

Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel M. Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

**DATE:** May 27, 2014

**TO:** Board of County Commissioners

**FROM:** John M. Salazar, Development Review Specialist *JMS*

**VIA:** Katherine Miller, County Manager *KM 6/2/14*  
Penny Ellis-Green, Growth Management Director  
Vicki Lucero, Building and Development Services Manager *VL*  
Wayne Dalton, Building and Development Services Supervisor *WD*

**FILE REF.:** BCC CASE # MIS 14-5180 Chez Dre LLC, Liquor License

**ISSUE:**

Andrea Clover D/B/A Chez Dre LLC, Applicant, requests approval of a restaurant beer and wine liquor license with on premises consumption only.

The property is located at 7 Avenida Vista Grande Suite B6, in the Agora Shopping Center near the vicinity of Eldorado, within Section 9, Township 15 North, Range 10 East, (Commission District 5).

**Vicinity Map:**





**SUMMARY:**

The Applicant requests approval of a Restaurant Beer and Wine Liquor License, to be located within the Agora shopping Center at El Dorado within the existing Chez Dre Bakery and Cafe. Chez Dre will not have a bar however, they intend to serve beer and wine with meals.

On September 14, 2004, the Board of County Commissioners granted Final Development Plan approval for the Agora Shopping Center. The approval allows a restaurant and bar as a use within the development. The US 285 South Highway Corridor Zoning District (Ordinance No. 2005-08) designates this site as a Village Mixed Use Sub-district and specifies that restaurants serving alcohol are a permitted use.

Chez Dre Bakery and Cafe has a current Santa Fe County business license and is in compliance with all requirements. The restaurant consists of approximately 2,000 square feet of dining and kitchen area and a patio area of approximately 1,000 square feet to be utilized to serve beer and wine with meals.

The State Alcohol and Gaming Division granted preliminary approval of this request in accordance with Section 60-6B-4 NMSA of the Liquor Control Act. Legal notice of this request has been published in the newspaper. The Board of County Commissioners is required to conduct a public hearing on the request to grant a Restaurant Beer and Wine Liquor License at this location.

**This Application was submitted on May 12, 2014.**

**Growth Management staff has reviewed this project for compliance with pertinent Code requirements and finds the following facts to support this submittal: Ordinance No. 2005-08 designates this site as a Village Mixed Use Sub-district which allows restaurants serving liquor as a permitted use; the Board of County Commissioners approved the Final Development Plan for the Agora Shopping Center which allows restaurants and bars as a permitted use; the Applicant has met the State of New Mexico requirements for noticing and distance from schools and churches.**

**APPROVAL SOUGHT:** Approval of a Restaurant Beer and Wine Liquor License.

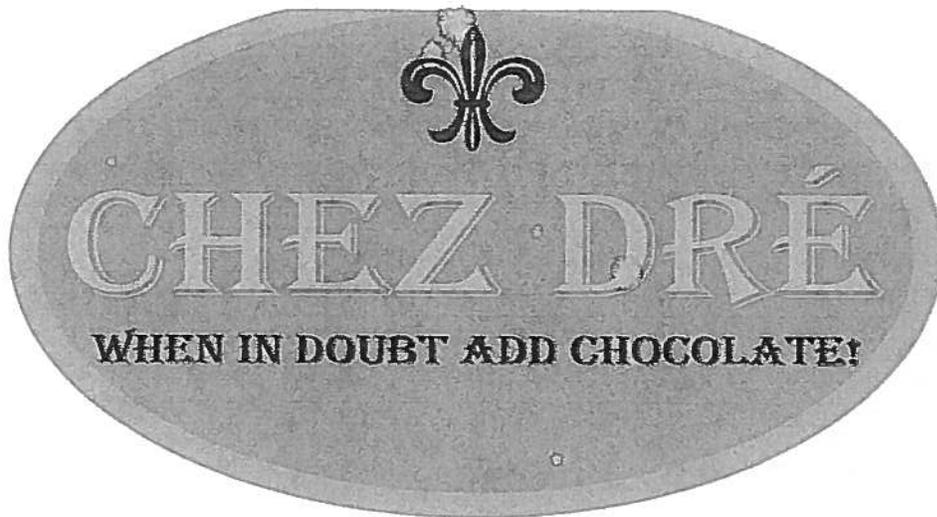
**GROWTH MANAGEMENT AREA:** El Centro, SDA-2

<b>AGENCY REVIEW:</b>	<u>Agency</u> NM Alcohol & Gaming	<u>Recommendation</u> Preliminary Approval
	Distance from nearest Church – 425 feet School – 1 mile	

**STAFF RECOMMENDATION:** Approval of a Restaurant Beer and Wine Liquor License to be located at 7 Avenida Vista Grande, Suite B6.

**EXHIBITS:**

- 1- Letter of Intent
- 2- Zoning Statement
- 3- Site Plan
- 4- Alcohol and Gaming Division Letter of Preliminary Approval
- 5- Aerial of Site
- 6- County Business License
- 7- NMED Permit

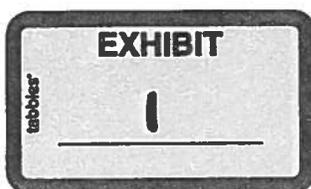


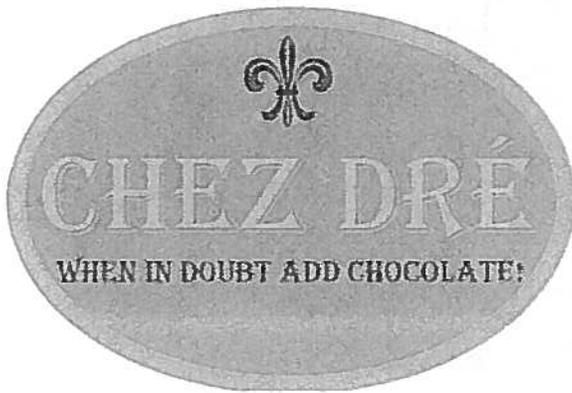
It is Chez Dré intent is to receive approval from the county for zoning Chez Dré bakery and Café (at the Agora shopping center), so that we may receive a Beer and Wine license. This License will be for on-site consumption only.

Andrea Clover Owner and Proprietor

A handwritten signature in black ink, appearing to be "AC" with a long horizontal stroke extending to the right.

5.13.14





Andrea Clover

1940 Thomas Ave. Santa Fe Nm 87505

Cell: 505.948.3008

Business: 505.819.5711

Hours Of Operation: M-Sat 7:00am-7:00pm & 7:00- 1:00 Sunday

Number Of employees: 2 ea

Description of Business: Chez Dre is a Bakery that will provide Breakfast Pastries , Desserts, Ice cream and drinks.

At Chez Dré we specialize in creating custom cakes, desserts and pastries and would love to help

you with your next event. For those last minute events or if your looking for a Sweet

Prior Buisness: Piccolino's Restaurant



Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel M. Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3

Kathy Hoïan  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

February 25, 2014

Chez Dre'  
7 Avenida Vista Grande, Suite B-6  
Santa Fe, New Mexico 87508

Re: Zoning Statement for Suite B-6 within the Agora Shopping Center, located at 7  
Avenida Vista Grande.

Ms. Andrea Clover:

This office has been asked to provide a zoning statement with respect to the above  
referenced property.

The zoning for this property is regulated by the US 285 South Highway Corridor Zoning  
District (Ordinance No. 2005-08). This Ordinance establishes the designated zoning for  
the property as a Village Mixed Use Sub-district and specifies that restaurants serving  
liquor are a permitted use.

If you have any questions contact me at 986-6225.

Sincerely,

Vicki Lucero  
Building and Development Services Manager

Cc; Jose E. Larrañaga  
Development Review Team Leader







New Mexico Regulation and Licensing Department  
ALCOHOL AND GAMING DIVISION

Toney Anaya Building ▪ 2550 Cerrillos Road ▪ Santa Fe, New Mexico 87505  
(505) 476-4875 ▪ Fax (505) 476-4595 ▪ www.rld.state.nm.us

April 29, 2014

Certified Mail No.: 7006 3450 0000 3001 1354

Susana Martinez  
GOVERNOR

Robert "Mike" Unthank  
SUPERINTENDENT

James C. McKay  
CHIEF GENERAL  
COUNSEL

Mary Kay Root  
DIRECTOR

Jose E. Larrañaga  
Commercial Development Case Manager  
Building and Development Services  
Santa Fe County  
102 Grant Avenue  
Santa Fe, NM, 87504

Re: License / Appl. No.: Appl. #A-905636  
Applicant Name: Chez Dre' LLC  
Doing Business As: Chez Dre' LLC  
Proposed Location: 7 Avenida Vista Grande, B6  
Santa Fe, NM 87508

**ATTENTION: Department or person responsible for conducting or preparing the public hearing for liquor license transfers or issuance of new liquor licenses.**

Greetings:

The Director of the Alcohol and Gaming Division has reviewed the referenced Application and granted Preliminary Approval; it is being forwarded to you in accordance with Section 60-6B-4 NMSA of the Liquor Control Act.

**Within forty-five (45) days after receipt of a Notice from the Alcohol and Gaming Division, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer.** Notice of the Public Hearing required by the Liquor Control Act shall be given by the governing body by publishing a notice of the date, time, and place of the hearing at least once a week for two consecutive weeks in a newspaper of general circulation within the territorial limits of the governing body, **which requires that two weeks of publication must be satisfied before a hearing can be conducted.** The notice shall include: (A) Name and address of the Applicant/Licensee; (B) The action proposed to be taken by the Alcohol and Gaming Division; and (C) The location of the licensed premises. The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. A record **shall** be made of the hearing.

**THE APPLICANT IS SEEKING A RESTAURANT BEER & WINE LICENSE WITH ON PREMISE CONSUMPTION ONLY.**

Alcohol and Gaming Division  
(505) 476-4875

Boards and Commissions Division  
(505) 476-4600

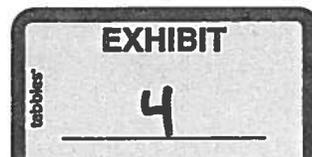
Construction Industries Division  
(505) 476-4700

Financial Institutions Division  
(505) 476-4885

Manufactured Housing Division  
(505) 476-4770

Securities Division  
(505) 476-4580

Administrative Services Division  
(505) 476-4800



The governing body may disapprove the issuance or transfer of the license if:

- 1) The proposed location is within an area where the sale of alcoholic beverages is prohibited by the laws of New Mexico. (The governing body may disapprove if the proposed location is within 300 feet of a church or school unless the license has been located at this location prior to 1981 or unless the Applicant/Licensee has obtained a waiver from the Local Option District governing body for the proposed licensed premises).
- 2) The issuance or transfer would be in violation of a zoning or other ordinance of the governing body. The governing body may disapprove if the proposed location is not properly zoned. Because this office is in receipt of a Zoning Statement from the governing body, this is not a basis for disapproval.
- 3) The issuance would be detrimental to the public health, safety, or morals of the residents of the Local Option District. Disapproval by the governing body on public health, safety, or morals must be based on and supported by substantial evidence pertaining to the specific prospective transferee or location and a copy of the record must be submitted to the Alcohol and Gaming Division.

Within thirty (30) days after the Public Hearing, the governing body **shall** notify the Alcohol and Gaming Division as to whether the local governing body has approved or disapproved the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notice of publication(s). **If the governing body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director will give Final Approval to the issuance or transfer of the license.**

If the governing body disapproves the issuance or transfer of the license, it shall notify the Alcohol and Gaming Division within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to the Alcohol and Gaming Division with the notice of disapproval (Page 1 of the Application page noting disapproval).

Sincerely,



Rose L. Garcia

Hearing Officer

NM Regulation & Licensing Dept.

Alcohol & Gaming Division

Phone: 505-476-4552

Fax: 505-476-4595

Email: [rosel.garcia@state.nm.us](mailto:rosel.garcia@state.nm.us)

Enclosures: Original Page 1 of Application  
Copy of Page 2 of Application  
Zoning Statement



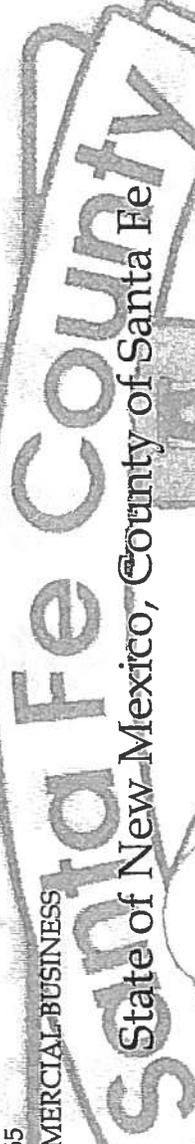


# COMMERCIAL BUSINESS Registration

Registration No: 13645

Permit No: 13-4065

Permit Type: COMMERCIAL BUSINESS



State of New Mexico, County of Santa Fe

WHEREAS, ANDREA CLOVER, a resident of 7 AVENIDA VISTA GRANDE, SANTA FE, NM 87508

County and State aforesaid, and one of the members of the firm known as CHEZ DRE ; therefore has made application for registration as COMMERCIAL BUSINESS ;

## Registration Has Been Granted

to the said CHEZ DRE to carry on said business at

7 AVENIDA VISTA GRANDE, SANTA FE, NM 87508

in said County and State for a period of 12 months, commencing on the 1 day of January, 2014

and ending on the 31 day of December, 2014 under the provisions of the law in such cases made and provided.

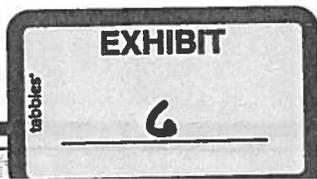
In Witness Whereof, I have hereunto set my hand and affixed the seal of the Treasurer, at Santa Fe, N.M., this 1

day of January 2014



*[Signature]*  
SANTA FE COUNTY TREASURER

16540





State of New Mexico  
Environment Department

# FOOD ESTABLISHMENT PERMIT

This is to certify that Andrea Clover

Owner of: Chez Dre

Is hereby granted a permit to operate a food establishment

At: 7 Avenida Vista Grande Suite B6; Santa Fe, NM 87508

Type of Establishment: Food Service - Bakery

Limitations or Restrictions: \_\_\_\_\_

*Failure to maintain and operate the establishment in compliance with the Regulations (7.6.2 NMAC) may permit shall be renewed annually.*

Date Issued: 08-OCT-13 Permit Number: 28978-PRF20130001

Expiration Date: 31-OCT-14 Authorizing Official: Julia N. Evans

*This permit is not transferable to another individual, establishment, or location.*

*This permit must be displayed in a conspicuous place.*



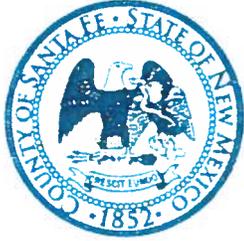




**Daniel "Danny" Mayfield**  
Commissioner, District 1

**Miguel M. Chavez**  
Commissioner, District 2

**Robert A. Anaya**  
Commissioner, District 3



**Kathy Holian**  
Commissioner, District 4

**Liz Stefanics**  
Commissioner, District 5

**Katherine Miller**  
County Manager

**DATE:** May 27, 2014

**TO:** Board of County Commissioners

**FROM:** Miguel "Mike" Romero, Senior Development Review Specialist *MP*

**VIA:** Katherine Miller, County Manager *KM 5.27.14*  
Penny Ellis-Green, Growth Management Director  
Vicki Lucero, Building and Development Services Manager *VL*  
Wayne Dalton, Building and Development Services Supervisor *WD*

**FILE REF.:** BCC CASE # 14-5160 Univest-Rancho Viejo Archeological Easement Vacation

**ISSUE:**

Univest-Rancho Viejo LLC, Applicant, James W. Siebert, (James W. Siebert and Associates Inc.), Agent, request approval to vacate a platted archaeological easement on 118.670 acres.

The property is located at 65 Rancho Viejo Blvd., within Section 20, Township 16 North, Range 9 East, (Commission District 5).

**VicinityMap:**





**SUMMARY:**

The subject archeological easement is located in the La Entrada Phase 1 residential subdivision and was created through La Entrada Phase 1 Residential Subdivision Plat in 2006.

The area where the archeological easement is located is currently open space. The applicant has stated that due to reconfiguration of some private roads in the area, the lot configuration will change, placing residential lots in the open space where the archeological site is located (refer to exhibit 5). The applicant states that the open space will be relocated elsewhere in the subdivision.

The applicant has verified through the owners (Rancho Viejo) that there are no lots with homes existing in the area where the archeological easement is located. However, there have been lots sold and developed within the subdivision east of Via Sagrada that the applicant claims will not be affected by the vacation of the archeological easement (refer to exhibit 5).

An archaeological treatment plan for the subject archeologist site (LA 145650) was submitted to the State Historic Preservation Office (SHPO) by the Applicant/Archaeologist on September 16, 2013. SHPO authorized the Applicant to proceed with the treatment plan. A Preliminary Report on the Treatment of the site, was prepared and submitted by the Archaeologist to SHPO for review on March 5, 2014. The State Historic Preservation Office concurred with the findings of the report that the archeological easement is no longer eligible for listing in the State Register of Cultural Properties or the National Register of Historic Places because the treatment plan implemented at the site recovered the site's significant information (refer to exhibit 6).

Article V, § 5.7.1 (Cause) of the Land Development Code states any Final Plat filed in the office of the County Clerk may be vacated or a portion of the Final Plat if:

- a) The owners of the land proposed to be vacated sign an acknowledgment statement, declaring the Final Plat or a portion of the Final Plat to be vacated, and the statement is approved by the Board; or
- b) The Board finds that a plat was obtained by misrepresentation or fraud and orders a statement of vacation to be prepared by the County.

Article V, § 5.7.2 (Action) of the Code states action shall be taken at a public meeting. In approving the vacation of all or a part of a Final Plat, the Board shall decide whether the vacation will adversely affect the interests of persons on contiguous land or of persons within the subdivision being vacated. In approving the vacation of all or a portion of a Final Plat, the Board may require that roads dedicated to the County in the Final Plat continue to be dedicated to the County.

Article V, § 5.7.3 (Filing) of the Code states the approved statement declaring the vacation of a portion or all of a Final Plat shall be filed in the office of the County Clerk.

**This Application was submitted on April 22, 2014.**

**Growth Management staff have reviewed this Application for compliance with pertinent Code requirements and finds the project is in compliance with County criteria for this type of request.**

**APPROVAL SOUGHT:** Approval to vacate a platted archeological easement on 118.670 acres within the La Entrada Phase 1 Subdivision.

**GROWTH MANAGEMENT AREA:** El Centro, SDA-1

**HYDROLOGIC ZONE:** Basin, minimum lot size per Code is 10 acres per dwelling unit. Lot size can be reduced to 2.5 acres per dwelling unit.

**FIRE PROTECTION:** La Cienega, Fire District.

**WATER SUPPLY:** Community Water

**LIQUID WASTE:** Community Sewer

**VARIANCES:** None

<b>AGENCY REVIEW:</b>	<u>Agency</u>	<u>Recommendation</u>
	State Historic Preservation Office	Approval

**STAFF RECOMMENDATION:** **Approval to vacate a platted archeological easement on 118.670 acres, within the La Entrada Phase 1 Subdivision, subject to the following staff condition:**

1. The Applicant shall file the portion of the Final Plat (La Entrada Phase 1) affected by the vacated archeological easement with the County Clerk's Office (As per Article V § 5.7.3).

**EXHIBITS:**

1. Letter of request
2. Article V, § 5.7 (Vacations of Plats)
3. Site Photographs
4. Site Plan/Survey Plat
5. Aerial of Site and Surrounding Area
6. Letter from Department of Cultural Affairs Historic Preservation Department



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

---

**915 MERCER STREET \* SANTA FE, NEW MEXICO 87505**

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

**[jim@jwsiebert.com](mailto:jim@jwsiebert.com)**

April 11, 2014

Vicki Lucero  
Building and Development Services Manager  
102 Grant Avenue  
Santa Fe, NM 87504

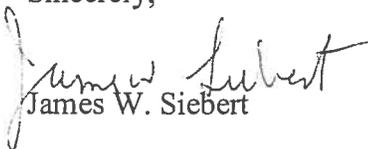
Dear Ms. Lucero:

As representative for Uninvest-Rancho Viejo I am requesting a vacation of an archaeological easement that was shown on the La Entrada Plat, recorded in Book 643, Page 12. A reduction of the plat and clouded description of the easement where I am requesting the vacation is shown on the reduced plat. Steve Townsend has prepared a report on this archaeological site and has submitted it to the State Historic Preservation Division.

The State Historic Preservation Division concluded that the site provides no additional data potential, is not eligible for the State or National Register and the easement can be removed (letter attached). Since the Board of County Commission granted the easement it is my understanding that the Board must vacate the easement. Please schedule this request for consideration of the Board of County Commissioners for their meeting of May 13.

Please let me know if you need any further information on this matter.

Sincerely,

  
James W. Siebert

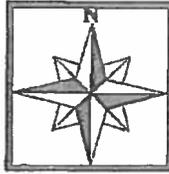
Xc: Warren Thompson

URVlaentrada  
archvacate



Townsend Archaeological Consultants  
PO Box 2501, Las Vegas, NM 87701  
(505) 425-5561 telephone  
(505) 426-1683 fax, (505) 426-6068 (cell)  
tactown@yahoo.com

*Specializing in Northeast & North Central New Mexico*



**May 8, 2014**  
**Las Vegas, New Mexico**

**Mr. James W. Siebert**  
**James W. Siebert & Associates**  
**915 Mercer St.**  
**Santa Fe, NM 87501**

**Regarding: Location of Archaeological Site LA 145650, Rancho Viejo, Santa Fe County, New Mexico.**

Dear Jim:

Upon review I can verify that the site we excavated, and that SHPO cleared for removal from a protective easement, is LA 145650. Despite what the Dawson Surveyors plat says, that is the correct location for the site. Site LA 145658, referenced at that location on the Dawson plat, is a mistake. LA 145650 is located north of Rancho Viejo Boulevard within the NE/SW/NE of section 19, T16N, R9E, (the location referenced as LA 145658 on the Dawson plat). Site LA 145658 is located south of Rancho Viejo Boulevard, at SW/SE/SW of section 19, T16N, R9E, as reflected on the USGS Turquoise Hill 1:24,000 quad map. I double checked the records at the Archaeological Records Management Section (ARMS), and what I have reported is correct. The plat needs to be amended to properly reflect LA 146650 in the location of LA 145658. FYI, you might also check the location I provided for LA 145658, and see what site number is reported on the plat at that location. It has to be incorrect, given the above.

Sincerely,

Stephen Townsend, PI  
Townsend Archaeological Consultants

**5.7 Vacation of Plats**

- 5.7.1 **Cause.** Any final plat filed in the office of the County Clerk may be vacated or a portion of the final plat may be vacated if:
- the owners of the land proposed to be vacated sign an acknowledged statement, declaring the final plat or a portion of the final plat to be vacated, and the statement is approved by the Board; or
  - the Board finds that a plat was obtained by misrepresentation or fraud and orders a statement of vacation to be prepared by the County.
- 5.7.2 **Action.** Action shall be taken at a public meeting. In approving the vacation of all or a part of a final plat, the Board shall decide whether the vacation will adversely affect the interests of persons on contiguous land or of persons within the subdivision being vacated. In approving the vacation of all or a portion of a final plat, the Board may require that roads dedicated to the County in the final plat continue to be dedicated to the County.
- 5.7.3 **Filing.** The approved statement declaring the vacation of a portion or all of a final plat shall be filed in the office of the County Clerk
- 5.7.4. **Utilities.** The rights of any utility existing before the total or partial vacation of any final plat are not affected by the vacation of a final plat.

**5.8 Requirements Prior to Sale, Lease or Other Conveyance**

It is unlawful to sell, lease, or otherwise convey land within a subdivision before the following conditions have been met:

- Final plat approval.** The final plat shall be approved by the Board and shall be filed with the County Clerk. If a subdivision lies within more than one county, the final plat shall be approved by the Board of each county in which the subdivision is located and shall be filed with the County Clerk of each county in which the subdivision is located.
- Relevant documents.** The subdivider shall furnish the Board a sample copy of sales contracts, leases and any other documents that will be used to convey an interest in the subdivided land.
- Permanent markers.** All corners of all parcels and blocks within a subdivision shall be permanently marked with metal stakes in the ground and a reference stake placed beside one corner of each parcel.

**5.9 Succeeding Subdivisions**

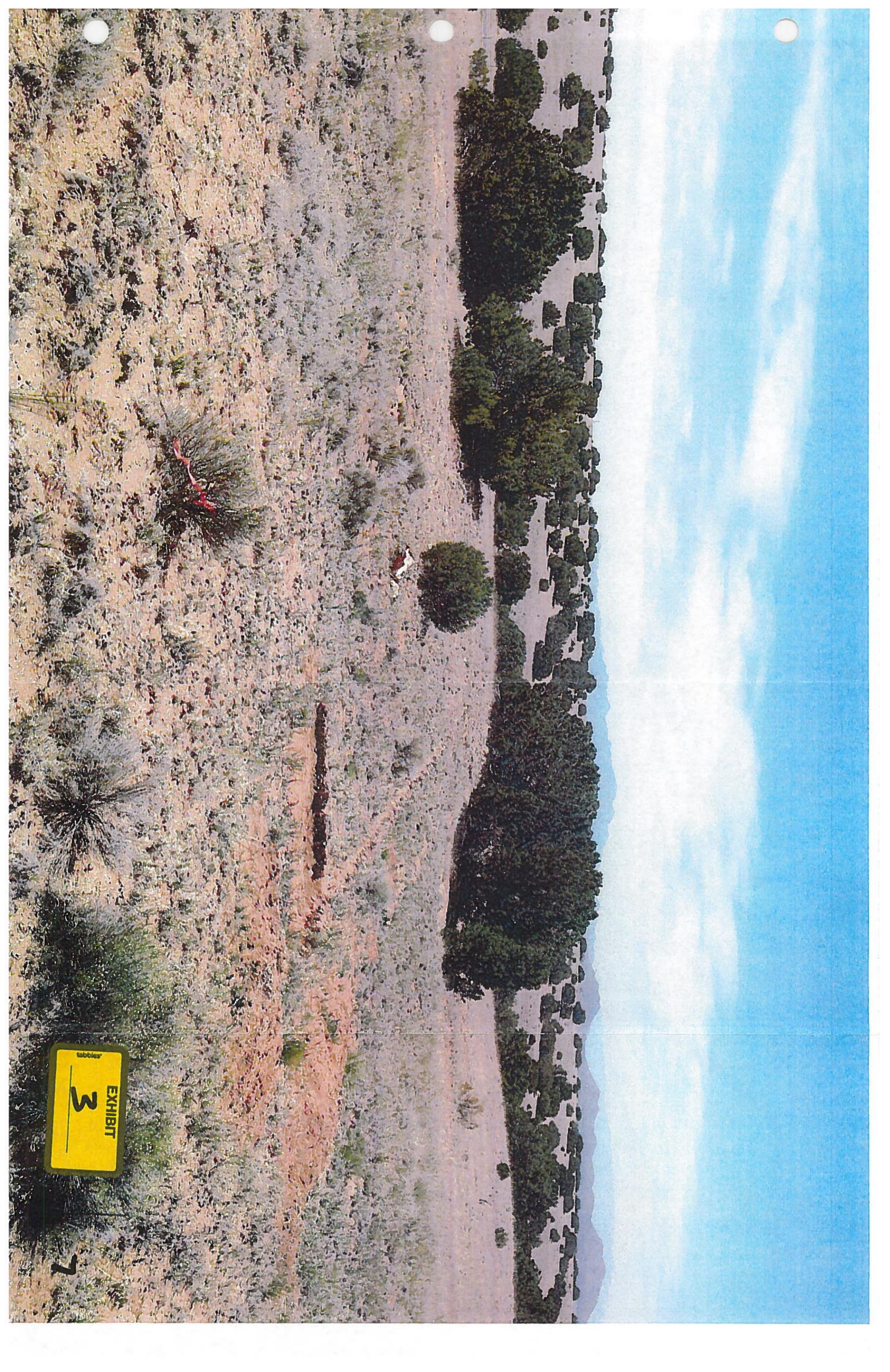
Any proposed subdivision may be combined and upgraded for classification purposes by the Board with a previous subdivision if the proposed subdivision includes:

- Part of a previous subdivision that has been created in the preceding seven (7) year period; or
- Any land retained by a subdivider after creating a previous subdivision when the previous subdivision was created in the preceding seven (7) year period.

History. Section 5 was updated and revised by Ordinance 1996-8 for the purpose of clarification and to bring this Section into compliance with the NMSA.



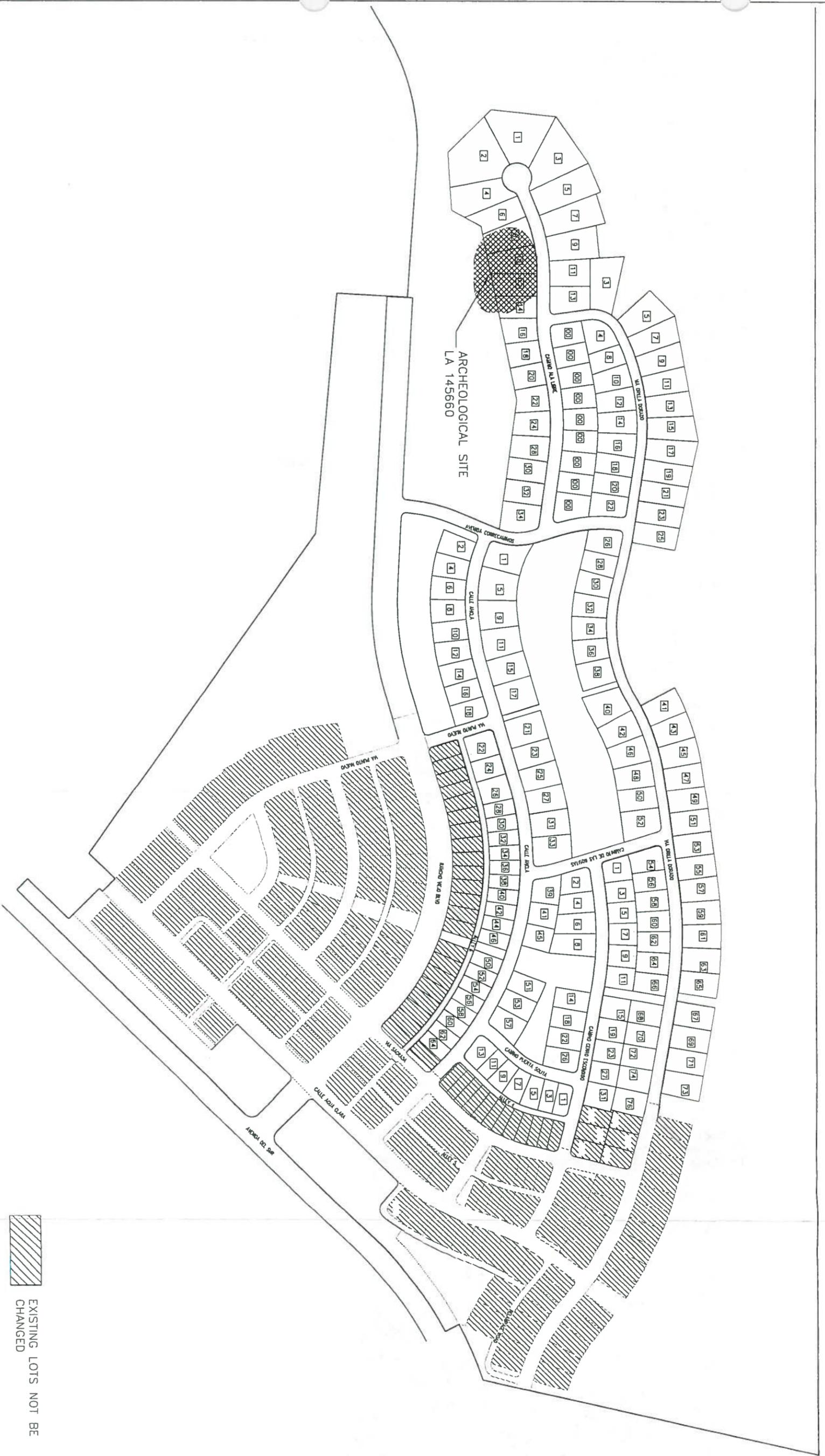




tabbies'  
EXHIBIT  
3

7





SITE PLAN

<b>JAMES W. SIEBERT</b> AND ASSOCIATES, INC. 815 WENTWORTH STREET • SANTA FE, NEW MEXICO 87505 (505) 961-1588  FAX (505) 969-2113		LA ENTRADA		SCALE 1" = 150' DRAWN BY JWS		DATE OCTOBER 2013		NORTH 	
SITE PLAN		REVISIONS NO./DATE 00/00/00		FILE NAME 201302 1301-CORRECTIONAL		CHECKED BY JWS		SHEET ..	





