

SUMMARY:

On January 17, 2013, the County Development Review Committee (CDRC) met and acted on this case, the decision of the CDRC was to recommend approval of the Applicant's request, for Master Plan and Preliminary Development Plan with staff conditions and to allow Final Development Plan to be approved administratively. The CDRC also recommended approval of a variance of Article III, § 4.4.3c (Parking Lot Location) to allow the parking lot to be located in front of the proposed building and a variance of Article VIII, §'s 7.3, 7.8 and 7.14 (Design Standards for Permanent Signs) to allow a sign to exceed the height and set back requirements and to allow a wall mounted sign to exceed 70 square feet in sign area. The CDRC recommended that the building mounted sign be reduced from the proposed 174 square feet to 105 square feet in sign area and that the free standing sign would not exceed 12 feet in height. The Applicant agreed to the conditions of approval.

The Applicant requests Master Plan Zoning and Preliminary Development Plan approval on a site known as Al's Liquors within the Pojoaque Valley Mixed Use Traditional Community. The existing non-conforming structure, which is sited on .45 acres, will be demolished and a lot line adjustment, with an adjoining parcel, is proposed to allow for an 8,320 square foot structure to be utilized as a Family Dollar Store on 0.87 acres. The Applicant also requests that Final Development Plan be approved administratively.

Article V, Section 5.2.1.b states: "a master plan is comprehensive in establishing the scope of a project, yet is less detailed than a development plan. It provides a means for the County Development Review Committee and the Board to review projects and the sub-divider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval".

Article V, § 7.1.3.a (Preliminary Development Plans) states: "a Preliminary Development Plan may be only a phase or portion of the area covered by an approved Master Plan, so long as the Preliminary Development Plan substantially conforms to the approved Master Plan".

The Applicant also requests a variance of Article III, § 4.4.3c (Parking Lot Location) to allow the parking lot to be located in front of the proposed building. The Applicant states: "placing the parking lot to the front of the site provides separation of parked cars, noise and public activity from the neighboring residential properties; provides increased public safety and reduced criminal activity; allows for efficient on-site circulation of service and delivery activities".

Article III, § 4.4.3c (Site Planning Standards) Parking Lot Location states: parking lots shall be placed or oriented on a site to the rear or side of buildings (or both) to encourage pedestrian safety and convenience.

The Applicant also requests variances of Article VIII, §'s 7.3, 7.8 and 7.14 (Design Standards for Permanent Signs) to allow a sign to exceed the height and set back requirements and to allow a wall mounted sign to exceed 70 square feet in sign area. The Applicant is proposing a freestanding sign, 20 feet in height (CDRC recommended 12 feet in height), to be located 5 feet from the property line. The Applicant also proposes a 174 square foot wall mounted sign (CDRC

recommended reducing the square footage of the wall mounted sign to 105 square feet). The Applicant states: strict compliance with the code would result in hardship to the development due to the existing conditions and location of the site; clear site identification is imperative to the viability of the development and the safety of its customers and employees; the increase of the height of the pylon sign and square footage of the wall mounted sign will provide a safer way for customers and employees to find the Family Dollar.

Article VIII § 7.3.a (Height and Setback Standards) states: “the maximum allowable sign height for a free standing sign located at the front property line is five (5) feet. Sign height may be increased a maximum of five (5) feet in height for each twenty-five (25) feet the sign is set back from the front property line. Maximum allowable sign height shall not exceed twenty-five (25) feet”. A sign 20 feet in height requires a setback of 75 feet from the property line. A sign 12 feet in height requires a setback of 35 feet from the property line.

Article VIII § 7.8 (Free Standing Signs) states: “all free standing signs shall have a base area equal in length to the sign's length along its longest side, and not less than two (2) feet in width and sixteen (16) inches in height, to be installed and maintained by the owner using one or combining both of the following: a banco, planter or a low wall compatible and complimentary to the building or premises; shrubs, flowers or a groundcover”. The sign details submitted by the Applicant does not illustrate a base area for the free standing sign.

Article VIII § 7.14.b (Sign Area Size: Commercial or Industrial Non-residential Districts) states: “each single sign on the premises shall not exceed seventy (70) square feet in sign area”.

Article III § 7.9.b states: “a wall or building mounted sign shall in no case exceed ten (10) percent of the area of the wall on which it is displayed or seventy (70) square feet in sign area whichever is less”. The proposed 174 square foot wall mounted sign exceeds the requirements of the Code by 104 square feet.

Article III, § 3 (Variances) states: “Where in the case of proposed development, it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted conditions or that these conditions would result in inhibiting the achievement of the purposes of the Code, an applicant may file a written request for a variance. A Development Review Committee may recommend to the Board and the Board may vary, modify or waive the requirements of the Code and upon adequate proof that compliance with Code provision at issue will result in an arbitrary and unreasonable taking or property or exact hardship, and proof that a variance from the Code will not result in conditions injurious to health or safety. In arriving at its determination, the Development Review Committee and the Board shall carefully consider the opinions of any agency requested to review and comment on the variance request. In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified”.

The Applicant is also proposing a lot line adjustment to create a 0.87 acre tract on which the proposed development would take place. The lot line adjustment would incorporate 0.42 acres,

from Tract 1, to Tract A (0.45 acre) creating a 0.87 acre parcel. The lot line adjustment shall be processed administratively prior to Final Development Plan approval.

Article III § 10.3.3 (Traditional Communities) states: "the minimum lot size in traditional communities as shown on Code Maps 40-57, shall be .75 acres". Ordinance No. 2008-5 (Pojoaque Valley Traditional Community District) Density and Dimensional Standards allows for .75 acre density within the Mixed Use Traditional Community. Preliminary review, by staff, of the proposed Lot Line Adjustment has determined that both Tract 1 and Tract A will meet the density requirements of Article III § 10.3.3 and Ordinance No. 2008-5.

On August 30th, 2012, the Applicant conducted a Community meeting in compliance with Ordinance No. 2008-5 (Pojoaque Valley Traditional Community District), Section 12.8 (Community Notice and Procedural Requirements). Seven members of the community attended and none were in opposition of the development.

This Application was submitted on October 5, 2012.

Building and Development Services staff has reviewed this project for compliance with pertinent Code requirements and has found that the following facts presented support the request for Master Plan and Preliminary Development Plan: the application is comprehensive in establishing the scope of the project; the proposed Preliminary Development Plan substantially conforms to the proposed Master Plan; the Application satisfies the submittal requirements set forth in the Land Development Code.

The review comments from State Agencies and County staff has established that this Application, for Master Plan and Preliminary Development Plan, is in compliance with State requirements, Ordinance No. 2008-5 (Pojoaque Valley Traditional Community District), Article III, Section 4.4, Development and Design Standards (excluding parking and sign standards), Article V, Section 5, Master Plan Procedures and Article 5, Section 7 Development Plan Requirements of the Land Development Code.

Building and Development Services staff has reviewed the Applicants request for a variance of Article III, § 4.4.3c (Parking Lot Location) and Article VIII, §'s 7.3, 7.8 and 7.14 (Design Standards for Permanent Signs) for compliance with pertinent Code requirements and has found that the following facts presented do not support the request: parking lots shall be placed or oriented on a site to the rear or side of buildings (or both); the maximum allowable sign height for a free standing sign located at the front property line is five (5) feet; the maximum allowable wall mounted sign area shall not exceed seventy square feet; a variation or modification of these sections of the Code may be considered more than a minimum easing of the requirements.

APPROVAL SOUGHT:

Master Plan and Preliminary Development Plan approval for an 8,320 square foot structure to be utilized as a Family Dollar Store on 0.87 acres and Final Development Plan to be processed administratively.

VARIANCES:

Variance of Article III, § 4.4.3c (Parking Lot Location) to allow the parking lot to be located in front of the proposed building; variance of Article VIII, §'s 7.3, 7.8 and 7.14 (Design Standards for Permanent Signs) to allow a sign to exceed the height and set back requirements and to allow a wall mounted sign to exceed 70 square feet in sign area. A variance shall be required to allow a free standing sign twelve feet in height with a 5 foot setback and to allow a 105 square foot wall mounted sign as recommended by the CDRC.

GROWTH MANAGEMENT

AREA: El Norte, SDA2, Future Land Use: Traditional Community.

HYDROLOGIC ZONE: Basin Hydrologic Zone: Pojoaque Valley Traditional; minimum lot size allowed in this area is .75 acres.

ARCHAEOLOGIC ZONE: High: less than 5 acres within Traditional; reviewed by NMSHDP; Archaeological report not required by Code; potential for cultural resources to exist on site may be high.

ACCESS AND TRAFFIC: The facility will take access directly from US 84/285. An access permit, from the New Mexico Department of Transportation, shall be submitted prior to recording the Final Development Plan, reviewed by NMDOT.

FIRE PROTECTION: Pojoaque Fire District: automatic fire protection sprinkler systems shall be required as per the New Mexico Fire Code.

WATER SUPPLY: Existing private well. The proposed water budget is less than 0.25 acre feet per year therefore a geohydrology report is not required.

LIQUID WASTE: Private septic, review by NMED requires clarification of estimated design flows for this property, proposed septic does meet the setback to adjoining well.

SOLID WASTE: Dumpster located on site, screened from view, private contractor to dispose of solid waste.

TERRAIN MGMT: The Development indicates that all improved areas including impervious areas will drain to ponding located on the northern and Southern portions of the property.

However, the proposed plan indicates that the western portion (sub-basin 1) of the property and all impervious surface runoff will be retained with tree wells. The post runoff coefficient for (sub-basin 2) NE is retaining a total of 513 CF. The proposed pond capacity for the NE Pond is 580.09 CF. The site also contains a holding tank that will capture runoff from sub-basin 3 and is located on the southern boundary of the property. The volume provided is a total of 1,668.97 cf and incorporates the runoff from a portion of the roofed structure. There are no drainage calculations designated for roof runoff and site runoff. Therefore, the proposed plan does not meet the requirements of the Santa Fe County Land Development Code, and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

The following shall be addressed prior to Final Development Plan approval:

The Applicant shall provide calculations for Sub-Basin 3 for roof runoff and impervious surfaces to ensure adequate retention for both roof and impervious surface runoff.

The Applicant shall provide calculations and ponding details for the tree wells to insure adequate retention for Sub-Basin 1

SIGNAGE AND LIGHTING:

The Applicant has requested variances for a free standing sign and a wall mounted sign. The proposed height of 20' ft. for the free standing sign must allow for a 75' ft. setback, and shall have a banco, planter or a low wall compatible and complimentary to the building or premises and/or shrubs, flowers or a groundcover. The free standing sign request does not conform to Article VIII, Section 7.3 and 7.8. The wall mounted sign exceeds 70 sq. ft. maximum area. The proposed wall mounted sign area is 174 sq. ft. The proposed wall mounted sign does not conform to Article VIII, Section 7.14.

The Applicant proposes to utilize 7 Pole Mounted lights in the parking lot. The Applicant shall provide scaled height dimensions for the pole mounted lights as well as cut sheets. The Applicant shall provide cut sheets for illumination of signage. The Applicant proposes to utilize 8 building mounted lights, cut sheets shall be provided. Staff has determined that the lighting element of the Application is incomplete per Article III, Section 4.4.4 h

and Table 3.1. The Applicant shall submit revised plans addressing deficiencies at Final Development Plan.

EXISTING DEVELOPMENT:

An existing non-conforming structure known as AI's Liquors is on site. The structure will be completely demolished to allow for the new building and parking area.

ADJACENT PROPERTY:

The site is bordered to the north, east and south by residential property. The site is bordered to the west by US 84/285. Directly across US 84/285, west of the site, are residential properties and a site which is recognized as a non-conforming commercial use.

PARKING:

A total of 27 parking spaces are proposed for this development which includes 25 automobile spaces and 2 handicap spaces. Parking spaces shall be defined with striping, wheel stops, parking bumpers, or railroad ties. The parking space element of the Application complies with Article III, Section 9. The Application includes a variance to allow the parking lot be located in front of the building. The proposed location of the parking lot does not comply with Article III, Section 4.4.3c.

LANDSCAPING:

The proposed landscape screening and buffering complies with Article III Section 4.4.4f 10 (Landscape for Road Frontage Areas) and 4.4.4f 11 (Landscaping for Parking Lots).

RAINWATER HARVESTING:

Ordinance 2008-4 (Water Harvesting) states that cisterns shall be sized to hold 1.5 gallons per square foot of roofed area. The proposed structure has 8,320 square feet of roofed area which will require a 12,480 gallon cistern. The Applicant proposes a 3,572 gallon cistern which does not conform to Ordinance 2008-4 (Water Harvesting). The size of the cistern may be adjusted to provide a month's worth of landscaping water. The Applicant did not provide a landscape water budget to determine if the cistern size could be reduced. Water conservation measures shall be implemented with the development.

AGENCY REVIEW:

<u>Agency</u>	<u>Recommendation</u>
NMOSE	Approval
NMDDOT	Approval, Access Permit Required
NMED	Incomplete (revised plans have been re-submitted for review)

NMDHP	Archaeological report not required
County Fire	by Code
County PW	Approval with Conditions
County Utility	Approval with Conditions
Planning	Approval

STAFF RECOMMENDATION:

Conditional approval of Master Plan Zoning and Preliminary Development Plan to allow an 8,320 square foot structure to be utilized as a Family Dollar Store on 0.87 acres. Staff also recommends Final Development Plan be reviewed and approved administratively.

Staff recommends denial of the Applicants request for a variance of Article III, § 4.4.3c (Parking Lot Location) to allow the parking lot to be located in front of the proposed building and denial of the variance of Article VIII, §'s 7.3, 7.8 and 7.14 (Design Standards for Permanent Signs) to allow a sign to exceed the height and set back requirements and to allow a wall mounted sign to exceed 70 square feet in sign area.

If the decision of the BCC is to approve the Applicant's request for Master Plan and Preliminary Development Plan, staff recommends imposition of the following conditions:

1. The Applicant shall comply with all review agency comments and conditions as per **Article V, Section 7.1.3.c.**
2. Master Plan with appropriate signatures, shall be recorded with the County Clerk as per **Article V, Section 5.2.5.**
3. Detailed lighting plan shall be submitted at time of Final Development Plan as per **Article III, Section 4.4.4 h and Table 3.1.**
4. Prior to Final Development approval the Applicant shall provide a landscape water budget that will be used to determine the size of cistern required for the development as per **Ordinance 2008-4.**
5. Drainage calculations for site runoff shall be submitted for review and approval with Final Development Plan as per **Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.**

If the decision of the BCC is to approve the Applicant's request for a variance of Article VIII, §'s 7.3 and 7.14 (Design Standards for Permanent Signs), staff recommends imposition of the CDRC recommendation to allow a building mounted sign 105 square feet in sign area and that the free standing sign would not exceed 12 feet in height.

EXHIBITS:

1. Master Plan & Preliminary Development Plan Report
2. Parking Variance Request
3. Sign Variance Request
4. Drawings
5. Ordinance No. 2008-5 PVTTC Density & Dimensional Standards / Boundary Map
6. Article III, Section 4.4, Development and Design Standards
7. Article V, Section 5, Master Plan Procedures
8. Article V, Section 7, Development Plan Requirements
9. Article III, § 4.4.3c (Parking Lot Location)
10. Article VIII, §'s 7.3, 7.8 and 7.14 (Design Standards for Permanent Signs)
11. Photos of Site
12. Aerial Photo of Property
13. Agency Reviews and Comments
14. Ordinance 2008-5, Section 12.8 (PVTTC - Community Notice and Procedural Requirements)
15. Summary of Community Meeting
16. Revised Plan Sheets 3/5, 4/5 & 5/5
17. January 17, 2013 CDRC Minutes
18. Photos submitted by Applicant illustrating other businesses in area
19. Letters of Concern



Darren Sowell
ARCHITECTS, LLC

October 3, 2012

Penny Ellis-Green, Interim Land Use Administrator
Growth Management Department
Santa Fe County
102 Grant Avenue
Santa Fe, New Mexico 87501

RE: Preliminary Development and Master Plan Submittal for the Pojoaque Family Dollar Store Located at 18094 US 84/285

Ms. Ellis-Green:

This is a request for approval of the Preliminary Development Plan and Master Plan for the proposed Family Dollar Store located at 18094 US 84/285 in Pojoaque, New Mexico. After significant collaboration among the development team and coordination with County staff, we feel this retail development will positively serve the residents of Pojoaque and the surrounding communities for many years to come. The goal of this Plan is to synthesize the requirements of the County's Land Development Code and the Pojoaque Valley Traditional Community District Ordinance.

The site for this development is located on the east side of US 84/285, approximately 0.12 miles north of the NM 503 intersection. The property is 0.87 acres and will contain 8,320 square feet of retail space along with associated parking, delivery access, refuse enclosure and landscaping. The property is currently zoned Pojoaque Valley Traditional Mixed-Use (PVTMU) and a retail sales establishment of this size is a permitted conditional use pending approval by the County Development Review Committee (CDRC).

The applicant attended a pre-application meeting with Santa Fe County staff on 5-3-12 and facilitated a public community meeting on 8-30-12. The community was in favor of the development, pending review of the final development site plan, and there was no opposition posed at that time.

We humbly request that the CDRC recommend approval of this important economic and community oriented development.

Respectfully submitted,

Craig Calvert
Project Manager



N18-D9



October 3, 2012

Penny Ellis-Green, Interim Land Use Administrator
Growth Management Department
Santa Fe County
102 Grant Avenue
Santa Fe, New Mexico 87501

RE: Development Plan Report for the Pojoaque Family Dollar Store Located at 18094
US 84/285

Ms. Ellis-Green:

The applicant proposes to develop a Family Dollar Store located at 18094 US 84/285 in Pojoaque, New Mexico, just north of the NM 503 intersection. The goal of this development is to synthesize the requirements of the County's Land Development Code and the Pojoaque Valley Traditional Community District Ordinance.

Existing Site Conditions:

Tract A - Lands of Trujillo is a fully developed commercial property consisting of an abandoned liquor store with paved parking adjacent to US 84/285 and two existing curb cuts for vehicular ingress and egress. The property is bounded by site walls on the north and east sides and there is an existing 20 foot wide road & utility easement along the south property line. On the east side of this easement is an existing gate to provide secondary access to the adjacent property, the Gurule Tract.

The Westerly Portion of the Gurule Tract is currently an undeveloped field bounded on the north by an existing block wall. The west property line shares a site wall with Tract A.

Proposed Site Development Plan:

The new property for this development will be the consolidation of Tract A and the Westerly Portion of the Gurule Tract, titled Proposed Consolidated Tract 1 on the ALTA survey. The consolidated tract is 0.8657 acres and is within the boundaries of the Pojoaque Valley Traditional Community (PVTTC) District of Santa Fe County. The PVTTC zoning for this property is Pojoaque Valley Traditional Mixed-Use (PVTMU). The proposed development meets or exceeds the PVTTC District Ordinance in the following ways:

- Proposed Use:
 - 8,320 SF of indoor retail sales is a permitted conditional use in the PVTMU pending approval by the CDRC.
- PVTTC District Density and Dimensional Standards:
 - 0.87 acres exceeds the minimum lot area for non-residential uses in PVTMU zones.
 - The proposed 22% lot coverage is less than the maximum allowable for non-residential uses in PVTMU zones.

- The proposed 22'-4" building height is less than the maximum allowable for non-residential uses in PVTMU zones.
- Side and rear setbacks are greater than the 20 ft minimum required for non-residential uses in PVTMU zones.

In addition to the PVTTC District Ordinance, this site is governed by the Santa Fe County Land Development Code. The proposed development meets or exceeds this code in the following ways:

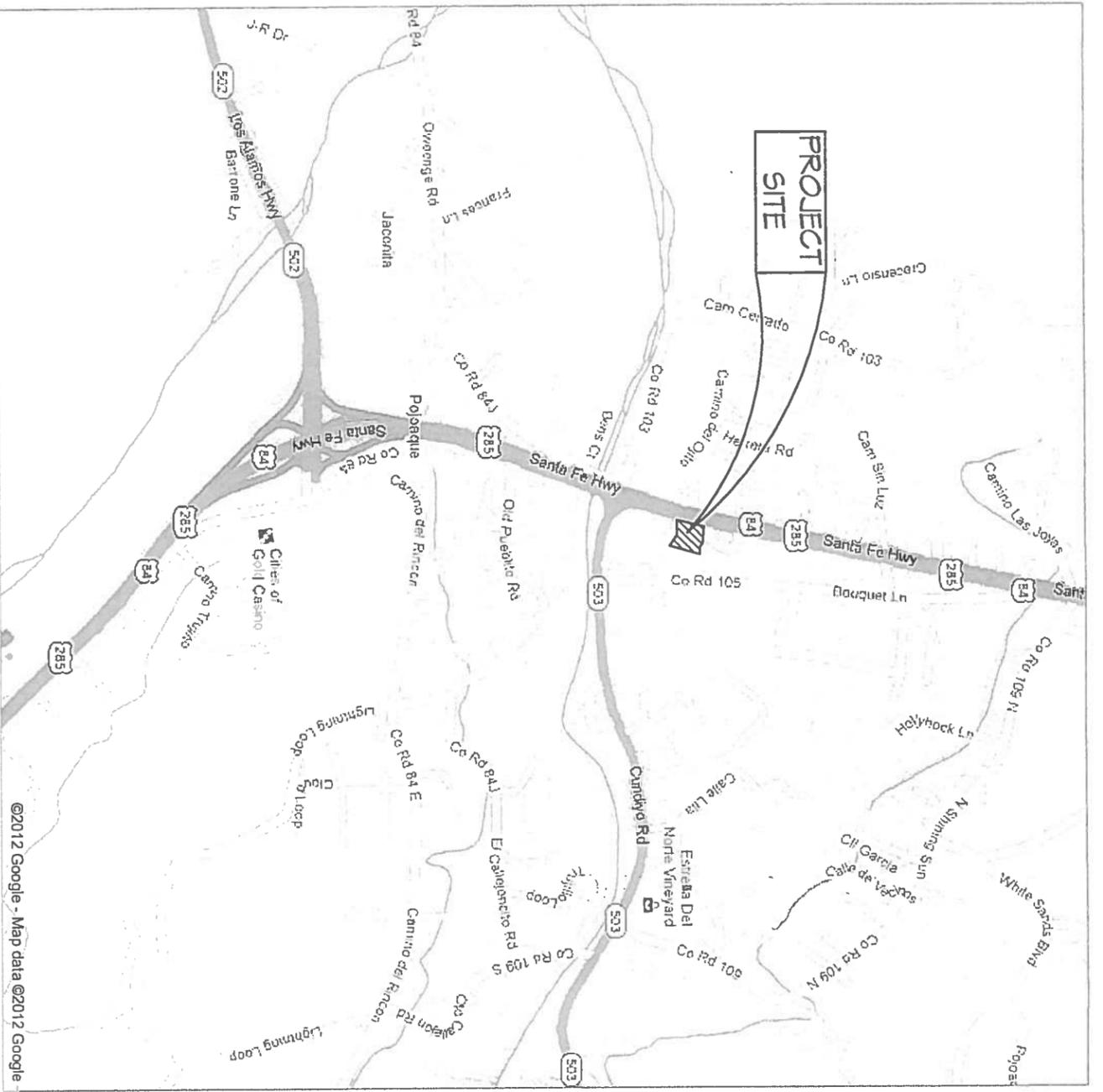
- Article III, Section 4 - Commercial and Industrial Non-Residential Districts:
 - 4.2.2 - Traditional Community Districts: This development is located in the PVTTC District.
 - 4.3.1 - Guidelines for Types of Permitted Uses: A retail establishment is a permitted conditional use in the PVTMU zone within the PVTTC District.
 - 4.4.3.a - Driveway Access: The 35' wide driveway, with radial curb returns meets the requirements of this subsection.
 - 4.4.3.b - Building Placement: The building placement meets the requirements of this subsection because it creates a buffer/screen between the parking area and the residences to the east. It also meets the setback requirements for PVTMU zoning.
 - 4.4.3.c - Parking Lot Location: The parking lot location is in front of the building for this development. The applicant is requesting a variance for this requirement. Please refer to the variance request included with this submittal.
 - 4.4.4.a - Screening: The landscaping between the parking area and US 84/285 meet the requirements of this subsection.
 - 4.4.4.b - Buffer Zones & Setbacks: The building location meets the setback requirements of the PVTMU zoning.
 - 4.4.4.c - Maximum Height: The proposed building height is less than the 24' maximum allowed in the PVTMU zoning.
 - 4.4.4.e - Maximum Lot Coverage: The proposed 22% lot coverage is less than the maximum allowable for non-residential uses in PVTMU zones.
 - 4.4.4.f - Landscaping: The proposed site landscaping meets the intent of this subsection.
 - 4.4.4.h - Outdoor Lighting: The proposed site lighting meets the requirements of this subsection.
- Article III, Section 9 - Parking Requirements:
 - Small Scale Centers: The proposed parking spaces exceed the requirements of this section.
- Article III, Section 10 - Lot Size Requirements:
 - 0.87 acres exceeds the minimum lot size requirements for non-residential uses in PVTMU zones.
- Article VII - Environmental Requirements:
 - Section 1 - Flood Hazards: The proposed development lies in Flood Zone "X" and is not in a flood hazard area.
 - Section 2 - Liquid Waste Disposal: There is no public, municipal or community liquid waste disposal system available in the immediate area of the proposed development. Therefore, the applicant is requesting approval to install an individual liquid waste disposal system with nitrate removal for this commercial development in accordance with subsection 2.7.

- o Section 3 - Terrain Management: Existing slopes within this development do not exceed 5%. Therefore, detailed slope analysis is not necessary for this proposed development. A geotechnical (soils) report is included with this submittal. Storm drainage is managed by a proposed storm water detention pond located on the north end of the site and a 12,500 gallon water harvesting cistern. Proposed curb openings, on the west side of the parking lot allow storm water to flow into the adjacent landscape area and rip rap is proposed to control potential erosion.
- o Section 6 - Water Supply: There is no public, municipal or community water system available in the immediate area of the proposed development. Therefore, the applicant is requesting an individual domestic well on site.
- o Section 7 - Solid Waste Management: The proposed development has a refuse enclosure on the south side of the building, adjacent to the delivery area, containing three dumpsters for solid waste disposal. A solid waste collection service will be used to transfer the waste to the appropriate landfill.
- Article VIII - Sign Regulations:
 - o Section 3 - Sign Permits: An application for a separate sign permit for the proposed signs in this development will be submitted.
 - o Section 7 - Design Standards for Permanent Signs: The proposed development has two (2) identification signs which are allowed pursuant to subsection 7.14. The applicant is requesting a variance for the installation of a free-standing pylon sign with a sign face area of 70 SF and an overall sign height of 20' from adjacent grade as well as a building mounted sign with a sign face area of 144 SF. Please refer to the variance request included with this submittal.

Respectfully submitted,



Craig Calvert
Project Manager



POJOAQUE FAMILY DOLLAR STORE
VICINITY MAP



R.B. WILLIAMS & ASSOCIATES, INC.
Consulting Engineers

Jeffrey L. Williams, P.E. · Phillip C. Williams, P.E., R.L.S.

WATER SYSTEM DESIGN REPORT
FAMILY DOLLAR STORE

- **SIZE:** The Family Dollar Project consist of a 8,320 sf building siting on a 0.91 acre site.
- **LOCATION:** North of Hwy 503 on the east side of US 84/283. Address is 18091 US 84, Pojoaque, NM 87506

DOMESTIC (COMMERCIAL) WATER DEMAND CALCULATIONS:

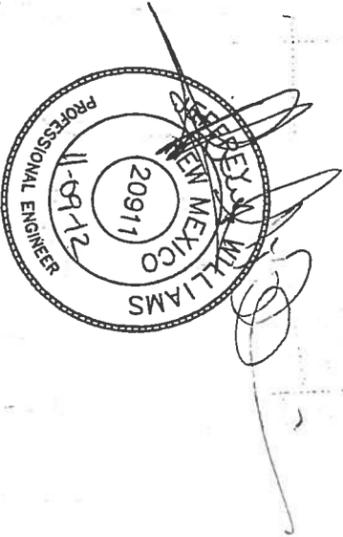
Average Daily Demand:

1. The average daily demand is 400 gallons per day per restroom based upon the "Handbook of Water Use and Conservation" by Amy Vickers. Category used was "Retail". The Family Dollar Store has 2 restrooms (men and women) for an average daily demand of 800 gallons/day.

Average Daily Demand: 800 gal/day

WATER CONNECTION CONSIDERATIONS:

There is no existing water service to the site. Therefore, the site will be served by an onsite well.



WASTE WATER DESIGN REPORT
FAMILY DOLLAR STORE

- **SIZE:** The Family Dollar Project consist of a 8,320 sf building sitting on a 0.91 acre site.
- **LOCATION:** North of Hwy 503 on the east side of US 84/283. Address is 18091 US 84, Pojoaque, NM 87506

- **SEWER DESIGN CALCULATIONS:**

The projected wastewater flow is based on Fixture Count as follows:

Total Fixture Units connected = 12.50

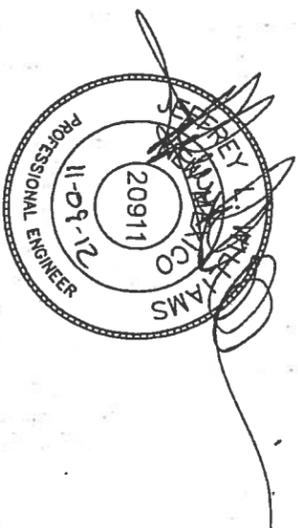
Daily Design Flow is 25 gpd/fixture unit.

Total projected sewer flow = 12.5 fu x 25 gpd/fu = 313 gpd/fu or

313 gpd x 0.13368 CF/1 gal x 1 day/24 hr x 1 hr/60 min x 1 min/60 sec = 0.0005 cfs

SEWER CONNECTION CONSIDERATIONS:

There is no existing sewer service provided in the area. Therefore, the site will be served by an onsite septic system.





Darren Sowell
ARCHITECTS, LLC

October 3, 2012

Penny Ellis-Green, Interim Land Use Administrator
Growth Management Department
Santa Fe County
102 Grant Avenue
Santa Fe, New Mexico 87501

RE: Variance Request for the Parking Lot Location at the Pojoaque Family Dollar Store
Located at 18094 US 84/285

Ms. Ellis-Green:

This is a request for the approval of a variance for the parking lot location for the Pojoaque Family Dollar Store development.

