



Commercial Land for Sale

LOCATION: Fire Road, Santa Fe, NM 87507

ZONING: Commercial

SQ.FT.: 3.27 acres

SALE PRICE: \$885,000

DESCRIPTION: 3.27 acres next to Santa Fe Brewing Company off NM 14. Includes detailed Master Development Plan for three approx. one-acre lots. Owner will sell lots individually (\$295,000 ea.) or all three together for \$885,000.

OTHER: Multiple Listing # 905906

**COMMERCIAL PROPERTIES, INC.
ROBERT W. PARKER, ASSOC. BROKER
2019 GALISTEO ST., L-1
SANTA FE, NM 87505
(505) 629-7006**

LOS CABOS DEVELOPMENT MASTER PLAN

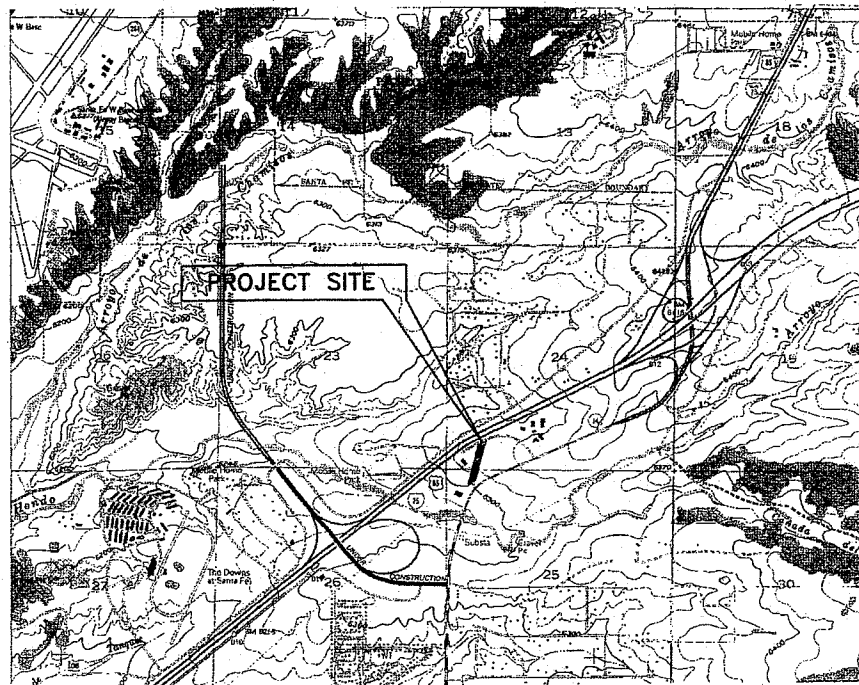
ASS0021

8/19/08
Los Cabos



MAY 2008

PURPOSE STATEMENT: THE PURPOSE OF THE MASTER PLAN IS TO SUBDIVIDE THE PROPERTY INTO THREE LOTS AND TO ZONE THE PROPERTY FOR 18,750 SQUARE FEET OF COMMERCIAL/INDUSTRIAL SPACE ON 3.27 ACRES.



SPECIAL NOTES AND BUILDING PERMIT CONDITIONS

1. THE INSTALLATION OF AN AUTOMATIC FIRE SUPPRESSION SYSTEM IS REQUIRED FOR ALL BUILDINGS ON ALL LOTS.
2. DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROADS, FIRE PROTECTION AND DRAINAGE ARE COMPLETED AS APPROVED BY STAFF.
3. THESE LOTS ARE SUBJECT TO UTILIZING THE SANTA FE COUNTY WATER SYSTEM.
4. THESE LOTS ARE SUBJECT TO UTILIZING THE SANTA FE COUNTY SEWER SYSTEM WITHIN 90 DAYS OF WHEN IT BECOMES AVAILABLE.

SHEET	DESCRIPTION
	COVER SHEET WITH INDEX OF SHEETS
S 1a	PLAT OF SURVEY
S 1b	PLAT OF SURVEY
S 2	LAND DIVISION SURVEY PLAT
S 3	EXISTING SITE DATA & TOPOGRAPHIC MAP
C 1.0	MASTER PLAN
C 2.0	SOILS MAP
C 3.0	CONCEPTUAL TERRAIN MANAGEMENT PLAN
C 4.0	UTILITY PLAN
C 5.0	TYPICAL BUILDING ELEVATIONS
LS 01	LANDSCAPE PLAN

THIS DEVELOPMENT PLAN IS OF THE APPLICANT'S FREE CONSENT

Ben Adams 5-27-08
APPLICANT DATE

SUBSCRIBED AND SWORN TO ME ON THIS 27th DAY OF MAY, 2008
Kristine L. Young NOTARY PUBLIC
03/25/2012 COMMISSION EXPIRES



CASE NO. 07-5030

APPROVED BY THE COMMUNITY COLLEGE DEVELOPMENT REVIEW COMMITTEE OF SANTA FE COUNTY AT THEIR MEETING OF June 11, 2007

Robert L. Crum 7-18-08
CCDC CHAIR DATE

J. K. Hume 12 Aug 08
LAND USE ADMINISTRATOR DATE

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT THEIR MEETING OF July 10, 2007

Jaime 7-31-08
CHAIR DATE

Valerie Espinoza 8/19/08
ATTEST, COUNTY CLERK DATE

N/A
SANTA FE COUNTY LAND USE ADMINISTRATOR DATE

B. P. H. 6-9-08
SANTA FE COUNTY FIRE MARSHAL DATE

D. C. S. 7-2-08
SANTA FE COUNTY UTILITIES DATE

VICINITY MAP

B. Buzaby 6-3-08
PNM (ELECTRIC) DATE

B. Buzaby 6-3-08
PNM (GAS) DATE

S. K. J. 6-4-08
QWEST (TELEPHONE) DATE

RME
Santa Fe
Engineering, Inc.

3209 Mercantile Court, Suite A
Santa Fe, NM 87507-2959
Phone: (505) 474-9219
Fax: (505) 424-4601

COUNTY OF SANTA FE }
STATE OF NEW MEXICO } ss: 1535 594

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 19 DAY OF August AD. 2008 AT 10:21 O'CLOCK A. M. AND WAS DULY RECORDED IN BOOK 688, PAGE 71-23, OF THE RECORD OF THE SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
COUNTY CLERK OF SANTA FE COUNTY, NM

Theresa M. Sorensen
COUNTY CLERK OF SANTA FE COUNTY, NM



INDEXING INFORMATION FOR COUNTY CLERK

OWNER(S): Los Cabos L.L.C.

RECORDED DOCUMENT(S):

SECTION(S), TOWNSHIP(S), RANGE(S): Section 24 & 25, T 16 N, R 8 E

LOCATION:

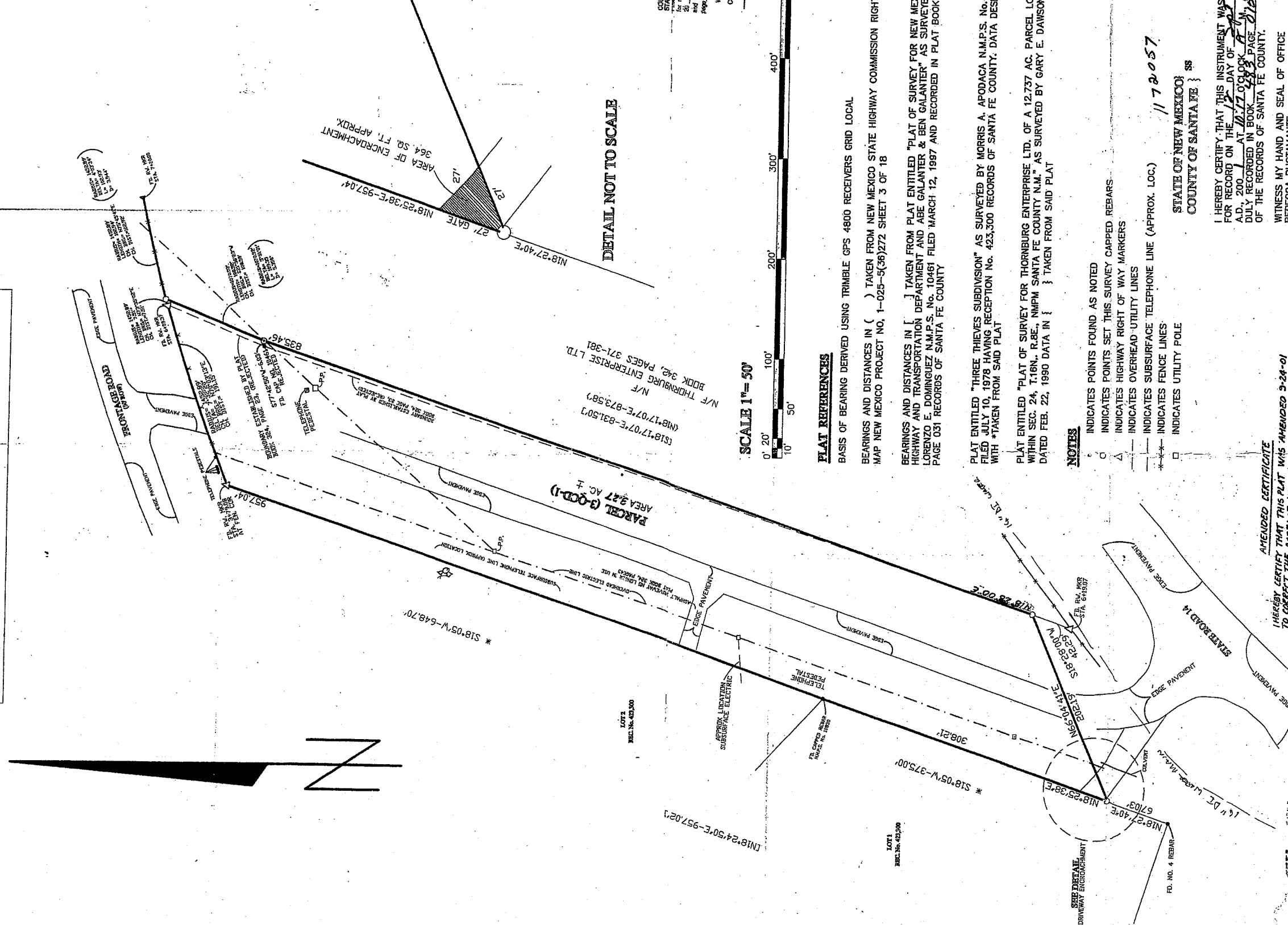
CASE # ZV07-5030
UPC # 1-048-093-086-022

