



**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

915 MERCER STREET * SANTA FE, NEW MEXICO 87505

(505) 983-5588 * FAX (505) 989-7313

jim@jwsiebert.com

May 2, 2014

Penny Ellis Green
Growth Management Administration Director
102 Grant Avenue
Santa Fe, NM 87507

Re: Proposed SLDC Zoning Classification Ten Thousand Waves

Dear Ms. Ellis-Green:

I am representing Duke Klauck, the owner of Ten Thousand Waves. The zoning proposed for Ten Thousand Waves as shown on the SLDC zoning map is Commercial Neighborhood. It is necessary to provide a background on this project to better understand our concerns regarding the proposed zoning classification. The following is a summary of the regulatory actions that have taken place on this property.

- Master plan zoning by the EZA: **October 28, 2003**
- Preliminary development plan and final plan for phase I, by EZC: **December 15, 2005**
- City assumes land use regulatory authority and applies C-2/PUD zoning and recognizes prior approvals through a development agreement: **November 9, 2009**

- Approval of variance for disturbance of 30 percent slopes for secondary emergency access by City Planning Commission: **August 4, 2011**
- Issuance of building permit for water improvements to satisfy fire protection requirements: **January 17, 2012**
- Issuance of building permit for restaurant: **August 20, 2012**
- County assumes regulatory authority over prior Area 18 as defined by City/County settlement agreement: **January 1, 2014**

A great deal of time and money has been expended to secure the required development permits and maintain entitlements for Ten Thousand Waves especially during the jurisdictional transitions since opening this business in 1981. Mr. Klauck looks forward to the adoption of the SLDC and the zoning map to finalize land use regulations for his business. In an effort to clarify the permitted uses for the property I am bringing to you a concern regarding the use designation on the zoning matrix that defines "Resorts" as a Conditional Use. Since Ten Thousand Waves is a resort does this place the business in non-conforming status? One of the uses approved on the development plans includes a building for small conferences and workshops. Under the *Public Assembly Structures* section of the zoning matrix "Exhibition, conventions or conference structures" is not listed as a permitted use within the Commercial Neighborhood zoning classification. Mr. Klauck does not want to preclude that use since it has always been included in the approved use list.


When the City assumed land use regulatory authority over Area 18 the City agreed to recognize all development approvals granted by the extraterritorial and County regulatory authorities as set forth in the amended settlement agreement between the City and County. This was accomplished by a development agreement between Mr. Klauck and the City, a copy of which is attached to this letter.

There are 250 employees at Ten Thousand Waves making it the one of the largest private business in Santa Fe County. Given the importance of this business to Santa Fe County's economy you can see how important it is to resolve the uncertainties associated with the proposed Commercial Neighborhood designation.

Penny Ellis-Green
Ten Thousand Waves
May 2, 2014
Page 3 of 3

Please consider this letter as an official request to review the zoning for this property. Since we are not requesting a different zoning classification will have to take the place of the on line procedure established by the County for requesting a modification to the SLDC zoning map. I am requesting a meeting to discuss the various alternatives for addressing this issue. Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jane V. Subert".

Xc: Duke Klauck



May 2, 2014

Penny Ellis-Green
Land Use Administrator
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87501

**RE: 18 and 21 Juan de Gabaldon
72-B Bauer Road**

Dear Penny:

This letter is submitted on behalf of Michael and Jeanne Klein, owners of Lot 2 and 3 in the Truchas y Zorro Subdivision, and Tract 4-C-2 of the Barbara L. Boyd Family Transfer plat, to request a change in proposed zoning per the draft Sustainable Land Development Code (“SLDC”) Zoning Map.

The first subject property addressed as 18 and 21 Juan de Gabaldon are located in the four-lot Truchas y Zorro Subdivision, which was created in March of 2008. The current SLDC Zoning Map divides this small subdivision into two different zoning designations. Lot 4 and part of Lot 3 are designated Residential Community (1 d.u. per acre) while Lots 1, 2, and the remainder of Lot 3 are designated Rural Residential (1 d.u. per 10 acres). This would appear to be an error, as it is inconsistent to divide a small, cohesive subdivision into two different zoning categories. It is also inconsistent to place a rural designation on single family lots, especially lots adjacent to and consistent in size with the surrounding lots that are designated as Residential Community. Furthermore, Lot 3 has split zoning which is not allowable per the SLDC.

In addition, Tract 4-C-2 created by a family transfer in 1999 has been designated with both a Rural Residential and Residential Community zoning on the same parcel. Again, the lot cannot have split zoning per the provisions of the SLDC, and more importantly, should be consistent in zoning to the neighboring properties which are all identified as Residential Community. The residential properties along Bauer Road are part of the Tesuque neighborhood, and should be zoned in kind to maintain this unique area of Santa Fe County.

Due to the inconsistencies in the zoning as outlined above, we respectfully request that the zoning for Lots 2 and 3 in the Truchas y Zorro Subdivision and Tract 4-C-2 be changed to Residential Community.

Thank you for your consideration of this matter. Please do not hesitate to call with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Colleen C. Gavin". The signature is fluid and cursive, with a prominent initial "C" and a long, sweeping underline.

Colleen C. Gavin, AIA
JenkinsGavin Design & Development, Inc.

Cc: Robert Griego



TRACT 4-C-2

LOTS 2-13
TRACTS 1 & 2
SUB DIVISION

Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014

Legend

Santa Fe County



Not Under Santa Fe County Zoning Jurisdiction

- Municipality
- Municipal Annexation Area
- Tribal Lands
- Federal and State Public Lands

Community Districts



Proposed 3/21/2014 SLDC Official Zoning Map

- Ag / Ranch (1 dwelling per 160 acres)
- Rural (1 dwelling per 40 acres)
- Rural Fringe (1 dwelling per 20 acres)
- Rural Residential (1 dwelling per 10 acres)
- Residential Fringe (1 dwelling per 5 acres)
- Residential Estate (1 dwelling per 2.5 acres)
- Residential Community (1 dwelling per acre)
- Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre - on central water and sewer)
- Commercial Neighborhood
- Commercial
- Industrial
- Public/Institutional
- Mixed Use
- Planned Development District

Rural Commercial Overlay Zone



Airport Noise Overlay Zone

- 55 DNL
- 60 DNL
- 65 DNL

Any land or which is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map within a County zoning district and is not depicted within a zoning district in a community district ordinance referenced on this map, shall be construed by default to be located in the Ag / Ranch zoning district, unless otherwise specifically provided for in the Santa Fe County Land Development Code.



Santa Fe County
Growth Management
Department
Planning Division

March 21, 2014
preliminary_slcdc_zoning_map_
p_3_21_2104_poster.mxd



CONSERVATION EASEMENT

N/F THORPE
BK.2099, PG.424

CONSERVATION EASEMENT AREA	ACREAGE
31.42 AC ±	
5.74 AC ±	
5.69 AC ±	

N/F TBL LAND CO. LLC
PLAT REFERENCE #2
BK.371, PG.276

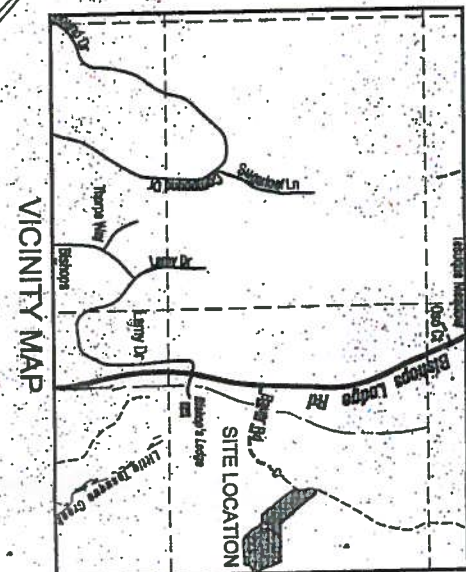
LINE	LENGTH	BEARING
L1	400.36	S89°03'00"E
L2	107.30	S84°12'00"E
L3	70.00	N87°09'00"E
L4	156.56	N17°43'00"E
L5	185.13	N83°34'00"E
L6	65.40	N83°37'00"E
L7	51.50	N64°47'00"E
L8	87.65	N26°37'00"E

NORTH
SCALE 1"=200'

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON JUNE 21ST, 2007, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEET THE USUAL STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN NEW MEXICO.

CONSERVATION EASEMENT DATA

LINE	LENGTH	BEARING
L9	61.71	N45°17'53"W
L10	259.01	N47°50'09"E
L11	541.71	N41°30'49"W
L12	195.42	N02°53'36"E
L13	454.28	N21°07'23"W
L14	441.11	N23°55'54"E
L15	664.66	S37°55'00"E
L16	58.57	S37°15'18"E
L17	229.56	S34°00'34"W
L18	667.29	N02°44'13"W
L19	204.45	S87°23'02"W
L20	685.72	N02°00'00"E
L21	601.16	N02°00'00"E
L22	644.10	N45°50'13"W
L23	1092.82	S85°15'47"E
L24	218.11	N89°27'11"W
L25	164.62	N05°14'15"W
L26	67.42	S75°58'02"W
L27	74.47	N86°12'44"E
L28	134.75	S02°13'20"E
L29	178.73	S89°27'11"E
L30	240.00	S17°50'09"W



LEGEND AND NOTES

- DENOTES POINT FOUND AS NOTED
- DENOTES 11011 CAPPED REBAR SET THIS SURVEY
- DENOTES POINT OBLICATED
- DENOTES USUAL UNMARKED SOUTH BOUNDARY
- DENOTES EDGE OF EASEMENT
- DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM PLAT EXEMPTED LOT LINE ADJUSTMENT, FOR FULLERON OF TRACT #2, PLAT REFERENCE #2, BK.371, PG.276, AND BY REFERENCE TO A CERTAIN PLAT REFERENCE #2, BK.371, PG.276, OF THE SANTA FE COUNTY CLERK IN BOOK 632, PAGE 042.

2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, TRUCHAS Y ZORRO, LLC, TRUCKS Y ZORRO, LLC, REESE FULLERTON, WHEELER-JANICER TRUCKS Y ZORRO, LLC, SUBSCRIBED BEFORE ME BY TRUCHAS Y ZORRO, LLC, REESE FULLERTON, WHEELER-JANICER TRUCKS Y ZORRO, LLC, THIS 4th day of March, 2007, IN MY OFFICE AS A Notary Public, in and for the County of Santa Fe, State of New Mexico, have acknowledged and affirmed to me that they are the owners and possessors of the premises described in the foregoing instrument, and that they have the right to dedicate the same to the public use of the County of Santa Fe, State of New Mexico, for the purpose of creating a conservation easement.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office, this 4th day of March, 2007.

Notary Public
Santa Fe County, New Mexico

TRACT T-2A
30.03 AC ±
#36 BAUER RD.

TRACT T-2B
59.56 AC ±
#12 JUAN DE GABALDON TRAIL
N/F COHEN
PLAT OF NOTE #1

SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS

1. BOUNDARY INFORMATION BASED ON PLAT OF SURVEY BY GUY D. HANSEN, DATED JUNE 20, 1976, DRAWING NO. 534/73.

2. ALSO REFERENCED PLAT ENTITLED "BARBARA BORD SUBDIVISION" BY JAMES L. MEDRANO NMS #3217 AND FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BK. 161, PG. 011.

3. BOUNDARY INFORMATION ALSO BASED ON PLAT OF SURVEY ENTITLED "PLAT OF SURVEY FOR REESE AND ANNE FULLERTON" BY JOE D. TRULLILO NMS #3958, DATED OCT. 12, 1978.

4. WARRANTY DEED TO TRUCHAS Y ZORRO, LLC FILED AS INSTRUMENT NO.1505955C.

LINE	LENGTH	BEARING
L31	27.18	N85°30'37"E
L32	74.49	N01°06'12"E

CURVE	LENGTH	RADIUS	CHORD	DIST	DELTA
C1	34.48	120.00	N87°21'38"E	34.48	171°12'24"
C2	81.42	288.89	N41°09'17"E	81.42	160°02'52"
C3	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C4	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C5	111.41	572.80	S27°59'52"E	111.41	110°03'58"
C6	44.29	118.68	S10°46'17"E	44.29	237°18'45"

LINE	LENGTH	BEARING
L33	27.18	N85°30'37"E
L34	74.49	N01°06'12"E

CURVE	LENGTH	RADIUS	CHORD	DIST	DELTA
C7	34.48	120.00	N87°21'38"E	34.48	171°12'24"
C8	81.42	288.89	N41°09'17"E	81.42	160°02'52"
C9	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C10	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C11	111.41	572.80	S27°59'52"E	111.41	110°03'58"
C12	44.29	118.68	S10°46'17"E	44.29	237°18'45"

LINE	LENGTH	BEARING
L35	27.18	N85°30'37"E
L36	74.49	N01°06'12"E

CURVE	LENGTH	RADIUS	CHORD	DIST	DELTA
C13	34.48	120.00	N87°21'38"E	34.48	171°12'24"
C14	81.42	288.89	N41°09'17"E	81.42	160°02'52"
C15	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C16	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C17	111.41	572.80	S27°59'52"E	111.41	110°03'58"
C18	44.29	118.68	S10°46'17"E	44.29	237°18'45"

LINE	LENGTH	BEARING
L37	27.18	N85°30'37"E
L38	74.49	N01°06'12"E

CURVE	LENGTH	RADIUS	CHORD	DIST	DELTA
C19	34.48	120.00	N87°21'38"E	34.48	171°12'24"
C20	81.42	288.89	N41°09'17"E	81.42	160°02'52"
C21	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C22	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C23	111.41	572.80	S27°59'52"E	111.41	110°03'58"
C24	44.29	118.68	S10°46'17"E	44.29	237°18'45"

LINE	LENGTH	BEARING
L39	27.18	N85°30'37"E
L40	74.49	N01°06'12"E

CURVE	LENGTH	RADIUS	CHORD	DIST	DELTA
C25	34.48	120.00	N87°21'38"E	34.48	171°12'24"
C26	81.42	288.89	N41°09'17"E	81.42	160°02'52"
C27	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C28	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C29	111.41	572.80	S27°59'52"E	111.41	110°03'58"
C30	44.29	118.68	S10°46'17"E	44.29	237°18'45"

LINE	LENGTH	BEARING
L41	27.18	N85°30'37"E
L42	74.49	N01°06'12"E

CURVE	LENGTH	RADIUS	CHORD	DIST	DELTA
C31	34.48	120.00	N87°21'38"E	34.48	171°12'24"
C32	81.42	288.89	N41°09'17"E	81.42	160°02'52"
C33	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C34	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C35	111.41	572.80	S27°59'52"E	111.41	110°03'58"
C36	44.29	118.68	S10°46'17"E	44.29	237°18'45"

LINE	LENGTH	BEARING
L43	27.18	N85°30'37"E
L44	74.49	N01°06'12"E

CURVE	LENGTH	RADIUS	CHORD	DIST	DELTA
C37	34.48	120.00	N87°21'38"E	34.48	171°12'24"
C38	81.42	288.89	N41°09'17"E	81.42	160°02'52"
C39	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C40	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C41	111.41	572.80	S27°59'52"E	111.41	110°03'58"
C42	44.29	118.68	S10°46'17"E	44.29	237°18'45"

LINE	LENGTH	BEARING
L45	27.18	N85°30'37"E
L46	74.49	N01°06'12"E

CURVE	LENGTH	RADIUS	CHORD	DIST	DELTA
C43	34.48	120.00	N87°21'38"E	34.48	171°12'24"
C44	81.42	288.89	N41°09'17"E	81.42	160°02'52"
C45	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C46	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C47	111.41	572.80	S27°59'52"E	111.41	110°03'58"
C48	44.29	118.68	S10°46'17"E	44.29	237°18'45"

LINE	LENGTH	BEARING
L47	27.18	N85°30'37"E
L48	74.49	N01°06'12"E

CURVE	LENGTH	RADIUS	CHORD	DIST	DELTA
C49	34.48	120.00	N87°21'38"E	34.48	171°12'24"
C50	81.42	288.89	N41°09'17"E	81.42	160°02'52"
C51	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C52	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C53	111.41	572.80	S27°59'52"E	111.41	110°03'58"
C54	44.29	118.68	S10°46'17"E	44.29	237°18'45"

LINE	LENGTH	BEARING
L49	27.18	N85°30'37"E
L50	74.49	N01°06'12"E

CURVE	LENGTH	RADIUS	CHORD	DIST	DELTA
C55	34.48	120.00	N87°21'38"E	34.48	171°12'24"
C56	81.42	288.89	N41°09'17"E	81.42	160°02'52"
C57	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C58	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C59	111.41	572.80	S27°59'52"E	111.41	110°03'58"
C60	44.29	118.68	S10°46'17"E	44.29	237°18'45"

LINE	LENGTH	BEARING
L51	27.18	N85°30'37"E
L52	74.49	N01°06'12"E

CURVE	LENGTH	RADIUS	CHORD	DIST	DELTA
C61	34.48	120.00	N87°21'38"E	34.48	171°12'24"
C62	81.42	288.89	N41°09'17"E	81.42	160°02'52"
C63	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C64	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C65	111.41	572.80	S27°59'52"E	111.41	110°03'58"
C66	44.29	118.68	S10°46'17"E	44.29	237°18'45"

LINE	LENGTH	BEARING
L53	27.18	N85°30'37"E
L54	74.49	N01°06'12"E

CURVE	LENGTH	RADIUS	CHORD	DIST	DELTA
C67	34.48	120.00	N87°21'38"E	34.48	171°12'24"
C68	81.42	288.89	N41°09'17"E	81.42	160°02'52"
C69	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C70	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C71	111.41	572.80	S27°59'52"E	111.41	110°03'58"
C72	44.29	118.68	S10°46'17"E	44.29	237°18'45"

LINE	LENGTH	BEARING
L55	27.18	N85°30'37"E
L56	74.49	N01°06'12"E

CURVE	LENGTH	RADIUS	CHORD	DIST	DELTA
C73	34.48	120.00	N87°21'38"E	34.48	171°12'24"
C74	81.42	288.89	N41°09'17"E	81.42	160°02'52"
C75	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C76	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C77	111.41	572.80	S27°59'52"E	111.41	110°03'58"
C78	44.29	118.68	S10°46'17"E	44.29	237°18'45"

LINE	LENGTH	BEARING
L57	27.18	N85°30'37"E
L58	74.49	N01°06'12"E

CURVE	LENGTH	RADIUS	CHORD	DIST	DELTA
C79	34.48	120.00	N87°21'38"E	34.48	171°12'24"
C80	81.42	288.89	N41°09'17"E	81.42	160°02'52"
C81	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C82	48.72	70.00	N16°24'28"E	48.72	133°19'45"
C83	111.41	572.80	S27°59'52"E	111.41	110°03'58"
C84	44.29	118.68	S10°46'17"E	44.29	237°18'45"

LINE	LENGTH	BEARING
L59	27.18	N85°30'37"E
L60	74.49	N01°06'12"E

CURVE	LENGTH	RADIUS	CHORD	DIST	DELTA
C85	34.48	120.00	N87°21'38"E	34.48	171°12'24"
C86	81.42	288.89	N41°09'17"E	81.42	160°02'52"
C87	48.72	70.00	N16°24'28"E	48.72	133°19'45"



jenkinsgavin
DESIGN & DEVELOPMENT INC

May 2, 2014

Penny Ellis-Green
Land Use Administrator
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87501

**RE: Academy for the Love of Learning
133 Seton Village Road
"Castle Tract"**

Dear Penny:

This letter is submitted on behalf of the Academy for the Love of Learning to request a change in proposed zoning per the draft Sustainable Land Development Code ("SLDC") Zoning Map.

The former Education Center at Seton Castle, now the Academy for the Love of Learning, has been a nonprofit educational facility serving the community since 1932. In the October 2013 version of the Zoning Map, the subject property was designated as Public/Institutional, which was an appropriate designation. However, in the March 2014 version of the map, the subject property was designated as Residential Fringe. This designation is inconsistent not only with the property's historical and current use as an educational institution, but also with the building permit for an institutional facility issued by Santa Fe County in 2007. Lastly, an inappropriate residential zoning designation unnecessarily perpetuates the property's non-conforming status.

Many other nonprofit entities have received a Public/Institutional zoning designation, including Rodeo de Santa Fe, Santa Fe Opera, Randall Davey Audubon Center, Rancho de Las Golondrinas, and the Glorieta Baptist Center. As the subject property pre-dates all of these aforementioned institutions, we respectfully request the same consideration that was accorded to them by having our zoning changed back to the Public/Institutional designation as shown on the October 2013 zoning map.

Thank you for your consideration of this matter. Please do not hesitate to call with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Jenkins", with a stylized flourish at the end.

Jennifer Jenkins

Cc: Robert Griego

Zoning Map Adoption Office Hours - Public Comment Form

Parcel ID (You can find the parcel ID on the letter you received) *

23344102

Property Owner (First Name) *

Academy for the Love of Learning

Property Owner (Last Name) *

Physical Address of Property *

133 Seton Village Rd, Santa Fe, NM 87508

Zoning Classification on Adoption Draft Zoning Map (Please Circle)

Select...

Ag/Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

Rural Fringe (1 dwelling per 20 acres)

Rural Residential (1 dwelling per 10 acres)

Residential Fringe (1 dwelling per 5 acres)

Residential Estate (1 dwelling per 2.5 acres)

Residential Community (1 dwelling per acre)

Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre – with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public/Institutional

Mixed Use

Planned Development District

Requested Zoning Classification (Please circle)

Select...

Ag/Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

Rural Fringe (1 dwelling per 20 acres)

Rural Residential (1 dwelling per 10 acres)

Residential Fringe (1 dwelling per 5 acres)

Residential Estate (1 dwelling per 2.5 acres)

Residential Community (1 dwelling per acre)

Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre – with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public/Institutional

Mixed Use

Planned Development District

Additional Comments

26 Blue Jay Drive
Santa Fe, NM, 87506

12 May 2014

Ms. Penny Ellis-Green
Director, Growth Management Department
Santa Fe County
102 Grant Avenue
Santa Fe, New Mexico 87501

Re: Proposed Zoning for 330 Acres That Were Formerly Known as "Santa Fe Center"

Dear Ms. Ellis-Green:

I am writing to you today because of my concern about the proposal to re-zone certain areas near the intersection of Highway 599 and Camino La Tierra as "Mixed Use" rather than "Residential Estate." Although I am far from a land use expert, my understanding of the history of these properties and several prior attempts to develop them have led me to conclude that the correct, current classification should be "Residential Estate," and that there should be no change in that classification.

My wife and I are homeowners in the Tierra de Oro subdivision, and have been residents of Santa Fe County since my retirement from the U.S. Air Force in 2003. We bought our home here largely because we loved the rural feel of the area; the relatively large lot sizes; the proximity to the Plaza; and the easy access it provides to major roads leading to Albuquerque and the facilities on Kirtland Air Force Base. At the time we purchased our home, we were aware of past development efforts and the County's previous steadfast refusal to allow that development. We were also aware of the property owner/developer's commitment to work with surrounding homeowners to arrive at a new Master Plan that would be acceptable to all concerned while still preserving the qualities that have made Santa Fe County such a special place to live and work.

As I understand the facts, in 1999 the County rejected an amended Master Plan for the property, concluded that the Master Plan submitted in 1986 had effectively expired, and stated that the owner would have to submit a new Master Plan before the County would consider alternate uses of the property. At that time, the developer said he would meet with surrounding homeowners to discuss their concerns before proceeding with any new plan, but no such meeting or meetings ever took place. Instead, in some arcane fashion, the developer succeeded in getting the County's proposed zoning map modified to reflect a "Mixed Use" zoning classification for the property despite the lack of any un-expired Master Plan, without the participation (or even the knowledge) of surrounding homeowners or Home Owners Associations, any evaluation of alternatives, or any consideration of the homeowners' legitimate concerns. Those concerns include increased traffic congestion in an area that has previously been used primarily by residents to travel to and from their homes; significantly increased population density (with attendant concerns about increased water use in our exceedingly dry area);

increased light pollution (despite local ordinances to limit such pollution and the efforts of various homeowners' associations to promote dark skies); and the visual blight that commercial development would inevitably bring to what has heretofore been a very residential area with limitless, natural vistas. If the property is improperly zoned "Mixed Use" and development occurs, those same factors would almost inevitably have a negative impact on the value of existing homes in the surrounding area.

In addition, I am concerned about allowing increased use of the property along Highway 599 since that thoroughfare was proposed and built largely to create separation between City/County residents and the route used to transport hazardous waste from Los Alamos National Laboratory (LANL) to the permanent storage site for much of that waste at the Waste Isolation Pilot Project (WIPP). The LANL cleanup is far from complete, and the recent closure of WIPP has likely lengthened that cleanup process. In addition, although no decision has yet been made about what to do with even more hazardous waste that is currently in underground storage at LANL, it appears almost inevitable that some or all of it will need to transit Hwy 599 en route to whatever permanent storage area is ultimately selected. It would be highly irresponsible to allow higher density residential development, or commercial development, that would expose yet more people to the path taken by the radiation-laden trucks that are currently traversing Hwy 599, and that are likely to do so for the foreseeable future.

Finally, it seems to me that commercial development of subject site is simply inappropriate. Highway 599 is the last unspoiled way to approach the City of Santa Fe and the Sangre de Christo Mountains from Albuquerque and points south. It would seem to be in the interest of both the City and the County to preserve the pristine countryside and gorgeous vistas that visitors first see they make their way to the various charms of "The City Different." The last thing anyone needs is another version of Cerrillos Road, with all of the attendant traffic, congestion, and cookie-cutter commercial enterprises. That would make all approaches to Santa Fe indistinguishable from their counterparts in countless cities across America, and is hardly the way to increase tourism or the economic well-being of the County.

If you have any questions or concerns about this letter, please feel free to contact me by mail at the address above, or by telephone at (505) 989-1011.

Sincerely,



Alexander W. Purdue, Colonel, JAGC, USAF (Retired)
Attorney at Law

Cc: Mr. Tony Flores, Ass't County Manager
Mr. Robert Griego, Senior Planner
Mr. Bill Barr, Tierra de Oro HOA

Arvid & Mary Jo Lundy
27 Blue Jay Dr
Santa Fe NM 87506

May 9, 2014

Ms Penny Ellis-Green, Director
Growth Management Department
102 Grant Avenue
Santa Fe County, NM 87501

Re: Proposed Zoning for 330 acres along highway 599 adjacent to Camino La Tierra and the Camino La Tierra exit

Dear Ms Eliis-Green:

We, residents of Tierra de Oro, are writing relative to the proposed "Santa Fe 330 acre zoning" on the County Zoning map proposal. (We've been told this was formerly called "Santa Fe Center.")