The reasons for this request are as follows:

- Separation from neighboring residences: Although the properties adjacent this development are currently zoned for mixed use, the existing uses are entirely residential. Placing the parking lot at the front of the site provides additional separation of parked cars, noise and public activity from the neighboring residences.
- Increased public safety and reduced criminal activity: Placing the parking lot at the front of the site and adjacent to the highway allows the public and law enforcement to observe activity in the lot without having to enter the development. Potential customers will feel safer entering the parking lot and criminal activity will be less likely due to visibility.
- Separation from service and delivery activities: When the parking lot is located at the front of the site, delivery and service activities can take place without the need to pass through or enter the parking area. This allows for efficient on-site circulation and safety.
- Proven Experience: Nearly all of 8,000 or more Family Dollar stores across the country have the parking lots in the front of the store and adjacent to the public street.
- Site Constraints: Delivery trucks would not be able to navigate on-site if the parking lot is located behind the building.

We humbly request that the CDRC approve this request.

Respectfully submitted,

Craig Calvert
Project Manager

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NB-D 16



Darren Sowell
ARCHITECTS, LLC

October 3, 2012

Penny Ellis-Green, Interim Land Use Administrator
Growth Management Department
Santa Fe County
102 Grant Avenue
Santa Fe, New Mexico 87501

RE: Variance Request for the Height Standard of the Pylon Sign and the Sign Face
Area of the Building Mounted Signage at the Pojoaque Family Dollar Store Located at
18094 US 84/285

Ms. Ellis-Green:

This is a request for the approval of a variance for the height of the pylon sign and sign face area of the building mounted signage for the Pojoaque Family Dollar Store development. The subject property is located adjacent to a four lane State Highway with limited access to the Family Dollar. Clear and recognizable signage is of the utmost important for drivers to properly navigate entry and exit of the property.

The reasons for this request are as follows:

- Strict compliance with the enforcement of this code would result in hardship to development and its visitors due to the existing conditions and location of the site. Its adjacency to and only access being from a four lane highway certainly creates a unique situation not found in other developments.
- Clear site identification is imperative to the viability of the development and the safety of its customers and employees. Due to the speeds on the highway, a potential visitor to the development would need to decide well in advance of reaching the Family Dollar to exit, drivers would not see a 5 ft' monument sign or the smaller building mounted signage adjacent to a four lane highway at those speeds until reaching the Family Dollar which would cause an unsafe situation if drivers decided to exit rapidly.
- The increase in height of the pylon sign from 5' ft. to 20' ft' will provide much safer way finding for vehicles traveling along US84/285 allowing for a safer experience not only to the customers of the Family Dollar but to the other travelers on the Highway. This is also the case for the building mounted signage in which case we are requesting an additional 74 square feet of sign face area.

We humbly request that the CDRC approve this request.

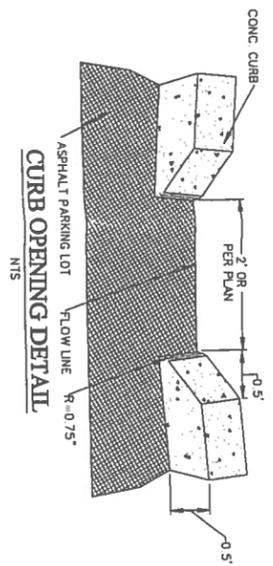
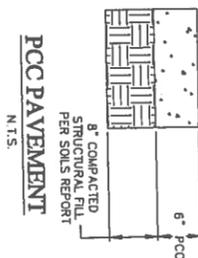
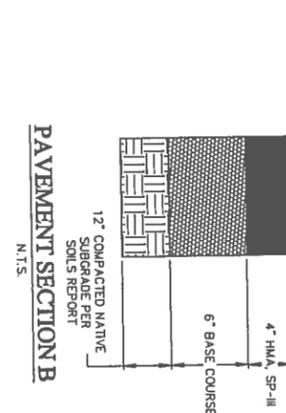
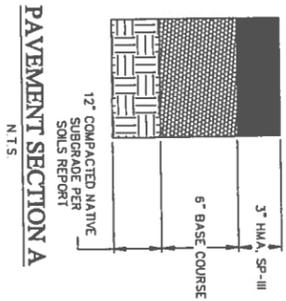
Respectfully submitted,

Craig Calvert
Project Manager

Page 1 of 1



NB-D17

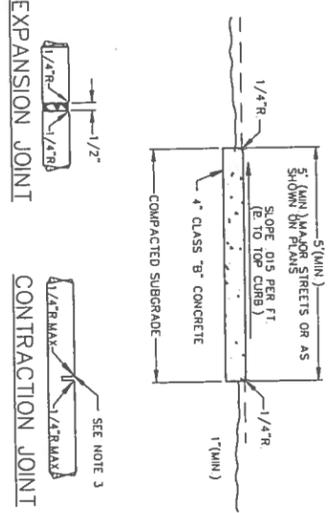


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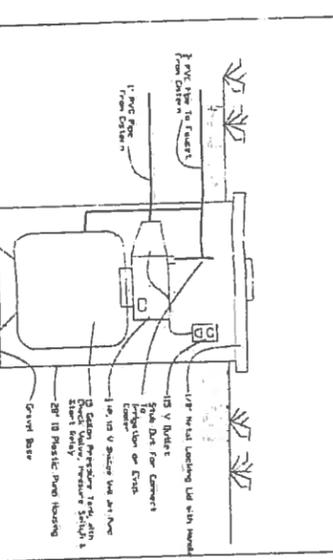
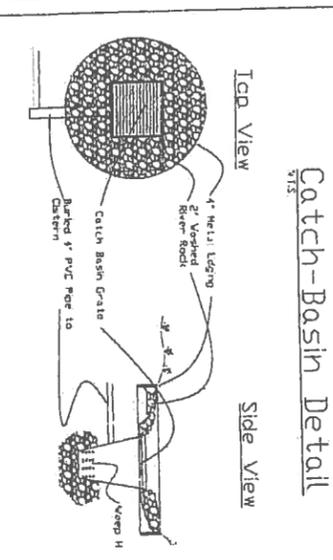
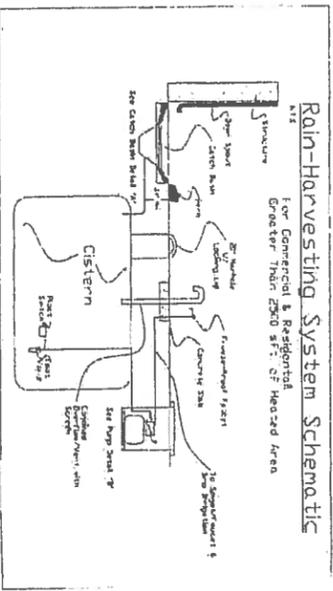
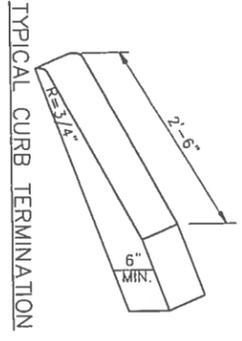
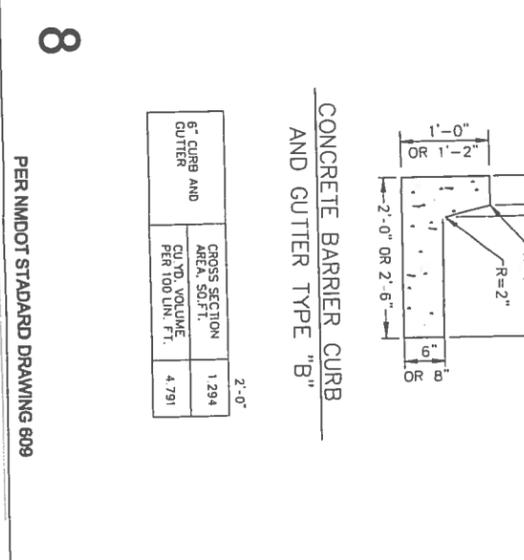
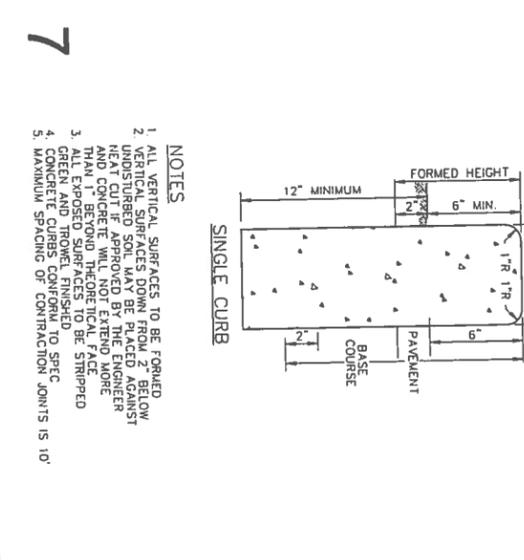
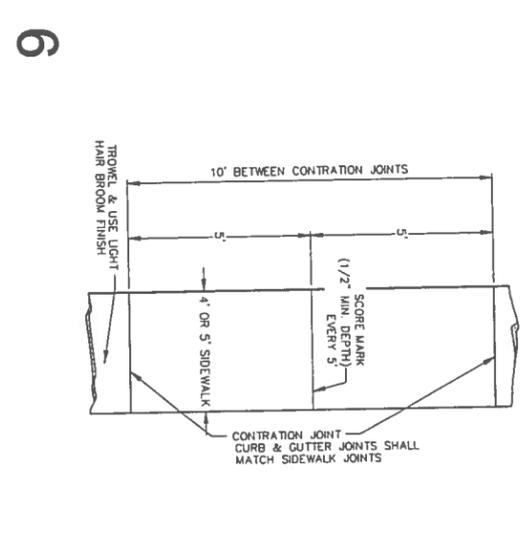
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5

NOTES

1. SIDEWALK CONSTRUCTION SHALL CONFORM TO SPECS
2. EXPANSION JOINTS SHALL BE PLACED AGAINST HEAT CUT OFF APPROVED BY THE ENGINEER AND CONCRETE WILL NOT EXTEND MORE THAN 1' BEYOND THEORETICAL FACE.
3. ALL EXPOSED SURFACES SHALL BE FINISHED TO SPEC.
4. CONCRETE CURBS CONFORM TO SPEC
5. MAXIMUM SPACING OF CONTRACTION JOINTS IS 10'



9

10

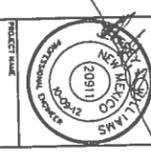
11

12

DETAILS & NOTES

POJOAQUE FAMILY DOLLAR

18094 U.S. 84
POJOAQUE, NM 87506



R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS

646 W. JASPER DRIVE
GILBERT, ARIZONA 85233
PHONE: (480) 424-2352
FAX: (480) 424-2353

JEFFREY L. WILLIAMS, P.E.
PHILIP C. WILLIAMS, P.E., R.L.S.

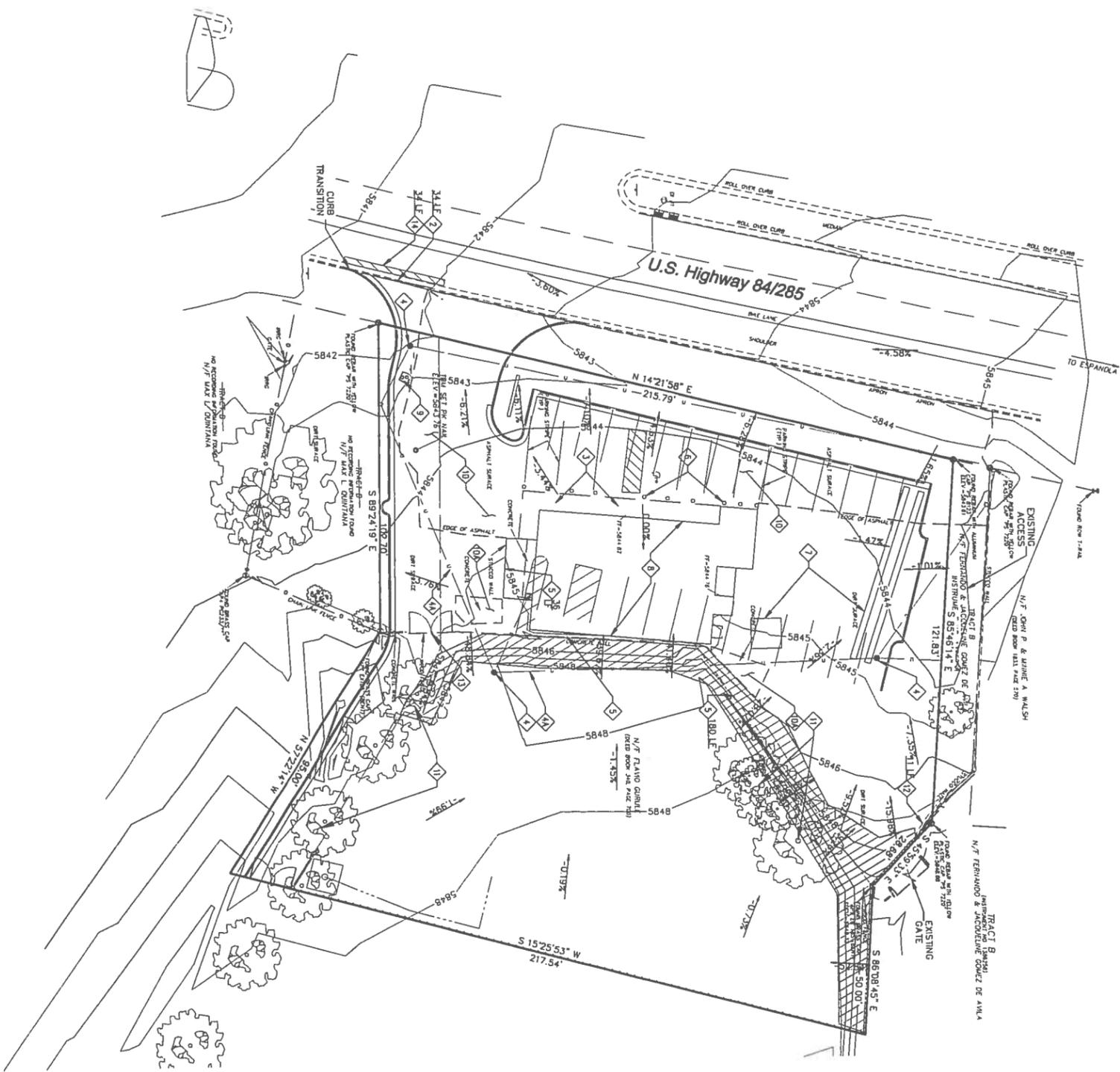
REVISIONS:

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	PCW	ALW	
	ALW		

DT01
SHEET NO.
2/5

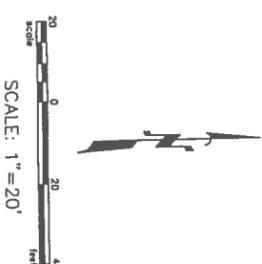
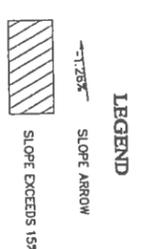
NB-D21

DEMOLITION PLAN / SLOPE ANALYSIS



REMOVAL NOTES	QUANTITY
1 REMOVE EXISTING CURB AND CUTTER, REPLACE WITH DEPRESSED CURB & CUTTER	34 LF
2 REMOVE EXISTING SIDEWALK	
3 RELOCATE EXISTING POWER POLE BY ELECTRIC UTILITY	3 EA
4 OVERHEAD POWER RELOCATED BY ELECTRIC UTILITY	
5 REMOVE CONCRETE WALL	216 LF
6 REMOVE EXISTING BOLLARDS	
7 ABANDON EXISTING SEPTIC SYSTEM AND LEACH FIELD, COMPACT/FLAT ALL WOODS SUITABLE FOR H-20 TRAFFIC LOADING	
8 REMOVE EXISTING BUILDING	1 EA
9 REMOVE AND/OR RELOCATE PHONE BOOTH / COORDINATE WITH PHONE UTILITY COMPANY	1 EA
10 REMOVE EXISTING ASPHALT PAVEMENT	
11 REMOVE EXISTING CONCRETE SLAB	
12 REMOVE TREES	11 LF
13 REMOVE EXISTING STUCCO WALL & WOODEN FENCE	1 EA
14 SALVAGE EXISTING WOODEN GATE AND RELOCATE TO SE CORNER	
15 2' SAWCUT REMOVE AND REPLACE AC PAVEMENT IN KIND	34 LF

SLOPE ANALYSIS:
 SITE AREA (NET): 37,711 SF
 AREA OVER 15% SLOPE: 2,845 SF OR 7.54%
 AREA UNDER 15% SLOPE: 34,866 SF OR 92.46%

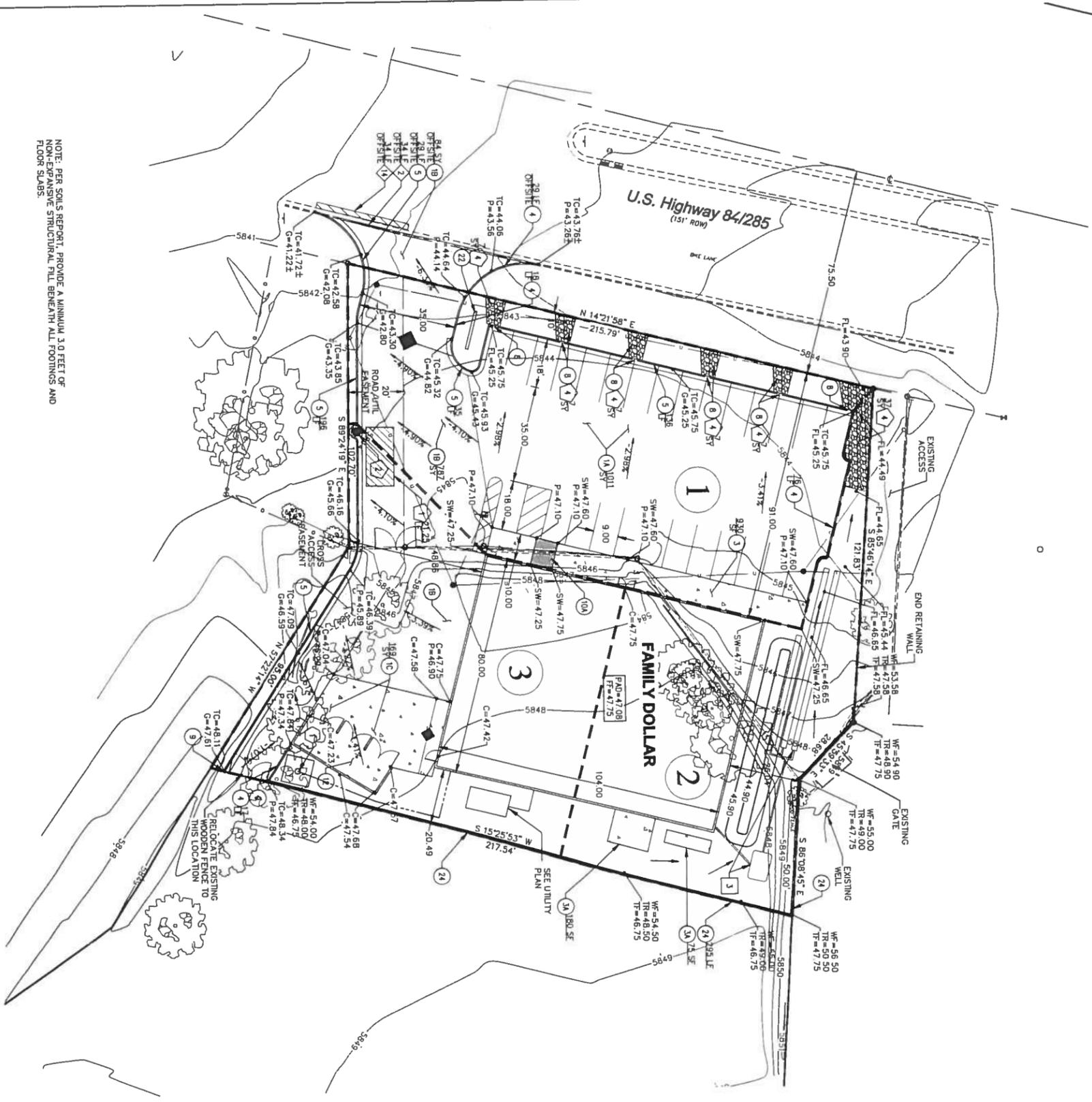


PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

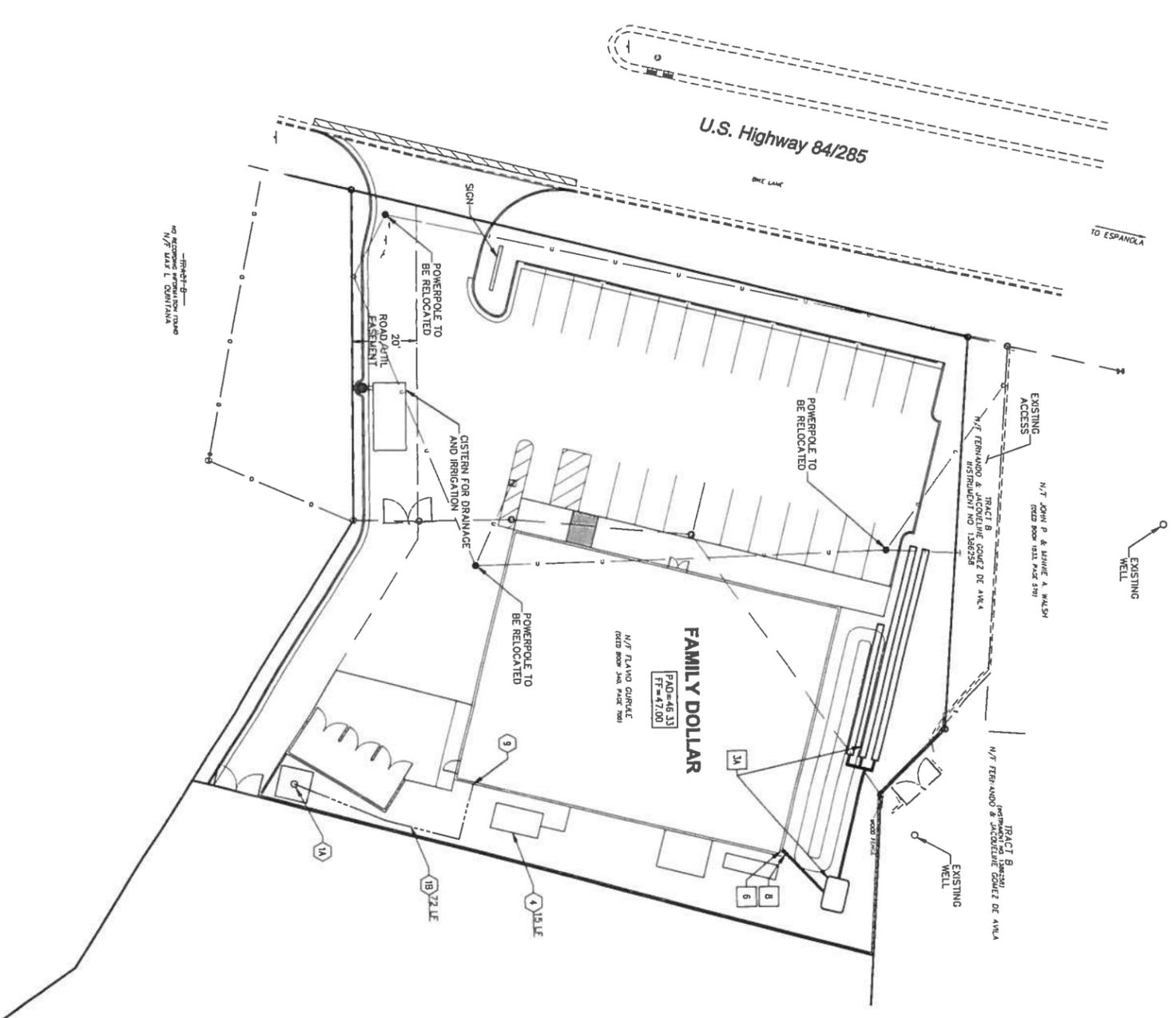
NB-D22

<p>DEMOLITION PLAN</p>	<p>POJOAQUE FAMILY DOLLAR</p> <p>18094 U.S. 84 POJOAQUE, NM 87506</p>		<p>R.B. WILLIAMS & ASSOCIATES, INC.</p> <p>CONSULTING ENGINEERS</p> <p>646 W. JASPER DRIVE GILBERT, ARIZONA, 85235 PHONE: (480) 424-2352 FAX: (480) 424-2353</p> <p>JEFFREY L. WILLIAMS, P.E. PHILIP C. WILLIAMS, P.E., R.L.S.</p>						
<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>DATE: 10/09/12 DESIGN: PCW DRAWN: PCW CHK'D: ALW SUB: 120290.P01.DWG</p>	NO.	DATE	DESCRIPTION				<p>SHEET NO. DP01</p> <p>3/5</p>		
NO.	DATE	DESCRIPTION							

TERRAIN MANAGEMENT / GRADING & DRAINAGE PLAN



PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING



WATER NOTES	
(1A) NEW DOMESTIC WATER WELL / UNDER 1/4 AC-FT PER DAY	1 EA
(1B) 1.5" PVC SCH-40 WATER LINE	72 LF
(4) 8" UGS HOLDING TANK (6540 GAL) FOR FINE PRECIPITATION PER DETAILS 10, 11, 12, SHEET D101.	15 LF
(9) CONNECT TO BUILDING, SEE PLUMBING PLANS	
SEWER NOTES	
3A SEPTIC TANK AND LEACH FIELD PER COUNTY STANDARDS	1 EA
6 CONNECT TO BUILDING, SEE PLUMBING PLANS	1 EA
8 SEWER 2-WAY CLEANOUT PER COUNTY STANDARDS	1 EA

NOTE: NO COMMUNITY WATER SYSTEM IS AVAILABLE FOR THIS SITE. NO COMMUNITY WASTE WATER SYSTEM IS AVAILABLE FOR THIS SITE. SURROUNDING PROPERTIES ARE SERVED BY PRIVATE DOMESTIC WATER WELLS AND SEPTIC SYSTEMS.

WATER HARVESTING:
WATER HARVESTING FOR LANDSCAPE USE IS PROVIDED WITH AN UNDERGROUND CISTERN. SYSTEM LOCATED TO CAPTURE STORM RUNOFF ALONG THE SOUTH DRIVE ANGLE OF THE SITE.

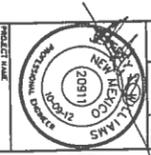
WATER DEMAND:
AVERAGE DAILY DEMAND:
1. THE AVERAGE DAILY DEMAND IS 19,944 GALLONS PER DAY.
2. THE AVERAGE UNACCOUNTED WATER FACTOR IS 0.90
3. THE AVERAGE DAILY DEMAND FOR DOLLAR GENERAL STORE IS THEREFORE:
(0.9) X (19,944) = 17,950 GAL/DAY
MAXIMUM DAILY DEMAND:
1. THE MAXIMUM DAILY DEMAND IS EQUAL TO 1.8 TIMES THE AVERAGE DAILY DEMAND
2. THE MAXIMUM DAILY DEMAND IS THEREFORE:
(1.7950 GAL/DAY/0.9) X (1.8) = 32,309 GAL/DAY
PEAK HOUR DEMAND PER OFFICE UNIT:
1. THE PEAK HOUR DEMAND IS EQUAL TO 1.7 TIMES THE MAXIMUM DAILY DEMAND
2. THE PEAK HOUR DEMAND IS THEREFORE:
(32,309 GAL/DAY) X (0.9) / (24 HOURS) X (1.7) = 38.1 GAL/MIN
TOTAL PEAK HOUR DEMAND: 38.1 GAL/MIN

WASTE WATER CALCULATIONS:
THE PROJECTED WASTEWATER FLOW IS BASED ON FIXTURE COUNT AS FOLLOWS:
TOTAL FIXTURE UNITS CONNECTED = 12.59
DAILY DESIGN FLOW IS 2597.0 GPD/FIXTURE UNIT
TOTAL PROJECTED SEWER FLOW = 12.5 F.U. X 2597.0 GPD/F.U. = 31.3 GPD/F.U. OR
31.3 GPD X 0.15368 CF/10GAL X 1 DAY/24 HR X 1 HR/60 MIN X 1 MIN/60 SEC = 0.0005 CFS

REVISIONS:	
DATE	10/09/12
DESIGN	PCW
DRAWN	PCW
CHK'D	LAW
SLIB	
12029UP01.DWG	
UP01	
SHEET NO	5/5

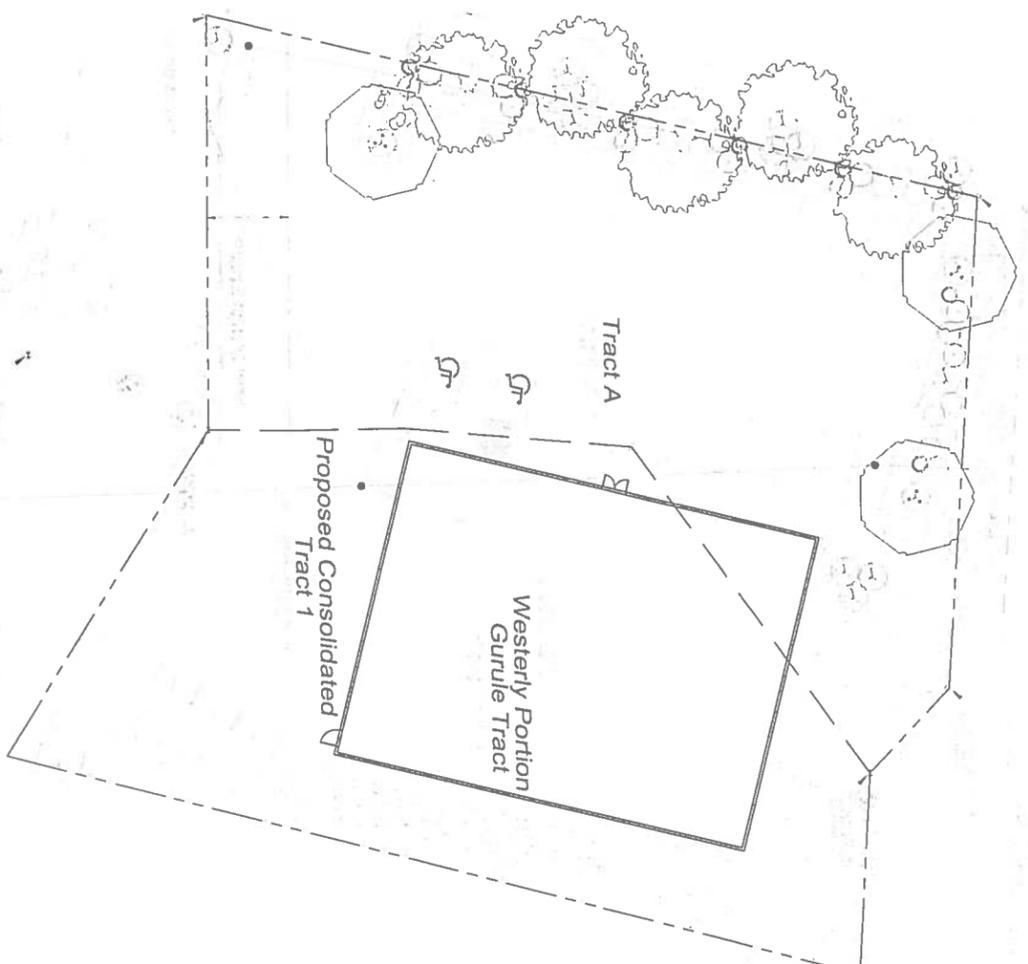
UTILITY PLAN

POJOAQUE FAMILY DOLLAR
18094 U.S. 84
POJOAQUE, NM 87506



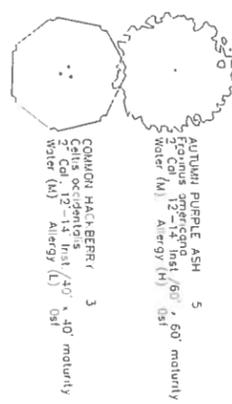
R.B. WILLIAMS & ASSOCIATES, INC.
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JEFFREY L. WILLIAMS, P.E.
PHILIP C. WILLIAMS, P.E., R.L.S.