RME/EF File: 210408-049 12/12/07

Qwest Communications, Inc. 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.

PUBLIC NOTICE

THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF "DEVELOPMENT" AS DEFINED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE, EXTRATERRITORIAL ZONING ORDINANCE OR EXTRATERRITORIAL SUBDIVISION REGULATIONS. THIS STATEMENT DOES NOT IN ANY WAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT.



COUNTY OF SANTA FE
 COUNTY CLERK
 I, _____, County Clerk, do hereby certify that the above and foregoing plat was duly filed in my office on the _____ day of _____, 2001, at _____ o'clock _____ P.M. and was duly recorded in Book _____ Page _____ of the records of Santa Fe County.

Witness my Hand and Seal of Office
 County Clerk, Santa Fe County, N.M.

SCALE 1" = 50'



PLAT REFERENCES

BASIS OF BEARING DERIVED USING TRIMBLE GPS 4800 RECEIVERS GRID LOCAL BEARINGS AND DISTANCES IN () TAKEN FROM NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP NEW MEXICO PROJECT NO. 1--025--5(36)272 SHEET 3 OF 18

BEARINGS AND DISTANCES IN [] TAKEN FROM PLAT ENTITLED "PLAT OF SURVEY FOR NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT AND ABE GALANTER & BEN GALANTER" AS SURVEYED BY LORENZO E. DOMINGUEZ N.M.P.S. No. 10461 FILED MARCH 12, 1997 AND RECORDED IN PLAT BOOK 357, PAGE 031 RECORDS OF SANTA FE COUNTY

PLAT ENTITLED "THREE THIEVES SUBDIVISION" AS SURVEYED BY MORRIS A. APODACA N.M.P.S. No. 5300 FILED JULY 10, 1978 HAVING RECEPTION No. 423,300 RECORDS OF SANTA FE COUNTY; DATA DESIGNATED WITH *TAKEN FROM SAID PLAT

PLAT ENTITLED "PLAT OF SURVEY FOR THORNBERG ENTERPRISE LTD. OF A 12.737 AC. PARCEL LOCATED WITHIN SEC. 24, T.16N., R.8E., NMPM SANTA FE COUNTY N.M." AS SURVEYED BY GARY E. DAWSON DATED FEB. 22, 1990 DATA IN { } TAKEN FROM SAID PLAT

NOTES

- INDICATES POINTS FOUND AS NOTED
- △ INDICATES POINTS SET THIS SURVEY CAPPED REBARS
- INDICATES HIGHWAY RIGHT OF WAY MARKERS
- — — INDICATES OVERHEAD UTILITY LINES
- + — + — INDICATES SUBSURFACE TELEPHONE LINE (APPROX. LOC.)
- INDICATES FENCE LINES
- INDICATES UTILITY POLE

AMENDED CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED 9-24-01 TO CORRECT THE BEARING AND THE BEARING ON THE EASTERLY BOUNDARY.

Raymond A. Ortiz
 RAYMOND A. ORTIZ
 N.M.P.S. NO. 8453



UPC # 1 - 048-093-086-022
 CASE # ZV07-5030

INDEXING INFORMATION FOR COUNTY CLERK

CERTIFICATE

I HEREBY CERTIFY AS A REGISTERED LAND SURVEYOR THAT THIS PLAT REPRESENTS A FIELD SURVEY COMPLETED BY ME ON AUGUST 20, 2001 AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS SET FOR SURVEYORS PRACTICING IN NEW MEXICO.

Raymond A. Ortiz
 RAYMOND A. ORTIZ
 N.M.P.S. NO. 8453

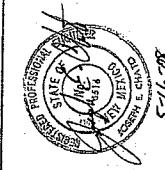
PREPARED BY
 SURVEYS DE SANTA FE
 2401 CALMO COURT
 SANTA FE, NEW MEXICO, 87507
 473-1341, FAX 473-3798

PLAT OF SURVEY REQUESTED BY
 RON ADAMS & CATHERINE ADAMS, LOREN MILLER & SOCORRO MILLER
 RALPH BALTZLEY & MARILYN BALTZLEY & BARRY GLASSER
 WITHIN SECTION 24 & 25 T.16N., R.8E., N.M.P.M.
 SANTA FE COUNTY, NEW MEXICO