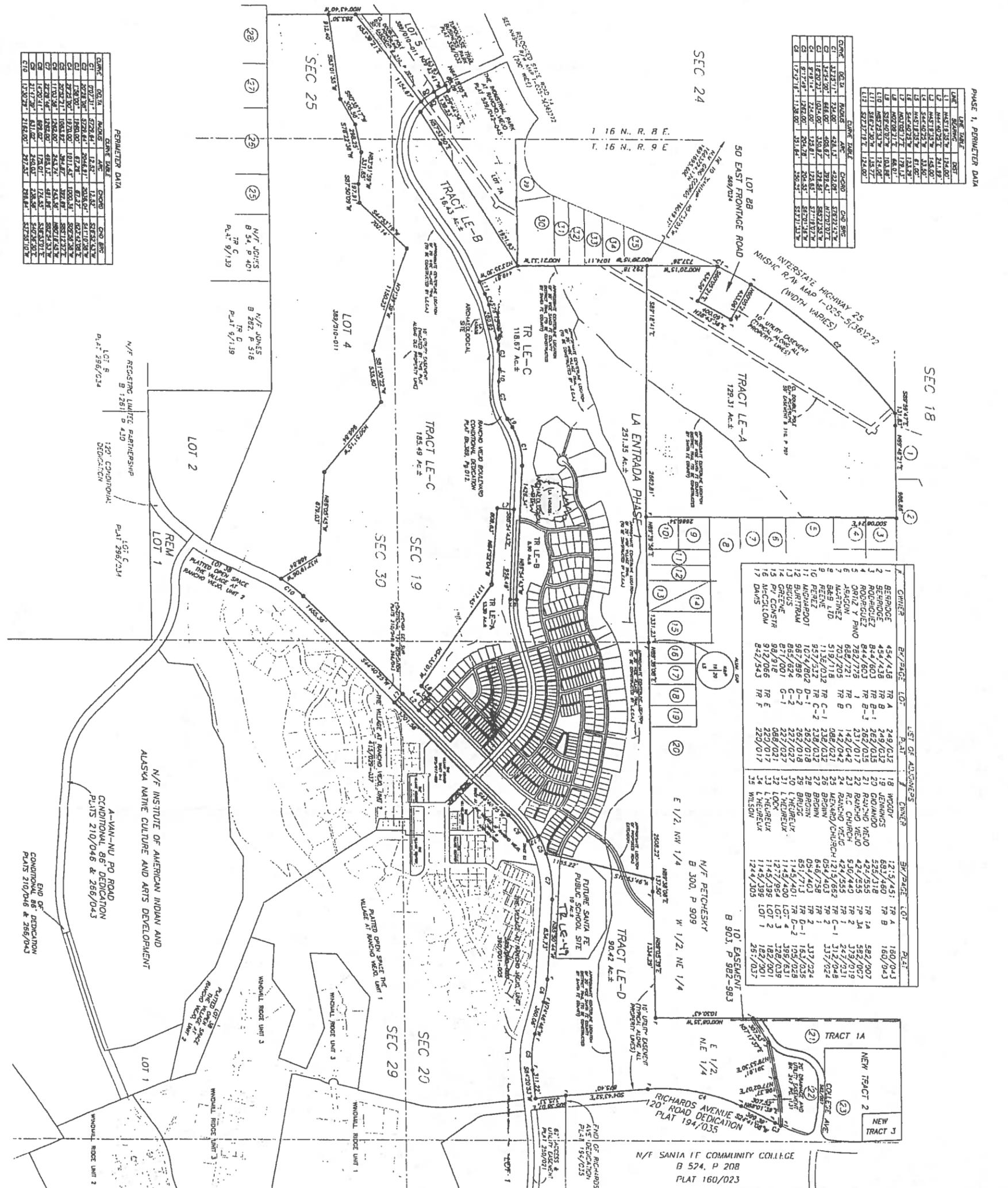
PHASE 1, PERIMETER DATA

LINE	START	END	BEARING	DIST
1	44518.35	124.00	N 89° 58' 12" W	124.00
2	44518.35	124.00	N 89° 58' 12" W	124.00
3	44518.35	124.00	N 89° 58' 12" W	124.00
4	44518.35	124.00	N 89° 58' 12" W	124.00
5	44518.35	124.00	N 89° 58' 12" W	124.00
6	44518.35	124.00	N 89° 58' 12" W	124.00
7	44518.35	124.00	N 89° 58' 12" W	124.00
8	44518.35	124.00	N 89° 58' 12" W	124.00
9	44518.35	124.00	N 89° 58' 12" W	124.00
10	44518.35	124.00	N 89° 58' 12" W	124.00
11	44518.35	124.00	N 89° 58' 12" W	124.00
12	44518.35	124.00	N 89° 58' 12" W	124.00

LINE	START	END	BEARING	DIST
1	44518.35	124.00	N 89° 58' 12" W	124.00
2	44518.35	124.00	N 89° 58' 12" W	124.00
3	44518.35	124.00	N 89° 58' 12" W	124.00
4	44518.35	124.00	N 89° 58' 12" W	124.00
5	44518.35	124.00	N 89° 58' 12" W	124.00
6	44518.35	124.00	N 89° 58' 12" W	124.00
7	44518.35	124.00	N 89° 58' 12" W	124.00
8	44518.35	124.00	N 89° 58' 12" W	124.00
9	44518.35	124.00	N 89° 58' 12" W	124.00
10	44518.35	124.00	N 89° 58' 12" W	124.00
11	44518.35	124.00	N 89° 58' 12" W	124.00
12	44518.35	124.00	N 89° 58' 12" W	124.00

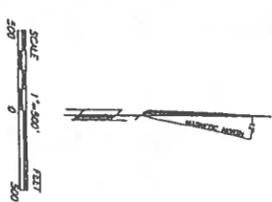
PERIMETER DATA

LINE	START	END	BEARING	DIST
1	44518.35	124.00	N 89° 58' 12" W	124.00
2	44518.35	124.00	N 89° 58' 12" W	124.00
3	44518.35	124.00	N 89° 58' 12" W	124.00
4	44518.35	124.00	N 89° 58' 12" W	124.00
5	44518.35	124.00	N 89° 58' 12" W	124.00
6	44518.35	124.00	N 89° 58' 12" W	124.00
7	44518.35	124.00	N 89° 58' 12" W	124.00
8	44518.35	124.00	N 89° 58' 12" W	124.00
9	44518.35	124.00	N 89° 58' 12" W	124.00
10	44518.35	124.00	N 89° 58' 12" W	124.00
11	44518.35	124.00	N 89° 58' 12" W	124.00
12	44518.35	124.00	N 89° 58' 12" W	124.00



LIST OF ALLOCATIONS

OWNER	TRACT	PLAT	OWNER	TRACT	PLAT
1 BROWN	454/438	TR A	18 WOODY	123/450	TR A
2 BROWN	454/438	TR B	19 JENNINGS	692/460	TR B
3 BROWN	454/438	TR C	20 JENNINGS	252/455	TR C
4 BROWN	454/438	TR D	21 BROWN	437/455	TR D
5 BROWN	454/438	TR E	22 BROWN	526/444	TR E
6 BROWN	454/438	TR F	23 R.C. CHURCH	424/455	TR F
7 BROWN	454/438	TR G	24 RANCHO VEG	247/455	TR G
8 BROWN	454/438	TR H	25 MENDOTA CHURCH	121/455	TR H
9 BROWN	454/438	TR I	26 BROWN	654/403	TR I
10 BROWN	454/438	TR J	27 BROWN	646/458	TR J
11 BROWN	454/438	TR K	28 BROWN	654/403	TR K
12 BROWN	454/438	TR L	29 BROWN	654/403	TR L
13 BROWN	454/438	TR M	30 BROWN	654/403	TR M
14 BROWN	454/438	TR N	31 BROWN	654/403	TR N
15 BROWN	454/438	TR O	32 BROWN	654/403	TR O
16 BROWN	454/438	TR P	33 BROWN	654/403	TR P
17 BROWN	454/438	TR Q	34 BROWN	654/403	TR Q
18 BROWN	454/438	TR R	35 BROWN	654/403	TR R
19 BROWN	454/438	TR S	36 BROWN	654/403	TR S
20 BROWN	454/438	TR T	37 BROWN	654/403	TR T
21 BROWN	454/438	TR U	38 BROWN	654/403	TR U
22 BROWN	454/438	TR V	39 BROWN	654/403	TR V
23 BROWN	454/438	TR W	40 BROWN	654/403	TR W
24 BROWN	454/438	TR X	41 BROWN	654/403	TR X
25 BROWN	454/438	TR Y	42 BROWN	654/403	TR Y
26 BROWN	454/438	TR Z	43 BROWN	654/403	TR Z
27 BROWN	454/438	TR AA	44 BROWN	654/403	TR AA
28 BROWN	454/438	TR AB	45 BROWN	654/403	TR AB
29 BROWN	454/438	TR AC	46 BROWN	654/403	TR AC
30 BROWN	454/438	TR AD	47 BROWN	654/403	TR AD
31 BROWN	454/438	TR AE	48 BROWN	654/403	TR AE
32 BROWN	454/438	TR AF	49 BROWN	654/403	TR AF
33 BROWN	454/438	TR AG	50 BROWN	654/403	TR AG
34 BROWN	454/438	TR AH	51 BROWN	654/403	TR AH
35 BROWN	454/438	TR AI	52 BROWN	654/403	TR AI
36 BROWN	454/438	TR AJ	53 BROWN	654/403	TR AJ
37 BROWN	454/438	TR AK	54 BROWN	654/403	TR AK
38 BROWN	454/438	TR AL	55 BROWN	654/403	TR AL
39 BROWN	454/438	TR AM	56 BROWN	654/403	TR AM
40 BROWN	454/438	TR AN	57 BROWN	654/403	TR AN
41 BROWN	454/438	TR AO	58 BROWN	654/403	TR AO
42 BROWN	454/438	TR AP	59 BROWN	654/403	TR AP
43 BROWN	454/438	TR AQ	60 BROWN	654/403	TR AQ
44 BROWN	454/438	TR AR	61 BROWN	654/403	TR AR
45 BROWN	454/438	TR AS	62 BROWN	654/403	TR AS



LEGEND:  
 BEARINGS ARE REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM. CENTRAL ZONE DISTANCES SHOWN ARE GROUND METERS REFERRED TO 6600' ASH DATUM. TO CONVERT DISTANCES SHOWN TO GROUND DISTANCES MULTIPLY BY A SCALE FACTOR OF 0.999598.

••• DENOTES REBAR, OR AS SHOWN FOUND  
 • DENOTES REBAR TO BE SET, UPON RECORDING  
 ••• DENOTES CALCULATED POINT NOT SET  
 UE DENOTES UTILITY EASEMENT

NOTE:  
 1. COMMUNITY PARK (TR LE-4B) WILL BE BUILT ALONG WITH THE SCHOOL.  
 2. DURING THE DEVELOPMENT OF PHASE 2, WHICH EVEN OCCURS FIRST, ALL ARCHITECTURAL SIZES SHALL BE FENCED DURING CONSTRUCTION.

SEE SHEETS 14 & 15 FOR CURVE TABLES

EDWARD M. TRUJILLO, N.M. P.L.S. 12032

TITLE AND INDEXING INFORMATION FOR COUNTY CLERK

SUBDIVISION PLAT PREPARED FOR  
**RANCHO VIEJO DE SANTA FE, INC.**  
 CREATING  
**LA ENTRADA SUBDIVISION, PHASE 1**

BENING A SUBDIVISION OF  
 LOT 24 A. 65 RANCHO VIEJO BOULEVARD, AS SHOWN ON LOT DAWSON PLAT  
 PREPARED FOR RANCHO VIEJO DE SANTA FE, INC., RECORDED SEPT. 23, 2003  
 IN BK. 569 Pg. 024.

TRACT A, TRACT C AND TRACT D, AS SHOWN ON FINAL SUBDIVISION PLAT  
 PREPARED FOR RANCHO VIEJO DE SANTA FE INC., CREATING WINDMILL RIDGE,  
 UNIT 1, RECORDED NOV. 17, 2000 IN BK. 460, Pg. 029-036.

AND RELINQUISHMENT OF  
 A PORTION OF RANCHO VIEJO BOULEVARD, AS SHOWN ON PLAT SHOWING  
 THE CONDITIONAL DEDICATION OF "RANCHO VIEJO BOULEVARD" RECORDED  
 JUNE 24, 1998, IN BK. 389, Pg. 012.

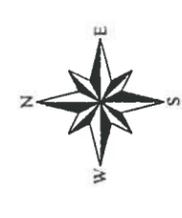
A PORTION OF AVENIDA DEL SUR, AS SHOWN ON REPLAT OF EASEMENT FOR  
 AVENIDA DEL SUR AND VAN-NU-PO, RECORDED FEB. 1994 IN BK. 266, Pg. 043  
 WITHIN SEC. 24 & 25, T.16N. R.8E. & SEC. 19, 20, 29 & 30, T.16N. R.9E. N.M.P.M.,  
 SANTA FE COUNTY, NEW MEXICO.

DAWSON SURVEYS, INC.  
 23028 Camino Entrada  
 Santa Fe, N.M. 87507  
 PLET719615UBD DATE 11/01/06

SHEET 3 OF 15



2008 Orthophotograph  
 This information is for reference only. Santa Fe County assumes no liability for errors associated with the use of this information. User is solely responsible for confirming data accuracy.

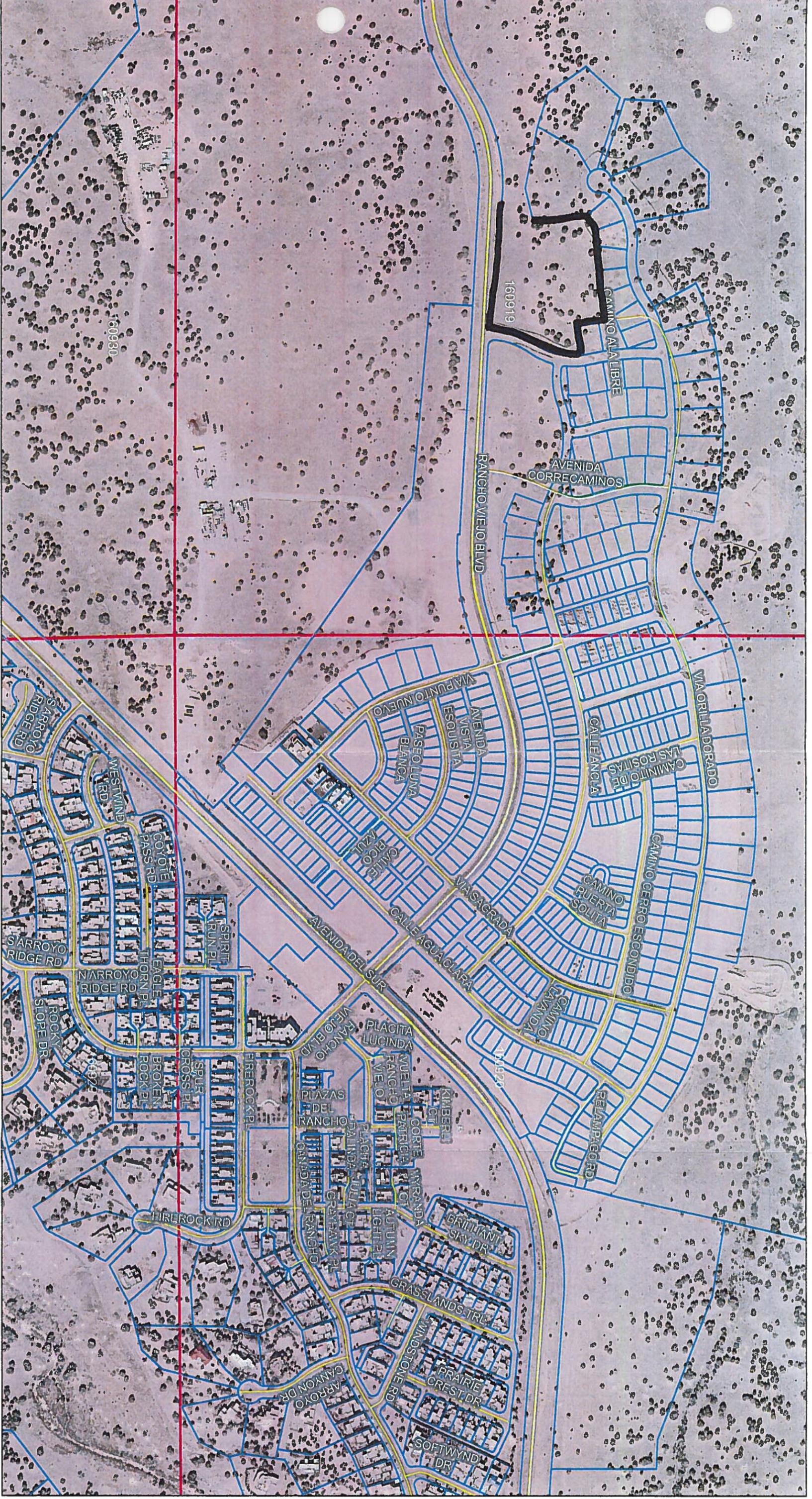


1:1,882

1 inch = 156.79388 feet



- Legend**
- Major
  - Minor
  - Parcels



- Legend**
-  Major
  -  Minor
  -  Parcels

1:4,601

1 inch = 383,451,704 feet



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

2008 Orthophotography



May 27, 2014





Susana Martinez  
Governor

STATE OF NEW MEXICO  
**DEPARTMENT OF CULTURAL AFFAIRS**  
**HISTORIC PRESERVATION DIVISION**

BATAAN MEMORIAL BUILDING  
407 GALISTEO STREET, SUITE 236  
SANTA FE, NEW MEXICO 87501  
PHONE (505) 827-6320 FAX (505) 827-6338

April 2, 2014

Steve Townsend  
Townsend Archaeological Consultants  
[tactown@yahoo.com](mailto:tactown@yahoo.com)

RE: Treatment Plan for LA 145650, Rancho Viejo, Santa Fe County

Dear Mr. Townsend:

Thank you for providing the State Historic Preservation Office (SHPO) with a copy of the preliminary report, *A Preliminary Report on the Treatment of LA 145650 within the Rancho Viejo Development Tract, Santa Fe County* (NMCRIS 129889).

On behalf of the SHPO, I concur with the recommendation that LA 145650 is no longer eligible for listing in the State Register of Cultural Properties and the National Register of Historic Places. Excavations have recovered all significant information from the site and the non-disturbance easement can be removed from the plat.

I look forward to reviewing the final report. Please do not hesitate to contact me if you have any questions.

Sincerely,

Michelle M. Ensey  
Archaeologist

Log: 97692





STATE OF NEW MEXICO  
**DEPARTMENT OF CULTURAL AFFAIRS**  
**HISTORIC PRESERVATION DIVISION**

BATAAN MEMORIAL BUILDING  
407 GALISTEO STREET, SUITE 236  
SANTA FE, NEW MEXICO 87501  
PHONE (505) 827-6320 FAX (505) 827-6338

Susana Martinez  
Governor

May 12, 2014

Mike Romero  
[miromero@co.santa-fe.nm.us](mailto:miromero@co.santa-fe.nm.us)

Re: Non-disturbance easement for LA 145650

Dear Mr. Romero:

I am writing to follow-up our telephone conversation on Friday, May 9, 2014 regarding LA 145650 and the non-disturbance easement. Recently, I provided a letter stating that LA 145650 is no longer eligible for listing in the State Register of Cultural Properties or the National Register of Historic Places because the treatment plan implemented at the site recovered the site's significant information.

It is my understanding that because the treatment plan has been implemented, the non-disturbance easement will be removed from the plat in accordance with Santa Fe County's land use ordinance. However, in preparation for vacating the easement, your examination of the plat revealed that the wrong site number is listed for the easement at the location of LA 145650. Instead of LA 145650, the plat lists the site as LA 145658. LA 145658 is actually located south of Rancho Viejo Blvd. Since the non-disturbance easement for LA 145650 is in the correct location and will be removed, I do not think that the plat needs to be revised at this time to correct the site number.

Thank you for bringing this error to my attention. Please do not hesitate to contact me if you have any questions. I can be reached at (505) 827-4064 or by email at [michelle.ensey@state.nm.us](mailto:michelle.ensey@state.nm.us).

Sincerely,

Michelle M. Ensey  
Archaeologist

Cc/Email: James Siebert





Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel M. Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

**DATE:** May 27, 2014

**TO:** Board of County Commissioners

**FROM:** Jose E. Larrañaga, Development Review Team Leader *JEL*

**VIA:** Katherine Miller, County Manager *KM*  
Penny Ellis-Green, Growth Management Director *PEG*  
Vicki Lucero, Building and Development Services Manager *VL*  
Wayne Dalton, Building and Development Services Supervisor *WD*

**FILE REF.:** CDRC CASE # V/FDP 14-5090 Stanley Cyclone Center

**ISSUE:**

Santa Fe County, Applicant, Lorn Tryk (Lorn Tryk Architects), Agent, request Final Development Plan approval to allow a 51,250 square foot structure, to be utilized as an event center for equestrian events, on 11 acres  $\pm$ . The Applicants request also includes a variance of Article III, Section 2.3.6 (Height Restrictions) to allow the proposed structure to exceed 24 feet in height and a variance of Article III, Section 4.4.4.f (Landscaping) of the Land Development Code. The property is located at 22 West Kinsell Avenue, in Stanley, within Sections 27 & 28, Township 11 North, Range 9 East, (Commission District 3).

**Vicinity Map:**





**SUMMARY:**

On May 15, 2014, the County Development Review Committee (CDRC) met and acted on this case, the decision of the CDRC was to **approve** the Applicant's request, for Final Development Plan to allow a 51,250 square foot indoor arena on 11 acres, with the following staff conditions: the Applicant shall comply with all review agency comments and conditions, as per Article V, § 7.1.3.c. Conditions shall be noted on the recorded Final Development Plan; Final Development Plan with appropriate signatures shall be recorded with the County Clerk, as per Article V, § 7.2.2.

The CDRC also **recommended approval** of a variance of Article III, § 2.3.6, (Height Restrictions) to allow the proposed structure to be constructed 34 feet in height and a variance of Article III, § 4.4.4.f (Landscaping) of the Land Development Code.

The Applicant is requesting a variance of Article III, § 2.3.6 (Height Restrictions) to allow the proposed structure, which will be utilized as an event center for equestrian events, to be constructed 34 feet in height and a variance of Article III, § 4.4.4.f (Landscaping) of the Land Development Code.

Article III § 2.3.6b (Height Restrictions for Dwellings or Residential Accessory Structures) states: "The height of any dwelling or residential accessory structure shall not exceed twenty-four feet (24'). The vertical depth of fill materials from the natural grade, with or without retaining walls, shall be considered as a component of the building or structure; this depth shall be included in the determination of building height. Chimneys may extend three feet (3') beyond the height limitation".

The Applicant states: "to achieve a wide span structure, with sufficient internal head room to be utilized as an equestrian facility, the height of the proposed structure is required to be a minimum of 34 feet".

Staff response: due to the rural nature of this area and the use of this structure as an equestrian facility, the proposed height of the structure may be considered compatible with existing large buildings in the area which are used for agricultural purposes (Exhibit 10).

Article III, § 4.4.4.f 5) (c) (Landscaping) states: "Landscaped areas shall be a minimum of ten percent (10%) of the approved development site. Limitations may be placed on the maximum landscaped area in order to meet water conservation requirements".

The Applicant states: "the Land Development Code requires 80 trees (1 tree per 500 sf of the site and 1 tree per every 10 parking spaces) and 1,920 shrubs (1 shrub per 16 sf of the designated landscape area) for a total of 27,294 square feet of planted area, which is 10% of the site area; landscape proposed for this site includes 20 trees and 35 shrubs (1 shrub per 500 sf) for a total of 7,200 square feet of planted area; a variance is being requested to decrease the 10 percent landscape requirement based on limited water availability.

Staff response: the Applicants submittal may meet the purpose and intent of the landscape requirements by promoting conservation of water through the use of drought tolerant plant materials and xeriscape techniques.

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

Article II, § 3.2 (Variation or Modification) states: “in no case shall any variation or modification be more than a minimum easing of the requirements”.

This Application was submitted on March 7, 2014.

**Building and Development Services staff has reviewed the Applicants request for a variance of Article III, § 2.3.6 (Height Restrictions) and Article III, § 4.4.4.f. (Landscaping) for compliance with pertinent Code requirements and has found that the following information presented may support a variation of these sections of the Code: due to the rural nature of this area and the use of this structure as an equestrian facility, the proposed height of the structure may be considered compatible with existing large buildings in the area which are used for agricultural purposes; the height is required due to the span of the structure; the types of activities to be conducted within the structure require the head room the proposed height would allow; by promoting conservation of water through the use of drought tolerant plant materials and xeriscape techniques the application, as submitted by the Applicant, may be considered compliant with the purpose and intent of the landscape requirements; a modification of the height requirements and landscape requirements may be considered a minimum easing of the Code.**

**VARIANCE REQUEST:**

Variance of Article III, § 2.3.6 (Height Restrictions) to allow the proposed structure to exceed 24 feet in height and a variance of Article III, § 4.4.4.f (Landscaping) of the Land Development Code.

**GROWTH MANAGEMENT  
AREA:**

Traditional Community of Stanley

**ARCHAEOLOGIC:**

An archaeological study was performed by Stephen Townsend. The conclusion of the study was that cultural resource clearance is recommended with a finding of no effect to significant cultural resources. The Historic Preservation Division concurs with this recommendation.

**ACCESS AND TRAFFIC:**

The Applicant is proposing to use three existing accesses off Kinsell Avenue West to access the 11 acre parcel. The County Public Works Department has reviewed the application and supports the request with conditions (Exhibit 3).

**FIRE PROTECTION:**

Santa Fe County Fire Department, Fire Prevention Division, has reviewed this application and recommends approval with the following conditions: the minimum required water storage for fire protection shall be determined as more information becomes available; phasing of this project will determine what additional fire protection or water storage may be required as additional buildings are added; placement and design of fire hydrants shall comply with Article 9, Section 903-Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code; if the fire hydrant requirements cannot be met, an automatic fire protection system meeting NFPA 13 requirements shall be installed in each building.

**WATER SUPPLY:**

The County Hydrologist has reviewed this application and recommends approval with the following conditions: specification of water saving fixtures proposed for the facility; installation of a meter at the well and submission of monthly meter readings is recommended to monitor water usage for this facility; if the use of water does exceed 0.25 acre-feet per year a water availability assessment as required by code may be necessary; submission of water quality data as required by the code; submission of Water Restrictive Covenants for the facility; NMED permit for septic tank; manure storage and removal plan.

**LIQUID WASTE:**

The project will be served by an onsite liquid waste disposal system. NMED has reviewed the application and is requiring that a liquid waste permit application be made with additional information on the project prior to building permit submittal.

**SOLID WASTE:**

A solid waste container will be utilized for collection of solid waste. The container will be screened by a six foot high solid wall or fence. All solid waste including manure will be

removed from the site and disposed of at the nearest sanitary landfill on a monthly basis.

**FLOODPLAIN &  
TERRAIN MANAGEMENT:**

The site has slopes less than 15% and slopes from northeast to southwest. All cut slopes are less than 2:1 and all fill slopes are 3:1. The request is in conformance with Article VII, Section 3.4.2. (Terrain Management).

The Applicant's proposal shows a proposed Grading and Drainage Plan. The Development Plan proposal is required to provide a detention pond for onsite drainage. The Applicant proposes to place a 20,000 cubic foot detention pond for onsite drainage. The amount of volume required is 12,700 cubic feet. After review of newly disturbed area and the grading and drainage plan, the request is in conformance with Article VII, Section 3.4.6 and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

**SIGNAGE AND LIGHTING:**

The Applicant proposes to utilize a building mounted sign. Staff has determined that the signage element of the Application complies with Article VIII (Sign Regulations).

The Applicant has submitted a site lighting plan. The Applicant proposes to utilize twelve 16 foot pole lights with full cutoff LED Luminaires along with twelve building mounted lights that will also consist of full cutoff LED Luminaires. Staff has determined that the lighting element of the Application complies with Article III, Section 4.4.4.h.

**EXISTING DEVELOPMENT:**

A small office building, a parking lot, a well and septic system is currently on the project site.

**ADJACENT PROPERTY:**

The site is bordered to the north and west by rural residential properties. A County Fire Station stands directly northeast of the site. The Stanley Union Church borders the site to the east. The site is bordered to the south by vacant agricultural parcels.

**AGENCY REVIEW:**

<u>Agency</u>	<u>Recommendation</u>
County Fire	Approval with Conditions
County Hydrologist	Approval with Conditions
NMDOT	Approval with Conditions
Public Works	Approval with Conditions
OSE	No Formal Comment
SHPO	Approval
NMED	Approval with Conditions

**STAFF RECOMMENDATION:** The request for a variance of the height requirements may be considered a minimal easing of the Code due to the head room required for the types of activities to be conducted within the structure and to allow the span of the proposed structure. The request for a variance of the landscape requirements may be considered compliant with the purpose and intent of the landscape requirements by promoting conservation of water through the use of drought tolerant plant materials and xeriscape techniques.

The Board may vary, modify or waive the requirements set forth in Article III, § 2.3.6, Height Restrictions and Article III, § 4.4.4.f, Landscaping of the Land Development Code, as per the variance criteria set forth in Article II, § 3 (Variances) and Article II, § 3.2 (Variation or Modification).

**EXHIBITS:**

1. Development Plan Report
2. Proposed Plans
3. Reviewing Agency Responses
4. Aerial Photo of Site
5. Ordinance No. 2010-13 § 7 (Community Service Facilities)
6. Article V § 7.2 (Final Development Plan)
7. Article III § 2.3.6b (Height Restrictions)
8. Article III, § 4.4.4.f (c) (Landscaping)
9. Article II, § 3 (Variances)
10. Aerial Photos of large structures within the vicinity of the site
11. May 15<sup>th</sup> CDRC Minutes

# LORN TRYK ARCHITECTS, P.C.

Mr. Jose Larrañaga  
Development Review Team Leader  
Ms. Vicky Lucero  
Santa Fe County Building & Development Services Manager  
Santa Fe County Growth Management Dept.  
105 Grant Ave.  
Santa Fe, NM 87501

March 7, 2014

**RE: STANLEY CYCLONE CENTER  
Request for Development Plan Approval  
Request for Variances for Building Height and Landscape Requirements**

Dear Vicky,

As agents for the Santa Fe County Capital Projects Management Division, we are hereby making application for development plan approval and approval for the Stanley Cyclone Center as a Community Service Facility.