NB-027



PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.



SHRUBS/LOW VOLTAGE PLANTS

GREEN MOUND JUNIPER 3
Juniperus procumbens 'Meyers Blue' 5' tall x 15" wide at maturity
Water (L+) Allergy (H) 65sf

APACHE PLUME 14
Faluga parviflora 5' tall x 18" wide at maturity
Water (L) Allergy (L) 49sf

THREE-LEAF SILMILAC 6
Rhus trilobata 5' tall x 18" wide at maturity
Water (L+) Allergy (L) 36sf

RUSSIAN SAGE 9
Salvia nemorosa 5' tall x 18" wide at maturity
Water (H) Allergy (L) 36sf

MUGO PINE B
Pinus mugo 5' tall x 12" wide at maturity
Water (H) Allergy (L) 36sf

GROUNDCOVERS

HONEY SUCKLE 15
Lonicera japonica 1' tall x 6" wide at maturity
Water (H) Allergy (L) 144sf
Unstaked-Cover

HARDSCAPES

OVERSIZED GRAVEL & 3 BOULDERS
SALINA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3' DEPTH

• DEVOTES EVERGREEN PLANT MATERIAL

LANDSCAPE NOTES

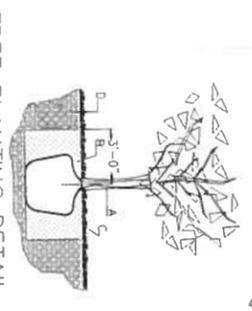
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a long, healthy, and attractive condition. Water management is the sole responsibility of the Property Owner. In general, water conservative, environmentally sound landscape principles will be followed in design and installation. Brown Gravel over Filter Fabric to a minimum depth of 3" shall be provided in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES

Irrigation shall be a complete underground system with trees to receive 1" (100mm) spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, panned in place. (100mm spiral shall have emitters to drip and flow of 6 gph. Shrubs to receive (2) 10 GPH drippers caps at each end. Trees and shrubs shall be on separate valves. Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be controlled in the field. Irrigation will be operated by automatic controller.

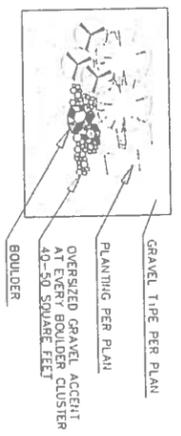
Location of controller to be field determined and power source for irrigation maintenance shall be the responsibility of the Property Owner. Water and power source shall be the responsibility of the Developer/Builder.



TREE PLANTING DETAIL

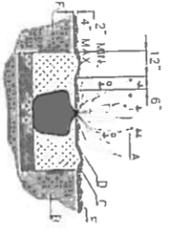
GENERAL NOTES

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING
2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG. THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE SIGHTED. THIS LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT
4. PRIOR TO BACKFILLING ALL BURAPS SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL CONSTRUCTION NOTES



GRAVEL ACCENT DETAIL

- GRAVEL TYPE PER PLAN
- PLANTING PER PLAN
- OVERSIZED GRAVEL ACCENT AT EVERY BOULDER CLUSTER
- 40-50 SQUARE FEET
- BOULDER



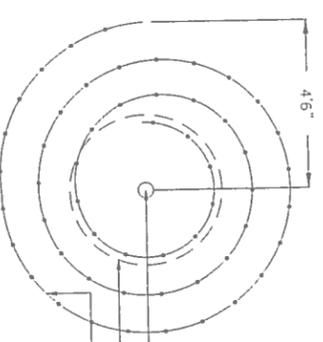
SHRUB PLANTING DETAIL

GENERAL NOTES

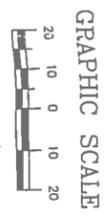
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT

CONSTRUCTION NOTES

- A. SHRUB
- B. BACKFILL WITH EXISTING SOIL
- C. EARTH BERM AROUND WATER RETENTION BASIN
- D. 3" DEPTH OF GRAVEL MULCH
- E. FISH GRADE
- F. UNDISTURBED SOIL



Netspim Spiral Detail



GRAPHIC SCALE



LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edin N.E.
Albuquerque, NM 87114
Ph. (505) 898-9690
Fax. (505) 898-7737
cmhilltop@hilltoplandscaping.com
www.hilltoplandscaping.com

Family Dollar Store
104' X 80' Prototype
US Highway 84-285
Pojoaque, New Mexico

Preliminary,
Not For
Construction

4700 Llanola N.E. Suite 111
Albuquerque, N.M. 87109
Phone: (505) 247-0000
Fax: (505) 247-0201

Project Number	1229
Drawn By	Checked
Issued Date	September, 2012

NB-D25

L1

FIXTURE SCHEDULE						
A	LIGHTING SCIENCE LSG WP CW UP SM BZ EXTERIOR LED WALL PACK.	1 LIGHT ENGINE 77 OH LEDS 6500K 3340 LUMENS	1	60	120	WALL BRACKET
B	LITHONIA OSXV LED 1 30870040K SFI4 MVOLT DOBXD EXTERIOR LED WALL PACK.	1 LIGHT ENGINE 65 OH LEDS 4000K 5585 LUMENS	1	74	120	WALL BRACKET
S1	LITHONIA - KSFI 320M 20C R4W 4C	1 METAL HALIDE	1	320	208	20' POLE MOUNTED

LIGHTING NOTE:
 CONTRACTOR SHALL PURCHASE LIGHT FIXTURES THROUGH A NATIONAL ACCOUNT PROGRAM. CONTRACTOR SHALL CONTACT DEREK MILLER WITH EDI ELECTRICAL DISTRIBUTORS, INC.) @ 704-372-3040 FOR INFORMATION REGARDING THIS PROGRAM.

SHEET KEYNOTES

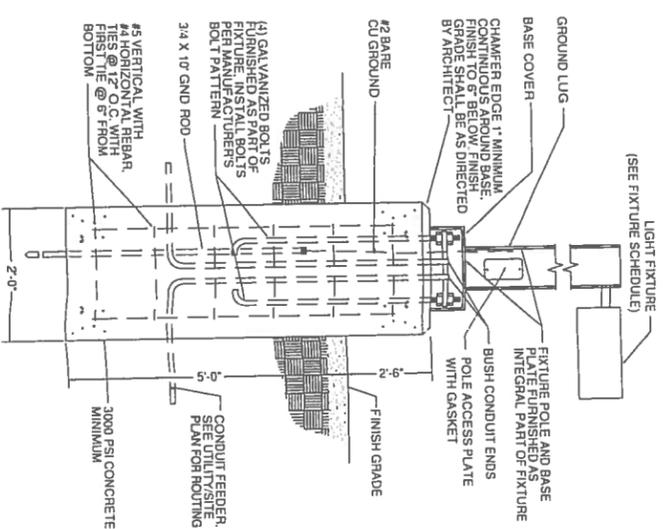
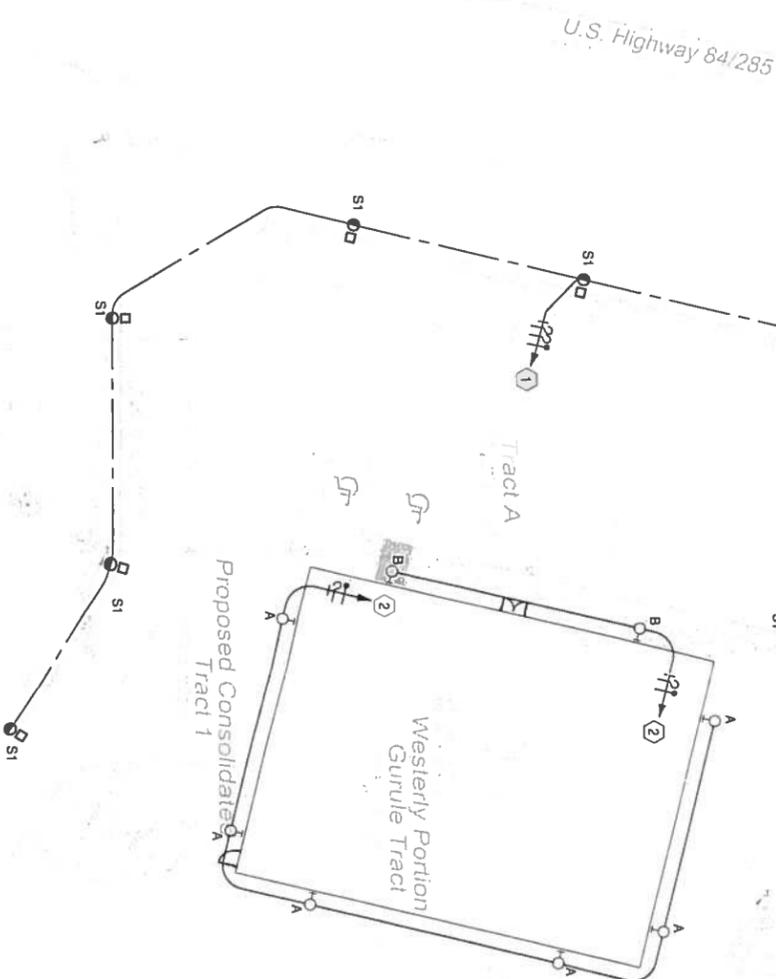
1. EXTEND THE SITE LIGHTING BRANCH CIRCUIT THROUGH THE RESPECTIVE ELECTRICAL PANEL LOCATED ADJACENT TO PANEL. PROVIDE MINIMUM #10 CONDUITS IN MINIMUM 1" x 2" BELOW FINISH GRADE.
2. WALL PACKS EXTEND LIGHTING BRANCH CIRCUIT THROUGH THE RESPECTIVE LIGHTING CONTRACTOR LOCATED ADJACENT TO PANEL.

GENERAL NOTES

1. THE CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMMUNICATIONS DEPARTMENT TO IDENTIFY ALL UTILITIES AND PROVIDE TO ROUNDOFF OF ELECTRICAL PANELS AND UNDERGROUND CONDUIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL TRENSHING, BACKFILL AND COMPACTION OF ELECTRICAL TRENCHES. PROVIDE RESPECTIVE SEPARATION BETWEEN ELECTRICAL AND COMMUNICATION CABLES VERIFY WITH RESPECTIVE UTILITY COMPANIES AND COMPANY AS REQUIRED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE EASEMENT RIGHTS AND LOCATION OF EASEMENTS WITH UTILITY COMPANIES.
4. SPECIFIC REQUIREMENTS FOR ELECTRICAL SERVICE SHALL BE PER LOCAL UTILITY RULES AND REGULATIONS AND STANDARD DRAWINGS.
5. SPECIFIC REQUIREMENTS FOR TELEPHONE SERVICE SHALL BE PER COMMUNICATIONS RULES AND REGULATIONS AND SHALL INCLUDE THE FOLLOWING:
 - A) PROVIDE ALL TRENSHING, BACKFILL AND COMPACTION FOR TELEPHONE SERVICE.
 - B) PROVIDE TRENCH SHALL BE MINIMUM 48" DEEP. COORDINATE WITH POWER AND CABLE TV REQUIREMENTS.
 - C) PROVIDE RUN POINT OF PRESENCE W/POB SHALL BE LOCATED AS INDICATED ON DRAWING. ALL TRENCHES SHALL BE 18" X 18" X 36" TELEPHONE TELEWOOD BACKBOARD AND 16 COPPER GROUND.
 - D) SERVICE ENTRANCE CONDUITS SHALL CONSIST OF TWO (2) 4" PVC CONDUITS AND SHALL BE STUBBED AT THE LOCATION AS INDICATED ON THE PLANS.
 - E) CONDUITS SHALL BE TERMINATED A MINIMUM OF 6" ABOVE FINISH GRADE.
 - F) THE CONTRACTOR SHALL COORDINATE WITH COMMUNICATIONS PROVIDER PRIOR TO BID AND PRIOR TO FOUROUN AND SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE COMMUNICATIONS SERVICE GUIDE.
 - G) SPECIFIC REQUIREMENTS FOR CABLE TV SERVICE SHALL BE PER CABLE PROVIDER RULES AND REGULATIONS AND SHALL INCLUDE THE FOLLOWING:
 - A) PROVIDE ALL TRENSHING, BACKFILL AND COMPACTION FOR CABLE TV SERVICE.
 - B) PROVIDE TRENCH SHALL BE MINIMUM 48" DEEP. COORDINATE WITH POWER AND TELEPHONE REQUIREMENTS.
 - C) THE CONTRACTOR SHALL COORDINATE WITH CABLE PROVIDER PRIOR TO BID AND PRIOR TO FOUROUN AND SHALL COMPLY WITH ALL RULES AND REGULATIONS.
 - H) LABEL ALL EXTERIOR LIGHTING CONTACTS WITH ENGRAVED METAL TAGS INDICATING EXTERIOR LIGHTING CONTROLLED AND CIRCUIT NUMBER EXTENDING THROUGH THE CONTRACTOR. METAL TAGS SHALL HAVE A MINIMUM OF 5" HIGH WHITE LETTERS ON BLACK BACKGROUND.
7. ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE STATE OF NEW MEXICO DARK SKIES ENFORCEMENT ACT.
8. LABEL ALL EXTERIOR LIGHTING CONTACTS WITH ENGRAVED METAL TAGS INDICATING EXTERIOR LIGHTING CONTROLLED AND CIRCUIT NUMBER EXTENDING THROUGH THE CONTRACTOR. METAL TAGS SHALL HAVE A MINIMUM OF 5" HIGH WHITE LETTERS ON BLACK BACKGROUND.



1 ELECTRICAL SITE PLAN



2 POLE BASE DETAIL

Project Number	1229
Drawn By	
Checked	
Issue Date	September, 2012
ELECTRICAL SITE PLAN	

ES101

Scale: AS SHOWN

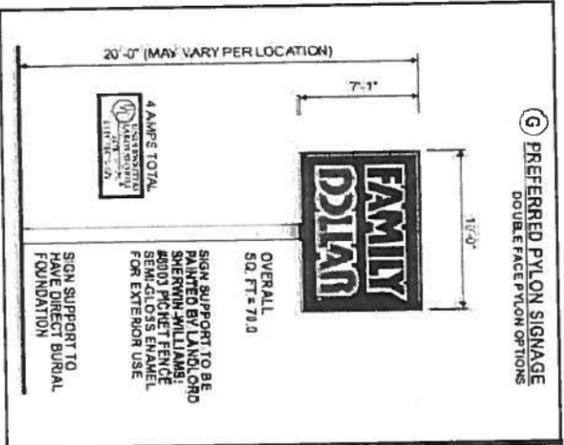
Family Dollar Store
 104' X 80' Prototype
 US Highway 84-285
 Pojoaque, New Mexico

A C ENGINEERING
 ENTERPRISES, LLC
 120 Also Drive, SE
 Albuquerque, New Mexico 87108
 Phone 505.842.5187
 Facsimile 505.842.5197

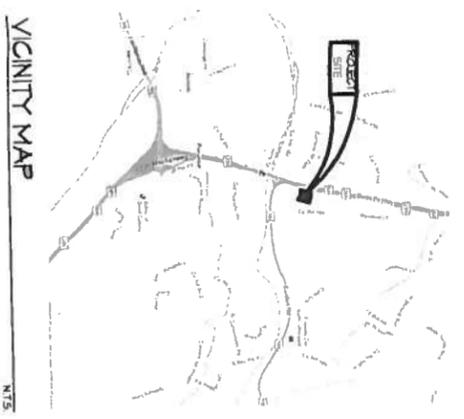
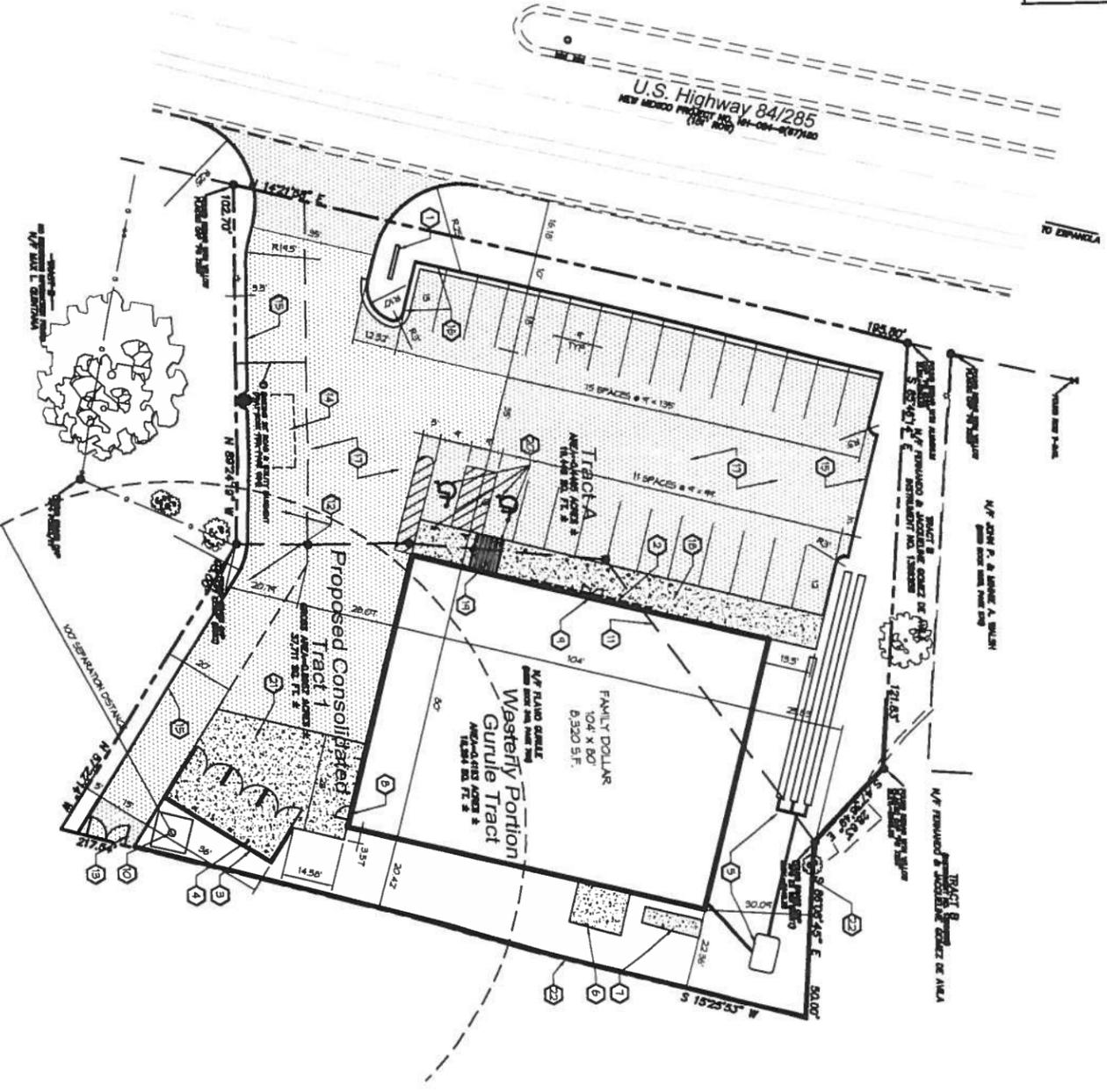
Construction
 P
 Darren Sowell
 ARCHITECTS
 4700 Lusk NE, Ste 411
 Albuquerque, NM 87110
 Phone (505) 343-6300
 Fax (505) 343-6301

NB-D 26

G PREFERRED PYLON SIGNAGE
DOUBLE FACE PYLON OPTIONS



A PREFERRED BUILDING SIGNAGE
AT LINEAR CORNERS
W/ 5' x 5' MEDALLION



SITE DATA:

LOCAL JURISDICTION: PROPOSED CONSOLIDATED TRACT
ADDRESS: 18094 US HWY 285
CURRENT ZONING: POJOAQUE VALLEY TRADITIONAL MEDIUM-DENSITY (PMU)
PROPERTY AREA: 97,111 SF (0.667 ACRES)
BUILDING AREA: 8,320 SF
BUILDING COVERAGE PERCENTAGE: 23%
PERMITS:
REQUIRED - SMALL RETAIL CENTER
1 SPACE PER EMPLOYEE PLUS 1 SPACE PER 400 SF;
1,820,400 ÷ 211 × 1.25 REQUIRED SPACES
TOTAL: 25
PROVIDED: 25
ADA ACCESSIBLE SPACES: 25
LANDSCAPE AREA: 9,340 SF
SITE LANDSCAPE AREA: 2,360 SF
TOTAL AREA: 11,700 SF
LANDSCAPE PERCENTAGE: 81%

GENERAL NOTES:

A. SEE CIVIL DRAWINGS FOR GRADING & DRAINAGE PLAN.
B. SEE CIVIL DRAWINGS FOR SITE UTILITY PLAN.

KEYED NOTES: O

1. FAMILY DOLLAR PYLON SIGN TYPE 'G'. SEE ELEVATION THIS SHEET.
2. FAMILY DOLLAR BUILDING SIGN TYPE 'X'. SEE ELEVATION THIS SHEET.
3. CHAIN LINK ENCLOSURE WITH 3 DAMPERS.
4. 2 BOLLARDS PER DAMPER. TOTAL OF 6.
5. NEW SERTON STITCHED AND LUXE FIELD.
6. NEW CONCRETE PAD FOR HVAC UNITS.
7. NEW CONCRETE PAD FOR CONDENSERS.
8. DELIVERY DOOR.
9. ENTRY DOORS.
10. NEW WELL LOCATION.
11. PROPERTY LINE TO BE ADVANCED BY PLAT.
12. EXISTING 30' ACCESS AND UTILITY EASEMENT TO BE EXTENDED.
13. NEW ONE RELOCATED GRADED ACCESS TO ADJACENT PROPERTY.
14. NEW IMPROVED AND 12,500 GALLON CAPACITY FOR STORAGE WATER INFESTING.
15. NEW CONCRETE HENDER CURB.
16. NEW CONCRETE CURB & GUTTER.
17. NEW ASPHALT PAVING.
18. NEW CONCRETE SIDEWALK.
19. NEW CONCRETE SIDEWALK RAMP.
20. NEW ACCESSIBLE PARKING SYMBOL & PARKING SIGN.
21. NEW CONCRETE PAVING AT DELIVERY AND SERVICE AREA.
22. NEW CONCRETE RETAINING WALL WITH 6' ORANGE WOODEN FENCE.

IDSIA
Darren Sowell
ARCHITECTS
4700 Linnell NE, Suite 111
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Fax: (505) 342-6201



Preliminary,
Not For
Construction

Family Dollar Store
104' X 80' Prototype
18094 US Highway 84-285
Pojoaque, New Mexico

Project Number	1225
Drawn By	AS
Checked By	AS
Date	October 4, 2012
ARCHITECTURAL SITE & SIGNAGE PLAN	
Scale	AS SHOWN

AS101

NBD027



12.5 Density and Dimensional Standards

The following density and dimensional standards apply in the PVTC District.

Commentary: The density and dimensional standards set forth in this section are not a guarantee that stated development density and intensities can be attained. Other factors—water and other public facility availability, infrastructure capacity, building layout, physical limitations, and parking configuration to name a few—may have the effect of limiting development intensity more than the stated standards.

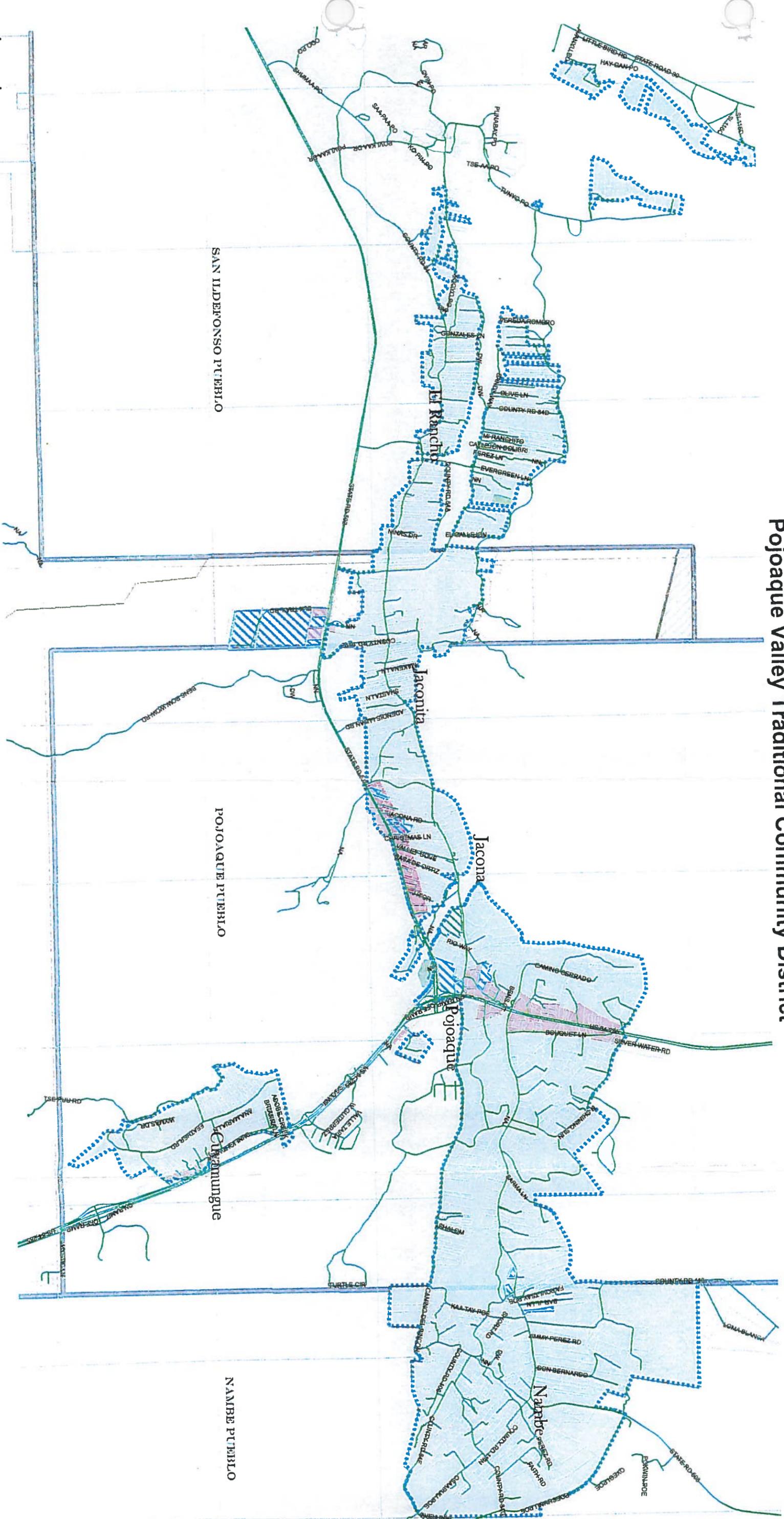
PVTC District Density and Dimensional Standards														
Sub Districts	Minimum Lot Area/Principal Use (acres)						Max Lot Coverage (%)		Max. Height (ft)			Min. Setbacks (ft) (1-Residential and Nonresidential Uses)		
	Base Density/Intensity	Non Res Uses	Water Res Cons.	Long Term Water	Community Services	Both W&S	Residential Uses	Non Res Uses	Residential Uses	Non Res Uses	Front & Street Side	Interior Side	Req.	
Residential	.75	.75			.75	.75	.33		24	24	24	0	5	5
Mixed Use	.75	.75			.75	.75	.33	40	24	24	24	0	5	5

Note:
 1) Setbacks shall be measured from the property line, unless the property line is within a road easement, in which case the setback shall be measured from the interior edge of the road easement.



NB-D 29

Attachment A: Pojoaque Valley Traditional Community District



- Legend**
- Roads
 - BLM
 - State Land
 - Pueblo Land

- Pojoaque Valley Traditional District Boundary
- Pojoaque Valley Traditional Residential Parcels
- Jacona Land Grant

- Pojoaque Valley Traditional Mixed-Use
- Institutional
- Community Open Space
- SFC Open Space

1:36,000

 1 inch equals 0.57 miles

This information is for reference only. Santa Fe County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy.

NOTE: Pueblo Lands contain Private Claims



- 3) create a buffer or screen for storage or parking areas; and
- 4) take advantage of solar gain in winter months. See also the setback requirements set forth in Section 4, Design Standards.

c. Parking Lot Location.

- 1) to the rear or side of buildings (or both); and
- 2) to encourage pedestrian safety and convenience.

d. Terrain Management

All development of a lot, tract or parcel shall be done in accordance with Article VII, Section 3 of this Code.

History: 1980 Comp. 1980-6. Section 4.4.3 was amended by County Ordinance 1990-11 adding all new material for site planning standards.

4.4.4 Development and Design Standards

a. Screening

Outdoor storage, parking and loading areas which are visible from public roads or from abutting public lands or residential areas shall be screened. Such screening may be landscaping, walls, fencing, building placement, berms, or any combination thereof. For landscaping plans and standards relating to screening see Sub-section f.

b. Buffer Zones and Setbacks

- 1) Proposed non-residential districts or uses that adjoin parcels on which dwellings are located within 100 feet of the property line adjacent to the parcel on which the use is to be located shall be set back 100 feet from the property line in major or community center districts and 25 feet in local or small scale districts. The 100' setback area may be used to meet the off-street parking requirement of Section 9 of Article III except that no parking may be provided within twenty five (25) feet of the property line in Major and Community Center Districts and five (5) feet from property lines in Local and Small Scale Districts. In the setback area, existing vegetation shall be preserved and natural topographic features, planting, building placement, walls, fencing, earth berms or landscaping or any combination thereof, shall be used to keep buildings, parking or outdoor storage unobtrusive.
- 2) Alternatives to the 100 foot setback are specified in Article V, Section 8.1.4 e. 1-5.
- 3) Side and rear yard setbacks shall apply only to lots at the edge of a non-residential district. Zero lot lines (no setback) for building placement may be allowed, if fire resistive construction between buildings is provided directly adjacent or adjoining on interior property lines.

c. Maximum Height

Structures shall be limited to a maximum height of thirty six (36) feet from the highest point of the surface of the ground at the perimeter of the structure in Major or Community Center Districts and to twenty four (24) feet in height in Neighborhood or Local Center Districts.

d. Parking

Compliance with the parking standards set forth in Article III, Section 9, is required.