We are particularly concerned with the recreation and trails use on the portion east of Camino La Tierra. We only recently confirmed that this is privately owned. The trails leading from the parking area adjacent to the mailboxes on the east side of Camino La Tierra are a major access used by county residents to the approximately 7-miles of existing trails on the east portion of the 330 acre parcel. This trail network also connects at four points to the City's La Tierra Trail network immediately adjacent to the east.

During the last couple of weeks during daylight hours we've passed the mailbox parking area approximately four times a day noting generally 4 to 10 cars parked there and as many as 17 cars. Virtually all of these are hikers, dog walkers, or mountain bikers using these trails and it is common for there to be more than one person per car. These trails are probably also the main access used by County residents living northwest of 599 to the City's La Tierra Trail network.

The Arroyo de Frijoles also runs through this parcel and is used by horseback riders. A second arroyo feeds into the Arroyo de Frijoles and runs approximately parallel to the north-west border of the parcel. There is a high rabbit and jackrabbit population and coyotes are sometimes seen. The topography is relatively complex with significant elevation changes and many relatively hidden lower areas, minor short arroyos, and high points with good views. A portion of the trail network runs along the historic Chile Line Railroad grade that ran from Santa Fe to Antonito CO until the early 1940s. Remains of pilings from one of the railroad trestles are still visible.

With the City's recent construction of a paved walking/hiking/road bike path from Camino de los Montoyas under 599 to an area just west of the Unity Church the possibility now exists of a combined City/County paved walking/hiking/road bike path all the way to Camino La Tierra near the four way stop sign 0.8 miles north of the 599 / Camino La Tierra exit – provided the County could obtain easements to the existing trail areas on the subject parcel.

LOSS OF PUBLIC ACCEESS TO THE EXISTING ~7-MILES OF TRAILS AND THE ARROYOS ON THE SUBJECT PARCEL WOULD BE TRAGIC. THE COUNTY SHOULD EXPLORE EVERYTHING POSSIBLE TO SECURE EASEMENTS OR OWNERSHIP OF THIS PORTION OF THE PARCEL.

ALF.
MJL

We ourselves use the subject trail network an average of four times a week for dog walking, hiking, or mountain biking. We credit our apparent good health in our mid-seventies to the easy access to these trails. Our usual access point is from the end of East Wildflower which is also used by other Tierra de Oro residents.

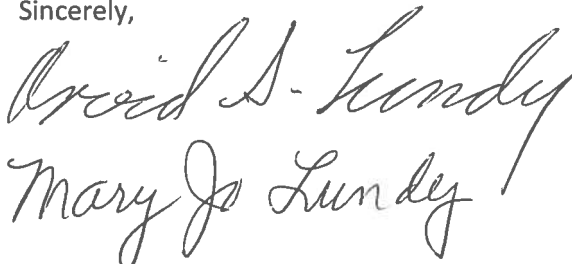
We also have strong concerns about the loss of property value and esthetic values in our area that would result from the proposed zoning.

We feel strongly that County land along the 599 Corridor running north and east from 'existing commercial use just north of Airport Road' all the way to Ridgetop Road should remain free of commercial development to insure property values and esthetic values of existing housing developments. The only appropriate zoning here other than recreational would be Residential Estates. (We're aware that much of this land north and east of the "Santa Fe 330" is City land or scheduled for City annexation but don't know if all of it is.)

Our particular concerns include 'visual esthetic degradation to those overlooking the property,' greater traffic issues, high residential density not in keeping with area norms, and nighttime light pollution.

As we understand it, the County appears to have shown the possible multi-use zoning at the request of a single out-of-state landowner without any prior notification to adjacent property owners. We understand that it must be very difficult to keep track of all the zoning proposals over lengthy time periods but in this case this proposal would exact significant monetary and esthetic injustices on the resident population of landowners. Please review this situation. It also appears that likely neither the owner of the "Santa Fe 330" or the County staff may be aware of the trail network and high usage of it that has gone on for years. If anyone from County staff would like to tour the trail network we would be happy to assist in showing it to them.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature is 'Arvid S. Lundy' and the second is 'Mary Jo Lundy'. Both are written in a cursive, flowing style.

Arvid and Mary Jo Lundy

Cc: Tony Flores, Assistant County Manager
Robert Griego, Senior Planner
Terry Lease, Open Space & Trail Program

Zoning Map Adoption Office Hours - Public Comment Form

Parcel ID (You can find the parcel ID on the letter you received) *

66 006123.

Property Owner (First Name) *

BERNIE

Property Owner (Last Name) *

ALARID

Physical Address of Property *

50. FORK, SEC. 31

SW 1/4, SW 1/4, T. 15 N., R. 9 E.

SEE ATTACHMENT
MARKED IN YELLOW

Zoning Classification on Adoption Draft Zoning Map (Please Circle)

Select...

Ag/Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

Rural Fringe (1 dwelling per 20 acres)

Rural Residential (1 dwelling per 10 acres)

Residential Fringe (1 dwelling per 5 acres)

Residential Estate (1 dwelling per 2.5 acres)

Residential Community (1 dwelling per acre)

Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre – with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public/Institutional

Mixed Use

Planned Development District

Requested Zoning Classification (Please circle)

Select...

Ag/Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

Rural Fringe (1 dwelling per 20 acres)

Rural Residential (1 dwelling per 10 acres)

Residential Fringe (1 dwelling per 5 acres)

Residential Estate (1 dwelling per 2.5 acres)

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Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre – with central water and sewer)

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Commercial General

Industrial

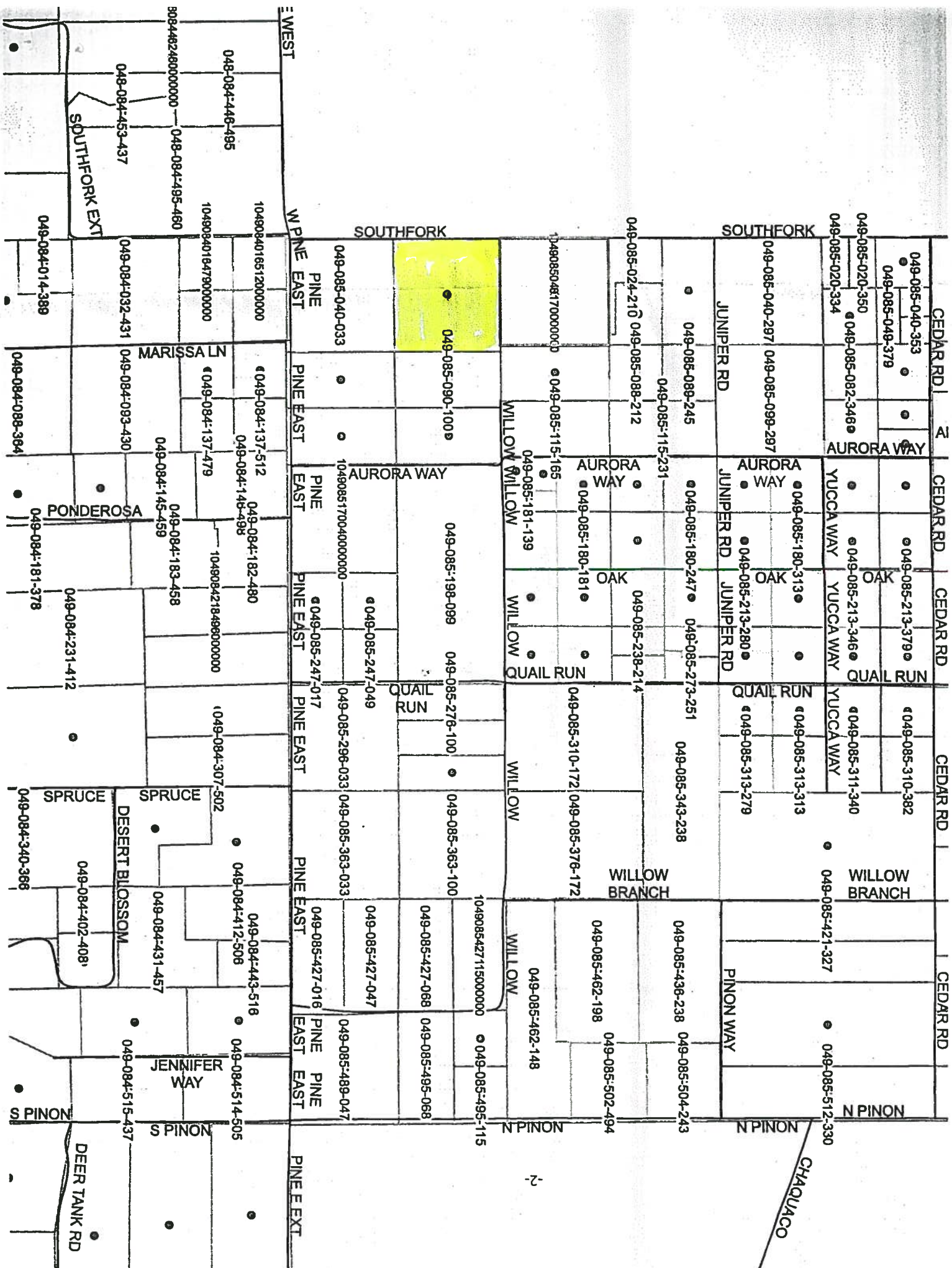
Public/Institutional

Mixed Use

Planned Development District

Additional Comments

W TO PROVIDE FOR MORE AFFORDABLE LAND.



Bonanza Creek Ranch

A Limited Liability Company

15 Bonanza Creek Lane
Santa Fe, New Mexico 87508
505-821-9173

Date: May 13, 2014

MEMORANDUM

To: Penny Ellis Green, Robert Griego

Santa Fe County Land Use Dept.
P.O. Box 276, Santa Fe, NM 87504-0276

From: Richard Hughes, Bonanza Creek Ranch

Re: Changes to proposed zoning map

Thank you for meeting on Thursday. There are three specific areas that we have hopes will receive further consideration and your support for revisions to be made to the Draft Zoning Map. These include the following:

1. **TRACT F COMMERCIAL DISTRICT:** On at least two occasions, David Griscom in the Growth Management Dept. has contacted Rick Hughes and he has encouraged a new zoning classification for the Movie Set Tract (Tract F). "F" is the tract that includes and connects the two movie sets located within Bonanza Creek Ranch. His main emphasis was to support uses that would promote tourism in the County. There has been considerable discussion concerning the existing movie sets, opportunities for a theme park use, and the possibility for developing more "film tourism" in the County. (A list of suggested uses for this new zoning classification is at the end of this memo). In addition, there were at least two meetings with Penny and Steve regarding this issue. During both meetings the discussion included the concept of designating this area as a special zoning district, since the movie set is a pre-existing use.

During our meeting on Thursday, it became apparent that time was running out to consider a special zoning district for this tract. We therefore request that the SDA-1 line should be adjusted to include the "Movie Set Tract" (Tract F) and this tract should be designated as "Commercial." The Commercial zoning classification is currently the only zone that provides the range of uses on the Use Table, which would allow for the support industries discussed with Mr. Griscom.

2. **TRACT L (along RT 14):** The Hughes family (owners of Bonanza Creek Ranch) support the concept of density bonuses being granted when substantial setbacks and cluster housing design are implemented, or when municipal utilities are extended into new areas. However, this language has not been provided within the Santa Fe County Sustainable Land Development Code. It is therefore the owner's desire that all of Tract L be designated for a minimum lot size of 10 acres. This would be consistent with the current lot sizes to the east and south of Bonanza Creek Ranch (namely San Marcos subdivision and Rancho Allegre). It should also be noted that the County water line has already been extended south on RT. 14 to the Turquoise Trail School, and it is therefore likely that it will be extended in a southerly direction in the future.
3. **INTERIOR RANCH LAND:** Consistent with the same reasoning as noted above, the Hughes family respectfully requests that Tracts K, P and Q should be changed from 40 acre min. lot size (shown on the draft zoning map) to 20 acre min. lot size.

The various tracts requiring attention are illustrated on the attached Preliminary Zoning Map. We would appreciate your consideration and assistance in making these changes happen. If you have questions or comments, please feel free to contact me.

Best Regards,

Rick Hughes

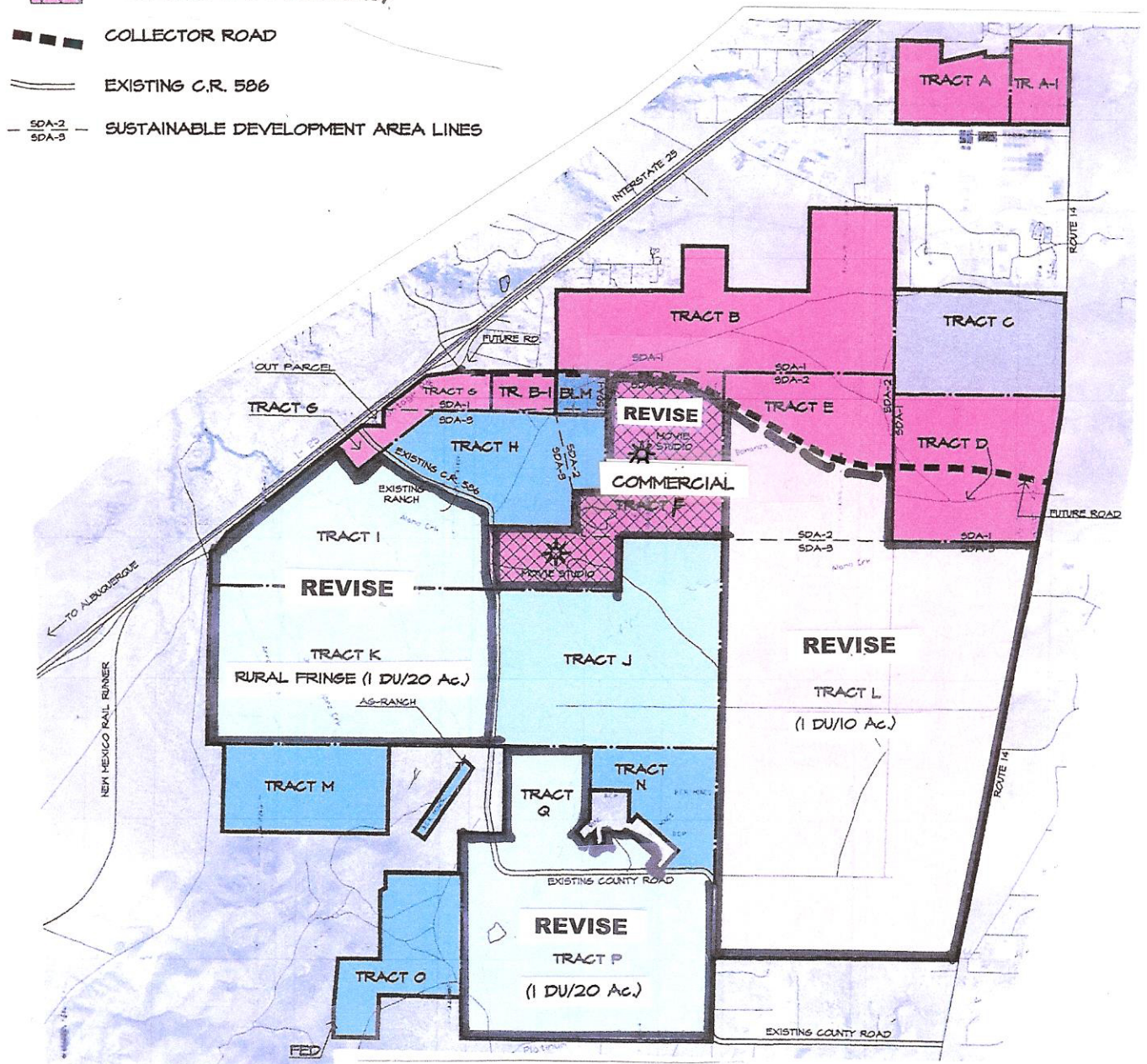
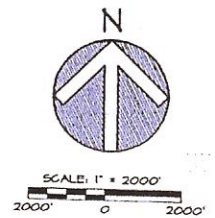
COMMERCIAL ZONE (TRACT F)

Suggested Use List for Movie Studio Tract:

- **Filming:**
 - Sets both permanent and temporary
 - All support structures and small production offices
 - Crew staging areas & Parking
 - Small scale production facilities (not big stages but small and possibly sound facilities for digital media)
 - Storage facilities for the film industry
 - Food service facilities for staff
 - **Entertainment:**
 - Public Restaurant(s): Food and beverage facilities
 - Specialty retail and support commercial facilities
 - Special event facilities (weddings, parties)
 - Tours
 - Theme park / Living museum (like Golondrinas)
 - Trail riding
 - **Education:**
 - Museum and or other specific attraction.
 - Filming location for schools and or higher education groups.
- Lodging:
- Hotel facilities (low profile, historic, western theme lodging that would not distract from the movie set)
 - Campground

PROPOSED ZONING DISTRICTS

- FEDERAL AND STATE PUBLIC LANDS
- AG-RANCH (1 DU/160 Ac.)
- RURAL (1 DU/40 Ac.)
- RURAL FRINGE (1 DU/20 Ac.)
- RURAL RESIDENTIAL (1 DU/10 Ac.)
- COMMERCIAL
- INDUSTRIAL
- MIXED-USE
- COMMERCIAL (MOVIE STUDIO)
- COLLECTOR ROAD
- EXISTING C.R. 586
- SDA-2
 SDA-3



PROJECT:
BONANZA CREEK RANCH

SHEET TITLE:
PRELIMINARY ZONING MAP

Land Use Planning
Landscape Architecture

**SANTA FE
PLANNING
GROUP INC**

Britt Vanderlei
4 West Wildflower Drive
Santa Fe, NM 87506

April 29, 2014

RE: Proposed Zoning for 330 Acres at the intersection of 599 and Camino La Tierra,
formerly known as "Santa Fe Center"

Penny Ellis Green, Growth Management Administrator
Robert Griego, Planning Division Manager
Santa Fe County Growth Management Department
102 Grant Avenue
Santa Fe, NM 87504

Dear Ms. Ellis-Green and Mr. Griego,

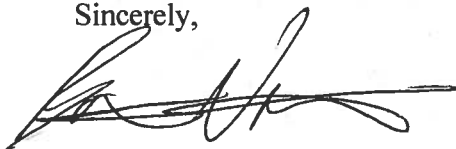
As a resident in the Tierra de Oro community to the northwest of the above-referenced 330 acres, I am writing to express my concern over the proposed Zoning Map Adoption Draft classifying said property as "Mixed Use". It is my understanding that this property has previously been classified "Residential Estate". Further, I note that any prior approvals for commercial development of the 330 acres expired close to twenty years ago and intentions to seek approval of a new master plan in 1999 were abandoned by the property owner as a result of strong neighborhood opposition.

Designation of these 330 acres as "Mixed Use" is incompatible with the rural life style of the area and while I support the right of landowners to develop their property, I believe it is the responsibility of our government to ensure that one landowner's right to develop his property does not come at the expense of the residents of surrounding properties. Re-zoning the property to "Mixed Use" would result in an improper rezoning in a manner that does not comply with the approval process mandated by the County's Sustainable Land Use Code and disregards the substantial community opposition.

I request that the the proposed zoning map be amended to correctly reflect that the 330 acres be zoned "Residential Estate" as reflected in the Sustainable Growth Management Plan and as is compatible and consistent with the surrounding residential development.

Thank you for your consideration and cooperation in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Britt S. Vanderlei", with a long horizontal flourish extending to the right.

Britt S.. Vanderlei



**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

**915 MERCER STREET * SANTA FE, NEW MEXICO 87505
(505) 983-5588 * FAX (505) 989-7313
jim@jwsiebert.com**

May 2, 2014

Penny Ellis-Green
Growth Management Administration Director
PO Box 276
Santa Fe, NM 87504

Re: Buena Vista LLC Property Zoning

Dear Ms. Ellis-Green

Under the current Land Development Code, Buena Vista, LLC ("BV LLC")/ Buena Vista Estates has the right to divide all of its properties into 40 acre tracts with water conservation covenants.

The proposed Agriculture/Ranching zoning district as set forth in the SLDC limits the density to one dwelling per 160 acres. With the adoption of the SLDC Zoning Map and application of the Agriculture/Ranching district to the properties, BV LLC has lost 75 percent of its development rights granted and approved by the current Land Development Code.

The loss of 75 % percent of development rights is equivalent to a regulatory taking of BV LLC properties and violates the development rights granted and approved under the current code. BV LLC substantially changed its position in reliance thereon. Such occurrence constitutes vested rights under the law. *Brazos Land, Inc. v. Board of County Com'rs of Rio Arriba County*, 115 N.M. 168, 848 P.2d 1095 (N.M. App., 1993); *El Dorado at Santa Fe, Inc. v. Board of County Comm'rs*, 89 N.M. 313, 551 P.2d 1360 (1976).

The loss of development rights constitutes diminution of use and value of the entirety of BV LLC's property holdings under common ownership. BV LLC owners and predecessors-in-interest held distinct, reasonable investment-backed expectations that the properties could be developed in accordance with commercial uses.

Under the proposed zoning designation, prevailing economic conditions, and other law, the availability of cluster development, phased developments, tax incentives or transfers of development rights are not available and there is no adequate to remedy or mitigate the taking of BV LLC's development rights.

The proposed Agriculture/Ranching zoning district effects unconstitutional hardship and regulatory taking. BV LLC is requesting Rural Residential Zoning designation in order to maintain its current development rights. In addition, additional burdens and limitations on BV, LLC by the proposed Code and Zoning may constitute takings and other constitutional violations of BV, LLC's rights. BV LLC expressly preserves any procedural, substantive or equal protection of the law claims it may have in addition to the relief requested.

Thank you for your attention to this matter.

Sincerely,



James W. Siebert

Xc: Jerry Geist
Peter Naumburg
Pete Domenici

Catherine DiCenzo Sherman
2 Thistle Lane
Santa Fe, NM 87506

May 10, 2014

Dear Ms. Penny Ellis-Green

In regard to the rezoning issue "Santa Fe 330" I would like to weigh in with my thoughts. I have lived at 2 Thistle since 2002; and have worked very hard to maintain and to upgrade my house and land. This was a huge investment of labor, ideas, and money. Some people just "live in a house", but I felt an obligation to do my best to keep the condition of my house and my 3 acres as perfect as possible here. Any homeowner knows how much work this is. We replaced nearly everything in the 25 year old house. It is my only and my last nice home; something I waited until retirement to procure. Now I feel the main ambiance is threatened.

Regarding "Santa Fe 330" I wish to say that I knew that the land belonged to the developer Las Campanas. I bought a home overlooking the property in question, because I wanted to see wilderness area. I thought that everyone entering Las Campanas would want the same "atmosphere" to come home to. The proposed zoning of "mixed use" is ridiculous for several reasons:

I can tell you; and could prove it if necessary, that the Camino LaTierra mailbox parking area is heavily used by bicycle and walking enthusiasts. While it lies adjacent to the "La Tierra Trails" owned by the city of Santa Fe, it is particularly well suited to people who want to walk and bicycle on fairly flat surface - many who are over age 45. I visit the La Tierra trail heads and have walked many of the trails from this side. This land is not "empty" - it provides a marvelous "visible healthy identity" to Santa Fe. Such attractions interest healthy residents of all ages, and newcomers. It's proximity to the Frank Ortiz dog park helps it's popularity with the new signs there. But there is a shortage of parking areas; and Camino LaTierra helps with that. The last thing we need near there is convenience stores and liquor access for those who would frequent the trails at night and/or cause crime to come to this beautiful peaceful area.

The traffic around the bypass 599 is heavy and we do not have enough overpasses to make crossing 599 safe from car accidents. This is the road built with funds procured for safe transfer of nuclear waste from Los Alamos and is not meant for expansion. A nuclear waste car / truck incident on 599 would be catastrophic.

I do hope that you will work to bring to light all of the benefits this open land gives to hundreds of people year round, and keep making Santa Fe attractive.

Sincerely; Catherine DiCenzo Sherman
cmarysberman@me.com

 5/10/14

To: Penny Ellis-Green, Growth Management Administrator
Robert Griego, Planning Division Manager

From : Danielle Laurent
16 Thistle lane
Santa fe , NM 87506

PARCEL # 58309562

RE: Application for Rezoning of Las Tierras by SF 330 Investments, LLC

Dear Ms. Ellis-Green and Mr. Griego;

I am writing to you in response to the news that the owners and potential developers of the land in Las Tierras are attempting to rezone the 330 Acres from "Residential Estates" to Mixed Use Developments ("MUD").

As the owner of a neighboring property, I strongly object to the approval of this rezoning in any way, shape or form.

The reasons for my objections are as follows:

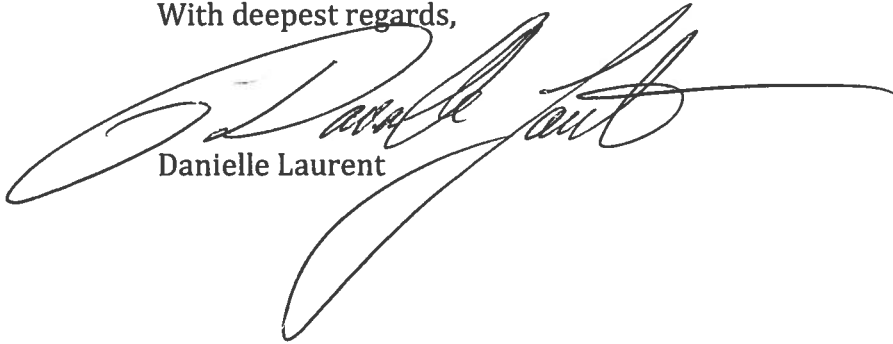
- It will detract from the value of the existing residences.
The residents who live in this area chose this area because of its open space and limit on how many homes can be built per acre.
I bought my home in Las Tierras specifically for this reason, based on a conscious decision not to live downtown. Like many of my friends and neighbors in Las Tierras, I chose it for its views, beauty and open space.
- As it is now zoned, the area offers a major resource that benefits all the residents of Santa Fe.
I often see local people from outside the immediate area driving and biking to hike and bike the trails and paths.
- The existing open area near the mailboxes at the base of the hill below Wildflower Drive is adjacent to Las Tierras Trail markers 16 and 18.
Removing this access would deprive local residents of this recreational use and decrease their quality of life.
- The development of additional homes and businesses will greatly injure the precious habitat and create non-sustainable demands on the already scarce supply of water.
- Santa Fe has a very large inventory of homes available for sale. Additional Lowes and Walmarts are not needed.
- The proposed MUD is not in line with the previous written planning documents developed by the county.

