DESIGN STANDARDS MAY BE TERMINATED OR AMENDED, AS TO THE WHOLE OF THE PROPERTY OR ANY PORTION THEREOF, WITH THE WRITTEN CONSENT OF THE LAS SOLERAS ARCHITECTURAL REVIEW COMMITTEE ("ARC") AND THE CITY OF SANTA FE. NO SUCH TERMINATION, EXTENSION, MODIFICATION OR AMENDMENT SHALL BE EFFECTIVE UNTIL A PROPER INSTRUMENT IN WRITING HAS BEEN EXECUTED AND ACKNOWLEDGED AND RECORDED IN THE PUBLIC RECORDS OF SANTA FE COUNTY, NEW MEXICO.
18. COMPLIANCE WITH DESIGN STANDARDS: ALL IMPROVEMENTS CONSTRUCTED WITHIN THE PROPERTY SHALL COMPLY WITH THESE DESIGN STANDARDS.

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"
LAS SOLERAS
TRACT 4A SUBDIVISION
 PREPARED FOR
BECKNER ROAD EQUITIES, INC.
 AS SHOWN ON LOT SPLIT OF TRACT 4A LAS SOLERAS
 RECORDED AS PLAT BOOK 735 PAGES 9-10
 WITHIN
 SECTION 18, T.16 N.8E, N.M.P.M.
 CITY & COUNTY OF SANTA FE, N.M.
 PURPOSE: THIS PLAT CREATES 7 COMMERCIAL LOTS
 1 OF 2
DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 2922 N. CHAMINO ENTRADA
 SANTA FE, N.M., 87507
 FILE# 88115084, DATE 8/19/2011
CASE # 2011-23

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	17°15'43"	540.50	126.11	124.83
C2	12°32'27"	311.00	68.96	69.81
C3	88°52'49"	150.00	232.69	210.05
C4	30°39'27"	100.00	53.51	52.87
C5	23°08'35"	200.00	84.16	83.54
C6	25°51'43"	150.00	67.71	67.13
C7	18°23'20"	139.00	44.61	44.42
C8	12°30'23"	161.00	35.14	35.02
C9	22°09'11"	238.29	109.27	104.43
C10	4°03'08"	800.00	56.58	56.52
C11	24°17'44"	201.00	292.25	285.03
C12	80°42'30"	138.00	506.10	460.13
C13	50°21'27"	50.00	43.85	42.54
C14	42°07'43"	22.50	16.54	16.12
C15	57°48'22"	75.00	75.67	72.30
C16	11°00'18"	100.00	19.21	19.18
C17	20°38'13"	100.00	36.02	35.82
C18	31°07'23"	150.00	81.48	80.48
C19	51°15'39"	50.00	44.73	43.28
C20	99°43'21"	12.50	21.76	19.11
C21	58°13'20"	84.00	95.52	91.46
C22	78°28'45"	14.00	16.89	17.33
C23	17°42'18"	123.00	39.91	37.86
C24	89°59'12"	22.00	34.55	31.11
C25	91°49'11"	18.50	29.65	26.58
C26	17°43'13"	172.00	54.74	52.52
C27	10°07'11"	139.00	24.55	24.52
C28	58°15'06"	157.60	160.21	153.42
C29	38°44'41"	50.00	49.60	47.60
C30	41°22'08"	50.00	39.10	38.10
C31	55°41'04"	128.59	126.05	120.18
C32	22°20'33"	221.00	88.90	88.32
C33	63°40'28"	71.00	85.57	81.24
C34	90°19'20"	173.00	272.52	245.20
C35	28°51'38"	41.80	20.93	20.71
C36	98°52'47"	58.00	92.55	85.00
C37	74°59'08"	14.00	18.32	17.04
C38	18°20'25"	124.00	32.93	32.83
C39	87°30'16"	127.00	193.96	175.65
C40	17°40'40"	540.50	6.39	6.39
C41	1°52'57"	39.00	1.28	1.28
C42	35°35'44"	39.00	24.23	23.84