We are also requesting variances for building height and for certain landscaping requirements.

## 1. BACKGROUND

The Stanley Cyclone Center will be a County-owned, community-serving facility for housing equestrian events such as roping, steer wrestling, barrel racing, bull riding and bronc riding. It will also host events for children and young adults, such as those put on by the 4H Club and the FFA programs.

Located in the heart of southern Santa Fe County on West Kinsell Avenue in Stanley, the facility will consist of a 51,250 sf indoor arena with associated parking and utilities. A future phase will include several small show barns and an outdoor practice area.

## 2. COMMUNITY SERVICE FACILITY

The applicant is seeking designation of the project as a Community Service Facility. These include community centers, and are allowed anywhere in the County if it is determined that:

206 McKenzie St., Suite F-2, Santa Fe, New Mexico 87501  
505-982-5393 email@ltryk.com Fax: 505-982-5393



NBC-8

- The proposed facilities are necessary in order that community services may be provided for in the County;
- The use is compatible with existing development in the area and is compatible with development permitted under the Code; and
- A master plan and preliminary and final development plan for the proposed development are approved.

### **3. LAND AND EXISTING IMPROVEMENTS**

The project is located on an 11 acre parcel of grassland that slopes very gradually (approx. 2%) from northeast to southwest. Access to the property is from West Kinsell Road, which the property fronts. There is no significant vegetation or natural features. There are no established water courses crossing the property. The property is not in a flood plain.

Previous improvements include a perimeter fence, a small office building, a parking lot, well and septic system.

### **4. ADJACENT PROPERTIES**

Land uses adjacent to the property consist of the following:

East: Stanley Union Church, a large pre-engineered metal structure.  
 Pastor's residence for the Stanley Union Church  
 West: Residence (currently unoccupied), barn and stables.  
 North: Residences  
 Northeast: County Fire Station  
 South: Vacant unused land  
 Southwest: Vacant unused land

### **5. SOILS**

A geotechnical investigation was conducted by X8eVinyard in February 2013. Soils are classified as sandy clay and clayey sand and are generally suitable for buildings and paving as well as for conventional septic systems.

### **6. ENVIRONMENTAL CLEARANCE**

A Phase 1 environmental site assessment has been conducted to assess contamination potential. It did not uncover any site history that warrants field testing for contaminants.

### **7. PROPOSED BUILDING**

The proposed building will be 297' x 180' for a total of 51250 sf. The building will be a steel structure with steel roofing and siding and a metal frame and stucco entry canopy. The bulk of the building will be an equestrian arena with a dirt floor. Accessory uses include spectator bleachers, restrooms, a concessions area, office and storage space.

The building will be set back from the street 260 feet (190 feet from the front property line. It will be set back from the nearest side property line 70 feet and 260 feet from the rear line.

## **8. BUILDING HEIGHT**

The existing code limits heights of buildings to 24 feet except in areas designated as Major or Community Commercial Districts or Large Scale Residential uses. There are not specific height standards for a Community Service Facility. The proposed building will be 34 feet high at the peak of the sloping roof. A variance is being requested to specifically allow a building of 34 feet in height. See the section on Variances later in this application.

## **9. SITE LIGHTING**

Parking lot lighting and building-mounted lighting will be provided to assist in security and safety. This lighting will meet the requirements of the existing and pending new codes as well as the New Mexico Night Sky Protection Act [NMSA 1978, Chapter 74, Article 12]. Parking lot lighting will consist of 16 foot pole lights with full cutoff LED luminaires. Building lighting will also consist of full cutoff LED luminaires.

## **10. UTILITIES**

The site is served by electricity by Central NM Rural Electric Coop. A water well was installed in a previous phase of this project. Water flow and quality has been tested and is satisfactory. A septic system was installed for the existing office building and an additional septic system is proposed for the new building. There is no natural gas service available; consequently, heating needs will be satisfied by propane liquid petroleum in a surface storage tank.

## **11. TERRAIN MANAGEMENT**

The site is gently sloping at approximately 2% with no established water courses. Grading will be limited to cuts and fills of 2 feet or less. Stormwater detention will be provided at the low edge of the property utilizing a ponding area of 2 to 3 feet in depth.

## **12. PARKING**

A total of 63 parking spaces is required for the existing office and the proposed arena building. 122 spaces are proposed with gravel surfacing as well as additional overflow area for horse trailers.

## **13. TRAFFIC**

It is expected that significant traffic generated by the facility will occur at off-peak periods in evenings and on weekends. The Institute of Traffic Engineers (ITE) is the standard source for trip generation data for traffic impact analysis. While the ITE does not have any category directly comparable to this type of facility, trip generation based

on the ITE standards for a community facility are projected not to exceed 100 trips per week.

## 14. FIRE PROTECTION

The Santa Fe County Fire Prevention Division has concluded that a fire sprinkler system is not feasible in a largely unheated building, and not required so long as the facility is:

- limited to events with little or no fire hazard
- constructed of non-combustible materials
- outfitted with a manual fire alarm system and smoke detection system
- served by a fire hydrant in close proximity that has proper fire flow

As part of this project, a storage tank and fire pump will be installed in the northeast corner of the property, sized to meet the fire flow and duration requirements of the County Fire Prevention Division, The pump and tank will connect to a new 8 inch water line leading to a fire hydrant adjacent to the new building.

A new 26 foot wide gravel surface fire access road will be installed that will loop around the property and connect to West Kinsell Avenue.

## 15. DOMESTIC WATER USE

### STANLEY CYCLONE CENTER WATER BUDGET

Projected domestic water use is 17495 gallons per year (.054 acre feet.) based on the following budget:

Estimated public usage of 50 events per year with average attendance of 100 people.

Estimated average length of event 4 hours.

Estimated office use of 100 days, 1 person, 4 hours.

Estimated use of existing office 60 hrs/year, 4 people

Estimated landscape irrigation 12 month season

Toilet flushing

50 events x 100 attendees x 4 hours x .25 uses per hour x 1.2 gallons per flush  
= 6000 gallons

Lavatory sink use

50 events x 100 attendees x 4 hours x .25 uses per hour x 0.15 gallons per use  
= 750 gallons

Concessions area clean-up

50 events x 1 clean-up wash down x 50 gallons  
= 2500 gallons

Shower use

50 events x 4 contestants x 5 minutes x 2.5 gals/min

=2500 gallons

Office use - toilets

100 days use x 1 person x 3 flushes per day x 1.2 gals x .5 (1/2 day)  
=180 gallons

Office use – lavatory

100 days use x 1 person x 3 uses per day x .15 gallons per use x .5 (1/2 day)  
=23 gallons

Office use – drinking water

100 days use x 1 person x 1 gallon per day x .5 (1/2 day)  
=50 gallons

Existing Office use - toilets

30 days use x 4 persons x 3 flushes per day x 1.2 gals x .25 (1/4 day)  
=108 gallons

Existing Office use – lavatory

30 days use x 4 persons x 3 uses per day x .15 gallons per use x .25 (1/4 day)  
=14 gallons

Existing Office use – drinking water

30 days use x 4 persons x 1 gallon per day x .25 (1/4 day)  
=30 gallons

Landscape Irrigation

Landscape Quantities:

	Qty	Unit	Gal/Yr	Total Gal/Yr	Total Gal/Mo
Trees – Low Water	20	EA	240	4,800.00	400.00
Trees – Medium Water	0	EA	360	-	-
Native Grasses	0	SF	9	-	-
Turf Grasses	0	SF	30	-	-
Shrubs	30	EA	18	540.00	45.00
<b>TOTAL</b>	<b>50</b>			<b>5,340.00</b>	<b>445.00</b>

Monthly Landscape Irrigation Requirements =445.00

= 5340 gallons

Total Estimated Use 17495 gallons  
.054 acre feet

## 16. LANDSCAPE

Based upon requirements of the code, landscaping must be provided that meets the standards for street buffering, neighboring residential land buffering and parking lot perimeter and interior planting. It also must be a minimum of 10 per cent of the site area. The total required landscaping based on the current code includes some 80 trees, 1920 shrubs and 27294 sf of planted area, just for that portion of the site currently being developed. A variance is being requested to lower the landscape requirement, based on limited water availability as well as based on the fact that

requirements in the pending new Sustainable Land Use code are significantly lower. See the section on Variances later in this application.

Landscape water use is projected to be as follows:

Landscape Quantities:

	Qty	Unit	Gal/Yr	Total Gal/Yr	Total Gal/Mo
Trees – Low Water	20	EA	240	4,800.00	400.00
Trees – Medium Water	0	EA	360	-	-
Native Grasses	0	SF	9	-	-
Turf Grasses	0	SF	30	-	-
Shrubs	30	EA	18	540.00	45.00
<b>TOTAL</b>	<b>50</b>			<b>5,340.00</b>	<b>445.00</b>

Monthly Landscape Irrigation Requirements 445.00

### 17. WATER HARVESTING

An underground cistern system will be installed, connected to the building roof drain system. The cistern is sized to store approximately a year's supply of irrigation water needs for the proposed landscaping.

### 18. SIGNAGE

A building sign is proposed for the front canopy, consisting of 2 foot high individual letters. The sign will not be internally lit. Above the sign is a decorative logo that is part of the canopy architecture.

Code-complying handicapped accessible parking and traffic directional signage will also be part of the improvements.

### 19. SOLID WASTE

The project will utilize a solid waste collection service in accordance with applicable County Ordinance(s). The project will provide adequately sized storage containers for solid waste collection which will be stored prior to collection within a screened area consisting of a 6 foot high solid wall or fence with a solid gate. All solid waste, including manure, will be removed from the property for disposal at the nearest sanitary landfill not less than monthly.

### 20. VARIANCE REQUESTS

The applicant is requesting two variances as part of the development plan approval:

#### A. Building Height:

The existing code limits heights of buildings to 24 feet except in areas designated as Major or Community Commercial Districts or Large Scale

Residential uses. There are not specific height standards in the code for a Community Service Facility. The proposed building will be 34 feet high at the peak of the sloping roof. A variance is being requested to allow a building of 34 feet in height. Justification is as follows:

- 1) The pending new Sustainable Land Development Code contains a Public/Institutional zoning district that would be directly applicable to facilities such as the Stanley Cyclone Center. This zone will allow building heights of 48 feet. However, the scheduling constraints of this project demand that the project move forward with the approvals process prior to the new code's implementation.
- 2) It would be extraordinarily expensive to achieve a wide span structure for an equestrian facility with sufficient internal headroom and stay within a height limit of 24 feet.
- 3) Given the proposed setbacks of the building and the fact that the building is at its maximum height only in the middle of its footprint, there is minimal impact on surrounding neighbors.

B. Landscape Requirements:

The existing landscape requirements in the current code require, among other things, that every site have planted landscaping in excess of 10% of the site area. Further, it requires that this landscaped area contain a minimum of one shrub per 16 square feet of landscaped area. A variance is being requested to eliminate the 10% requirement and reduce the shrub requirement to 1 shrub per 500 sf. Justification is as follows:

- 1) The pending new Sustainable Land Development Code has eliminated the 10% of area requirement. The shrub requirement in the new code is one per 500 square feet rather than one per 16 square feet.
- 2) The existing landscape design standards in the current code contain a clause that states "Landscaped areas shall be a minimum of ten percent (10%) of the approved development site. *Limitations may be placed on the maximum landscaped area in order to meet water conservation requirements.*" (Emphasis added.)

Thank you for your consideration of our application. We would like to be heard at the next available meeting of the County Development Review Committee. Please feel free to contact us with any questions or if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Medina", written over a horizontal line.

NBC-14

Lorn C. Tryk, Architect  
Agent for Santa Fe County Capital Projects Management Division

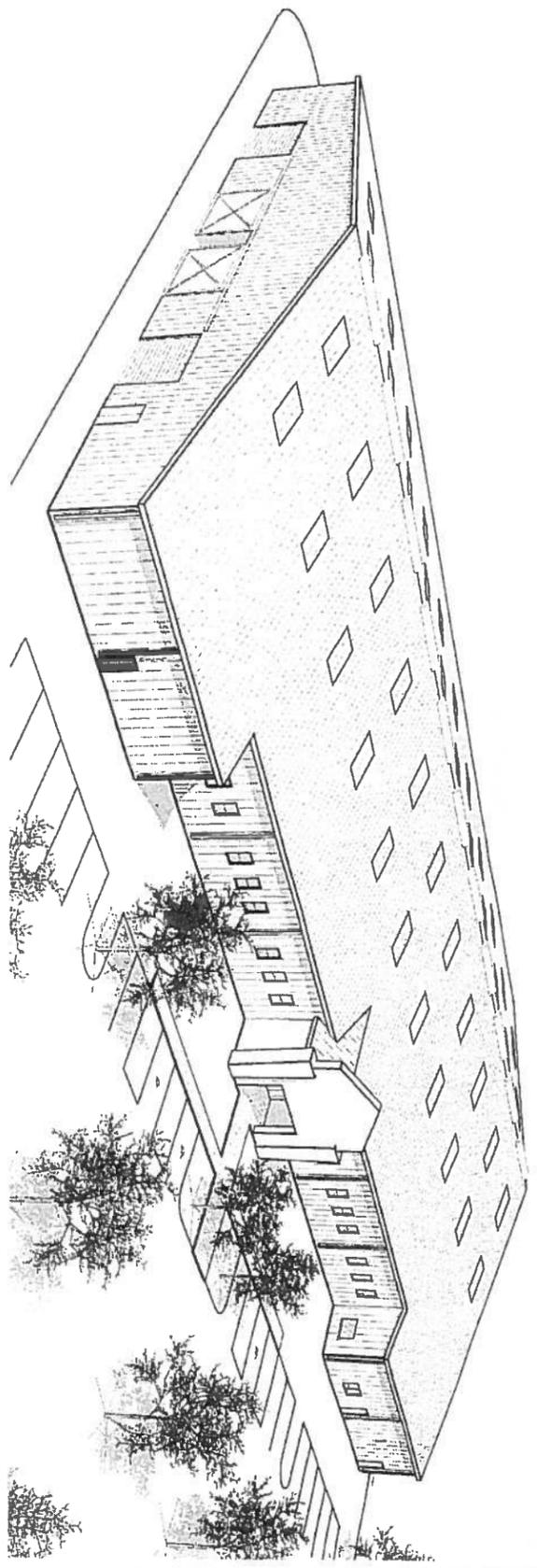
Cc: Mark Hogan  
Tony Flores  
Chris Barela  
Robert Martinez  
Scott Rivers  
David Padilla

NBC-15



# Stanley Cyclone Center Arena

Santa Fe County



**VICINITY MAP:**



**SITE**



NBC-16

Sheet Number	Sheet Name
--------------	------------

A0	Cover
S1	Survey
C1	Development Plan
C2	Grading and Drainage Plan
C3	Water Harvesting Details
L1	Landscape Plan
A01	3D Views
A1	First Floor Plan
A2	Elevations
A3	Wall Sections
A4	Reflected Ceiling Plan
A5	Enlarged Restroom Plan
E1	Site Lighting Plan

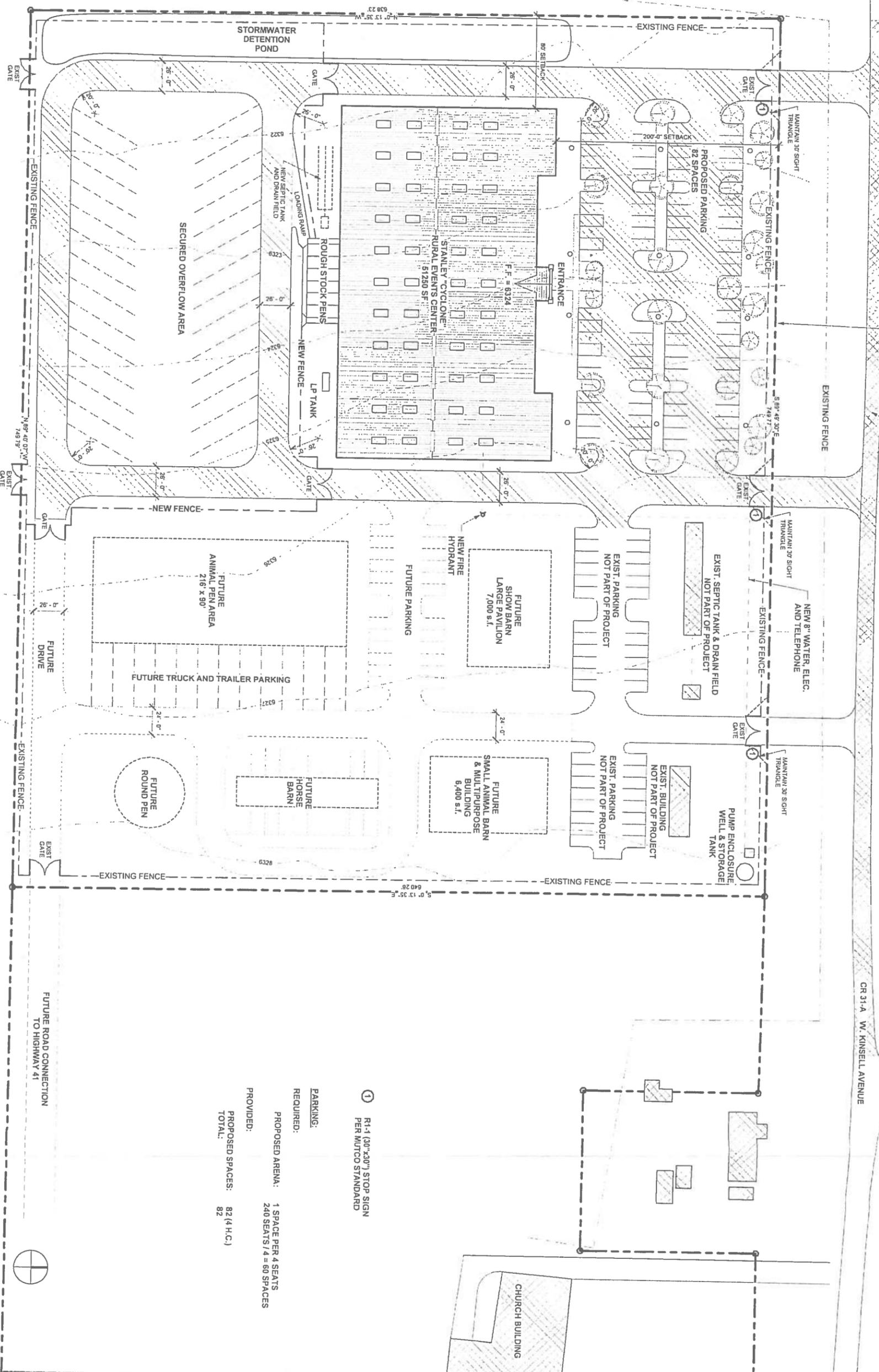
<p><b>Stanley Cyclone Center Arena</b></p> <p>Santa Fe County</p>		<p><b>LORN TRYK ARCHITECTS</b></p> <p>206 McKenzie, Suite F2 Santa Fe, New Mexico 87501</p> <p>Telephone: 505-982-5340 Fax: 505-982-5393 E-Mail: mail@ltryk.com</p>
<p>Date: _____ Issue Date: _____</p> <p>Revision: 3/6/2014 8:30:38 PM</p> <p>Drawn by: ART</p> <p>Checked by: LCT</p> <p>Project number: _____</p>	<p>Scale: _____</p>	<p><b>Cover</b></p> <p>A0</p>



TRACT A-5-A  
11,002 ACRES-  
22 W. KINSELL AVE.

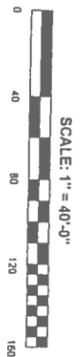
ROAD UPGRADED:  
INCLUDING 24" DRIVING SURFACE W/ 6" BASE  
COURSE, 4" ASPHALT PAVING, DRAINAGE, SPEED  
LIMIT SIGNAGE, AND NO PARKING SIGNAGE  
BY SEPARATE COUNTY PERMIT

CR 31-A W. KINSELL AVENUE



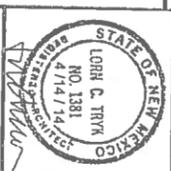
① R4-1 (30"x30") STOP SIGN  
PER MUTCO STANDARD

**PARKING:**  
REQUIRED: 1 SPACE PER 4 SEATS  
240 SEATS / 4 = 60 SPACES  
PROVIDED: 82 (4 H.C.)  
TOTAL: 82



# Stanley Cyclone Center Arena

Santa Fe County



## LORN TRYK ARCHITECTS

206 McKenzie, Suite F2  
Santa Fe, New Mexico 87501  
Telephone: 505-982-5340 Fax: 505-982-5393  
E-Mail: mail@ltryk.com

Scale	1" = 40'-0"
Development Plan	
Drawn by	AKT
Checked by	LCT
Project number	
Date	Issue Date
Revision	
4/14/2014 10:02:28 AM	

C1  
NBC-18



**CISTERN CALCULATIONS (EACH CISTERN)**

**WATER CONSUMPTION:**

- 240 GALLONS PER TREE PER YEAR (2" CALIPER LOW WATER SPECIES)
- 360 GALLONS PER TREE PER YEAR (2" CALIPER MEDIUM WATER SPECIES)
- 9 GALLONS PER SF PER YEAR NATIVE GRASSES
- 30 GALLONS PER SF PER YEAR TURF GRASSES
- 27 GALLONS PER SF PER YEAR SHRUBS

**LANDSCAPE QUANTITIES:**

Qty	Unit	Gal/Yr	Total Gal/Yr	Total Gal/Mo
20	EA	240	4,800.00	400.00
0	EA	0	-	-
0	EA	0	-	-
4.5	SF	40.5	364.50	30.38
0	SF	0	-	-
30	EA	18	540.00	45.00
50			5,340.00	445.00
<b>TOTAL</b>				

MONTHLY WATER REQUIREMENTS (GAL)

CISTERN SIZE PROVIDED (GAL)

**RUNOFF AND PONDING CALCULATIONS  
 WEIGHTED "C" METHOD**

**WEIGHTED "C" FORMULA:**  
 $Q = C * I * A$  (CFS), WHERE:  
 C = RUNOFF COEFFICIENT  
 I = 3.0 IN./24 HRS. (100 YR. STORM INTENSITY)  
 A = AREA (ACRES)

$VOL. = C * (I/12) * A(SF)$

**RUNOFF COEFFICIENTS:**

ROOF	0.95
ASPHALT PAVING	0.98
GRAVEL SURFACE	0.8
LANDSCAPE AREAS	0.2
NATIVE SOIL	0.55

**PRE-DEVELOPMENT:**

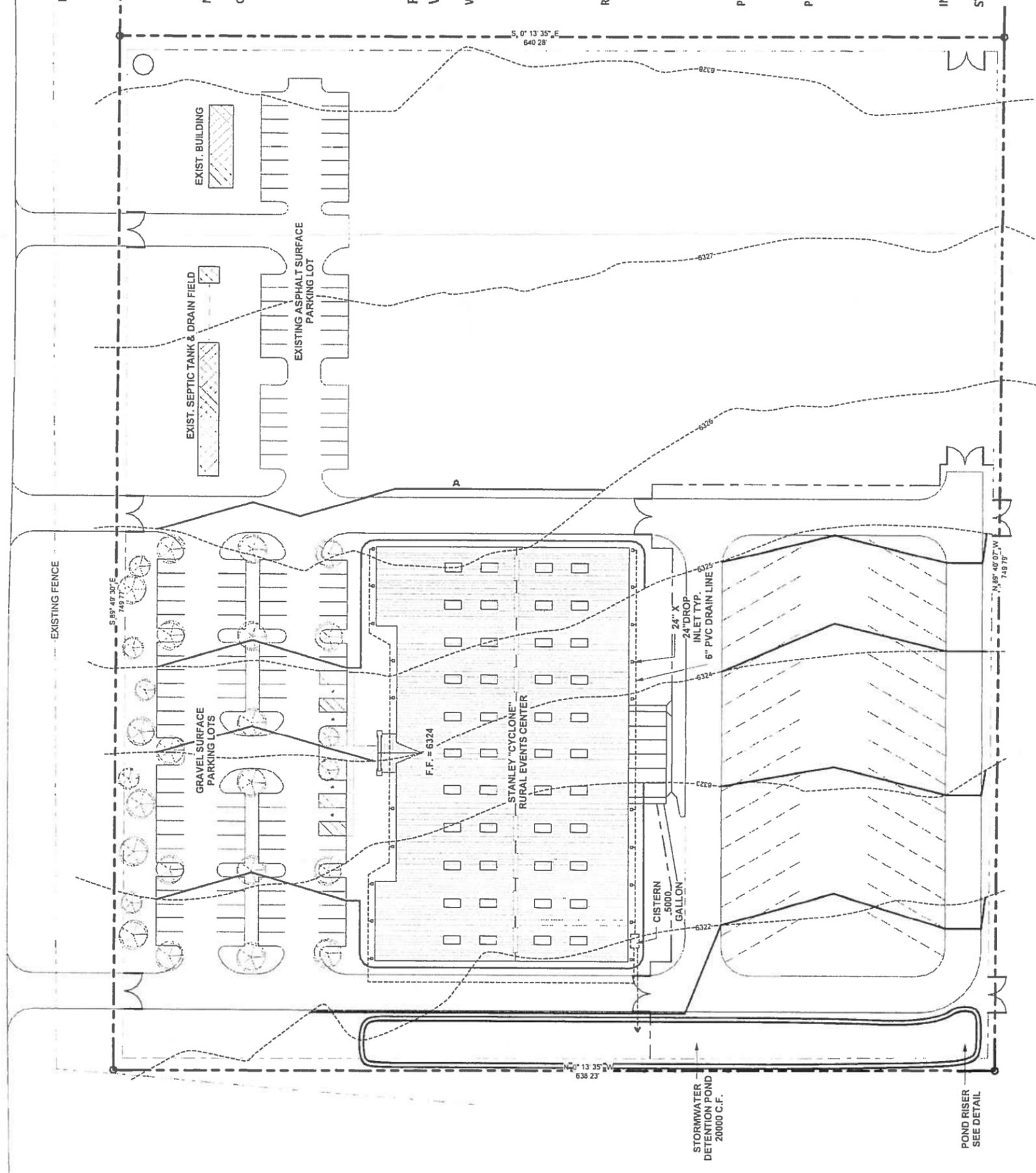
C	I	A (SF)	A (AC)	Q (CFS)	I/12	V (CF)
0.55	3	479247	11.00	18.15	0.25	65,896
<b>TOTAL</b>						65,896

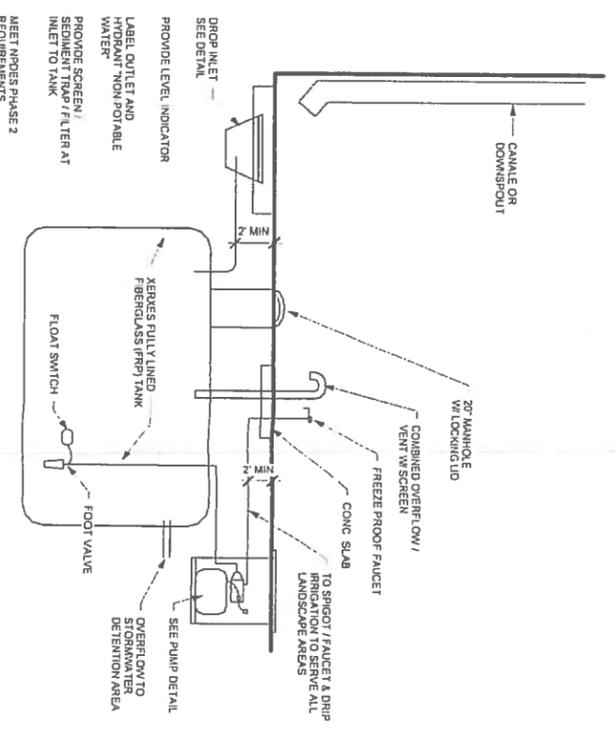
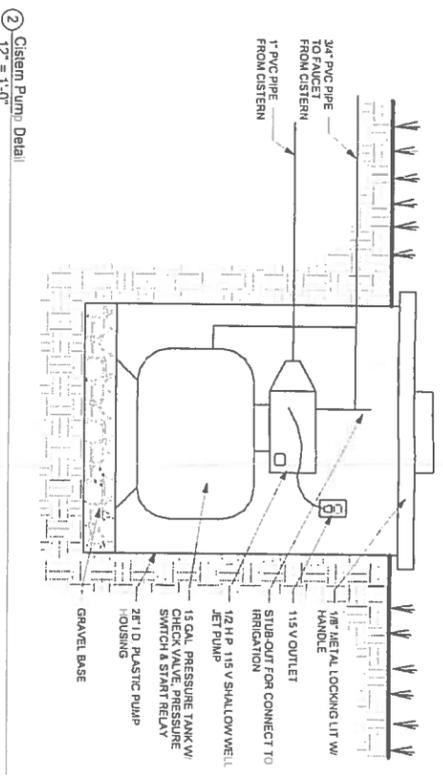
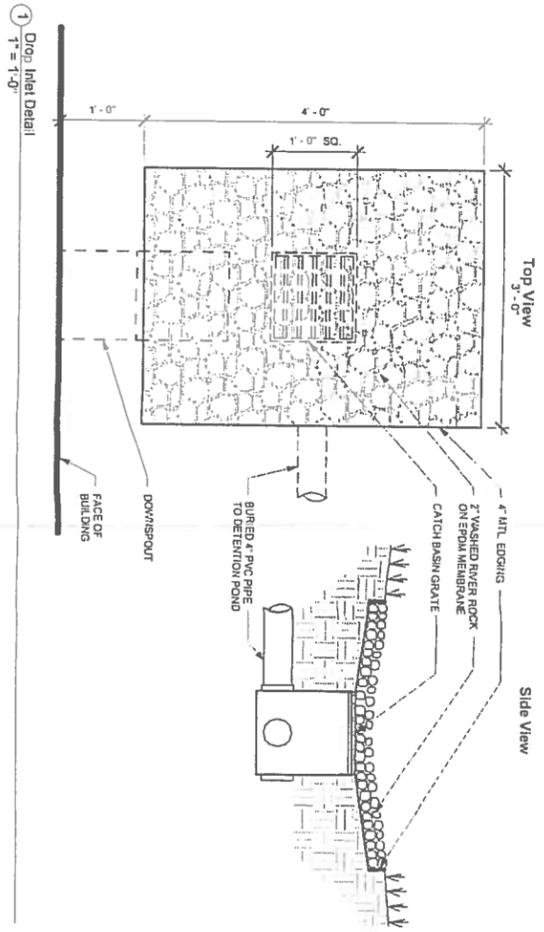
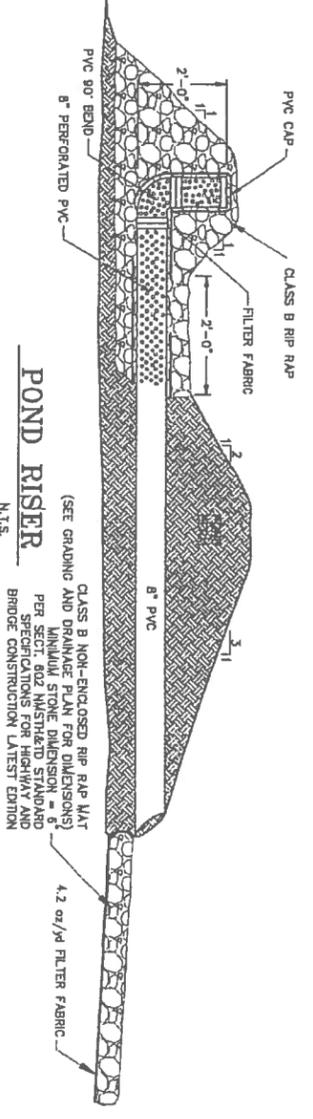
**POST-DEVELOPMENT:**