- It is my understanding that Lyle Anderson, the gentleman who owns the land, does not even reside in the state of New Mexico. He lives in Arizona and has no local ties or connections to this magical city.

I urge you to reject this plan and make sure that the rights of outside developers do not take away the natural beauty and richness that are the rightful heritage of the local citizens and property owners.

I trust you to do the right thing. Please take the lead and say no to this development. Stand up to protect the charm, safety and beauty of Santa Fe for all its citizens.

With deepest regards,

A large, elegant handwritten signature in black ink, which appears to read 'Danielle Laurent'. The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Danielle Laurent

David Birnbaum
7727 Old Santa Fe Trail
Santa Fe NM 87505
505-470-0727
Burnbridge727@aol.com
January 28, 2014

Mr. Griego
Planning Manager
Santa Fe County
102 Grant Ave
Santa Fe NM 87501

Dear Mr. Griego:

I have lived at 7727 Old Santa Fe Trail since 1979, and I am presently the president of The Preserve the Trail Association. I am writing you to express my concern about the designation of the Schmidt Property on the draft zoning map as Public/Institutional. The Schmidt's property is and has always been a residential/rural parcel, surrounded by similarly zoned and used properties. The fact that there has been a history of illegal and inappropriate use, and that there continue to be regular advertised gatherings for which there are no county approvals, cannot be the basis for proposing such a clearly incongruous zoning.

The Schmidts have had an application pending for a year (currently "on hold") to construct a huge facility to house an annual gathering, and to have the zoning of their property changed to allow such use. The Preserve the Trail Association has spent a significant amount of money, time and energy opposing this development and zoning, and are prepared to continue as may be necessary to prevent the expansion of an already unpermitted and inappropriate use. It is absolutely unacceptable and unfair for the county to intervene and bypass this process by granting the Schmidts the zoning change they seek without allowing for a fair hearing on behalf of the majority of the nearby residents, who have clearly expressed opposition to this use. The grounds for our opposition include the very significant increase in traffic and noise, the lack of appropriate parking, water availability and fire protection, as well as the precedent for a type of use which is not at all in harmony with the existing surrounding properties.

I would ask, on behalf of myself and family, but also on behalf of the many residents who are represented by The Preserve the Trail Association, that you immediately revise the draft zoning map to remove this erroneously proposed zoning.

Sincerely,

A handwritten signature in black ink, consisting of a stylized, cursive 'D' followed by a horizontal line extending to the right.

David Birnbaum

CC: Kathy Holian, Katherine Miller, Penny Ellis-Green, Stephen Ross

May 14, 2014

Ms. Penny Ellis-Green, Director
Growth Management Department
Santa Fe County
102 Grant Avenue
Santa Fe, New Mexico 87501

Re: Proposed Zoning for 330 Acres formerly known as "Santa Fe Center"

Dear Ms. Ellis-Green,

I am a homeowner residing in the Tierra de Oro neighborhood and I am concerned about the possibility that commercial development might be allowed in the area between Hwy. 599 and my neighborhood.

In a time of drought one has to wonder if it is wise to allow such density of development even though construction is not allowed unless water rights are obtained.

We all conform to the Night Sky ordinances here and the reward is that we are able to see the Milky Way every night. If facilities with parking lots are built it would necessitate lighting for safety. This would negatively impact all of us because of increased light pollution.

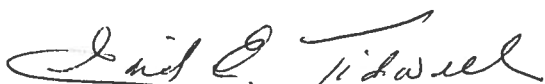
Both of these concerns about water and light pollution would impact property values negatively—not to mention that this would be a visual blight for those homeowners who overlook the property in question. Another concern would be greater traffic congestion since there is only one road leading to all the neighborhoods in this area. Camino la Tierra would be overwhelmed.

The Highway 599 scenic corridor was intended to prevent commercial development and this was upheld when a gentleman built a horse barn as a test of this prohibition. I would suggest that zoning this area Mixed Use would also violate the scenic corridor statute.

The county has spent a lot of money upgrading the La Tierra trails and the off-road area that adjoins this property. It would be advantageous for the county to purchase this land for preservation as open space.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, reading "Enid E. Tidwell".

Enid E. Tidwell
10 E. Sunflower Circle
Santa Fe, NM 87506
505-820-1848

cc:

Mr. Tony Flores, Assistant County Manager
Santa Fe County
102 Grant Avenue
Santa Fe, New Mexico 87501
tflores@santafecountynm.gov

Mr. Robert Griego, Senior Planner
Planning Department
Santa Fe County
102 Grant Avenue
Santa Fe, New Mexico 87501
rgriego@santafecountynm.gov

**Joseph and Diana Friedman
50 W. Wildflower
Santa Fe, NM 87506**

May 15, 2014

Via E-Mail

Ms. Penny Ellis-Green, Director
Growth Management Department
Santa Fe County
102 Grant Avenue
Santa Fe, New Mexico 87501
pengreen@santafecountynm.gov

Mr. Tony Flores, Assistant County Manager
Santa Fe County
102 Grant Avenue
Santa Fe, New Mexico 87501
tflores@santafecountynm.gov

Mr. Robert Griego, Senior Planner
Planning Department
Santa Fe County
102 Grant Avenue
Santa Fe, New Mexico 87501
rgriego@santafecountynm.gov

RE: Proposed zoning of 330 acres of land at the intersection of Camino La Tierra and SR 599 as a mixed use district ("MUD").

Ms. Ellis-Green, Mr. Flores, and Mr. Griego:

We are homeowners in the Tierra Del Oro subdivision immediately adjacent to the newly proposed MUD. A MUD represents a significant increase in population density and a substantial decrease in open space. We object to the currently proposed zoning changes and would like to share our concerns with you.

Having taken the time to review the materials provided by the City of Santa Fe ("City") and conferring with my fellow neighbors, my understanding is that the county is proposing to zone 330 acres of land ("Property") at the intersection of Camino La Tierra and SR 599 as a MUD. Specifically:

- North of SR 599, the proposed MUD bridges Camino La Tierra and runs up to the arroyo at the bottom of the hill immediately below Tierra Del Oro. East to west, it

stretches from the city/county line and continues along the on-ramp to SR 599-South. The entire eastern boundary is part of the western boundary of the City's La Tierra trails area.

- South of SR 599, the MUD would include the finger of land falling between the on-ramp to SR 599-North and Buckman Road.

A MUD requires "residential uses and allows commercial, retail, recreational, community and employment uses". MUD's also require lighted walkways, lighted streets and lighted parking lots.

There are several reasons we believe a MUD located at the intersection of Camino La Tierra and SR 599 is incompatible with Tierra Del Oro and the surrounding area.

Incompatible with Surrounding Area

Most apparent, the MUD is incompatible with the rural (non-urban) life style we chose when we invested in our home. Moreover, it is incompatible with the proposed zoning (and existing use) of the property surrounding the MUD, namely residential homes on 2.5 acres.

While we support the right of landowners to develop their property the way they believe will most enhance the value of that property, we believe it is the responsibility of government to ensure one landowner's right to develop his property does not come at the expense of the owners of surrounding properties.

The current proposed zoning changes, without existing enhancements, is not compatible with the existing area. To the contrary, the proposed zoning of the intersection of Camino La Tierra and SR 599 is incompatible with existing uses and can only be seen as solely for the benefit of a single non-resident investment entity, Santa Fe 330 Investments, LLC. That is, simply, wrong.

Incompatible with Existing Growth Management Plan

The proposed MUD is incompatible with previous written planning documents developed by Santa Fe County ("County"). For example, under the 2010 Santa Fe Sustainable Growth Management Plan ("SGMP"), the County expressed a goal of "ensuring compatibility" by providing "predictability and security by protecting property values and public and private investments in property values." According to the SGMP, "Ensuring compatibility" requires consideration of the availability of adequate facilities to serve the proposed use, such as studies, reports and assessments on environmental impact, traffic, adequate public facilities, fiscal impact, water availability and quality, plan consistency and protection of residential areas through open space and buffering site design.

To our knowledge, no such consideration has been given in connection with the proposed MUD. If such an analysis had been undertaken it would have noted, in particular, the area around the proposed MUD is rural with minimal artificial lighting. If it is zoned a MUD, the dark skies will be obliterated by required lighting for walkways, streets, parking lots and security. We are, likewise, unaware of any studies examining water use, sewage and waste disposal.

Had such analysis been undertaken, we believe the proposed zoning changes would have included requirements for any development to minimize its light and other types of pollution. For example, in the area of light pollution, mandating the use low-sodium lights in the MUD, much as Hawaii has done could address such an issue. Likewise, the zoning requirements would include provisions to protect against excessive water use and minimize the environmental damage of development by imposing energy efficiency requirements, i.e. LEED certified buildings. The absence of any such meaningful limitations in connection with the proposed re-zoning of the Property owned by a single commercial land owner is indicative of a failure to follow the SGMP.

Similarly, had the analysis under the SGMP been undertaken, we believe it would have revealed the proposed zoning does not protect property values or coordinate future development consistent with existing uses but leaves the County one step closer to a senseless patchwork of residential and commercial developments, causing property values to decline. Santa Fe needs to be a leader and plan for the future of the entire community.

Incompatible with Existing Recreational Area

The proposed zoning changes also interfere with use of the Property as a developing recreational area, and the community's ability to capitalize on outdoor activities such as mountain biking as a way to attract economic development to the City. Old, well-used trails provide popular access for all County residents using La Tierra Trails because they link the area behind the mailboxes at the base of the hill below Wildflower Drive to trail markers 16 and 18 on the La Tierra Trails.

In addition, a fragile habitat of Arroyo Frijoles will suffer, as will the remnants of the historic "Chili Line" railroad.

This is yet another objection that could have been addressed had the proper analysis been performed under the SGMP. By way of example, more robust zoning requirements could both allow for development within the MUD and avoid impacting or distracting from the natural resources of the area by limiting density, imposing parking restrictions and other similar provisions.

Incompatible with Resident Safety

The proposed zoning would transform the Camino La Tierra/SR 599 interchange from an intersection, designed to ensure the safety of those living near it and to its north

and west to a commercial destination. Calle Nopal will become an access road to SR 599 and the new commercial hub the MUD will create. This poses a direct safety hazard to countless members of the community.

At a minimum, the zoning requirements should mandate that the developer to bear the cost of a multitude of road and signal improvements needed to minimize the incompatibility of the MUD with the existing uses and address resident safety as opposed to pressing those costs on taxpayers.

For these reasons, and countless others, we are urging the County to strongly reconsider its efforts to rezone the Property. At a minimum, the County needs to meaningfully augment the proposed changes in order to minimize the impact of the development of a MUD adjacent to what is otherwise rural area. Such modification could make the MUD consistent with the SGMP, the existing recreational uses, and resident safety.

/s/Joseph Friedman
Joseph Friedman

/s/ Diana Friedman
Diana Friedman

cc: billabarr@comcast.net

14 May 2014
38 Vista de las Sandias
Placitas, New Mexico 87043

Santa Fe County
Board of County Commissioners
PO Box 276
Santa Fe, New Mexico 87504-0276

Subject: Santa Fe County Proposed Zoning

Dear Commissioners,

Regarding the proposed Santa Fe County Zoning Map for the Sustainable Land Development Code (SLDC), Ordinance No. 2013-6. The Draft Zoning Map changes the zoning on a portion of my 308-acre land parcel which is a remnant of the old McKee Ranch on the north side of CR 42 adjacent to the railroad tracks. All of the parcel located within District 3, Tax Parcel Number 94507240, is currently zoned Rural (1 dwelling per 40 acres) for both Tract 6 and Tract 7. The proposed zoning splits off Tract 6 and changes it to Ag/Ranch (1 dwelling per 160 acres), though Tract 6 is only 124 acres.

In April 1987 the Santa Fe County Land Use Administrator approved the McKee Subdivision of Tract 6 and Tract 7 with the condition that it shall not have further property divisions that will create parcels with a minimum lot area less than 35.6 acres. See attached.

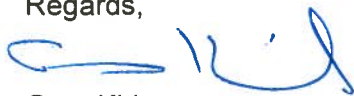
The Santa Fe County Assessor has treated the 308 acre property as one parcel.

From my discussion with Senior Planner Timothy Cannon, It is understood the splitting of the zoning between Ag/Ranch and Rural may have occurred due to the boundary outline of the Galisteo Community Plan which included Tract 7 but omitted Tract 6.

Nine parcels adjacent to my 308 acres have previously been subdivided to less than 40 acres in size. The property, Tax Parcel Number 910010015, to the west of the railroad track has a proposed zoning of Rural (1 dwelling per 40 acres).

I request the Board of County Commissioners reconsider the proposed split zoning of the 308 acre parcel, Number 94507240, and maintain the current single unified zoning of Rural (1 dwelling per 40 acres) for both Tract 6 and Tract 7.

Regards,



Gary Kirk
garykirk@att.net
505 771-9260

Copy to:
Robert A. Anaya, Commissioner, District 3

CONDITIONS OF APPROVAL FOR DIVISION OF LAND **87-260**

WITHIN MCKEE SUBDIVISION TRACTS 6 & 7

DEVELOPMENT PLAN FILE NO. 87-260

The Santa Fe County Land Use Administrator has imposed the following conditions of approval upon Phillip McKee, McKee Ranch Partnership Star Route Box 22, Lamy NM 87540 concerning the property herein described which is further described as follows:

Lot 1A - TR. 6, Lot 1A TR. 7, Lot 2A TR 7, Tract 6 and Tract 7 containing approximately 396.905 acres more or less located within Sections 26, 27, 34 and 35 T14N, R9E N.M.P.M. and Santa Fe County, New Mexico according to the Plat of Survey for Phillip McKee by Crescencio Torres N.M.L.S. #8481, dated May 1986 recorded 4-9-87 under reception No. 619,299, Plat Book 172, Page 036, in the records of Santa Fe County New Mexico.

1. Lots 1-A - TR. 6, Lot 1A - TR. 7, Tract 6 and Tract 7 shall not have further property divisions that will create parcels with a minimum lot area less than 35.6 acres on the basis of water availability as permitted by the Land Development Code, Article III Section 10.2 thru 10.4 and Article VII - Section 6 unless the lot size requirements of the Code shall be amended or a revised geohydrology or reconnaissance geohydrology report supports such a change.
2. Lot 2A TR 7 cannot be further reduced in size under any provision of the Code unless the lot size requirements of the Code be amended or a revised geohydrology report supports such a change. Prior to its conveyance a covenant shall be inserted in the deed incorporating this restriction, which deed must be submitted to the Land Use Administrator prior to the conveyance in order to assure compliance with this condition. The Land Use Administrator shall issue a written decision either approving or disapproving of said deed restriction. If such approval is not obtained, no development shall be permitted.
3. The aforesaid lots have a total water availability of 3 acre feet per year as established by geohydrology report.
4. (To be shown on the face of the plat)
This subdivision is part of a division of land pursuant to Sections 10.2 thru 10.4 Article III and Section 6 Article VII of the Santa Fe County Development Code and as such can only be divided according to adopted provisions as contained in Development File No. 87-260.

9 May 2014

Ms. Penny Ellis-Green, Director
Growth Management Department
Santa Fe County
102 Grant Avenue
Santa Fe, New Mexico 87501

Re: Proposed Zoning for 330 Acres formerly known as "Santa Fe Center"

Dear Ms. Green,

We are writing to you to express our distress with the proposed zoning designation of "Santa Fe 330" to a "Mixed Use District." Our home is on the ridge directly above this property, and in fact abuts it. The proposed development of this land into a commercial/residential property with street and parking lot lighting, would forever change the nature of our property and the surrounding neighborhood.

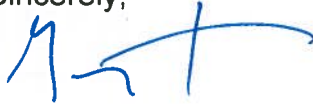
Prior to purchasing our home in 2005, we had been frequent visitors to Santa Fe. We fell in love with the city, cuisine, and the people, but most of all we fell in love with the night skies, the quiet, and the outdoors. In fact, we planned several of our trips around the perennial meteor showers. So, when we decided to acquire a property, we looked for an area that was close enough to the culture of Santa Fe -- the Plaza, the museums, the restaurants -- but also one which was far enough from development for us to be able to enjoy the great outdoors that make northern New Mexico so special.

We settled on Tierra de Oro for its uninterrupted views and open space. We made several inquiries before we purchased our place as to the status of the land between our home and the 599 by-pass because we understood how important this undeveloped land was to the neighborhood generally and to the house we were looking at specifically. We were told that in 2002, a 599 Corridor Plan had been passed into law that would keep the area residential and avoid the commercial development that threatened to turn the 599 into another Cerrillos Road. No matter what, this kind of development will lead to greater traffic congestion, pollution, residential density, visual blight, and increased noise and light pollution.

Admittedly, this impacts us directly, but, having lived in our house for ten years now, we see that it is the Santa Fe community at large which also gets value out of this undeveloped tract. Hikers, joggers, and bikers enjoy unfettered access to the arroyo which cuts below Tierra de Oro and leads up into the Tierra Trails area. As a society, we don't put enough of a premium on open and undeveloped spaces, but in places like Santa Fe and northern New Mexico, we must.

It seems like now there is a unique opportunity for Santa Fe to make a stand against the sprawl that has become a blight to so many cities across the Southwest. There is no shortage of gas stations, convenience stores or chain drugstores in the area. We urge you to either restrict the development on this site OR perhaps even find a way to set it aside as a green-space for all Santa Feans to enjoy. "Undeveloped land" is a natural resource that, once rezoned and redeveloped, will be changed forever.

Sincerely,



Gary Tieche
Patty Clark



62 E. Wildflower Drive
Santa Fe, New Mexico 87506
gktieche@gmail.com
pclark777@gmail.com

cc to:

Mr. Tony Flores, Assistant County Manager
Mr. Robert Griego, Senior Planner

TC

SOMMER KARNES & ASSOCIATES LLP

Mailing Address

Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address

200 West Marcy Street, Suite 133
Santa Fe, New Mexico 87501

Telephone: (505) 989.3800

Facsimile: (505) 982.1745

Karl H. Sommer, Attorney at Law
khs@sommer-assoc.com

Joseph M. Karnes, Attorney at Law
jmk@sommer-assoc.com

Mychal L. Delgado, Certified Paralegal
mld@sommer-assoc.com

James R. Hawley, Attorney at Law
Of Counsel
Licensed in New Mexico and California
jrh@sommer-assoc.com

May 1, 2014

Robert Griego, Planning Manager
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87501

**Re: Request for Commercial Neighborhood Zoning
Hasty Plumbing Property**

Dear Mr. Griego:

On behalf of property owners Wade and Rheanna Butler, the purpose of this letter is to request that the above reference property be zoned Commercial Neighborhood, consistent with the County-issued zoning and development approvals for the property and the existing approved use of the property as a plumbing business, including a business office, and residence.

On July 16, 1991, in Case # MP-CCD 1990-1, the BCC approved a master plan, preliminary and final development plan and designated community center district to permit a plumbing shop facility and an office. (see attached approval letter). Also, on January 15, 1992, the BCC approved a master plan amendment to include mixed use development to allow for a residence. (see attached approval letter)

The CID issued a Certificate of Occupancy for the +/- 5,000 SF building on the property on December 7, 1993. (see attached CO) The property owners have operated a plumbing business and office on the property and have maintained a mobile home since that time.

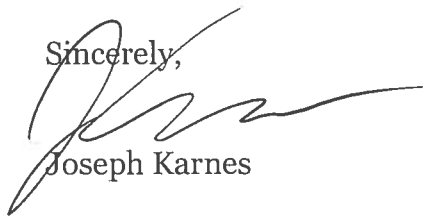
Given the County approvals and the longstanding uses taking place on this property within this designated community center district, it would be proper to include the property within the Commercial Neighborhood zoning district. The purposes of the Commercial Neighborhood district include allowing for low-rise and low intensity personal services and office uses as well as residential uses in close proximity to individual residential neighborhoods. Generally, the desired location of these commercial areas is at the periphery, focal point or major entrance to one or more neighborhoods, along a major access road at the entrance to or in a focal point of a neighborhood. (Code §8.7.2)

SOMMER KARNES & ASSOCIATES LLP

The existing community center district containing the plumbing business and residence is located on Old Las Vegas Highway near the primary entrance to the Ojo de la Vaca residential area and close to the residences along Old Las Vegas Highway. In addition, the subject property is located in relatively close proximity to the entrance to the El Dorado and Apache Ridge residential areas and provides a convenient location for provision of plumbing services to these residential areas.

Please revise the zoning map to include this property within the Commercial Neighborhood district and forward your response to this letter to my attention

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph Karnes', with a long horizontal flourish extending to the right.

Joseph Karnes

Cc: Wade and Rheanna Butler



BOARD OF
COUNTY
COMMISSIONERS

Raymond M. Chavez
District No. 1

Nancy Rodriguez
District No. 2

Linda Grill
District No. 3

Richard D. Anaya
District No. 4

Betty Platts
District No. 5

Gil D. Tercero
County Manager

July 16, 1991

Schutz and Co., Inc.
PO Box 1072
Santa Fe, NM 87504

Re: Requesting master plan, preliminary final development plan approval, and designation of a community center district to permit a plumbing shop facility, and adoption of a use list to establish intensities.

Dear Mr. Schutz:

The Board of County Commissioners of Santa Fe County met in regular session on July 9, 1991 and heard your case. The decision of the Board was to approve your request with the following conditions:

1. The applicant will need to obtain an approved driveway permit from the New Mexico State Highway Department prior to issuance of any development permits.
2. The applicant will need to apply for a drinking and sanitary well permit with the State Engineer. Approval must be obtained prior to issuance of any development permits.
3. A comprehensive outdoor lighting plan will need to be submitted to the Land Use Office for review and approval. Lighting detail will need to show controlled type lighting so as not to impact adjacent properties and roadways. This must be done prior to issuance of any development permits.
4. The applicant will need to satisfy the concerns of all reviewing agencies prior to issuance of any development permits.
5. After completion of the development a life safety inspection will be required by the County Fire Marshal prior to issuance of a business license.
6. A solid waste disposal plan will need to be prepared and submitted to the Land Use Department for review and approval prior to issuance of any development permits. All outdoor receptacles must have tight fitting lids and be screened from view.

Mr. David Schutz
July 16, 1991
Page two

7. It will be required of the applicant to establish utility easements and delineate them on the plan. All utilities must be placed underground unless existing poles are used.
8. Applicant is subject to complying with all zoning standards pertaining to height requirements, property line setbacks and lot coverage requirements as required by the County Land Development Code.
9. Building elevations will be required, if a metal building is proposed a southwestern architectural facade utilizing earth tone colors is required, in order to maintain a style which is consistent with Santa Fe. Elevations must be submitted and approved by the County Land Use Department prior to issuance of any development permits.
10. Notification to the County Assessor and County Sheriff's regarding commercial status of the property must be submitted in writing.
11. Signs advertising individual uses must be contained with the lot where the business is located.
12. Applicant will need to submit a schedule of compliance projecting when all improvements will be in place.
13. Any further expansion of this development is subject to CDRC and BCC approval.
14. That the applicant obtain a business license from the County Clerk's office. License will not be issued until all improvements are in place.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,



GILBERT CHAVEZ
Land Use and Code Administrator

:mlj

WARRANTY DEED

Dianne C. Bunning, Trustee of The Dianne C. Bunning Living Trust dated May 3, 2010

for the consideration of Love and Affection and other good and valuable consideration grants to

Wade Brandon Butler and Rheanna Claire Butler, husband and wife,
whose address is 879 Old Las Vegas Highway, Santa Fe, NM 87505

the following described real estate in Santa Fe County, New Mexico:

A certain tract of land designated as Tract 2, lying and being situate within the Private Claim No. 10 of the Bishop John Lamy Grant, Township 15 North, Range 10 East, N.M.P.M., County of Santa Fe, State of New Mexico, being more particularly described as follows, to-wit:

BEGINNING at a point, being the northeast corner of said tract, from whence the east quarter of Section 12 bears, North 83° 57' 21" East, a distance of 5,345.12 feet; thence from said beginning point, South 61° 32' 43" West, a distance of 700.68 feet to the Southeast corner; Thence, South 89° 49' 52" West, a distance of 361.57 feet to the Southwest corner; Thence, North 57° 12' 14" East, a distance of 602.84 feet to the Northwest corner; Thence, North 88° 58' 47" East, a distance of 470.93 feet to the point and place of beginning.

Also known as 873 and 879 Old Las Vegas Highway, Santa Fe, NM 87505

Subject to patent reservations, restrictions and easements of record and to taxes for the current year and years thereafter. With warranty covenants.

Witness this 30th day of January, 2014.

Dianne C. Bunning, Trustee
Dianne C. Bunning, Trustee of The Dianne C.
Bunning Living Trust dated May 3, 2010

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was Filed for
Record On The 3RD Day Of March, 2014 at 10:17:21 AM
And Was Duly Recorded as Instrument # 1731190
Of The Records Of Santa Fe County

SEC. CLERK
RECORDS
03/26/2014

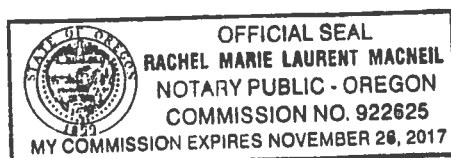
STATE OF OREGON)
) ss.
COUNTY OF CURRY)

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy Lynette Ortiz County Clerk, Santa Fe, NM

On January 30, 2014, before me personally appeared Dianne C. Bunning, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of Oregon that the foregoing is true and correct.

Witness my hand and official seal.



Rachel MacNeil
Notary Public

My Commission expires: 11-26-17



BOARD OF
COUNTY
COMMISSIONERS

Raymond M. Chavez
District No. 1

Nancy Rodriguez
District No. 2

Linda Grill
District No. 3

Richard D. Anaya
District No. 4

Betty Platts
District No. 5

Gil D. Tercero
County Manager

January 15, 1992

Mr. Ken Hastey
60 Apache Ridge Road
Santa Fe, NM 87505

Re: Hastey's Plumbing Master Plan Amendment. Request a master plan amendment to include mixed use development to allow for a caretakers residence (mobile home).