LINE TABLE		
LINE	BEARING	DIST
L1	S18°41'23"E	42.72
L2	S2°20'14"E	18.89
L3	S89°35'51"E	6.96
L4	N26°14'51"E	159.04
L5	N28°14'51"E	175.07
L6	N28°23'14"E	205.23
L7	N28°21'14"E	43.74
L8	S48°14'45"W	200.81
L9	S29°14'45"W	18.96
L10	N63°26'15"W	20.00
L11	N65°14'37"W	12.18
L12	N47°22'49"W	71.61
L13	N63°26'13"W	110.65
L14	S89°59'59"W	87.72
L15	N00°00'00"E	58.77
L16	N84°29'17"W	38.02
L17	S85°34'03"E	46.91
L18	N85°30'42"E	8.09
L19	S89°59'59"W	38.53
L20	S89°59'59"W	30.57
L21	N78°50'26"E	5.02
L22	N88°41'46"W	16.81
L23	S85°34'03"E	58.12
L24	N26°01'44"E	126.31
L25	N26°01'44"E	123.57
L26	N26°01'44"E	123.57
L27	S85°34'03"E	229.57
L28	N63°25'57"W	209.00
L29	N67°16'13"W	38.82
L30	N67°16'13"W	38.82
L31	N67°16'13"W	211.11
L32	N68°51'14"E	201.14
L33	N72°58'33"E	9.00
L34	S85°30'42"W	8.09
L35	N28°14'51"E	134.42
L36	N00°00'00"E	17.73
L37	S89°59'59"W	9.00
L38	N26°01'44"E	126.31
L39	S00°00'00"E	17.96
L40	S89°59'59"W	9.00
L41	N04°29'17"W	11.01