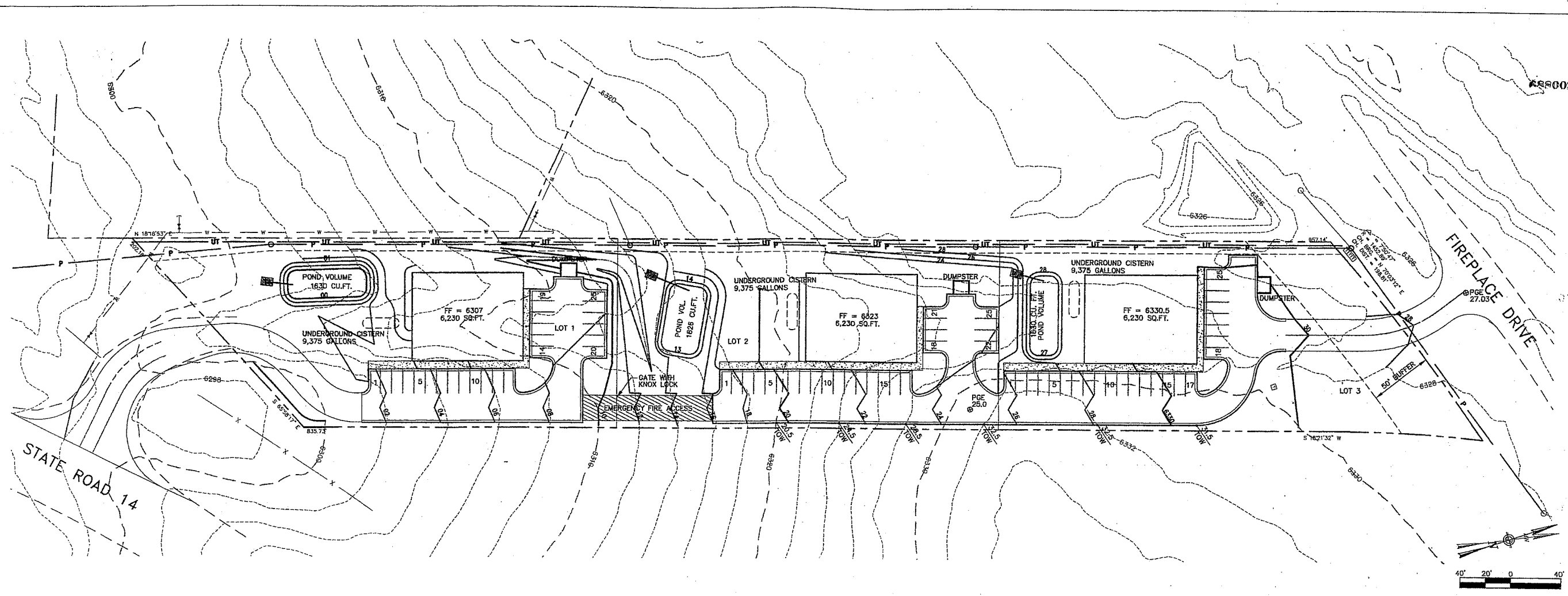
LOS CABOS DEVELOPMENT
CONCEPTUAL TERRAIN MANAGEMENT PLAN

PROJECT: _____
 SHEET TITLE: _____



NO.	REVISION	BY	APPROV.	DATE

PROJECT:	DESIGN:	JEC
FILE NAME:	2104	JEC
DATE:	2104RDR.dwg	CHECKED:
SCALE:	05-16-08	DRAWN:
		RME_SF



GENERAL NOTES

- ALL UTILITY WORK SHALL CONFORM WITH THE "NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1987 EDITION" AND ALL SUBSEQUENT AMENDMENTS AND PROVISIONS UNLESS OTHERWISE APPROVED IN WRITING BY THE COUNTY. ALL ROADWAY WORK SHALL CONFORM TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, 2000 EDITION".
- THE CONTRACTOR SHALL NOTIFY THE SANTA FE COUNTY LAND USE OFFICE OF THE PROPOSED COMMENCEMENT OF CONSTRUCTION AND PROPOSED WORK SCHEDULE AT LEAST 24 HOURS PRIOR TO THE ACTUAL COMMENCEMENT OF CONSTRUCTION. A COPY OF THE APPROVED PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES DURING WORKING HOURS. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT LEAST 10 DAYS PRIOR TO STARTUP.
- THE OWNER SHALL BE RESPONSIBLE, THROUGH HIS ENGINEER, FOR MAKING ALL ENGINEERING PLAN CHANGES AND REVISIONS TO THE ORIGINAL APPROVED ENGINEERING DRAWINGS. ALL CHANGES SHALL BE APPROVED BY THE COUNTY PRIOR TO CONSTRUCTION. FINAL SEALED "RECORD DRAWINGS" SHALL BE FILED WITH THE COUNTY BEFORE PROJECT ACCEPTANCE.
- PARALLEL WATER AND SEWER LINES SHALL BE AT LEAST TEN FEET APART HORIZONTALLY AND THE WATER LINE SHALL BE AT A HIGHER ELEVATION THAN THE SEWER LINE. SEPARATE TRENCHES WILL BE REQUIRED IN ALL CASES (THIS SHALL BE EFFECTIVE EVEN THOUGH ONE LINE HAS ALREADY BEEN INSTALLED PRIOR TO THE OTHER) AND THE WATER LINE SHALL BE AT LEAST 18 INCHES ABOVE THE SEWER LINE; WHEN WATER AND SEWER LINES CROSS EACH OTHER, THE WATER LINE SHALL BE AT LEAST 18 INCHES ABOVE THE SEWER LINE; OTHERWISE THE SEWER SHALL BE OF PRESSURE CLASS PIPE EXTENDING BETWEEN MANHOLES OR CONCRETE ENCASED FOR TEN FEET ON EACH SIDE OF THE WATER LINE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES AND SHOULD NOT RELY SOLELY ON THESE PLANS FOR EXISTING UTILITY LOCATIONS.
- THE CONTRACTOR SHALL PROVIDE AN AREA TO STORE CONSTRUCTION DEBRIS WHERE IT WILL NOT BE A NUISANCE TO THE SURROUNDING NEIGHBORHOOD. ALL DEBRIS SHALL BE CONTAINED IN SUCH A MANNER THAT WILL PREVENT SCATTERING. ALL DEBRIS INCLUDING TREES AND UNDERGROWTH SHALL BE DISPOSED OF PROPERLY WITHIN THE CITY LANDFILL. ALL DEBRIS SHALL BE REMOVED FROM THE SITE PRIOR TO THE FINAL SITE INSPECTION.
- THE CONTRACTOR SHALL CONFINE HIS OPERATIONS TO THE CONSTRUCTION LIMITS OF THE PROJECT AND IN NO WAY SHALL ENCROACHMENT OCCUR ONTO ADJACENT PROPERTIES UNLESS LEGAL EASEMENTS ARE OBTAINED. ALL FILL AND CUT SLOPES SHALL BE SETBACK FROM THE PROPERTY LINE IN ACCORDANCE WITH CHAPTER 70 OF THE UNIFORM BUILDING CODE. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY AGREEMENTS NECESSARY OR DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO PUBLIC OR PRIVATE PROPERTY INCLUDING UTILITIES.
- FOR ALL CONCRETE USED, THE DESIGN COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI, 6 BAG MIX AND MAXIMUM AGGREGATE SIZE OF 3/4 INCH. PERCENTAGE OF AIR ENTRAINMENT IN THE CONCRETE AT THE PROJECT SITE SHALL BE IN THE RANGE OF 4 TO 7 PERCENT.
- ONE SET OF CONCRETE SAMPLING (THREE CONCRETE CYLINDERS) TO BE TAKEN FOR EACH 500 LINEAR FEET OR 50 CUBIC YARDS INSTALLED OR A MINIMUM OF ONE SAMPLE PER DAY WHICHEVER IS THE GREATEST. CONCRETE CYLINDERS ARE TO BE TEST BROKEN AT 7-DAY, 28-DAY AND 45-DAY (IF NEEDED) INTERVALS WITH TEST RESULTS SUBMITTED DIRECTLY TO THE ENGINEER.
- THE DEVELOPER/CONTRACTOR DURING CONSTRUCTION SHALL MAINTAIN THE PROPER TRAFFIC CONTROL DEVICES IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL IMPLEMENT THE NECESSARY SITE EROSION CONTROL DEVICES FOR INHIBITING DUST, WIND AND AIR SEDIMENT MOVEMENT OFFSITE DURING ALL PHASES OR STAGES OF CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT THE SUBDIVISION INSPECTOR TO VERIFY THE DENSITY TEST RESULTS PRIOR TO COMMENCING INSTALLATION OF PAVEMENT STRUCTURAL SECTION. TRENCH DENSITY-COMPACTNESS TESTS ARE REQUIRED FOR EACH 100 LINEAR FEET OF MAINLINE, ALL LATERALS, MANHOLES, INLETS AND ALL STRUCTURES THAT REQUIRED COMPACTED FOUNDATION OR CONTROLLED BACKFILL. ALL TEST RESULTS FROM THE TESTING LABORATORY ARE TO BE SENT DIRECTLY TO THE SUBDIVISION INSPECTOR CODE ENFORCEMENT DEPARTMENT, PERMIT AND DEVELOPMENT REVIEW.

STAKING NOTE:

INFORMATION SHOWN IS FOR THE GRADING AND DRAINAGE PLAN ONLY, AND NOT TO BE USED FOR STAKING PURPOSES. SEE SITE PLAN FOR ACTUAL LOCATION OF IMPROVEMENTS.

TOPOGRAPHY NOTE:

ALL EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED BY OTHERS. RME SANTA FE ENGINEERING AND SURVEYING, LLC HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION, AND MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR.

UTILITY NOTES:

IF ANY UTILITY LINES, PIPELINES OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWING, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY. UTILITY LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER, OR BY OTHERS. THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

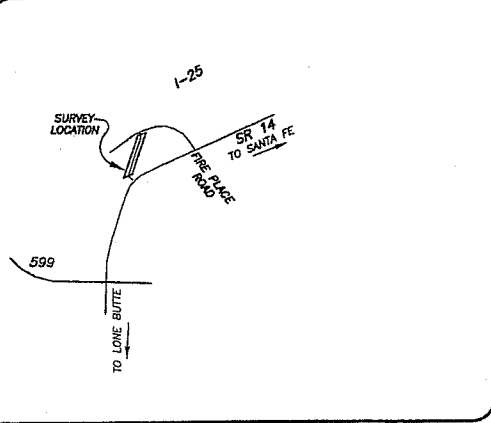
THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING ABOVE AND UNDERGROUND UTILITIES, OR EXISTING PIPELINES. THE ENGINEER MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES, IN AND NEAR THE AREA OF THE WORK, IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES. THE CONTRACTOR IS URGED TO COMPLY WITH STATE STATUTES, PERTAINING TO THE LOCATION OF THESE LINES, IN PLANNING AND CONDUCTING EXCAVATION WORK.

CISTERN NOTE:

SIZING AND LOCATION OF CISTERNS SHOWN ARE CONCEPTUAL. FINAL SIZING AND LOCATIONS TO BE FINALIZED ON THE DEVELOPMENT PLAN.

LEGEND:

- PROJECT BOUNDARY LINE
- PROPOSED ROADWAY CENTERLINE
- EXISTING CONTOUR
- 02 ----- FINISHED CONTOUR WITH ELEVATION
- 04 ----- FINISHED GRADE SPOT ELEVATION
- FG ----- SPOT DESCRIPTION
- FC ----- FINISHED GRADE
- FL ----- TOP OF CURB
- FL ----- FLOWLINE
- INV ----- INVERT
- RM ----- RIM OF MANHOLE
- TOW ----- TOP OF WALL



VICINITY MAP
1"=2000'

LEGEND/DEED-PLAT REFERENCES

1. REFERENCE A PLAT OF SURVEY TITLED, "PLAT OF SURVEY FOR NEW MEXICO STATE HIGHWAY & TRANSPORTATION DEPARTMENT AND ABE GALANTER & BEN GALANTER," BY LORENZO E. DOMINGUEZ, N.M.L.S.10461, DATED 05/05/95, AMENDED AND MOST RECENTLY RECORDED IN PLAT BOOK 357, PAGE 031 AS DOCUMENT No.931517.
2. REFERENCE A PLAT OF SURVEY TITLED, "PLAT OF SURVEY REQUESTED BY RON ADAMS, CATHERINE ADAMS, LOREN MILLER, SOCORRO MILLER, RALPH BALTZLEY, MARILYN BALTZLEY & BARRY GLASSER, WITHIN SECTIONS 24 & 25, T-16-N, R-8-E, N.M.P.M., SANTA FE COUNTY, NEW MEXICO," DATED 08/20/01 BY RAYMOND A. ORTIZ, N.M.L.S.8453 AND FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 483 PAGE 015 AS DOCUMENT No.1172057.
3. REFERENCE A NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY PAP BEARING PROJECT No. 1-025-5(36)272, SHEET 3 OF 5.
4. REFERENCE A WARRANTY DEED FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK AS INSTRUMENT No.1427522, DATED 04/05/00.
5. REFERENCE A QUITCLAIM DEED FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 1140 PAGE 698-699.