Dear Mr. Hastey:

The Board of County Commissioners of Santa Fe County met in regular session on January 14, 1992 and heard your case. The decision of the Board was to approve your request with the following conditions:

1. Applicant obtain a mobile home permit from the Land Use office prior to placement of a mobile home on the property.
2. Applicant submit a New Mexico Environment Department approved septic tank permit for the mobile home prior to placement of the mobile home on the property.
3. Mobile home be properly anchored and skirted pursuant to state guidelines.
4. If a residence is constructed, the mobile home will be removed.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gilbert Chavez".

GILBERT CHAVEZ
Land Use and Code Administrator

:mlj

STATE OF NEW MEXICO

REGULATION AND LICENSING DEPARTMENT

CONSTRUCTION INDUSTRIES DIVISION

GENERAL CONSTRUCTION BUREAU

☒ Permanent

☐ Temporary

Expiration Date

CERTIFICATE OF OCCUPANCY

The following building or portion thereof has been inspected for compliance with the requirements of Occupancy Group B-1 V-N as specified by the New Mexico Building Code. NOTE: This Certificate does not indicate that this building has been inspected for compliance with Liquefied Petroleum Gas (LPG) codes and statutes (Chapter 70, NMSA 1978)

Building Address

Ken Hask

Name and Address of Owner

91319153

Building Permit No.

103-11

Portion of Building

R. R. Taylor

Inspector's Name

Date

12-7-93

From: Penny Ellis-Green
Sent: Thursday, May 15, 2014 7:41 PM
To: Frank T. Herdman
Cc: Robert Griego
Subject: RE: 330 Acres formerly known as Santa Fe Center

Frank

I have forwarded to the legal office and have asked them to review this.

Penny

From: Frank T. Herdman [<mailto:fth@santafelawgroup.com>]
Sent: Thursday, May 15, 2014 10:32 AM
To: Penny Ellis-Green
Cc: Robert Griego
Subject: 330 Acres formerly known as Santa Fe Center

Penny, as mentioned in my phone messages, I've located some additional information that is critical to the designation of the 330 acres, formerly known as the "Santa Fe Center," as Residential Estate on the County's proposed zoning map.

Attached is a copy of Ordinance 2002-1 adopted by the EZA in April of 2002. This ordinance is a zoning ordinance that implemented the Santa Fe Metro Highway Corridor Plan that was previously adopted by the EZA and the Santa Fe County Board of County Commissioners. Pursuant to Ordinance 2002-1, the 330 acres, formerly referred to as the "Santa Fe Center" was and remains zoned as residential. As a result, any outstanding questions as to the zoning status of that property, including any claims by Las Campanas that approvals from the 1980s for commercial uses are still valid, were conclusively resolved in favor of a designation that the property is zoned for residential uses only. Because the property was and is zoned residential, the property should be zoned residential, specifically, Residential Estate, on the new zoning map.

I've copied Robert on this email so he also has this information. I also ask that you forward this email to whomever in the County legal department is reviewing this issue.

I would also really appreciate the opportunity to meet briefly with you and the person from the County attorney's office that is working on this issue. Is there any chance that could happen tomorrow, Friday, May 16, or early next week some time?

Thanks as always.

Sincerely,
Frank Herdman

Katz
Ahern
Herdman &
MacGillivray PC

Frank T. Herdman

123 E. Marcy Street, Suite 200, Santa Fe, New Mexico
Post Office Box 250, Santa Fe, New Mexico 87504
direct 505.946.2815 | office 505.982.3610 | fax 505.988.1286
fth@santafelawgroup.com | www.santafelawgroup.com

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Parcel I.D. # 960001324,
wants CG not RE, based
on approved master plan
In La Cienega along I-25

TC

**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

915 MERCER STREET * SANTA FE, NEW MEXICO 87505
(505) 983-5588 * FAX (505) 989-7313
jim@jwsiebert.com

MEMORANDUM

Date: April 28, 2014

To: Penny Ellis-Green

From: James W. Siebert *yws*

Re: I-25 Business Park

A request was sent on-line for the above referenced property having parcel number 960001324, located at 27425A I-25 West Frontage Road on April 25, 2013 to change the zoning from Residential Estate to Commercial General. Attached is supporting documentation that the property has had previous zoning approval.

Thank you for your attention to this matter.

Xc: Kelly Armstrong

Harry B. Montoya
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Michael D. Anaya
Commissioner, District 3

Paul Campos
Commissioner, District 4

Jack Sullivan
Commissioner, District 5

Roman Abeyta
County Manager



January 7, 2008

Charles V. Henry
c/o Scheuer, Yost & Patterson
Attorneys at Law
Post Office Drawer 9570
Santa Fe, NM 87504-9570

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

AGREEMENT
PAGES: 17

I Hereby Certify That This Instrument Was Filed for
Record On The 14TH Day Of February, A.D., 2008 at 15:05
And Was Duly Recorded as Instrument # 1515434
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy Valerie Espinoza County Clerk, Santa Fe, NM

RE: I-25 Business Park Zoning

Dear Mr. Henry,

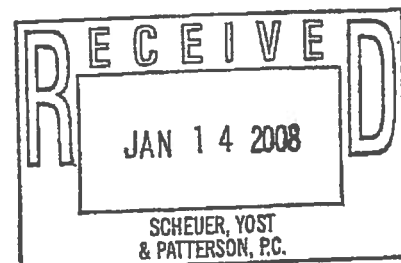
After researching the zoning of the I-25 Business Park, County staff has determined that on March 12, 1996, the Board of County Commissioners (BCC) approved a Master Plan for a large scale mixed-use development consisting of office/warehouse and residential uses on 10.46 acres.

On December 21, 2000, the County Development Review Committee (CDRC) approved the I-25 Business Park de Santa Fe LLC, Preliminary and Final Development Plan which allowed for office/warehouse uses on lots A and B. The zoning runs with the land and will not change with ownership.

If you have any questions, you can reach the Land Use Department at 995-2665.

Thank You,

Shelley Cobau
Development Review Manager



8 May, 2014

Mr. Robert Griego, Senior Planner Planning Department
Santa Fe County
102 Grant Avenue
Santa Fe, New Mexico 87501

Re: Proposed mixed-use zoning for 330 acres at Camino la Tierra, adjacent to SR 599

Dear Mr. Griego,

It has been 12 years since our subdivision, Tierra de Oro, fought to limit commercial development along 599, the WIPP route. We managed to get an ordinance passed by the EZC (2002-01), which, for some reason, we are now told is no longer in effect because the EZC no longer exists.

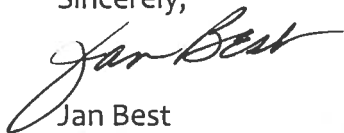
I don't understand that reasoning. We worked very hard and, with other subdivisions in the area, spent a good deal of money to keep this area residential – which it has always been. If you look at the proposed County zoning map, everything out here in the Tierras is zoned residential, **except** for this 330 acre parcel that is owned by Lyle Anderson and a tiny parcel across from what was the Las Campanas sales office.

Perhaps you aren't concerned about our property values, but could you possibly consider our quality of life? We cherish our dark skies, we love the open spaces where we can walk and bicycle. This is why we bought our property – which is not huge, just 1-1/2 acres – and built a modest house here 14 years ago. It took most of our savings to do that, and we plan to stay here until our last days.

We always figured that the land adjacent to Tierra de Oro would be developed, **with houses**. That's what we expected, that's what we bought into because this acreage was zoned residential. Now, here comes Lyle Anderson – again – wanting to make another buck in New Mexico. I suspect he wants the land zoned “mixed use” so he can unload it to the next developer in line.

What exactly can we homeowners and taxpayers expect from our County officials? I would appreciate an answer to that question.

Sincerely,



Jan Best
17 North Sparrow Lane
Santa Fe, NM 87506
guyandjanbest@gmail.com
505.983.9478

Memo to: Santa Fe County Growth Management Department
102 Grant Avenue, Santa Fe, NM 87504

Attn: Penny Ellis-Green, Growth Management Administrator
✓Robert Griego, Planning Division Manager

Cc: Bill Barr, 12 W. Wildflower Drive, Santa Fe, NM 87506
Jan Best, 17 North Sparrow, Santa Fe, NM 87506

Re: Proposed MUD on Camino La Tierra and HR 599

From: Jane (and Allan) Gunn, 5 Blue Jay Drive, Santa Fe NM 87506

Here in the neighborhood at night
The air is quiet the stars are bright
What you propose is –
We all knows is –
To insert some urban blight

We don't want stores or bars or banks
Or cafes on our yards as flanks
The term "mixed use"
Implies abuse
To your ideas we say no thanks

To streetlights seen from near and far
To open lands all paved with tar
No! No! Not these!
We beg you please
We much prefer the quiet star

San Cristóbal

DEVELOPMENT



May 1st, 2014

Santa Fe County Land Use Administrator
Penny Ellis-Green

Dear Penny,

I met with Tin Cannon from your office during the public input process to discuss the rezoning map of Santa Fe County with regards to the Apache Springs Subdivision. He asked that I follow up with a letter to you in regard to our discussion.

Apache Springs was granted approval as a 16 lot two and half subdivision in May 2008. It was also granted two extensions by the board of county commissioners because of the economic down turn and the need for affordable housing. We have also completed to existing wells that the county looked at acquiring in 2011. It has also been given the 16 address associated with the individual lots as well granting a public ride of way for the adjoining land owners. See attached county file.

On the proposed new zoning map, the property would be zoned Rural Residential 1 lot per ten acres. This zoning does not reflect the Apache Springs approvals and would cause great hardship in the loss of all our work and time.

I respectfully request that the zoning be changed to Residential Estate 1 lot per 2.5 acres.

Thank you for your consideration.

Regards,

Joe Ortiz

Digitally signed by Joe Ortiz
DN: cn=Joe Ortiz, o=San Cristobal
Development, LLC, ou=Manning
Member,
email=Joe@JoeOrtiz.com, c=US
Date: 2014.05.09 15:41:47 -06'00'

Joe Ortiz
Managing Member
San Cristobal Development
Joe@JoeOrtiz.com
505-920-3108

Joseph Sherman
2 Thistle Lane
Santa Fe, NM87506
May 2, 2014

Penny Ellis-Green, Growth Management Administrator
102 Grant Ave.
Santa Fe, NM87504

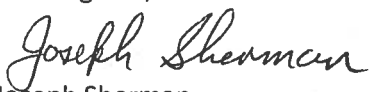
Dear Ms. Ellis-Green,

I am writing to you concerning the upcoming Santa Fe county rezoning. In particular I would like to express some concerns over the mixed use designation/proposal for the Santa Fe 330(SF 330) parcel. This is the land located at the junction of hwy 599 and Camino La Tierra. Mixed use would allow commercial and multi-residential structures to be built on this land.

1. The land is a scarce resource for close-in-to-town Santa Fe recreation use. I live nearby, and use this land on a nearly daily basis, and regularly meet people from throughout Santa Fe County who use this land for hiking/walking and mountain biking. The land is bordered on the East by the Santa Fe NW trails development. Mixed use designation would likely eliminate SF 330 for any sustained recreational use.
2. Any large-scale development would attract increased vehicle traffic. A main access road to Santa Fe City is Buckman Road and the residential street Camino de la Crucitas which passes through the center of the Casa Solano neighborhood. This access route is already notorious for controversy for the present level of traffic on it. Any further development in the NW Santa Fe County will exacerbate that situation.
3. To my knowledge, highway 599 was built as a by-pass route for diverting radioactive waste shipments from Los Alamos to the Carlsbad WIPP site from St. Francis/Cerrillos Streets. Recollection is New Mexico accepted Federal money to build a by-pass route. Commercial development along 599 as allowed by mixed use designation of the Santa Fe 330 parcel would negate this long-standing agreement.
4. Mixed use designation really does not fit into the present semi-rural feel of the surrounding neighborhoods.

Instead of working towards a mixed-use designation, should the county be looking at a recreational zoning, leaving the land in its comparatively wild state? The recreational designation of SF 330 would create a substantial green belt in NW Santa Fe from Camino de Los Montoyas to past Camino La Tierra. Already a yearly recreational event – the La Tierra Torture mountain biking event is held here. In addition to the rich Santa Fe culture, completing a major hiking/biking area within Santa Fe County may attract tourist visits, much in the way the Santa Fe Ski Area and Rio Grande river running helps to financially support Santa Fe City/County. The Santa Fe cultural and recreational opportunities are powerful magnets to attract the tourist dollar.

Best regards,


Joseph Sherman
shermanjoe@aol.com

April 23, 2014

Penny Ellis-Green
Growth Management Department Director
P.O. Box 276
Santa Fe, New Mexico 87504-0276

RE: March 31, 2014 letter concerning proposed County zoning

Dear Ms. Ellis-Green;

Based on your letter of March 31 and information that I received yesterday from the County, I would like to "challenge" by proposed county zoning of "residential fringe" to "residential estate" for the following property (please see the attached documents):

J. Kathleen Laird
40 Puesta del Sol
Santa Fe, New Mexico 87508
Residence 505-989-7261
Cell 505-660-8239

I have approximately 7 acres of land at this address. I use this property for a horse, barn, small riding arena and well water. Currently there is no dwelling on this property. My permanent residence is located downtown.


However, I recently attempted to subdivide this property and was advised that I could not subdivide this property until there was city or county water on it and/or if I had a child or grandchild to whom I would like to gift a portion of it.

In the future I would like to subdivide this property in an attempt to perhaps build a dwelling on a portion of this property. The subdivision and possible sale of a portion of this property would enable me to accomplish my goals financially.

With the current "residential fringe" proposed zoning, I understand that I would not be allowed to subdivide this property in the future.

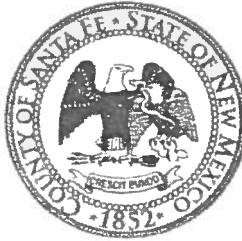
It has been pointed out to me that contiguous property to mine has a proposed zone of "residential estate."

Thank you for your consideration.

A handwritten signature in cursive script that reads "Kathleen Laird".

J. Kathleen Laird

Robert A. Anaya
Commissioner, District 3



Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

March 31, 2014

*****AUTO**SCH 5-DIGIT 87505 8923
 28402862
 LAIRD, J KATHLEEN
 227 ANITA PL
 SANTA FE NM 87505-8805

Re: Notice of Public Hearing Pursuant to NMSA 1978 §3-21-6 (1965) Concerning Approval of the County Zoning Map Pursuant to Ordinance 2013-6.

Dear Property Owner(s):

On December 10, 2013 the Board of County Commissioners approved the Sustainable Land Development Code (SLDC), Ordinance No. 2013-6. The SLDC will go into effect when the Board adopts a zoning map for the County, currently scheduled to occur on or after the public hearings described below.

Santa Fe County currently has no comprehensive zoning; the proposed zoning map will assign base zoning classifications for all properties in the County.

This letter is to give you notice that your property has been assigned a base zoning classification by County staff. Attached is a County-wide zoning map, a larger size of which can be viewed at the County's Planning Division Office. You can also access an interactive zoning map to view your parcel at www.santafecountynm.gov/slzc.

A public review and comment period has been established from April 14, 2014 to May 2, 2014. The details of the review and comment period are enclosed. Santa Fe County staff will be available to assist property owners in identifying and discussing the base zoning classifications assigned.

The Board of County Commissioners will hold Public Hearings on the final adoption of the Zoning Map at the County Commission Chambers, 102 Grant Ave, Santa Fe, commencing at 5 p.m. on both May 28, 2014 and June 25, 2014.

If you have any questions on the public review and comment period, please contact the Planning Division Offices at 995-2717.

Sincerely,

Penny Elston.

Penny Ellis-Green
Growth Management Department Director

- Click
- Some Nat topics
- interact map

Zoning Map Adoption Office Hours - Public Comment Form

Parcel ID (You can find the parcel ID on the letter you received) *

? SEE LETTER

Property Owner (First Name) *

J. KATHLEEN LAIRD

Property Owner (Last Name) *

Physical Address of Property *

40 PUESTA del SOL, SANTA FE, NM 87508

Zoning Classification on Adoption Draft Zoning Map (Please Circle)

Select...

- Ag/Ranch (1 dwelling per 160 acres)
- Rural (1 dwelling per 40 acres)
- Rural Fringe (1 dwelling per 20 acres)
- Rural Residential (1 dwelling per 10 acres)
- Residential Fringe (1 dwelling per 5 acres)
- Residential Estate (1 dwelling per 2.5 acres)
- Residential Community (1 dwelling per acre)
- Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre – with central water and sewer)
- Commercial Neighborhood
- Commercial General
- Industrial
- Public/Institutional
- Mixed Use
- Planned Development District

Requested Zoning Classification (Please circle)

Select...

- Ag/Ranch (1 dwelling per 160 acres)
- Rural (1 dwelling per 40 acres)
- Rural Fringe (1 dwelling per 20 acres)
- Rural Residential (1 dwelling per 10 acres)
- Residential Fringe (1 dwelling per 5 acres)
- Residential Estate (1 dwelling per 2.5 acres)
- Residential Community (1 dwelling per acre)
- Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre – with central water and sewer)
- Commercial Neighborhood
- Commercial General
- Industrial
- Public/Institutional
- Mixed Use
- Planned Development District

Additional Comments

PLEASE SEE ATTACHED LETTER
J. Kathleen Laird
04-23-14

Penny Ellis-Green
Growth Management Department Director
Santa Fe County
102 Grant Avenue
P.O. Box 276
Santa Fe, NM 87504-0276

April 29, 2014

Subject: La Mariposa Homeowners Association (LMHOA) Response to Proposed County Zoning Map Pursuant to Ordinance 2012-6

Dear Ms. Ellis-Green

The Board of Directors of LMHOA is taking this opportunity to formally respond to the proposed Mixed Use District (MUD) for the 330 acres at the junction of SR 599 and Camino la Tierra. La Mariposa is a subdivision to the northwest of the proposed MUD. It lies within a mile from the zoned MUD. La Mariposa is comprises 73 lots with approximately 150 residents.

There are numerous reasons why LMHOA thinks this is an inappropriate action for the Country to take. ***Our recommendation is to not adopt the proposed MUD zoning of the specified area and retain the zone as either Residential Estate or, preferentially, establish the zone as a permanent greenbelt that would prohibit development at the junction.***

The reasons for our opposition to the Mixed Use District are as follows, in no particular priority:

- a) **Mixed Use development at SR 599 and Camino la Tierra is at odds with the surrounding neighborhoods zoned as Residential Estate (RE).** The original intent of the area off SR 599 and Camino la Tierra was for Residential Estate. Developments were based on this premise and residents now living in those developments chose to do so because of the attributes that RE zoning provides. This includes low population density, a thriving natural habitat, and low levels of pollution including noise, air, visual, and light. The proposed MUD extends to within a fraction of a mile to the closest RE communities. The encroachment of Mixed Use on those existing neighborhoods will have permanent and profound effect on people living there. For example, a key component of the home values in La Mariposa and surrounding areas are the dark skies and quiet nights of the rural area allowing for spectacular views of the night skies. Indeed, the La Mariposa by-laws prohibit unshielded lights. Mixed Use development as proposed will certainly increase light pollution. Noise pollution, negative visual impact, and increased air pollution can also be added to the list of detrimental

consequences as a result of non-residential development as allowed in a MUD. All of these will lead to reduction of value of the homes in the area.

- b) **Further development of the SR 599/Camino la Tierra interchange will have result in heavy demands on existing road infrastructure.** Both Camina la Tierra and Calle Nopal are currently two-lane roads. Calle Nopal is not atypical from a small road in a rural community. It is one lane in each direction with no shoulders. Speed limits on Calle Nopal are 15-25 mph and, as such, are appropriate for a road of its kind. Camino la Tierra is also a two-lane road. It has the added complications of awkward and arguably dangerous interchanges for mailbox clusters. Making the interchange a MUD will attract MORE traffic to these roads with the accompanying increased traffic congestion, noise, and wear and tear on existing infrastructure.
- c) **The proposed MUD poses potential disruption to watershed and wildlife habitat of Arroyo Frijoles.** If zoned as proposed, the MUD will abut this fragile ecosystem. Currently, the Arroyo Frijoles area is a scenic and unspoiled area of natural high desert. Neighboring residents find this area a place to walk, ride horses, and generally enjoy the natural beauty of the arroyo and the surrounding terrain. The Arroyo is also a wildlife habitat that is rich and varied. Development in a MUD so close to the Arroyo will certainly disrupt this natural terrain through change of watershed patterns, disruption to existing wildlife, and change of habitat. There is the additional danger that residents in the neighboring communities of the MUD will subsequently see decline in home value.
- d) **The proposed MUD will strain existing emergency response capabilities including fire, ambulance, and first responders to accidents and spills.** Increased density, whether residential or non-residential, requires increased facilities to ensure quick response to emergencies. Development of the SR 599/Camino la Tierra interchange is not only unnecessary but adds an additional burden to the taxpayer in supporting additional emergency services. An added factor is the increased fire danger in a rural area during drought conditions.
- e) **The proposed MUD will result in increased litter and other visually negative impact such as signage.** There is no mitigating factor on this point. Increased population results in increased litter. Period.
- f) **Failed commercial developments, the high inventory of business and commercial real estate for sale or rent, and the current ongoing development projects in and near Santa Fe all speak to the fact that Santa Fe does not need to support yet another development project.** Santa Fe County has a higher priority: Use existing resources to support existing infrastructure and invest in redevelopment of failed or failing projects. Such investments would help to revitalize existing neighborhoods,

increase value, and lower the negative impacts of declining real estate and infrastructure.

- g) **We question why this particular interchange is targeted for a MUD when there is no other such development along this corridor of SR 599 between the interchange with 85/285 and Airport Road.** We note that Lyle Anderson, a partner in the troubled development of Las Campanas, is listed as the principle contact for the targeted MUD acreage. Mr. Anderson is not a New Mexico resident. He is a developer with those interests in mind. We question whether those interests are in the best interest of Santa Fe County and Santa Fe City.

Thank you for giving us the opportunity to comment. Please take our recommendation seriously. Not all development is good. Some neighborhoods need to be kept as they were conceived. In our case, LMHOA residents want to keep our neighborhood safe, quiet, and clean. We do not believe the serenity, safety, and value of our neighborhood can be maintained with the intrusion of a MUD at our doorsteps.

Sincerely yours,

La Mariposa Homeowners Association
Laura Markos, President

Cc: Miguel M. Chavez
County Commissioner, District 2

SANTA FE PLANNING GROUP, INC

LAND PLANNING AND LANDSCAPE ARCHITECTURE

MEMORANDUM

DATE: January 14, 2014

TO: Penny Ellis Green, Robert Griego
Santa Fe County Land Use Department

FROM: Al Lilly

RE: Longview Subdivision (formerly Tres Colinas)

Dear Ms. Green & Mr. Griego:

Today I met with Tim Canon to discuss the Sustainable Land Use Plan and the proposed zoning designation for the Longview Subdivision (formerly called Tres Colinas). The property involves 358.37 acres located on the east side Old Las Vegas Highway. For reference, please see the attached location map, which illustrates the location of "Longview" (labeled as "B"), relative to the new Santa Fe County water tank.

Santa Fe Planning Group, Inc. represents Capital VI, LLC, the owner of Longview, and hereby respectfully objects to the proposed zoning designation for this property as Rural Residential with a density of one unit per 10 acres. This objection is based on the following:

1. The subject property currently has a recorded subdivision in place for Phase I, which involves 23- 2.5 acre lots on 60.9 acres.
2. Phase II anticipates 25 more lots on 94.5 acres, for a total project density of 48 lots on 155.4 acres. This would also provide for a total of approximately 203 acres of Open Space. This is a gross density of 1 dwelling unit per 7.46 acres.
3. Based on the current Land Development Code, minimum lot sizes of 2.5 acres are permitted with proof of water, vs. the proposed zoning of 1 unit per 10 acres. With the new zoning map, properties located both north and south of the subject property are proposed to be Residential Fringe zoning (1 DU/5 acres).
4. The County Water Department has plans to construct a new County water tank near the intersection of RT 285 and Old Las Vegas Highway, within one mile of the subject property. The property owner proposes to extend the County water to the Longview Subdivision, and makes the argument that the proposed density should be permitted with the use of municipal water.

We respectfully request that the proposed zoning designation for Longview Subdivision be changed to Residential Fringe, thereby permitting a gross density of 1 unit per 5 acres. We would be happy to meet to discuss this in further detail at your convenience.

Best Regards,
Al Lilly

P.O. BOX 2482, SANTA FE, NEW MEXICO 87504
TEL. 505-983.1134, FAX 505-983-4884



SCALE: 1" = 200'

SANTA FE, NEW MEXICO

PROJECT: LONG VIEW AT SANTA FE
SANTA FE, NEW MEXICO

REVISIONS:

DATE	BY

SHEET TITLE:

PHASE ONE AND TWO

SHEET NO.

06/29/12

39 Hollyhock Circle
Santa Fe, NM 87506

Parcel F.D. # 98000132
+ 990003334;
opposes Mixed Use
on former &
7 April 2014
opposes C.B. on
letter

Mr. T. Cannon
Planning Division
Santa Fe County
102 Grant Avenue
P.O. Box. 276
Santa Fe, NM 87504

Dear Mr. Cannon,

Thank you for the courtesy you extended me during our telephone conversation this afternoon. You were very kind to answer my questions about the County's proposed zoning changes (Sustainable Land Development Code). I will be away from Santa Fe during your public review and comment period so I am writing you to record my objection to the following zoning changes. Parcels # 980001322 (44 1/2 acres) and # 990003334 (12.1 acres) are currently zoned "commercial neighborhood." However, your plan proposes to rezone both parcels to "commercial." I encourage the Planning Commission to leave the zoning requirements off both parcels unchanged at commercial neighborhood—buildings restricted to two stories high. Any zoning change in either parcel will cause a substantial and unnecessary hardship to property owners in the surrounding areas.