APPROVAL
 APPROVAL BY THE PLANNING COMMISSION AT THEIR MEETING OF MAY 16, 2011

[Signature] 8/25/11
 CHAIRPERSON DATE

[Signature] 8/25/11
 PLANNING COMMISSION SECRETARY DATE

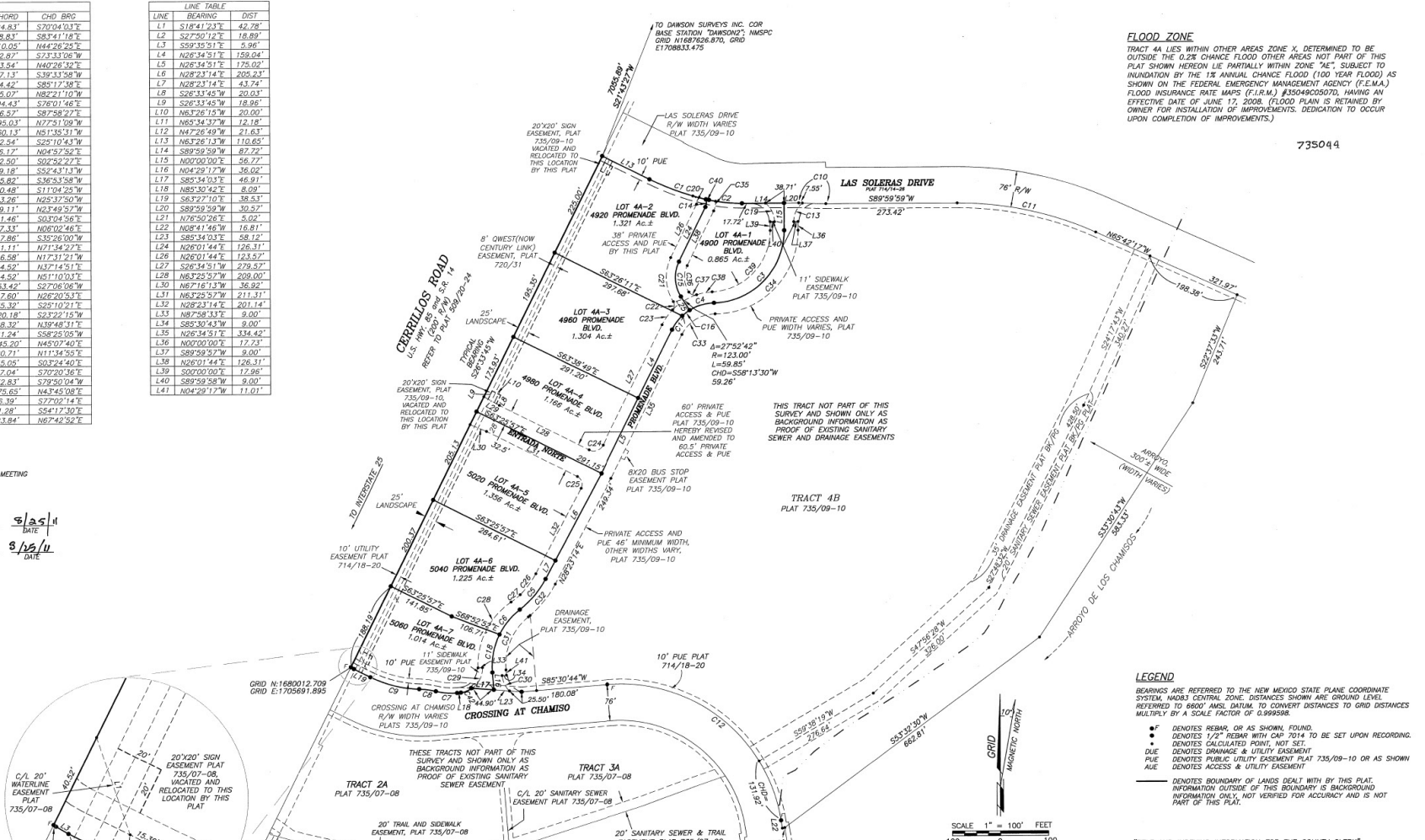
DEVELOPMENT/INFRASTRUCTURE BUILDING PERMIT ADDRESS

LOT 4A-1
4900 PROMENADE BLVD.
 LOT 4A-2
4920 PROMENADE BLVD.
 LOT 4A-3
4960 PROMENADE BLVD.
 LOT 4A-4
4980 PROMENADE BLVD.
 LOT 4A-5
5020 PROMENADE BLVD.
 LOT 4A-6
5040 PROMENADE BLVD.
 LOT 4A-7
5060 PROMENADE BLVD.
 LOT 4A-8
5080 PROMENADE BLVD.

ADDRESS

APPROVED FOR CONSTRUCTION

N/A
 CITY ENGINEER DATE



FLOOD ZONE
 TRACT 4A LIES WITHIN OTHER AREAS ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOOD OTHER AREAS NOT PART OF THIS PLAN SHOWN HEREON LIE PARTIALLY WITHIN ZONE "AET" SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS (F.I.R.M.) #304080070, HAVING AN EFFECTIVE DATE OF JUNE 17, 2008. (FLOOD PLAN IS RETAINED BY OWNER FOR INSTALLATION OF IMPROVEMENTS. DEDICATION TO OCCUR UPON COMPLETION OF IMPROVEMENTS.)

735044

LEGEND

BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM. HORIZONTAL CONTROL ZONE DISTANCES SHOWN ARE GROUND LEVEL REFERRED TO 8600' AMSL DATUM TO CONVERT DISTANCES TO GRID DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.99998.

- DENOTES REBAR OR AS SHOWN FOUND.
- DENOTES CALCULATED POINT, NOT SET.
- DENOTES DRAINAGE & UTILITY EASEMENT
- DENOTES PUBLIC UTILITY EASEMENT PLAT 735/09-10 OR AS SHOWN AUE
- DENOTES ACCESS & UTILITY EASEMENT
- DENOTES BOUNDARY OF LANDS DEALT WITH BY THIS PLAN. INFORMATION OUTSIDE OF THIS BOUNDARY IS BACKGROUND INFORMATION ONLY, NOT VERIFIED FOR ACCURACY AND IS NOT PART OF THIS PLAN.

SCALE 1" = 100' FEET
 100 0 100

"TITLE AND INDEXING INFORMATION FOR THE COUNTY CLERK"

LAS SOLERAS TRACT 4A SUBDIVISION
 PREPARED FOR
BECKNER ROAD EQUITIES, INC.
 AS SHOWN ON LOT SPLIT OF TRACT 4A LAS SOLERAS RECORDED AS PLAT BOOK 735 PAGES 09-10 SECTION 18, T.16N., R.9E., N.M.P.M. CITY & COUNTY OF SANTA FE, N.M.

[Signature]
 DIEGO J. SISNEROS, N.M.P.S. 13986



PURPOSE: THIS PLAT IS CREATE 7 COMMERCIAL LOTS

DAWSON SURVEYS INC.
 PROFESSIONAL LAND SURVEYORS
 2502 B CAMINO ENTRADA
 SANTA FE, N.M., 87507
 PLS# 8815UBRA DATE: 8/19/2011

CASE # 2011-23