ROOF	0.95	3	50532	1.16	0.25	12,001
ASPHALT PAVING	0.98	3	19956	0.46	0.25	4,889
GRAVEL SURFACE	0.8	3	90000	2.07	0.25	18,000
LANDSCAPE	0.2	3	500	0.01	0.25	25
NATIVE SOIL	0.55	3	318259	7.31	0.25	43,761
<b>TOTAL</b>						78,676

INCREASE IN RUNOFF VOLUME (PONDING REQUIRED)

STORMWATER DETENTION PROVIDED





<p><b>Water Harvesting Details</b></p> <p>Scale: As Indicated</p> <p><b>C3</b></p> <p>NBC - 20</p>	<p><b>Stanley Cyclone Center Arena</b></p> <p>Santa Fe County</p>		<p><b>LORN TRYK ARCHITECTS</b></p> <p>206 McKenzie, Suite F2                  Santa Fe, New Mexico 87501</p> <p>Telephone: 505-982-5340    Fax: 505-982-5393                  E-Mail: mail@ltryk.com</p>
Date: _____ Issue Date: _____ Revision: 3/6/2014 8:30:50 PM Drawn by: AKT Checked by: LCT Project number: _____			

LORN TRYK ARCHITECTS  
 206 McKenzie, Suite F2  
 Santa Fe, New Mexico 87501  
 Telephone: 505-982-5340  
 E-Mail: mail@ltryk.com  
 Fax: 505-982-5393

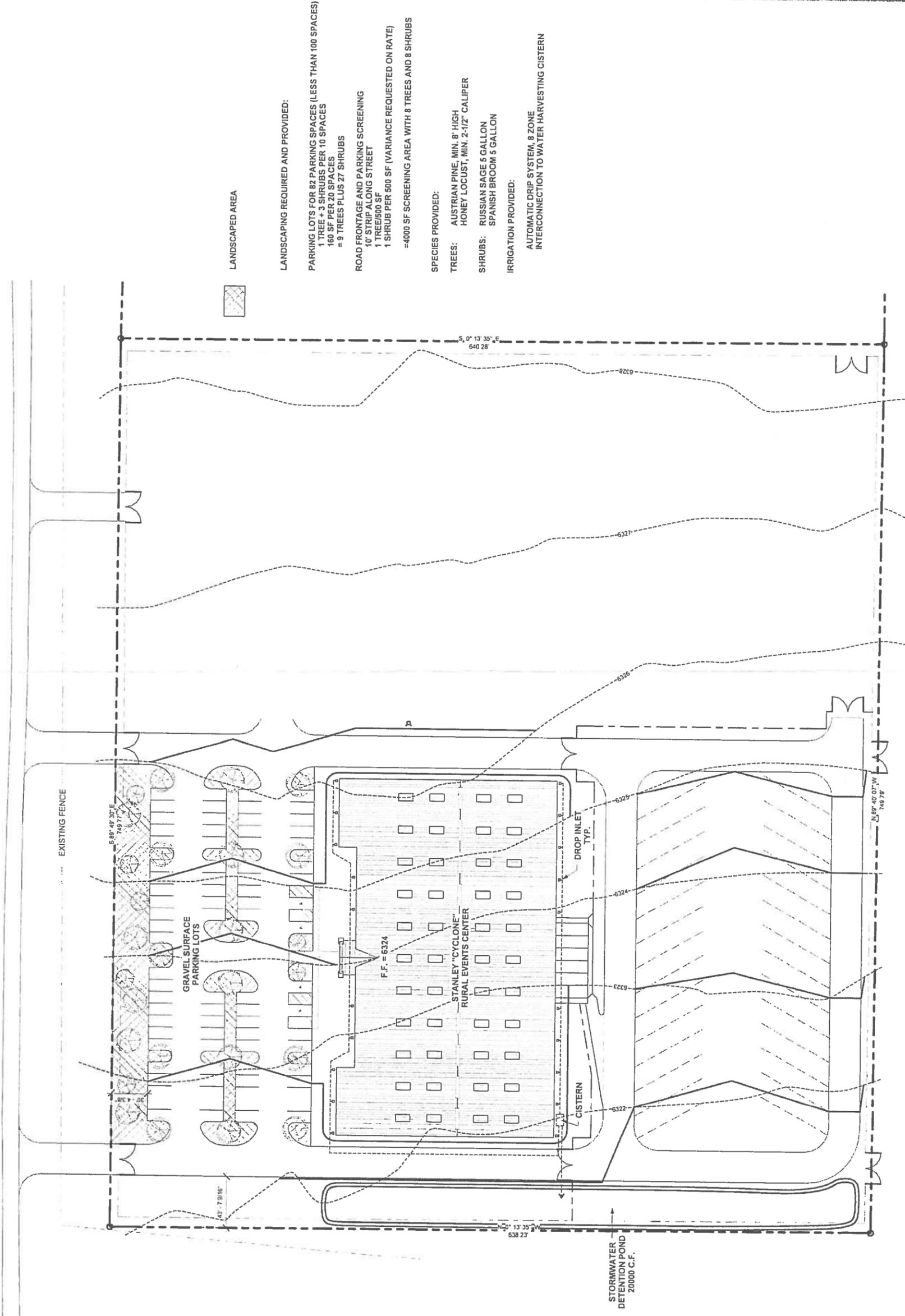


Stanley Cyclone Center Arena  
 Santa Fe County

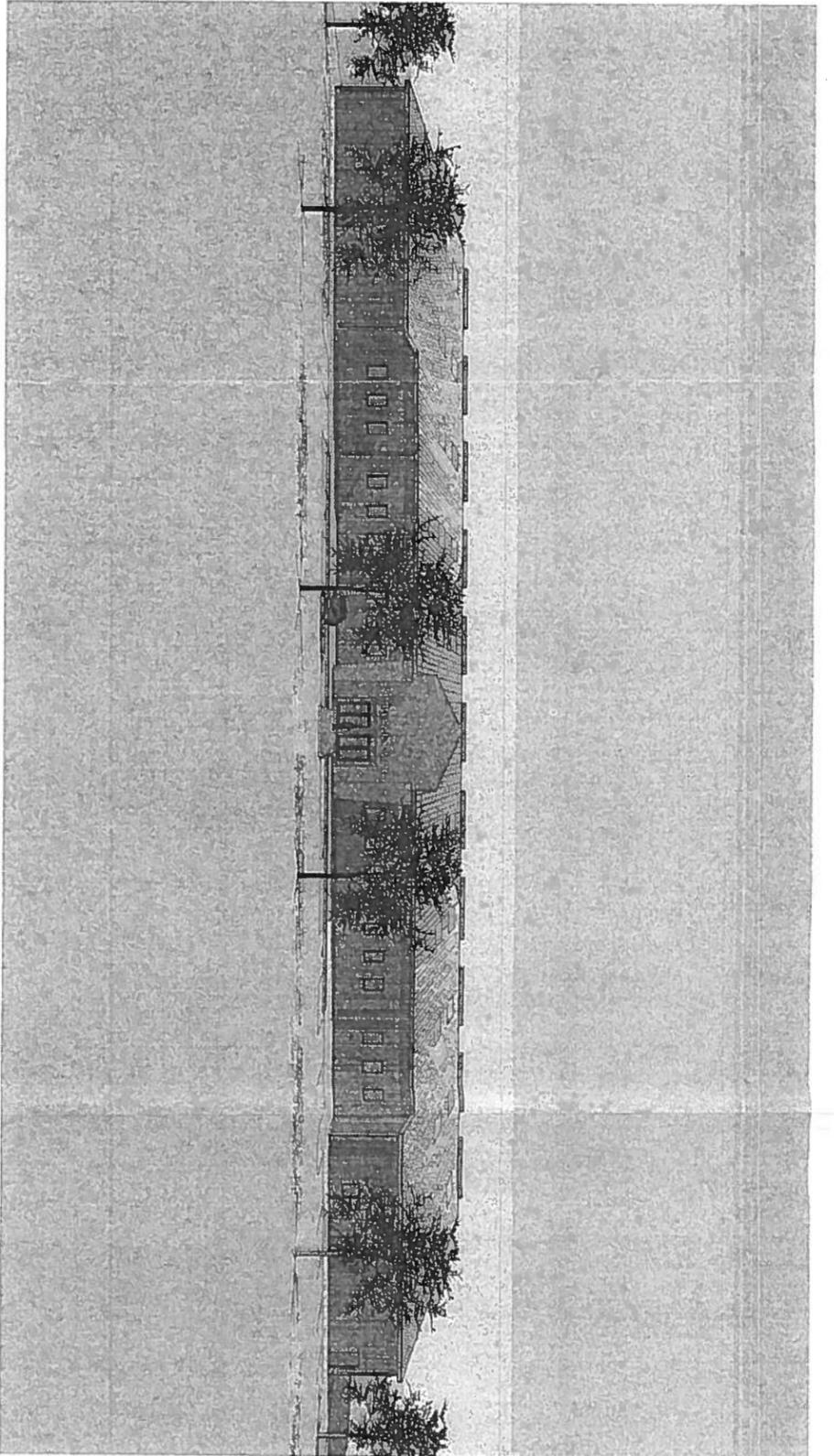
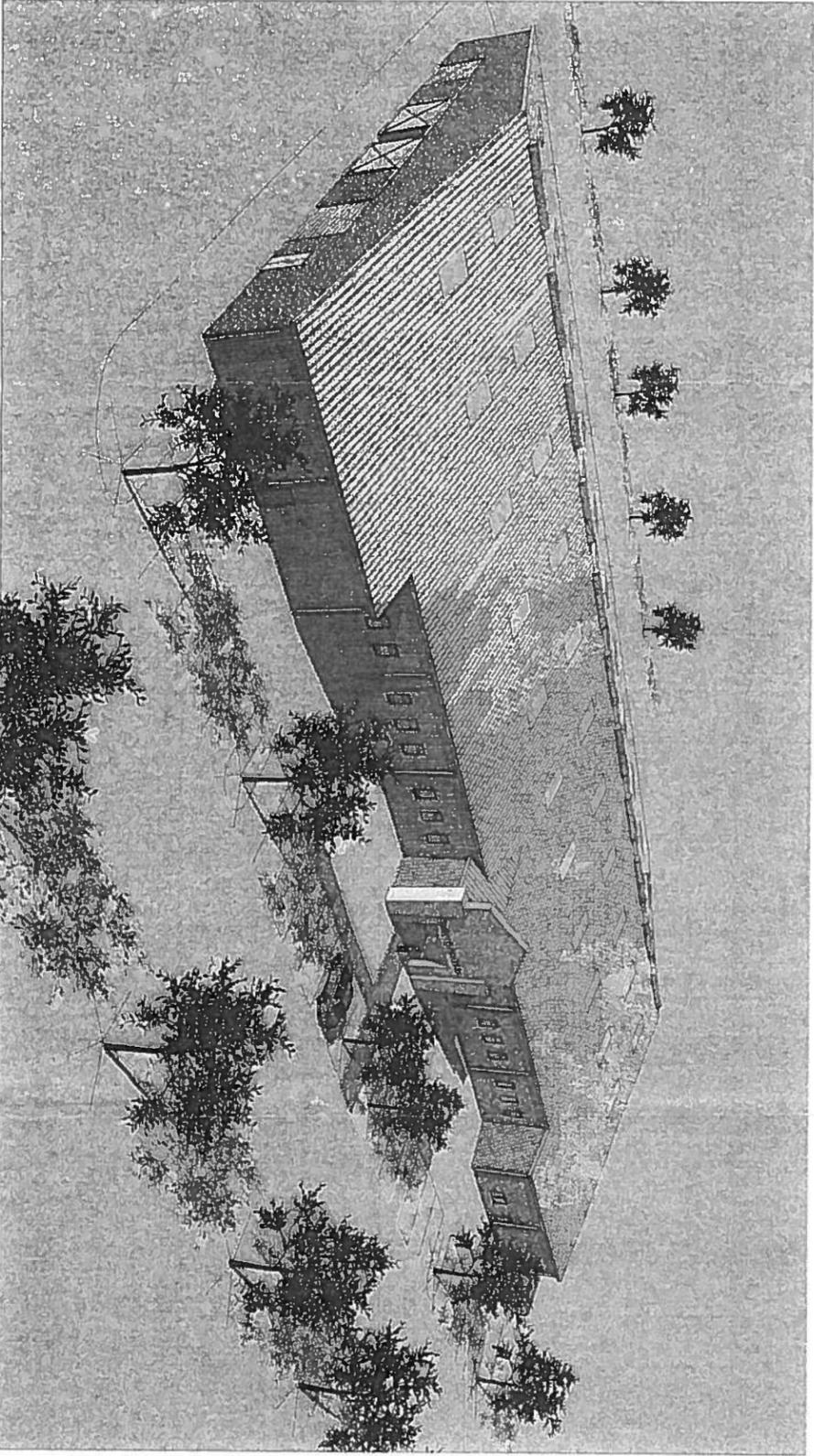
Date	Issue Date
Revision	4/14/2014 10:02:30 AM
Drawn by	AKT
Checked by	LCT
Project number	

Landscape Plan  
 Scale 1" = 40'-0"

L1  
 NBC-2A



1 Landscape Plan  
 1" = 40'-0"



# Stanley Cyclone Center Arena

Santa Fe County

## LORN TRYK ARCHITECTS

206 McKenzie, Suite F2  
Santa Fe, New Mexico 87501

Telephone: 505-982-5340 Fax: 505-982-5393  
E-Mail: mail@ltryk.com



Date Issue Date

Revision  
4/11/2014 10:02:25 AM

Drawn by AKT

Checked by LCT

Project number

3D Views

Scale 1/4" = 1'-0"

A01

NBC-22

LORN TRYK ARCHITECTS  
 206 McKenzie, Suite F2  
 Santa Fe, New Mexico 87501  
 Telephone: 505-982-5340  
 Fax: 505-982-5393  
 E-Mail: mail@ltryk.com

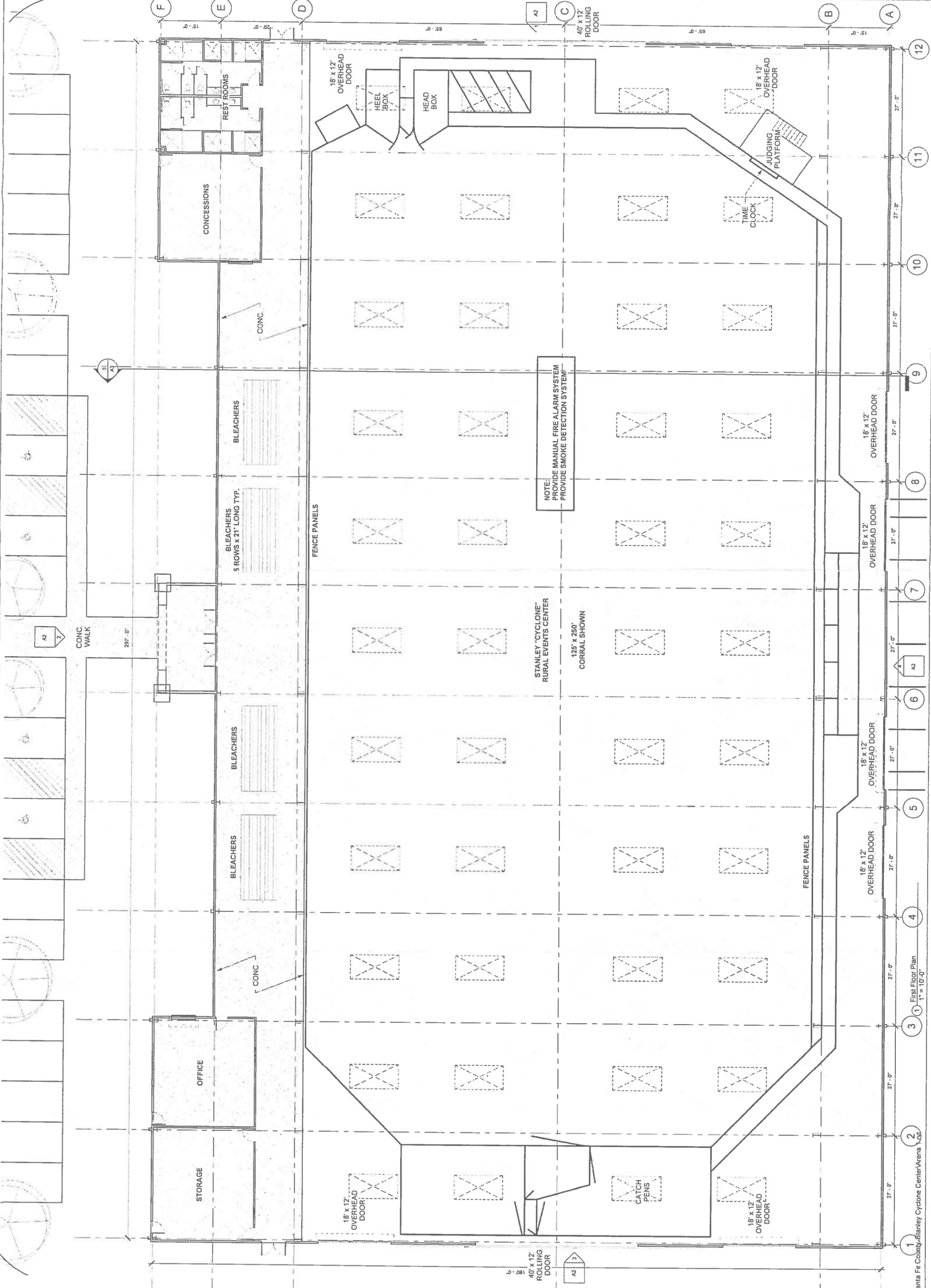


Stanley Cyclone Center Arena  
 Santa Fe County

Date	Issue Date
Revision	3/6/2014 8:30:41 PM
Drawn by	AKT
Checked by	LCT
Project number	

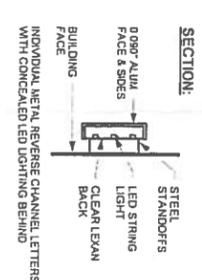
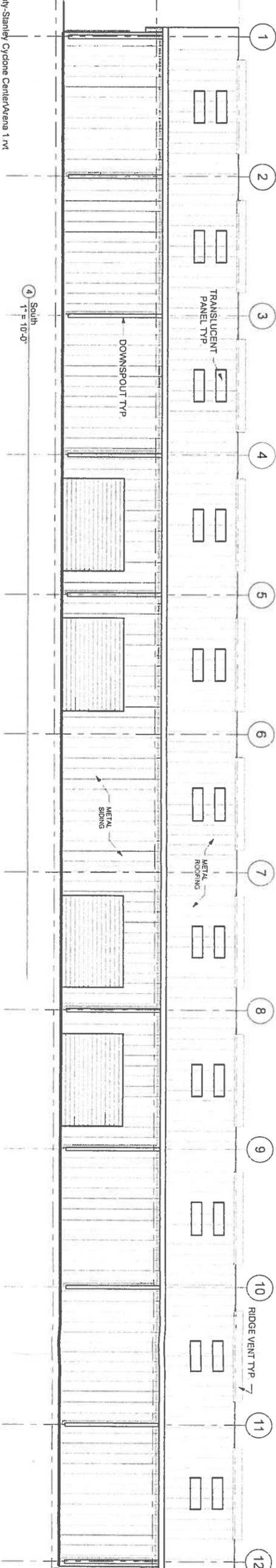
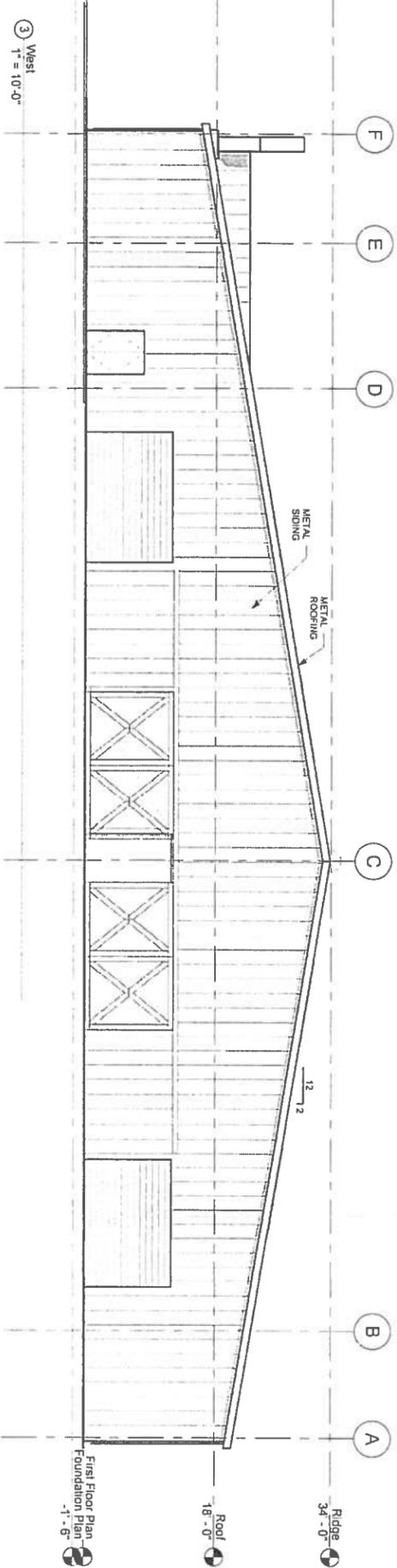
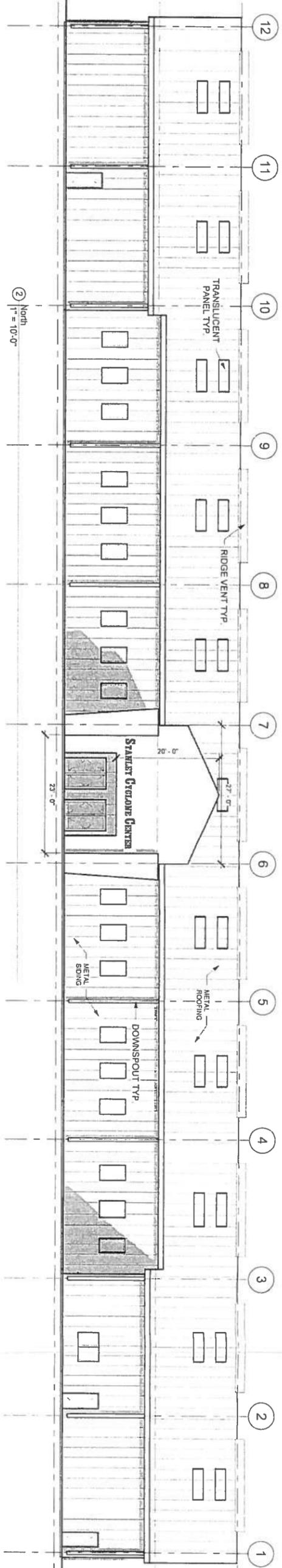
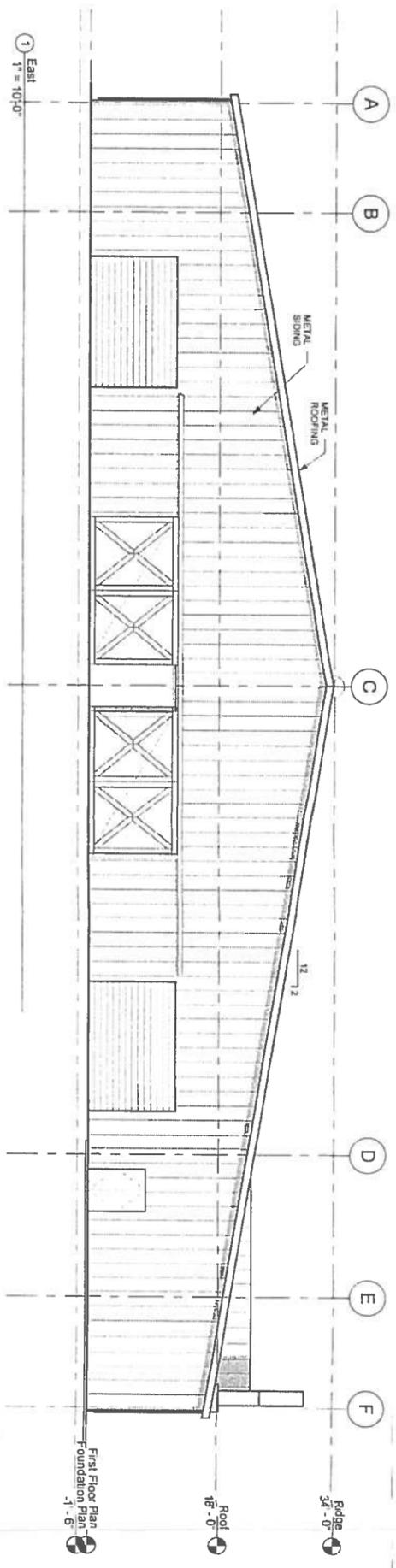
First Floor  
 Plan  
 Scale 1" = 10'-0"

A1  
 NBC-23



NOTE:  
 PROVIDE MANUAL FIRE ALARM SYSTEM  
 PROVIDE SMOKE DETECTION SYSTEM

STANLEY "CYCLONE"  
 RURAL EVENTS CENTER  
 125' x 250'  
 CORRAL SHOWN

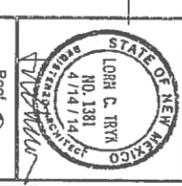


# STANLEY CYCLONE CENTER

5 Sign Detail  
3/8" = 1'-0"

3 West  
1/8" = 10'-0"

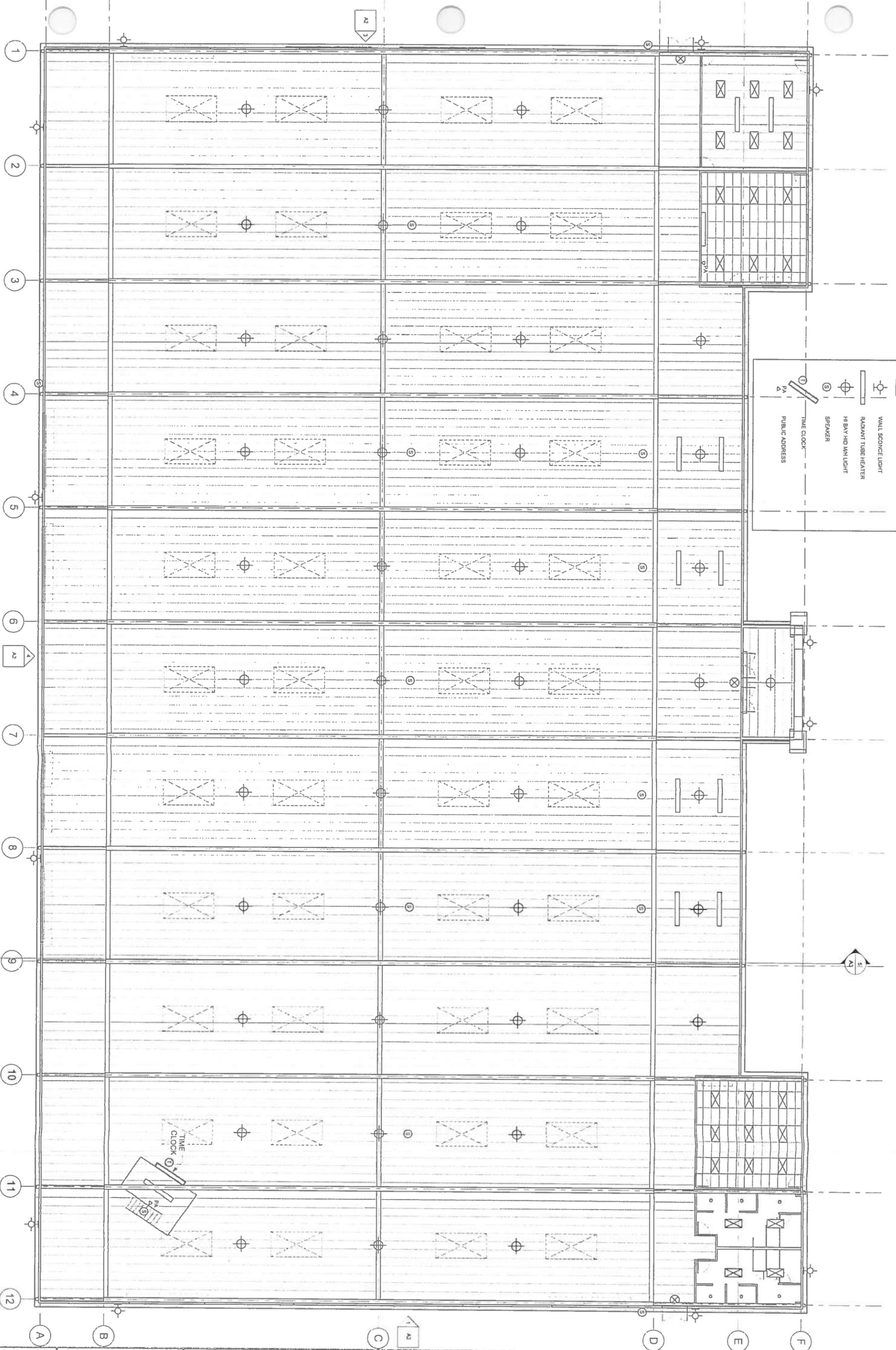
**LORN TRYK ARCHITECTS**  
 206 McKenzie, Suite F2  
 Santa Fe, New Mexico 87501  
 Telephone: 505-982-5340 Fax: 505-982-5393  
 E-Mail: mail@ltryk.com



**Stanley Cyclone Center Arena**  
 Santa Fe County

Revision	41142014 1002 27 AM
Date	
Issue Date	
Drawn by	AKT
Checked by	LCT
Project number	
Ridge	34'-0"
Roof	18'-0"
Scale	As Indicated
State	As Indicated
First Floor Plan Foundation Plan	-1'-6"
NBC-24	





**LEGEND:**

- EXIT / EMERGENCY LIGHT
- 2x2 LAMP 1.5 TROFFER LIGHT
- WALL SCONCE LIGHT
- RADIANT TUBE HEATER
- HI BAY MID Wm LIGHT
- SPEAKER
- TIME CLOCK
- PUBLIC ADDRESS

<p>Scale 1" = 10'-0"</p> <p><b>Reflected Ceiling Plan</b></p> <p>A4</p> <p>NBC-210</p>	<p><b>Stanley Cyclone Center Arena</b></p> <p>Santa Fe County</p>	<p><b>LORN TRYK ARCHITECTS</b></p> <p>206 McKenzie, Suite F2 Santa Fe, New Mexico 87501</p> <p>Telephone: 505-982-5340 Fax: 505-982-5393 E-Mail: mail@ltryk.com</p>	<p>STATE OF NEW MEXICO LORN C. TRYK NO. 1381 3/7/14 REGISTERED ARCHITECT</p>	<p>Date: _____ Issue Date: _____</p> <p>Revision: 3/8/2014 8:34:43 PM</p> <p>Drawn by: ACT</p> <p>Checked by: LCT</p> <p>Project number: _____</p>
--	---	---	--	--