Sincerely,

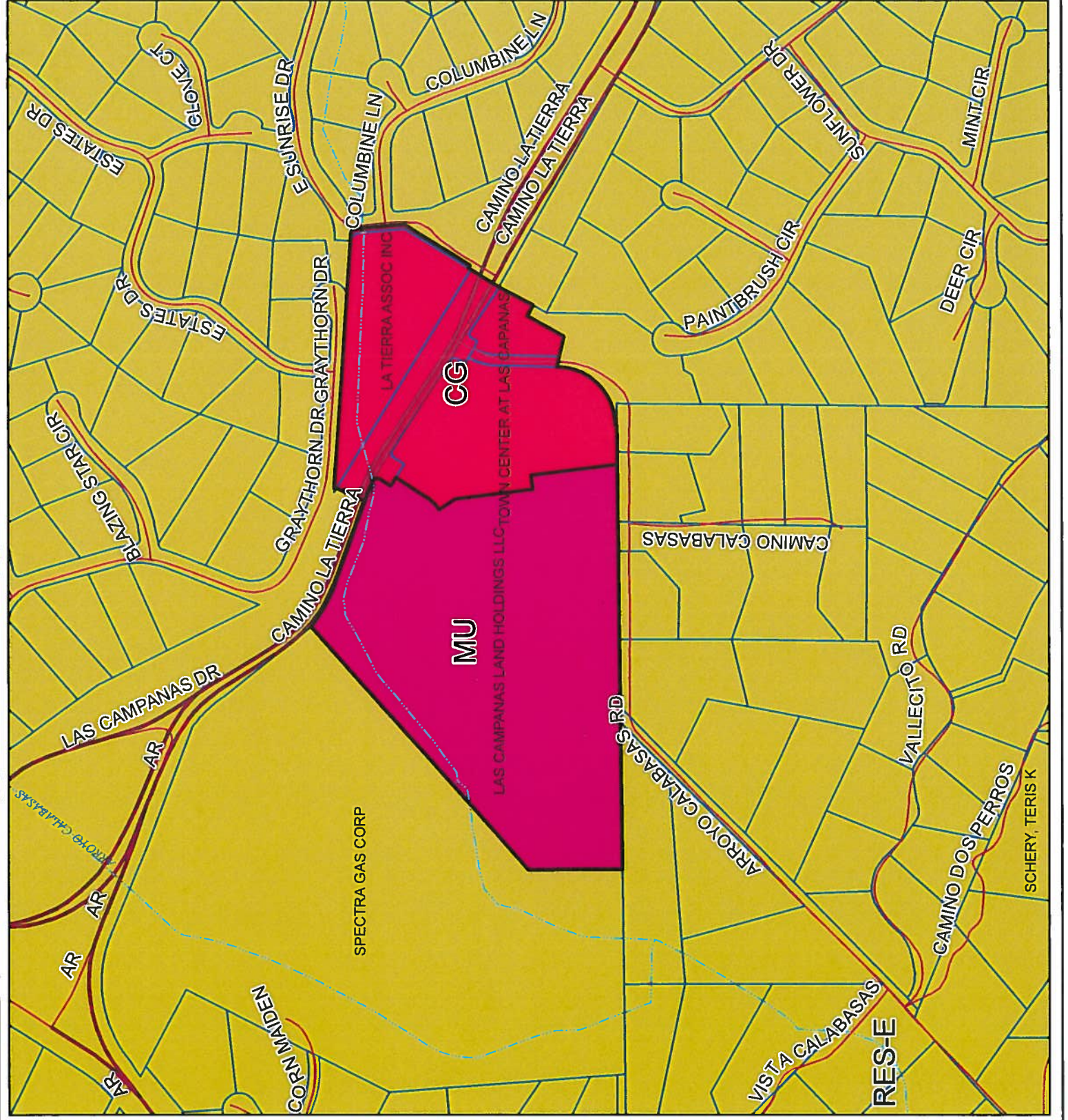
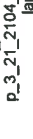
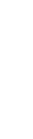
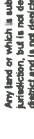


Louis Lopilato
505-954-1492
louis774@aol.com

cc: Kim Visser, General Manager, Las Comapanas Home Owners Association

Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014

Legend



Santa Fe County
Growth Management
Department
Planning Division

March 21, 2014
slcdc_zoning_map_adoption_draft
p_3_21_2104_from_web_layers_letter_
landscape.mxd

Margaret Maule
35 E. Wildflower Drive
Santa Fe, NM 87506
505 988 2740

May 8, 2014

Ms. Penny Ellis-Green, Director
Growth Management Department
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87501

Dear Ms. Ellis-Green,

The proposed zoning changes for 330 acres formerly known as "Santa Fe Center" would inevitably cause potential damaging effects to the current residential areas:

- Noise pollution
- Dust and air pollution
- Light pollution
- Traffic congestion
- Removal of native vegetation
- Removal of wildlife habitat and loss of wildlife
- Signage pollution (Santa Fe County, over the objections of residents in the adjacent subdivision, allowed the Post Office to erect banks of mailboxes along Camino La Tierra which resulted in the addition of 20 road signs.)
- Visual blight of commercial buildings
- Rise in crime rates
- Need for additional security and police services
- Need for additional scarce water supplies
- Lowering of area property values
- Loss of delightful and peaceful residential living in the area

Therefore we strongly oppose the proposed zoning change and propose that Route 599 be made a scenic corridor before any further commercial development occurs. A very nice attempt at this has already been made with the art work on the overpass at the South Meadows interchange.

Sincerely,



Margaret Maule

Tierra de Oro

cc: Mr. Tony Flores, Asst. County Manager, Mr. Robert Griego, Senior Planner

From: **Burch Norma** nhburch@gmail.com
Subject: **Tierra De Oro Zoning**
Date: **May 15, 2014 at 11:06 AM**
To: pengreen@santafecountynm.gov

15 May 2014

Dear Ms. Green,

Twenty six years ago my husband and I built our home here in Tierra de Oro. At the time our lot and adjoining one were zoned residential. We believe they should remain so. A change to Mixed Use Development would alter the whole composition of our neighborhood. We do not want more traffic, small lot development and commercial business. We welcome the many bicyclists and hikers we now have. Let us enjoy the unspoiled views, dark skies and rural atmosphere.

Sincerely, Norma Burch
30 Thistle Lane
Santa Fe, N.M.
87506

Norma Burch

Phil & Tara Vanderlei
4 West Wildflower Drive
Santa Fe, NM 87506

April 25, 2014

RE: Proposed Zoning for 330 Acres at the intersection of 599 and Camino La Tierra,
formerly known as "Santa Fe Center"

Penny Ellis Green, Growth Management Administrator
Robert Griego, Planning Division Manager
Santa Fe County Growth Management Department
102 Grant Avenue
Santa Fe, NM 87504

Dear Ms. Ellis-Green and Mr. Griego,

As homeowners in the Tierra de Oro community to the northwest of the above-referenced 330 acres, we are writing to express our concern over the proposed Zoning Map Adoption Draft classifying said property as "Mixed Use". It is our understanding that this property has previously been classified "Residential Estate". Further, we note that any prior approvals for commercial development of the 330 acres expired close to twenty years ago and intentions to seek approval of a new master plan in 1999 were abandoned by the property owner as a result of strong neighborhood opposition.

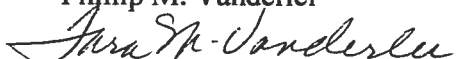
Designation of these 330 acres as "Mixed Use" is incompatible with the rural life style we chose when we purchased our home and while we support the right of landowners to develop their property, we believe it is the responsibility of our government to ensure that one landowner's right to develop his property does not come at the expense of the owners of surrounding properties. Re-zoning the property to "Mixed Use" would result in an improper rezoning in a manner that does not comply with the approval process mandated by the County's Sustainable Land Use Code and disregards the substantial community opposition.

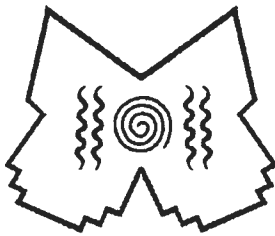
We request that the the proposed zoning map be amended to correctly reflect that the 330 acres be zoned "Residential Estate" as reflected in the Sustainable Growth Management Plan and as is compatible and consistent with the surrounding residential development.

Thank you for your consideration and cooperation in this matter.

Sincerely,


Phillip M. Vanderlei


Tara M. Vanderlei



PUEBLO OF POJOAQUE DEVELOPMENT CORPORATION

April 14, 2014

Ms. Penny Ellis-Green
Department Director
Growth Management
County of Santa Fe
P. O. Box 276
Santa Fe, NM 87504

Re: SLDC Zoning Map Implementation - Public Comment
Owner: Pojoaque Development Corporation
Real Property: # 910020207 (The Downs at Santa Fe)
Address: 27475 I-25 W. Frontage Road, Santa Fe, NM 87507

Dear Ms. Ellis-Green:

The Pueblo of Pojoaque Development Corporation ("PPDC"), owner of The Downs at Santa Fe, writes in support of the County's assignment of the 324-acre parcel known as The Downs at Santa Fe, with a zoning classification as a "Planned Development District."

Thank you for your March 31, 2014 letter regarding the Public Comment and Hearing Concerning Approval of the County Zoning Map.

At this time, PPDC agrees and accepts the zoning designation by Santa Fe County, and has no further comments.

Very truly yours,

PUEBLO OF POJOAQUE DEVELOPMENT CORP.

By:


George Rivera, President

GR:mb

cc: Robert Griego, County Land Use Administrator
Jana Werner, General Counsel

2 May 2014

Ms. Penny Ellis-Green
Growth Management Department Director
102 Grant Avenue
Santa Fe, NM 87504-0276

Subject: 144 Tesuque Village Road, Santa Fe, NM, Parcel ID 43931380

Dear Ms. Ellis-Green:

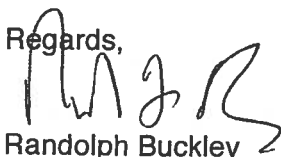
I am writing on behalf of Tesuque Triangle Properties, LLC to take exception to the zoning classification assigned to the above referenced property on Santa Fe County's draft-zoning map. We request that it be changed from Residential Community (RES-C) to Commercial-Neighborhood.

The County proposed classification is not consistent with the historical allowed-use of this property and more importantly is not consistent with the recommended use as included in the community developed Tesuque Valley Community Plan, recently approved by the Santa Fe County Board of Commissioners. We worked closely with Ms. Sarah Ijadi on inclusion of this property in the Tesuque Valley Community Plan and were disappointed that the Community's input was not incorporated in the proposed zoning classification.

The property, purchased in February 2012 by a group of local property owners, is contiguous with, and between, two properties classified as commercial. Tesuque Triangle Properties, LLC purchased the property with the intent of influencing its development. The .79-acre property is odd shaped, below grade on all sides, and bordered closely by two busy streets, making it highly unlikely as a future residential development. Given these circumstances, a classification of Residential- Community will result in a significant reduction in value because it is not conducive to residential development.

We request your consideration of our request to revise the draft zoning classification of this property to Commercial-Neighborhood in advance of zoning map submittal to the Board of Commissioners. Please contact me by phone (832-715-7901) or email (rfbuckley@earthlink.net) if additional information is needed. We look forward to a favorable response.

Regards,



Randolph Buckley
Managing Partner, Tesuque Triangle Properties, LLC
2232 Robinhood St.
Houston, TX 77005

Cc:

Mr. Daniel "Danny" Mayfield, Commissioner, District 1

Mr. Miguel M. Chavez, Commissioner, District 2

Mr. Robert A. Anaya, Commissioner, District 3

Ms. Sarah B Ijadi, Senior Planner, Santa Fe County

Richard L. Martin
31 Thistle Lane
Santa Fe, NM 87506
Rmartin31@comcast.net
(505) 988-5206

Penny Ellis-Green, Growth Management Administrator
Robert Griego, Planning Division Manager
Santa Fe County Growth Management Department
102 Grant Avenue
Santa Fe, NM 87504

Dear Penny and Robert:

I urge you to return the parcel of land at the intersection of State Road 599 and Camino Las Tierra to its initial zoning as residential estates to preserve the compatibility of land uses in this region.

Number 4 among the purposes for creating the Sustainable Growth Management Plan includes:

(c) Provide and maintain connections, both physical and visual, for roads, trails, view sheds, watersheds, public open spaces, ...and thriving animal habitats that ...protect the integrity of the landscape and its residents.

The Santa Fe 330 parcel that has been rezoned as mixed use district (MUD) directly abuts the City of Santa Fe open space, which is used by city and county residents and visitors for hiking, biking and equestrian recreation. Such a rezoning is totally incompatible with open space and trails use and the residential nature of the area.

The current Santa Fe 330 parcel has minimal artificial lighting. Such a rezoning would destroy our dark skies by the lighting required for walkways, streets, parking lots and security.

I have lived in my home next to the parcel since 1986, and have joined with neighbors in our community each time our rural life has been threatened by commercial development of this parcel. My wife or I have appeared before the County Commission and the Extraterritorial Zoning Authority each time the commercialization of that area was proposed.

As Section 1.5.4 of the SGMP states: "Community planning plays an important role in ensuring that future growth is in harmony with existing settings". The owner of Santa Fe 330 communicated NOTHING to neighbors of his parcel that he was seeking to rezone the parcel to MUD status. Rather he sought the change administratively in order to avoid the anticipated opposition to this massive change to the existing use of the land as a connector to city open space and trails property.

My wife and I have treasured our quiet, rural neighborhood of dark night skies for the last 28 years. ***We strongly object to rezoning the property next to our home in such a way as to destroy the environment we have nourished in our community.***

Sincerely,

Richard Martin
Richard Martin

Zoning Map Adoption Office Hours - Public Comment Form

RICHARD F. ROMERO
455-7786 or 561-0164

Parcel ID (You can find the parcel ID on the letter you received) *

99304009 & 99304008

Property Owner (First Name) *

RICHARD ROMERO, Diego Quintana

Property Owner (Last Name) *

ROMERO Quintana

Physical Address of Property *

3-C Calle Gurule 3-B-Calle Gurule

Zoning Classification on Adoption Draft Zoning Map (Please Circle)

Select... *RURAL FRINGE* 1.

Ag/Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

Rural Fringe (1 dwelling per 20 acres)

Rural Residential (1 dwelling per 10 acres)

Residential Fringe (1 dwelling per 5 acres)

Residential Estate (1 dwelling per 2.5 acres)

Residential Community (1 dwelling per acre)

Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre – with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public/Institutional

Mixed Use

Planned Development District

Requested Zoning Classification (Please circle)

Select... *Residential Fringe* 1-dwelling per 5 acres

Ag/Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

Rural Fringe (1 dwelling per 20 acres)

Rural Residential (1 dwelling per 10 acres)

Residential Fringe (1 dwelling per 5 acres)

Residential Estate (1 dwelling per 2.5 acres)

Residential Community (1 dwelling per acre)

Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre – with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public/Institutional

Mixed Use

Planned Development District

Additional Comments

*Bath Parties; Bought property for our
Kid, 15 yrs - ago. our Son are graduating the
Next 8-10 yrs - Hopeful we can build home
on this property
Thank you*

Robert E. Gordon, M.D.
Susan M. Gordon
16 East Wildflower Dr.
Santa Fe, N.M. 87506
505-982-5060
gordosgang@gmail.com

April 27, 2014

Robert Griego, Planning Division Manager
Santa Fe County Growth Management Department
102 Grant Avenue
Santa Fe, N.M. 87504

Dear Sirs:

I am writing to express our strong opposition to the proposed zoning changes for the property on the Northwest side of the Intersection of Camino La Tierra and State Road 599. The decision to purchase our home in Tierra de Oro, was based primarily on the completely rural nature of the area. Open spaces, homes blending unabtrusively into the background of nature, low light for skywatching, wildlife comfortably living around us and low noise pollution defined the area. Additionally, the Homeowners Associations resolute attention to outside lighting restrictions, as well as other things that would insure the maintenance of this very private and natural environment. Another consideration were zoning laws that had been in existence for over 20 years and that were supposed to stand going forward. Now, for whatever reason, there is a proposed change in zoning to implement mixed-use districts, resulting in the complete destruction of the very factors that influenced the purchase of the homes in this area.

The changes that will result from this proposed change in zoning include:

1. A marked increase in light pollution from lighted walkways, streets and parking lots;
2. Marked increase in noise pollution from increased population density;
3. Marked increase in population density, marked decrease in open space use;
4. Interference with use of developing recreational areas;
5. Change in area character resulting in property value loss for homeowners;

6. Loss of trust in Santa Fe County for future purchases of homes in this area.

In 2010 the Santa Fe Sustainable Growth Management Plan (SGMP) required consideration of the availability of: "...adequate facilities to serve the proposed use; the studies, reports and assessments on environmental impact, traffic, adequate public facilities, fiscal impact, water availability and quality and plan consistence; and protection of residential areas through open space and buffering site design." By definition the change to MUD would result provides absolutely no protection of the residential areas involved.

In conclusion, the proposed zoning changes will have a marked negative impact on the hundreds of people who chose to purchase property in this particular area. I ask you to do the right thing and protect the residential property owners, their homes and their trust in Santa Fe County and keep the proposed area as is. There are lots of other places to develop office complexes and strip malls. Open space, homes that blend into their environment and rural neighborhoods need to be protected and respected.

Sincerely,



Robert & Susan Gordon

Zoning Map Adoption Office Hours - Public Comment Form

Parcel ID (You can find the parcel ID on the letter you received) *

99303039 & 99303038

Property Owner (First Name) *

Sam Quintana, Gerard Quintana

Property Owner (Last Name) *

Quintana Quintana

Physical Address of Property *

16 A CALLE Canoncito, 32 Calle de Barrio

Zoning Classification on Adoption Draft Zoning Map (Please Circle)

Select... ~~Residential Estate~~ Rural Residential

Ag/Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

Rural Fringe (1 dwelling per 20 acres)

Rural Residential (1 dwelling per 10 acres)

Residential Fringe (1 dwelling per 5 acres)

Residential Estate (1 dwelling per 2.5 acres)

Residential Community (1 dwelling per acre)

Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre – with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public/Institutional

Mixed Use

Planned Development District

Requested Zoning Classification (Please circle)

Select... Residential Estate

Ag/Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

Rural Fringe (1 dwelling per 20 acres)

Rural Residential (1 dwelling per 10 acres)

Residential Fringe (1 dwelling per 5 acres)

Residential Estate (1 dwelling per 2.5 acres)

Residential Community (1 dwelling per acre)

Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre – with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public/Institutional

Mixed Use

Planned Development District

Additional Comments

Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014

Legend

Santa Fe County



Parcels



Community Districts



Not Under Santa Fe County Zoning Jurisdiction

Municipality



Municipal Annexation Area



Tribal Lands



Federal and State Public Lands



Proposed 3/21/14 SLDC Official Zoning Map

Ag / Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

Rural Fringe (1 dwelling per 20 acres)

Rural Residential (1 dwelling per 10 acres)

Residential Fringe (1 dwelling per 5 acres)

Residential Estate (1 dwelling per 2.5 acres)

Residential Community (1 dwelling per acre)

Traditional Community (1 dwelling per 0.75 acre, to

3 dwellings per acre - with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public / Institutional

Mixed Use

Planned Development District

Rural Commercial Overlay Zone

Airport Noise Overlay Zone

55 DNL

60 DNL

65 DNL

Roads

Major Roads

Minor Roads

Any land or which is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map within a County zoning district, shall be subject to the zoning of the County district referenced on the map. All land not contained by a zoning district shall be subject to the zoning of the County district in which it is located in the Ag / Ranch zoning district, unless otherwise specifically provided for in the Santa Fe County Land Development Code.



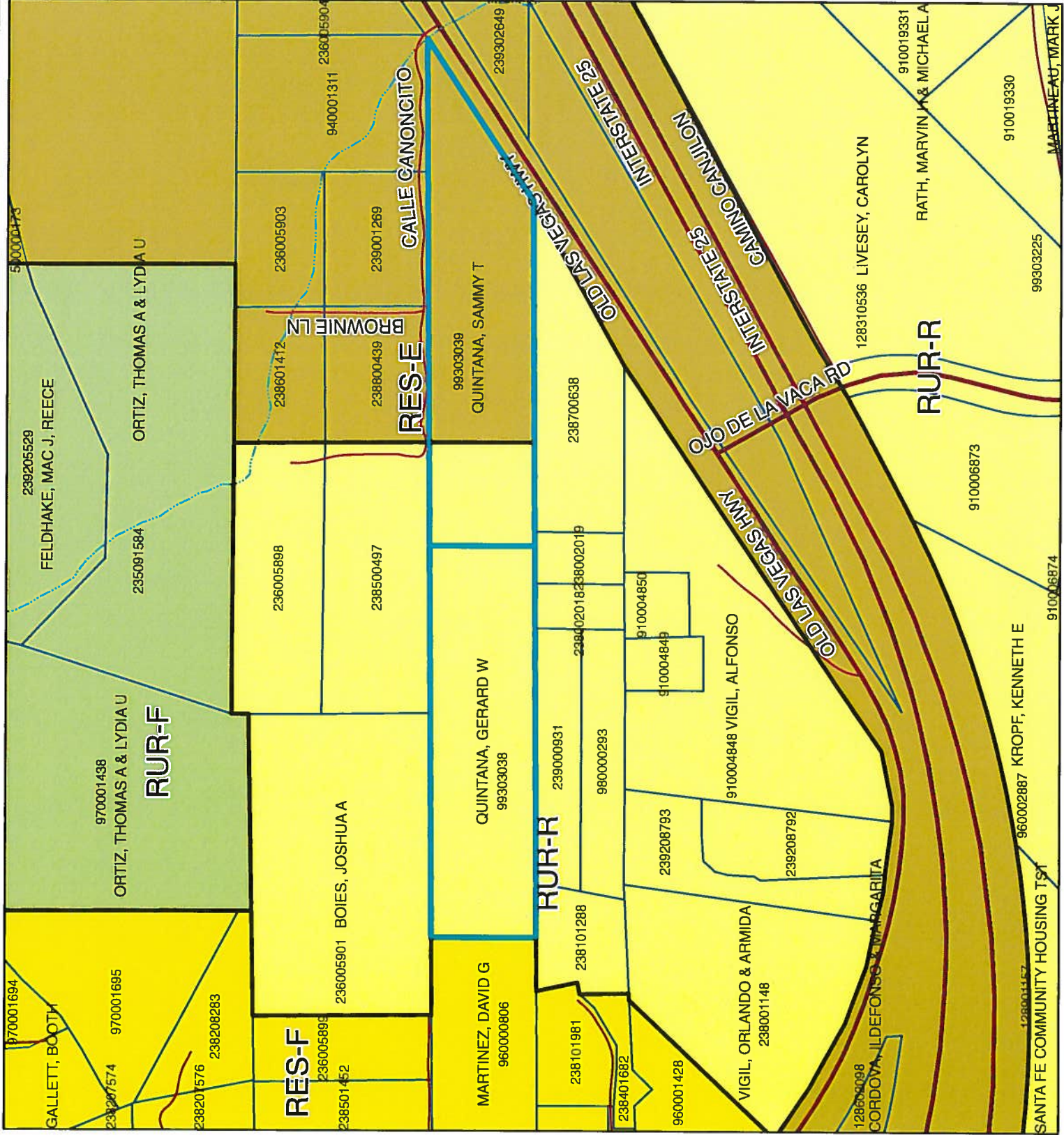
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Santa Fe County
Growth Management
Department
Planning Division

March 21, 2014

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landscape_2.mxd



SANTA FE PLANNING GROUP, INC

LAND PLANNING AND LANDSCAPE ARCHITECTURE

MEMORANDUM

DATE: April 25, 2014
TO: Penny Ellis Green, Robert Griego
Santa Fe County Land Use Department
FROM: Al Lilly, Karl Sommer
RE: 330 AC., Santa Fe Center (at intersection of RT 599 and Cam. La Tierra)

FACT SHEET

(Project History)

1. The County adopted and passed general plans for Santa Fe County designating this property as a major commercial node, as it met all of the locational criteria and infrastructure requirements under the applicable County policies for commercial development.
2. The SNAC (Santa Fe Northwest Advisory Council) Sector Plan identified this land as a commercial center. SNAC was an extensive and very area specific group, which had broad participation from area residents, landowners and County policy makers. The Board of County Commissioners adopted the plan unanimously,
3. The Santa Fe County Sustainable Land Development Code incorporates the SNAC Sector Plan as remaining in full force and effect. It is the County's current general plan designation for this property. The Sector Plan provided for conformity between the County's general plan and the existing and approved zoning for the property.
4. On Jan. 9, 1986, the EZA granted approval of a request for a special exception and preliminary development plan for residential and non-residential uses on the 390 acres. This required dedication of the ROW for RT 599, working with the City to resolve sewer issues, and required the developer to obtain an extension of the water service area boundary extension. **The special exception provided for the following uses: Resort Hotel (271,500 SF), Wellness Center (22,150 SF), Learning Center (43,800 SF), a Corporate Center (320,000 SF) and 19 Dwelling Units. This special exception provided for mixed use zoning, which does not expire.**
5. On Feb. 13, 1986, the EZC granted preliminary plat approval for the 390 acres with the condition that the applicant work with the City to resolve sewer issues and to obtain an extension of the water service area boundary extension. This same approval included the condition that the applicant/developer dedicate right-of-way and interchange area for the Santa Fe Relief Route (Highway RT 599).
6. On Mar. 20, 1986, the developer entered into a Development Agreement with the City, which included the extension of water and sewer to the 390 acres, as well as

P.O. BOX 2482, SANTA FE, NEW MEXICO 87504
TEL. 505-983.1134, FAX 505-983-4884

- dedication of the land for the ROW. This Development Agreement also identified the commercial and residential land uses of the master plan approved by the EZA and EZC.
7. City-County Ordinance No. 1986-4, Providing for the Extension of the Service Area Boundaries of the Regional Water System, was ordained by the governing bodies of the City and County of Santa Fe. This was adopted and approved on Mar. 26, 1986.
 8. The property owner, in reliance on the approved special exception and the approved Development Agreement, made the required dedications, the developer in 1993 dedicated 60 acres of land for the ROW for the Santa Fe Relief Route (RT 599).
 9. The City of Santa Fe has provided a letter, which recognizes that the City must service Santa Fe Center with municipal water (recognizing the validity of the Development Agreement), and it identifies the list of accepted uses identified within the Agreement.

Based on this information, Santa Fe County should recognize the existing mixed use zoning for the subject property. Since the subject property also has approvals for all municipal utilities, the Sustainable Development Area designation should be SDA-1.