- MONUMENT FOUND AND USED AS NOTED.
- CAPPED REBAR "13054" SET.
- COMPUTED POINT.
- ⊙ U.S.G.L.O. BRASS CAP.
- △ CONTROL MONUMENT
- ⚡ UTILITY POLE, OVERHEAD UTILITY LINES, AND POLE GUY ANCHOR WHERE APPLICABLE.
- ☒ TELEPHONE PEDESTAL
- ☒ UTILITY BOX.
- ⊙ WATER METER.
- ⊙ WATER VALVE.
- ⊙ SEWER MANHOLE COVER

NOTES:

BEARINGS ARE NM STATE PLANE CENTRAL ZONE - NAD83
DISTANCES ARE REFERRED TO 6800' AMSL
DISTANCES ARE GROUND
COMBINED SCALE FACTOR 0.999583883

CONTOUR DATA (2001) AS SHOWN HEREON WAS OBTAINED FROM THE SANTA FE COUNTY GIS DIVISION AND WAS NOT FIELD VERIFIED FOR ACCURACY AND IS SHOWN FOR GRAPHIC PURPOSES ONLY.

AERIAL IMAGERY (2001) WAS OBTAINED FROM THE SANTA FE COUNTY GIS DIVISION AND IS SHOWN FOR GRAPHIC PURPOSES ONLY.

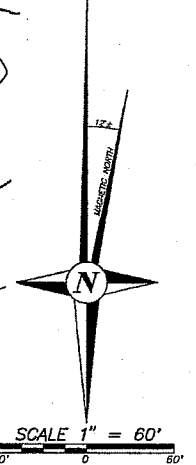
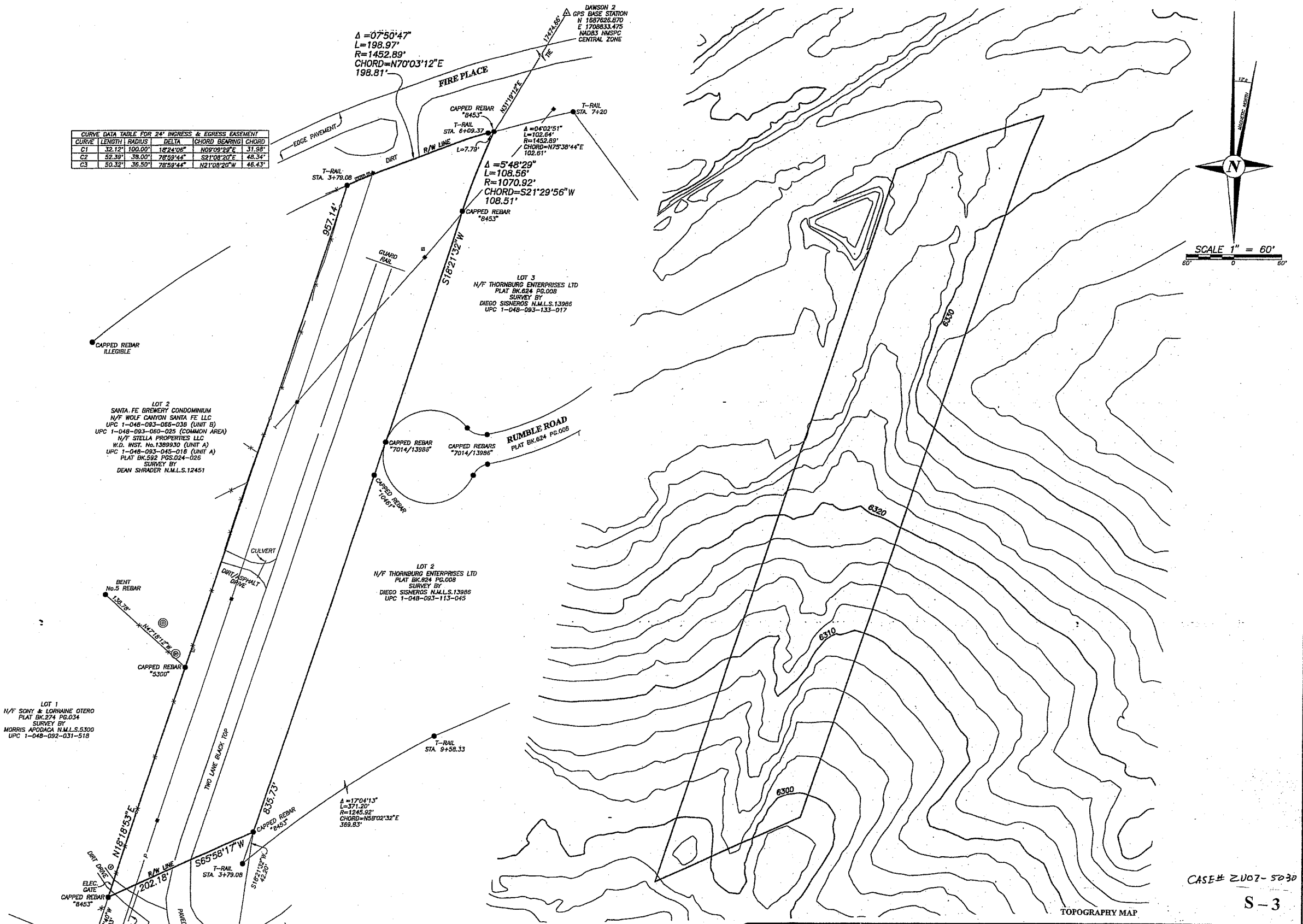
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SITE PLAN SURVEY PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL, AND THAT THE DATA SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. FIELD WORK COMPLETED IN 10/08.

Jeffery Ludwig
JEFFERY L. LUDWIG
N.M.L.S. 13054
DATE 03-10-08

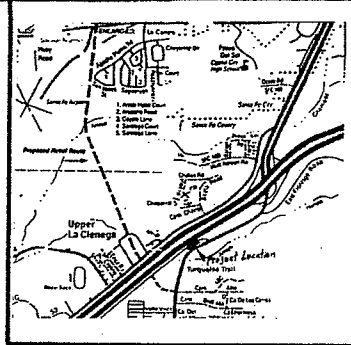


CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	32.12'	100.00'	18°24'06"	N09°09'29"E	31.98'
C2	52.39'	38.00'	78°52'44"	S21°08'20"E	48.34'
C3	50.33'	36.50'	78°59'44"	N21°08'20"W	46.43'



CASE# 2007-5030
S-3

	CORNERSTONE LAND SURVEYING JEFFERY L. LUDWIG N.M.L.S. No.13054 505-690-7010 CELL 505-471-5477 OFFICE P.O. BOX 8348 SANTA FE, NEW MEXICO 87504	SECTION(S) 24 & 25 TOWNSHIP T-16-N RANGE R-8-E GRANT N/A N.M.P.M.	SITE PLAN SURVEY PLAT PREPARED FOR LOS CABOS LLC OF PARCEL (3-QCD-1) COUNTY OF SANTA FE, NEW MEXICO	SCALE 1" = 60' DATE 03/10/08 DRAWN-BY LUDY CHECKED-BY LUDY PROJECT No. 06-0255ITE
	TOPOGRAPHY MAP			



Vicinity Map

Legend

- INDICATES POINTS FOUND
- INDICATES POINTS SET
- INDICATES RIGHT-OF-WAY MARKER

BASIS OF BEARING WAS TAKEN FROM A PLAT OF SURVEY ENTITLED NEW MEXICO STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP, N.M. PROJECT NO. 1-025-5(36)272 AS SURVEYED BY W. W. BRADY IN AUGUST OF 1956.

Property Description

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAME POINT BEING RIGHT-OF-WAY MARKER STA. 6 + 09.37; THENCE FROM SAID POINT OF BEGINNING ALONG A CURVE OF DELTA = 05°47'52", RADIUS = 1070.92' AND LENGTH = 108.31' TO A POINT; THENCE S 18°17'57" W, 831.50' TO A POINT; THENCE S 66°13'53" W, 201.96' TO A POINT; THENCE N 18°34'50" E, 957.02' TO A POINT; THENCE ALONG A CURVE = 07°32'37", RADIUS = 1452.89' AND LENGTH = 191.25' TO SAID POINT OF BEGINNING CONTAINING 3.208 ACRES ±.

Notes/Conditions

- 1) THIS PROPERTY LIES OUTSIDE THE 100YR. FLOOD PLAIN AS PER F.I.R.M. PANEL NO. 350063 0228 B.
- 2) THIS PLAT IS SUBJECT TO ALL EASEMENTS, CONDITIONS AND COVENANTS OF RECORD.
- 3) REFER TO WARRANTY DEED RECORDED IN BOOK 1140, PAGE 696 OF THE RECORDS OF SANTA FE COUNTY.