A5

NBC-27

Scale 1/2" = 1'-0"

### Enlarged Restroom Plan

Project number

Checked by LCT

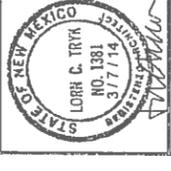
Drawn by AKT

Revision 3/8/2014 8:30:46 PM

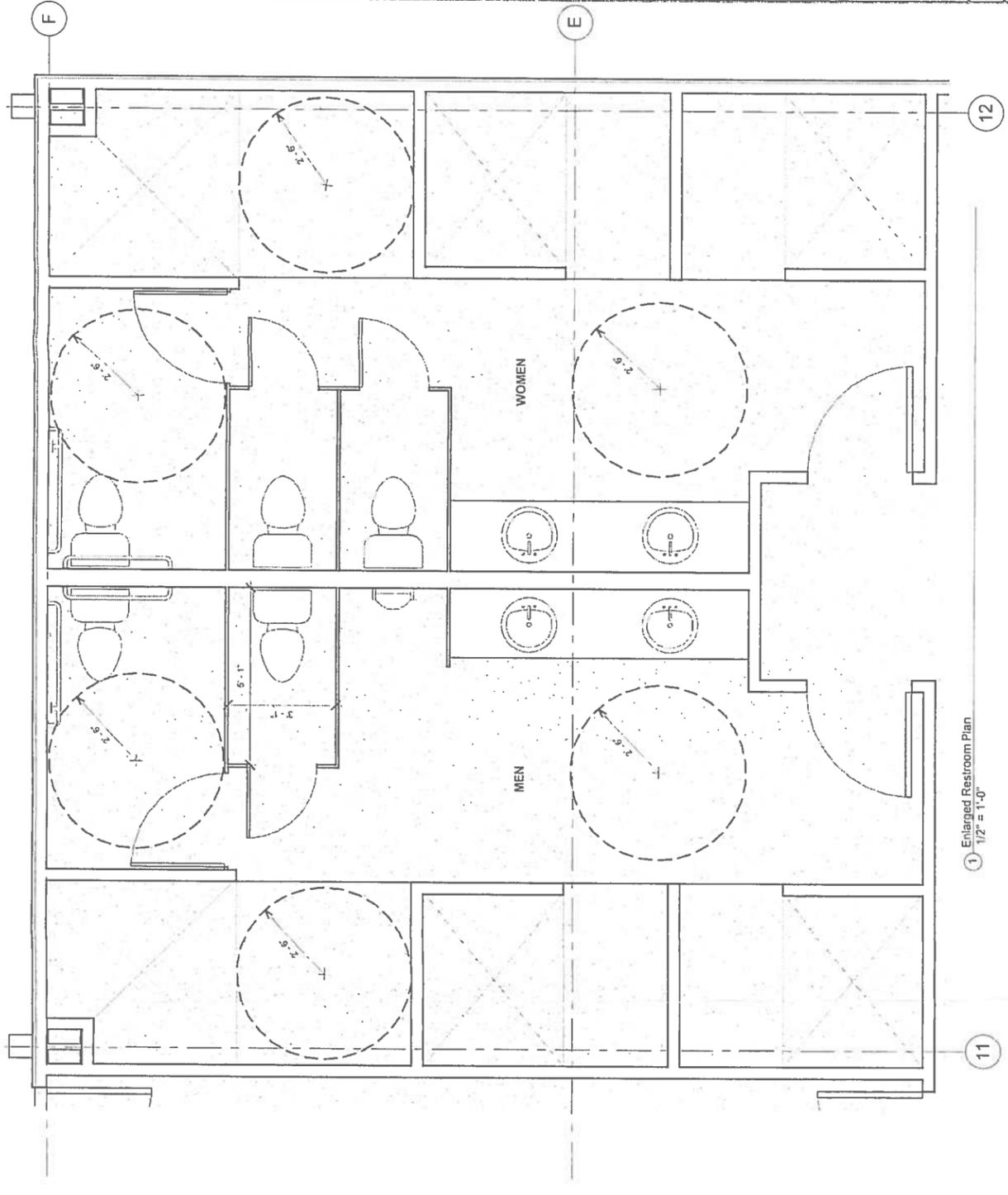
Issue Date

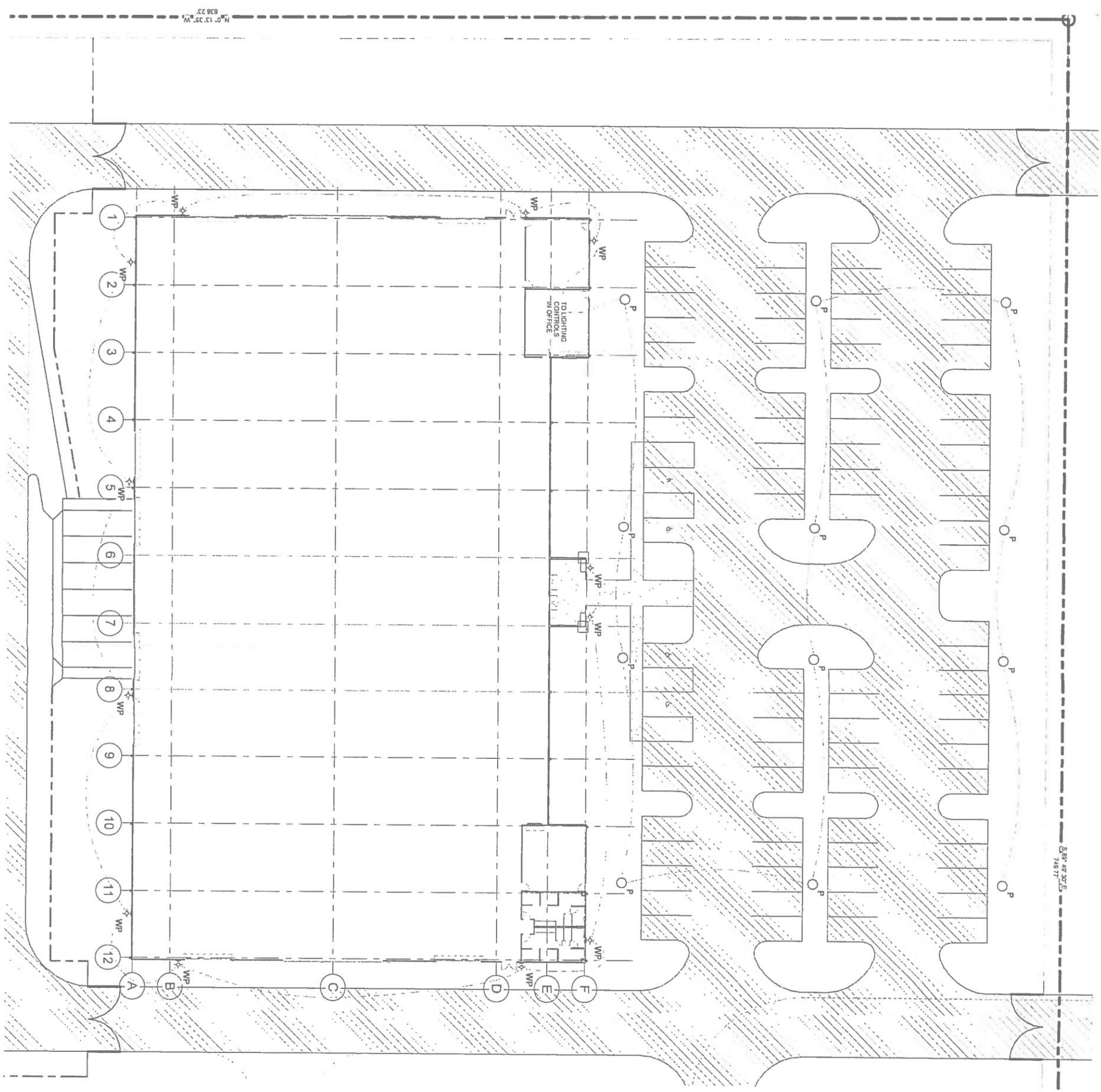
Santa Fe County

## Stanley Cyclone Center Arena



LORN TRYK ARCHITECTS  
206 McKenzie, Suite F2  
Santa Fe, New Mexico 87501  
Telephone: 505-982-5340  
E-Mail: mail@ltryk.com  
Fax: 505-982-5393





1 Site Lighting Plan  
1" = 20'-0"

- SITE LIGHTING LEGEND:**
-  **WP** MCGRAW EDISON  
IMPACT ELITE LED  
TRAPEZOID WALL LIGHT  
FULL CUTOFF
  -  **P** MCGRAW EDISON  
GLEASON GALLERON LED  
3597 LUMEN FULL CUTOFF  
HORIZONTAL LUMINAIRE  
ON 16" SQUARE POLE

<p>Scale 1" = 20'-0"</p>	<p>Site Lighting Plan</p>	<p><b>Stanley Cyclone Center Arena</b></p> <p>Santa Fe County</p>		<p><b>LORN TRYK ARCHITECTS</b></p> <p>206 McKenzie, Suite F2 Santa Fe, New Mexico 87501</p> <p>Telephone: 505-982-5340 Fax: 505-982-5393 E-Mail: mail@ltryk.com</p>
<p>E1</p>	<p>Drawn by AKT</p> <p>Checked by LCT</p> <p>Project number</p>	<p>Date Issue Date</p> <p>Revision 3/8/2014 8:30:51 PM</p>		

NBC-128





STATE OF NEW MEXICO  
DEPARTMENT OF CULTURAL AFFAIRS  
HISTORIC PRESERVATION DIVISION

Susana Martinez  
Governor

BATAAN MEMORIAL BUILDING  
407 GALISTEO STREET, SUITE 236  
SANTA FE, NEW MEXICO 87501  
PHONE (505) 827-6320 FAX (505) 827-6338

April 22, 2014

Jose E. Larrañaga  
Development Review Team Leader  
County of Santa Fe  
102 Grant Avenue  
P.O. Box 276  
Santa Fe, NM 87504-0276

Re: CDRC Case # FDP 14-5090, Stanley Cyclone Center

Dear Mr. Larrañaga:

Thank you for providing the report, *A Re-evaluation of Site LA 109370 on West Kinsell Avenue, at Stanley, Santa Fe County, New Mexico* (NMCRIIS # 130305), prepared by Townsend Archaeological Consultants in advance of construction of the Stanley Cyclone Center.

I have reviewed the report, and I concur with Townsend Archaeological Consultant's recommendation that LA 109370 is not significant and not eligible for listing in the National Register of Historic Places or the State Register of Cultural Properties. Townsend Archaeological Consultants provided detailed information on the artifacts comprising the site and also found that the site boundaries are much smaller than originally reported in 1995. Based on this information, construction of the Stanley Cyclone Center can proceed and no additional investigations or protections for LA 109370 are necessary.

Please do not hesitate to contact me if you have any questions. I can be reached by telephone at (505) 827-4064 or by email at [michelle.ensey@state.nm.us](mailto:michelle.ensey@state.nm.us).

Sincerely,

Michelle M. Ensey  
Archaeologist

Log: 99050

Email/cc: Scott Rivers, Project Manager, Santa Fe County Public Works Department



NBC-29



STATE OF NEW MEXICO  
OFFICE OF THE STATE ENGINEER  
SANTA FE

Scott A. Verhines, P.E.  
State Engineer

April 8, 2014

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

Mr. Jose E. Larranaga  
Development Review Team Leader  
Santa Fe County  
P.O. Box 276  
102 Grant Avenue  
Santa Fe, NM 87504-0276

**CERTIFIED MAIL**  
**RETURN RECEIPT**  
**REQUESTED**

**Reference: Stanley Cyclone Center**

Dear Mr. Larranaga:

On March 11, 2014 the Office of the State Engineer (OSE) received a request to provide comments for the Stanley Cyclone Center development plan.

The proposal provides an outline for the Stanley Cyclone Center, which will be a county-owned, community-serving facility for housing equestrian events, such as roping, steer wrestling, barrel racing, bull riding and bronc riding. It will also host events for children and young adults, such as those put on by the 4H Club and the FFA programs.

Water will be provided by an existing well that was installed in a previous phase. The developer did not include the well number; therefore this office was not able to verify the permitted water use and whether or not this use is allowed by the OSE permit. The property is located within Section 28, T11N, R9E, in southern Santa Fe County on West Kinsell Avenue in Stanley. The facility will consist of a 51,250 square foot indoor arena with associated parking and utilities.

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

The development plan includes a Request for Development Plan Approval, Variances for Building Height and Landscape Requirements, Water Budget and Plat.

The water budget states that the projected indoor and outdoor water use will be .054 acre feet / year. We concur with the calculations provided in the water budget.

When a subdivision / development plan proposal is received by the OSE, the developer's water demand analysis is reviewed to determine if it is technically correct and reasonable. The OSE also

NBC-30

Stanley Cyclone Center

April 8, 2014

Page 2 of 2

verifies that the appropriate conservation measures are reflected in the analysis. Further, data in the water demand analysis is compared with the data and statements included in the disclosure statement to make sure that they are consistent with each other. Since the disclosure statement was not provided with the applicant's submittal, the technical analysis described above was not performed.

Development Plans are not required (by the Code) to provide the level of detail that is required by the OSE for a water demand analysis. Article VII, Section 6.1 of the Santa Fe County Land Development Code (Code) allows the Santa Fe County Land Use staff to refer development plan to state agencies for review "*if, in the opinion of the County Hydrologist and the Code Administrator, such referrals will provide information necessary to the determination of whether or not a proposed development is in conformance with provisions of this Code*". The OSE recognizes the proactive actions on behalf of the County to solicit the technical opinion of the OSE on this development plan. However, because the proposed development is not formally covered under the New Mexico Subdivision Act, the OSE declines to provide formal comments at this time. We appreciate the opportunity to review the Stanley Cyclone Center.

If you have any questions, please call Emily Geery at 505-827-6664.

Sincerely,



Molly Magnuson, P.E.

Water Use & Conservation/Subdivision Review Acting Bureau Chief

cc: OSE Water Rights Division, Santa Fe Office

NBC-31



Susana Martinez  
Governor

State of New Mexico  
**ENVIRONMENT DEPARTMENT**  
Environmental Health Bureau  
Santa Fe Field Office  
2540 Camino Edward Ortiz  
Santa Fe, NM 87507  
505-827-1840  
[www.nmenv.state.nm.us](http://www.nmenv.state.nm.us)



Ryan Flynn  
Secretary

Butch Tongate  
Deputy Secretary

Tom Blaine  
Director

April 2, 2014

Mr. Jose Larranaga, Development Review Team Leader  
Santa Fe County - Planning & Zoning Department  
P.O. Box 276  
Santa Fe, New Mexico 87504-0276

**RE: CDRC Case #FDP 14-5090 Stanley Cyclone Center**

Dear Mr. Larrañaga;

Thank you for forwarding the liquid waste permit for this property. With the permit in hand, I have again reviewed the **CDRC Case #FDP 14-5090 Stanley Cyclone Center** submittal. My review is based upon information submitted by the applicant, Environment Department files and the State Liquid Waste regulations.

I have reviewed the plan submittal for compliance with the New Mexico Liquid Waste Disposal and Treatment Regulations (20.7.3 NMAC). These regulations are administered by the New Mexico Environment Department (NMED), Environmental Health Bureau.

The submitted plan is for the development of a 51,250 square foot County owned facility for housing equestrian events. The proposed project is to be located on an 11 acre parcel. The submittal states that previous improvements included a well and septic.

The existing liquid waste permit for this location is for an 1,100 square foot office building with a design flow of 250 gallons per day. The existing liquid waste system is not sufficient to meet the needs of the proposed facility.

The submittal does not provide information as to liquid waste disposal for the proposed facility. A complete and proper analysis of liquid waste disposal needs will require the following additional information;

- A liquid waste permit application
- The maximum number of attendees that can be expected at these events.
- Are the Church and the proposed on the same lot?
- Will there be an equestrian wash room
- Number of public restrooms
- A floor plan for the proposed building
- Floor Plans for a concession stand

Mr. Jose Larranaga  
April 2, 2014  
Page 2

Clearly the existing system will not meet the needs of the proposed facility. The final design flow and liquid waste disposal needs will be determined upon application for a permit and its review. The application should be submitted to the NMED Albuquerque field office at 5500 San Antonio Dr. NE.

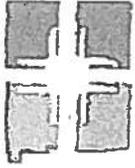
If you have any questions regarding this review of **CDRC Case #FDP 14-5090 Stanley Cyclone Center** or other matters related to this permit, please contact me at the number above.

Respectfully submitted,



Robert Italiano, Manager  
Environmental Health Bureau - District II  
New Mexico Environment Department  
Santa Fe Field Office

NBC-33



New Mexico DEPARTMENT OF  
**TRANSPORTATION**

April 11, 2014

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

Re: CRDC Case #FDP 14-5090 Stanley Cyclone Center

Dear Mr. Larrañaga:

Traffic staff reviewed the Development Plan Report for the above referenced project in Santa Fe County, NM. Coordination with NMDOT and the owner will be needed for larger events which may include traffic control at the intersection of NM 41.

If you have any questions, please feel free to call me at 505-995-7800.

Sincerely,

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

**Susana Martinez**  
Governor

**Tom Church**  
Cabinet Secretary

**Commissioners**

**Pete K. Rahn**  
Chairman  
District 3

**Ronald Schmeits**  
Vice Chairman  
District 4

**Dr. Kenneth White**  
Secretary  
District 1

**Robert R. Wallach**  
Commissioner  
District 2

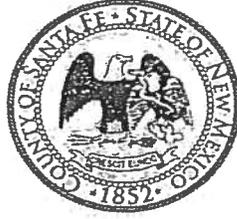
**Butch Mathews**  
Commissioner  
District 3

**Jackson Gibson**  
Commissioner  
District 6

Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

## Santa Fe County Fire Department Fire Prevention Division

### Official Development Review

Date	4/9/2014		
Project Name	Stanley Cyclone Center		
Project Location	West Kinsell Avenue in Stanley		
Description	Community Service Facility	Case Manager	Jose Larranaga
Applicant Name	Santa Fe County	County Case #	FDP 14-5090
Applicant Address	105 Grant Ave.	Fire District	Stanley Fire Dept.
	Santa Fe, NM 87501		
Applicant Phone	505-986-6296		
Review Type:	Commercial <input checked="" type="checkbox"/>	Residential <input type="checkbox"/>	Sprinklers <input type="checkbox"/>
	Master Plan <input type="checkbox"/>	Preliminary <input type="checkbox"/>	Final <input checked="" type="checkbox"/>
	Wildland <input type="checkbox"/>	Variance <input checked="" type="checkbox"/>	Hydrant Acceptance <input checked="" type="checkbox"/>
Project Status:	Approved <input type="checkbox"/>	Approved with Conditions <input checked="" type="checkbox"/>	Denial <input type="checkbox"/>
		Inspection <input type="checkbox"/>	Lot Split <input type="checkbox"/>

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

#### Fire Department Access

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

Any walking trail system proposed for this development shall have a trail identification number or name and be marked with a number every 1/10<sup>th</sup> of a mile (528 feet) for the purpose of expediting emergency response.

- Fire Access Lanes

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

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

No off-site parking shall be allowed and shall be marked accordingly as approved by the Fire Marshal.

- **Roadways/Driveways**

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

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Driveway, turnouts and turnarounds shall be County approved all-weather driving surface of minimum 6" compacted base course or equivalent. Minimum gate and driveway width shall be 20' and an unobstructed vertical clearance of 13'6".

- **Street Signs/Rural Address**

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

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

All access roadway identification signs leading to the approved development area(s) shall be in place prior to the required fire hydrant acceptance testing. Said signs shall remain in place in visible and viable working order for the duration of the project to facilitate emergency response for the construction phase and beyond.

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

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

- **Slope/Road Grade**

Section 902.2.2.6 Grade (1997 UFC) *The gradient for a fire apparatus access road shall not exceed the maximum approved.*

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

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

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

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

All gates on a public way shall be operable by means of a key or switch, which is located in a Knox Lock entry system, keyed to the Santa Fe County system. Details, information and forms are available from the Fire Prevention Division

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

## **Fire Protection Systems**

- **Water Storage/Delivery Systems**

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

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

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

The minimum required water storage for fire protection shall be determined as more information becomes available. Phasing of this project will determine what additional fire protection or water storage may be required as additional buildings are added.

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

The water system and hydrants shall be in place, operable and tested prior to the start of any and all building construction. It shall be the responsibility of the developer to notify the Fire Prevention Division when the system and hydrants are ready to be tested.

The water storage system shall incorporate a tank water level monitoring system to enable visually determining the level of the water in the storage tank.

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

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

▪ **Hydrants**

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

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

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

All fire hydrants shall be spaced so that the furthest buildable portion of a parcel shall be within one thousand feet (500') as measured along the access route.

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

Supply lines shall be capable of delivering a minimum of 1,000 gpm with a 20-psi residual pressure to the attached hydrants. The design of the system shall be accordingly sized and constructed to accommodate for the associated demands placed on such a system through drafting procedures by fire apparatus while producing fire flows. The system shall accommodate the operation of two pumping apparatus simultaneously from separate locations on the system. Final design shall be approved by the Fire Marshal.

All hydrants shall have NST ports, as per the County thread boundary agreement.  
No building permits shall be granted until such time as the fire hydrants have been tested and approved by the Santa Fe County Fire Marshal.

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

### **Automatic Fire Protection/Suppression**

Automatic Fire Protection Sprinkler systems may be required as per 1997 Uniform Fire, Article 10 Section 1003.2 in accordance with the Building Code as adopted by the State of New Mexico and/or the County of Santa Fe as this development expands or change in the future.

If the above hydrant requirements cannot be met, an Automatic Fire Protection system meeting NFPA 13 requirements shall be installed in each building.

All Automatic Fire Protection systems shall be developed by a firm certified to perform and design such systems. Copies of sprinkler system design shall be submitted to the Fire Prevention Division for review and acceptance prior to construction. Systems will not be approved unless final inspection test is witnessed by the Santa Fe County Fire Department. Fire sprinkler systems shall meet all requirements of NFPA 13 Standard for the Installation of Sprinkler Systems.

### **Fire Alarm/Notification Systems**

Automatic Fire Protection Alarm systems may be required as per 1997 Uniform Fire Code, Article 10 Section 1007.2.1.1 and the Building Code as adopted by the State of New Mexico

and/or the County of Santa Fe. Required Fire Alarm systems shall be in accordance with NFPA 72, National Fire Alarm Code, for given type of structure and/or occupancy use. Said requirements will be applied as necessary as more project information becomes available to this office during the following approval process.

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

#### ▪ Fire Extinguishers

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

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

### Life Safety

Fire Protection requirements listed for this development have taken into consideration the hazard factors of potential occupancies as presented in the developer's proposed use list. Each and every individual structure of a commercial or public occupancy designation will be reviewed and must meet compliance with the Santa Fe County Fire Code (1997 Uniform Fire Code and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code, which have been adopted by the State of New Mexico and/or the County of Santa Fe.

The following bulleted areas will be addressed with specific conditions in subsequent review submittals as the information becomes available.

- Access/Egress
- Signage
- Lighting
- Other

### Hazardous Materials

The following bulleted areas will be addressed with specific conditions in subsequent review submittals or as the information becomes available prior to or upon final inspection at the time of the Certificate of Occupancy as applicable to the building(s) occupancy use.

- Fuel/Flammable Material Storage
- Explosives
- MSDS
- Other

### General Requirements/Comments

- Inspections/Acceptance Tests

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

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

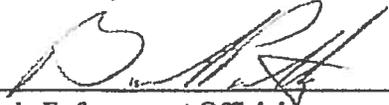
- Permits

As required

### Final Status

Recommendation for Final Development Plan approval with the above conditions applied.

*Buster Patty, Fire Marshal*

  
\_\_\_\_\_  
Code Enforcement Official

4-9-14  
Date

Through: David Sperling, Chief

File: Landuse/Distr./ Project name/mdy

Cy: Jose Larranaga Case Manager, Land Use  
Applican, Santa Fe County  
District Chief, Linda Araya  
File

Daniel "Danny" Mayfield  
Commissioner, District 1

Virginia Vigil  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Liz Stefanics  
Commissioner, District 4

Kathy Holian  
Commissioner, District 5

Kathrine Miller  
County Manager

**PUBLIC WORKS DIVISION  
MEMORANDUM**

**Date:** April 2, 2014

**To:** Jose Larranaga, Land Use Department

**From:** Paul Kavanaugh, Engineering Associate Public Works  
Johnny P. Baca, Traffic Manager Public Works

**Re:** CASE # FDP 14-5090 Stanley Cyclone Center.

---

The referenced project has been reviewed for compliance of the Land Development Code, and shall conform to roads and driveway requirements of **Article V (Subdivision Design Standards) and Section 8.1 (General Policy on Roads)**. The referenced project is located west of New Mexico 41/ Kinsell Avenue West (C.R. 31-A) intersection, and Southwest of Scott Street. The applicant is requesting Development Plan Approval for a 51,250 square foot indoor arena. The applicant is also requesting approval on variances for building height and landscaping requirements.

**Access:**

The applicant is proposing to use three existing accesses off of Kinsell Avenue West to access the 11 acre parcel. At present Kinsell Avenue West is a paved dead end road that varies in width from twelve (12') feet to (24') feet. The Institute of Transportation Engineers (ITE) was used for the trip generation data for traffic impact analysis. While ITE does not have a category directly comparably to this type of facility, trip generation based on the ITE standards for a County Park (412) and Single Office (710) are used. **According to the Institute of Transportation Engineers Trip Generation 2013, Trafficware, LLC the impact of a 6.2 acre park and a one thousand square foot office building generates for a weekday is 5 Peak Hour AM trips and 6 Peak Hour PM trips and 14 total trips for an weekday average daily trips, and Saturday Average Daily Trips generate 75 trips.**

**Conclusion:**

Public Works has reviewed the applicant's submittal and feels that they **can** support the above mentioned project with the following conditions:

- o Applicant shall submit actual Traffic Counts for project for permitting of Phase III, to determine if a Traffic Impact Analysis will be required for the proposed Phase III of the project, however traffic counts shall be conducted at the time of a scheduled event to indicate actual traffic counts, as per Article III, Section 4.4.5 and Article III, Section 4.4.3a.9 of the Land Development Code.

- Applicant must upgrade Kinsell Avenue West to a twenty-four (24') foot driving surface with six (6") inches of compacted base course and four (4") inches of Plant Mix Bituminous Pavement (PMBP) from approximately 400' west of Scotts Place to western property line, as per Article V, Section 8.1.9.h. of the Land Development Code.
- Applicant must maintain thirty (30') foot departure sight triangles at the proposed driveways of the proposed project as per AASHTO design standards within *A Policy on Geometric Design of Highways and Streets* (2004 Edition).
- Applicant shall provide proper drainage for proposed improvements for Kinsell Avenue West Road.
- Applicant must provide the following signage as per Article V, Section 8.1.10 of the Land Development Code;
  - R1-1 (30"x30") Stop sign at the exits of property.
  - R2-1 (24"-30") Speed limit signs (15MPH) on Kinsell Avenue West Road.
  - R7-1 (12"x18") No Parking Anytime for (Kinsell Avenue West Road).
- All signage must meet MUTCD standards.
- Applicant must obtain a Road Construction / Road Cut permit from Santa Fe County Public works as per Article III, Section 2.4.2b.3a.5 and Article V, Section 8.1 of the Land Development Code for improvements to Kinsell Avenue West Road.
- All redlines must be addressed prior to Final Development Plan Approval.

## MEMORANDUM

**DATE:** March 31, 2014

**TO:** Jose Larranaga, Commercial Development Case Manager

**FROM:** John Lovato, Terrain Management

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

**FILE REF:** CDRC CASE # FDP 14-5090 / Stanley Cyclone Center

---

### REVIEW SUMMARY

The referenced project has been reviewed for compliance with the Santa Fe County Land Development Code and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance. The request is for Final Development Plan approval to allow for a 51,250 square foot indoor arena with parking and utilities on 11 acres.

### Terrain Management

The site has slopes less than 15% and slopes from northeast to southwest. All cut slopes are less than 2:1 and all fill slopes are 3:1. The request is in conformance of Article VII, Section 3.4.2

### Storm Drainage and Erosion Control:

The Applicant's proposal shows a proposed Grading and Drainage Plan. The Development Plan proposal is required to provide a detention pond for onsite drainage. The proposed facility proposes to place a 20,000 cubic foot detention pond for onsite drainage. The amount of volume required is 12,700 cubic feet. After review of newly disturbed area and the grading and drainage plan, the request is in conformance of Article VII, Section 3.4.6 and Ordinance 2008-10 Flood Damage Prevention and Stormwater Management Ordinance.

NBC-44

Daniel "Danny" Mayfield  
Commissioner, District 1

Miguel M. Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

## MEMORANDUM

DATE: March 17, 2014

TO: Jose Larranaga, Development Review Team Leader

FROM: Mathew Martinez, Development Review Specialist

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

FILE REF.: CDRC CASE # VFDP14-5090

---

### REVIEW SUMMARY

#### ARCHITECTURAL, PARKING, LIGHTING, AND SIGNAGE:

The Referenced Project has been reviewed for compliance with the Santa Fe County Land Development Code. The request for Variance, Final Development Plan approval for the Stanley Cyclone Center as a Community Service Facility. The subject property is an 11 acre parcel located at 22 W Kinsell Avenue.

#### PARKING:

The Applicant has proposed a total of 122 parking spaces for the Development. The Applicant has designated 4 spaces for handicap use. All parking spaces shall be defined with striping, wheel stops, parking bumpers, or railroad ties. Staff has determined that the parking element of the Application complies with Article III, section 9 Parking Requirements.

#### ARCHITECTURAL:

The Applicant has submitted Building Elevations. The proposed building is 34 feet height. The proposed building does not meet height requirements set forth in the Land Development Code (24' max). Staff has determined that the Architectural element of the Application does not comply with Article III, Section 2.3.6b of the Land Development Code (**a variance is needed for the requested building height**).

**SIGNAGE:**

The Applicant proposes to utilize a building mounted sign. Staff has determined that the signage element of the Application complies with Article VIII (Sign Regulations).

**LIGHTING:**

The Applicant has submitted a site lighting plan. The Applicant proposes to utilize twelve 16 foot pole lights with full cutoff LED Luminaires along with twelve building mounted lights that will also consist of full cutoff LED Luminaires. Staff has determined that the lighting element of the Application is complete.

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

Daniel "Danny" Mayfield  
*Commissioner, District 1*

Miguel M. Chavez  
*Commissioner, District 2*

Robert A. Anaya  
*Commissioner, District 3*



Kathy Holian  
*Commissioner, District 4*

Liz Stefanics  
*Commissioner, District 5*

Katherine Miller  
*County Manager*

April 27, 2014

To: Jose E. Larrañaga, Commercial Development Case Manager

From: Karen Torres, County Hydrologist

Re: CDRC Case # /FDP 14-5090 Stanley Cyclone Center Final Development Plan  
T11N R9E Section 28.

The requested development was reviewed technical accuracy and compliance with the Santa Fe County Land Development Code for water and liquid waste. The submission was largely compliant with code but a few items are requested for review or installation prior to final plat approval:

1. Specification of water saving fixtures proposed for the facility.
2. Installation of a meter at the well and submission of monthly meter readings is recommended to monitor water usage for this facility. If the use of water does exceed 0.25 acre-feet per year a water availability assessment as required by this code may be necessary.
3. Submission of water quality data as required by the code.
4. Submission of Water Restrictive Covenants for the facility.
5. NMED permit for septic tank.
6. Manure storage and removal plan.