**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

915 MERCER STREET * SANTA FE, NEW MEXICO 87505

(505) 983-5588 * FAX (505) 989-7313

jim@jwsiebert.com

May 2, 2014

Penny Ellis Green
Growth Management Administration Director
PO Box 276
Santa Fe, NM 87504

Re: Santa Fe Horse Park

Dear Ms. Ellis-Green:

I am representing Los Alamos National Bank, the owners of the Santa Fe Horse Park. I am submitting this letter in conjunction with the County's on-line format requesting a change in zoning classification. My client has a concern that the SLDC zoning map recommends a Mixed Use zoning classification for the Horse Park. The uses permitted within this district limit the number of horses allowed on the property to 12. The current zoning approvals for the Horse Park would allow for 350 horses on the property. The way I read the purpose of the Mixed Use district, is that the principal land use designation would be residential with commercial incidental to the residential uses. The Horse Park has been a commercial/recreational complex since its inception with residential only serving an ancillary use for security purposes. The Mixed Use zoning classification does not work for this property. A Planned Development zoning classification is requested for this property. It appears to me that it is the only zoning district that encompasses the range of uses that have been approved for this property.

The Los Alamos National Bank has a buyer that would like to purchase the Horse Park but the buyer has been informed by the County that a business license cannot be issued since the prior owner did not satisfy all conditions of the development approvals. It is my understanding that the only outstanding issue to satisfy those conditions is an agreement with the County regarding the water rights that are associated with the Horse Park. That agreement was delivered to the County several weeks ago and there has been no response from the County to date.

Penny Ellis-Green
SF Horse Park Zoning
May 2, 2014
Page 2 of 2

It is further my understanding that with the effective adoption of the SLDC there is no reason that a business license cannot be issued for the Horse Park. The inability to secure a valid business license is preventing LANB from selling the property and my client would like to pursue a resolution of that matter as well.

I appreciate your consideration of this matter and, if necessary, look forward to a meeting to discuss the zoning and business license for the Horse Park.

Sincerely,

A handwritten signature in cursive script, reading "James W. Siebert".

James W. Siebert

Xc: Joaquin Sanchez

SANTA FE PLANNING GROUP, INC.

P.O. BOX 2482
SANTA FE, NM 87504
www.sfpgi.com
(505) 988-1129, FAX 983-6785

May 12, 2014

Ms. Penny Ellis-Green
Land Use Administrator
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87504

Re: Las Campanas - Zoning Request to Planned Development District (PDD)

Dear Ms. Ellis-Green,

Pursuant to our meeting with County staff on April 25, 2014, and on behalf of Las Campanas and Cienda Partners, we request a change in the zoning for Las Campanas to Planned Development District (PDD). It is our opinion that the PDD has the capability to provide a jurisdiction of zoning based on the historical approvals of the Las Campanas development more so than the proposed zoning for Las Campanas, which is shown on the Sustainable Land Development Code (SLDC) zoning map as Residential Estate (1 du/2.5-ac). It is our assumption, pursuant to our discussion, that the PDD section of the SLDC Code (Chapter 8, Section 8.10) will be revised (or amended) to reflect this specific PDD.

It should be noted that the Las Campanas residents received the March 31, 2014 letter regarding the sustainable zoning code and final approval of the sustainable zoning map. We reviewed the sustainable zoning with the Las Campanas residents on April 23, 2014 in a town hall meeting. The zoning proposed for Las Campanas is Residential Estate (1 du/2.5 acres), and four lots in the community as Rural Residential (1 du/10 acres).

History/Background

Las Campanas is a master plan community built on 4,300 acres in Santa Fe County with 1,717 lots approved with varying density. It also has club facilities, golf courses, utility facilities, and owner association facilities. The project was approved with a development agreement and master plan on April 14, 1992 and recorded on March 5, 1993. The development agreement provides the details of the master plan and the total number of lots approved. Please see below for a breakdown and further clarification:

• Cluster 3 - 4 dwelling units per acre	118
• Cluster 6 - 4 dwelling units per acre	230
• Residential 1 acre to 5 acres	1,049
• Estate 5 acre to 10 acres	19
• Sub Total	1,419
• Estates 1 & 2 - Residential 1 acre to 5 acres	<u>198</u>
• Total Lots Approved	1,717

Density/Lot Sizes

The zoning that was approved in 1992 has an average density of 2.5 acres per dwelling. This approval allowed one dwelling and one guesthouse on the residential and estate lot categories. This was demonstrated on the plats of the subdivisions based on the water provided per structure. The development agreement created this basis with 0.50 acre feet required on a per lot basis for this use. This was modified in later subdivisions to 0.25 acre-feet for dwelling and 0.15 acre feet for a guesthouse starting with the Estancia subdivision.

The master plan for Las Campanas shows varying density and lot sizes (0.25-acres to 10-acres in size). Las Campanas has seven (7) lots in Club Estates and Los Santeros that have approval for two dwellings and one guesthouse per lot. These lots were counted as two lots against the lot count, which provides a maximum of 1,710 lots for the development. In addition, Las Campanas, has approvals for one dwelling, guesthouse, and a stable for all the lots in Ranch Estates and some lots in Estancias Unit 3 (not platted). The majority of the subdivisions are platted and constructed. A few subdivisions have been approved by the Board of County Commissioners but are not yet platted. Please see Exhibit "A" and "B" for a list of all the master plan recorded documents, subdivision recordings, and the subdivision remaining to be platted and constructed.

Roads/Utilities

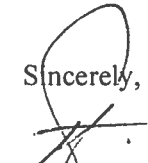
The utility facilities are complete for the build-out of the project with the wastewater facilities having minor modifications planned in future for the plant. The water was complete with the completion of the Buckman Direct Diversion (BDD) and the Bulk Water Service Agreement with County of Santa Fe. We have provided information on the master plan and the key water documents in Exhibit "A" attached. The road network per the master plan and requirements of the development agreement is complete and attached Exhibit "C" on platting is recorded on Las Campanas Drive and Camino La Tierra.

Commercial/Industrial

The project has commercial and industrial (utility facilities) that are constructed at the locations shown in Exhibit "D." All of the facilities are complete except for the equestrian facility in the Estancias that is shown on the club plat. These are shown on the new zoning map as Residential Estate, which is another reason that we are requesting the change to a PDD.

As you can see from the above narrative, it is our opinion that a PDD zoning classification will better suit the Las Campanas development in the years ahead. Thank you for considering our request. If you have further questions, do not hesitate to contact me at 505.412.0309.

Sincerely,



Scott Hoeft
Vice President

Attachments:

- Exhibit A: Las Campanas Master Plan Recorded Documents
- Exhibit B: Las Campanas Subdivision Plats
- Exhibit C: Las Campanas Road Recordings
- Exhibit D: Las Campanas Commercial and Industrial Recordings
- Boundary Plan of Las Campanas

Exhibit A

Las Campanas Master Plan Recorded Documents

Las Campanas documents recorded documents regarding the master plan approval. Additional documents provided that satisfied Las Campanas water requirements with the County of Santa Fe.

1. Las Campanas Development Agreement, Book 903, pages 021-070, 3/5/93;
2. Las Campanas Master Plan, Book 244, pages 038-049, 3/5/93;
3. Master Declaration of Covenants, Conditions, Restrictions, Charges, Servitudes, Liens, Reservations, and Easements for Las Campanas, Book 732, [ages 241-329, 6/17/91;
4. Replacement Water Agreement, Book 1057, pages 753-764, 5/18/94;
5. Settlement Agreement, 9/3/03;
6. Buckman Direct Diversion (BDD) FOPA Agreement, 10/16/06;
7. BDD Record of Decision, 2/11/08;
8. Bulk Water Service Agreement with County of Santa Fe, 10/16/09;

Exhibit B

Las Campanas Subdivision Plats

Las Campanas recorded plats with Santa Fe County as approved by the Board of County Commission. Santa Fe County Board of County Commissioners has approved the unrecorded plats and time extensions for recording.

1. Estates 1, Book 223, pages 030-03, 6/12/91;
2. Estates 2, Book 228, page 020-022, 1/11/91;
3. Estates 3, Unit 1, Book 245, pages 024-028, 3/19/93;
4. Estates 3, Unit 2, Book 245, pages 024-028, 3/19/93;
5. Estates 4, Book 274, pages 049-050, 5/19/94;
6. Estates 5, Unit 1, Book 357, pages 027-028, 3/12/97;
7. Re-plat Estates 5 Unit 1, Book 357, pages 027-028, 3/12/97;
8. Re-plat Estates 5, Unit 1, Book 380, page 036, 2/13/98;
9. Estates 5, Unit 2, Book 280, Pages 010-012, 7/15/94;
10. Estates 5, Unit 3, Book 285, pages 037-038, 9/15/94;
11. Club Casitas, Book 319, pages 038-040, 7/14/95;
12. Amended Club Casitas, Book 319, pages 021-024, 10/27/95;
13. Re-plat Club Casitas, Book 354, pages 040-041, 1/29/99;
14. Club Casitas, Phase 2, Book 441, pages 020-021, 04/24/00;
15. Club Casitas, Phase 2, Book 448, pages 043-044, 7/11/00;
16. Club Casitas, Phase 2, Book 564, pages 013, 7/15/04;
17. Club Casitas, Phase 3, Book 502, pages 019-021, 5/16/02;
18. Club Casitas, Phase 3, Book 564, pages 014-015, 7/15/04;
19. Club Casitas, Phase 3, Book 672, pages 034, 1/2/08;
20. Pueblos, Unit 1, Book 373, pages 036-038, 10/27/97;
21. Pueblos, Unit 2, Book 373, pages 039-041, 10/27/97;
22. Pueblos, Unit 2, Book 674, page 35, 2/6/08;
23. Ranch Estates, Book 342, pages 042-049, 8/22/96;
24. Estates 7, Unit 1, Book 377, pages 014-018, 12/15/97;

Exhibit "B"
Las Campanas Subdivisions Plats
5/12/14

- 54. Las Terrazas, Unit 1, Book 626, pages 037-039;
- 55. Las Terrazas, Unit 2, Book 669, pages 015-017, 11/13/07;
- 56. Las Terrazas, Unit 3, not recorded;
- 57. Haciendas del Corazon, Book 594, pages 044-047, 7/28/05;
- 58. Parcel U, Book 671, page 048, 12/19/07;
- 59. Coincierto, Unit 1 and 2, Boundary Survey, Book 684, page 050, 06/18/08;
- 60. Coincierto, Unit 1, not recorded;
- 61. Coincierto, Unit 2, not recorded;

Exhibit C

Las Campanas Road Recordings

Las Campanas plats regarding roads and easements recorded with Santa Fe County.

1. Las Campanas Drive, Book 685, pages 013-014, 6/20/08;
2. Las Campanas Drive, Book 694, page 015, 11/26/08;
3. Camino La Tierra/Las Campanas Drive, Book 245, page 023, 3/19/93;
4. Camino La Tierra, Book 648, page 029, 3/8/09;
5. Camino La Tierra/Las Campanas Drive, Book 648, page 030, 3/8/09;

Exhibit D

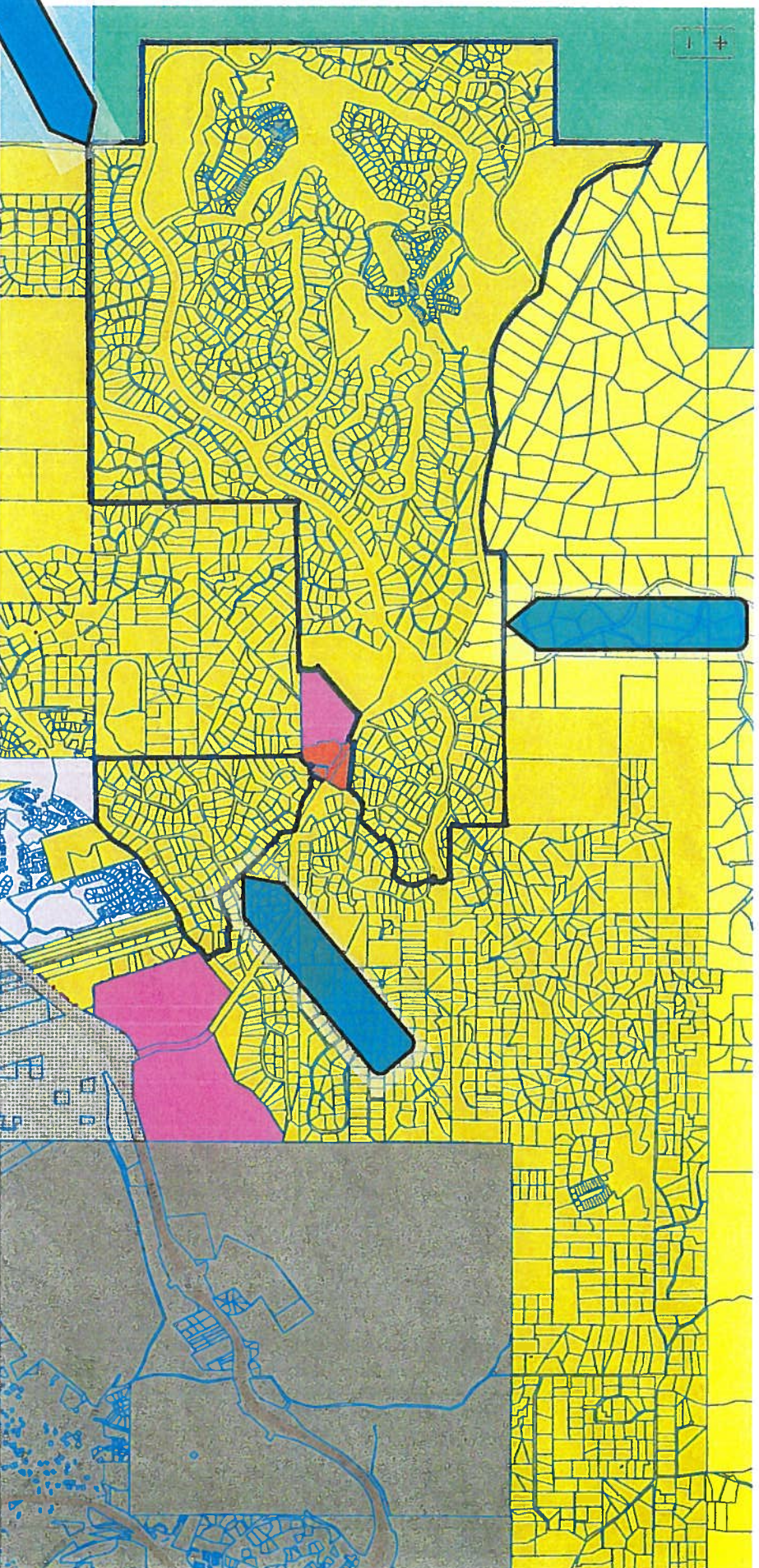
Las Campanas Commercial and Industrial Recordings

Las Campanas plat recording on the commercial and industrial facilities with Santa Fe County.

1. Las Campanas Water Coop, Book 403, pages 035-036, 1/8/99;
2. Las Campanas Water Coop, Book 127, pages 339-340, 5/31/96;
3. Las Campanas Sewer Coop, Book 685, page 020, 6/23/08;
4. Las Campanas Sewer Coop, Book 694, page 015, 11/26/08;
5. Las Campanas Owner Association, Book 685, page 013-014, 6/20/08;
6. Las Campanas Owner Association, Book 694, page 015, 11/26/08;
7. The Club at Las Campanas, Book 711, pages 036-042, 12/18/09;



Santa Fe County Proposed Zoning Districts





jenkinsgavin
DESIGN & DEVELOPMENT INC

May 2, 2014

Penny Ellis-Green, Land Use Administrator
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87501

RE: St. Francis South Property (Tract A, 68.9 acres)

Dear Penny:

This letter is submitted on behalf of Vegas Verdes, LLC to request a correction to the draft Sustainable Land Development Code ("SLDC") Zoning Map for the 68.9-acre property located at the southwest corner of I-25 and St. Francis Drive (see plat attached as Exhibit A).

In 2010, the Board of County Commissioners approved a Master Plan to zone the property "Large Scale Mixed-Use" (attached as Exhibit B). The permissible uses for the project are primarily commercial/light industrial in nature, with multi-family residential components. This is consistent with the property's Future Land Use designation of *Mixed-Use Non-Residential Regional Center* in the Sustainable Growth Management Plan ("SGMP"). In addition, the property is located within *Sustainable Development Area 1*, the highest priority for future development and "*the primary location targeted for new growth*".

In accordance with the SGMP and the approved Master Plan, **all previous iterations of the SLDC Zoning Map** designate the subject property as *Commercial General*. However, the designation mysteriously changed to *Planned Development District* on the March 2014 Zoning Map. We inquired with County staff as to why this occurred and no one seemed aware of the change or how it happened. Therefore, we can only conclude that the change was an unintentional error. We respectfully request that the zoning be corrected and restored to the *Commercial General* designation.

Thank you for your consideration of this matter. Please do not hesitate to call with any questions.

Sincerely,

Jennifer Jenkins

cc: Robert Griego, Santa Fe County Planning Manager

Zoning Map Adoption Office Hours - Public Comment Form

Parcel ID (You can find the parcel ID on the letter you received) *

23451904

Property Owner (First Name) *

Vegas Verdes, LLC

Property Owner (Last Name) *

Physical Address of Property *

199 Rabbit Rd, Santa Fe, NM 87508

Zoning Classification on Adoption Draft Zoning Map (Please Circle)

Select...

- Ag/Ranch (1 dwelling per 160 acres)
- Rural (1 dwelling per 40 acres)
- Rural Fringe (1 dwelling per 20 acres)
- Rural Residential (1 dwelling per 10 acres)
- Residential Fringe (1 dwelling per 5 acres)
- Residential Estate (1 dwelling per 2.5 acres)
- Residential Community (1 dwelling per acre)
- Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre – with central water and sewer)
- Commercial Neighborhood
- Commercial General
- Industrial
- Public/Institutional
- Mixed Use
- Planned Development District

Requested Zoning Classification (Please circle)

Select...

- Ag/Ranch (1 dwelling per 160 acres)
- Rural (1 dwelling per 40 acres)
- Rural Fringe (1 dwelling per 20 acres)
- Rural Residential (1 dwelling per 10 acres)
- Residential Fringe (1 dwelling per 5 acres)
- Residential Estate (1 dwelling per 2.5 acres)
- Residential Community (1 dwelling per acre)
- Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre – with central water and sewer)
- Commercial Neighborhood
- Commercial General
- Industrial
- Public/Institutional
- Mixed Use
- Planned Development District

Additional Comments

BOUNDARY SURVEY PLAT

TRACT A
OLD AGUA FRIA RD.

LYING & BEING SITUATE WITHIN SECTION 11, T 16 N,
R 9 E, NMPN SANTA FE COUNTY, NEW MEXICO

Containing 68.944 Acres ±

BOUNDARY DATA

CURVE	CHORD BEARING	ARC	DELTA	RADIUS	CHORD
C1	N70°57'47"E	862.42'	0°58'08"	17336.74'	862.42'
C2	N81°09'52"E	846.56'	19°21'08"	2506.42'	842.59'
C3	S77°20'48"E	416.48'	E3°57'37"	595.82'	413.45'
C4	S45°08'12"E	370.69'	40°32'57"	524.07'	363.20'
C5	S15°22'56"E	426.25'	24°38'14"	595.82'	424.56'

RECORD PLAT DATA (DEED OF NOTE 2)

CURVE	CHORD BEARING	ARC	DELTA	RADIUS	CHORD
C1	N73.47°E	84.45'	0°58'28"	17336.74'	84.45'
C2	N70.48°E	844.06'	18°18'43"	2506.42'	842.59'
C3	S77.32°E	417.87'	34°00'30"	592.82'	414.23'
C4	S43.04°E	371.00'	40°34'18"	524.07'	363.38'
C5	S68.18°E	418.73'	23°05'01"	592.82'	412.71'

LEGEND

- FOUND POINT
- SET POINT (1/2" RRR, N/CAP NO. 12461 UNLESS OTHERWISE INDICATED)
- ELECTRIC METER
- ⊞ ELECTRIC TRANSFORMER
- ⊞ TELEPHONE PEDESTAL
- ⊞ COMMUNICATIONS MAST/POLE
- ⊞ ROAD OR DRIVE
- ⊞ CULVERT
- ⊞ BARBED WIRE FENCE
- ⊞ UTILITY POLE, OVERHEAD LINES, AND ANCHOR GUY

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed
for record on the _____ day of _____ A.D.
20____, at _____ o'clock _____ P.
and was duly recorded in book _____
page _____ of the records of
SANTA FE COUNTY.

Witness my hand and Seal of Office
Valerie Espinoza
County Clerk, Santa Fe County, N.M.

Deputy

100' 50' 0' 100'
SCALE: 1" = 100'



INDEXING INFORMATION FOR COUNTY CLERK				LOCATION/STREET NAME
OWNER	SECTION	TENSER	RANGE	
BROOKS/RODY	REC. 11	T 16 N	R 9 E	190 RABBIT RD.

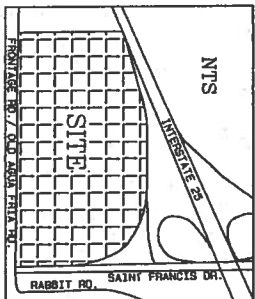
HIGH DESERT SURVEYING, INC.
PROFESSIONAL SURVEYING

1825 ASPEN DRIVE, SUITE 401
SANTA FE, NM 87606
PHONE: (505) 424-4300
FAX: (505) 424-4309

DATE: Oct 18, 2007
FILED: 107007/107007 A.D.S.

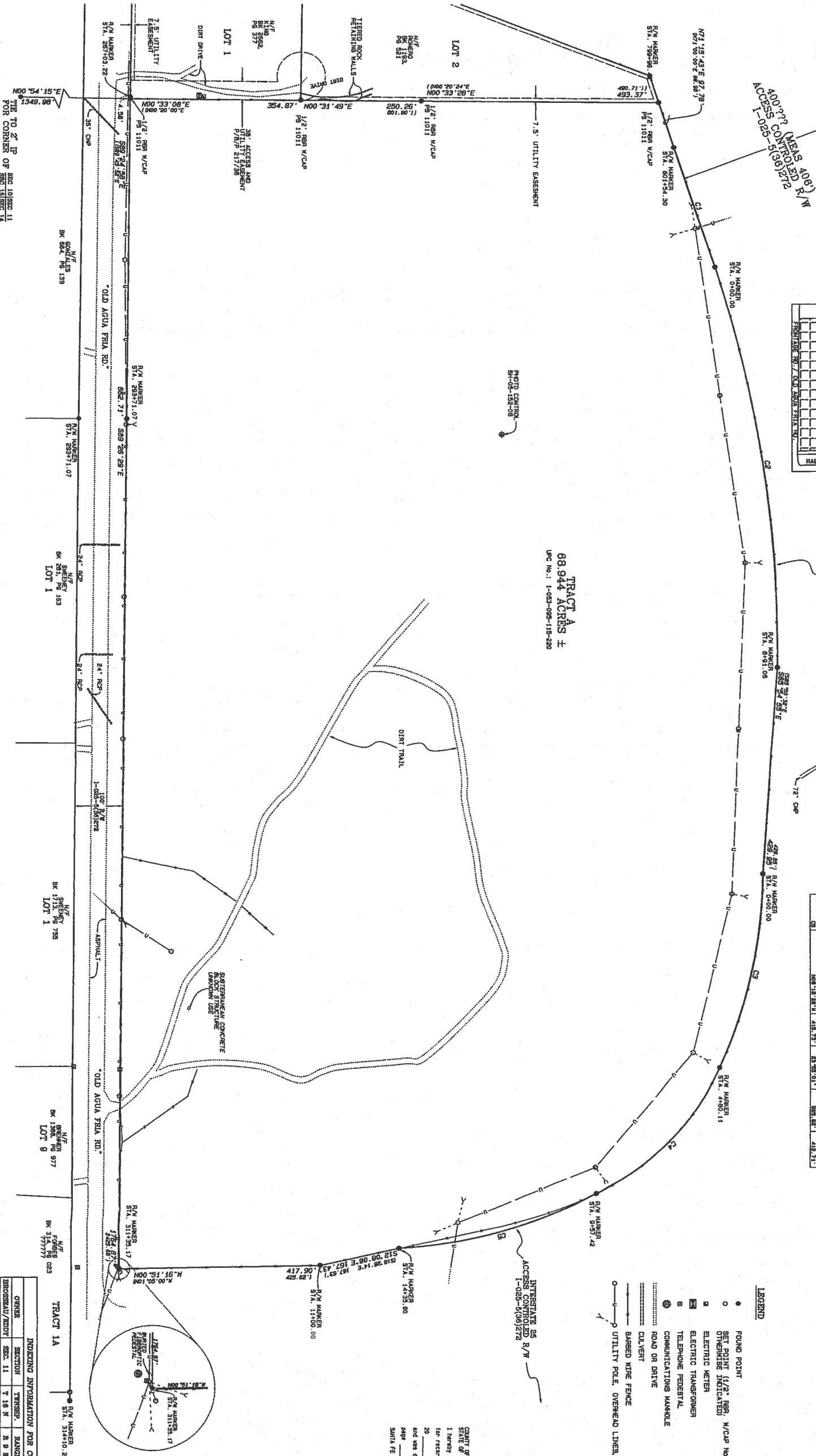
PROJECT No. 07007

VICINITY MAP



INTERSTATE 25

TRACT A
68.944 ACRES ±
UPC No.: 1-025-006-115-220



PUBLIC NOTICE:

THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF CREATING A SUBDIVISION OR NEW LOT. ANYONE PURSUANT TO THE PROVISIONS OF ANY STATUTE OR ORDINANCE OF THE COUNTY OF SANTA FE, NEW MEXICO, WHO USES THIS PLAT IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE AS THE BASIS FOR A SUBDIVISION, ZONING, OR OTHER LAND-USE REGULATION, SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS FROM THE APPROPRIATE AGENCIES AND THE COUNTY OF SANTA FE. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF CREATING A SUBDIVISION OR NEW LOT. ANYONE PURSUANT TO THE PROVISIONS OF ANY STATUTE OR ORDINANCE OF THE COUNTY OF SANTA FE, NEW MEXICO, WHO USES THIS PLAT IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE AS THE BASIS FOR A SUBDIVISION, ZONING, OR OTHER LAND-USE REGULATION, SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS FROM THE APPROPRIATE AGENCIES AND THE COUNTY OF SANTA FE.