- e. Maximum Lot Coverage
Maximum lot coverage for all structures for any development shall not exceed thirty percent (30%) in major or community center districts or twenty percent (20%) in neighborhood or small scale center districts.

f. Landscaping

4.4.4 f. 1) Purpose and Intent

Landscaping treatments are applicable to all development for the following purposes:

- (a) To assure that new development creates an amenity and improves and enhances the visual quality of an area;
- (b) To buffer or screen visually unattractive land uses from roadways and residential areas;
- (c) To shade, cool and define large parking areas;
- (d) To define the separate function of thoroughfares and other land uses;
- (e) To minimize erosion, dust and slope instability;
- (f) To assure that landscape treatment and improvements are designed, installed and maintained so that they conform to submitted plans or master plans for landscaping;
- (g) To preserve both native vegetation and landscapes and to protect the visual and structural integrity of hillsides or steep or mountainous areas from the effects of development by revegetation of disturbed areas; and
- (h) To promote conservation of water through the use of drought tolerant plant materials and xeriscape techniques.

4.4.4 f. 2) The landscaping requirements of this Code are cumulative; applicants shall meet:

- the standards for minimum area on a development site (Sections 4.4.4 f 4, 9, and 10); plus
- any required road frontage area (Article III, Sections 4.4.4 f 10 and 13 and Article V, Sections 8.1.4); plus
- landscaping for parking lots (Sections 4.4.4 f 11), plus
- landscaping for drainage ponding areas (Article VII, Section 3.4.6 f); and
- revegetation (Article VII, Section 3.4.5), except where specific substitutions or adjustments are provided for in these regulations.

4.4.4 f. 3) Native Vegetation: Preservation

(a) Intent

It is the intent of the Code to protect and retain native vegetation and landscapes for all development. Native trees, shrubs and other natural vegetation stabilize steep slopes, retain moisture, prevent erosion, provide habitat for wildlife, play a role in the prevention of air and noise pollution and enhance natural scenic qualities.

(b) Limitations on grading and clearing

- (1) Grading shall be limited to the development site within the Buildable Area on a lot or tract
- (2) Clearing of existing native vegetation shall be limited to approved development sites. No significant tree may be removed from slopes greater than thirty percent (30%).

- (3) Cleared or graded areas which are not built on and cut and fill areas shall be revegetated to the approximate original density and type of vegetation existing prior to disturbance. Areas to be used for recreation or park landscaping or rural agricultural uses shall be excluded from this requirement.
 - (4) Any transplantable tree that will be displaced by construction shall be the primary source of new vegetation required for screening, buffering or other landscaping purposes. (See Appendix 3.C, incorporated by reference herein for tree preservation and transplanting guidelines.)
 - (5) Native trees, shrubs and landscape shall be retained within any designated landscape areas set aside for buffers; retention of the natural vegetation will reduce the requirement for new planting. Native trees which are to be preserved on a development site shall be protected during construction from such hazards as damage by vehicles and equipment compaction of soils, and spills of contaminants by temporary fences or barricades erected at the perimeter of the critical root zone. Permanent installation of such techniques as retaining walls, terracing and tree wells with drainage shall be used to protect trees in areas where significant grade changes are approved.
- 4.4.4 f. 4) Landscaping Plan
- A landscaping plan is required for all new development and shall be presented for review with either the master plan or the preliminary development plan and shall contain the following information:
- (a) a landscaping map drafted to scale describing the lot(s) or parcel(s), the development site, proposed structures and other development, the designated landscape areas, including revegetation areas; private gardens are not included;
 - (b) within the designated landscape areas, including revegetation areas, the plan shall locate and label:
 - (1) existing vegetation which will be retained by type and size;
 - (2) existing vegetation which will be transplanted, or removed by type and size; and
 - (3) location, type, and size of plants to be installed;
 - (c) all plant material to be retained or installed shall be located and labeled, footprinted according to the spread of the plants at maturity;
 - (d) a list of the type and number of plants to be retained and installed, with common and botanical names, showing the existing size of specific trees and plants by approximate width of canopy, spread and caliper or gallon size at time of planting and the size of the plant material at maturity in height and width;
 - (e) methods and details for protecting existing vegetation during construction;
 - (f) the location and quantity of all other materials to be used as part of the landscape treatment; planting and installation details as necessary to show conformance with all standards;
 - (g) a description of the proposed system of irrigation including the use of on-site storm water collection, drip irrigation, recycled water or other systems;
 - (h) methods for protecting required landscaping from damage by automobiles and run off containing salts from paved areas;
 - (i) the purpose of each plant material to be used, e.g., for screening, ornament, shade or other purpose;

- (j) a description of proposed structures or other buffering devices, such as walls, fences or earth berms, including location, height, building materials and/or exterior finish treatment which are part of the landscape treatment;
- (k) a water use budget which includes the type of vegetation, the type of irrigation system (drip, flood, or sprinkler), the area in square feet that will be planted in each type of vegetation and the irrigation application requirement in gallons per square foot per year, for each type of vegetation. See Landscape Irrigation Requirements in New Mexico, New Mexico State Engineer's Office.
- (l) an estimate of the cost of installation of the landscape materials; and
- (m) the landscaping plan submitted with the preliminary development plan for an individual use shall be in conformance with the approved master plan for landscaping;
- (n) Landscape areas shall be designated only on the development site within the Buildable Area of the lot and shown on the development plan and where applicable, the plat.

4.4.4 f. 5)

Landscaping Design Standards

All landscaping shall meet the following requirements:

- (a) Proposed landscaping plans shall promote water conservation, provide planting materials that are appropriate to the growing conditions of the site, and provide buffers and landscaped areas which are proportionate to the area and height of the proposed development.
- (b) Native vegetation shall be protected pursuant to the standards of Section 4.4.4 f. 3.
- (c) Landscaped areas shall be a minimum of ten percent (10%) of the approved development site. Limitations may be placed on the maximum landscaped area in order to meet water conservation requirements.
- (d) Pedestrian, bike or equestrian pathways or trails are allowed within landscaped areas on street frontages provided that no plant material is eliminated and the total width of the buffer is maintained.
- (e) Parking, loading and outdoor storage are prohibited within a landscaped area.

4.4.4 f. 6)

Xeriscape Principles: Water requirements shall be reduced by:

- (a) Native vegetation or introduced vegetation that is freeze or and drought resistant shall be used for new landscaping in an effort to conserve water use once the plants are established. Botanical materials shall be chosen so they fit within the water budget or water use plans for the development. Plant materials, their size at maturity, how they can be used, their water use and other information is listed in Appendix 3. C, and incorporated by reference herein.
- (b) Limiting the amount of lawn grass areas:
 - (1) Lawn or turf areas shall be limited to no more than twenty-five percent (25%) of landscaped areas. Areas dedicated to recreational playfields or to the production of food crops such as vegetable gardens or orchards are not included.
 - (2) Lawn areas shall not be planted in strips eight feet (8') wide or less.
- (c) Xeriscape principles shall be followed in the design, installation and maintenance of landscaping, pursuant to Appendix 3. C, and incorporated by reference herein.

4.4.4 f. 7)

Planting Standards:

- (a) A minimum of seventy five percent (75%) of an area designated for landscaping shall be developed with living plant materials including areas seeded with grasses and flowers. See references in Appendix 3 C for information and recommendations on use of water efficient planting.
- (b) Designated landscape areas or buffer zones shall be planted according to a ratio of one tree at a minimum height at maturity of twenty-four feet (24') for each five hundred (500) square feet, and one shrub of a minimum height and spread at maturity of four feet (4') for each sixteen (16) square feet.
 - (1) Where the required buffer is five hundred (500) square feet or less (for small parcels only) a minimum of two (2) trees shall be planted.
 - (2) Larger trees are required for large parking lots and buildings: see Subsections 4.4.4 f. 11 and 12.
- (c) Non-vegetative landscape materials may include gravel, rock and bark mulch. Walls, fences and berms are types of non-vegetative landscape structures which may be incorporated into landscape areas pursuant to these standards.

4.4.4 f. 8)

Adjustments

Minor adjustments to the landscape standards may be permitted in accordance with this subsection, subject to the approval of the Code Administrator pursuant to a site visit and provided that the modifications shall not be inconsistent with the purposes of this Section.

- (a) Adjustments will be considered for existing heavily vegetated areas or for plant materials with varying characteristics provided that:
 - (1) The ratio of living plant material to inorganic material is maintained at seventy-five percent (75%) living materials to twenty-five percent (25%) inorganic materials; and
 - (2) The living plant material is installed so as to provide a continuous visual screen or may be planted in drifts or clumps with pockets of open areas providing the sense of continuity with the street edge is maintained; and
 - (3) screening of cuts or retaining walls in steep slopes from public rights of way is maintained.
- (b) Additional trees meeting minimum planting standards may be substituted for shrubs in rural locations or where water restrictions are severe, provided that the buffering or screening function is maintained; each additional tree may substitute for fifteen (15) shrubs.
- (c) Adjustments of up to fifty percent (50%) to the width of the Road Frontage landscape area (See Section 4.4.4 f. 10) will be considered where a four foot (4') high masonry wall or a six foot (6') high opaque fence or earth berm is constructed.
- (d) Plant materials required for screening of cuts, fills or retaining walls in areas of steep terrain may not be adjusted.
- (e) In other areas, the ratio of living plant materials may be reduced by fifty percent (50%) where the landscape treatment includes walls, fences or berms. Walls or fences should be located in the landscape area to accommodate the installation of the living plant materials.
- (f) Minor design adjustments may be made to the designated landscape areas on the development site to accommodate solar access for solar design as long as the substance of landscape standards for screening and buffering are met.

4.4.4 f. 9)

Buffering and Revegetation for Ridgetops and Development Sites with a Natural Slope of fifteen percent (15%) or greater

Any cut slope greater than four feet (4') in height or with a grade of two and one half to one (2.5:1) or steeper, retaining walls and erosion control structures and the facades of any building visible from a public way shall be screened or otherwise landscaped as follows:

- (a) A minimum of fifty percent (50%) of the visible portion of a facade or retaining wall shall be screened; trees shall be planted or retained within fifteen feet (15') of all retaining walls to be screened and in an area no less than twenty-five feet (25') and no more than fifty feet (50') from any facade to be screened;
- (b) Trees shall be planted on the downhill side of road cuts and of fill areas. Cuts and fills may be required to be terraced and planted in order to provide screening and slope stabilization;
- (c) Top soil shall be removed and stockpiled for later use in re-vegetation of the disturbed areas;
- (d) New vegetation (trees and seeded areas) shall approximate existing vegetation in type, density, and natural pattern of occurrence on the lot; density shall be determined by an inventory of existing vegetation within the development site prior to grading;
- (e) Density in landscape and revegetation areas shall approximate the density of vegetation prior to disturbance; in no case shall density in landscape and revegetation areas be less than one (1) tree per one thousand (1000) square feet of designated area;
- (f) New trees shall be spaced at a distance equal to the the average diameter of the spread of the crown of the typical mature specimen of the species planted under similar growing conditions;
- (g) New trees shall be a minimum of six feet (6') in height, which, at maturity, will approximate the height of existing native trees and be as tall as the cut and fill or structure to be screened;
- (h) Seeded areas shall be protected by accepted horticultural practices to assure germination. See Appendix 3. C, incorporated by reference herein.
- (i) Seeding or planting may be delayed for the optimum germination or planting season, provided such delay is conditioned on the development permit and bonding or other financial warranty is secured.
- (j) Designated landscape areas for screening on ridgetops and steep terrain may be included in the minimum 10% development site landscape area required pursuant to Section 4.4.4 f. 5.

4.4.4 f. 10)

Landscaping for Road Frontage Areas

- (a) The width of landscape areas between the street or road right of way and any developed areas of a parcel shall be as follows:
 - Highways or Arterials - 25 feet
 - Collector or Local - 10 feet
- (b) Upon approval of the governmental agency responsible for the maintenance of the adjoining roadway, any public right-of-way between the front property line and the street may be landscaped and maintained by the property owner retaining native materials or using grass, groundcovers, or low growing shrubs having a maximum mature height exceeding two (2) feet, or be treated with a non-vegetative cover such as bark mulch or gravel. Where appropriate, such areas may be considered as part of the width of landscape areas as set forth in Section 4.4.4 f. 10 (a).

- (c) Living plant materials installed in areas designated for landscaping on road frontages shall be planted so as to create the appearance of a continuous edge occasionally punctuated with dissimilar materials.
- (d) In order to avoid a tunneling effect where a development borders on a highway or arterial street or road for more than one thousand (1000) feet, developers or builders shall vary the masonry structures, fences or walls with living plants.

4.4.4 f. 11) Landscaping for Parking Lots

- (a) Except as otherwise provided in this Section f. perimeter landscape screening providing a visual buffer is required in the following circumstances:
 - (1) along the front for parking lots with more than ten (10) parking spaces or four thousand (4,000) square feet, which ever is less; and
 - (2) along the front, side and rear property lines, as applicable, where parking is located within twenty five (25) feet of a property line adjoining residential uses. Standards for landscaping the front of the lot are set forth in Section 4.4.4 f. 10, Standards for side lot landscaping are set forth in Section 4.4.4 f. 13.
- (b) Interior landscaping is required for parking lots with more than forty (40) parking spaces and/or more than twelve thousand (12,000) square feet. Interior landscaping shall cover a minimum area equivalent to one (1) parking space or one hundred sixty (160) square feet for every twenty (20) parking spaces.
 - (1) Interior landscaping shall be designed to shade the parking spaces and provide a visual break to the parking lot surface. Plant material shall consist of a minimum of one (1) deciduous shade tree and three shrubs for every ten (10) parking spaces. The shade trees shall be a minimum of one and one-half inch (1.5") caliper and six (6) feet tall and meet current American Association of Nurserymen standards at the time of planting, and have a thirty foot (30') minimum mature height, with a clear trunk at least five feet (5') above the finished grade. Shrubs shall be five (5) gallon size at the time of planting and shall have a minimum mature height of three (3) feet;
 - (2) Non-vegetative cover including but not limited to gravel or bark is required under trees where other planting is not provided.
 - (3) Interior landscaping planting islands shall have a minimum area of one hundred sixty (160) square feet and a minimum dimension of four (4) feet;
 - (4) Interior landscaping shall be uniformly distributed throughout the parking lot;
 - (5) Pedestrian pathways or sidewalk areas shall be incorporated into the parking area landscape treatment.
- (c) Large parking lots (100 spaces or more and/or 30,000 square feet in area or larger) shall provide interior planting area equal to at least ten percent (10%) of the parking lot area; and
 - (1) Interior landscaping shall be designed to shade the parking spaces and provide a visual break to the parking lot surface. Plant material shall consist of a minimum of one (1) deciduous shade tree and two (2) shrubs for every five (5) parking spaces. Shrubs shall be five (5) gallon size at the time of planting and shall have a minimum mature height of three (3) feet. Shade trees must have a clear trunk at least five feet (5') above

the finished grade to allow vehicular circulation beneath the tree canopy and shall have a minimum height at maturity of forty feet (40'); shade trees shall be a minimum of three inch (3") caliper and six (6) feet tall at the time of planting; all plant and tree sizes must meet current American Association of Nurserymen standards at the time of planting.

- (2) Non-vegetative cover including but not limited to gravel or bark is required under trees where other planting is not provided.
- (3) Larger planting islands connected by pedestrian access ways shall be provided for greater visual relief from paved expanses, to reduce high summer temperatures and to create an environment more conducive for healthy tree growth; tree planting areas must be at least eight feet (8') in any dimension, planting islands parallel to parking spaces must be at least nine feet (9') wide to allow car doors to swing open.
- (4) Tree species chosen should require little maintenance, and be able to tolerate harsh growing conditions such as sun, wind, glare, reflected heat, drought, salt and other chemicals.
- (5) Interior landscaped areas not dedicated to trees or to preservation of existing vegetation shall be landscaped with native grasses, ground cover, shrubs, or other appropriate landscape treatment.
- (6) To calculate parking lot area, all areas within the lot perimeter are counted, including planting islands, curbed areas, sidewalks, parking spaces and all interior driveways and aisles. Landscaped areas outside the parking lot may not be used to meet the interior planting requirement.

4.4.4 f. 12) Landscape Treatments Shall be Scaled

Landscape treatments shall be scaled to screen multi-story commercial, industrial, and large scale residential structures and/or buildings of 30,000 square feet or larger by:

- (a) Use of trees in road frontage areas and residential buffer areas which have a minimum height at maturity of forty feet (40'); shade trees shall be a minimum of three inch (3") caliper and six (6) feet tall at the time of planting; all plant and tree sizes must meet current American Association of Nurserymen standards at the time of planting;
- (b) Use of evergreens and canopy or shade trees should predominate in road frontage areas; ornamental trees and shrubs and smaller native trees may be interspersed in groups which simulate natural tree stands;
- (c) Placement of landscaping materials to screen the bulk of buildings and provide visual relief and protection from high summer temperature for large areas of impervious surface (buildings, paving, courtyards, etc.);
- (d) Existing vegetation and native species may be retained on site and counted toward required trees and shrubs in landscape areas, but the plant reduction of Section 4.4.4 f. 2. shall not apply to large scale buildings.

4.4.4 f. 13) Buffering Residential Uses from Nonresidential Uses and Roadways

- (a) Commercial, office or industrial developments located at the perimeter of nonresidential districts where there are existing residential uses may be required to provide a landscaped area and structural buffer between any nonresidential use and residential use on the side or rear lot lines. Such buffer shall consist of a six foot (6') masonry wall or fence constructed of opaque materials and a three foot (3') wide planting area. Trees and shrubs

selected for the three foot planting area may be used to create shade or visual amenity. Trailing vines for the wall may also be considered.

- (b) Screening and Buffering for Residential Uses. The requirements for screening residential areas from roadways and nonresidential uses, and for landscaping residential common open space, may include one or more of the following:
- (1) stuccoed poured concrete walls;
 - (2) stuccoed masonry walls of cement block, brick or adobe;
 - (3) earlthone masonry walls;
 - (4) rock or field stone walls;
 - (5) wood fences of materials at least 3/4 inch thick with crossbracing secured with posts on maximum eight (8) foot centers set in concrete or posts treated with preservatives set twenty four (24) inches deep;
 - (6) earth berms with shrubs and vegetative groundcovers;
 - (7) any combination of shrubs and trees which effectively creates a screen:
- or
- (8) a combination of the above. The developer may choose any of the above screening methods at his discretion.
- (c) Density of vegetation shall meet standards of Section 4.4.4 f 7, Planting Standards and 4.4.4 f 8, Adjustments.

4.4.4 f. 14) Installation, Maintenance, Inspection, Enforcement

- (a) Landscaping shall be installed for inspection prior to the issuance of a Certificate of Occupancy or Business License unless appropriate financial warranty has been approved by the Code Administrator. Also see revegetation requirements of Article VII, Section 3, Terrain Management.
- (b) A bond or letter of credit in an amount reasonably required by the Code Administrator shall be submitted if seeding or planting of required landscaping and revegetation must be delayed for optimum results. The applicant may be required to submit a cost estimate by a licensed landscape architect. Such delay shall be specified on the development permit.
- (c) All vegetation installed pursuant to an approved landscaping or terrain management plan which later dies shall be replaced.
- (d) Trees and large shrubs shall be supported after planting in such a way that the plants will not be injured by strong winds.
- (e) Responsibility for the success of landscaping installations belongs entirely to the property owner and may be subject to periodic inspections by the Code Administrator. The property owner shall be responsible for control of plant growth by pruning or trimming so that it will not interfere with the installation, maintenance or repair of any public utility, pedestrian or vehicular access or constitute a traffic hazard.

4.4.4 h. Outdoor Lighting

- 1) Purpose
Outdoor lighting standards are applicable to all development in the County. Outdoor lighting shall be designed and arranged to enhance the safety of areas designated for pedestrian use during evening hours, to provide security, to conserve energy, to protect the night sky and in particular, to prevent the spillover, nuisance or hazard effects of light and glare on adjacent locations and uses of land.

2) Definitions

- (a) cut-off - the point at which all light rays from the light source or luminaire is completely eliminated at a specific angle above the ground.
- (b) cut-off luminaire - a luminaire with shield, reflectors, reflector panels or other housing which directs and cuts off light rays from direct view.
- (c) footcandle - a unit of illumination produced on a surface, all points which are one (1) foot from a uniform point source of one (1) candle. A comparative measure is the brightness of a full moon which is equal to .01 footcandle.
- (d) glare - the brightness of a light source which causes eye discomfort.
- (e) luminaire - a complete lighting unit consisting of a light source and all necessary mechanical electrical and decorative parts.

3) Submittals

- (a) For all development involving outdoor lighting fixtures a lighting plan shall be submitted for master plan or preliminary development plan or Development Permit review, as applicable, showing the location, mounting height, types of luminaires, accessory equipment such as shades, deflectors or other housing controlling the direction of light on a surface and the beam direction of any luminaire. Descriptions of all illuminating devices shall include, as applicable, manufacturers' drawings showing sections and photometric data showing the angle of cut off of light emissions.
- (b) The plan shall be drawn to scale and shall also include elevations of building facades showing the location of, and shielding devices for, wall mounted luminaires and detailed drawings of the luminaires and accessory equipment to be used.
- (c) Additional submittals that may be required include, but are not limited to, preparation of a visual impact analysis for alternative types of lighting solutions for the project as those would affect and be seen from adjacent properties and public ways, a comparative analysis of performance standards relating mounting height, footcandles, footcandle levels and location for various types of lighting which could be developed for the proposed use and types of shields, deflectors and adjustments on orientation or other buffers which could be implemented to mitigate glare, nuisance or hazardous effects of any night lights.
- 4) Off-Street Lighting Design Standards
 - (a) The use of cut-off type luminaires is required. All light bulbs and light sources shall be shielded so that they are not directly visible from any adjacent lot or public roadway. All outdoor lighting fixtures shall meet requirements for lamp type and shielding set forth in Table 3.1, Outdoor Lighting Requirements, below.
 - (b) Spillover of lighting for adjacent properties shall not exceed one half of one (.50) footcandle measured at any point ten feet (10') beyond a property line.
 - (c) For residential uses, no luminaire shall be installed higher than the building(s) on the lot. For all other uses and for parking lots for multi-family residential uses, no luminaire shall be installed higher than one and one half (1.5) the height of any structure proposed for development or twenty four feet (24'), whichever is less.
 - (d) All light bulbs and light sources shall be recessed into any canopy structure that is designated for pedestrian use, loading or service, unless a suitable alternative is submitted for approval. Decorative lamps housing an

incandescent light source of 160W or less for hanging under portals are exempted.

- (e) In nonresidential districts building facades may be illuminated with ground floodlamps installed close to the structure; wall mounted floodlamps shall be shielded so that the light source is not visible. Spotlights without a shielding device are prohibited. Ground mounted luminaires for building facade illumination are not permitted in residential districts.
- (f) Control of the distribution of illumination for outdoor recreation areas, outdoor storage areas or outdoor display of merchandise is subject to additional submittals.
- (g) Automatic timing devices may be required to turn off lighting installed for display or outdoor sporting events at specified hours. The use of security lights using motion sensors is encouraged, especially for residential applications.
- (h) A range of lighting design solutions for the various aspects of a development shall be considered over a single lighting solution.

5) Street Lighting Design Standards

- (a) It is the intent of these Regulations to require installation of street lights only where necessary to continue the urban streetscape or to provide for pedestrian and motorist safety. It is not the intent to require or encourage installation of street lights in subdivisions with a rural character.
- (b) Street lights are required in the following circumstances:
 - (1) on paved streets and roads where curb, gutter and sidewalk are required;
 - (2) for safety purposes on arterial roads or at intersections of any road with a highway or arterial.
- (c) Standards for street light installations:
 - (1) Lighting shall be provided in accordance with a plan designed using guidelines and standards set forth by the Illuminating Engineers Society (IES) Lighting Handbook, latest revision, and the standards set forth in this section. Recommended lighting levels and uniformity ratios are found in Appendix 3.B of the Code.
 - (2) Plans designed by utility companies shall meet the standards in this section.
 - (3) Low or high pressure sodium lamps or other energy efficient sources shall be used in all installations.
 - (4) Cut-off luminaires shall be used to direct light downward in order to prevent the spillover, nuisance or hazard effects of light and glare on any adjacent locations. Cobra head fixtures shall be equipped with skirting or other design features to shield the light source. See Table 3.1. Outdoor Lighting Requirements.
 - (5) Street lights shall be located and designed to enhance the safety of motorists and pedestrians during evening hours. Location shall be planned to provide a transition from unlit areas to lit areas and continuity and uniformity of lighting. Street lights shall be installed so as to create a transition from dark to illuminated areas and avoid blind spots or dark shadows which are hazardous to drivers.
 - (6) The maximum height of standards (upright supports) shall not exceed twenty-four feet (24'), except on public roads wider than two (2) lanes and arterials where taller standards up to thirty-six feet (36') may be used. This height limit may be varied by the Code Administrator if a site specific study clearly demonstrates that use of a taller standard will

better achieve the purposes of this subsection 4.4.4 h, Outdoor Lighting, and these Street Light Design Standards.

- (7) Street lights in subdivisions shall be equipped with electric meters to allow billing to the developer or owners' association unless other arrangements are agreed to by the Board.
- (8) All street light conductors shall be installed underground.
- (d) Safety. Notwithstanding other requirements of this Section, the County Development Review Committee or Board may require installation of street lights whenever needed to protect the safety of motorists and pedestrians due to the particular characteristics or location of the site.
- (e) Maintenance. Payments for operations, maintenance and energy charges shall be the responsibility of the developer or owners' association. The disclosure statement and owners' association by-laws shall set forth an acceptable method for charging each lot owner for maintenance and operation.
- 6) Non-Conforming Outdoor Lights
 - (a) Mercury vapor lamps in use for outdoor lighting on the effective date of this amendment to the Code (April 30, 1996, Ordinance No. 1996-3) shall be removed or replaced with lamp fixtures meeting the standards of this Article III, Section 4 within five (5) years.
 - (b) All other outdoor light fixtures lawfully installed prior to and operable on the effective date of this Code amendment (April 30, 1996, Ordinance No. 1996-3) are exempt from the requirements of this Section. However, whenever there is a change in use or lamp type or any replacement or structural alteration made to such non-conforming outdoor light fixtures, they shall be made to conform to all applicable requirements of this Code.
 - (c) Non-conforming outdoor lights which are found by the Code Administrator or the County Development Review Committee to create a nuisance or hazard and are in violation of this ordinance shall be required to be replaced with lamp types or fixtures which conform to the requirements of this Code.

TABLE 3.1 OUTDOOR LIGHTING REQUIREMENTS

FIGURE LAMP TYPE	SHIELDING	DETAILED STANDARDS/NOTES
Low pressure sodium	Partial*	Shielding shall permit no more than ten percent (10%) of light rays emitted at angles above the horizontal plane running through the lowest part of the fixture as certified by photometric test report. This is the preferred light source to minimize undesirable light emission into the night sky.
High pressure sodium	Full*	Full shielding shall permit no light rays emitted by the installed fixture at angles above the horizontal plane running through the lowest part of the fixture, as certified by photometric test report.
Metal halide	Full*	To be used for display purposes; the light source shall be filtered by a glass, acrylic or translucent enclosure; may be subject to timing devices or restricted hours of operation.
Fluorescent, quartz, incandescent greater than 160W	Full*	Signs constructed of translucent materials and lit from within do not require shielding. See Art. VIII, Sign Regulations.
Incandescent 160W or less	None	
Any light 50W or less	None	
Halogen	Prohibited except for special uses approved by CDRC	For outdoor display of merchandise or sporting events; may be subject to timing devices or restricted hours of operation.
Mercury vapor, laser	Prohibited	
Other sources	As approved by CDRC	May be conditioned as part of development approval or temporary use permit.

See Appendix 3.A for illustration.

~~SECTION 5 - MINERAL EXPLORATION AND EXTRACTION~~

~~5.1 General Provisions~~

~~5.1.1 Applicability~~

~~A. Any person who conducts or intends to conduct a mineral exploration or extraction activity or an expanded use of a mining land use within Santa Fe County shall be subject to the provisions of this Code, as applicable, and this Section 5. Mining uses~~

~~fulfill the proposals contained in the subdivider's disclosure statement and in determining whether or not the subdivider's provisions for a subdivision conform with County regulations.~~

~~4.8 Common Promotional Plans~~

~~The Code Administrator will review proposed applications to determine whether there is a common promotional plan to subdivide a property. If it is determined that the land division docs constitute a common promotional plan, the project shall comply with the procedures provided for in this Article V.~~

SECTION 5 - PROCEDURES AND SUBMITTALS

5.1 Pre-application Procedures

Prior to the filing of an application for approval of a preliminary plat, the subdivider shall confer with the Code Administrator to become acquainted with these subdivision regulations. At this pre-application conference, the subdivider shall be advised of the following:

1. Submittals required by the Code.
2. Type and/or class of the proposed subdivision.
3. Individuals and/or agencies that will be asked to review the required submittals.
4. Required improvements.
5. Conditions under which Master Plans and Development Plans are required as described in Sections 5.2 and 7.
6. A determination will be made as to the appropriate scale and format for plans and plats and as to the appropriateness of applicable submittal requirements.

5.2 Master Plan Procedure

5.2.1 Introduction and Description

a. Master plans are required in the following cases:

- i. All Type I, Type II, and Type IV subdivisions with more than one development phase or tract;
 - ii. As required in Article III for developments other than subdivisions; and
 - iii. Such other projects which may elect to apply for master plan approval.
- b. A master plan is comprehensive in establishing the scope of a project, yet is less detailed than a development plan. It provides a means for the County Development Review Committee and the Board to review projects and the subdivider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval.
- c. The master plan submittal will consist of both plans and written reports which include the information required in 5.2.2 below. A typical submittal would include a vicinity map, a plan showing existing site data, a conceptual environmental plan with written documentation, a master plan map, a master plan report, a schematic utilities plan and the phasing schedule. Maps and reports may be combined or expanded upon at the discretion of the applicant to fit the particular development proposal as long as the relevant information is included.