### **Nature of Project**

The applicant is requesting a development permit to expand upon an existing office to include a 51,250 square foot indoor equestrian arena for the current phase and several small show barns and outdoor practice area in a future phase. This facility will be owned and operated by Santa Fe County and is located in Stanley, NM.

The project will be served by an on-site 72-12-1 well for water supply and have proposed a second septic tank to serve the arena.

## Code Requirements

### Article VII, Section 6 - Water Supply Plan

*Article VII, Section 6.2 entitled General Requirements and Submittals for a Water Supply Plan sets forth requirements based on the type and scale of the development. Table 7.4, entitled Required Code Sections for Water Supply, states all non-residential development in which the project uses more than 0.25 acre-feet of water annually or in which the applicant obtains water other than through a well which is permitted under Section 71-12-1 NMSA 1978 as it may be amended, is required to submit a water supply plan which consists of submittals compliant with the following code requirements:*

1. *Article VII, Section 6.4 entitled “Water Availability Assessments”*
2. *Article VII, Section 6.5 entitled “Water Quality”*
3. *Article VII, Section 6.6 entitled “Water Conservation”*
4. *Article VII, Section 6.7 entitled “Fire Protection”*

To assess the need to demonstrate water availability a review of the project water budget was performed. The proposed water budget did not reference the source of data used to estimate indoor use of water but appears to use conservative factors to calculate water usage. A total annual water budget of less than 0.054 acre-foot per year is estimated based on an occupancy of 100 persons for 4 hours 50 times in a year and a presumed installation of water saving fixtures for the arena. An estimated water use of 152 gallons per year for the existing office use instead of well meter reading was offered as part of the water budget which is an extremely low water use. Approximately 5,340 gallons per year is allocated for landscaping to augment water collected via roof top harvesting. No water for livestock or horses, water fountains or the one time filling of fire storage tanks was addressed in the water budget.

Since the occupancy is uncertain demonstration of the installation of water saving fixtures and monthly meter readings is recommended to monitor water usage for this facility. If the use of water does exceed 0.25 acre-feet a water availability assessment as required by this code may be necessary.

#### **Article VII, Section 6.5 entitled “Water Quality”**

No information on water quality was submitted for this development.

#### **Article VII, Section 6.6 entitled “Water Conservation”**

A water budget was submitted but no water restrictive covenants were submitted for review.

## Liquid Waste Disposal

A second septic tank for the arena is proposed but no permit from NMED was submitted for review.

Due to the nature of this facility manure storage and disposal should be addressed by the applicant's agent. New Mexico State University Cooperative Extension has published a guide for manure storage on horse farms, which can be located at <http://www.extension.org/pages/18866/manure-storage-on-horse-farms>, for suggestions on best management practices.

If you have any questions, please feel free to call me at 992-9871 or email at [ktores@co.santa-fe.nm.us](mailto:ktores@co.santa-fe.nm.us)



EXHIBIT  
4



WARNING  
The (2) foot contour data sets are NOT SUITABLE FOR ENGINEERING WORK. These data are appropriate for PLANNING PURPOSES ONLY.

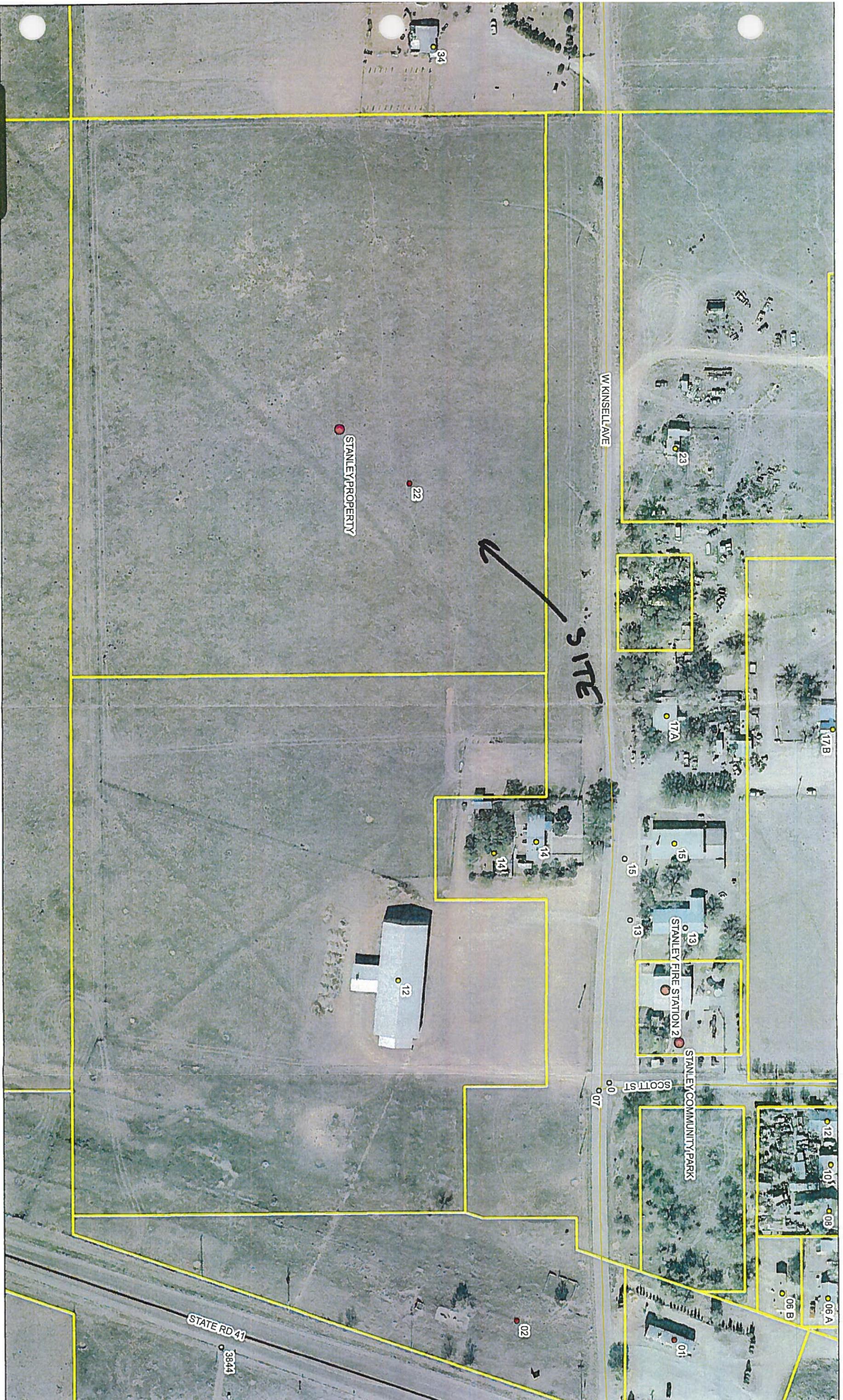
Orthophoto from 2008  
Contour Interval 2 Feet  
This information is for reference only. Santa Fe County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy.



April 17, 2014



NISC-SD





THE BOARD OF COUNTY COMMISSIONERS OF  
SANTA FE COUNTY

ORDINANCE NO. 2010-13

AN ORDINANCE AMENDING ARTICLE III, SECTION 7, COMMUNITY  
SERVICE FACILITIES OF THE SANTA FE COUNTY LAND DEVELOPMENT  
CODE, ORDINANCE 1996-10 FOR THE PURPOSE OF CLARIFYING  
STANDARDS AND SUBMITTAL REQUIREMENTS

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
SANTA FE COUNTY THAT ARTICLE III, SECTION 7 OF THE SANTA FE  
COUNTY LAND DEVELOPMENT CODE, ORDINANCE 1996-10, IS AMENDED  
BY REPLACING THE EXISTING PROVISION WITH THE FOLLOWING:

SECTION 7 – COMMUNITY SERVICE FACILITIES

Community service facilities are facilities which provide service to a local community organization. These may include governmental services such as police and fire stations, elementary and secondary day care centers, schools and community centers, and churches.

7.1 Standards

Community service facilities are allowed anywhere in the County, provided all requirements of the Code are met, if it is determined that:

7.1.1 The proposed facilities are necessary in order that community services may be provided for in the County;

7.1.2 The use is compatible with existing development in the area and is compatible with development permitted under the Code; and

7.1.3 A master plan and preliminary and final development plan for the proposed development are approved.

7.2 Submittals and Review

The submittals and reviews for community service facilities shall be those provided for in Article III, Section 4.4 and Article V, Section 5.2 (Master Plan Procedure) and Section 7 (Development Plan Requirements).



NBC - 51

SANTA FE COUNTY RECORDS 10/28/2010

PASSED, APPROVED, and ADOPTED this 12th day of October, 2010, by the Board of County Commissioners of Santa Fe County.

THE BOARD OF COUNTY COMMISSIONERS  
OF SANTA FE COUNTY

By: [Signature]  
Harry B. Mentoya, Chair

ATTEST:  
[Signature]  
Valerie Espinoza, Santa Fe County Clerk



Approved As To Form:

[Signature]  
Stephen C. Ross, County Attorney



COUNTY OF SANTA FE ) BCC ORDINANCE  
STATE OF NEW MEXICO ) ss PAGES: 2

I Hereby Certify That This Instrument Was Filed for  
Record On The 20TH Day Of October, 2010 at 10:55:33 AM  
And Was Duly Recorded as Instrument # 1614420  
Of The Records Of Santa Fe County

[Signature] Witness My Hand And Seal Of Office  
Valerie Espinoza  
Deputy \_\_\_\_\_ County Clerk, Santa Fe, NM

SFC CLERK RECORDED 10/20/10

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

~~7.1.4 Criteria for development plan phase approval~~

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



7.2 Final Development Plan

7.2.1 Submittals

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

7.2.2 Review

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

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

~~SECTION 8 - SUBDIVISION DESIGN STANDARDS~~

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

~~8.1 General Policy on Roads~~

~~8.1.1 General~~

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



~~2.3.4b Any development site on a ridgetop must be set back from the shoulder toward the crest of a hill or ridge pursuant to Article VII, Section 3.4.1 d. Performance Standards for Development Site.~~

2.3.5 Shared points of ingress and egress to adjacent development sites is encouraged, unless it can be demonstrated that additional or separate access is necessary. Design standards and submittal requirements as set forth in Article III, Section 4.4.3a, for Driveway Access, and Article VII, Section 3.4.4. Roads and Driveways shall be applied.

2.3.6 Height Restrictions for Dwellings or Residential Accessory Structures

2.3.6a. For the purpose of this Section, height means the vertical distance from any point on the upper surface of a building or structure to the natural grade or finished cut grade, whichever is lower, directly below that point.



2.3.6b. The height of any dwelling or residential accessory structure shall not exceed twenty-four feet (24'). The vertical depth of fill materials from the natural grade, with or without retaining walls, shall be considered as a component of the building or structure; this depth shall be included in the determination of building height. Chimneys may extend three feet (3') beyond the height limitation. In addition:

1. The height of any dwelling or residential accessory structure located on land which has a natural slope of fifteen percent (15%) or greater shall not exceed eighteen feet (18'). The vertical distance between the highest point of a building and the lowest point of a building at natural grade or finished cut grade, whichever is lower, shall not exceed thirty feet (30'). The Code Administrator may waive this requirement if the portion of the structure located on land over 15 % slope is incidental to the entire site.
2. On ridgetops as defined in Article X of the Code, only one story buildings are allowed. On ridgetops, the height of any dwelling or residential accessory structure shall not exceed fourteen feet (14'), except one story pitched roof style buildings may be allowed a maximum height of eighteen feet (18') provided such roof can be screened from a public way and pursuant to a site visit and approval of the Code Administrator.
3. Structures for agricultural purposes shall meet the requirements of Article III, Section 1.

~~2.3.6c. Requests for residential accessory structures such as windmills and radio antennas to exceed the maximum height restrictions shall be reviewed for approval by the County Development Review Committee. When an exception to the height restrictions is desired, the applicant shall submit plans for the installation and operation of the accessory structure with a report explaining why the requested height of the structure is necessary for proper function. The County Development Review Committee shall consider: whether the requested structure is reasonably necessary to be on the proposed site; whether the applicant has demonstrated that the requested height is the minimum height necessary for the proposed structure to function properly, not to exceed a maximum height of forty-five feet (45'); and the size of the lot and impact on neighboring properties.~~

2.3.7 Terrain Management

All development of a lot, tract, or parcel shall be done in accordance with the Santa Fe County Land Development Code, Article VII, Section 3. Terrain Management.



e. Maximum Lot Coverage

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

f. Landscaping

→ 4.4.4 f. 1) Purpose and Intent

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

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

- 4.4.4 f. 2) The landscaping requirements of this Code are cumulative; applicants shall meet:
- the standards for minimum area on a development site (Sections 4.4.4 f 4, 9, and 10); plus
  - any required road frontage area (Article III, Sections 4.4.4 f 10 and 13 and Article V, Sections 8.1.4); plus
  - landscaping for parking lots (Sections 4.4.4 f 11), plus
  - landscaping for drainage ponding areas (Article VII, Section 3.4.6 f); and
  - revegetation (Article VII, Section 3.4.5),
- except where specific substitutions or adjustments are provided for in these regulations.

4.4.4 f. 3) Native Vegetation: Preservation

(a) Intent

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

(b) Limitations on grading and clearing.

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

- (3) Cleared or graded areas which are not built on and cut and fill areas shall be revegetated to the approximate original density and type of vegetation existing prior to disturbance. Areas to be used for recreation or park landscaping or rural agricultural uses shall be excluded from this requirement.
- (4) Any transplantable tree that will be displaced by construction shall be the primary source of new vegetation required for screening, buffering or other landscaping purposes. (See Appendix 3.C, incorporated by reference herein for tree preservation and transplanting guidelines.)
- (5) Native trees, shrubs and landscape shall be retained within any designated landscape areas set aside for buffers; retention of the natural vegetation will reduce the requirement for new planting. Native trees which are to be preserved on a development site shall be protected during construction from such hazards as damage by vehicles and equipment compaction of soils, and spills of contaminants by temporary fences or barricades erected at the perimeter of the critical root zone. Permanent installation of such techniques as retaining walls, terracing and tree wells with drainage shall be used to protect trees in areas where significant grade changes are approved.

4.4.4 f. 4) Landscaping Plan

A landscaping plan is required for all new development and shall be presented for review with either the master plan or the preliminary development plan and shall contain the following information:

- (a) a landscaping map drafted to scale describing the lot(s) or parcel(s), the development site, proposed structures and other development, the designated landscape areas, including revegetation areas; private gardens are not included;
- (b) within the designated landscape areas, including revegetation areas, the plan shall locate and label:
  - (1) existing vegetation which will be retained by type and size;
  - (2) existing vegetation which will be transplanted, or removed by type and size; and
  - (3) location, type, and size of plants to be installed;
- (c) all plant material to be retained or installed shall be located and labeled, footprinted according to the spread of the plants at maturity;
- (d) a list of the type and number of plants to be retained and installed, with common and botanical names, showing the existing size of specific trees and plants by approximate width of canopy, spread and caliper or gallon size at time of planting and the size of the plant material at maturity in height and width;
- (e) methods and details for protecting existing vegetation during construction;
- (f) the location and quantity of all other materials to be used as part of the landscape treatment; planting and installation details as necessary to show conformance with all standards;
- (g) a description of the proposed system of irrigation including the use of on-site storm water collection, drip irrigation, recycled water or other systems;
- (h) methods for protecting required landscaping from damage by automobiles and run off containing salts from paved areas;
- (i) the purpose of each plant material to be used, e.g., for screening, ornament, shade or other purpose;

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

4.4.4 f. 5) Landscaping Design Standards

All landscaping shall meet the following requirements:

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

4.4.4 f. 6) Xeriscape Principles: Water requirements shall be reduced by:

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

4.4.4 f. 7) Planting Standards:

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

4.4.4 f. 8) Adjustments

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

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

4.4.4 f. 9) Buffering and Revegetation for Ridgetops and Development Sites with a Natural Slope of fifteen percent (15%) or greater

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

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

4.4.4 f. 10) Landscaping for Road Frontage Areas

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

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

4.4.4 f. 11) Landscaping for Parking Lots

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

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

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

4.4.4 f. 12) Landscape Treatments Shall be Scaled

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

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

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

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

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

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

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

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

4.4.4 h. Outdoor Lighting

1) Purpose

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

2.5 Zoning

In connection with the review of an application for a development permit with respect to matters described in the New Mexico Statutes concerning zoning, the procedures concerning zoning matters set forth in the New Mexico Statutes, as amended from time to time, shall apply in addition to the review procedures provided in the Code. The time limits established in this Article II may be extended if required, in order to comply with the procedures concerning zoning matters.

2.6 Subdivisions

In connection with review of an application for a development permit with respect to matters described in the New Mexico Subdivision Act, as it may be amended from time to time, the procedures for review provided for in Article V of the Code and the New Mexico Subdivision Act shall apply in addition to the review procedures provided in this Article II of the Code. The time limits established in this Article II shall be extended if required in order to comply with the procedures concerning subdivision matters.

2.7 Other Requirements

The time limits set forth in this Article II shall be extended in order to comply with other provisions of the Code providing for time limits in connection with reviews and requirements under the Code.

SECTION 3 - VARIANCES3.1 Proposed Development

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

3.2 Variation or Modification

In no case shall any variation or modification be more than a minimum easing of the requirements.

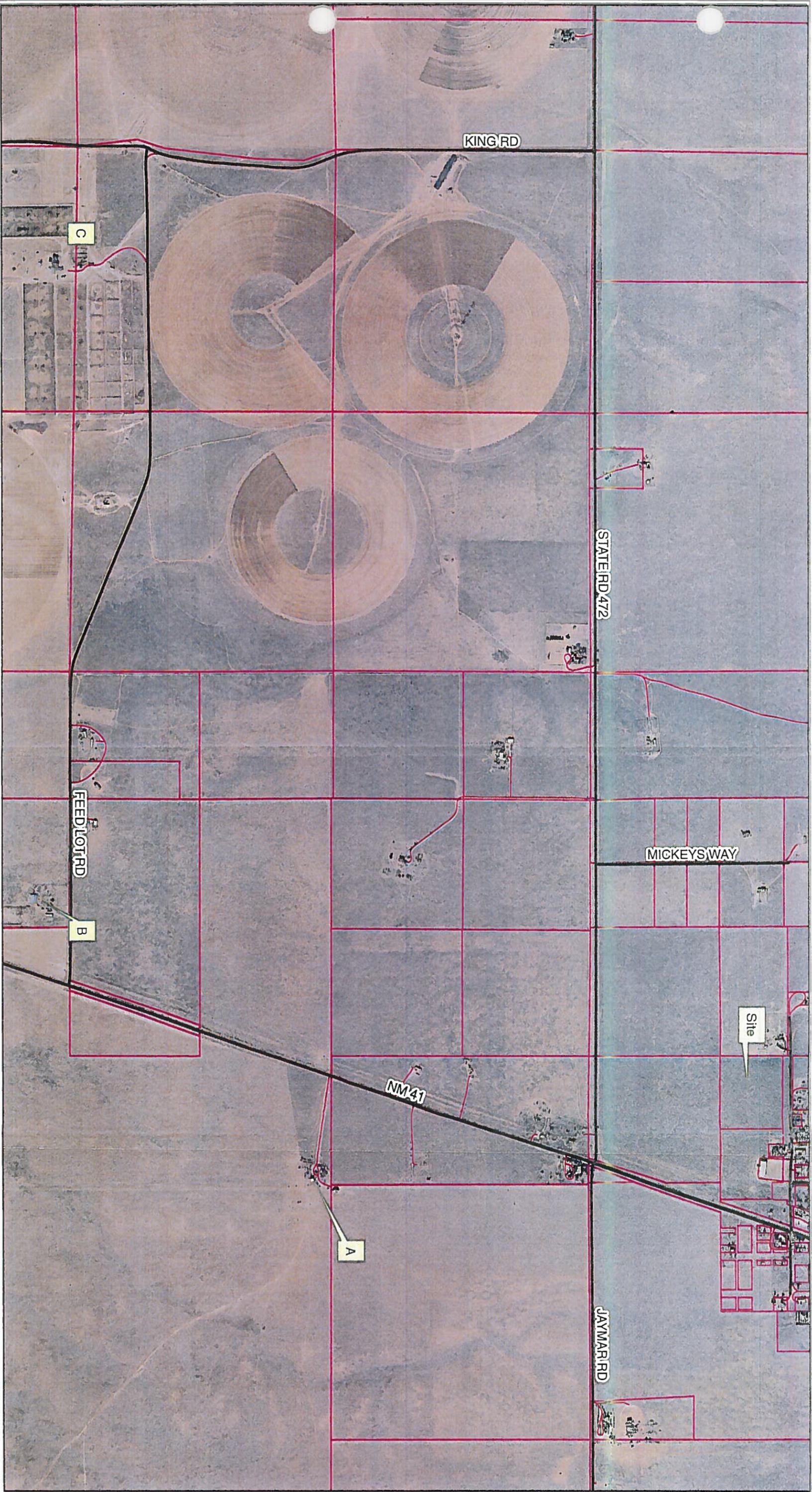
3.3 Granting Variances and Modifications

In granting variances, and modifications, the Board may require such conditions as will, in its judgment, secure substantially the objectives of the requirements so varied or modified.

3.4 Height Variance in Airport Zones

All height variance requests for land located with approach, Transitional, Horizontal and Conical surfaces as described within Map #31-A, incorporated herein by reference, shall be reviewed for compliance with Federal Aviation Administration Regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the





**Legend**

ROADS

DRIVEWAYS

Parcels

1:11,217

1 inch represents 934,783659 feet



2012 Orthophotography  
2 FOOT CONTOURS

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



April 29, 2014

N13C-124

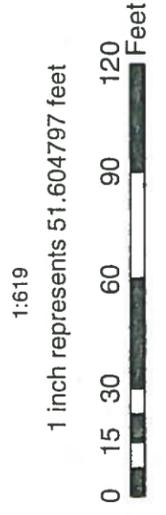
EXHIBIT  
**10**

# A



### Legend

- ROADS
- DRIVEWAYS
- Parcels



2012 Orthophotography  
2 FOOT CONTOURS

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

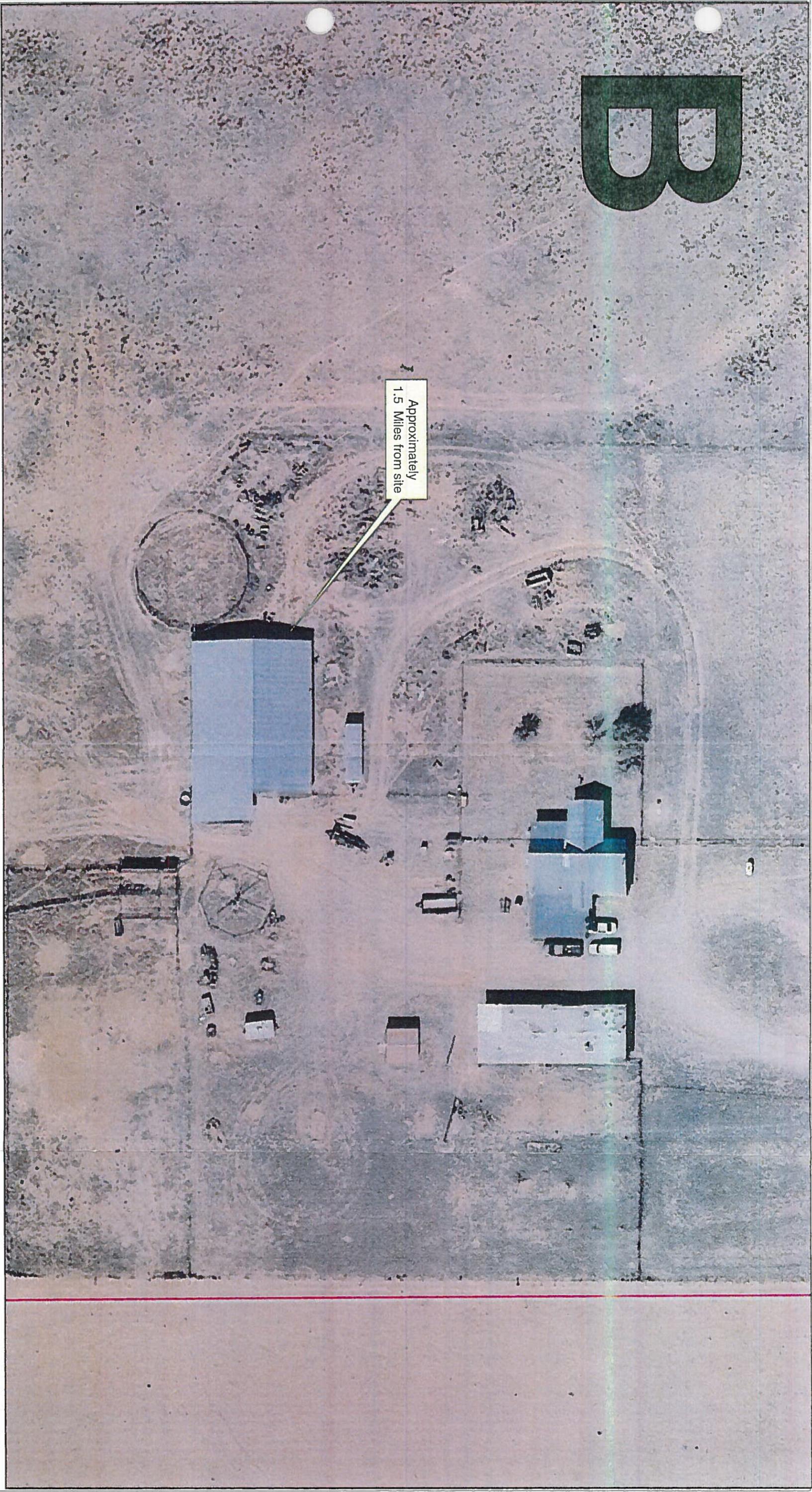


April 29, 2014

NFBC-65

B

Approximately  
1.5 Miles from site



**Legend**

-  ROADS
-  DRIVEWAYS
-  Parcels

1:572  
1 inch represents 47,691.62 feet



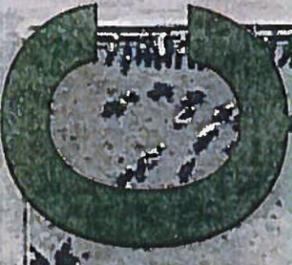
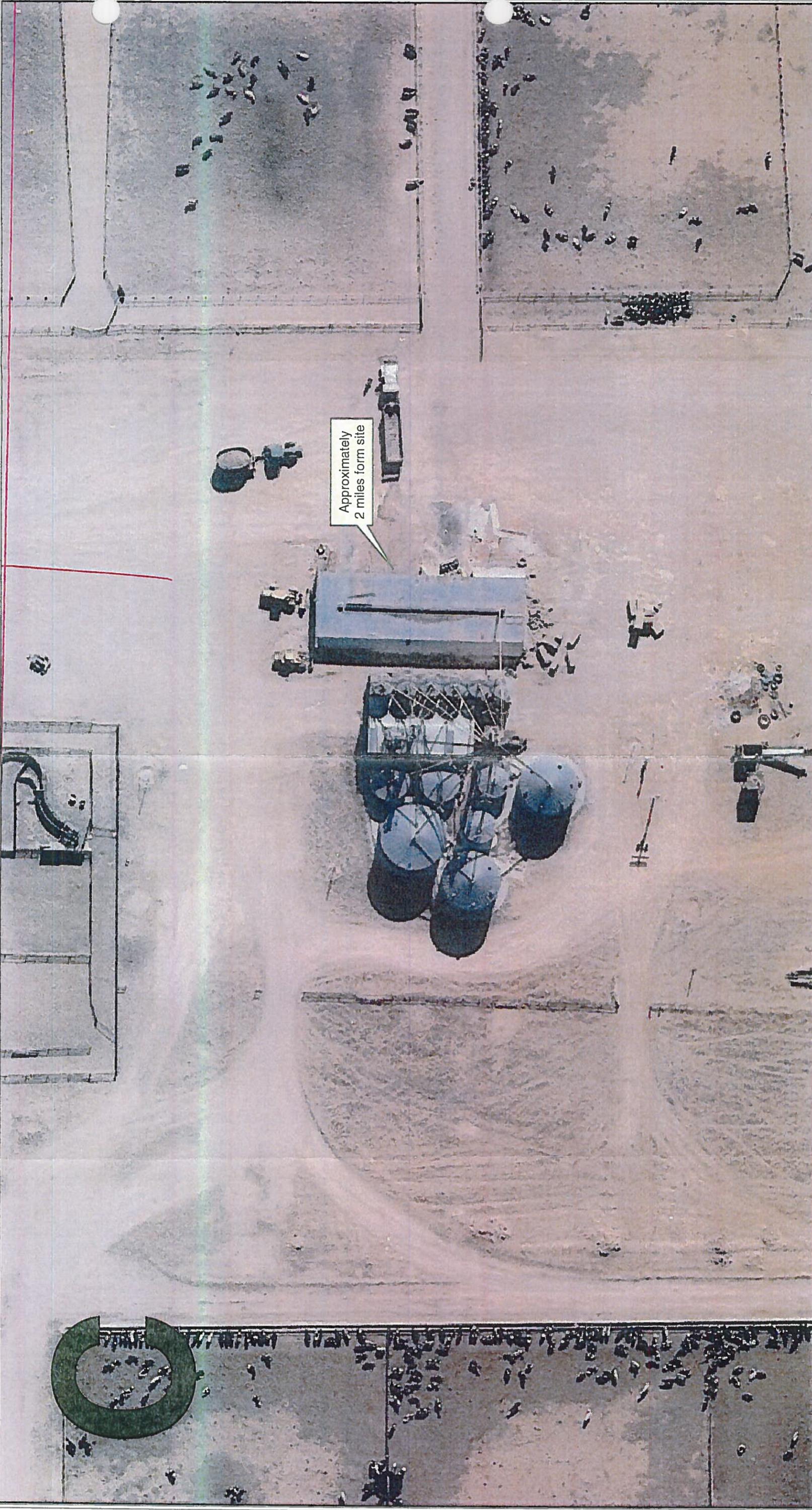
2012 Orthophotography  
2 FOOT CONTOURS

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



April 29, 2014

NBC-tele



Approximately  
2 miles from site

**Legend**

-  ROADS
-  DRIVEWAYS
-  Parcels



2012 Orthophotography  
2 FOOT CONTOURS

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



April 29, 2014

NBC-001

Ms. Vigil said the lots were created by Gilbert's 97 year-old mother and she did not intentionally circumvent the law.

Ms. Brown said if the proposal came forward that the lot left to Gilbert is .75 acre then the variance is not required. If the application also committed to consolidate the remainder into the larger tracts that adjoin then the variance is also not needed.

Ms. Vigil said she understood that but bought the property in good faith and was not willing to give up her property.

Member Booth said the amount of land the Vigils would have to give to Gilbert is very little and the CDRC was trying to help. Ms. Vigil said she has been paying taxes on the land. Ms. Brown said the CDRC is tasked to either approve or deny the variance. If the variance is denied, the applicants can work in private and determine the next step.

There were no other speakers on this case.

Member Anaya moved to deny case V 14-505. Member Martin seconded.

Member Katz said the Vigils may have recourse to get of the some money they paid for the lot back in a settlement accepting a little less land.