Amended Certificate

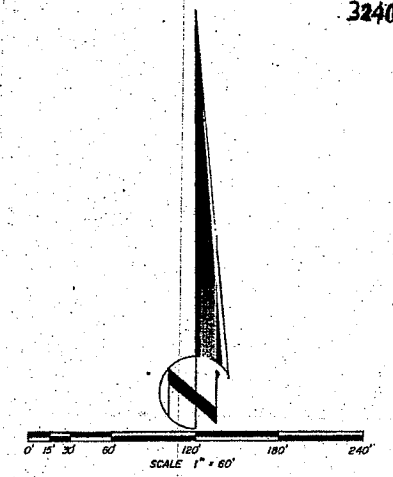
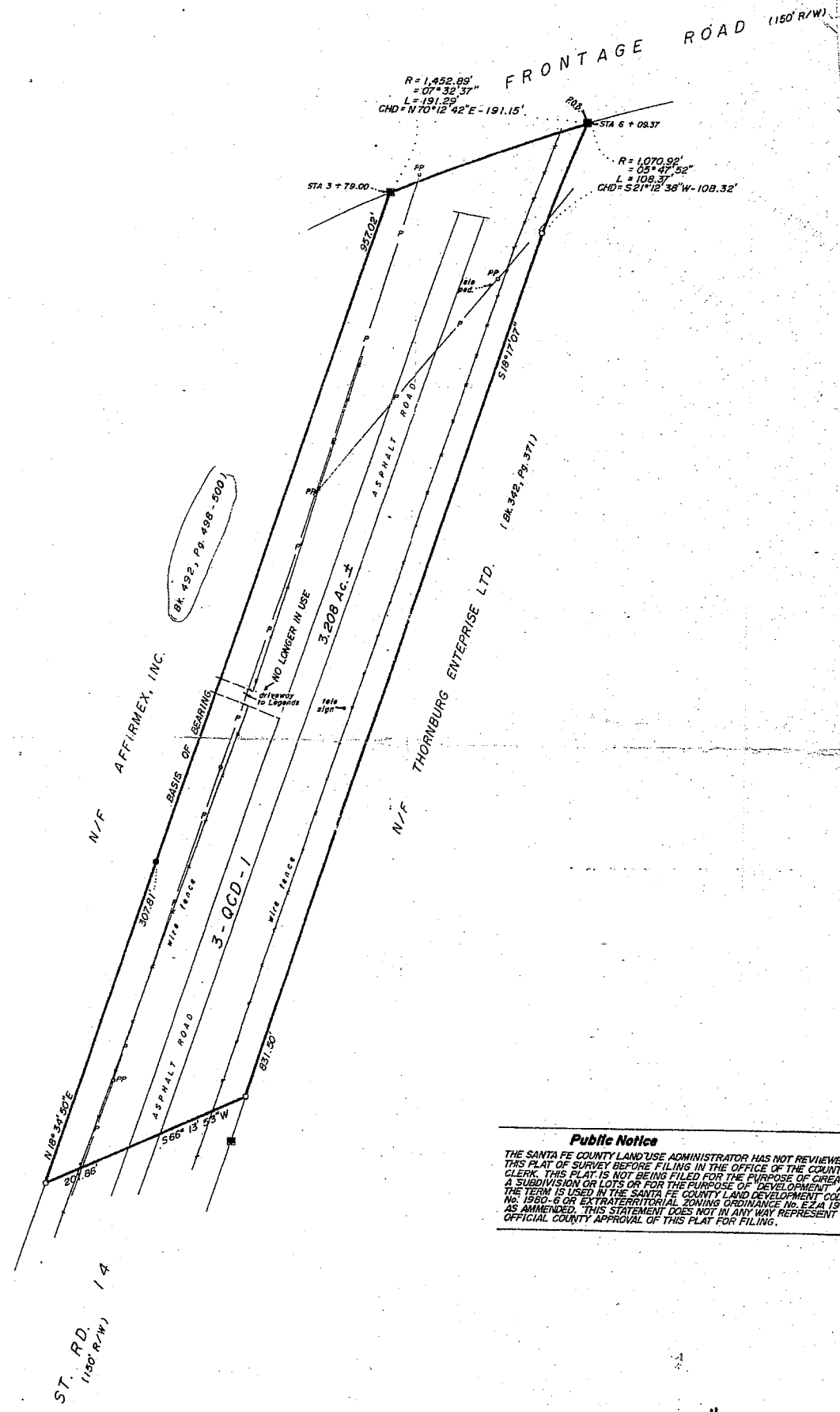
I, LORENZO E. DOMINGUEZ, DO HEREBY CERTIFY THAT THIS PLAT WAS AMENDED TO SHOW THAT THE DRIVEWAY TO LEGENDS IS NO LONGER IN USE.

Lorenzo E. Dominguez
LORENZO E. DOMINGUEZ R.P.S. NO. 10461

Surveyors' Certificate

I, LORENZO E. DOMINGUEZ, DO HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION ON MAY 6th, 1995 AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS WITHIN THE STATE OF NEW MEXICO.

Lorenzo E. Dominguez
LORENZO E. DOMINGUEZ R.P.S. NO. 10461



Plat of Survey for
New Mexico State Highway & Transportation
Department and Abe Galanter & Ben Galanter
(3-QCD-1) A certain tract or parcel of land lying and being situate in the NW 1/4, NW 1/4 of section 25, and in the SW 1/4, SW 1/4 of section 24, T.16 N., R.8 E., N.M.P.M., Santa Fe County, New Mexico

COUNTY OF SANTA FE 971 SS 832
STATE OF NEW MEXICO
I hereby certify that the instrument was filed for record on the 17 day of May, A.D. 1995 at 11:30 o'clock A.M. and was duly recorded in book 324 page 211 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.
Jana Baldomero
Deputy

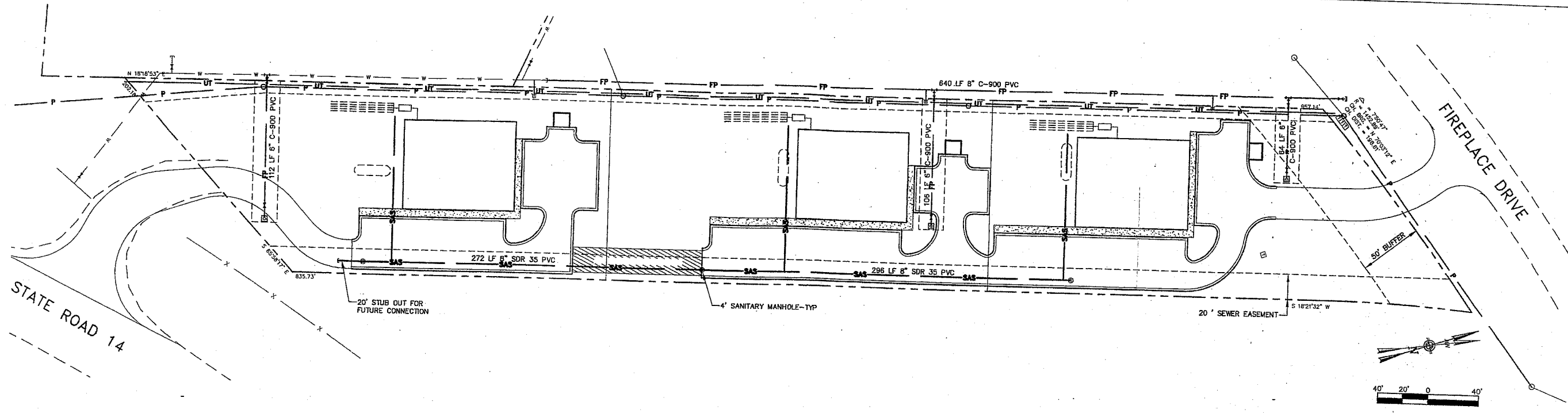


Public Notice
THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF CREATING A SUBDIVISION OR LOTS OR FOR THE PURPOSE OF "DEVELOPMENT" AS THE TERM IS USED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE NO. 1990-6 OR EXTRATERRITORIAL ZONING ORDINANCE NO. EZA 1992-1 AS AMENDED. THIS STATEMENT DOES NOT IN ANY WAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT FOR FILING.

STATE OF NEW MEXICO } SS 931-517
COUNTY OF SANTA FE }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 17 DAY OF MAY, A.D. 1995 AT 11:30 O'CLOCK A.M. AND WAS DULY RECORDED IN PLAT BOOK 324 PAGE 211 OF THE RECORDS OF SANTA FE COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE
JONA G. ARMijo
COUNTY CLERK, SANTA FE COUNTY, N.M.