5.2.2 Master Plan Submittals

- a. Vicinity Map. A vicinity map drawn at a scale of not more than 2,000 feet to one inch showing contours at twenty (20) foot intervals showing the relationship of the site to its general surroundings, and the location of all existing drainage channels, water courses and water bodies located on the parcel and within three miles of the Parcel.



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The locations of all Federal, State, or County Roads within one thousand (1000) feet of the parcel shall be shown. In addition, location of future highways and arterials as designated on the appropriate master plan for roads in the County (see 3-19-9 N.M.S.A. 1978) shall be shown.

- b. Existing Site Data. A description of existing conditions on or adjacent to the site. Maps shall be at a scale of one (1) inch to one hundred (100) feet or other appropriate scale as determined by the Code Administrator and shall include the following:
- 1) Boundary lines: bearings and distances. The error of closure shall be of a third order survey, and no discrepancy between computed and measured distances shall exceed one (1) part in 1,280 parts;
 - 2) Easements: Location, width and purpose;
 - 3) Streets or Roads on and immediately adjacent to the tract, name and right-of-way width;
 - 4) Utilities on and immediately adjacent to the tract;
 - 5) Owners of record of unplatted land and existing subdivision plats by name and recordation, together with owners of record for affected lots shall be shown for property within one-hundred (100) feet of that tract not including public rights-of-ways.
 - 6) Title and certificates: Present tract designations according to official records in the County Clerk's Office, title under which the proposed development is to be recorded with name and address of owner, notation stating acreage, scale, true and magnetic north arrow, U.S.G.S. datum and benchmarks, if any, certification of the engineer or land surveyor licensed in accordance with the laws of the State of New Mexico who prepared the plat.
 - 7) Proof of legal access from a county or state road as required by the Code.
- c. Conceptual environmental plan shall include, when appropriate:
- 1) Graphic representation of existing topography, natural features, slopes, and floodplains.
 - 2) Soils maps and reports (SCS)
 - 3) Recreational and/or open space plan, or landscape concepts.
 - 4) Liquid waste disposal plan, and
 - 5) Water Supply plan.
- d. Master plan map(s) showing the proposed development in sketch form, including:
- 1) Proposed major vehicular and pedestrian circulation system.
 - 2) Designation and description of proposed land uses, including information about residential uses by type, area and density, and information about office, general commercial and industrial uses by area and intensity of development. Mixed uses shall not be prohibited.
 - 3) Logical and natural boundaries defining development limitations, and
 - 4) Any proposed sites for schools or other community facilities.
- e. A phasing schedule shall be included in the master plan giving a general description of each phase of the development.
- f. A schematic utilities plan showing location, locational cross sections, and approximate line sizes. It is recognized that there may be changes in the final utilities plan due to the requirements of utility companies or final engineering plans and specifications.

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g. Master plan report which includes the following:

- 1) A general description of the project, existing development on the parcel, location, adjacent properties, acreage, lot coverage, access, traffic impacts, terrain management, soils, landscaping, outside lighting, parking, signage, water, liquid waste, solid waste, archaeological sites and fire protection measures;
 - 2) If appropriate, market analysis and economic impact report which address demand, projected sales and build-out; identifies a trade area; estimates retail sales and potential, and identifies the scale and extent of local competition;
 - 3) Preliminary fiscal impact estimates of net local public costs, including capital outlay and operating expenses, and revenues attributable to the proposed project.
 - 4) Preliminary environmental assessment, which identifies the possible effects of proposed development on natural resources or natural features. This may be combined with Section 5.2.2.c of this Article.
 - 5) A written preliminary traffic report prepared by a licensed traffic engineer or other qualified expert acceptable to the Code Administrator.
 - 6) Description of concepts for restrictive covenants proposed for the development if applicable, outlining the areas and extent of restriction or regulation. Detailed covenants are not required at this time.
 - 7) Schools impact report. A written report which projects the effects the proposed project will have on public schools, and which includes:
 - the proposed number, size, and price of residential units within the project;
 - a description of the project's target market; and
 - where applicable, any special educational needs of the project's school-aged residents.
- The report will also identify the schools that service the area of the proposed project and their boundaries; the transportation available to those schools; and a list of any pending or approved residential developments within those schools' boundaries. Copies of the schools impacts notice shall be submitted to the school district in which the project is located and to the Code Administrator.

5.2.3 Master Plan Review

The master plan shall be submitted to the Code Administrator or his authorized representative with a written application for approval. The Code Administrator will review the plan and submit analysis, written comments and a recommendation to the County Development Review Committee and the Board. Master plans shall be reviewed by the County Development Review Committee which shall make determinations regarding compliance with the County General Plan or the Extraterritorial Plan and the Code and shall forward the plan to the Board with the Committee's recommendation. The Board may adopt, amend, supplement, or reject the County Development Review Committee recommendation.

5.2.4 Master Plan Approval

- a. The approved master plan shall show the area of residential use and general density measured in dwelling units per acre of land, less dedicated or conveyed rights-of-way, and the area and intensity of commercial and industrial use measured in gross square feet of building area or maximum gross floor area ratio. These shall constitute the maximum permitted number of dwelling units and maximum permitted area and intensity of commercial or industrial use.
- b. The County Development Review Committee and Board shall consider the following criteria in making determinations and recommendations for approval or amendment of master plans:
 1. Conformance to County and Extraterritorial Plan;

2. Suitability of the site to accommodate the proposed development;
3. Suitability of the proposed uses and intensity of development at the location;
4. Impact to schools, adjacent lands or the County in general;
5. Viability of proposed phases of the project to function as completed developments in the case that subsequent phases of the project are not approved or constructed;
6. Conformance to applicable law and County ordinances in effect at the time of consideration, including required improvements and community facilities and design and/or construction standards.

5.2.5 Filing of Approved Master Plan

The approved master plan with maps which has been approved by and received signatures of the County Development Review Committee Chairman and Board Chairman shall be filed of record at the County Clerk's Office.

5.2.6 Amendments and Future Phase Approvals

- a. Approval of the master plan is intended to demonstrate that the development concept is acceptable and that further approvals are likely unless the detailed development plans cannot meet the requirements of applicable law and County ordinances in effect at that time. Each phase of the development plan must be considered on its own merits.
- b. The Code Administrator may approve minor changes to the master plan. Any substantial change in land use or any increase in density or intensity of development in the approved master plan requires approval by the County Development Review Committee and the Board.
- c. Any changes approved by the Code Administrator pursuant to Section 5.2.6b of this Article shall be subject to the review and approval of County Development Review Committee and the Board at the time of development plan or plat approval.
- d. The phasing schedule may be modified by the Board at the request of the developer as economic circumstances require as long as there is no adverse impact to the overall master plan. (See Article V, Section 4.5)

5.2.7 Expiration of Master Plan

- a. Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board.
- b. Master plan approvals may be renewed and extended for additional two year periods by the Board at the request of the developer.
- c. Progress in the planning or development of the project approved in the master plan consistent with the approved phasing schedule shall constitute an automatic renewal of the master plan approval. For the purpose of this Section, "progress" means the approval of preliminary or final development plans, or preliminary or final subdivision plats for any phase of the master planned project.

History. 1980 Comp. 1980-6. Sections 4.4, 4.5, 5.1 and 5.2 were amended by County Ordinance 1987-1 to provide for the submittal of a master plan.

5.3 Preliminary Plat Procedure

5.3.1 Introduction and Description

~~5.3.1a Preliminary plats shall be submitted for Type-I, Type-II, Type-III, except Type-III subdivisions that are subject to review under summary procedure as set forth in Subsection 5.5 of this Section, and Type-IV subdivisions.~~

SECTION 6 - FEES AND LEVIES**6.1 Standard Fees**

~~Any person desiring to subdivide land in the County shall pay the current administrative fees set by the County. A fee schedule, which may be periodically amended, is available from the Code Administrator.~~

6.2 Additional Fees for Unusual Circumstances

~~Where additional review by the County is required above and beyond normal review requirements due to complex, unforeseen, or unique circumstances relating to the proposed plan or plat, such as complex hydrological considerations, then the County may charge an additional review fee to defray the cost of such review. Review fees shall be only for professional services rendered to the County in the case that the County does not have qualified personnel to assist in reviewing such reports, plans and plats. When an additional fee is deemed necessary, the fee shall be arrived at between the County and the subdivider.~~

SECTION 7 - DEVELOPMENT PLAN REQUIREMENTS**7.1 Preliminary Development Plans****7.1.1 Pre-application conference**

- a. Prior to the application for approval of a preliminary development plan for any phase or for an entire project, the subdivider may confer with the Code Administrator regarding the plan submittal and requirements of the Code according to Section 5.1 of this Article.
- b. At this time a determination will be made as to the appropriate scale and format for plans and plats and as to the appropriateness of applicable submittal requirements.

7.1.2 Information to be submitted

- a. Evidence of legal lot of record;
- b. Contour intervals of two feet or such other appropriate scale as determined by the Code Administrator;
- c. Arrangements, location and size of buildings, where applicable;
- d. Off-street parking and loading or dumping facilities, where applicable;
- e. Internal vehicular and pedestrian circulation, and ingress and egress;
- f. A drainage, grading, and erosion control plan including existing and proposed contours for roads and utilities; a preliminary/conceptual grading plan around buildings, when applicable;
- g. A landscaping plan providing a schedule specifying conceptual methods, to include type, size, and location of vegetative and non-vegetative landscape material, and a preliminary description of the irrigation system to be used;
- h. Walls, fences and earth berms; their approximate locations and identifying types of fences and walls, if applicable;
- i. Size, location, orientation, lighting and type of signage, where applicable;
- j. Conceptual plan for outdoor lighting, including type, size, location of fixtures, if applicable;
- k. Easements, rights-of-way and street design;
- l. Access to telephone, gas, and electric utility service;
- m. Utility plan for water and sanitary sewer;
- n. Residential densities/gross acres;

- o. Intensity of non-residential development, including lot coverages, gross floor area ratios or gross square feet of building area;
- p. A vicinity map showing the boundaries of the project, owners of record within one hundred feet of the tract including public rights-of-way and existing conditions and development, including adjacent streets and utilities, for at least two hundred feet from the project boundaries;
- q. If appropriate, the phases and approximate dates of development of the phases;
- r. The plan shall be drawn at a scale of one hundred feet (100') to the inch or such other appropriate scale as determined by the Code Administrator;
- s. Proposed community facilities and/or sites and recreational areas, if any, and proposed ownership of such;
- t. A schedule of on-site and off-site public improvements with the time of construction related to the phasing schedule;
- u. Information as required by state agencies;
- v. The preliminary subdivision plat may be submitted concurrently with the preliminary development plan, but is not required. Submittal of a schematic or sketch subdivision plat showing proposed lot layout, approximate dimensions and lot areas together with topography and natural features; and
- w. A written traffic report prepared by a licensed traffic engineer or other qualified expert as determined by the Code Administrator.
- x. Schools Impact Report. A written report which projects the effects the proposed project will have on public schools, and which includes: the proposed number, size, and price of residential units within the project; a description of the project's target market; and where applicable, any special educational needs of the project's school-aged residents. The report will also identify the schools that service the area of the proposed project and their boundaries, the transportation available to those schools, and a list of any pending or approved residential developments within those schools' boundaries. Copies of the schools impacts notice shall be submitted to the school district in which the project is located and to the Code Administrator.
- y. Water Supply Plan - Water System. As required by Article VII, Section 6 of the Code and Table 5.1, of Section 9.3 of this Article V.
- z. Solid Waste Disposal Plan. As required by Article VII, Section 7 of the Code.
- aa. Liquid Waste (Disposal) Plan. As required by Article VII, Section 2 of the Code.
- bb. Timing and Phasing of Development. Projections for 5 to 10 years.
- cc. Copies of deed restrictions and protective covenants must be submitted.

7.1.3 Review

- a. A preliminary development plan may be only a phase or portion of the area covered by an approved master plan, so long as the preliminary development plan substantially conforms to the approved master plan.
- b. A preliminary development plan shall be submitted prior to or concurrent with submission of a preliminary plat.
- c. The application for preliminary development plan approval shall be presented to the County Development Review Committee for review with a staff report. The staff report shall include a description of the proposed project, an evaluation of pertinent planning issues, and a statement on the compliance of the project with the County General Plan and Code. The report may include recommended conditions of approval. The report shall include all comments from appropriate State or Federal agencies, the County Fire Marshal, the County Hydrologist, and other appropriate County personnel. Particular attention shall be given in the staff report to public

agency comments which relate to potential limitations of lot size, intensity, or character of development.

7.1.4 Criteria for development plan phase approval

- a. Conformance to the approved master plan;
- b. The plan must meet the criteria of Section 5.2.4 of this Article V.

7.2 Final Development Plan

7.2.1 Submittals

A final development plan conforming to the approved preliminary plan and approved preliminary plat, if required, and containing the same required information shall be submitted. In addition, the final development plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets. Documents to be submitted at this time are: proof of ownership including necessary title documents; articles of incorporation and by-laws of owners' association; required disclosure statements; final engineering plans and time schedule for grading, drainage, and all improvements including roads, water system, sewers, solid waste, utilities; engineering estimates for bonding requirements; development agreements; and final subdivision plats, if required.

7.2.2 Review

The final development plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The final development plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved final development plan becomes the basis of development permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee.

History. 1980 Comp. 1980-6. Section 7 of Article V was amended by County Ordinance 1987-1 adding language relating to master plans.

SECTION 8 - SUBDIVISION DESIGN STANDARDS

~~These standards shall be binding upon the subdivider unless modifications are justified by sound engineering principles. Such modifications from these standards may be approved by the Board after a review by the County Development Review Committee upon presentation of documented justification by a licensed professional engineer.~~

~~8.1 General Policy on Roads~~

~~8.1.1 General~~

~~The arrangement, character, extent, width, grade and location of all roads shall be considered in relation to convenience and safety, and to the proposed uses of land to be served by such roads. Prior to grading or roadway cuts, all applicable permits shall be granted by the Code Administrator.~~

- 3) create a buffer or screen for storage or parking areas; and
- 4) take advantage of solar gain in winter months. See also the setback requirements set forth in Section 4, Design Standards.



- c. Parking Lot Location.
Parking lots shall be placed or oriented on a site:
 - 1) to the rear or side of buildings (or both); and
 - 2) to encourage pedestrian safety and convenience.

- d. Terrain Management
All development of a lot, tract or parcel shall be done in accordance with Article VII, Section 3 of this Code.

History. 1980 Comp. 1980-6. Section 4.4.3 was amended by County Ordinance 1990-11 adding all new material for site planning standards.

4.4.4 Development and Design Standards

- a. Screening
Outdoor storage, parking and loading areas which are visible from public roads or from abutting public lands or residential areas shall be screened. Such screening may be landscaping, walls, fencing, building placement, berms, or any combination thereof. For landscaping plans and standards relating to screening see Sub-section f.

- b. Buffer Zones and Setbacks

- 1) Proposed non-residential districts or uses that adjoin parcels on which dwellings are located within 100 feet of the property line adjacent to the parcel on which the use is to be located shall be set back 100 feet from the property line in major or community center districts and 25 feet in local or small scale districts. The 100' setback area may be used to meet the off-street parking requirement of Section 9 of Article III except that no parking may be provided within twenty five (25) feet of the property line in Major and Community Center Districts and five (5) feet from property lines in Local and Small Scale Districts. In the setback area, existing vegetation shall be preserved and natural topographic features, planting, building placement, walls, fencing, earth berms or landscaping or any combination thereof, shall be used to keep buildings, parking or outdoor storage unobtrusive.
- 2) Alternatives to the 100' foot setback are specified in Article V, Section 8.1.4 e. 1-5.
- 3) Side and rear yard setbacks shall apply only to lots at the edge of a non-residential district. Zero lot lines (no setback) for building placement may be allowed, if fire resistive construction between buildings is provided directly adjacent or adjoining on interior property lines.

- c. Maximum Height

Structures shall be limited to a maximum height of thirty six (36) feet from the highest point of the surface of the ground at the perimeter of the structure in Major or Community Center Districts and to twenty four (24) feet in height in Neighborhood or Local Center Districts.

- d. Parking

Compliance with the parking standards set forth in Article III, Section 9, is required.



SECTION 4 - EXEMPT SIGNS: STANDARDS

- 4.1 The following types of signs are allowed without a permit, provided the number of signs or the area of the sign does not exceed the following:
 - a. One (1) sign, of up to one (1) square foot denoting the name and address of the occupants of a premises, a home occupation, private day care or kindergarten, or professional name plate.
 - b. One (1) sign is allowed for a temporary garage or yard sale which shall be located on the premises where the sale is conducted.
- 4.2 Applicants requesting additional signs or signs which exceed the standards set forth by subsection 4.1 shall submit an application for a sign permit pursuant to Section 3, supra.

SECTION 5 - TEMPORARY SIGNS

- 5.1 Permit Required: Time Limit
 - a. Signs advertising temporary or one-time events require a permit pursuant to Section 3.
 - b. Temporary signs may be erected or maintained for a time period not to exceed thirty (30) calendar days unless the sign is denoting the architect, engineer or contractor placed on the premises where construction, repair or renovation is in progress. In such case the sign shall be removed prior to issuance of a certificate of occupancy or prior to the sale, lease or rent of the property, which sign shall be removed when the sale, lease or rental is accomplished.

5.2 Standards and Reviews

- a. No temporary sign shall exceed four feet in any one of its dimensions, or sixteen (16) square feet.
- b. No temporary sign shall extend over or into any street, alley, sidewalk, right-of-way, visibility triangle, or other public thoroughfare.
- c. Permits for temporary signs shall be pursuant to the procedures set forth in Article II, Section 2.

SECTION 6 - POLITICAL CAMPAIGN SIGNS

- 6.1 Political campaign signs are allowed as follows:
 - a. No permit is required.
 - b. No sign shall exceed thirty-two (32) square feet;
 - c. The owner of property on which the sign is erected must give verbal permission for the placement of the sign prior to erecting the sign; and
 - d. The sign shall be removed within five days after the election.

SECTION 7 - DESIGN AND OTHER STANDARDS FOR PERMANENT SIGNS

7.1 Permits Required

Sign permits are required as provided in Section 3, infra, for any sign which does not meet the requirements of Section 4, 5, or 6, infra.

7.2 Allowable Number of Signs

For the purpose of determining number of signs, a sign shall be considered to be a single display surface or display device containing elements organized and composed to form a unit. Where matter is displayed in a random manner without organized relationship of elements or where



there is reasonable doubt about the relationship of elements, each element shall be considered a single sign.

7.3 Height and Setback Standards

- a. Commercial and industrial non-residential zones or districts: the maximum allowable sign height for a free standing sign located at the front property line is five (5) feet. Sign height may be increased a maximum of five (5) feet in height for each twenty-five (25) feet the sign is set back from the front property line. Maximum allowable sign height shall not exceed twenty-five (25) feet.
- b. No sign may be located closer than ten (10) feet to any abutting property line.
- c. No sign may be located in such a way so as to limit the visibility at intersections, or in any public right-of-way.
- d. The minimum setback for ground-mounted masonry or pedestal signs is five (5) feet.
- e. The maximum allowable sign height for a building mounted sign is ten (10) feet above the highest point of the structures roof, but in no event shall the sign height be higher than any building code or County ordinance height restriction.

Note: Please refer to Appendix 8-A for sign design guidelines.

7.4 Sign Illumination

Sign illumination shall be either indirect with the source of light concealed from public view, direct, emanating through translucent materials of the sign itself, or by electrically activated gas tubing such as neon. Indirect or reflected illumination shall not exceed ten (10) vertical footcandles in mixed use or traditional community districts and twenty-five (25) vertical footcandles in non-residential districts. Direct or interior illumination shall not exceed one hundred and fifty (150) footlamberts in mixed use or traditional community districts and two hundred and fifty (250) footlamberts in non-residential districts.

7.5 Sign Design

Signs shall be designed in manner both complimentary and compatible with the building and/or premises, and shall be clearly readable through the use of simple lettering styles and subdued colors. General rules for readability are to use: no more than two (2) simple lettering styles, a simple shape, two colors, less than eight (8) words and three (3) lines, light letters on a darker background. If mounted on a building, the sign should be mounted on the building that the sign relates to. The use of free standing plastic internally illuminated signs is discouraged. Signs shall conform to and reflect local cultural traditions and decorative styles.

7.6 Sign Materials

- a. Signs shall be constructed in accordance with the Uniform Building Code requirements.
- b. No sign or part thereof shall contain reflective or shining metal.
- c. Free standing signs may be trimmed with a material such as wood, simulated wood, or wrought iron, to create an edge to the sign. Such trim shall be in proportion to the sign, not to exceed six (6) inches in width.

7.7 Sign Area

- a. The gross geometric area of the face of the sign shall be the sign area, including trim, wall area, or pedestal area.
- b. The area of double faced signs shall be computed for one face only.

- c. The supports, uprights or structure on which any sign is supported shall not be included in determining the sign area unless such supports, uprights or structure area is designed in such a manner as to form an integral part of the background of the display.

→ **7.8 Free Standing Signs: Base**

All free standing signs shall have a base area equal in length to the sign's length along its longest side, and not less than two (2) feet in width and sixteen (16) inches in height, to be installed and maintained by the owner using one or combining the use both of the following:

- a. A banco, planter or a low wall compatible and complimentary to the building or premises;
- b. Shrubs, flowers or a groundcover.

→ **7.9 Wall Signs**

- a. A wall or building mounted sign shall not project more than one foot from the wall on which it is displayed and shall not project over public property except where the building wall is less than one foot from the property line. In this case, the sign may project up to one (1) foot from the building wall, provided that it does not impede or endanger pedestrian or vehicular traffic; and
- b. A wall or building mounted sign shall, in no case, exceed ten (10) percent of the area of the wall on which it is displayed, or seventy (70) square feet in sign area, whichever is less;
- c. The sign area of wall signs shall be counted toward total sign area except as otherwise provided for non-residential districts where there are multiple occupants of a premises;
- d. The bracing for wall and building mounted signs must be installed below the parapet walls or otherwise screened from public view.

7.10 Canopy, Marquee and Projecting Signs

- a. The area of a canopy or marquee sign shall be counted as a part of the total allowable sign area.
- b. All canopy, marquee and projecting signs shall be at least seven (7) feet above grade. However, when such signs are erected over a driveway, the minimum height above the grade shall be fifteen (15) feet.

7.11

Clocks and thermometers when constructed within or as a part of sign or when displayed as a separate sign, shall in addition to other regulations herein for signs, conform to the following special regulations and exceptions:

- a. The hands of the clock and the motive mechanism shall not be classed as moving parts.
- b. Illuminated numerals shall not be classified as blinking or flashing lights.
- c. Clocks and thermometers shall not exceed sixteen (16) square feet.
- d. If no advertising is present, the area of such public service signs shall not be computed as part of the sign area.
- e. All clock signs shall keep accurate time and all thermometer signs shall accurately record the temperature. If these conditions are not complied with, the instruments shall be promptly repaired or removed.

7.12 No directional or information sign or historic marker shall exceed four (4) square feet.

7.13 Sign area in residential areas

Signs in mixed use or traditional community districts for special uses, or in large scale residential uses are allowed as follows:

- a. One (1) sign for the permanent identification of the entrance to the site of a special use shall be permitted, provided it is mounted on a permanent masonry or similar structure and the sign area does not exceed twenty (20) square feet.

- b. If the special use has an entrance on another street, a second sign not to exceed twenty (20) square feet will be permitted.

7.14 Sign Area Size: Commercial or Industrial Non-residential Districts

The allowable sign area that may be displayed by any business, professional, or industrial use shall be calculated by the following method for each type of location:

- a. Free standing buildings with a single occupying business or office shall be allowed two (2) identification signs.
- b. Each single sign on the premises shall not exceed seventy (70) square feet in sign area.
- c. Business offices or other business uses located in commercial or industrial buildings separated by common walls; or a premises where shopping centers or commercial uses or other businesses with multiple occupants, shall calculate permissible sign area based on the front footage of the space being occupied. The rate of calculation shall be one (1) square foot of signage for each linear foot of occupied frontage. The maximum allowable sign area per use shall not exceed seventy square feet.
- d. Business offices or other business uses located in industrial or commercial buildings separated by common walls or premises where a shopping center or multiple occupancy commercial uses or other businesses shall not be allowed to utilize individual free standing signs. There is permitted only one (1) directory sign or other free standing sign to identify the premises. The size of this sign is calculated by allowing one square foot for each linear foot of frontage of each business, not to exceed a sign area of one hundred and fifty (150) square feet.
- e. For buildings with two (2) front facades located at intersecting arterials, one additional sign is allowed. The maximum sign area for one (1) facade is one hundred (100) percent of the allowed sign and for the second facade the maximum sign size is fifty (50) percent of the allowed sign size.

7.15 Prohibited Signs

- a. Off-site advertising or billboards. The advertising on any sign shall pertain only to a business, industry or activity conducted on or within the premises on which such sign is erected or maintained.
- b. It is unlawful for any reason to display on any sign or other similar advertising structures any obscene, indecent or immoral matter.
- c. No sign shall flash, blink, vary in intensity, revolve or otherwise appear to be in motion.
- d. No sign shall have audible devices.
- e. No sign shall have movable parts, except for those signs or marquees having design features for changing of legend or inscription.
- f. Pennants, tinsel or fringe are not allowed on any sign.
- g. No portable sign as defined by Section 8.2 is allowed.
- h. Inflatable signs or oversized flags are not allowed.

7.16 Prohibited Locations for Signs

- a. No sign or other advertising regulated by the Code shall be erected or maintained:
 - 1) at the intersection of any street in a manner which obstructs free and clear vision;
 - 2) at any location where, by reason of position, shape or color, a sign may interfere with, obstruct the view of, or be confused with any authorized sign, signal, or device; or
 - 3) which makes use of the words "STOP", "LOOK", "DANGER" or any other words, phrases, symbol or character in such manner as to interfere with, mislead or confuse traffic or drivers of motor vehicles.
- b. No sign shall be erected or maintained:
 - 1) near a triangle sight area;



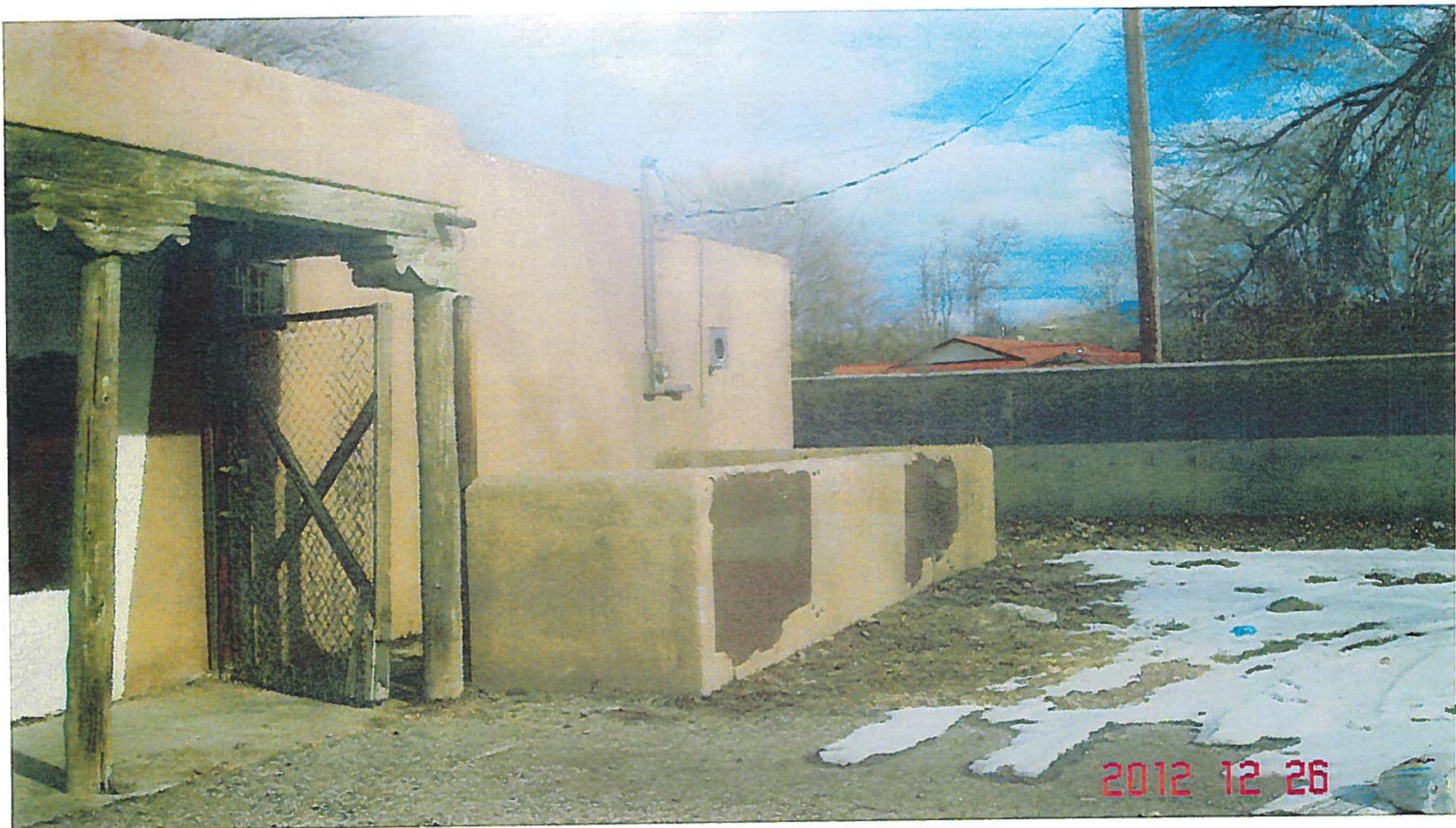
NB-D-56



NB-D57



NB-D58



NB-DS9



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
SANTA FE

Scott A. Verhines, P.E.
State Engineer

October 31, 2012

CONCHA ORTIZ Y PINO BLDG.
POST OFFICE BOX 25102
130 SOUTH CAPITOL
SANTA FE, NEW MEXICO 87504-5102
(505) 827-6091
FAX: (505) 827-3806

Jose E. Larrañaga
Commercial Development Case Manager
Santa Fe County
P.O. Box 276
Santa Fe, NM 87504-0276

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Reference: CDRC Case # MP/PDP 12-5340 Family Dollar Store

Dear Mr. Larrañaga:

On October 12, 2012 the Office of the State Engineer (OSE) received a request to provide comments for the Master Plan and Preliminary Development Plan submittal for a Family Dollar Store.

The proposal provides an outline for the development of a Family Dollar Store.

The applicant is seeking to consolidate Tract A and the Westerly Portion of the Gurule Tract. The proposal states that the consolidated tract will be 0.8657 acres with an existing 8,320 square-foot building and is within the boundaries of the Pojoaque Valley Traditional Community (PVTCT) District of Santa Fe County. The proposal also states that the PVTCT zoning for this property is Pojoaque Valley Traditional Mixed-Use (PVTMLU). The address for the property is 18091 US 84, Pojoaque, NM 87506 which is located North of HWY 503 on the east side of US 84/283.