Surveyor's Certificate

I HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE NOTES SHOWN HEREON WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO. I FURTHER CERTIFY THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING AND THAT THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Preliminary

DEAN L. SPRINGER NEW MEXICO PROFESSIONAL SURVEYOR NO. 12461



NOTES

- 1) BASIS OF BEARINGS IS TAKEN FROM GPS OBSERVATION: NGS 84
- 2) REFERENCE TO "WARRANTY DEED" BETWEEN JOHN N. EDDY (GRANTOR) AND STATE OF NEW MEXICO (GRANTEE) DATED 8/27/2007 TO THE SURVEYOR'S OFFICE IN BOOK _____ PAGE _____
- 3) REFERENCE TO "NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP PLAT SHOWN IN (()) PARENTSISIS."



1700 A Paseo De Perilla
Santa Fe, NM 87501
(tel.) 505.862.8383
(fax) 505.862.8311
stfrancis@comcast.net
www.stfrancisplanned.com

St. Francis South Master Plan
Santa Fe, New Mexico

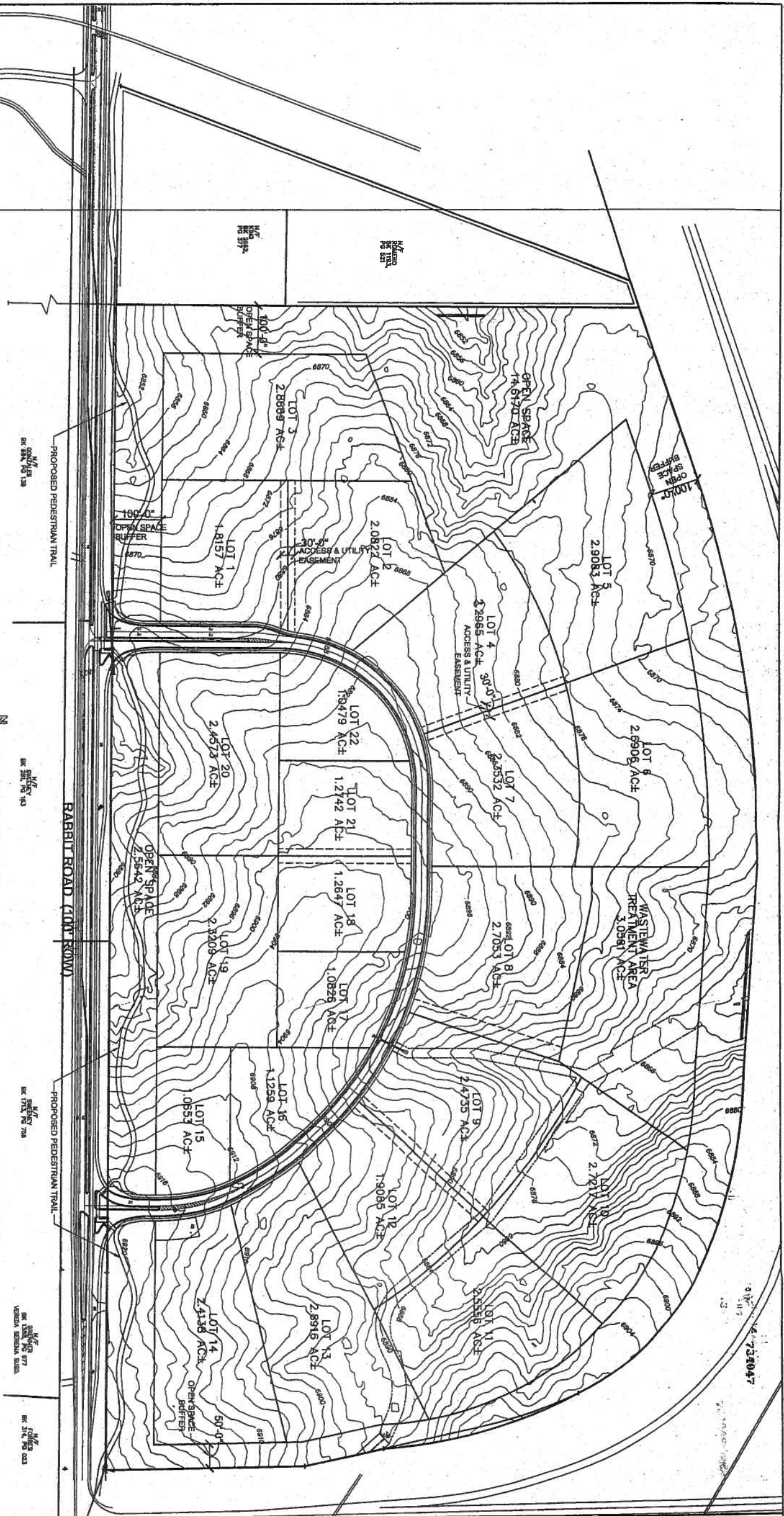
REVISIONS:	
NO.	DATE
1	1-7-2011

DATE -	8-15-2010
DRAWN BY:	PR
CHECKED BY:	PM



SHEET

3-1



MASTER PLAN
SCALE: 1"=100'-0"

SITE DATA

ZONING: LARGE SCALE MIXED USE DISTRICT
CIRC CASE #
PROPOSED DENSITY: 22 MIXED-USE LOTS RANGING FROM 1.0479 +/- ACRES TO 2.2003 +/- ACRES
TOTAL ACRES: 66.84 ACRES +/- (2,785,224 +/- 9,171)

NOTES

1. A TIA WILL BE REQUIRED WITH FUTURE PHASES I, II, III, AND IV TO ENSURE THAT OFFSITE IMPROVEMENTS ARE ADDRESSED FOR THE DEVELOPMENT.
2. FUTURE TIA SHALL ADDRESS ST. FRANCIS DRIVE/OLD QUARTER ROAD CONCERNS REGARDING THE FEASIBILITY OF A SIGNAL LIGHT OR AROUNDABOUT.
3. THE APPLICANT SHALL PROVIDE TURNS/ROADS WITH A DRAINING SURFACE OF A MINIMUM OF 120' DIAMETER AT ALL DEAD END SERVING INTERNAL LOTS.
4. A MAP SHOWING THE COMPLETE DRAINAGE BASIN CONTRIBUTING FLOWS TO AND WITHIN THE SITE SHALL BE SUBMITTED AT PRELIMINARY PLAT/DEVELOPMENT PLAN STAGE IN ACCORDANCE WITH ORDINANCE NO. 2005-10.

PURPOSE STATEMENT

THE PURPOSE OF THIS MASTER PLAN IS TO ALLOW FOR LARGE SCALE MIXED USE DEVELOPMENT TO INCLUDE COMMERCIAL, RESIDENTIAL, AND COMMUNITY SERVICE USES.

5. IN THE EVENT THAT APPEAL FROM THE CITY OF SANTA FE FOR A SANITARY SEWER CONNECTION IS NOT GRANTED, A TEMPORARY ON-SITE WASTEWATER TREATMENT SYSTEM, THAT MEETS THE APPROVAL OF SANTA FE COUNTY UTILITIES WILL BE INSTALLED BY THE LANDOWNER. AT THESE EXPENSES, AS PART OF THE DEVELOPMENT PLAN FOR PHASE I, THE PLANT WILL OPERATE UNDER A SEWAGE WATER DISCHARGE PERMIT TO BE ISSUED BY THE NEW MEXICO ENVIRONMENTAL DEPARTMENT. THIS DEVELOPMENT WILL CONNECT TO A PUBLIC SANITARY SEWER SYSTEM WHEN IT IS AVAILABLE WITHIN 1,000 FEET OF THE DEVELOPMENT SITE BOUNDARY. THE CONNECTION LINE SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH SANTA FE COUNTY UTILITIES PUBLIC SEWER STANDARDS, AND ITS DESIGN SHALL BE APPROVED BY THE COUNTY PRIOR TO CONSTRUCTION. THE CONNECTION TO THE PUBLIC SANITARY SEWER SYSTEM SHALL BE IMPLEMENTED WITHIN ONE YEAR FROM THE DATE NOTICE FROM SANTA FE COUNTY IS RECEIVED BY THE LANDOWNER THAT THE PUBLIC SYSTEM IS AVAILABLE.



ACKNOWLEDGMENT
State of New Mexico)
County of Santa Fe)
I, John J. Donahoe, Mayor of Santa Fe, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office.

COUNTY APPROVALS:
Approved by the Board of County Commissioners at their meeting of December 14, 2010.
Chairman: [Signature] Date: 7/7/11
Approved by the County Development Review Committee at their meeting of September 18, 2010.
Chairman: [Signature] Date: 7/15/11
Approved by: [Signature] Date: 7-24-11
County Land Use Administrator: [Signature] Date: 2-15-11
Approved by: [Signature] Date: 2-11-11
County Public Works Director: [Signature] Date: 5-16-11
County Utilities Director: [Signature] Date: 5-16-11

OWNER'S COMMENT:
Known all persons by these presents that the undersigned owner has caused this Master Plan to be prepared. All that appears on this plan is made with the best account and in accordance with the details of the underlying survey.
J.O.E.A., LLC
By: [Signature] Date: 6/16/2011

Stuart H. Maule
35 East Wildflower Drive
Santa Fe, New Mexico 87506
May 5, 2014

Ms. Penny Ellis-Green, Director
Growth Management Department
Santa Fe County
102 Grant Avenue
Santa Fe, New Mexico 87501

Dear Ms Ellis-Green;

The proposed rezoning of 330 acres, formerly known as *Santa Fe Center*, near the intersection of Route 599 and Camino la Tierra to *Mixed Use District* is an incredibly bad idea. It is bad for all those people who have property anywhere near that location. It is bad for the County.

Such development that the rezoning would permit would be pure visual blight, not only to those with property in view but to all those using nearby roads and highways, a detraction from the quality of the County. In a County that prides itself on its dark sky, the light pollution would be an embarrassment as well as an adverse impact not only those who are in direct line of sight but those far beyond.

The roads in the area already serve too large an area and the increased traffic and congestion would be a serious detriment. There have already been serious accidents in the area. And the noise pollution would have an adverse affect on all in the area. Those of us living significantly beyond line from sight from Route 599 are impacted by its noise. Additional noise pollution would be objectionable.

Such development would adversely affect the property value of many owners. It would thus also adversely affect the County tax base. It is understood that the proposed *Mixed Use District* has been drawn with erroneous assumptions. It should remain *Residential Estates*.

Sincerely,

/sgd/

Stuart H. Maule

Cc: Mr. Tony Flores, Assistant County Manager
Mr. Robert Griego, Senior County Planner



**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

915 MERCER STREET * SANTA FE, NEW MEXICO 87505

(505) 983-5588 * FAX (505) 989-7313

jim@jwsiebert.com

Penny Ellis Green
Growth Management Administration Director
PO Box 276
Santa Fe, NM 87504

Re: Proposed SLDC Zoning Classification, Sunrise Springs

Dear Ms. Green:

I am representing the owners of the Sunrise Springs, The Center for Integrated Healing. The proposed zoning for the property is Commercial Neighborhood. This property has been used as a resort, spa and conference center since the early 1980's. The property has also received master plan, and development plan approvals for uses and structures that correspond with those uses.

The zoning matrix lists "Resorts" as a Conditional Use within the Commercial Neighborhood District. In order to continue operating the business in the manner that has occurred on the property for more than 30 years would mean compliance with the Conditional Use requirements. This places a significant burden on the operation of Sunrise Springs. First, does this mean that Sunrise Springs operation as a resort becomes a non-conforming use? If so, it will be difficult to acquire the necessary financing to expand the facilities which have previously been approved by the Board of County Commissioners. Second, how does the Conditional Use designation relate to prior approvals? If Sunrise Springs wishes to construct facilities approved by the development plan, is the owner subject to the submittal standards of the Conditional Use regulations, which includes a myriad of very expensive studies and additional hearings?

Megan Hill, the prior owner of Sunrise Springs, spent a considerable amount of money in acquiring the entitlements to this property. Ojo Caliente Holdings, Inc, the current owners of Sunrise Springs purchased the property on the reliance that those approvals were valid and ran with the land.

There is also a concern about the use designation under Public Assembly Structures on the zoning matrix, with regard to the use designated as: "Exhibition, convention or conference structure". The zoning matrix specifies that "Exhibition, convention or conference structure" uses are not permitted under the Commercial Neighborhood zoning classification. This places Sunrise Springs in the same situation as described above, creating a non-conforming status for one of the more important functions that occurs at Sunrise Springs.

Ojo Caliente Holdings, Inc. has spent a considerable amount of money in rehabilitating a facility that needed a great deal of care. When the rehabilitation work is complete and the facility is fully operational Sunrise Springs will employ a significant number of people and provide substantial gross receipts to the County.

I would like to offer a suggestion on how this matter could be resolved. The County Commission in approving the SLDC Ordinance said they would consider amendments to the Ordinance at the time they conduct public hearings on the adoption of the zoning map. An amendment to the SLDC ordinance could include a provision which recognizes previously approved development plans where improvements have begun or have been completed in conformance with the approved development plan. Attached is the development permit issued by the County for the improvements that are currently occurring at Sunrise Springs. Sunrise Springs is an important part of Santa Fe County's sustainable economy and your consideration and response to these issues is greatly appreciated. My clients are most willing to meet with County staff to discuss a resolution of this matter.

Sincerely,



James W. Siebert

Xc: Andy Joseph
Andrew Scott

March 18, 2014

Penny Ellis-Green, Director

Santa Fe County Growth Management Department
102 Grant Avenue,
Santa Fe, N.M. 87501

Dear Ms. Penny Ellis-Green,

The official Zoning Map review of the US 285 South Corridor, held on March 12th, revealed that the design standards developed by the collective communities that make up the US 285 South Corridor will not be part of the new zoning maps unless specifically recommended by the Corridor representatives and approved by the department.

The 285 South Corridor Plan was formally adopted as an Ordinance by the County in 2005, and those of us who contributed to the Ordinance as neighborhood representatives have the following request:

"We, the remaining representatives of the original 285 South Corridor Plan Committee, request that the Sustainable Land Development Code Zoning Maps include an 'overlay' of design standards that is consistent with the existing design standards carefully prepared by the 285 communities and embodied in the US 285 South Corridor Ordinance 2005-08. These standards are to be followed unless a standard in the adopted Code stipulates a more rigorous standard, in which case the Code standard(s) will apply."

Thank you for your consideration.

Sincerely,



Teresa Seamster
Secretary, Los Vaqueros Landowner's Association

Participants in the US 285 South Corridor Plan Committee who have stated their support of this request as of March 17, 2014:

Cimarron

Joe Miller, 286 Riverbank Road, Lamy, N.M. 87540, 466-7032

Dos Griegos

Frances Lumbers, 10 Sandia Lane, Santa Fe, N.M. 87508, 466-1233

Eldorado

Pat Kuhlhoff, 14 Duende Road, Santa Fe, N.M. 87508, 466-4877

Lamy

Kathy Pilnock, 13 E. Capitan Lane, Lamy, N.M. 87540, 466-1598

Los Vaqueros

Teresa Seamster, 104 Vaquero Road, Santa Fe, N.M. 87508, 466-8964

Old Ranch Road

Lois Lockwood, 25 Bishop Lamy Road, Lamy, N.M. 87540, 466-1953

San Sebastian:

Fremont Ellis, 21 Ellis Ranch Road, Santa Fe, N.M. 87505, 466-1537

Tierra Colinas:

Doreen Hutchins, 9 Camino de Brazos, Santa Fe, NM 87540, 466-4732

ATTACHMENT: Ordinance 2005-08, Design Standards on Pages 8-30

CC:

Santa Fe County Growth Management Department

Robert Griego, Planning Manager

Sarah Ijade, Senior Planner (on US 285 Plan)

Stephen Ross, County Attorney

Commissioner Kathy Holian

Commissioner Liz Stefanics

Mr. Robert Griego
Santa Fe County

February 25, 2014

Dear Mr. Griego;

We are writing to ask you to consider this request to annex our property, located at 468 Hwy 592, into the village of Chupadero. We are currently building in the community on a piece of land that was originally part of the track you recently annexed for Heather and James McCrea.

We have been attending the Community Water Association meetings as new members to the area. We have offered the front part of our property for use by the Community Water Association, now County Water Association, when the former county director, Mr. Guerrero Ortiz, stated that this would be the best possible place for a new water tank. We still would be happy extend this offer to the current Water Association as well.

We would like my wife's sister to live near us in a small cottage on our property. We have been told that the 5-acre parcel is large enough to be divided. The annexing of this property would make this easier.

Thank you for your consideration. We are looking forward to being part of the Chupadero community.

Sincerely,

Tom Kelly and Janice Kulsar



May 2, 2014

Penny Ellis-Green
Land Use Administrator
Santa Fe County
102 Grant Avenue
Santa Fe, NM 87501

**RE: 14 Juan de Gabaldon
Lot 1, Truchas y Zorro**

Dear Penny:

This letter is submitted on behalf of Bertil and Elizabeth Lundqvist, owners of Lot 1 in the Truchas y Zorro Subdivision, to request a change in proposed zoning per the draft Sustainable Land Development Code ("SLDC") Zoning Map.

The subject property is located in the four-lot Truchas y Zorro Subdivision, which was created in March of 2008. The current SLDC Zoning Map divides this small subdivision into two different zoning designations. Lot 4 and part of Lot 3 are designated Residential Community (1 d.u. per acre) while Lots 1, 2, and the remainder of Lot 3 are designated Rural Residential (1 d.u. per 10 acres). This would appear to be an error, as it is inconsistent to divide a small, cohesive subdivision into two different zoning categories. Furthermore, it is also inconsistent to place a rural designation on single family lots, especially lots adjacent to and consistent in size with the surrounding lots that are designated as Residential Community.

Due to the inconsistencies in the zoning as outlined above, we respectfully request that the zoning for Lot 1 be changed to Residential Community.

Thank you for your consideration of this matter. Please do not hesitate to call with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Colleen", followed by a stylized flourish.

Colleen Gavin

Cc: Robert Griego

Zoning Map Adoption Office Hours - Public Comment Form

Parcel ID (You can find the parcel ID on the letter you received) *

910020272

Property Owner (First Name) *

Berthil & Elizabeth

Property Owner (Last Name) *

Lundqvist

Physical Address of Property *

14 Juan de Galbalden, Santa Fe, NM 87506

Zoning Classification on Adoption Draft Zoning Map (Please Circle)

Select...

Ag/Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

Rural Fringe (1 dwelling per 20 acres)

Rural Residential (1 dwelling per 10 acres)

Residential Fringe (1 dwelling per 5 acres)

Residential Estate (1 dwelling per 2.5 acres)

Residential Community (1 dwelling per acre)

Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre – with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public/Institutional

Mixed Use

Planned Development District

Requested Zoning Classification (Please circle)

Select...

Ag/Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

Rural Fringe (1 dwelling per 20 acres)

Rural Residential (1 dwelling per 10 acres)

Residential Fringe (1 dwelling per 5 acres)

Residential Estate (1 dwelling per 2.5 acres)

Residential Community (1 dwelling per acre)

Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre – with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public/Institutional

Mixed Use

Planned Development District

Additional Comments



TRUCHAS Y ZONA SUBVIRADA

Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014

Legend

Santa Fe County



Not Under Santa Fe County Zoning Jurisdiction

- Municipality
- Municipal Annexation Area
- Tribal Lands
- Federal and State Public Lands

Community Districts



Proposed 3/21/2014 SLDC Official Zoning Map

- Ag / Ranch (1 dwelling per 160 acres)
- Rural (1 dwelling per 40 acres)
- Rural Fringe (1 dwelling per 20 acres)
- Rural Residential (1 dwelling per 10 acres)
- Residential Fringe (1 dwelling per 5 acres)
- Residential Estate (1 dwelling per 2.5 acres)
- Residential Community (1 dwelling per acre)
- Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre - on central water and sewer)
- Commercial Neighborhood
- Commercial
- Industrial
- Public/Institutional
- Mixed Use
- Planned Development District

Rural Commercial Overlay Zone



Airport Noise Overlay Zone

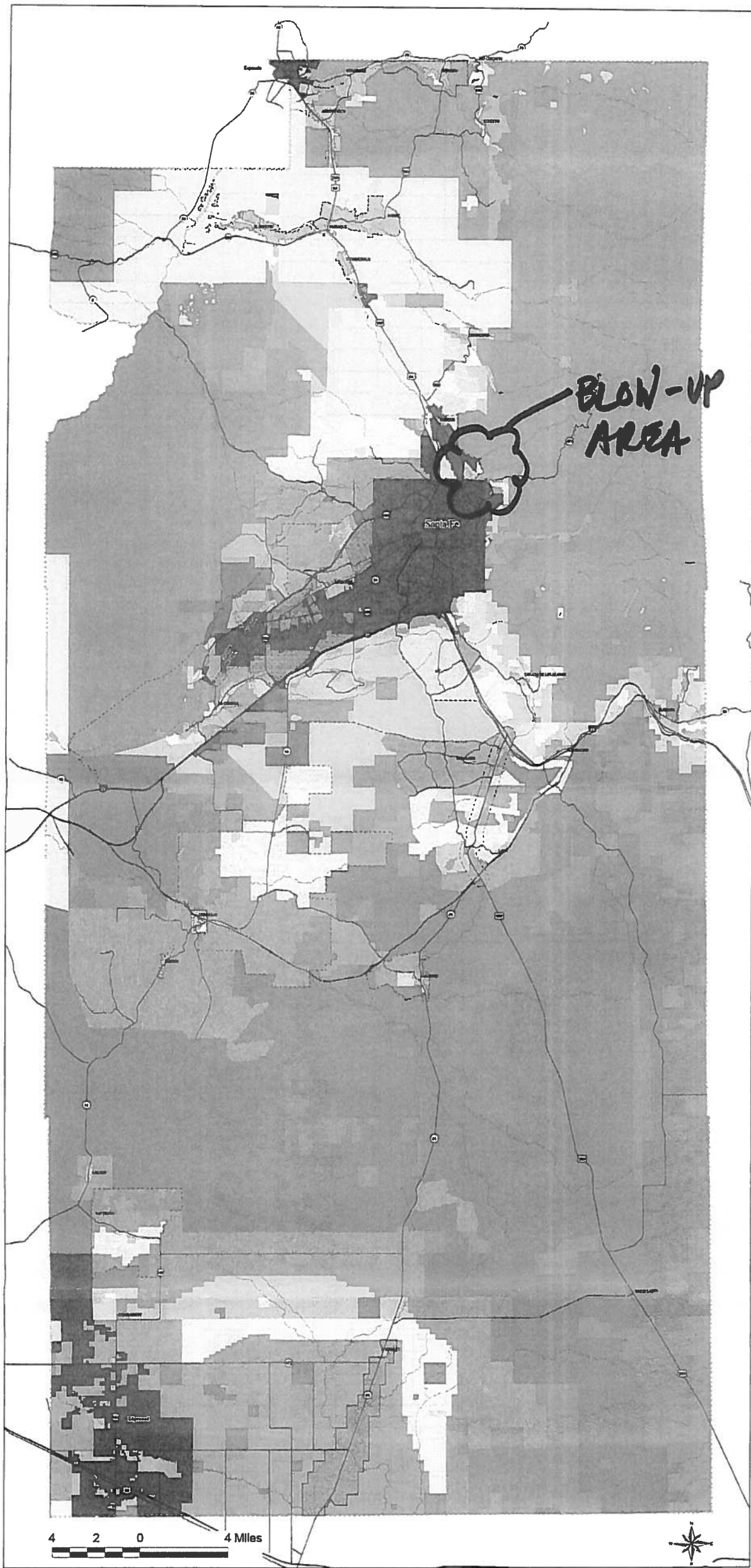
- 55 DNL
- 60 DNL
- 65 DNL

Any land or which is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map within a County zoning district and is not depicted within a zoning district in a community district ordinance referenced on this map, shall be construed by default to be located in the Ag / Ranch zoning district, unless otherwise specifically provided for in the Santa Fe County Land Development Code.



Santa Fe County
Growth Management
Department
Planning Division

March 21, 2014
preliminary_slcd_zoning_map_
p_3_21_2104_poster.mxd



Ms. Penny Ellis-Green, Director
Growth Management Department
Santa Fe County 102 Grant Avenue
Santa Fe, New Mexico 87501

April 30, 2014

Subject: Proposed Zoning for 330 acres formerly know as the Santa Fe Center

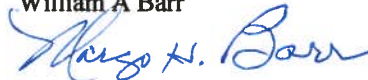
Dear Ms. Ellis-Green:

I live at 12 West Wildflower Dr. in the Tierra de Oro neighborhood. When we purchased our home we understood through the County the land adjacent to our property was not zoned mixed use but was zoned residential. The property I'm referring to is the subject of this correspondence. Two years later the owner started an initiative to zone the land mixed use. His proposal of a large commercial developments was vigorously opposed. The owner eventually withdrew his request and made a commitment to notify the La Tierra neighborhood associations of any future plans prior to submittal to the City or County. We in Tierra de Oro have not heard from him in fourteen years. We should also point out that we were well aware the County Staff with the support of the County Attorney notified the owner the original master plan and zoning approval had expired. This decision was consistent with the position taken on other properties with old zoning approvals. The owner did not object to this determination.

The history is clear the master plan and zoning had expired. Neighborhoods change and master plans and zoning requests must respect the changes in our neighborhoods or damage will be done to our quality of life and our property values. I suggest you must respect the previous decisions made by the County concerning master plans and zoning which our neighborhood relied on and immediately return the zoning to residential estates.

Sincerely,


William A Barr


Margo H Barr

Dear Chrisann Romero, Santa Fe County Growth Management Department,

We are pleased to present you with this petition affirming this statement:

"Stop Santa Fe County from rezoning land along Highway 14 east and north of the Rancho San Marcos subdivision from Rural Residential to Mixed Use which includes high density residential (up to 3 stories) and commercial structures."

Attached is a list of individuals who have added their names to this petition, as well as additional comments written by the petition signers themselves.

Sincerely,
William Scruggs

Jeannie Givens
Santa Fe, NM 87508
May 4, 2014

Sarah smith
Sile, NM 87041
May 3, 2014

Denise Saccone
Santa Fe, NM 87506
May 3, 2014

Carole Thomas
Cerrillos, NM 87010
May 3, 2014

Dori Bennett
Santa Fe, NM 87505
May 3, 2014

There is no secret supply of water, what are you thinking ?