UPC # 1-048-093-086-022
CASE # ZV07-5030



UTILITY NOTES:

IF ANY UTILITY LINES, PIPELINES OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWING, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY. UTILITY LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER, OR BY OTHERS. THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

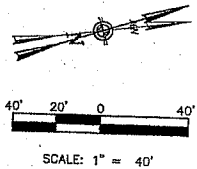
THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING ABOVE AND UNDERGROUND UTILITIES, OR EXISTING PIPELINES. THE ENGINEER MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES, IN AND NEAR THE AREA OF THE WORK, IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES. THE CONTRACTOR IS URGED TO COMPLY WITH STATE STATUTES, PERTAINING TO THE LOCATION OF THESE LINES, IN PLANNING AND CONDUCTING EXCAVATION WORK.

NOTES:

1. SEPTIC TANK AND LEACH FIELD TO BE SIZED AT THE TIME OF THE FILING OF THE DEVELOPMENT PLAN.
2. SIZING AND LOCATION OF CISTERNS TO BE DETERMINED AT THE TIME OF FILING OF THE DEVELOPMENT PLAN.
3. ON-SITE DRY SEWER SHALL BE DETERMINED AT THE TIME OF FILING OF THE DEVELOPMENT PLAN.
4. ALL NEW UTILITIES SHALL BE UNDERGROUND.
5. HYDRANTS WILL BE REQUIRED FOR EACH LOT, BASED UPON THE TYPE OF BUILDING AND USE AS REQUIRED BY THE SANTA FE COUNTY FIRE DEPARTMENT. A HYDRANT MUST BE LOCATED WITHIN 500 LINEAR FEET AND SHALL MEET THE FIRE FLOW MINIMUM REQUIREMENT OF 1,000 GPM.

LEGEND:

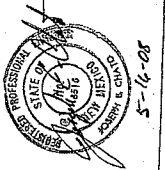
- PROJECT BOUNDARY LINE
- P ----- EXISTING OVERHEAD ELECTRICAL LINE
- G ----- EXISTING GAS LINE
- UT ----- EXISTING BURIED TELEPHONE CONDUIT
- W ----- EXISTING SANTA FE COUNTY WATER LINE
- PP ----- DENOTES EXISTING POWER POLE
- ----- DENOTES EXISTING TELEPHONE PEDESTAL
- ⊥ ----- DENOTES EXISTING WATER VALVE
- FP ----- PROPOSED FIRE PROTECTION LINE (8" C-900)
- W ----- PROPOSED DOMESTIC WATER LINE (8" CL 200 UNLESS OTHERWISE NOTED)
- ⊥ ----- DENOTES PROPOSED WATER METER AND CAN
- ⊥ ----- DENOTES PROPOSED FIRE HYDRANT WITH BOLLARD
- ⊥ ----- DENOTES PROPOSED WATER VALVE
- ⊥ ----- DENOTES PROPOSED SEPTIC TANK
- ⊥ ----- DENOTES PROPOSED LEACH FIELD
- ⊙ ----- DENOTES PROPOSED SANITARY SEWER MANHOLE
- SAS ----- DENOTES PROPOSED SANITARY SEWER LINE



RME
Santa Fe
Engineering, Inc.
 3209 Mercantile Court, Suite A
 Santa Fe, NM, 87507-2859
 Phone: (505) 424-4800
 Fax: (505) 424-4801



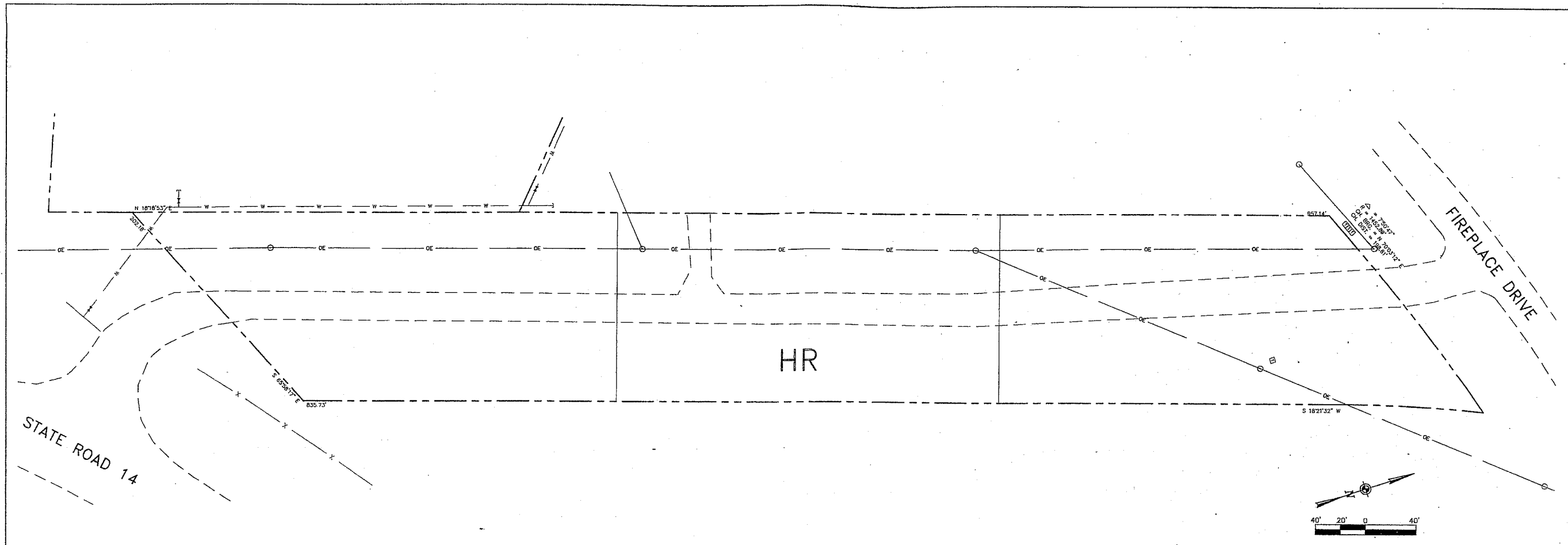
LOS CABOS DEVELOPMENT
CONCEPTUAL UTILITY AND FIRE PROTECTION PLAN



REVISION	BY	APP'D.	DATE

PROJECT:	2104	DESIGN:	JEC
FILE NAME:	2104UTIL.dwg	CHECKED:	JEC
DATE:	05-16-08	DRAWN:	RME_SF
SCALE:	1" = 40'		

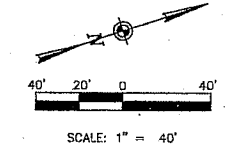
COUNTY FIRE MARSHAL _____ DATE _____



HR

SOIL TYPE

HR HARVEY CERRILOS 100% COVERAGE



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 Santa Fe, NM 87505
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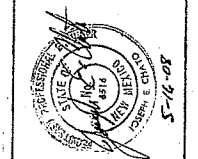
PROJECT: **LOS CABOS DEVELOPMENT**

SHEET TITLE: **SOILS MAP**

THIS DRAWING IS THE PROPERTY OF RME SANTA FE ENGINEERING, INC. AND IS NOT TO BE REPRODUCED, MOVED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT WITH RME SANTA FE ENGINEERING, INC.

PROJECT:

SHEET TITLE:



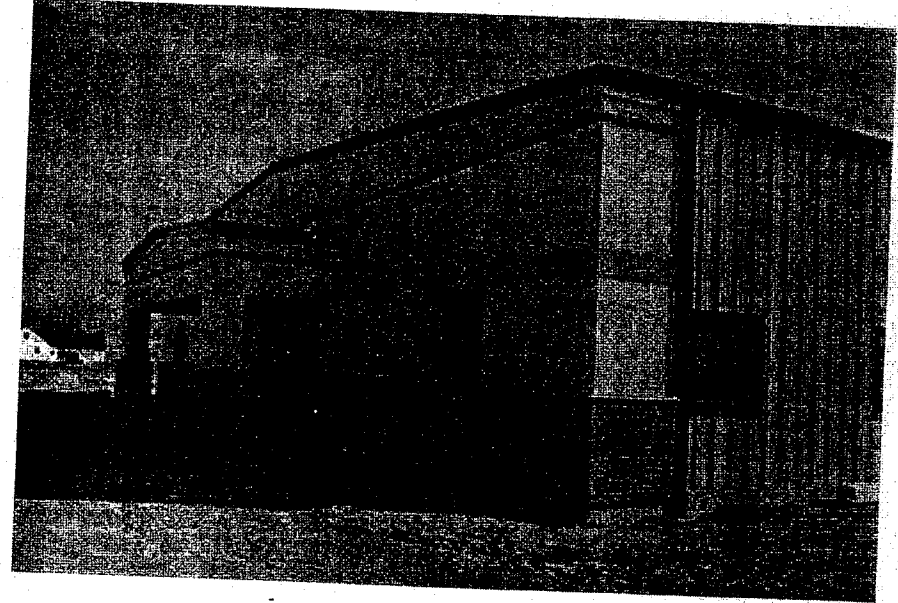
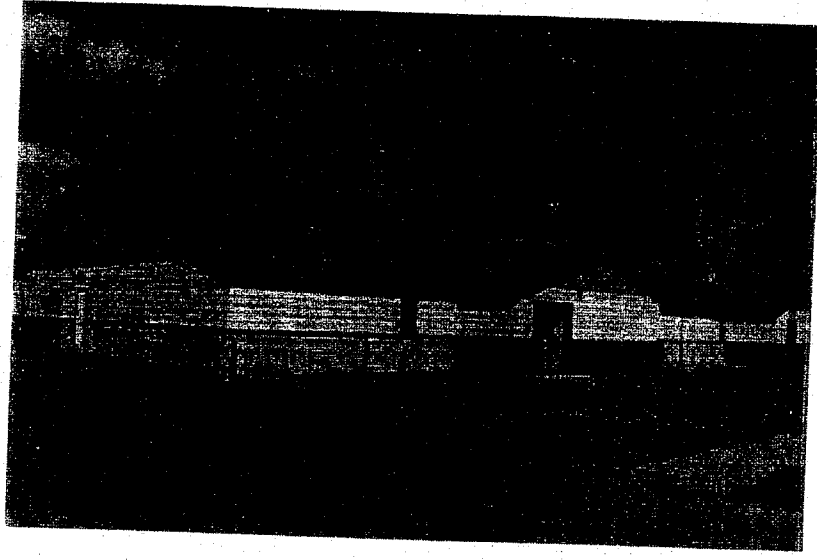
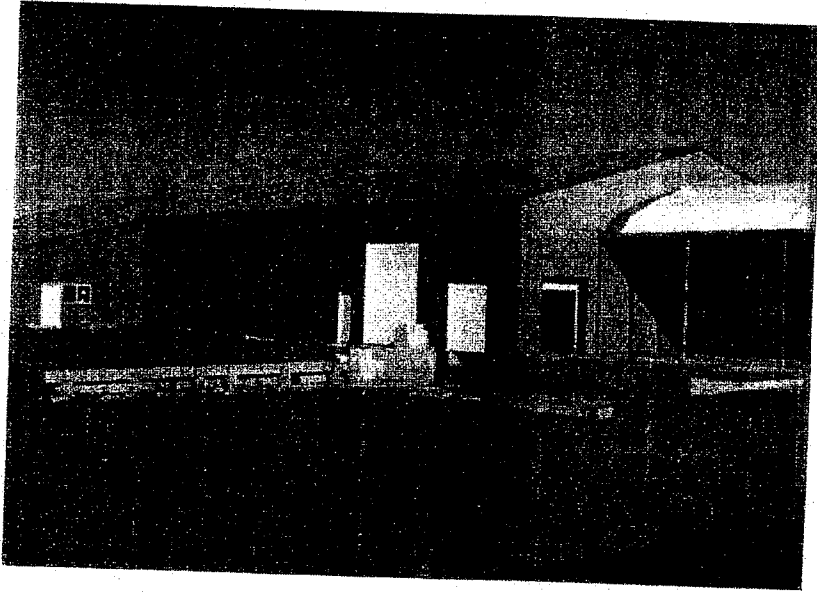
REV	BY	APPVD.	DATE

PROJECT:	2104	DESIGN:	JEC
FILE NAME:	2104SOIL.dwg	CHECKED:	JEC
DATE:	05-18-08	DRAWN:	RME_SF
SCALE:	1" = 40'		

SHEET No.
C 2.0
 7 OF 11

CASE # ZV07-5030
 UPC # 1-048-093-086-022

Los Cabos



- NOTES:
1. THE BUILDING SQUARE FOOTAGE CANNOT EXCEED THAT SHOWN ON SHEET C1.0
 2. BUILDING HEIGHT MAY NOT EXCEED 30 FEET EXCEPT THAT IT MAY BE 36 FEET FOR 25% OF THE BUILDING AS SET FORTH IN ORDINANCE 2000-12, ZONING MATRIX.
 3. BUILDING MASSING AND BUILDING MATERIALS AND ARCHITECTS STANDARDS MUST ADHERE TO ORDINANCE 2000-12.
 4. FOR THE PRELIMINARY DEVELOPMENT PLAN, A STANDARD BUILDING ELEVATION WILL BE REQUIRED.

Santa Fe Engineering, Inc.
 1220 Parkway Drive, Suite B
 Santa Fe, NM 87507
 Phone: (505) 474-9219
 Fax: (505) 424-4601



PROJECT: **LOS CABOS DEVELOPMENT**

SHEET TITLE: **CONCEPTUAL BUILDING ELEVATIONS**

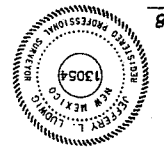
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No.	REVISION	BY	APP'D	DATE

PROJECT:	2104	DESIGN:	JEC
FILE NAME:	2104BLDG-ELEV.dwg	CHECKED:	JEC
DATE:	11-16-06	DRAWN:	RME, SF
SCALE:	AS NOTED		

SHEET No.
C-5.0

CASE # 2V07-5080

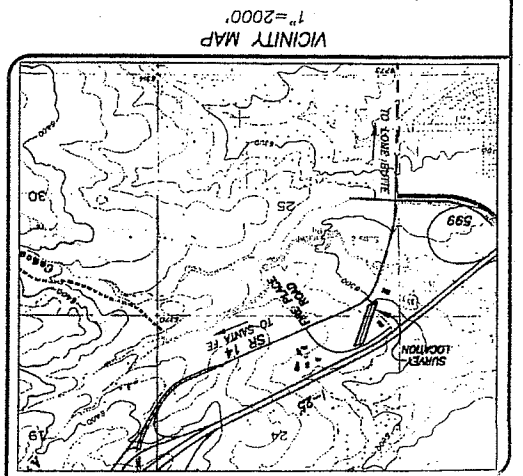


JEFFERY L. LUDWIG N.M.L.S. 13054 DATE 02-26-08

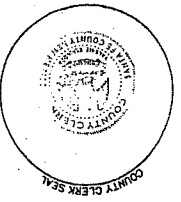
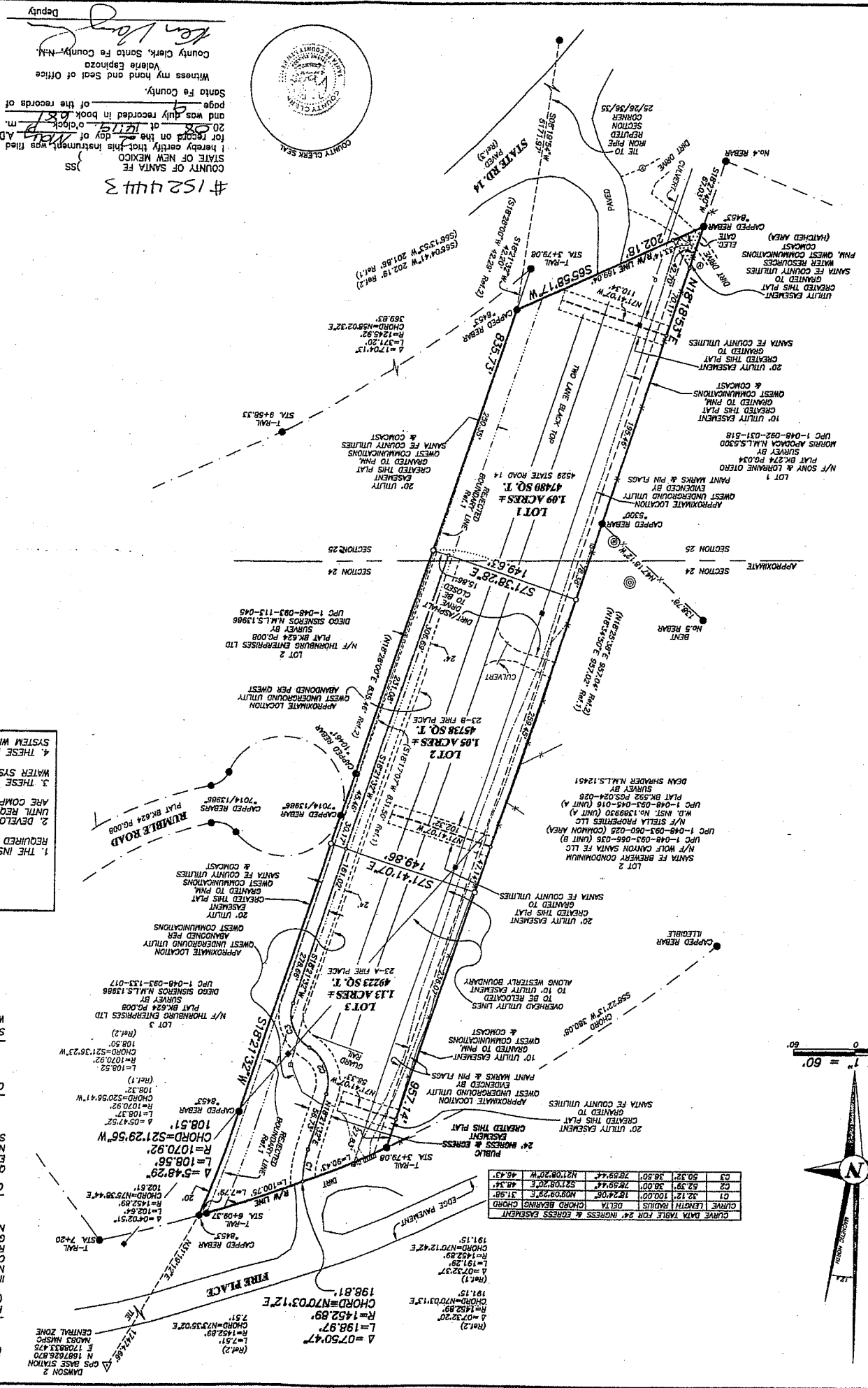
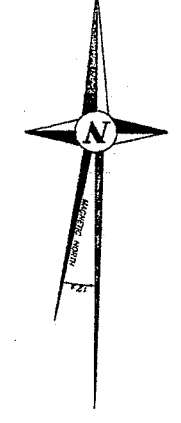
SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THIS LAND DIVISION SURVEY PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL...