This proposal was reviewed pursuant to the Santa Fe County Land Development Code (Code) and the New Mexico Subdivision Act.

When a development/subdivision proposal is received by the OSE, the developer's water demand analysis is reviewed (pursuant to the Code) to determine if it is technically correct and reasonable. The OSE also verifies that the appropriate conservation measures are reflected in the analysis. Further, data in the water demand analysis is compared with the data and statements included in the disclosure statement and in the restrictive covenants to make sure that they are consistent with each other.



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As per Article VII, Section 6.4.1d, For developments where the source of water will be individual domestic wells or shared wells permitted pursuant to Section 72-12-1, the applicant shall demonstrate a one hundred (100) year supply and shall submit a geohydrologic report in accordance with Section 6.4.5, or a reconnaissance water availability assessment in accordance with Section 6.4.6, if applicable.

The Development Plan includes Water Demand Calculations, which estimates water use for the Family Dollar Store, as an average of 19,944 gallons per day or 22.4 acre-feet per annum. There may be in error in the calculation to obtain 19,944 gallons per day since the value seems high based on the City of Santa Fe's November 2009, Resolution No. 2009-116 that adopted standard formulas by water use category for calculating development water budgets. As per Article VII, Section 6.4.6a, A reconnaissance water availability assessment may be substituted for a geohydrologic report if all of the following circumstances prevail: (i) the total amount of water to be withdrawn by the development will not exceed three (3) acre feet per annum, as demonstrated in a water conservation report.

Section 47-6-11.F (1) of the New Mexico Subdivision Act requires that the developer provide documents demonstrating that water sufficient in quantity to fulfill the maximum annual water requirements of the subdivision is available. Therefore, the OSE reviews the water rights and the physical water availability.

The developer proposes to supply water to the development from a 72-12-1 domestic well. As per Section 6.4.6b, The report shall contain the following: (i) A log for an existing well which is located on the parcel for which the development permit is requested, which log indicates geologic conditions similar to those found in a nearby well which has been described in a detailed geohydrologic report, and which indicates that the well on the parcel provides a yield adequate for the use proposed; (ii) A summary of the findings of a detailed geohydrologic report which includes data from pump tests made within one (1) mile of the parcel for which the development permit is requested, which summary indicates the availability of water for the development. (iii) A description of measures the applicant will take to inform any person who may purchase the property as to the findings of the County General Plan regarding water 208 SANTA FE LAND DEVELOPMENT CODE availability and as to the water budget and conservation covenants which were included in the application for the development permit. It should be noted that 22.4 acre-feet per annum exceeds the amount of water that can be diverted from a 72-12-1 domestic well.

Article VII, Section 6.1 of the Code allows the Santa Fe County Land Use staff to refer development plans to state agencies for review "if, in the opinion of the County Hydrologist and the Code Administrator, such referrals will provide information necessary to the determination of whether or not a proposed development is in conformance with provisions of this Code". The

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OSE recognizes the proactive actions on behalf of the County to solicit the technical opinion of the OSE on this development plan. However, because the proposed development is not formally covered under the New Mexico Subdivision Act, the OSE declines to provide an opinion at this time. We appreciate the opportunity to review the Family Dollar Store Development Plan.

If you have any questions, please call Kenneth Richard at 505-827-3838.

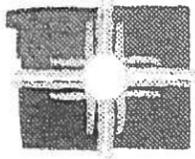
Sincerely,



John W. Longworth, P.E.
Water Use & Conservation/Subdivision Review Bureau Chief

cc: OSE Water Rights Division, Santa Fe Office

NB-D63



DEPARTMENT OF
TRANSPORTATION
MOBILITY FOR EVERYONE

November 26, 2012

Mr. Jose E. Larrañaga
Commercial Development Case Manager
P.O. Box 276
Santa Fe, NM 87504-0276

Re: CRDC Case #MP/PDP 12-5340 Family Dollar Store

Dear Mr. Larrañaga:

Traffic staff reviewed the Master Plan Submittal for the above referenced project in Santa Fe County, NM. It is apparent that impacts from the proposed development will be minimal to the state roadway system. The applicant has submitted an access permit to the NMDOT for review.

If you have any questions, please feel free to call me at 505-476-4238.

Sincerely,

Javier A. Martinez, P.E.
District 5 Assistant Traffic Engineer

xc: Ruben Garcia, P.E., District Traffic Engineer, District 5

Susana Martinez
Governor

Alvin C. Dominguez, P.E.
Cabinet Secretary

Commissioners

Pete Rubin
Chairman
District 3

Debra Hicks
Vice Chairman
District 2

Dr. Kenneth White
Secretary
District 1

Ronald Schmeits
Commissioner
District 4

Butch Mathews
Commissioner
District 5

Jackson Gibson
Commissioner
District 6

NR-D64



NEW MEXICO
ENVIRONMENT DEPARTMENT

Environmental Health Bureau
District 2 Field Office

2540 Camino Edward Ortiz
Santa Fe, New Mexico 87507

Telephone (505) 827-1840 Fax (505) 827-1839

www.nmenv.state.nm.us



DAVE MARTIN
Cabinet Secretary
BUTCH TONGATE
Deputy Secretary
FRANK FIORE
Acting Bureau Chief

SUSANA MARTINEZ
Governor
JOHN A. SANCHEZ
Lieutenant Governor

Jose Larranaga
Commercial Development Case Manager
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87504-0276

RE: CDRC: # MP/PDP 12-5340-Family Dollar Store, Pojoaque, NM

Dear Mr. Larranaga:

I offer the following comments in response to your letter of October 10, 2012.

Upon review of the information that we received for the project reference above, we were not able to do a full assessment of the proposal due to conflicting and confusing information in regards to the estimated design flows for this property. We would need to have this information clarified before we could fully assess whether the proposed septic system design meets the Liquid Waste Disposal and Treatment Regulations 20.7.3 NMAC.

Furthermore, it appears that the location of the proposed septic system would not meet the setback to drinking water wells. The minimum setback distance between a disposal field and a private drinking water well is 100 feet pursuant to Section 302 of the Liquid Waste Disposal and Treatment Regulations 20.7.3 NMAC.

Please let me know if you have any questions. I can be reached at 505-827-1840.

Sincerely,


Jim Vincent
Liquid Waste Specialist- District 2

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Daniel "Danny" Mayfield
Commissioner, District 1
Virginia Vigil
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4
Liz Stefanics
Commissioner, District 5
Katherine Miller
County Manager

MEMORANDUM

DATE: October 29, 2012

TO: Jose Larranaga, Land Use Department

FROM: Paul Kavanaugh, Engineer Associate, Public Works Department
Johnny Baca, Traffic Manager, Public Works Department *JB*

Re: CDRC Case # MPPDP12-5340 Family Dollar Store.

The referenced project has been reviewed for compliance of the Land Development Code, and shall conform to roads and driveway requirements of **Article III, Section 4.4.3a (Driveway Access) and Article V, Section 8.1 (General Policy on Roads)**. The referenced project is located along US 84 just north of State Road 503/Cundiyo Road within the Pojoaque Traditional Community situated in the Pojoaque Pueblo Grant, in projected, Sections 6, Township 19 North, Range 9 East. The applicant is requesting Master Plan and Preliminary Development Plan approval to allow for a commercial retail establishment on a 0.905 acre parcel.

Access:

The applicant is proposing to modify the existing accesses to provide one full 35' access point from US 84 to serve the site.

Conclusion:

Public Works has reviewed the Supplemental Materials Submittal, dated September 7, 2012, and feels that staff can support the above mentioned project for a Master Plan and Preliminary Development Plan Approval with the following conditions:

1. Applicant must provide Santa Fe County with an approved Access Permit from New Mexico Department of Transportation (NMDOT) for the proposed development.
2. Applicant shall provide a R1-1, 30 x 30 Type 4, Prismatic Sheeting or better as per Manuel on Uniform Traffic Control Devices (MUTCD), at the exit of development.
3. Applicant shall install a Thermo Plastic STOP BAR at the exit of development.
4. All red-lines must be addressed at time of Final Development Plan submittal.

Daniel "Danny" Mayfield
Commissioner, District 1
Virginia Vigil
Commissioner, District 2
Robert A. Anaya
Commissioner, District 3



Kathy Holman
Commissioner, District 4
Liz Stefanics
Commissioner, District 5
Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Submittal Review

Date	11/26/12
Project Name	Family Dollar Store in Pojoaque
Project Location	18094 US 84/285 at the intersection of NM 503 and US 84/285
Description	Retail Store
Applicant Name	Glenwood Development
Applicant Address	1333 N. Greenfield, Ste 104 Mesa, AZ 85205
Applicant Phone	480-775-9650
Review Type	Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Sprinklers <input type="checkbox"/> Hydrant Acceptance <input type="checkbox"/> Master Plan <input checked="" type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Inspection <input type="checkbox"/> Lot Split <input type="checkbox"/> Wildland <input type="checkbox"/> Variance <input type="checkbox"/>
Project Status	Approved <input type="checkbox"/> Approved with Conditions <input checked="" type="checkbox"/> Denial <input type="checkbox"/>

The Fire Prevention Division/Code Enforcement Bureau of the Santa Fe County Fire Department has reviewed the above submittal and requires compliance with applicable Santa Fe County fire and life safety codes, ordinances and resolutions as indicated (*Note underlined items*):

Summary of Review

- Buildings within a commercial complex shall be assigned, post and maintain a proper and legible numbering and/or lettering systems to facilitate rapid identification for emergency responding personnel. (*page #3*)
- A cistem and draft hydrant capable of providing 2,500 gallons a minute for a minimum of 2 hours (300,000 gallons) shall be in place, tested, approved and operable prior to the start of any building construction. (*page #4*)
- An Automatic Fire Suppression system meeting NFPA 13 requirements may be installed in lieu of the required water storage. (*page #4*)

- If Automatic Fire Protection systems are chosen over the 300,000 gallon water storage system they shall be developed by a firm certified to perform and design such systems. Copies of sprinkler system design shall be submitted to the Fire Prevention Division for review and acceptance prior to construction. Systems will not be approved unless tested by the Santa Fe County Fire Department. Fire sprinkler systems shall meet all requirements of NFPA 13 Standard for the Installation of Sprinkler Systems. (page #5)
- Portable fire extinguishers shall be installed in occupancies and locations as set forth in the 1997 Uniform Fire Code. Portable fire extinguishers shall be in accordance with UFC Standard 10-1. (page #6)
- Upon completion of the permitted work, the Contractor/Owner shall call for and submit to a final inspection by this office for confirmation of compliance with the above requirements and applicable Codes. (page #7)

Fire Department Access

Shall comply with Article 9 - Fire Department Access and Water Supply of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal

- **Fire Access Lanes**
Section 901.4.2 Fire Apparatus Access Roads. (1997 UFC) *When required by the Chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.*

Curbs or signage adjacent to the building, fire hydrant, entrances and landscape medians in traffic flow areas shall be appropriately marked in red with 6" white lettering reading "FIRE LANE – NO PARKING" as determined by the Fire Marshal prior to occupancy. Assistance in details and information are available through the Fire Prevention Division.

▪ **Roadways/Driveways**

Shall comply with Article 9, Section 902 - Fire Department Access of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon the Fire Marshal's approval.

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Driveway, turnouts and turnarounds shall be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum gate and driveway width shall be 14' and an unobstructed vertical clearance of 13'6".

- **Street Signs/Rural Address**

Section 901.4.4 Premises Identification (1997 UFC) *Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.*

Section 901.4.5 Street or Road Signs. (1997 UFC) *When required by the Chief, streets and roads shall be identified with approved signs.*

Property assigned legible rural addresses shall be posted and maintained at the entrance(s) to each individual lot or building site within 72 hours of the commencement of the development process for each building.

Buildings within a commercial complex shall be assigned, post and maintain a proper and legible numbering and/or lettering systems to facilitate rapid identification for emergency responding personnel as approved by the Santa Fe County Fire Marshal.

- **Slope/Road Grade**

Section 902.2.6 Grade (1997 UFC) *The gradient for a fire apparatus access road shall not exceed the maximum approved.*

Driveway/fire access shall not exceed 11% slope and shall have a minimum 28' inside radius on curves.

- **Restricted Access/Gates/Security Systems**

Section 902.4 Key Boxes. (1997 UFC) *When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the chief is authorized to require a key box to be installed in an accessible location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the chief.*

Commercial buildings may be required to install a Knox Cabinet or applicable Knox device as determined by this office for Fire Department access, Haz-Mat/MSDS data, and pre-fire planning information and for access to fire protection control rooms (automatic fire sprinklers, fire alarm panels, etc...).

A final inspection by this office will be necessary to determine the applicability of the installation of the Knox lock access system in regards to emergency entrance into the fenced area. Should it be found suitable for such, the developer shall install the system.

Fire Protection Systems

▪ **Water Storage/Delivery Systems**

Shall comply with Article 9, Section 903 - Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Section 903.2 Required Water Supply for Fire Protection. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protect is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief.

Section 903.3 Type of Water Supply (1997 UFC) Water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. In setting the requirements for fire flow, the chief may be guided by Appendix III-A.

In the event that a fire protection system meeting the following fire code requirements is not available in the proposed area, this office may require additional means of fire protection.

A cistern and draft hydrant capable of providing 2,500 gallons a minute for a minimum of 2 hours (300,000 gallons) shall be in place, tested, approved and operable prior to the start of any building construction. Plans and location for said system shall be submitted prior to installation for approval by this office and shall meet all minimum requirements of the Santa Fe County Fire Department.

An Automatic Fire Suppression system meeting NFPA 13 requirements may be installed in lieu of the required water storage.

If filled by a well, the water storage system shall incorporate the use of a tank water level monitoring system which maintains the minimum required water for fire protection needs at all times. When the tank water level exceeds the required limits, power to the domestic water pump shall be automatically disconnected.

The minimum pressure requirement for a dedicated draft fire protection storage and delivery system shall be 1psi residual at the hydrant(s).

The water storage system shall incorporate the use of a tank water level monitoring system which maintains the minimum required water for fire protection needs at all times. When the tank water level exceeds the required limits, power to the domestic water pump(s) shall be automatically disconnected.

Water supply line sizes, which are connected to supply approved fire hydrants, shall be a minimum of eight inches in diameter.

The Developer or Property Owner shall be responsible to maintain, in an approved working order, the water system for the duration of the development and/or until connection to a regional water system. The responsible party, as indicated above, shall be responsible to call for and submit to the Santa Fe County Fire Department for an annual testing of the fire protection system and the subsequent repairs ordered and costs associated with the testing.

The requirement for water storage shall be recorded on the plat and in the covenants at the time of filing or as otherwise directed by the County Fire or Land Use Department.

- **Hydrants**

Shall comply with Article 9, Section 903 - Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Section 903.4.2 Required Installations. (1997 UFC) The location, number and type of the fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved.

Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 8001.11.3 of the 1997 UFC.

Fire hydrant locations shall be no further than 10 feet from the edge of the approved access roadways with the steamer connections facing towards the driving surface. Final placement of the fire hydrants shall be coordinated and approved by the Santa Fe County Fire Department prior to installation. Final fire hydrant locations shall be located in full view for incoming emergency responders. Landscape vegetation, utility pedestals, walls, fences, poles and the like shall not be located within a three foot radius of the hydrant per Article 10, Sections 1001.7.1 and 1001.7.2 of the 1997 UFC.

All hydrants shall have NST ports, as per the County thread boundary agreement.

No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal.

All hydrants shall comply with Santa Fe County Resolution 2000-55, Hydrant color-coding, marking and testing. Note: Please have the installing contractor contact this office prior to the installation of the fire hydrant, so that we may assist you in the final location placement and avoid delays in your projects' final approval.

Automatic Fire Protection/Suppression

If Automatic Fire Protection systems are chosen over the 300,000 gallon water storage system they shall be developed by a firm certified to perform and design such systems. Copies of sprinkler system design shall be submitted to the Fire Prevention Division for review and

Official Submittal Review

5 of 7

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acceptance prior to construction. Systems will not be approved unless tested by the Santa Fe County Fire Department. Fire sprinkler systems shall meet all requirements of NFPA 13 Standard for the Installation of Sprinkler Systems.

The required system riser shall meet the requirements of the NFPA 13 1996, but not less than 3” inches.

Locations of all Fire Department Connections (FDC's) shall be determined and approved prior to the start of construction on the system. All FDC's shall have ports as per the City/County thread boundary agreement.

All sprinkler and alarm systems as required shall be tested and approved by the Santa Fe County Fire Department, prior to allowing any occupancy to take place. It shall be the responsibility of the installer and/or developer to notify the Fire Prevention Division when the system is ready for testing.

Fire Alarm/Notification Systems

Automatic Fire Protection Alarm systems shall be required as per 1997 Uniform Fire Code, Article 10 Section 1007.2.1.1 and the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe. Required Fire Alarm systems shall be in accordance with NFPA 72, National Fire Alarm Code, for given type of structure and/or occupancy use. Said requirements will be applied as necessary as more project information becomes available to this office during the following approval process.

All Fire Alarm systems shall be developed by a firm certified to perform and design such systems. Copies of the fire alarm system design shall be submitted to the Fire Prevention Division for review and acceptance prior to installation. Systems will not be approved unless tested by the Santa Fe County Fire Department. Fire Alarm systems shall be in accordance with NFPA 72, National Fire Alarm Code for given type of structure and/or occupancy use.

▪ **Fire Extinguishers**

Article 10, Section 1002.1 General (1997 UFC) Portable fire extinguishers shall be installed in occupancies and locations as set forth in this code and as required by the chief. Portable fire extinguishers shall be in accordance with UFC Standard 10-1.

Portable fire extinguishers shall be installed in occupancies and locations as set forth in the 1997 Uniform Fire Code. Portable fire extinguishers shall be in accordance with UFC Standard 10-1.

Life Safety

Fire Protection requirements listed for this development have taken into consideration the hazard factors of potential occupancies as presented in the developer's proposed use list. Each and every individual structure of a commercial or public occupancy designation will be reviewed and

must meet compliance with the Santa Fe County Fire Code (1997 Uniform Fire Code and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code, which have been adopted by the State of New Mexico and/or the County of Santa Fe.

General Requirements/Comments

- **Inspections/Acceptance Tests**

Shall comply with Article 1, Section 103.3.2 - New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

The developer shall call for and submit to a final inspection by this office prior to the approval of the Certificate of Occupancy to ensure compliance to the requirements of the Santa Fe County Fire Code (1997 UFC and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code.

Prior to acceptance and upon completion of the permitted work, the Contractor/Owner shall call for and submit to a final inspection by this office for confirmation of compliance with the above requirements and applicable Codes.

- **Permits**

As required

Final Status

Recommendation for Master/ Preliminary Development Plan approval with the above conditions applied.

Victoria DeVargas, Inspector

Victoria DeVargas
Code Enforcement Official

11/20/12
Date

Through: David Spedding, Chief/Fire Marshal
Buster Patty, Fire Prevention Captain

File: NorthReg/DevRev/Poj/FamilyDollar.doc

Cy: Jose Larranaga, Land Use
Applicant
District Chief
File

Harry B. Montoya
Commissioner, District 1
Virginia Vigil
Commissioner, District 2
Michael D. Araya
Commissioner, District 3

Kathy Holian
Commissioner, District 4
Liz Stefanics
Commissioner, District 5
Katherine Miller
County Manager



October 22, 2012

Mr. José Larrañaga
Commercial Development Case Manager
Santa Fe County Land Use Department
102 Grant Ave
Santa Fe, NM 87501

RE: CDRRC Case # MP/PDP 12-5340 Family Dollar Store

Dear José,

This is in response to your request October 15, 2012 to review the submittal for the proposed family Dollar Store at 18091 US 84, Pojoaque, 87506. The drawings were signed and sealed by Jeffrey Williams (NMPE 20911) PE on 10/9/12.

The submittal is incomplete, does not comply with current regulatory requirements and contains technical errors that must be corrected by the applicants before their application moves forward. Some of my technical comments are listed below.

1. The anticipated indoor water demand for the proposed development seems to be more than an order of magnitude higher than it should be. In fact, this should have been obvious to the applicant, when the figure they arrived at as being the development's anticipated wastewater volume was so much lower. In my opinion, the total daily average water demand, including irrigation water would be at most about 1,000 gallons per day. I have no reason to believe that the proposed development's demand would be much more than twice that of the average residential customer, unless any food item washing or food preparation is also anticipated.
2. The proposed domestic well head is located behind the proposed solid waste dumpster enclosure. Although terms of the required minimum distance between the development's water well and septic tank, this location for the well head seems appropriate, it is intuitively an inappropriate location for the solid waste enclosure.
3. The proposed septic tank is too close to the point shown on the drawings as the location for the well head in the neighboring property to the north. NMED requirements on this respect must be met.
4. Given the size of the proposed development site, the best option for wastewater disposal may be one of zero discharge, accomplished by installing a holding tank that would be pumped out on a regular basis.
5. The septic tank itself would have to be placed so that the pump truck can access it from the parking lot. The shown detention basin may present a significant obstacle in this respect.

6. The proposed location of the fire suppression water storage tank seems to be of difficult (at best) access for maintenance and inspection crews.
7. Both the domestic well and the septic tank will have to be properly permitted by the Office of the State Engineer and the NMED's District Office respectively.
8. The proposed storm water catchment cistern would be collecting water from the parking lot, which besides making the volume of the tank inadequate during certain storm events, it would also make the quality of the stored water undesirable inadequate for reuse as landscape irrigation supply.

We look forward to working with you to the best of our technical ability as provided by applicable laws, for the successful completion of this project. Please call me at 992-3046 if you have any questions or concerns regarding this letter.

Sincerely,



Patricio Guerrerortiz, PE
Water Utilities Director/Engineer
Santa Fe County

SANTA FE COUNTY PLANNING DEPARTMENT
TRANSPORTATION PLANNING

December 26, 2012

Jose E. Larranaga
Commercial Development Case Manager

Re: CDRC Case# MP/PDP 12-5340 Family Dollar Store

Jose:

I have reviewed the revised information submitted by the Applicant. Revised information meets the criteria set forth in the Santa Fe County Land Development Code, specifically:

- 4.4.3 Site Planning Standards – a. Driveway Access:
 - “Driveway profiles shall be submitted to assure the access is constructed to accommodate projected traffic for the uses and requirements of the Uniform Fire Code; in no case shall driveway grades exceed fifteen percent (15%). Addressed.
 - The “Site Threshold Assessment” indicates that total daily trips will be approximately 478 in accordance to (4.4.3-9) Uses which generate more than one hundred (100) trips per day shall be required to submit an on-site circulation plan for approval and may be required to contribute to off-site improvements to mitigate the traffic hazards they create, such as, but not limited to traffic signals and acceleration or deceleration lanes. Addressed.

As it relates to transportation related requirements, the Applicant has provided technically accurate information and is in compliance with the Santa Fe County Land Development Code.



Edick J. Anne, AICP

Senior Transportation Planner

Edick J. Anne AICP, Senior Transportation Planner
102 GRANT AVENUE · SANTA FE, NEW MEXICO 87501
PHONE (505) 986.6214 E-MAIL eaune@santafecounty.org

NB-1076

MEMORANDUM

DATE: December 17, 2012

TO: Jose Larranaga, Commercial Development Case Manager

FROM: Miguel Romero, Development Review Specialist Senior

VIA: Penny Ellis-Green, Land Use Administrator
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: Case # MP/PDP 12-5340 Family Dollar Store

REVIEW SUMMARY:

The Master Development Plan and Preliminary Development Plan project submittal dated 10/5/2012, prepared by Glenwood Development Co., has been reviewed for compliance, with Santa Fe County Land Development Code criteria for Landscaping Article III Section 4.4.4f.4 and Water Harvesting Ordinance 2008-4. The request for Master Plan and Preliminary Final Development Plan approval for Family Dollar Store on 0.8657 acres does not conform to Article III Section 4.4.4 (Development and Design Standards) and Ordinance 2008-4 (Water Harvesting).

Landscaping

The Applicant has proposed to plant 5 Autumn Purple Ash trees, 3 Common HackBerry trees, 3 Green mound Juniper, 14 Apache Plume, 6 Three-Leaf Sumac, 9 Russian Sage, 8 Mugo Pine, and 15 HoneySuckle. The Applicant is also purposing to use oversized gravel and 3 large boulders along with Santa Fe Brown gravel for Hardscapes areas. The Applicant has also proposed the use of Drip Emitters to irrigate the trees at .6 GPH and shrubs to receive (2) 1.0 GPH Drip Emitters. The trees and shrubs will be on separate Drip Irrigation systems. The landscaping plan and proposed irrigation, complies with the Article III Section 4.4.4f (Landscaping Plan). The Applicant has proposed to develop a 27 space parking lot. The proposed landscape screening and buffering complies with Article III Section 4.4.4f 10 (Landscape for Road Frontage Areas) and 4.4.4f 11 (Landscaping for Parking Lots).

Water Harvesting

The Applicant has proposed a 3,572 gallon cistern for the 8,320 sq. ft. building. The sizing of the cistern shall comply with Ordinance 2008-4 (Water Harvesting) and Article III Section 4.4.4g. Per the Water Harvesting Ordinance and Water Harvesting Guidelines, all commercial development is required to collect all roof drainage into cisterns to be reused for landscaping irrigation. The proposed roof drainage plan shows a 6" PVC Roof Drain Pipe that will be piped

NB-D77

to the cistern. The following design standards apply to all commercial development. Cisterns shall be sized to hold 1.5 gl. per sq. ft. of roofed area. For example, 8,320sq. ft. x 1.5gl. = 12,480gl. to be captured. The proposed 3,572 gallon cistern does not conform to Ordinance 2008-4 (Water Harvesting) and Santa Fe County Water harvesting Guidelines (Commercial Use). The Applicant has also indicated that the storm runoff from the S.E. drainage sub-basin enters the cistern via a catch basin in the south curb (Parking Lot). The Preliminary Development Plan and Master Development Plan Report have provided a general description for Water Harvesting. Cistern, pump and drip irrigation system (Emitters) design has been shown to serve all landscape areas, as required by the Land Development Code.

Additional Comments

Due to the nature of the comments contained herein, additional comments may be forthcoming upon receipt of the required information.

NB-D78

MEMORANDUM

DATE: November 13, 2012

TO: Jose Larranaga, Commercial Development Case Manager

FROM: Vicente Archuleta, Development Review Team Leader

VIA: Penny Ellis-Green, Interim Land Use Administrator
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF: Case # MP/PDP 12-5340 Family Dollar Store

REVIEW SUMMARY:

The Master Plan and Preliminary Development Plan by Glenwood Development Co. for the Family Dollar Store has been reviewed for compliance of the Santa Fe County Development Code.

The Applicant's (Tract A) are proposing a Lot Line Adjustment with the eastern lot (Gurule Tract). Tract A currently consists of .446 acres, more or less, and the Gurule Tract currently consists of 2.155 acres more or less.

The Lot Line Adjustment will consist of Tract A receiving .4193 acres, more or less, from the Gurule Tract, Which will increase the lot size to .866 acres more or less and decreasing the Gurule Tract to 1.736 acres more or less.

As per Ordinance No. 2008-5 (Pojoaque Valley Traditional Community District), both lots meet the minimum requirements for lot size.

The Lot Line Adjustment must be approved and recorded prior to Final Development Plan approval.

NR-D79

November 19, 2012

Jose E. Larranaga
Commercial Development Case Manager

Re: CDRC Case# MP/PDP 12-5340 Family Dollar Store

Jose:

At the request of the planning manager, Robert Griego, I have reviewed the submitted case for consistency with the Sustainable Growth Management Plan 2010 (SGMP) Land Use Chapter and compliance with the Pojoaque Valley Community District Ordinance 2008-5 (PVC 2008-5). I respectfully submit the following summary comments:

1. SGMP Land Use (2.3)

The property is located in Sustainable Development Area 2 (SDA -2) and in an area covered by an existing community plan and ordinance, (PVC 2008-5). It is proposed to be developed on vacant commercial property with an abandoned liquor store.

In general the reuse of a commercial property is consistent with SGMP goal of minimizing sprawl and land consumption and meeting mixed-use and infill objectives. It will also meet objectives of the SGMP of honoring adopted community plans if it is consistent with the Pojoaque Valley Community Plan and corresponding community district ordinance. (see below)

2. Pojoaque Valley Community District Ordinance 2008-5 (PVC 2008-5)

The property is located within the boundaries of the Pojoaque Valley Traditional Community District and within the Pojoaque Valley Traditional Mixed-Use Zoning District. The proposed use of 8,320 SF of indoor retail is a permitted conditional use pending approval of the CDRC under the PVC 2008-5. The Proposed Site Development Plan is compliant with prescribed setbacks, minimum lot size, lot coverage and building height of the PVC 2008-5.

The following documentation may be necessary for final development approval in order to meet the following 12.6 Supplemental Use Standards:

C. Rural Community Character

12.6. C.2.b. Any property that contains an acequia or an acequia easement shall identify this traditional irrigation structure both on the plat and on the development plan. Prior to any land disturbance activity on a parcel, tract, or lot bisected by, or directly adjacent to an acequia, the affected acequia association and/or the Pojoaque Valley Irrigation District shall be contacted for review of the proposed activity before any development permits are issued.

The Westerly Portion of the Gurule Tract has been identified by the Office of State Engineer information as current or historic acequia irrigated land.

D. Wastewater/Water

12.6.D.1. A copy of any required liquid waste disposal permit issued by the New Mexico Environment Department and a copy of any permit issued by the Office of the State Engineer

pursuant to MMSA 1978, § 72-12-1 shall be presented at the time of an application for Development.

Note: Amendment of provisions of this section of the Ordinance may be required to comply with federal and state legislation that is expected to be enacted as a result of the settlement in the Amnodi water adjudication.

MEMORANDUM

DATE: November 8, 2012

TO: Jose Larranaga, Commercial Development Case Manager

FROM: Amanda Romero, Senior Development Review Specialist

VIA: Wayne Dalton, Building and Development Services Supervisor
Vicki Lucero, Building and Development Services Manager

FILE REF.: CDRC CASE # MP/DP 12-5340 Family Dollar Store

REVIEW SUMMARY
ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code and with Santa Fe County Ordinance 2008-5. The request for Master Plan and Preliminary Final Development Plan approval for Family Dollar Store on 0.8657 acres does conform Article V, Section 5 and with Article III, Section 9 (Parking Requirements), and does not comply with Article III, Section 4.4.3c, or Article VIII, Section 7.3, 7.8 or 7.14 (Sign Regulations), or Article III, Section 4.4.4 h (Outdoor Lighting) and Table 3.1.