The motion passed by unanimous [7-0] voice vote.

- C. **CDRC CASE # V/FDP 14-5090 Stanley Cyclone Center.** Santa Fe County, Applicant, Lorn Tryk (Lorn Tryk Architects), Agent, request Final Development Plan approval to allow a 51,250 square foot structure, to be utilized as an event center for equestrian events, on 11 acres  $\pm$ . The Applicant's request also includes a variance of Article III, Section 2.3.6 (Height Restrictions) to allow the proposed structure to exceed 24 feet in height and a variance of Article III, Section 4.4.4.f (Landscaping) of the Land Development Code. The property is located at 22 West Kinsell Avenue, in Stanley, within Sections 27 & 28, Township 11 North, Range 9 East, (Commission District 3)

Mr. Larrañaga reviewed the staff report as follows:

"The Applicant is requesting Final Development Plan approval for the Stanley Cyclone Center as a Community Service Facility. The Center will consist of a 51,250 square foot indoor arena on 11 acres  $\pm$ . The Stanley Cyclone Center will be a County-owned facility to be utilized for equestrian events such as roping, steer wrestling, barrel racing, bronco riding and bull riding. The Center will also host events for the 4H Club and FFA programs.



“The Applicant is also requesting a variance of Article III, § 2.3.6, Height Restrictions to allow the proposed structure to be constructed 34 feet in height and a variance of Article III, § 4.4.4.f, Landscaping of the Land Development Code.

“The Applicant states: “to achieve a wide span structure, with sufficient internal head room to be utilized as an equestrian facility, the height of the proposed structure is required to be a minimum of 34 feet. Staff response: due to the rural nature of this area and the use of this structure as an equestrian facility, the proposed height of the structure may be considered compatible with existing large buildings in the area which are used for agricultural purposes.

“The Applicant states: “the Land Development Code requires 80 trees and 1,920 shrubs, one shrub per 16 square feet, for a total of 27,294 square feet of planted area, which is 10 percent of the site area; landscape proposed for this site includes 20 trees and 35 shrubs, one shrub per 500 square feet for a total of 7,200 square feet of planted area; a variance is being requested to decrease the 10 percent landscape requirement based on limited water availability. Staff response: the Applicant’s submittal may meet the purpose and intent of the landscape requirements by promoting conservation of water through the use of drought tolerant plant materials and xeriscape techniques.”

Mr. Larrañaga said Building and Development Services staff have reviewed this project for compliance with pertinent Code requirements and have found that the facts presented support the request for Final Development Plan: the facility will provide a community service to the County; the use is compatible with existing development in the area; the use is compatible with development permitted under the Code; the application is in compliance with the County General Plan and Code; the Application, excluding the height and landscaping requirements, satisfies the submittal requirements set forth in the Land Development Code.

Mr. Larrañaga said the review comments from state agencies and County staff have established findings that this Application for Final Development Plan, excluding the height and landscaping requirements, is in compliance with state requirements, Ordinance No. 2010-13 § 7 and § 7.1 Community Service Facilities and Article V § 7.2 Final Development Plan of the Land Development Code. Building and Development Services staff has reviewed the Applicant’s requests and find them to be minimum easing of the law. Staff recommends approval with the following conditions:

1. The Applicant shall comply with all review agency comments and conditions, as per Article V, § 7.1.3.c. Conditions shall be noted on the recorded Final Development Plan.
2. Final Development Plan with appropriate signatures shall be recorded with the County Clerk, as per Article V, § 7.2.2.
3. The request for a variance of the height requirements may be considered a minimal easing of the Code due to the head-room required for the types of activities to be conducted within the structure and to allow the span of the proposed structure. The request for a variance of the landscape requirements may be considered compliant with the purpose and intent of the landscape

requirements by promoting conservation of water through the use of drought tolerant plant materials and xeriscape techniques. The Development Review Committee may recommend to the Board to vary, modify or waive the requirements set forth in Article III, § 2.3.6, Height Restrictions and Article III, § 4.4.4.f, Landscaping of the Land Development Code.

Member Katz asked whether there would sufficient landscaping to screen the building. Mr. Larrañaga said the applicant reduced the number of shrubs and is following the new Sustainable Land Development Code.

Member Gonzales asked whether the height would be allowable under the new code and Mr. Larrañaga said the new code allows up to 36 feet.

Mr. Larrañaga said the plans call for a cistern to collect water onsite for landscaping. An onsite well will provide water for the facility.

Duly sworn, Lorn Tryk project architect, commended staff on the abundance of caution they used in reviewing this project. The cistern is sized for a year's worth of water rather than the usual month's worth. The well water budget contains landscaping as if the cistern were empty and still the water use is less than .25 acre-feet per year.

Mr. Tryk said the building is designed for 30 pounds per square foot snow load and is pre-engineered for wind and snow in Stanley.

There were no other speakers on this case.

Member Katz moved to approve V/FDP 14-5090 with staff conditions. The motion was seconded by Member Booth and passed by unanimous [7-0] voice vote.

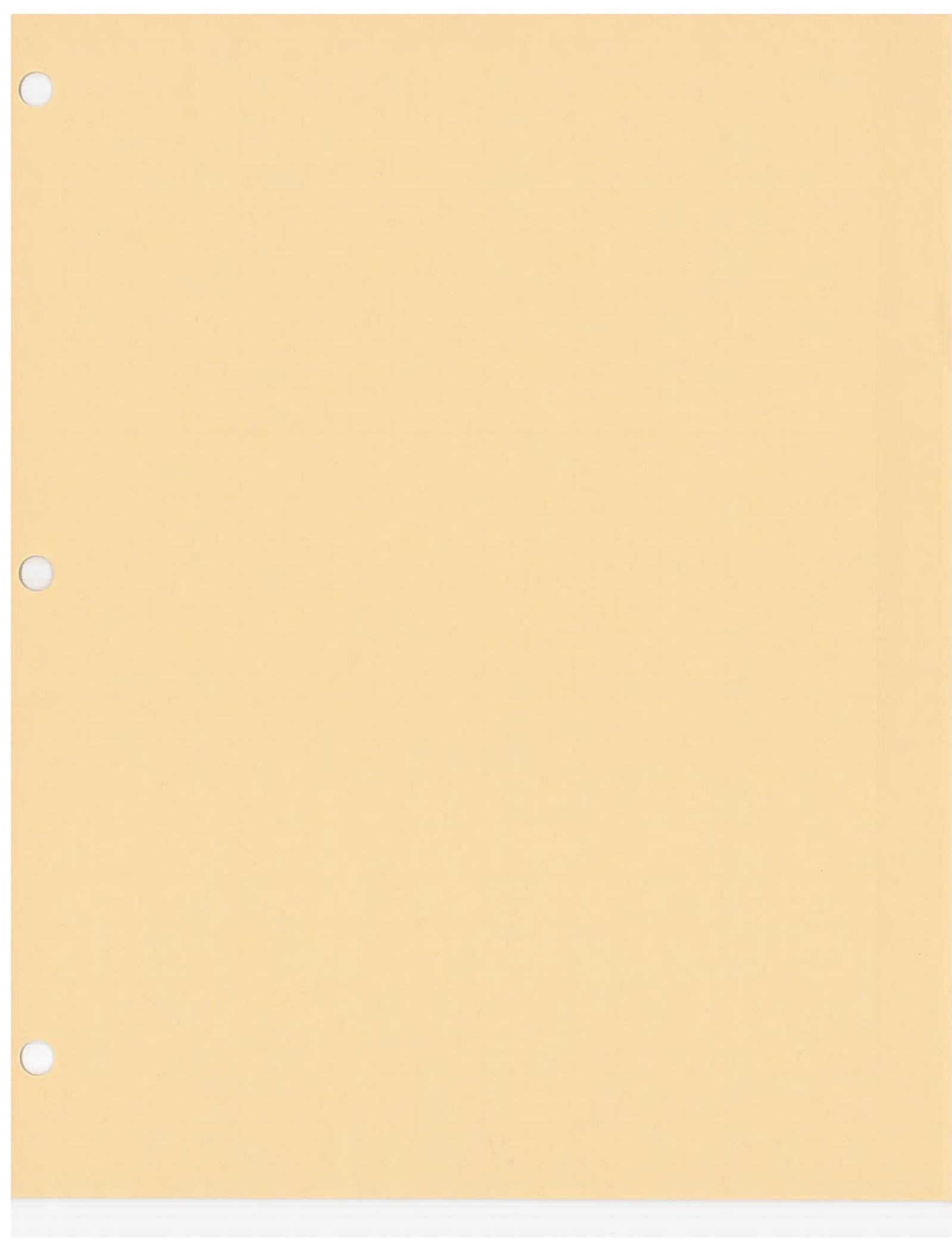
Member Anaya was complimentary of the project that is needed by the youth in southern Santa Fe County.

~~**D. CDRC CASE # S 13-5201 Oshara Village Preliminary and Final Plat and Development Plan: Century Bank, Applicant, Design Engineuity (Lynn Guerrerortiz), Agent, request Preliminary and Final Plat and Development Plan approval for a 5-lot residential subdivision located within Tract C of Oshara Village Phase 1, which consists of 10.41 acres (5 residential lots within Tract C). The property is located on the east side of Richard Avenue, south of I-25, within Section 16, Township 16 North, Range 9 East (Commission District 5)**~~

Mr. Archuleta presented the staff report as follows:

~~“On April 30, 2002, the Extraterritorial Zoning Authority granted Master Plan approval for a mixed-use development known as Oshara Ranch. The development consists of 735 residential units and 1.7 million square feet of commercial space~~







**Daniel "Danny" Mayfield**  
Commissioner, District 1

**Miguel M. Chavez**  
Commissioner, District 2

**Robert A. Anaya**  
Commissioner, District 3



**Kathy Holian**  
Commissioner, District 4

**Liz Stefanics**  
Commissioner, District 5

**Katherine Miller**  
County Manager

**DATE:** May 27, 2014

**TO:** Board of County Commissioners

**FROM:** Miguel "Mike" Romero, Senior Development Review Specialist **(MR)**

**VIA:** Katherine Miller, County Manager *MM 5.27.14*  
Penny Ellis-Green, Growth Management Director  
Vicki Lucero, Building and Development Services Manager *VL*  
Wayne Dalton, Building and Development Services Supervisor *WD*

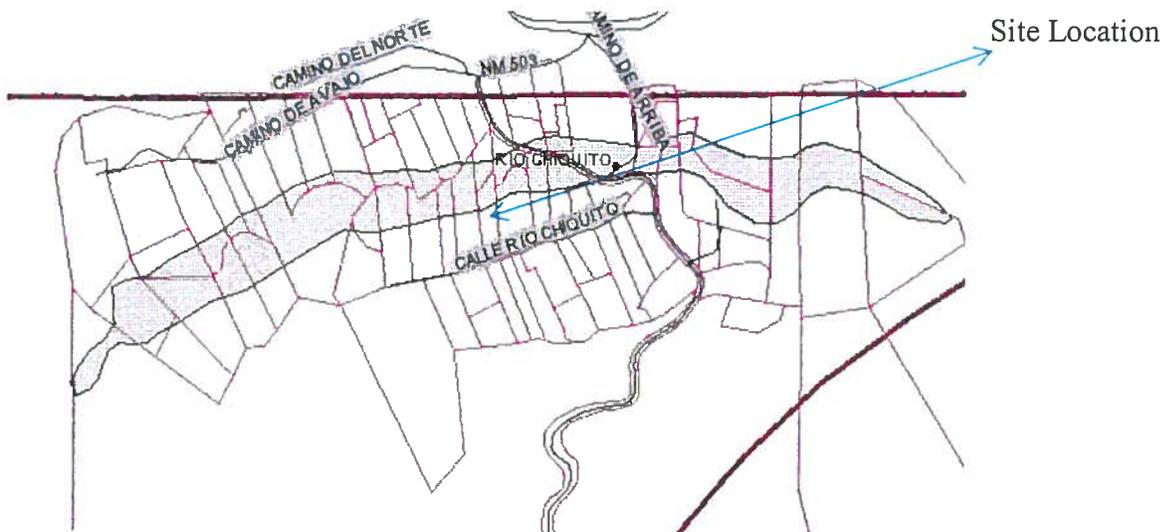
**FILE REF:** CDRC CASE # V14-5050 Lloyd & Magdalena Vigil Variance

**ISSUE:**

Lloyd and Magdalena Vigil, Applicants, request a variance of Article III, Section 10 (Lot Size Requirements) of The Land Development Code to allow a 1.25 acre parcel to be divided into two (2) lots; one lot consisting of 0.614 acres and one lot consisting of 0.637 acres. This request also includes a variance of Article V, Section 8.1.3 (Legal Access) and Article 8.2.1c (Local Roads) of the Land Development Code. The road that services the property (Calle Rio Chiquito) does not meet the specifications of local lane, place or cul-de-sac roads and does not have adequate drainage control necessary to insure adequate access for emergency vehicles.

The property is located at #15 and #16 Calle Rio Chiquito, within Section 5, Township 20 North, Range 10 East (Commission District 1).

**VICINITY MAP:**





## SUMMARY:

The subject lot was created through a Small Holding Claim on November 28, 1925, and is recognized as a legal lot of record consisting of 1.25 acres, which is identified as 5030 Tract 3 Ysidoro Trujillo (Refer to Exhibit 7). The property is currently vacant.

The Applicants request a variance of Article III, § 10 (Lot Size Requirements) of The Land Development Code to allow a 1.25 acre parcel to be divided into two (2) lots; one lot consisting of 0.614 acres (Tract A) and one lot consisting of 0.637 acres (Tract B). The Applicants claim that the previous property owner's mother deeded portions of the subject property to her two sons. Each son was deeded a portion of a 1.25 acre parcel in 2003, one son sold (0.614 acres) to the Applicants in 2012.

On December 20, 2013, the Applicants were attempting to submit an Application for a Lot Line adjustment on the subject property. During that time staff determined that the property was divided in 2003 through warranty deed, which is not the correct process for creating lots. Staff recognizes this property as a single legal lot of record consisting of 1.25 acres. At that time, the Applicants stated when they purchased the property in 2012, they were under the impression that they had purchased a legal lot consisting of 0.614 acres.

The Applicants also request a variance of Article V, Section 8.1.3 (Legal Access) and Article 8.2.1c (Local Roads) of the Land Development Code.

The property is accessed from Calle Rio Chiquito, the portion of Calle Rio Chiquito that services the property is approximately 816 ft. in length and ranges from 9-14 feet in width and is a dirt driving surface. Calle Rio Chiquito does not meet the specifications of Local Lane, Place or Cul-de-sac roads, which require two ten foot driving lanes and six inches of base course. Calle Rio Chiquito does not have adequate drainage control necessary to insure appropriate access for emergency vehicles.

The Applicants state that they are not in a position to upgrade 816 ft. of Calle Rio Chiquito to County standards due to the financial obligation it would take and also due to an acequia that is buried on the south side of the road. **Calle Rio Chiquito currently serves approximately 25 lots and 12 dwelling units with no Right-of-Way (ingress/egress) through the multiple properties that it serves.**

Article V, § 8.2.1c (Local Roads) states: "A local lane, place or cul-de-sac road serves 0 to 30 dwelling units or lots and carries an average daily traffic volume of 0 to 300 vehicles with two (2), ten (10) foot driving lanes with a minimum right-of-way of fifty (50) feet. Local lanes, places and cul-de-sac roads shall be constructed with the same sub-grade and base course specifications as the sub-collector road."

Article V, § 8.1.3 states: "Legal access shall be provided to each lot and each lot must directly access a road constructed to meet the requirements of Section 8.2 of the Code. Parcels to be accessed via a driveway easement shall have a twenty (20) foot all weather driving surface, grade of not more than 11%, and drainage control as necessary to insure adequate access for emergency vehicles."

Article II, § 3 (Variances) of the County Code states: "Where in the case of proposed development, it can be shown that strict compliance with the requirements of the code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted condition or that these conditions would result in inhibiting the achievement of the purposes of the Code, the applicant may submit a written request for a variance." This Section goes on to state "In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified." **The variance criteria does not consider financial or medical reasons as extraordinary hardships**

**This Application was submitted on February 4, 2014.**

**On May 15, 2014, the CDRC met and acted on this case. The decision of the CDRC was to recommend denial of the Applicants request by a 7-0 unanimous vote. (Minutes Attached as Exhibit 1).**

**Growth Management staff have reviewed this Application for compliance with pertinent Code requirements and finds the project is not in compliance with County criteria for this type of request.**

**APPROVAL SOUGHT:** Approval of a variance of Article III, §10 (Lot Size Requirements), a variance of Article V, § 8.1.3 (Legal Access) and Article V, § 8.2.1c (Local Roads) of the Land Development Code.

**GROWTH MANAGEMENT AREA:** El Norte, SDA 2

**HYDROLOGIC ZONE:** Traditional Community of Rio Chiquito, minimum lot size per Code is 0.75 acres per dwelling unit.

**ACCESS:** Calle Rio Chiquito, which does not meet the specifications of Local Lane, Place or Cul-de-sac roads, which requires two ten foot driving lanes and six inches of base course. Calle Rio Chiquito does not have adequate drainage control necessary to insure appropriate access for emergency vehicles, which does not comply with minimum code criteria.

**FIRE PROTECTION:** Chimayo Fire District.

**WATER SUPPLY:** Rio Chiquito Water Assoc. MDWCA.

**LIQUID WASTE:** Due to the size of the proposed lots, NMED has stated they would not approve a conventional septic system and would require the installation of an Advanced or Alternative Treatment System, which can be costly.

**VARIANCES:** Yes

<b>AGENCY REVIEW:</b>	<u>Agency</u>	<u>Recommendation</u>
	County Fire	Conditional Approval

**STAFF RECOMMENDATION:** Denial of a variance of Article III, §10 (Lot Size Requirements), a variance of Article V, § 8.1.3 (Legal Access) and Article V, § 8.2.1c (Local Roads) of the Land Development Code.

The decision of the CDRC was to recommend denial of the Applicant's request. If the decision of the BCC is to approve the Applicant's request, staff recommends imposition of the following conditions:

1. A Plat of survey meeting all County Code requirements shall be submitted to the Building and Development Services Division for review and approval (As per Article III § 2.4.2).
2. The Applicant shall comply with all Fire Prevention Division requirements at time of Plat review (As per 1997 Fire Code and 1997 Life Safety Code).

**EXHIBITS:**

1. May 15, 2014, CDRC Meeting Minutes
2. Letter of request
3. Article III, § 10 (Lot Size Requirements)
4. Article II, § 3 (Variances)
5. Article V, § 8.1.3 (Legal Access)
6. Article V, § 8.2.1c (Local Roads)
7. Site Photographs
8. Site Plan/Plat
9. Aerial of Site and Surrounding Area
10. Fire Prevention Review Letter

to take a hose from her well to their house. However, they asked a few more times and she said no. The variance request is not appropriate for the area.

Ms. Larkin said she feels she was not told the truth by Mr. Mohamed.

Under oath, Lucy Montoya, the wife of James Montoya, said they see vehicles go to the adult detention center on Highway 14 to get water because the water levels are low and that concerns her. She asked the CDRC to deny the request.

Mr. Knutson identified Mr. Montoya as the complainant and found his statement that he learned about this late in the game puzzling. Certified letters were sent to all the neighbors. A visible sign was posted. He said there will be no additional traffic nor disturbance of the viewshed. Further, the water situation will improve with the deeper well.

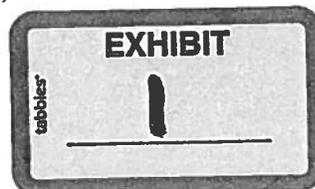
Mr. Mohamed's wife said she sent certified letters to the five surrounding neighbors within 100 feet of their property line. The certified receipts are with County Land Use. The letters were addressed as they appeared on the County records.

Member Katz commended Mr. Mohamed for taking care of his mother. He said the variance concerned him and the new code may better address this. There was not a compelling argument to vary the law and there were clearly water issues. For those reasons he moved for denial. Member Martin seconded. The motion failed by majority [3-4] voice vote with Members Katz, Martin and Drobnis voting for and Members Roybal, Gonzales, Booth and Anaya voting against.

Member Gonzales moved to approve the variance with the staff condition and an additional condition that the applicant drill down to the second aquifer with the OSE's approval. Member Booth seconded and motion passed by majority [4-3] voice vote. Members Roybal, Gonzales, Booth and Anaya voting for and Member Katz, Martin and Drobnis voting against.

[The CDRC recessed.]

- B. CDRC CASE # V14-5050 Lloyd & Magdalena Vigil Variance: Lloyd and Magdalena Vigil, Applicants, request a variance of Article III, Section 10 (Lot Size Requirements) of the Land Development Code to allow a 1.25-acre parcel to be divided into two (2) lots; one lot consisting of 0.614 acres and one lot consisting of 0.637 acres. This request also includes a variance of Article V, Section 8.1.3 (Legal Access) and Article 8.2.1c (Local Roads) of the Land Development Code. The road that services the property (Calle Rio Chiquito) does not meet the specifications of local lane, place or cul-de-sac roads and does not have adequate drainage control necessary to insure adequate access for emergency vehicles. The property is located at #15 and #16 Calle Rio Chiquito, within Section 5, Township 20 North, Range 10 East (Commission District 1)**



Mr. Romero presented the staff report as follows:

“The subject lot was created through a Small Holding Claim on November 28, 1925, and is recognized as a legal lot of record consisting of 1.25 acres, which is identified as 5030 Tract 3 Ysidoro Trujillo. The property is currently vacant.

“The Applicants request a variance of Article III, § 10 (Lot Size Requirements) of The Land Development Code to allow a 1.25-acre parcel to be divided into two lots; one lot consisting of 0.614 acres, Tract A, and one lot consisting of 0.637 acres, Tract B. The Applicants claim that the previous property owner’s mother deeded portions of the subject property to her two sons. Each son was deeded a portion of a 1.25-acre parcel in 2003, one son sold 0.614 acres to the Applicants in 2012.

“On December 20, 2013, the Applicants were attempting to submit an Application for a Lot Line adjustment on the subject property. During that time staff determined that the property was divided in 2003 through warranty deed, which is not the correct process for creating lots. Staff recognizes this property as a single legal lot of record consisting of 1.25 acres. At that time, the Applicants stated when they purchased the property in 2012, they were under the impression that they had purchased a legal lot consisting of 0.614 acres.

“The Applicants also request a variance of Article V, Section 8.1.3, Legal Access and Article 8.2.1c, Local Roads of the Land Development Code.

“The property is accessed from Calle Rio Chiquito. The portion of Calle Rio Chiquito that services the property is approximately 816 feet in length and ranges from 9-14 feet in width and is a dirt driving surface. Calle Rio Chiquito does not meet the specifications of local lane, place or cul-de-sac roads, which require two 10-foot driving lanes and six inches of basecourse. Calle Rio Chiquito does not have adequate drainage control necessary to insure appropriate access for emergency vehicles.

“The Applicants state that they are not in a position to upgrade 816 feet of Calle Rio Chiquito to County standards due to the financial obligation it would take and also due to an acequia that is buried on the south side of the road. Calle Rio Chiquito currently serves approximately 25 lots and 12 dwelling units with no right-of-way through the multiple properties that it serves.”

Mr. Romero stated that staff recommends the denial of the variance(s). If the decision of the CDRC is to recommend approval of the Applicants’ request for variances, staff recommends imposition of the following conditions:

1. ~~Water use shall be restricted to .50 acre foot per year per lot. A water meter shall be installed for each lot. Annual water meter readings shall be submitted to the Land Use Administrator by January 1<sup>st</sup> of each year. Water restrictions shall be recorded in the County Clerk’s Office. [Removed by staff.]~~

2. A plat of survey meeting all County Code requirements shall be submitted to the Building and Development Services Division for review and approval (As per Article III § 2.4.2)

3. Applicant shall comply with all Fire Prevention Division requirements at time of Plat review (As per 1997 Fire Code and 1997 Life Safety Code).

Mr. Romero noted that the property receives water from the Rio Chiquito Water Association and condition one was removed.

Mr. Romero confirmed that the property is located in a traditional community and the minimum lot size is .75 acre.

Mr. Dalton confirmed that anyone building on that road would have the same issue as the applicant. Mr. Romero identified the road as private. [The applicant later corrected staff stating it is a County road]

Duly sworn, Lloyd and Magdalena Vigil appeared before the CDRC. Ms. Vigil said she speaking for her husband, Gilbert Trujillo and herself. She said Calle Rio Chiquito is a County Road. The property had been one tract belonging to Gilbert's mother. She deeded the property into two pieces to her two sons. Ms. Vigil said she and her husband bought one of the lots and her husband has used it for agricultural use over the years. They own a parcel next to the parcel in question. At this point, they are asking the County to recognize that the property belongs to them and the other part to Gilbert.

Ms. Vigil said the surrounding neighbors support their request.

Ms. Vigil said they own lots 17 and 18 shown on the aerial photo. Member Katz suggested they consolidate the lots and Ms. Vigil said that is their goal. However, when they came to the County to do so, they learned the lot was not considered a legal lot of record.

Deputy County Attorney Brown said by having two separate lots created by Gilbert Trujillo's mother they would both be undersized. The question is whether the parcel can be divided at all.

Ms. Vigil clarified that she and her husband bought their parcel from Gilbert's brother, Richard Trujillo.

Member Roybal suggested an approval could be on the condition that the tract be joined with 17 and 18. Ms. Brown said the situation is the tract of land was improperly divided by deed which is not permitted by state law. The fact that the property is anything other than a single tract is the question before the CRDC.

Member Katz said the concern is the undersized lot #16 that Gilbert Trujillo is left with if the variance is approved.

A suggestion was made that the applicants conduct a lot line adjustment giving Gilbert Trujillo additional land to make a legal lot.

Ms. Vigil said the lots were created by Gilbert's 97 year-old mother and she did not intentionally circumvent the law.

Ms. Brown said if the proposal came forward that the lot left to Gilbert is .75 acre then the variance is not required. If the application also committed to consolidate the remainder into the larger tracts that adjoin then the variance is also not needed.

Ms. Vigil said she understood that but bought the property in good faith and was not willing to give up her property.

Member Booth said the amount of land the Vigils would have to give to Gilbert is very little and the CDRC was trying to help. Ms. Vigil said she has been paying taxes on the land. Ms. Brown said the CDRC is tasked to either approve or deny the variance. If the variance is denied, the applicants can work in private and determine the next step.

There were no other speakers on this case.

Member Anaya moved to deny case V 14-505. Member Martin seconded.

Member Katz said the Vigils may have recourse to get of the some money they paid for the lot back in a settlement accepting a little less land.

The motion passed by unanimous [7-0] voice vote.

**C. CDRC CASE # V/FDP 14-5090 Stanley Cyclone Center. Santa Fe County, Applicant, Lorn Tryk (Lorn Tryk Architects), Agent, request Final Development Plan approval to allow a 51,250 square foot structure, to be utilized as an event center for equestrian events, on 11 acres ±. The Applicant's request also includes a variance of Article III, Section 2.3.6 (Height Restrictions) to allow the proposed structure to exceed 24 feet in height and a variance of Article III, Section 4.4.4.f (Landscaping) of the Land Development Code. The property is located at 22 West Kinsell Avenue, in Stanley, within Sections 27 & 28, Township 11 North, Range 9 East, (Commission District 3)**

Mr. Larrañaga reviewed the staff report as follows:

"The Applicant is requesting Final Development Plan approval for the Stanley Cyclone Center as a Community Service Facility. The Center will consist of a 51,250 square foot indoor arena on 11 acres ±. The Stanley Cyclone Center will be a County-owned facility to be utilized for equestrian events such as roping, steer wrestling, barrel racing, bronco riding and bull riding. The Center will also host events for the 4H Club and FFA programs.

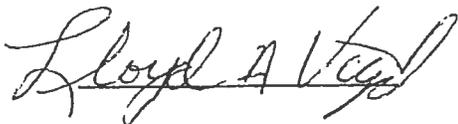
February 6, 2014

Miguel "Mike" Romero  
Sr. Development Review Specialist  
P.O. Box 276 - 102 Grant Ave.  
Santa Fe, New Mexico 87504-0276

Dear Mr. Romero,

We are writing to let you know that we live in Rio Chiquito and have purchased property located at 15 CALLE RIO CHIQUITO. (.655AC) from Mr. & Mrs Richard Trujillo who also happen to live in the same community. This property at one time belonged to Richard's mother Isabel Trujillo this was all one property at one time and then later divided by (3) and deeded properties to her (3)sons. Two of her sons have sold there properties given to them by their mother Isabel. We purchased the property 15 Calle Rio Chiquito the middle adjacent next to ours which is located 17 Calle Rio Chiquito. We are in the process of trying to succeed in making this vacant land that we purchased in Good Faith into a legal lot of record for our future generation so they may develop the land. We are requesting a Density of Variance to be allowed to recognize as a legal lot. We would also like to apply for a Variance road access with less than 20' roadway for the two lots as stated above. We hired Tom Aragon, from Aragon Surveys Inc., to survey this property. We have attached letters from neighbors that have written letters on our behalf stating they are all in Agreement on making this property into a legal lot. We seemed to have inherited this problem and are now wanting to make it correct by making it a legal lot because Ms. Trujillo at that time when she deeded property to her sons was not aware she was suppose to do this thru Santa Fe County. Her beliefs were that she owned this property and she could do what she wished with it. She was not aware that Santa Fe County had requirements in dividing her property to her sons. Therefore since we purchased it from one of her sons Richard Trujillo we would like your consideration in correcting it and making it a legal lot of record. Thank you very much for your consideration.

Sincerely,



Lloyd A. Vigil

&



Magdalena M. Vigil

(505) 351-1933 Home (505) 670-6892 Cell e-mail: magvigil@yahoo.com



February 6, 2014

Miguel "Mike" Romero  
Sr. Development Review Specialist  
P.O. Box 276 - 102 Grant Ave.  
Santa Fe, New Mexico 87504-0276

Dear Mr. Romero,

I am writing to let you know that I am one of the owners of the properties located on the South side of 15 CALLE RIO CHIQUITO. My mother Isabel Trujillo deeded me this property back in 2003. My mother owned this entire strip 1.60 AC and deeded property on south side to myself middle property to my brother Richard Trujillo and north side across river to my brother Ruben Trujillo. My brothers Richard and Ruben sold there properties. I own property deeded to me by my mother on the South side.

I just recently learned that I must apply for a Density of Variance for each lot to be recognized as a legal lot. My mother or brothers were not aware we had to go thru Santa Fe County to do this. So therefore please help us on this matter in correcting and recognizing them as legal lots.

Thank you very much.

*Gilbert Trujillo*

Gilbert Trujillo

(505) 351-4263

TYPE OF USE	NUMBER OF PARKING SPACES
Retail Centers	1 per 1 employee plus per 200 sq. ft.
Restaurants, Bars	1 per 1 employee plus per 150 sq. ft.
Gas Stations	1 per 1 employee plus 1 per 300 sq. ft. of garage space.
Industrial	1 per employee plus 1 per 500 sq. ft.
Small Scale Centers, Home Occupations	1 per 1 employee plus 1 per 400 sq. ft. of commercial space.
Large Scale Residential, Institutional, Residential Resorts	2 per dwelling unit
Churches, auditoriums, theaters, arenas, spaces used for public assembly	1 for each 4 seats
Uses not listed	As determined by the County

9.2 Multiple use projects shall calculate cumulative parking needs for each type of use in the project to be developed.

9.3 Minimum size of parking space shall be 300 square feet which includes the parking stalls and aisles.

9.4 Commercial, industrial, other non-residential and large scale residential uses shall provide for handicap parking.

History. 1980 Comp. 1980-6. Section 9, Parking Requirements was amended by County Ordinance 1990-11 adding requirements for auditorium uses, multiple uses and handicap access.