NOTES: BEARINGS ARE IN STATE PLANE CENTRAL ZONE - NAD83 DISTANCES ARE REFERRED TO 6800' AMSL COMBINED SCALE FACTOR 0.999838833

- Legend/Deed-Plat References: 1. REFERENCE A PLAT OF SURVEY TITLED "PLAT OF SURVEY FOR NEW MEXICO STATE HIGHWAY & TRANSPORTATION DEPARTMENT AND ABE GALANTER & BEN GALANTER..."



SCALE 1" = 60'



Witness my hand and Seal of Office Santa Fe County, New Mexico

Project information header including County of Santa Fe, New Mexico, Parcel (3-0CD-1), Los Cabos LLC, and survey details.

General notes and conditions of approval, including references to previous surveys and plat numbers.

SPECIAL NOTES AND BUILDING PERMIT CONDITIONS: 1. THE INSTALLATION OF AN AUTOMATIC FIRE SUPPRESSION SYSTEM IS REQUIRED FOR ALL BUILDINGS ON ALL LOTS.

COUNTY OF SANTA FE APPROVAL NOTES & CONDITIONS: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT INCLUDING BUILDING PERMITS.

Consent Affidavit section with signatures of utility companies and Santa Fe County, including dates and notary public information.

MASTER PLAN LOT SPLIT OF PARCEL 3-QCD-1 WITHIN SECTIONS 24 & 25, T16N, R8E FOR LOS CABOS DEVELOPMENT

6880022

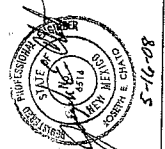
RME
Santa Fe
Engineering, Inc.
3209 Mercantile Court, Suite A
Santa Fe, NM 87507-2959
Phone: (505) 424-4801
Fax: (505) 424-4801



LOS CABOS DEVELOPMENT

MASTER PLAN

PROJECT

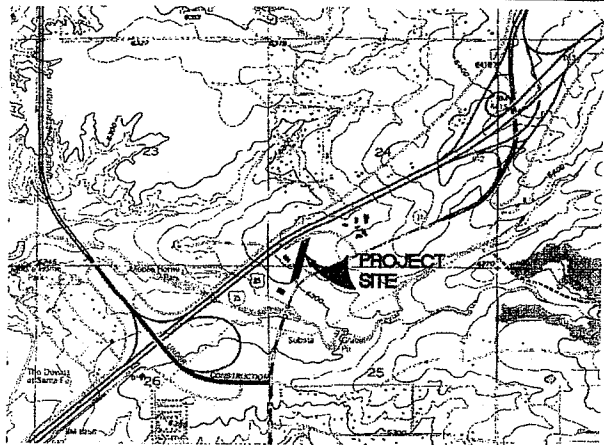


NO.	REVISION	BY	APPROV.	DATE

PROJECT:	2104	DESIGN:	JEC
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DATE:	05-16-08	DRAWN:	RME_SF
SCALE:	1" = 40'		

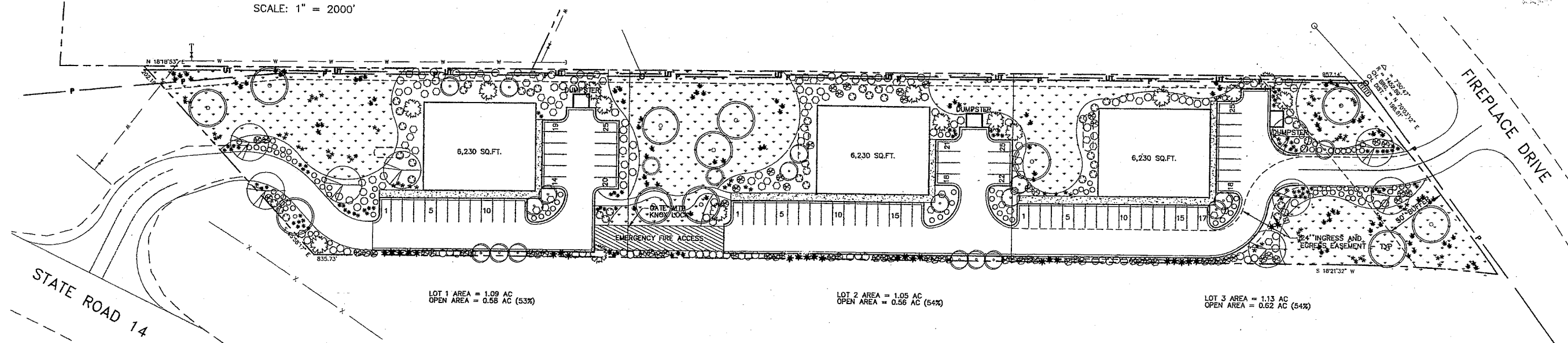
SHEET No.
C 1.0
6 OF 11

CASE # ZV07-5030
UPC # 1-048-093-086-022



VICINITY MAP

SCALE: 1" = 2000'



LOT 1 AREA = 1.09 AC
OPEN AREA = 0.58 AC (53%)

LOT 2 AREA = 1.05 AC
OPEN AREA = 0.56 AC (54%)

LOT 3 AREA = 1.13 AC
OPEN AREA = 0.62 AC (54%)

TOTAL ACREAGE	3.27 ACRES±
OPEN SPACE	1.76 ACRES± (54%)
BUILDING FOOTPRINT	18,750 SQ.FT.
PARKING SPACES REQUIRED	75
PARKING SPACES PROVIDED	75

PURPOSE STATEMENT: THE PURPOSE OF THE MASTER PLAN IS TO SUBDIVIDE THE PROPERTY INTO THREE LOTS AND TO ZONE THE PROPERTY FOR 18,750 SQUARE FEET OF COMMERCIAL/INDUSTRIAL SPACE ON 3.27 ACRES.

USES: THE PROJECT IS LOCATED IN AN EMPLOYMENT CENTER DISTRICT AND IS PLANNED FOR 18,750 SQUARE FEET OF NON-RESIDENTIAL COMMERCIAL AND INDUSTRIAL USES ON THREE LOTS.

- LANDS SHOWN HEREON LIE OUTSIDE THE 100 YEAR FLOODPLAIN IN ZONE AE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP PANEL NO. 350069 0228 B.
- EXISTING NATURAL DRAINAGE WAYS WILL NOT BE MODIFIED OR IMPEDED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR OR COUNTY HYDROLOGIST. DEVELOPMENT SHALL NOT IMPEDE HISTORIC FLOW RATES OR PATTERNS TO OR FROM THE LOTS.
- THESE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
- THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY AND COUNTY OF SANTA FE.
- FINAL DEVELOPMENT PLAN SHALL BE IN COMPLIANCE WITH SANTA FE METRO AREA HIGHWAY CORRIDOR ORDINANCE STANDARDS.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- AN ON-SITE, DRY SEWER SHALL BE CONSTRUCTED FOR ALL THREE LOTS. ALL THREE LOTS SHALL CONNECT TO COMMUNITY SEWER WHEN AVAILABLE WITHIN 200 FEET OF THE ORIGINAL LOT. PRO RATA PARTICIPATION IN THE OFF-SITE SEWER IS REQUIRED FOR ALL THREE LOTS.
- BUILDINGS WILL BE SPRINKLED AS PER NFPA 13.
- HYDRANTS WILL BE REQUIRED FOR EACH LOT, BASED UPON THE TYPE OF BUILDING AND USE AS REQUIRED BY THE SANTA FE COUNTY FIRE DEPARTMENT. A HYDRANT MUST BE LOCATED WITHIN 500 LINEAR FEET AND SHALL MEET THE FIRE FLOW MINIMUM REQUIREMENT OF 1,000 GPM. HYDRANTS SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION ON THE SITE INCLUDING DRIVEWAYS.
- AS REQUIRED BY ORDINANCE NO. 2004-3, THE DEVELOPMENT PLAN SHALL SHOW CISTERNS SIZED TO HOLD 1.5 GALLONS PER SQUARE FOOT OF ROOFED AREA. BASED UPON THE MAXIMUM ROOFED AREA OF 18,750 SQUARE FEET SHOWN ON THE MASTER PLAN, THE MAXIMUM CISTERN SIZE WOULD BE 28,125 GALLONS. FOR THE STRUCTURES CONCEPTUALLY SHOWN ON THE MASTER PLAN, THE MAXIMUM GALLON SIZE WOULD BE 9,375 GALLONS EACH. LOCATIONS OF THE CISTERNS ARE SHOWN CONCEPTUALLY ON THE MASTER PLAN.