PARKING:

The Applicant has proposed to develop a 27 space parking lot. This total includes 25 automobile spaces, 2 handicap spaces. All parking spaces shall be defined with striping, wheel stops, parking bumpers, or railroad ties. The parking space element of the Application complies with Article III, Section 9. The parking lot location shall be placed on the side or rear of the building or both. The Applicant has proposed a variance to have the parking lot located in the front of the building. The parking lot location element does not comply with Article III, Section 4.4.3c.

NB-D82

ARCHITECTURAL:

The Applicant is requesting a 8,320 sq. ft. building for retail sales. This structure will be considered as conditional use under Santa Fe County Ordinance 2008-5. The Architectural element of this Application complies with Article V, Section 5 of the Land Development Code.

SIGNAGE:

The Applicant has proposed variances for a free standing sign and a wall mounted sign. The proposed height of 20' ft. for the free standing site must allow for a 75' ft. setback, and shall have a base. The free standing sign request does not conform to Article VIII, Section 7.3 and 7.8. The wall mounted sign exceeds 70 sq. ft. maximum area. The proposed sign area calculates to 174 sq. ft. The proposed wall mounted sign does not conform to Article VIII, Section 7.14.

LIGHTING:

The Applicant proposes to utilize 7 Pole Mounted lights in the parking lot. The Applicant shall provide scaled height dimensions for the pole mounted lights and cut sheets shall be provided. The Applicant shall provide cut sheets for illumination of signage. The Applicant proposes to utilize 8 building mounted lights, cut sheets shall be provided. Staff has determined that the lighting element of the Application is incomplete per Article III, Section 4.4.4 h and Table 3.1.

Due to the nature of the comments contained herein, additional comments may be forthcoming upon receipt of the required information.

NB-D83

DATE: January 2, 2013

TO: Jose Larranaga, Commercial Development Case Manager

FROM: John Lovato, Terrain Management

VIA: Penny Ellis-Green, Interim Land Use Administrator
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

Re: CASE #MP/ FDP 12-5340 Family Dollar Store

Review Summary

The Terrain Management and Grading and Drainage plan for Family Dollar Store has been reviewed for compliance with the Santa Fe County Land Development Code, Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance. The Application is for Master Plan and Preliminary Development Plan. The Project consists of an 8,320 Square foot Family Dollar retail store.

Terrain Management

The property indicates existing slopes in the 0-5% range. There are no major cuts or fill occurring on the project site.

Grading & Drainage

The Development indicates that all improved areas including impervious areas will drain to ponding located on the northern and Southern portions of the property. However, the proposed plan indicates that the western portion (sub-basin 1) of the property and all impervious surface runoff will be retained with tree wells. The post runoff coefficient for (sub-basin 2) NE is retaining a total of 513 CF. The proposed pond capacity for the NE Pond is 580.09 CF. The site also contains a holding tank that will capture runoff from (sub-basin 3), and is located on the southern boundary of the property. The volume provided is a total of 1,668.97 and includes a portion of the roofed structure. There are no drainage calculations designated for roof runoff and site runoff. Therefore, the proposed plan does not meet the requirements of the Santa Fe County Land Development Code, and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

NR-1084

The following must be addressed prior to approval.

1. The Applicant shall provide calculations for Sub-Basin 3 for roof runoff and impervious surfaces to ensure adequate retention for both roof and impervious surface runoff.
2. The Applicant shall provide calculations and ponding details for the tree wells to insure adequate retention for Sub-Basin 1

Also included are those parcels located east of the U.S. 84-285 frontage road adjacent to Carino, Trujillo.

4. The Mixed-Use Sub-District boundary in Cuyamungue is located off the frontage road on the west side of U.S. 84-285 in the northern area of Cuyamungue.

1. Properties that were previously eligible for Non-Residential zoning pursuant to the former Community Center District, encompassing the intersection of U.S. 84-285 and NM 503 and emanating outward 1750 feet from this qualifying intersection, shall retain their zoning. Properties that were eligible for Non-Residential zoning and had not been rezoned shall not be eligible to use the former Community Center District for the purpose of rezoning.

12.8 Community Notice and Procedural Requirements

In addition to the notice and public hearings standards in Article II, Section 2.4 of the Code, the following standards shall apply:

A. Posting

Notice of pending applications for land divisions, family transfers, subdivisions, rezoning, home businesses, non-residential uses, or other applications requiring committee review, shall be prominently displayed at a site or sites that will afford maximum visibility to parties potentially impacted by the subject of the application.

B. Pre-application Review

1. Applicants for any residential development of five (5) or more lots, as well as non-residential development projects with large-scale impacts, shall publicize and hold a pre-application community-wide meeting to present the proposed development concept and gather public comments and concerns. Large scale impacts include, but are not limited to, large or high structures; potential for smoke, dust, particulate emissions or noxious fumes or odors; loud noise; bright light pollution; and modification of community infrastructure such as roads, waterways, and trails.

2. The applicant shall publish notice of the time, place and purpose of the meeting in the weekly Pojoaque section of the *Santa Fe New Mexican* and in the *Albuquerque Journal North* newspapers and shall mail notice to neighborhood organizations and associations in the Pojoaque Valley.

3. The applicant shall submit a written comprehensive summary of the public comments and concerns expressed at the meeting about the proposed development to the County with the application for development.

12.9 Local Development Review

A. The Pojoaque Valley Local Development Review Committee for the PVTG District shall be formed pursuant to applicable requirements as set forth in Article II, Section 1.3 of the Code.

B. The Committee shall have the same authority as the County Development Review Committee with respect to development within the geographic boundaries of the PVTG District, including without limitation, planning, zoning, platting, and subdivision regulation.

C. The Committee shall assist in implementing and monitoring the Pojoaque Valley Traditional Community District Ordinance.

S T C O C L M R K R M O O R D M D O S / 1 5 / 2 0 0 8



NB-186

Summary of Pojoaque Community Meeting
On August 30, 2012

The community meeting was held on August 30, 2012 at the local school property in Pojoaque. The meeting went well. There was one neighbor that attended that was neither for nor against the project. The neighbor did state that he would be communicating more in depth with his neighbors on the project as he was given a proposed site plan for the Family Dollar.

Please see the attached sign in sheet.

Thank you.



NB-1187

PUBLIC MEETING 8/30/12

<u>NAME</u>	<u>ADDRESS</u>	<u>CONTACT INFO</u>
JEFF KOST	1333 N. GARLAND AVE MESA, AZ	480-775-4650 JKOST@GMAIL.COM
JAY TRUJILLO	4712 VISTA DEL SOL, SE NM 87507	JAYTRUJILLO@GMAIL.COM
H. MORAN	31 CAMINO DEL OITO 87506	INFO
CHAC FUSTICE	11 WEST EUTAW ST. NM.	
JEFF TRUJILLO	#24 DON BENITO SFNM	505/660 3388
JAMES TRUJILLO	1304 Desert Ridge Dr SE, Rio Rancho, NM	505 376-6000
Jim Trujillo	1901 MORAN'S BL. Santa Fe	81505-47001X
ERIC SPELMAN	1700 VIKING BLVD. ALBUQUERQUE, NM	505.268.2800

NB-1184

* * * **Proof** * * *

Albuquerque Publishing Company
7777 Jefferson NE
Albuquerque, NM 87109
(505)823-7777

Account Information Phone: (480) 775-4650 Name: GLENWOOD DEVELOPMENT CO. LLC Account #: C81661 Address: 1333 N GREENFIELD SUITE 104 MESA, AZ 85205 Client: Email: Placed by: JEFF KOST Fax #:	Ad Information Classification: 0001-Legals - Non - Government Start date: 08-24-12 Stop date: 08-26-12 Insertions: 2 Description: Notice of Pojoaque Valley Neighbor Rate code: Non-Government Le- Publications: Journal Daily (AM) Journal Sunday Size: 1 x 24,000 Billed size: 24.00 lines-6.5pt Ad #: 7572859 Ad type: Liner Ad
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Ad Cost:	\$ 26.88
Tax @ 7.0000%:	\$ 1.88
Tax @ 7.4375%:	\$
Tax @ 8.1875%:	\$
Total:	\$ 28.76

Ad Copy:

Notice of Pojoaque Valley
Neighborhood Meeting

Meeting Purpose: To discuss and advise regarding a proposed commercial development, Family Dollar located on Hwy 84 and Canbyo Rd in Pojoaque. (also known as the location with the closed down A's liquor store)

Time and Place: Thursday August 30th, 2012 at 5:30pm
Pojoaque Valley Middle School
17579 State Road 502
(West Wing Conference Room)

For more information, please call Jeff Kost at Glenwood Development Company LLC at 480-775-4650 or use the address at Santa Fe County at 505-985-6296 prior to the neighborhood meeting Journal, August 24, 26, 2012

NB-D 89

Advertising Receipt

The New Mexican
202 E. Marcy
P.O. Box 2048
Santa Fe, NM 87504-204
Phone: (505) 983-3303
Fax: (505) 820-1635

LEGAL CWC
202 E MARCY AVE
SANTA FE, NM 87504

Alt #: 01005
Cust#: 00071272
Ad#: 00376934
Phone: (505)995-3818
Date: 08/23/2012

Ad taker: 38 Salesperson: Classification: 6000

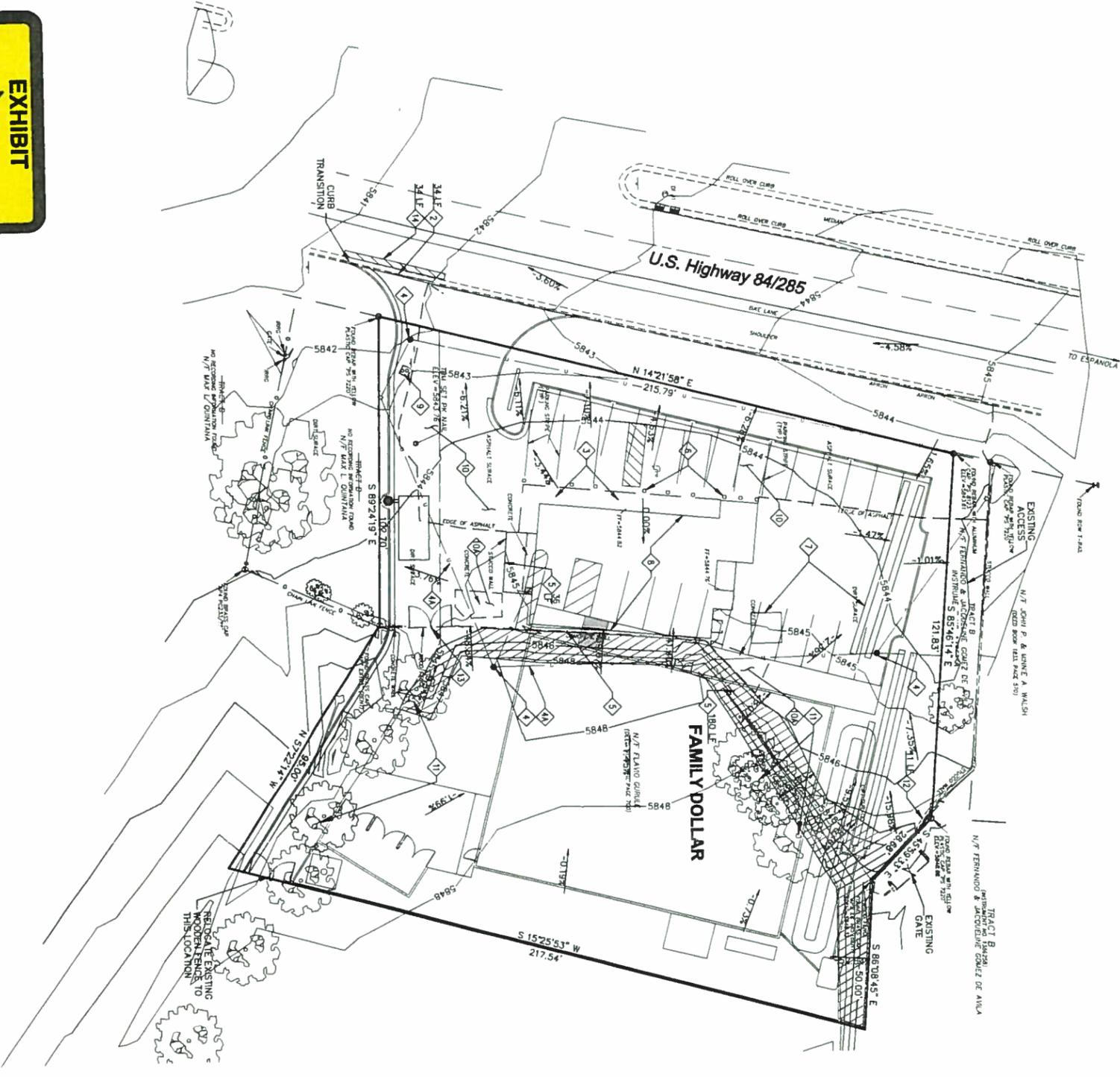
Sort Line	Start	Stop	Runs	Lines	Cost
Notice of Pojoaque Valley Neig	08/27/2012	08/29/2012	2	34	77.60

Ad Text:
Notice of Pojoaque Valley Neighborhood Meeting

Tax:	6.35
Net:	83.95
Prepaid:	-83.95
Total Due	0.00

NB-D90

DEMOLITION PLAN / SLOPE ANALYSIS



REMOVAL NOTES	
1) REMOVE EXISTING CURB AND GUTTER, REPLACE WITH DEPRESSIONED CURB & CUTTER	34 LF
2) REMOVE EXISTING SIDEWALK	3 EA
3) RELOCATE EXISTING POWER POLE BY ELECTRIC UTILITY	216 LF
4) OVERHEAD POWER RELOCATED BY ELECTRIC UTILITY	
5) REMOVE CONCRETE WALL	
6) REMOVE EXISTING BOLLARDS	
7) ABANDON EXISTING SEPTIC SYSTEM AND LEACH FIELD.	
8) COMPACTATION OF ALL VOIDS SUITABLE FOR H-20 TRAFFIC LOADING	1 EA
9) REMOVE EXISTING BUILDING	1 EA
10) REMOVE AND/OR RELOCATE PHONE BOOTH / COORDINATE WITH PHONE UTILITY COMPANY.	
11) REMOVE EXISTING ASPHALT PAVEMENT	11 LF
12) REMOVE EXISTING CONCRETE SLAB	1 EA
13) REMOVE TREES	11 LF
14) REMOVE EXISTING STUCCO WALL & WOODEN FENCE	1 EA
15) SALVAGE EXISTING WOODEN GATE AND RELOCATE TO SE CORNER	1 EA
16) 2' SAWCUT REMOVE AND REPLACE AC PAVEMENT IN KIND	34 LF

SLOPE ANALYSIS:
 SITE AREA (NET) 37,771 SF
 AREA OVER 15% SLOPE: 2,845 SF OR 7.54%
 AREA UNDER 15% SLOPE: 34,926 SF OR 92.46%

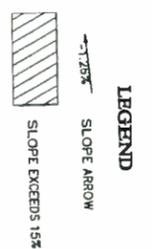


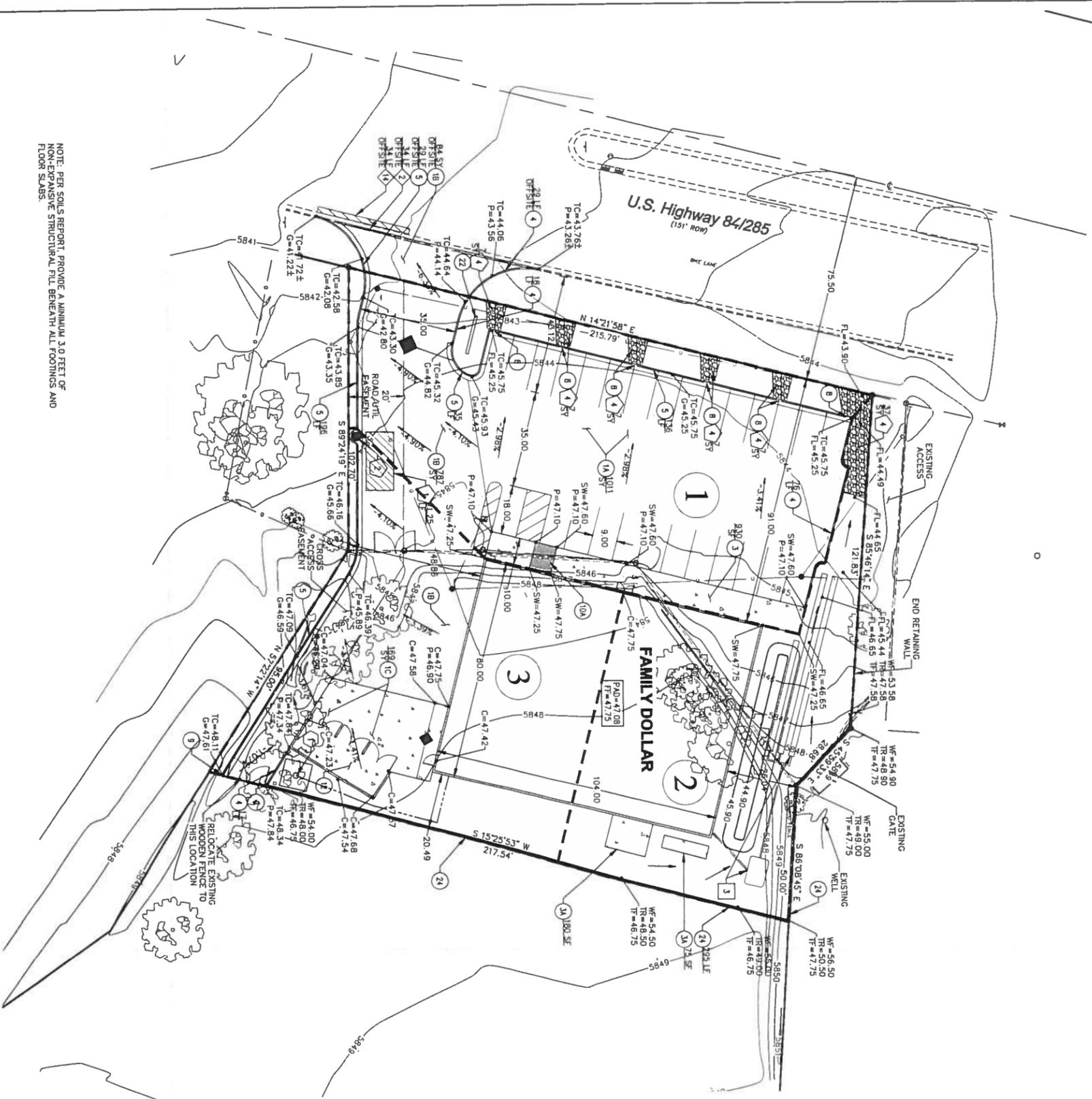
EXHIBIT
16

PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

NB - D91

DEMOLITION PLAN	POJOAQUE FAMILY DOLLAR <small>18094 U.S. 84 POJOAQUE, NM 87506</small>		R.B. WILLIAMS & ASSOCIATES, INC. CONSULTING ENGINEERS <small>646 W. JASPER DRIVE GILBERT, ARIZONA 85233 PHONE: (480) 424-2352 FAX: (480) 424-2353</small>						
REVISIONS: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				DATE: 10/04/12 DESIGN: PCW DRAWN: PCW CHECK: LAM SIB: 12028P01.DWG	SHEET NO. DP01 3/5	
NO.	DATE	DESCRIPTION							

TERRAIN MANAGEMENT / GRADING & DRAINAGE PLAN

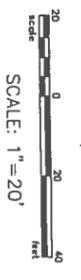


NOTE: PER SOILS REPORT, PROVIDE A MINIMUM 3.0 FEET OF NON-EXPANSIVE STRUCTURAL FILL BENEATH ALL FOOTINGS AND FLOOR SLABS.

CONSTRUCTION NOTES	
(1) 3" HMA, SP-III ON 6" BASE COURSE PER DETAIL 1, SHEET D101 AND SOILS REPORT	1011 SY
(1B) 4" HMA, SP-III ON 6" BASE COURSE PER DETAIL 2, SHEET D101 AND SOILS REPORT	871 SY
(1C) 6" PORTLAND CEMENT CONCRETE ON 6" PREPARED SUBGRADE PER DETAIL 3 SHEET D101 AND SOILS REPORT	169 SY
(3) CONCRETE SIDEWALK PER DET. 5 & 6 SHEET D101 & SOILS REPORT	930 SF
(3A) PCC CONCRETE SLAB PER SOILS REPORT	255 SF
(4) SINGLE CURB PER DETAIL 7, SHEET D101	140 LF
(5) CURB AND GUTTER PER DETAIL 8, SHEET D101	396 LF
(6) 2' CURB OPENING PER DETAIL 4, SHEET D101	6 EA
(9) TERMINATE CURB PER DETAIL 9, SHEET D101	2 EA
(10A) ADA RAMP	1 EA
(12) TRASH ENCLOSURE PER CITY STANDARDS, 6" CMU WALLS WITH PRIVACY CHAINLINK GATES, 6 PROTECTIVE BOLLARDS	1 EA
(22) MONUMENT SIGN PER ARCHITECT DETAILS	1 EA
(24) RETAINING WALL AND 6" WOODEN FENCE PER ARCHITECTURAL DETAIL	295 LF
WATER NOTES	
(1) NEW DOMESTIC WATER WELL LOCATION, SEE UTILITY PLAN	2 EA
SEWER NOTES	
(3) SEPTIC SYSTEM, SEE UTILITY PLAN	1 EA
STORM DRAIN NOTES	
(1) 10" DIAMETER STORMWATER OSTERN (12,500 GAL CAPACITY)	21.25 LF
(2) CATCH BASIN AND 12" PVC STORM DRAIN SYSTEM CONNECTION	1 EA
(4) RIP RAP, 0.56-6", 12" THICK	72 SY
REMOVAL NOTES	
(2) REMOVE EXISTING CURB AND GUTTER, REPLACE WITH DEPRESSED CURB & GUTTER	34 LF
(4) 2" SAWCUT REMOVE AND REPLACE AC PAVEMENT IN KIND	34 LF

LEGEND

TF	TOP OF FOOTER
TR	TOP OF RETAINING WALL
WF	TOP OF WOODEN FENCE
SW	SIDEWALK GRADE
P	ASPHALT PAVEMENT
C	CONCRETE PER GRADE
G	GUTTER GRADE
FL	FLOW LINE
FF	FINISHED FLOOR ELEVATION
-1.25'	DRAINAGE ARROW
◆	GRADE BREAK
---	DRAINAGE AREA BOUNDARY
②	DRAINAGE SUB-BASIN



PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

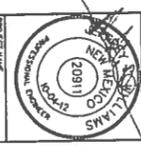
NB-D 92

DATE	10/04/12
DESIGN	PCW
DRAWN	PCW
CHK'D	J.W.
SUB.	120296001.DWG
SHEET NO.	4/5

**TERRAIN MANAGEMENT
GRADING PLAN**

**POJOAQUE
FAMILY DOLLAR**

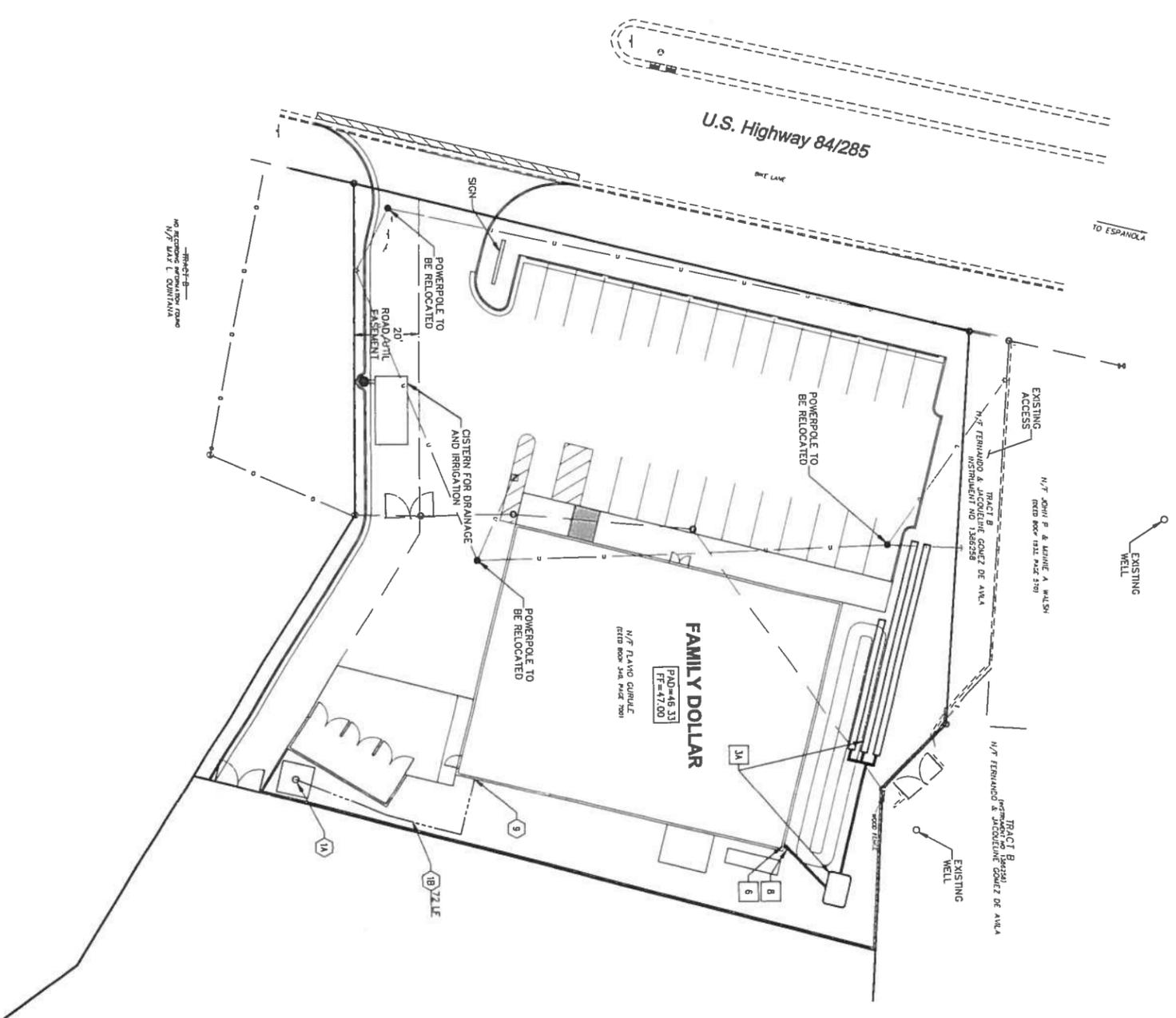
18094 U.S. 84
POJOAQUE, NM 87506



R.B. WILLIAMS & ASSOCIATES, INC.
CONSULTING ENGINEERS

646 W. JASPER DRIVE
GILBERT, ARIZONA 85235
PHONE: (480) 424-2352
FAX: (480) 424-2353

JEFFREY L. WILLIAMS, P.E.
PHILIP C. WILLIAMS, P.E., R.L.S.



WATER NOTES	
(A) NEW DOMESTIC WATER WELL / UNDER 1/4 AC-FT PER DAY	1 EA
(B) 1.5" PVC SCH-40 WATER LINE	72 LF
(9) CONNECT TO BUILDING. SEE PLUMBING PLANS	
SEWER NOTES	
3A) SEPTIC TANK AND LEACH FIELD PER COUNTY STANDARDS	1 EA
6) CONNECT TO BUILDING. SEE PLUMBING PLANS	1 EA
8) SEWER 2-WAY CLEANOUT PER COUNTY STANDARDS	1 EA

NOTE: NO COMMUNITY WATER SYSTEM IS AVAILABLE FOR THIS SITE. NO COMMUNITY WASTE WATER SYSTEM IS AVAILABLE FOR THIS SITE. SURROUNDING PROPERTIES ARE SERVED BY PRIVATE DOMESTIC WATER WELLS AND SEPTIC SYSTEMS.

WATER HARVESTING: WATER HARVESTING FOR LANDSCAPE USE IS PROVIDED WITH AN UNDERGROUND CISTERN SYSTEM LOCATED TO CAPTURE STORM RUNOFF ALONG THE SOUTH DRIVE ASLE OF THE SITE.

WATER DEMAND:
 AVERAGE DAILY DEMAND: 1. THE AVERAGE DAILY DEMAND IS 19,944 GALLONS PER DAY
 2. THE LOST AND UNACCOUNTED WATER FACTOR IS 0.7
 3. THE AVERAGE DAILY DEMAND FOR DOLLAR GENERAL STORE IS THEREFORE: (0.9) X (19,944) = 17,950 GAL/DAY

MAXIMUM DAILY DEMAND:
 1. THE MAXIMUM DAILY DEMAND IS EQUAL TO 1.8 TIMES THE AVERAGE DAILY DEMAND
 2. THE MAXIMUM DAILY DEMAND IS THEREFORE: (1.8) X (17,950 GAL/DAY) X (1.8) = 32,309 GAL/DAY

PEAK HOUR DEMAND PER GROSS UNIT:
 1. THE PEAK HOUR DEMAND IS EQUAL TO 1.7 TIMES THE MAXIMUM DAILY DEMAND
 2. THE PEAK HOUR DEMAND IS THEREFORE: (1.7) X (32,309 GAL/DAY) X (HOUR/24 HOUR) X (1.7) = 38.1 GAL/MIN
 TOTAL PEAK HOUR DEMAND 38.1 GAL/MIN

WASTE WATER CALCULATIONS:
 THE PROJECTED WASTE WATER FLOW IS BASED ON FIXTURE COUNT AS FOLLOWS:
 TOTAL FIXTURE UNITS CONNECTED = 1250
 DESIGN FLOW IS 25GPD/FIXTURE UNIT
 TOTAL PROJECTED SEWER FLOW = 125 FU X 25GPD/FU = 313 GPD/FU OR
 313 GPD X 0.13368 CF/GAL X 1 DAY/24 HR X 1 HR/60 MIN X 1 MIN/60 SEC = 0.0005 CFS

R.B. WILLIAMS & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 646 W. JASPER DRIVE
 GILBERT, ARIZONA 85235
 PHONE: (480) 424-2352
 FAX: (480) 424-2353
 JEFFREY L. WILLIAMS, P.E.
 PHILLIP C. WILLIAMS, P.E., R.L.S.

POJOAQUE FAMILY DOLLAR
 18094 U.S. 84
 POJOAQUE, NM 87506

UTILITY PLAN

DATE	DESIGN	PCW
10/04/12	PCW	
	DRW	PCW
	CHK'D	LAW
	SUB	
12028UP01.DWG		
UP01		
SHEET NO		
5/5		

PRFI IMINARY-NOT FOR CONSTRUCTION OR RECORDING

NB-D-93

Member Katz asked if the applicant had looked into getting a survey done and Ms. Rascon said she hadn't gotten that far through the process. She said when she sought permission last year to build a fence she was told she had to go through this process first. She bought the lot in 2008 and there were no structures, only a foundation.