Hugh hackett
Madrid, NM 87010
May 3, 2014

This is just another way for Santa Fe to increase mixed use and high density structures in an area which should be reserved for single story buildings only!!!

Lois Owen
SantaFe, NM 87507
May 3, 2014

This area's water has not been proved to provide for additional development. And the development on this corridor is strained as is and has not been upgraded for additional traffic. Where was the Rail Runner station that could have accommodated growth and traffic?

lynn k allen
Santa Fe, NM 98592
May 3, 2014

Nodia Brent-Lux
SANTA FE, NM 87505
May 3, 2014

Lana Paolillo
Madrid, NM 87010
May 3, 2014

Teresa
Santa Fe, NM 87507
May 3, 2014

beverly antaeus
Santa Fe, NM 87504
May 3, 2014

Let them do "mixed use" in areas that are already zoned for it! Preferably in the city limits!

Philip F. Taccetta
Peñã Blanca, NM 87041
May 3, 2014

Claire Inches
Santa Fe, NM 87508
May 3, 2014

Amber Jackson
Madrid, NM 87010
May 3, 2014

Paula Cho
Santa Fe, NM 87508
May 3, 2014

Jimmy Sanchez
santa fe, NM 87507
May 2, 2014

Helen McCloskey
Cerrillos, NM 87010
May 2, 2014

Martha Arreguin
Santa Fe, NM 87505
May 2, 2014

yolanda monroy
CERRILLOS, NM 87010
May 2, 2014

Please listen to the concerns of residents before making unwanted zoning changes. The people who live in these areas deserve a say in what kind of development we do or do not want in our neighborhoods.

Diane Senior
Madrid, NM 87010
May 2, 2014

water is a big problem here.please,no development

eliane Allegre
Cerrillos, NM 87010
May 2, 2014

the area is already overbuilt for the amount of water available. we're in a DROUGHT!!!

nancy corwin
santa fe, NM 87505
May 2, 2014

Richard Thomas
United States 87010-0033
May 2, 2014

Aren't there enough vacant buildings and strip malls and slum-apartments? Also, just go zone anywhere else. We live in one of the least habitable places in the country. There's a ton of land.

Jacob M. Osborn
Santa Fe, NM 87501
May 2, 2014

Amy Capshaw
Santa Fe, NM 87508
May 2, 2014

enough with the development

Dirk Norris
Santa Fe, NM 87508
May 2, 2014

Stop it!

Nancy Hack
Madrid, NM 87010
May 2, 2014

Marion Thompson
Cerrillos, NM 87010
May 2, 2014

Celestina Gibbens
Santa Fe, NM 87508
May 2, 2014

mary kozel
santa fe, NM 87508
May 2, 2014

PLEASE no more development along the Turquoise Trail National Scenic Byway! Keep it rural and beautiful!
And there is no water for further development!

Lynn McLane
Santa Fe, NM 87594
May 2, 2014

Claire E Cundiff
Arlington, WA 98223
May 2, 2014

NO!

Gerri Mace
Cerrillos, NM 87010
May 2, 2014

Reba N
Cerrillos, NM 87010
May 2, 2014

Michael Darling
Santa FE, NM 87505
May 2, 2014

Carol Cook
Cochiti Lake, NM 87083
May 2, 2014

Jan Nelson
Santa Fe, NM 87508-1397
May 2, 2014

Most importantly, there is no water for such development. This is not up for debate. It's fact. Secondly, highway 14 is already a dangerous road. Thirdly, residents bought homes in the area precisely to get away from such development.

Flannery Davis
Santa Fe, NM 87508
May 2, 2014

Blaine Wimberly
Santa Fe, NM 87507
May 2, 2014

Carl Hansen
Madrid, NM 87010
May 2, 2014

sandra anderson
santa fe, NM 87508
May 2, 2014

Clinton Anderson
Madrid, NM 87010
May 2, 2014

Karen Conley
Santa Fe, NM 87501
May 2, 2014

No more expansions! There is not enough water, and we need to keep rural communities rural, as the residents desire them to be. INFILL is the way to meet the demand of the population growth.

Zoe Van Raan
Santa Fe, NM 87507
May 2, 2014

This proposed rezoning is not in synch with the city and surrounding community. It is a poor strategy of long term planning that will impact forever the quality of the community.

Jessica Gilmore
Santa Fe, NM 87508
May 2, 2014

Keep this rural area RURAL

Diane DeLuca
Cerrillos, NM 87010
May 2, 2014

Christopher J. Romero
Santa Fe, NM 87508
May 2, 2014

Geoffry Hergenrader
Santa Fe, NM 87505
May 2, 2014

Emily Brown
Santa Fe, NM 87508
May 2, 2014

Carolyn Dechaine
Santa Fe, NM 87507
May 2, 2014

James Mexia
Santa Fe, NM 87508
May 2, 2014

Michelle Rothwell
Santa Fe, NM 87508
May 2, 2014

Just say NO

SAMSELL
Santa Fe, NM 87507
May 2, 2014

Tim Maxwell
Santa Fe, NM 87505
May 2, 2014

Monika gannon
Madrid, NM 87010
May 2, 2014

Emily Lucero
Santa Fe, NM 87507
May 2, 2014

laura jolly
santa fe, NM 87505
May 2, 2014

There is no water for sprawl.

Andrea Fiegel-Roybal
Madrid, NM 87010
May 2, 2014

Monica Salazar
Albuquerque, NM 87110
May 2, 2014

Grace Berge
Santa Fe, NM 87508
May 2, 2014

Denise M. Jones
Madrid, NM 87010
May 2, 2014

Enough already!

Donna Rae Peth
santa fe, NM 87505
May 2, 2014

Rita Caccamise
Santa Fe, NM 87506
May 2, 2014

Steve Taylor
Cerrillos, NM 87010
May 2, 2014

It is obvious that the Santa Fe sprawl favors the developers in this county. Rezoning the specified area to mixed use is more of the same and is NOT "sustainable". I vote no.

Jan Olsen
Cerrillos, NM 87010
May 2, 2014

Please don't ruin our wild land.

Deborah Curnutt
Santa Fe, NM 87508
May 2, 2014

Santa Fe is sprawling...I believe in cities moving up not out!

Nicole Morris
Santa Fe, NM 87501
May 2, 2014

Stop this , we have no water for this.

linda
Madrid, NM 87010
May 2, 2014

Karen Keeney
Portland, OR 97211
May 2, 2014

Gwendolyn Zaxus
Madrid, NM 87010
May 1, 2014

Terrell Newman
Cerrillos, NM 87010
May 1, 2014

Bridge
Santa Fe, NM 87501
May 1, 2014

Glen Neff
Cerrillos, NM 87010
May 1, 2014

Anthony Sclafani
Santa Fe, NM 87505
May 1, 2014

Kirk Righter
Madrid, NM 87010
May 1, 2014

Elizabeth Dunham
Santa Fe, NM 87505
May 1, 2014

Thomas Gorman
Santa Fe, NM 87508
May 1, 2014

Emmy
Santa Fe, NM 87505
May 1, 2014

leslie Thompson
Cerrillos, NM 87010
May 1, 2014

Eve B
Santa Fe, NM 87507
May 1, 2014

Leonidas Simis
Santa Fe, NM 87505
May 1, 2014

Yvette Tapp
Santa Fe, NM 87506-9543
May 1, 2014

We need to preserve the Turquoise Trail as a scenic byway. Making this rural area a mixed use area would destroy the scenic beauty of this area.

Tracy RAgan
Cerrillos, NM 87010
May 1, 2014

Rural residential is the proper designation.

David Perkins
Santa Fe, NM 87501
May 1, 2014

Roseann Rice
Albuquerque, NM 87120
May 1, 2014

Harriet Forman
Santa Fe, NM 87508
May 1, 2014

Just no, no on this. There are plenty of trashy, ugly, mixed use, commercial areas all over Santa Fe County. Plenty of room for infill in Santa Fe rather than more sprawl on this SCENIC, TOURIST -ORIENTED TURQUOISE TRAIL. We have enough traffic, noise and light pollution. Please keep this area rural residential.

B.E. Graham
Cerrillos, NM 87010
May 1, 2014

Billie Frank
Santa Fe, NM 87505
May 1, 2014

the county is overgrown as it is, and water is a critical issue, so many wells are dry in this entire area. This beautiful and needs to remain wild and pristine do not rezone!!!

Annie Whitney
Madrid, NM 87010
May 1, 2014

Brenda Neikirk
Santa Fe, NM 87508
May 1, 2014

William Millard
Santa Fe, NM 87505
May 1, 2014

steven farber
Santa Fe, NM 87504
May 1, 2014

Stanely Schofield
Santa Fe, NM 87508
May 1, 2014

We have County Commissioners who act very irresponsibly in terms of preserving the quality of the land that is so precious. The actions in terms of water usage are also irresponsible. These projects should be stopped.

Carolyn Lamuniere
Santa Fe, NM 87507
May 1, 2014

Michele Demers
Santa Fe, NM 87505
May 1, 2014

Sheila Sullivan
Santa Fe, NM 87508
May 1, 2014

Robert H Bernard
Santa Fe, NM 87506-8344
May 1, 2014

Philip R. Ciaffa
Santa Fe, NM 87508
May 1, 2014

Steven and Susan Mayes
Santa Fe, NM 87508
May 1, 2014

Edward Daniels
Santa Fe, NM 87508
May 1, 2014

Janet Carter
Santa Fe, NM 87501
May 1, 2014

Mitch Buszek
Santa Fe, NM 87502
May 1, 2014

Does no one ever consider the impact on the water table and the land vistas? WHO wants high density "land fills?"

Sheila Doran-Benyon
Santa Fe, NM 87508
May 1, 2014

Lois Klezmer
Santa Fe, NM 87506
May 1, 2014

Alex Krause
Santa Fe, NM 87505
May 1, 2014

Ryan Toups
Santa Fe, NM 87507
May 1, 2014

Susan Higgins
Santa Fe, NM 87502
May 1, 2014

Lorraine Gilmore
Santa Fe, NM 87508
May 1, 2014

adele strasser
Santa Fe, NM 87507
May 1, 2014

Becky Abbott
Santa Fe, NM 87507
May 1, 2014

Emmi Bahti
Tesuque Pueblo, NM 87501
May 1, 2014

connie coates
Tesuque Pueblo, NM 87501
May 1, 2014

We are in severe drought and can not support high density construction.

GrACE LUNDEEN
SANTA FE, NM 87501
May 1, 2014

Deborah Nelson
Santa Fe, NM 87508
May 1, 2014

Juliane Hope
Santa Fe, NM 87507
May 1, 2014

marsha Emmerton
Santa Fe, NM 87501
May 1, 2014

Robb Lucas
Santa Fe, NM 87508
May 1, 2014

Growth MUST be controlled everywhere, if we are ever to begin trying to attain a more sustainable world -- but ESPECIALLY in chronic water shortage areas like in and around Santa Fe! We cannot keep building & building in the face of perennial drought, & the overcrowding, climate change, & environmental degradation that inevitably and unavoidably attends all urban growth, planned or unplanned!!

Monica and Hugo Steensma
Santa Fe, NM 87505
May 1, 2014

Janis Kerr
Santa Fe, NM 87505
May 1, 2014

Robert Josephs
Santa Fe, NM 87505
May 1, 2014

Nancy Wheeler
Santa Fe, NM 87506
May 1, 2014

Not to mention water use....which is a significant issue along HWY 14

John Flax
Santa Fe, NM 87505
May 1, 2014

alice van buren
Santa Fe, NM 87507
May 1, 2014

Susan Steffy
Santa Fe, NM 87507
May 1, 2014

Stephen
Santa Fe, NM 87507
May 1, 2014

steven Cieslawski
Santa Fe, NM 87501
May 1, 2014

Steve Boyles
santa fe, NM 87505
May 1, 2014

Beverley Gillespie
Santa Fe, NM 87508
May 1, 2014

John McClure
Santa Fe, NM 87505
May 1, 2014

Valerie Levine
Santa Fe, NM 87505
May 1, 2014

NM 14 should be up graded before anything else is done, it is a very dangerous road with a lot of traffic

nathaniel hesse
santa fe, NM 87507
May 1, 2014

Colleen Welch
Santa Fe, NM 87507
May 1, 2014

Nancy Burgas
Santa Fe, NM 87508
May 1, 2014

Nancy Burgas
Santa Fe, NM 87508

May 1, 2014

sue oliva
santa fe, NM 87508
May 1, 2014

John Chadwick
Santa Fe, NM 87508
May 1, 2014

Paul Luehrmann
Santa Fe, NM 87501
May 1, 2014

Debra Oliver
Santa Fe, NM 87501
May 1, 2014

jonathan keeton
santa fe, NM 87506
May 1, 2014

It may seem like progress, to keep sprawling, but I see progress as leaving open lands open, a rural feel to outlying areas around the city.

Paula Zima
Santa Fe, NM 87508-7011
May 1, 2014

Kathrine Gluvna
Santa Fe, NM 87507
May 1, 2014

As one who lives south of Santa Fe, within a few miles of the San Marcos area, and as one who recognizes the encroaching sprawl in the south Cerrillos area (especially Wal-Mart) and its negative effects on local business, residential value, and the environment, I ask that the San Marcos subdivision retain its existing zoning designation as Rural Residential.

Joshua Falconer
Santa Fe, NM 87508
May 1, 2014

Ruel Toups
Santa Fe, NM 87507
May 1, 2014

Joe Sneed
Sanra Fe, NM 87501
May 1, 2014

We certainly do not want 3 stories and extra truck traffic in our area.

David R. Calvert
SANTA FE, NM 87508
May 1, 2014

Cornelius van der Merwe
Santa Fe, NM 87505
May 1, 2014

Ronald Christ
Santa Fe, NM 87506
May 1, 2014

Angela Werneke
Santa Fe, NM 87507
May 1, 2014

Sylvia Silliman
Tesuque Pueblo, NM 87501
May 1, 2014

Stop the sprawl. Save the limited water supply.

Ruth Oliver Jolliffe
Mattapoisett, MA 02739
May 1, 2014

My daughter is a home owner in the area and I support her concerns about a "mixed use" zoning.

Barbara Howard
Glorieta, NM 87535
Apr 30, 2014

Dwight Nibbelink
Santa Fe, NM 87505-9368
Apr 30, 2014

Where is the WATER for this new high density development coming from??

Krista Elrick
Santa Fe, NM 87507
Apr 30, 2014

Any increase in development in Santa Fe County right now is unacceptable--if the government was wiser, there would be a moratorium because of lack of water for expanded housing/development.

Mary MacDonald
Santa Fe, NM 87506
Apr 30, 2014

Kathleen Richkind
Madrid, NM 87010
Apr 30, 2014

Eleanor mendoZa
Graceland, IL 60657
Apr 30, 2014

Please keep that land open!

aaron vattano
Sherman Oaks, CA 91411
Apr 30, 2014

John Dessauer
Santa Fe, NM 87505
Apr 30, 2014

Anna
Santa Fe, NM 87508
Apr 30, 2014

Richard
Santa Fe, NM 87507
Apr 30, 2014

Andre Holmes
Santa Fe, NM 87501
Apr 30, 2014

Jerry Rogers
Santa Fe, NM 87508
Apr 30, 2014

I live along this route. I do not want the drive to be destroyed.

Charles Southard
Santa Fe, NM 87508
Apr 30, 2014

olivia garcia
santa fe, NM 87502
Apr 30, 2014

Tom Brown
Santa Fe, NM 87501
Apr 30, 2014

Sophie Gurule
Santa Fe, New Mexico, NM 87507
Apr 30, 2014

Valli West
Roswell, NM 88203
Apr 30, 2014

linda jacobson
santa fe, NM 87508
Apr 30, 2014

carol cooper
Tesuque Pueblo, NM 87501
Apr 30, 2014

Arlyn Nathan
Santa Fe, NM 87508
Apr 30, 2014

Postponing facing the realities of too many people and too little water will not make the problem disappear. I do not support adding to the areas's population growth and increased water use through this rezoning proposal.

Eleanor Caponigro
Santa Fe, NM 87506
Apr 30, 2014

Ben Hanelt
Santa Fe, NM 87508
Apr 30, 2014

diane west-mott
simms, MT 58477
Apr 30, 2014

Let's preserve our open space!!

Sara West
Santa Fe, NM 87505
Apr 29, 2014

Mollie West
Santa Fe, NM 87508
Apr 29, 2014

Amelia Ranney
Albuquerque, NM 87110
Apr 29, 2014

Donna Baker
Santa Fe, NM 87508
Apr 29, 2014

Janie M Chodosh
Santa fe, NM 87501
Apr 29, 2014

Rose M Gonzales Nielsen
Santa Fe, NM 87501
Apr 29, 2014

Joseph Levi
albuquerque, NM 87110
Apr 29, 2014

Berkley Chesen
Santa Fe, NM 87508
Apr 29, 2014

There simply is not enough water to support this type of growth.

Sherilee Vogt-Speer
Santa Fe, NM 87508
Apr 29, 2014

Carol Licini
Santa Fe, NM 87501
Apr 29, 2014

Nancy Ranney
Corona, NC 88318
Apr 29, 2014

David Sammeth
Santa Fe, NM 87508
Apr 29, 2014

Elege Harwood
Santa Fe, NM 87505

Apr 29, 2014

Adina
Santa Fe, NM 87505
Apr 29, 2014

Gary Cronin
Santa Fe, NM 87505-5442
Apr 29, 2014

cybele leverett
Santa Fe, NM 87505
Apr 29, 2014

Fred Goldberg
Santa Fe, NM 87508
Apr 29, 2014

This is my rural neighborhood where I have lived for over 34 years. Let's preserve the integrity of our area and leave the zoning as is.

Donna Herring
Santa Fe, NM 87508
Apr 29, 2014

Andrew Ropp
Santa Fe, NM 87507
Apr 29, 2014

scott voorhies
Santa Fe, NM 87504
Apr 29, 2014

kelly frith
Santa Fe, NM 87504
Apr 29, 2014

Mike Sharber
Santa Fe, NM 87508
Apr 29, 2014

JJ Ruiz
Santa Fe, NM 87505
Apr 29, 2014

This is my neighborhood. The water table around here CAN'T take any kind of "development"!

Rebekah Levy
Santa Fe, NM 87508

Apr 29, 2014

Yvonne Rodriguez
Santa Fe, NM 87501
Apr 29, 2014

Christy Hengst
santa fe, NM 87501
Apr 29, 2014

I would like to see more infill in town and in existing subdivisions. This is a more efficient use of existing services, ie, sewer, trash and water availability. Leave some of the rural land around Santa Fe.

Marianne Chandler
Santa Fe, NM 87505
Apr 29, 2014

Debrianna Mansini
Santa Fe, NM 87505
Apr 29, 2014

Susan gibson
Santa fe, NM 87501
Apr 29, 2014

Darren Smith
Santa Fe, NM 87505
Apr 29, 2014

Thom Wilson
Santa Fe, NM 87508
Apr 29, 2014

We need to slow down growth and stop building in areas that have little water.

Melanie West
Santa Fe, NM 87508
Apr 29, 2014

Thomas Robey
Santa Fe, NM 87505
Apr 29, 2014

Tracy Neal
Santa Fe, NM 87505
Apr 29, 2014

High density residential is out of character for this rural area and to mention state road 14 can not handle the increase in traffic without significant infrastructure development. 20 years away financially.

Patricio Larragoite
Santa Fe, NM 87501
Apr 29, 2014

Elizabeth Mayes
Tesuque Pueblo, NM 87501
Apr 29, 2014

susan sullivan
Santa Fe, NM 87505
Apr 29, 2014

I am not in favor of development and mixed use in this area.

Lucy Ranney
Santa Fe, NM 87505
Apr 29, 2014

Robert Gaines
Santa Fe, NM 87508
Apr 29, 2014

Michelle Stanley
Santa Fe, NM 87502
Apr 29, 2014

I'm not in favor of mixed use in this area.

edward ranney
santa fe, NM 87505
Apr 29, 2014

jean mullin
santa fe, NM 87504
Apr 29, 2014

Kerry Klutka
Santa Fe, NM 87505
Apr 29, 2014

Judith Wilson
Santa Fe, NM 87508
Apr 29, 2014

Niranjan Khalsa
Santa Fe, NM 87505
Apr 29, 2014

Urszulac
Santa Fe, NM 87501
Apr 29, 2014

I live in this area, which is rural, and already highly stressed regarding water availability to the current residents. Population density along this corridor must not increase.

Pat Wood
Santa Fe, NM 87508
Apr 29, 2014

marianne Preston
Santa FE, NM 87506
Apr 29, 2014

Susan Seligman
Santa Fe, NM 87501
Apr 29, 2014

robert gott
santa fe, NM 87505
Apr 29, 2014

Bruce Donnell
Santa Fe, NM 87506
Apr 29, 2014

I lived in the Butte area several years ago. There is not enough water to "sustain" any more building out there.

vincent Encinias
rio rancho, NM 87124
Apr 29, 2014

Claire Dishman
Santa Fe, NM 87505
Apr 29, 2014

Why ruin Santa Fe and turn it into ugly spraying Albuquerque. If we wanted ugly sprawl we would live in Albuquerque.

Paula McClean
Santa Fe, NM 87506
Apr 29, 2014

Dominique Mazeaud
Santa Fe, NM 87506
Apr 29, 2014

William Mee
Santa Fe, NM 87507
Apr 28, 2014

Jennifer L Reglien
Santa Fe, NM 87506
Apr 28, 2014

Fred Behnken
Albuquerque, NM 87119
Apr 28, 2014

Nan Blake
Santa Fe, NM 87505
Apr 28, 2014

Ann Muniz
Santa Fe, NM 87508
Apr 28, 2014

Cheryl Nelsen
Santa Fe, NM 87501
Apr 28, 2014

sarah brownrigg
Santa Fe, NM 87507
Apr 28, 2014

Marilyn Winter-Tamkin
Santa Fe, NM 87505
Apr 28, 2014

This is a very good idea! No more commercial sprawl just rural residential...where you can still ride a horse!

Leslie Barclay
Santa Fe, NM 87505
Apr 28, 2014

Alma Best
Santa Fe, NM 87505
Apr 28, 2014

Hannah Quinn D.O.M.
Santa Fe, NM 87505

Apr 28, 2014

Ted Chagaris
Santa Fe, NM 87505
Apr 28, 2014

Natalie Martinez
Santa Fe, NM 87501
Apr 28, 2014

Pat
Santa Fe, NM 87505
Apr 28, 2014

As former Santa Fe County Manager I cannot see continued growth when fresh water is not in sufficient supply. The grasslands in the area currently grow to 12 inches in a good monsoon water year. Many years ago this was grazing county. Lack of water will soon stop all growth and instead of having the struggling mining villages of Cerrillos and Madrid, all will be "ghosts." RG

Roman Garcia
Santa Fe, NM 87502
Apr 28, 2014

Howard Bleicher
Santa Fe, NM 87505
Apr 28, 2014

Leave our rural areas alone! "Sustainable" seems to be the new buzz word for idiots under whose aegis anything goes. Stop it.

Marsha
Santa Fe, NM 87505
Apr 28, 2014

Michael Gregory
Santa Fe, NM 87508
Apr 28, 2014

Ana Duffy
Tesuque Pueblo, NM 87501
Apr 28, 2014

Loretta Chuzum
Santa Fe, NM 87505
Apr 28, 2014

Richard Frost
Santa Fe, NM 87505
Apr 28, 2014

MAUREEN ROBINS
Santa Fe, NM 87505
Apr 28, 2014

Please do NOT change the zoning to mixed use! This is right behind my personal residence! We purchase here do to the rural residential zoning behind it! Please do NOT let this happen! Thank you!

Beverly Chapman
Santa Fe, NM 87508
Apr 28, 2014

Patricia Phye
Santa Fe, NM 87508
Apr 27, 2014

This zoning will change the nature of an established neighborhood. I won't vote for any county zoning changes that include the map as it is currently designed.

Valerie Nye
Santa Fe, NM 87508
Apr 27, 2014

Carrie Quade
Santa Fe, NM 87508
Apr 27, 2014

Tom Aageson
SANTA FE, NM 87508
Apr 26, 2014

Mary Novak
Santa Fe, NM 87508
Apr 26, 2014

The underground water supply is not sufficient to sustain high-density housing. Please reconsider.

Susan Mniszewski
Santa Fe, NM 87508
Apr 26, 2014

What has happened to sensible, planned growth for Santa Fe? Water is and will continue to be a crucial, life need, and adding high water use developments will only aggravate the problem. Expanding High density residential development out into the county will benefit only a few developers, not the community as a whole.

Stephen Inoue
Santa Fe, NM 87508
Apr 26, 2014

Carol Ageson
Santa Fe, NM 87508
Apr 26, 2014

Studies by the N.M. Bureau of Geology (NMBG) have shown that water well pumping in the region of the proposed rezoning is causing the water table to decline. This decline poses a long-term threat to the sustainability of the water wells used by homeowners in the region. The NMBG studies also have shown that groundwater in this region feeds the La Cienega springs and wetlands, and that the water-table decline is already having an adverse effect on the springs and wetlands. Given these demonstrated and ongoing water-quantity sustainability issues, I would recommend against any rezoning that could allow the drilling of new wells in the area to support high-density development. Maintaining zoning as Rural Residential would allow owners of this property to develop their land, as is currently allowed, without unreasonably increasing the demand on an aquifer that is already being pumped at rates that are not sustainable.

Dennis McQuillan
Santa Fe, NM 87508
Apr 26, 2014

Linda Scruggs
Santa Fe, NM 87508
Apr 26, 2014

The water table simply will not support this.

nelson grice
santa fe, NM 87508
Apr 26, 2014

Joyce Bustos
Santa Fe, NM 87508
Apr 26, 2014

Karen Bell
Santa Fe, NM 87508
Apr 26, 2014

Roberta West
Santa Fe, NM 87508-8681
Apr 26, 2014

Michael & Billie Hemperley
Santa Fe, NM 87508
Apr 26, 2014

wendy jacobs
santa fe, NM 87508
Apr 26, 2014

Charles Wright
Santa Fe, NM 87508
Apr 26, 2014

Debora
Santa Fe, NM 87508
Apr 26, 2014

Stefan & Winifred Kosicki
Santa Fe, NM 87508
Apr 26, 2014

Ceit Aquin Brooks
Santa Fe, NM 87508
Apr 26, 2014

William Scruggs
SANTA FE, NM 87508
Apr 26, 2014