There was no one from the public wishing to speak.

~~Member Martin moved to approve the lot as a legal lot of record. Member Katz seconded and the motion carried unanimously (6-0).~~

~~Member Valdez recommended that Ms. Rascon get a survey to in order to get title insurance.~~

~~[The committee recessed from 5:20 to 5:30.]~~

D. CDRRC Case #V/Z/PDP 12-5340. Glenwood Development Company, Applicant, request Master Plan and Preliminary Development Plan approval for an 8,320 square foot structure to be utilized as a Family Dollar Store on 0.87 acres. The request includes Final Development Plan be approved administratively. The Applicant also requests a Variance of Article III, § 4.4.3c (Parking Lot Location) to allow the parking lot to be located in front of the proposed building and a Variance of Article VIII, §'s 7.3, 7.8 and 7.14 (Design Standards for Permanent Signs) to allow a sign to exceed the height and set back requirements and to allow a wall mounted sign to exceed 70 square feet in sign area. The property is located at 18094 US 84/285, within the Pojoaque Valley Traditional Community, within Sections 6 & 7, Township 19 North, Range 9 East, Commission District 1

Jose Larrañaga gave the following staff report:

“The Applicant requests Master Plan Zoning and Preliminary Development Plan approval on a site known as Al’s Liquors within the Pojoaque Valley Mixed Use Traditional Community. The existing non-conforming structure, which is sited on .45 acres, will be demolished and a lot line adjustment with an adjoining parcel, is proposed to allow for an 8,320 square foot structure to be utilized as a Family Dollar Store on 0.87 acres. The Applicant also requests that Final Development Plan be approved administratively.

“The Applicant also requests a variance of Article III, § 4.4.3c to allow the parking lot to be located in front of the proposed building. The Applicant states: “placing the parking lot to the front of the site provides separation of parked cars, noise and public activity from the neighboring residential properties; provides increased public safety and reduced criminal activity; allows for efficient on-site circulation of service and delivery activities”.



Article III, § 4.4.3c Parking Lot Location states: parking lots shall be placed or oriented on a site to the rear or side of buildings (or both) to encourage pedestrian safety and convenience.

“The Applicant also requests variances of Article VIII, §’s 7.3, 7.8 and 7.14 (Design Standards for Permanent Signs) to allow a sign to exceed the height and set back requirements and to allow a wall mounted sign to exceed 70 square feet in sign area. The Applicant is proposing a freestanding sign, 20 feet in height, to be located 5 feet from the property line. The Applicant also proposes a 174 square foot wall mounted sign. The Applicant states: strict compliance with the code would result in hardship to the development due to the existing conditions and location of the site; clear site identification is imperative to the viability of the development and the safety of its customers and employees; the increase of the height of the pylon sign and square footage of the wall mounted sign will provide a safer way for customers and employees to find the Family Dollar.

“Article VIII § 7.3.a states: “the maximum allowable sign height for a free standing sign located at the front property line is five feet. Sign height may be increased a maximum of five feet in height for each twenty-five feet the sign is set back from the front property line. Maximum allowable sign height shall not exceed twenty-five feet”. A sign 20 feet in height requires a setback of 75 feet from the property line

“Article VIII § 7.8 states: “all free standing signs shall have a base area equal in length to the sign’s length along its longest side, and not less than two feet in width and sixteen inches in height, to be installed and maintained by the owner using one or combining both of the following: a banco, planter or a low wall compatible and complimentary to the building or premises; shrubs, flowers or a groundcover”. The sign details submitted by the Applicant does not illustrate a base area for the freestanding sign.

“Article VIII § 7.14.b states: each single sign on the premises shall not exceed seventy (70) square feet in sign area.

“Article VIII § 7.9.b states: “a wall or building mounted sign shall in no case exceed ten (10) percent of the area of the wall on which it is displayed or seventy (70) square feet in sign area whichever is less”. The proposed 174 square foot wall mounted sign exceeds the requirements of Code by 104 square feet.

“The Applicant is also proposing a lot line adjustment to create a 0.87 acre tract on which the proposed development would take place. The lot line adjustment would incorporate 0.42 acres, from Tract 1, to Tract A (0.45 acre) creating a 0.87-acre parcel. The lot line adjustment shall be processed administratively prior to Final Development Plan approval.

“The Applicant is also proposing a lot line adjustment to create a 0.87 acre tract on which the proposed development would take place. The lot line adjustment would incorporate 0.42 acres, from Tract 1, to Tract A (0.45 acre) creating a 0.87 acre parcel. The lot line adjustment shall be processed administratively prior to Final Development Plan approval.

“On August 30th, 2012, the Applicant conducted a Community meeting in compliance with Ordinance No. 2008-5, Section 12.8, Seven members of the community attended and none were in opposition of the development.

“Building and Development Services staff has reviewed this project for compliance with pertinent Code requirements and has found that the following facts presented support the request for Master Plan and Preliminary Development Plan: the application is comprehensive in establishing the scope of the project; the proposed Preliminary Development Plan substantially conforms to the proposed Master Plan; the Application satisfies the submittal requirements set forth in the Land Development Code.

“The review comments from State Agencies and County staff has established that this Application, for Master Plan and Preliminary Development Plan, is in compliance with State requirements, Ordinance No. 2008-5, Article III, Section 4.4, Development and Design Standards, Article V, Section 5, Master Plan Procedures and Article 5, Section 7 Development Plan Requirements of the Land Development Code.

“Building and Development Services staff has reviewed the Applicants request for a variance of Article III, § 4.4.3c and Article VIII, §’s 7.3, 7.8 and 7.14 for compliance with pertinent Code requirements and has found that the following facts presented do not support the request: parking lots shall be placed or oriented on a site to the rear or side of buildings (or both); the maximum allowable sign height for a free standing sign located at the front property line is five (5) feet; the maximum allowable wall mounted sign area shall not exceed seventy square feet; a variation or modification of these sections of the Code may be considered more than a minimum easing of the requirements.

Mr. Larrañaga stated staff recommends denial of the Applicant’s request for a variance of Article III, § 4.4.3c to allow the parking lot to be located in front of the proposed building and denial of the variance of Article VIII, §’s 7.3, 7.8 and 7.14 to allow a sign to exceed the height and set back requirements and to allow a wall-mounted sign to exceed 70 square feet in sign area.

If the decision of the CDRC is to recommend approval of the Applicant’s request for Master Plan and Preliminary Development Plan, staff recommends imposition of the following conditions:

1. The Applicant shall comply with all review agency comments and conditions as per Article V, Section 7.1.3.c.

2. Master Plan with appropriate signatures, shall be recorded with the County Clerk as per Article V, Section 5.2.5.
3. Detailed lighting plan shall be submitted at time of Final Development Plan as per Article III, Section 4.4.4 h and Table 3.1.
4. Prior to Final Development approval the Applicant shall provide a landscape water budget that will be used to determine the size of cistern required for the development as per Ordinance 2008-4.
5. Drainage calculations for site runoff shall be submitted for review and approval with Final Development Plan as per Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

Member Drobnis asked if staff had discussed a compromise in the sign size issues with the applicant. Mr. Larrañaga answered there was discussion in the technical review meeting and comments were sent back to the applicant. Mr. Larrañaga stated the code does not allow compromise by staff.

Member Katz asked if there was a sidewalk in front of the property and was told there was not, so there is no pedestrian traffic.

Chair Gonzales asked if there were any updates from the Environment Department or the State Engineer. Mr. Larrañaga said plans revised by the applicant were sent off to the state agencies but they have not had time to respond. However, those should be available by the time the application goes to the BCC.

Duly sworn, Jeff Kost, architect for the project, said Glenwood Development would be owners of the building and his home will be tied to the project. Family Dollar will be a tenant. He explained that Family Dollar works out the best location carefully. He is excited at being able to be a part of the area's revitalization. He provided photographs of the area. [Exhibit 4] He said the business will be low-impact and will employ five to seven local people.

Mr. Kost said he has notified everyone within 500 feet of the project. Construction won't impact Highway 84-285. The request for parking in front is to demonstrate activity and discourage crime as well as facilitate deliveries.

Regarding the signs, Mr. Kost said he would be willing to compromise.

Member Anaya asked if this was a franchise and the signs were required. Mr. Kost said the signs are a function of corporate branding rather than a franchise. He said he would have to get a lease amendment to reduce the size of the sign. Member Anaya said he agreed with the safety aspect regarding the parking.

Member Katz asked if there was any leeway on the design standards so that the building did not appear to be in New Jersey. Mr. Kost said they would be mirroring some of the eclectic architecture as seen in the photographs. It's a small property.

Member Drobnis asked if there was a rendering showing what the sign would look like from the highway and Mr. Kost said he did not.

Stating he looked through the photographs, Chair Gonzales said some are on pueblo land and do not require County approval. He asked for more details on the sign and Mr. Kost indicated they were trying to minimize the impact.

Chair Gonzales asked about the water usage mentioned and Mr. Kost said that calculation was in error and they have redone and resubmitted those numbers. Water usage will be minimal and close to the amount used by the previous owner. He noted the lot line adjustment will increase the size of the property by a small amount.

Mr. Kost said he met with Flavio Gurrulé who was the acequia commissioner for 29 years and told him there is no impact to the acequia. He explained that the liquid waste system will be a vault and haul system that won't require a traditional leach field.

Under oath, Representative Jim Trujillo said he is the owner of the property and former owner of the Al's Liquor. He thanked the committee for its work. He said the area needs to be upgraded and beautified. This plan will create jobs and provide a good service as well as gross receipts tax. If this doesn't go forward the building will remain vacant for some time into the future.

James Trujillo, duly sworn, echoed his father's comments, noting they had been approached by gas stations, liquor stores, nightclubs and motorcycle stores, but they wanted to bring something special to the valley, which is why they choose to work with Family Dollar.

Under oath, Flavio Gurrulé stated this would be a good thing to have in that location. He is the neighbor to the east and has noticed loitering in the area. He stated as acequia association president for 29 years he knows the rules and regulations regarding the acequia.

Duly sworn, Danny Martinez as a resident of Pojoaque praised the proposal for its economic development potential.

Darien Gonzales, under oath, indicated he studies criminal justice and said he was concerned about safety and security, given there are no cameras planned. He said his father owns the beef jerky store across the street and there are already issues with the vacant building. Parking in the front is good as it shows there is activity.

The public hearing was then closed.

Stating he lived in the community, Member Valdez said he was happy to see more non-pueblo buildings going in. He is involved in construction of other new buildings in the area.

Member Valdez moved to approve the application with County conditions and with revision of the sign dimensions. Member Anaya seconded.

Member Katz asked for a friendly amendment that the building sign be reduced from 144 square feet not to exceed 105 square feet, splitting the difference between the proposed size and the recommended maximum of 70 square feet. The motioner and seconder accepted the condition, as did Mr. Kost.

The motion as amended carried by unanimous [6-0] voice vote.

Mr. Larrañaga verified that the wall-mounted sign cannot exceed 105 square feet and the pole-mounted sign cannot exceed 12 feet, and stated a variance was still required. Ms. Brown confirmed that the approval included both variances.

~~VII. E. CDRC CASE # Z/S 08-5440 Tierra Bello Subdivision. Joseph Miller, Applicant, Danny Martinez, Agent Requests Master Plan Zoning Approval for a 73-Lot Residential Subdivision on 263.769+ Acres and Preliminary and Final Plat and Development Plan Approval for Phase I Which Will Consist of 9 Lots. The Property is Located at the Northeast Intersection of Avenida de Compadres and Spur Ranch Road, South of Avenida Eldorado in Eldorado, within Sections 24 and 25, Township 15 North, Range 9 East, Commission District 5 [Exhibit 5: Staff Memo from County Hydrologist; Exhibit 6: Staff Memo from Public Works]~~

~~Ms. Lucero read the caption and gave the following staff report:~~

~~“On July 22, 2010, a request was presented to the CDRC by the Applicant for Master Plan Zoning approval for a 73-lot residential subdivision known as Tierra Bello. The decision of the CDRC was to table the request to allow the applicant to address issues regarding affordable housing, water availability and access and traffic.~~

~~“The Applicant has since signed an Affordable Housing Agreement with Santa Fe County in which the Applicant has agreed to provide 15% affordable housing in accordance with Ordinance No. 2012-11~~

~~“In regards to water availability, a positive recommendation was issued by the County Hydrologist. The OSE, however has not issued a favorable response. The response given by the OSE was with regard to the point of diversion, which is the same as the previous case heard, Spirit Wind.~~

~~“In regards to access and traffic, the NMDOT has issued a positive recommendation. The County Public Works Department – a new memo was just handed out which issues a positive recommendation with conditions. [Exhibit ???]~~

~~“The Applicant has modified his request since the last CDRC meeting. The request is still for Master Plan Zoning approval for a 73-lot residential subdivision on 263.769 acres. However, in addition to this, the Applicant is now requesting~~







(1)













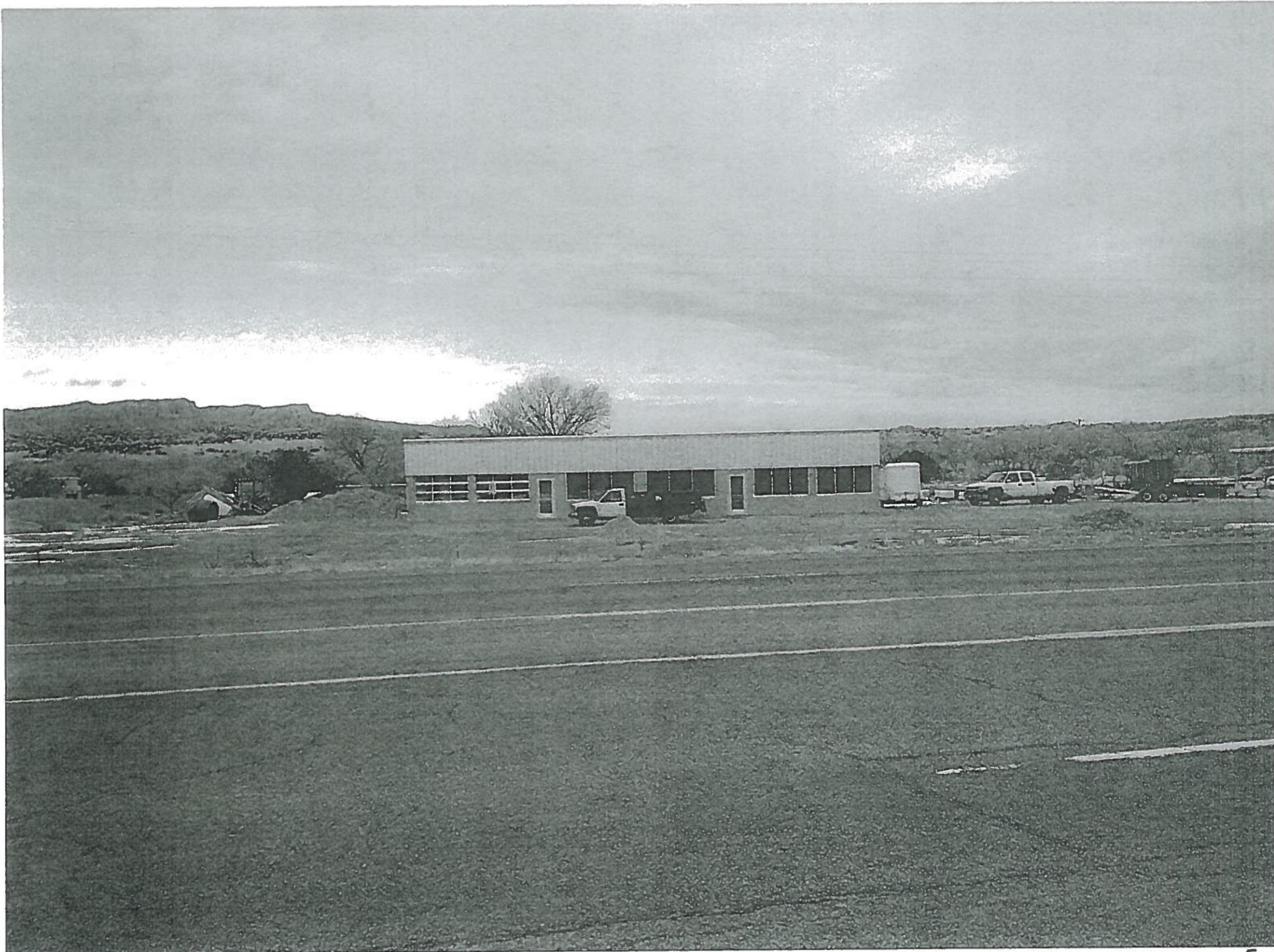


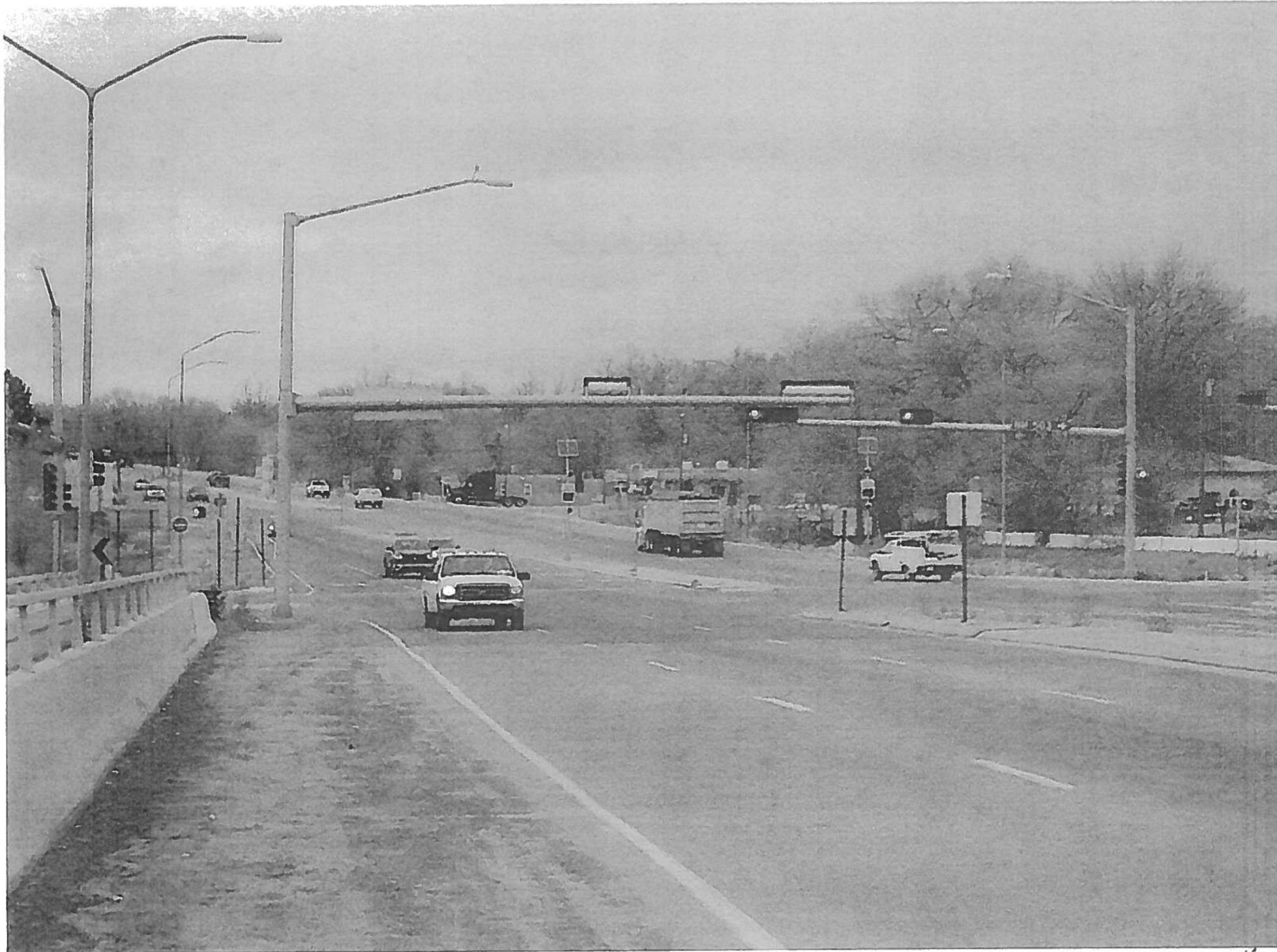












To: The Board of County Commissioners

Re: Family Dollar Store in Pojoaque

This letter is a brief follow up to a previously forwarded letter I sent to Congressman Ben R. Lujan's office. Since that letter was written I have since started and turned in an on-line petition with 70 responses and many comments, mostly from people who live, travel through or have some connection to the Pojoaque Valley Traditional Community. The petitions main purpose was to get word out that this kind of store could be coming here.

I need to clarify that my comments are not to be taken personally by anyone. They are mostly in reference to a corporate business that has shown no courtesy or professionalism in their dealings with anyone who lives here. The other important matter I want to draw to the BCC attention is the lack of communication to the community along this whole process. I'm not sure if anyone is at fault but the system seems to be at fault and outdated. Codes perhaps need to be reconsidered for this area of Pojoaque. Rules need to be updated as to how information is sent to a community about what is being planned. The main reason Family Dollar got recommended by staff is simply because they met code not because the community wants it.

I spoke with Jose Larranaga about the code and notification process. There is no criteria for community meetings. In this case the corporation sent out certified letters to property owners within a few hundred yards to let them know about this hearing before the commission and then the date of the hearing changed and they didn't have to re-send any notification to these property



owners, just announce it once in the legals of a local newspaper.

The change of date of the meeting on the sign in front of the property has not been updated either. I might note, too, that the date changed because the company failed to post an

announcement in the newspaper initially. No e-mail method of communication is provided on any correspondence. In this day and age when fewer people are buying newspapers I find this really surprising. Please consider your decision on this matter fairly and carefully. Thank you.

Felicia (Fish) R. Trujillo

A handwritten signature in black ink, appearing to read 'Fish', written over the printed name.

To: Kathy Holian, Liz Stefanics, Daniel Mayfield, Robert Anaya, and Miguel Chavez

Subject: **Deny Glenwood Development Company Final approval for Family Dollar Store.**

Letter: Greetings,

Deny Glenwood Development Company Final approval for Family Dollar Store.

Signatures

Name	Location	Date
Fish Trujillo	, United States	2013-02-25
Emilia Gutierrez	Washington, DC, United States	2013-02-25
Tanya Headley	Santa Fe, NM, United States	2013-02-25
Heith Martinez	Nambe, NM, United States	2013-02-26
Karen Luther	Santa Fe, NM, United States	2013-02-27
marianne hornbuckl	Santa Fe, NM, United States	2013-02-27
jill markstein	Santa Fe, NM, United States	2013-02-27
Gudrun Hoerig	Santa Fe, NM, United States	2013-02-27
Karin River	Santa Fe, NM, United States	2013-02-27
Jack Lehman	Santa Fe, NM, United States	2013-02-27
Concerned Citizen	New City, NY, United States	2013-02-27
Jaime Cobb	Santa Fe, NM, United States	2013-02-27
Lucy Cornwall	Santa Fe, NM, United States	2013-02-27
Ann Mumford	Santa Fe, NM, United States	2013-02-27
Joslyn Pretz	El Rancho, NM, United States	2013-02-27
Norma Cross	Santa Fe, NM, United States	2013-02-27
Mark Burton	Santa Fe, NM, United States	2013-02-27
mary kess	Santa Fe, NM, United States	2013-02-27
Max Lehman	Nambe, NM, United States	2013-02-27
spin dunbar	Nambe, NM, United States	2013-02-27
Anne Gifford	Santa Fe, NM, United States	2013-02-27
cathy smith	Santa Fe, NM, United States	2013-02-27
Edward Mackerrow	Santa Fe, NM, United States	2013-02-27
Stephanie Maley	Santa Fe, NM, United States	2013-02-27
David Abrams	Santa Fe, NM, United States	2013-02-27
Douglas Roberts	Santa Fe, NM, United States	2013-02-27
Lynne Velasco	Santa Fe, NM, United States	2013-02-27
Laura Saxon	morrison, FL, United States	2013-02-28
ernily chapman	Jaconita, NM, United States	2013-02-28
Julia Takahashi	Santa Fe, NM, United States	2013-02-28

Name	Location	Date
Francisco Vallejos	Santa Fe, NM, United States	2013-02-28
chris krisov	Santa fe, NM, United States	2013-02-28
Amelia Garcia	santa Fe, NM, United States	2013-02-28
Kevin Horton	Santa Fe, NM, United States	2013-02-28
Angela Ortiz	Santa Fe, NM, United States	2013-02-28
Pat Pitcher	Santa Fe, NM, United States	2013-02-28
Susan Tixier	Santa Fe, NM, United States	2013-02-28
Oli NEWMAN	Santa Fe, NM, United States	2013-02-28
Lee Rogaliner	Nambe, NM, United States	2013-02-28
DiAna Gutierrez	santa fe, NM, United States	2013-02-28
Miranda Gray	Pojoaque, NM, United States	2013-02-28
Lucy Yuan	Santa Fe,, NM, United States	2013-02-28
Michael O'Neill	Santa Fe, NM, United States	2013-03-01
Erin O'Neill	Santa Fe, NM, United States	2013-03-01
Bruce Gray	Santa Fe, NM, United States	2013-03-01
Ingrun Roberts	Santa Fe, NM, United States	2013-03-01
Joanna Dean	Santa Fe, NM, United States	2013-03-01
Thomas Leitner	Santa fe, NM, United States	2013-03-01
Benjamin Beames	Santa Fe, NM, United States	2013-03-01
Summer Buckley	Tucson, AZ, United States	2013-03-01
Randall Smith	Northampton, MA, United States	2013-03-01
Timothy Newman	Washington, DC, United States	2013-03-01
Amanda Kloer	Washington, DC, United States	2013-03-01
Cristina Moon	Bloomington, IN, United States	2013-03-01
Corinne Ball	Portland, OR, United States	2013-03-01
Carol Moldaw	Santa Fe, NM, United States	2013-03-01
Ronald Quintana	Santa Fe, NM, United States	2013-03-02
Darien Ralstrick	Los Alamos, NM, United States	2013-03-02
Barbara Calef	Los Alamos, NM, United States	2013-03-02
Doug Hefele	santa fe, NM, United States	2013-03-02
Robert Salazar	Santa Fe, NM, United States	2013-03-03
JP Salazar	Las Cruces, NM, United States	2013-03-03

Name	Location	Date
Anne Martinez	Santa Fe, NM, United States	2013-03-03
Naomi Engelman	Cundiyo, NM, United States	2013-03-03
Dale Abrams	Santa fe, NM, United States	2013-03-05
Jill Hefele	Santa Fe, NM, United States	2013-03-06
Paula Gonzales	Santa Fe, NM, United States	2013-03-12
Doris Rauber	Los Alamos, NM, United States	2013-03-12
Kenny Kalfin	Santa Fe, NM, United States	2013-03-13
Kathleen Le Scouarnec	Santa Fe, NM, United States	2013-03-14

Name, City, State, Zip, Country, Signed On, Comment

Karin River, Santa Fe, NM, 87506, United States, 2/27/13, "

- 1.) devaluates surrounding properties
- 2.) Already a Dollar store in Espanola (preventing monopoly)
- 3.) Dollar store items of extreme low quality.
- 4.) just don't want it in our beautiful valley"

Lucy Cornwell, Santa Fe, NM, 87506, United States, 2/27/13, "Family Dollar is an exploitive, trashy chain that does nothing for our local economy or the quality of life in tis area"

mary kess, Santa Fe, NM, 87505, United States, 2/27/13, We need to presernve the beauty of our state by preserving the aesthics of our small villages.

steve dunbar, Nambe, NM, 87506, United States, 2/27/13, How did this get to final approval without notification?

Anne Gifford, Santa Fe, NM, 87506, United States, 2/27/13, Family Dollar would add no community-serving benefit. The merchandise offered is available from existing retailers and the few jobs created are at minimum wage.

Stephanie Sagebiel Maley, Santa Fe, NM, 87506, United States, 2/28/13, "Pojoaque's small shopping center is already too cluttered. There are FDS convenient already in Rio Arriba Cty, Chimayo, and elsewhere in SF County that can be accessed by those who frequent them."

Douglas Roberts, Santa Fe, NM, 87506, United States, 2/28/13, We do not need to turn Pojoaque into Espanola.

emily chapman, santa fe, NM, 87506, United States, 2/28/13, "This location is not the proper place for this kind of establishment. As a former business owner in this valley, I was required to adhere to all kinds of regulations, including light pollution, traffic impact, etc.

Also, do we really need a store that exploits labor in poor countries for cheap goods? Make this space accessible for a small local business owner! Lets invest in our community."

Susan Tixier, Dixon, NM, 87527, United States, 2/28/13, Because the Pojoaque Valley is important to me; has always been. The Tixiers came from this part of NM.

Lee Rogaliner, Nambe, NM, 87506, United States, 2/28/13, This cheap store would add no benefit to our very nice community. Their type of goods are readily available in nearby Espanola.

Erin O'Neill, Santa Fe, NM, 87506, United States, 3/1/13, "Because it is right behind my house and will increase traffic, lower property values and add light pollution "

Thomas Leiner, Santa fe, NM, 87506, United States, 3/1/13, This does not belong here. It destroys the neighborhood.

Benjamin Beames, Santa Fe, NM, 87504, United States, 3/1/13, "Santa Fe county has strict building laws that are in place to protect and preserve culture. This store is a serious breach in that policy. Regardless, the store is not needed in that area. There are minimal - if any - positive effects in building such a store. The Pojoaque market supplies most things that a local would need. For other items, the surrounding towns provide - including the nearby capital Santa Fe - similar stores like the one being proposed. There is simply no need for its construction. "

Barbara Calef, Los Alamos, NM, 87544, United States, 3/2/13, "The developer plans to use a domestic well to supply over 22 acre feet of water per year to the store. That is an inappropriate use of a domestic well and should not be permitted, especially during the current severe drought. "

Laura Leiner, Santa Fe, NM, 87506, United States, 3/2/13, "The use of so much water from a domestic well is irresponsible in the drought. It will add further stress to those who live here and for no reason at all. In addition, the people who live in the Pojoaque Valley live here precisely because they want to have a rural agricultural feeling and be away from large commercial development and big box stores. This will devalue our properties and degrade our quality of life. "

Naomi Engelman, Cundiyo,, 87522, Mexico, 3/3/13, "We do not need another store selling cheap, plastic, imported stuff from China, that will soon end up in our landfills, or arroyos. Please respect our environment and culture and provide real support for locally owned business and do not allow this to proceed. "