## SECTION 10 - LOT SIZE REQUIREMENTS

### 10.1 Relationship of Lot Sizes to Water Policies

The General Plan sets forth the policy that future population growth in the County should be supported by adequate long term water availability and concentrate population growth in Urban and Metropolitan Areas and Traditional Communities. Development within these areas will generally be served by one or more regional water systems, or community water systems. Development outside of the Urban, Metropolitan Areas and Traditional Communities using domestic wells (Section 72-12-1 wells) should consider estimated long term water availability and protect water resources for existing County residents having domestic wells. Development may also be permitted if the applicant for a development permit demonstrates that he/she has water rights, excluding rights permitted under 72-12-1 NMSA 1978 or 75-11-1 NMSA 1953, recognized and permitted by the Director of Water Resources Department of Natural Resources Division of the State of New Mexico which are approved for transfer by the Director of Natural Resources Division to the site of the Development, and the permitted water rights are sufficient to support the proposed development.



10.1.1 Water Policies Governing Lot Sizes Where the Development will Utilize Permitted Water Rights

Applicants seeking a development permit may base their application on water rights authorized and permitted by the Director of Water Rights Division of the Natural Resources Department of the State of New Mexico, (with the exception of water rights permitted under Section 75-11-1 NMSA 1953 or 75-12-1 NMSA 1978). The applicant shall provide evidence that he/she owns or has an option to purchase the permitted water rights in an amount adequate to meet the needs of the development as shown by Article VII, Section 6.6.2, Water Budgets and Conservation Covenants. Any development permit approved and issued by the County shall be expressly conditioned upon the applicant obtaining final non appealable order or final non appealable approval from the Director of Water Rights Division of the Natural Resources Department of the State of New Mexico authorizing the change in use and change in point of diversion to meet the needs of the proposed development. The minimum lot size permitted by this Section shall be 2.5 acres, unless the proposed development is within an Urban, or Metropolitan Area or a Traditional Community, in which case further adjustments of the lot size shall be permitted as provided by Sections 10.4, 10.5.2 and 10.5.3.

10.1.2 Water Policies Governing Lot Sizes Where Developments Will Not Utilize Permitted Water Rights

BASIN ZONE: Minimum lot size shall be calculated based upon ground water storage only. Water that is in storage beneath the lot in the Basin Zone may be depleted over a 100-year lifetime. The lot must be large enough to have ground water in storage beneath the lot for a 100 year supply of water without consideration of recharge of the ground water.

BASIN FRINGE ZONE: Same as Basin Zone.

HOMESTEAD ZONE: Minimum lot size shall be calculated based either upon ground water storage or recharge of ground water, but not both. Water that is in storage beneath the lot in the Homestead Zone may be depleted over a 100 year lifetime. The lot must be large enough to have ground water in storage beneath the lot for a 100 year supply of water. Calculation of recharge in any specific case shall be done in a manner approved by the County Hydrologist. Recharge should be sufficient to supply water over a 100 year lifetime. However, applicants should be aware that studies done in the development of the General Plan indicated that in most areas of the Homestead Zone minimum lot sizes based on storage in this zone would be larger than those based on recharge.

MOUNTAIN ZONE: Same as Homestead Zone.

METROPOLITAN AREAS-BASIN AND BASIN FRINGE: For Basin and Basin Fringe zones within a Metropolitan Area as shown on Code Maps 12, 14 and 15, it is anticipated that regional water systems will eventually be developed. Therefore, water that is in storage beneath a lot within a Metropolitan Area may be depleted over a 40 year lifetime. The lot must be large enough to have ground water in storage beneath the lot for a 40 year supply of water without consideration of recharge of the ground water.

METROPOLITAN AREAS-HOMESTEAD AND MOUNTAIN ZONE: For Homestead and Mountain Zones within a Metropolitan Area, the minimum lot size shall be calculated based either upon ground water storage or recharge of ground water, but not

both. Water that is in storage beneath the lot in the Homestead Zone may be depleted over a 40 year lifetime. The lot must be large enough to have a ground water in storage beneath the lot for a 40 year supply of water. Calculation of recharge in any specific case shall be done in a manner approved by the County Hydrologist. Recharge should be sufficient to supply water over a 40 year lifetime. However, applicants should be aware that studies done in the development of the General Plan indicated that in most areas of the Homestead and Mountain Zones, minimum lot sizes based on storage in these zones would be larger than those based on recharge.

## 10.2 Calculation of Minimum Lot Size

Calculation of the minimum lot size under Section 10.1.2 shall be determined by the formula:

$$\frac{\text{Acre Feet}}{\text{Use (Year) x acres}}$$

Minimum Lot Size (Acres)=Water Available in acre feet per acre/year

$$\text{MLS} = \frac{\text{U x acres}}{\text{A}}$$

Where:

MLS is the minimum lot size in acres; it is the size of a lot needed to supply anticipated water needs.

U is the anticipated water needs for the lot; it is the use of water which will occur from the intended development of the lot, measured in acre-feet per year. The standard values listed for A were derived using the procedures set forth in the water appendix of the Code. The standard value for U is set forth in Section 10.2.2. A is the amount of water available in the aquifers which are beneath the lot, measured in acre-feet per acre per year using recharge or storage as described in 10.1.2.

10.2.1 Standard Values for A and Adjustments. The standard values for A shall be as follows:

<u>BASIN ZONE:</u>	0.1 acre-feet per acre per year
<u>BASIN FRINGE ZONE:</u>	.02 acre-feet per acre per year
<u>MOUNTAIN ZONE:</u>	.0125 acre-feet per acre per year
<u>HOMESTEAD ZONE:</u>	.00625 acre-feet per acre per year

The minimum lot sizes which result from the use of these standard values are as follows:

<u>BASIN ZONE:</u>	10 acres
<u>BASIN FRINGE ZONE:</u>	50 acres
<u>MOUNTAIN ZONE:</u>	80 acres
<u>HOMESTEAD ZONE:</u>	160 acres

The standard values of A may be adjusted if the applicant submits a hydrology report, either a detailed report (see Section 6.4 of Article VII), or a reconnaissance report (see Section 6.7 of Article VII). Values of A determined in such reports shall be reviewed by the County Hydrologist, who shall recommend to the Code Administrator whether or not

the value is reasonable, and if not, shall recommend a value appropriate for the use in determining minimum lot size.

The actual value of A used shall be based on the information submitted by the applicant, by the County Hydrologist or by others submitting information. If water conservation measures are used, as provided in Section 10.2.4b, and an actual value of A is determined, in most cases minimum lot sizes will be reduced below those listed in Section 10.2.1. However, applicants are advised that because of varying geologic conditions in Santa Fe County there is no assurance that a hydrology report will determine that the water supply in an area is more abundant than indicated by the standard value of A. In cases where the actual study shows a value of A which is less than the standard value (that is, there is less water available than assumed by the standard value), minimum lot size requirements may be increased beyond those indicated in this Section.

#### 10.2.2 Calculation of Use

U shall have a standard value of 1.0 acre feet per year per dwelling unit for residential use. For all other uses U shall be equal to the actual anticipated consumptive use for the development. The standard value for residential use may be adjusted if an applicant proposes to utilize water conservation measures. There shall be no adjustments for conservation in Urban, Traditional Community and Agricultural Valley Areas.

The Code Administrator shall maintain an application form upon which are listed potential water conservation measures. This form shall indicate the effect of each conservation measure of the value of U. As a minimum, the measures shall include: restrictions on use of water for irrigation purposes (including watering of lawns, gardens and shrubbery); restrictions on use of water for swimming pools; restrictions on the number of bathrooms per dwelling unit; restrictions on garbage disposal units; devices which reduce the utilization of water by appliances, kitchen fixtures, and bathroom fixtures; and pressure-reduction devices on in-coming water lines.

Any applicant who uses the application form as a basis for proposing conservation measures shall be allowed to reduce U in accordance with the effectiveness of the measures proposed. The maximum reduction in U which shall be considered achievable using this approach shall be a reduction of U to no less than 0.25 acre feet per year per dwelling unit. An applicant who proposes water conservation measures sufficient to reduce U to less than 0.25 acre feet per year per dwelling unit shall be required to prepare a water conservation report: See Section 6.6 of Article VII.

The actual value of U, and the minimum lot sizes which result, will depend on the conservation measures proposed by the applicant. In general, applicants who substantially restrict the use of irrigation (lawn and garden) water will be assumed to have a U of 0.5 acre feet per year per dwelling unit, while those who further restrict other types of water use will be assumed to require even less water. For reference purposes, the following lot sizes would be allowed if U is equal to 0.5 acre feet per year per dwelling unit.

<u>BASIN ZONE:</u>	5 acres
<u>BASIN FRINGE ZONE:</u>	25 acres
<u>MOUNTAIN ZONE:</u>	40 acres
<u>HOMESTEAD ZONE:</u>	80 acres

14

For reference purposes, the following lot sizes would be allowed if U is equal to 0.25 acre feet per year per dwelling unit.

<u>BASIN ZONE:</u>	2.5 acres
<u>BASIN FRINGE ZONE:</u>	12.5 acres
<u>MOUNTAIN ZONE:</u>	20 acres
<u>HOMESTEAD ZONE:</u>	40 acres

10.2.3 Special Standards for Calculation of Use for Small Scale Commercial Development

Special standards which set forth specific limitations on use for small scale commercial developments are set forth in this subsection. Applicants who propose small scale commercial development are required to prepare a written estimate of water use. The value of U shall be determined by that estimate unless otherwise determined by the Code Administrator. The Code Administrator shall have on file, a list of standard water consumption requirements for commercial activities. The applicant may use these figures in lieu of the written estimate of water use. Applicants may use standardized values for A as set forth in Section 10.2.2, or they may submit a hydrology report which contains an actual estimate of A for the land which is to be developed.

10.2.4 Special Standards for Calculation of Water Availability for Metropolitan Areas

Special standards which set forth limitations on water availability for metropolitan areas shown in Code Map 12, 14, and 15 are set forth in this Sub-section.

a. Standard Values of Water Availability

Because the policy for water management in Metropolitan areas allows for depletion of storage over a 40 year period, standard values for A are as follows:

<u>BASIN ZONE:</u>	.25 acre feet per acre per year
<u>BASIN FRINGE ZONE:</u>	.05 acre feet per acre per year
<u>MOUNTAIN ZONE:</u>	.0125 acre feet per acre per year

The minimum lot sizes which result from the use of these standard values are as follows:

<u>METRO BASIN ZONE:</u>	4 acres
<u>METRO BASIN FRINGE ZONE:</u>	20 acres
<u>METRO MOUNTAIN ZONE:</u>	80 acres

b. Adjustments for Water Conservation

For the division of land into four (4) or less lots, the minimum lot size may be adjusted using the procedures set forth in Section 10.2.2. For reference purposes, the minimum lot sizes which result if U = 0.25 acre feet per year per dwelling unit or commercial use are:

<u>BASIN ZONE:</u>	2.5 acres
<u>BASIN FRINGE ZONE:</u>	5 acres
<u>MOUNTAIN ZONE:</u>	20 acres

10.3 Exceptions to Minimum Lot Size Requirements

The minimum lot sizes calculated under Sections 10.1 and 10.2 shall not apply to the areas described in this Section and the minimum lot size contained in this Section shall control.

15

10.3.1 Metropolitan Area - Community Water Systems

Where a community water system provides water service to a development within the Metropolitan Areas, as shown on Code Maps 12, 14 and 15, the minimum lot sizes shall be:

<u>BASIN ZONE:</u>	1 acre
<u>BASIN FRINGE ZONE:</u>	2.5 acres
<u>MOUNTAIN ZONE:</u>	5 acres

10.3.2 Agricultural Areas

In the Estancia Valley Agricultural Area, minimum lot sizes shall be 50 acres for the Basin Fringe Zone and 10 acres for the Basin Zone. Adjustments for water conservation and water availability will not be allowed. In the Northern Valley Agricultural Area, the minimum lot size for lands with permitted water rights shall be five (5) acres. Adjustments to lot sizes in these areas are conditioned on the finding in each case by the County Development Review Committee that it is in the best interest of the County to convert water rights from agricultural to commercial or residential use.

10.3.3 Traditional Communities

The minimum lot size in traditional communities as shown on Code Maps 40-57, shall be .75 acres, except as follows:

14,000 sq. ft. - Where community water service and community sewer service systems are utilized, or a Local Land Use and Utility Plan is adopted.

10.3.4 Urban Areas

The minimum lot size in Urban Areas shall be 2.5 acres, except as follows:

1 acre - Where community water or community liquid waste disposal systems are utilized.

.50 acre - Where community water and community sewer systems are utilized.

10.4 Density Transfer

The minimum lot sizes specified in this Section 10 shall be taken as gross figures for the purposes of determining the total number of dwellings allowed in a particular development. The arrangement of dwellings in clusters or in such locations as to take advantage of topography, soil conditions, avoidance of flood hazards, access and reduced cost of development, shall not violate the lot size requirements of the Code so long as the total number of acres per lot conforms with the requirements of the Code.

**SECTION 11 - IMPORTING OF WATER**

11.1 Location Requirements

Developments which import water from the surface Rio Grande or other locations outside Santa Fe County to any location in Santa Fe County designated in the Development Code as other than urban or metropolitan locations are permitted to locate anywhere in the County provided they meet all requirements of the Code, except that in lieu of the density requirements as specified in Article III, Section 10, the proposed development shall meet the following criteria.

2.5 Zoning

In connection with the review of an application for a development permit with respect to matters described in the New Mexico Statutes concerning zoning, the procedures concerning zoning matters set forth in the New Mexico Statutes, as amended from time to time, shall apply in addition to the review procedures provided in the Code. The time limits established in this Article II may be extended if required, in order to comply with the procedures concerning zoning matters.

2.6 Subdivisions

In connection with review of an application for a development permit with respect to matters described in the New Mexico Subdivision Act, as it may be amended from time to time, the procedures for review provided for in Article V of the Code and the New Mexico Subdivision Act shall apply in addition to the review procedures provided in this Article II of the Code. The time limits established in this Article II shall be extended if required in order to comply with the procedures concerning subdivision matters.

2.7 Other Requirements

The time limits set forth in this Article II shall be extended in order to comply with other provisions of the Code providing for time limits in connection with reviews and requirements under the Code.

SECTION 3 - VARIANCES3.1 Proposed Development

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

3.2 Variation or Modification

In no case shall any variation or modification be more than a minimum easing of the requirements.

3.3 Granting Variances and Modifications

In granting variances, and modifications, the Board may require such conditions as will, in its judgment, secure substantially the objectives of the requirements so varied or modified.

3.4 Height Variance in Airport Zones

All height variance requests for land located with approach, Transitional, Horizontal and Conical surfaces as described within Map #31 A, incorporated herein by reference, shall be reviewed for compliance with Federal Aviation Administration Regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the



8.1.2 The Santa Fe County Master Plan For Roads

- a. Pursuant to 3-19-9 N.M.S.A., 1978, the Santa Fe County Master Plan for Roads establishes the general location of existing and proposed highway and arterial roads for the purpose of assuring a coordinated system of roads in Santa Fe County.
- b. The Santa Fe County Master Plan for Roads may be amended by resolution from time to time to accommodate changing or changed conditions.

8.1.3 Legal access shall be provided to each lot and each lot must directly access a road constructed to meet the requirements of Section 8.2 of this Article. Parcels to be accessed via a driveway easement shall have a twenty (20) foot all weather driving surface, grade of not more than 11%, and drainage control as necessary to insure adequate access for emergency vehicles.

8.1.4 Dead end roads may not serve more than thirty (30) dwelling units, except that the Code Administrator with the concurrence of the Fire Marshal may approve the development of more than thirty (30) lots on a dead end road. The Code Administrator may require a second access for any development with fewer than thirty (30) dwelling units where issues of public health, safety and welfare exists.

8.1.5 Coordination of Roads With Surrounding Property

- a. The arrangement of roads in a development shall provide for the continuation or appropriate projection of existing or proposed highway or arterial roads in surrounding areas according to the Santa Fe County Master Plan for Roads, and shall provide reasonable means of ingress and egress to surrounding property.
- b. Where land is subdivided into large tracts or where there is a potential for further subdivision or development of subsequent phases exists, the proposed development shall be designed to provide for a coordinated road system for the entire tract.
- c. Where it is in the public interest to establish a right-of-way or access to property which adjoins a proposed development, the right-of-way shall be extended to the boundary of the property which is the subject of a development application. The right-of-way shall either be dedicated to the County or granted to the Owner's Association, subject to a conditional dedication governed by Article V, Section 8.1.9. Such right-of-way shall be designated on the master or phase development plan and on the plat as a public access.

8.1.6 Access to highways and arterials: buffering requirements

- a. Where a proposed subdivision contains lots abutting or adjacent to an arterial or highway, it shall be planned so as to avoid having lots having frontage on said thoroughfares.
- b. The subdivision shall be laid out to have a minimum number of intersections with arterials or highways, and where appropriate, shall provide at least two separate points of ingress and egress to assure adequate access, and shall be designed for all weather conditions. Driveways from lots shall access local roads and may access collector roads on a limited basis as approved by the County Development Review Committee.
- c. Where the subdivision is traversed by or is adjacent to a state or federal highway, and in addition to these regulations, the subdivision must satisfy the New Mexico State Highway Department Regulations Covering Design and Construction of Driveways on Non-Controlled Access Highways in New Mexico, a copy of which is on file in the office of the Code Administrator for public inspection.
- d. Where a subdivision borders on or contains a railroad right-of-way or a limited access highway right-of-way, a parallel road or frontage road may be required at a distance suitable for the appropriate use of the intervening land. Such distances shall also be



which schedule is on file at the Office of the Public Works Director and the Land Use Office.

8.1.12 Construction of roads or other required improvements may be phased according to a schedule that is part of an approved master or development plan.

8.1.13 Local roads shall be laid out so that their use by through traffic will be discouraged.

## 8.2 Road Design

Construction and design standards shall be according to sound engineering practice as follows:

### 8.2.1 Classification of Highways, Streets and Roads

#### 8.2.1a Arterial Roads and Highways

A major arterial road or highway has from two to six driving lanes, may be divided with a median, and has sufficient additional right-of-way to provide for turning lanes and additional width at major intersections. Major arterials have an average daily traffic of more than 5000 vehicles and a minimum right-of-way of one hundred feet (100'). A minor arterial road has an average daily traffic of 2000 to 5000 vehicles, serves 200 to 1000 dwelling units or lots, and has a minimum right-of-way of sixty six (66) feet. Asphalt paving is required for major arterials at a minimum depth of five (5) inches and for minor arterials to a minimum depth of four (4) inches. Separated driving lanes or park-ways are encouraged. See Appendices A, B.1, B.2 and B.3 for further detail.

#### 8.2.1b Collector Roads

A collector road has two (2) twelve (12) foot driving lanes. It serves 61 to 199 dwelling units or lots and has an average daily traffic volume of 601 to 1999 vehicles and a minimum right-of-way of fifty (50) feet; paving shall achieve a minimum depth of three (3) inches. See Appendices A, B.1, B.2 and B.3.

#### 8.2.1c Local Roads

A local subcollector road has two (2) twelve (12) foot driving lanes, serves 31 to 60 dwelling units or lots, and carries an average daily traffic volume of 301 to 600 vehicles with a minimum right-of-way of fifty (50) feet. A local subcollector road has a six (6) inch minimum surface thickness of crushed gravel base course material, provided it can be shown that such minimum thickness is adequate based on subgrade soil conditions; a plasticity index of eight (8) to twelve percent (12%) shall be provided. A local lane, place or cul-de-sac road serves 0 to 30 dwelling units or lots and carries an average daily traffic volume of 0 to 300 vehicles with two (2), ten (10) foot driving lanes with a minimum right-of-way of fifty (50) feet. Local lanes, places and cul-de-sac roads shall be constructed with the same sub-grade and base course specifications as the subcollector road. See also Appendices A, B.1, B.2 and B-3 and Section 8.3 of this Article.

#### 8.2.1d Cul-de-sacs

Cul-de-sacs (dead end roads) shall not be longer than five hundred (500) feet. At the closed end there shall be a turn around having a minimum driving surface radius of at least forty-two (42) feet for roads under 250 feet long and of at least fifty (50) feet for roads 250 feet and longer. A suitable alternative, such as a hammerhead turn around, may be acceptable if approved by the Code Administrator and the Fire Marshal. All turn around areas shall be designed to protect existing vegetation and steep terrain. There shall be a minimum right-of-

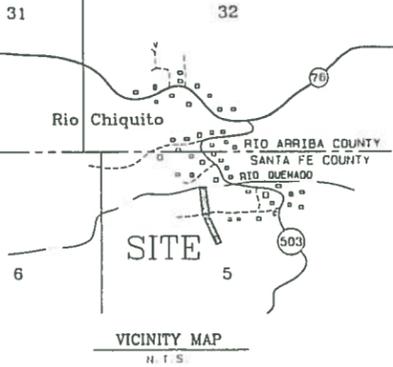


2014/03/12 10:25

tabbler  
EXHIBIT  
7

20





**FIVE YEAR EXEMPT LAND DIVISION  
REQUESTED BY LLOYD & MAGDALENA VIGIL  
AND GILBERT & SALLY TRUJILLO**

WITHIN A PORTION OF S.H.C. 5030, TRACT 3, WITHIN SECTION 5,  
TOWNSHIP 20 NORTH, RANGE 10 EAST, N.M.P.M., WITHIN THE  
TRADITIONAL COMMUNITY LIMITS OF RIO CHIQUITO, SANTA FE COUNTY, N.M.

PURPOSE STATEMENT: THIS PLAT IS MADE TO CREATE TWO RESIDENTIAL PARCELS.  
CONTAINING A TOTAL AREA OF 1.251 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION, PARCEL A**

PARCEL A, LYING AND BEING SITUATE WITHIN A PORTION OF SMALL HOLDING CLAIM 5030, TRACT 3, WITHIN SECTION 5, TOWNSHIP 20 NORTH, RANGE 10 EAST, N.M.P.M., IN THE TRADITIONAL COMMUNITY OF RIO CHIQUITO, COUNTY OF SANTA FE, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THIS PARCEL MARKED BY A U.S.G.L.O. BRASS CAP, COMMON TO ANGLE POINT No. 3 OF S.H.C. 5030, TR. 3, ANGLE POINT No. 1 OF S.H.C. 6062, TR. 1 AND ANGLE POINT No. 4 OF S.H.C. 5743, TR. 3, THENCE N. 05° 05' 32" W., A DISTANCE OF 345.14 FEET TO THE NORTHWEST CORNER OF PARCEL A;  
THENCE S. 70° 12' 24" E., A DISTANCE OF 33.15 FEET TO AN ANGLE POINT;  
THENCE S. 02° 58' 06" E., A DISTANCE OF 29.22 FEET TO AN ANGLE POINT;  
THENCE N. 03° 37' 31" E., A DISTANCE OF 20.23 FEET TO THE NORTHEAST CORNER OF PARCEL A;  
THENCE S. 07° 26' 21" E., A DISTANCE OF 287.27 FEET TO AN ANGLE POINT;  
THENCE S. 02° 31' 37" E., A DISTANCE OF 28.17 FEET TO THE SOUTHWEST CORNER OF PARCEL A;  
THENCE S. 78° 15' 27" W., A DISTANCE OF 72.00 FEET TO THE POINT AND PLACE OF BEGINNING.  
CONTAINING 0.614 OF AN ACRE, MORE OR LESS.

**LEGAL DESCRIPTION, PARCEL B**

PARCEL B, LYING AND BEING SITUATE WITHIN A PORTION OF SMALL HOLDING CLAIM 5030, TRACT 3, WITHIN SECTION 5, TOWNSHIP 20 NORTH, RANGE 10 EAST, N.M.P.M., IN THE TRADITIONAL COMMUNITY OF RIO CHIQUITO, COUNTY OF SANTA FE, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THIS PARCEL MARKED BY A U.S.G.L.O. BRASS CAP, COMMON TO ANGLE POINT No. 5 OF S.H.C. 5030, TR. 3, AND ANGLE POINT No. 4 OF S.H.C. 5612, TR. 1, THENCE S. 68° 09' 32" W., A DISTANCE OF 70.44 FEET TO THE SOUTHWEST CORNER OF PARCEL B MARKED BY A U.S.G.L.O. BRASS CAP COMMON TO ANGLE POINT No. 4 OF S.H.C. 5030, TR. 3 AND ANGLE POINT No. 6 OF S.H.C. 6062, TR. 1;  
THENCE N. 24° 24' 34" W., A DISTANCE OF 400.90 FEET TO THE NORTHWEST CORNER OF PARCEL B, MARKED BY U.S.G.L.O. BRASS CAP, COMMON TO ANGLE POINT No. 3 OF S.H.C. 5030, TR. 3, ANGLE POINT No. 1 OF S.H.C. 6062, TR. 1 AND ANGLE POINT No. 4 OF S.H.C. 5743, TR. 3;  
THENCE N. 78° 15' 27" W., A DISTANCE OF 72.00 FEET TO THE NORTHWEST CORNER OF PARCEL B;  
THENCE S. 24° 25' 35" E., A DISTANCE OF 388.27 TO THE POINT AND PLACE OF BEGINNING.  
CONTAINING 0.637 OF AN ACRE, MORE OR LESS.

**OWNER'S CONSENT**  
THE UNDERSIGNED ATTEST THEY ARE THE OWNER OF THEIR RESPECTIVE PARCELS PLATTED HEREON AND HEREBY CONSENT TO THIS PLATTING AS A FIVE YEAR LAND DIVISION AND INTENDED TO DEFINE THEIR PARCELS AS STATED IN NOTES 1 & 2. THE OWNERS OF PARCEL A HEREBY GRANT A 20' WIDE INGRESS, EGRESS AND UTILITY EASEMENT (CALLE RIO CHIQUITO) WITHIN THEIR PARCEL AS DESCRIBED HEREON. THIS PLATTING IS MADE WITH EACH PARTIES FREE CONSENT AND IS IN ACCORDANCE WITH THEIR DESIRES AND WISHES. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE, NEW MEXICO.

LLOYD VIGIL HUSBAND AND WIFE, OWNERS OF PARCEL A  
MAGDALENA VIGIL  
GILBERT TRUJILLO HUSBAND AND WIFE, OWNERS OF PARCEL B  
SALLY TRUJILLO  
STATE OF NEW MEXICO  
COUNTY OF SANTA FE  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ 2014, BY LLOYD VIGIL AND MAGDALENA VIGIL  
MY COMMISSION EXPIRES \_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC

**GRANT OF EASEMENT**

THE UNDERSIGNED HEREBY GRANT THE TRIANGULAR INGRESS, EGRESS AND UTILITY EASEMENT WITHIN TRACT 3 FOR THE BENEFIT OF THE OWNERS OF PARCEL A, THEIR HEIRS, SUCCESSORS AND ASSIGNS. THIS GRANT OF EASEMENT IS MADE WITH HIS FREE CONSENT AND IS IN ACCORDANCE WITH HIS DESIRES AND WISHES.

CHRIS LOPEZ DORIS LOPEZ  
STATE OF NEW MEXICO  
COUNTY OF SANTA FE  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ 2013, BY CHRIS & DORIS LOPEZ  
MY COMMISSION EXPIRES \_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC

**NOTES**

- BEARINGS ARE BASED ON GEODETIC NORTH, FROM FIELD OBSERVATIONS BY MEANS OF R.T.K. GLOBAL POSITIONING SYSTEM (GPS). DISTANCES ARE GROUND.
- PARCEL A - REFER TO WARRANTY DEED FROM RICHARD TRUJILLO, JOSEFITA TRUJILLO, RICHARD TRUJILLO AND ANNETTE TRUJILLO AND ANTHONY TRUJILLO TO LLOYD A. VIGIL AND MAGDALENA M. VIGIL, AS FILED IN THE SANTA FE COUNTY CLERK'S OFFICE ON AUG. 31, 2012, HAVING INSTRUMENT NO. 1680067. SEE CORRECTED WARRANTY DEED FROM ISABEL TRUJILLO TO RICHARD JOSEFITA TRUJILLO, RICHARD TRUJILLO, ANNETTE TRUJILLO AND ANTHONY TRUJILLO, FILED ON AUG. 26, 2012, HAVING INSTRUMENT NO. 1679683. SEE WARRANTY DEED FROM ISABEL TRUJILLO TO RICHARD JOSEFITA TRUJILLO, RICHARD TRUJILLO, ANNETTE TRUJILLO AND ANTHONY TRUJILLO, FILED ON FEB. 26, 2003, IN DEED BOOK 2353 PAGE 746.
- PARCEL B - REFER TO WARRANTY DEED FROM ISABEL TRUJILLO TO GILBERT TRUJILLO AND SALLY TRUJILLO, AS FILED IN THE SANTA FE COUNTY CLERK'S OFFICE ON FEB. 26, 2003, IN DEED BOOK 2353 PAGE 748-750.
- REFER TO A U.S.G.L.O. "PLAT SHOWING SMALL HOLDING CLAIMS IN SEC. 32, T. 21N. R. 10E. OF THE NEW MEXICO PRINCIPAL BASE AND MERIDIAN IN NEW MEXICO", HAVING SHEET NO. 3, APPROVED BY THE U.S. SURVEYOR GENERAL ON AUG. 9, 1924. DATA SHOWN IN SINGLE ( ) PARENTHESES IS TAKEN FROM SAID PLAT.
- THIS SURVEY MAY NOT REFLECT THAT WHICH MAY BE REVEALED BY A COMPLETE TITLE SEARCH. THIS TRACT MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS OF RECORD NOT NOTED HEREON.
- IMPROVEMENTS SHOWN ARE CURRENT AS OF DATE OF FIELD SURVEY, DEC. 4, 2013.
- NO UNDERGROUND UTILITIES WERE LOCATED BY THIS SURVEY.
- THESE PARCELS ARE CURRENTLY LISTED WITH THE SANTA FE COUNTY ASSESSOR'S OFFICE AS U.P.C. 1-056-120-190-537 AND 1-056-120-170-470.

**SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS**

SANTA FE COUNTY LAND USE ADMINISTRATOR	DATE
14-	
DEVELOPMENT PERMIT NUMBER	COUNTY TREASURER
	DATE
COUNTY FIRE MARSHAL	RURAL ADDRESSING
DATE	DATE
	CO. FLOOD ADMINISTRATOR
	DATE

THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF SANTA FE COUNTY.

MAINTENANCE OF PRIVATE ACCESS EASEMENTS, UTILITY EASEMENTS AND/OR PRIVATE ROADWAYS IS NOT THE RESPONSIBILITY OF SANTA FE COUNTY, UNLESS DEDICATED AND ACCEPTED FOR MAINTENANCE BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT AND THE BOARD OF COUNTY COMMISSIONERS.

THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT INCLUDING BUILDING PERMITS. ALL STANDARD COUNTY PERMITS AND FEES MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY OF ANY KIND. DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROADS, FIRE PROTECTION, TERRAIN MANAGEMENT AND DRAINAGE ARE COMPLETED AND APPROVED.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 35049C-0505E, DATED DEC. 4, 2012; A PORTION OF THESE PARCELS LIE WITHIN FLOOD "ZONE A". SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD HAZARD AREAS DETERMINED. THESE PARCELS LIE WITHIN AREAS DETERMINED TO BE OUTSIDE CHANCE FLOODPLAIN. THIS DESIGNATION DOES NOT GUARANTEE THESE PARCELS WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES.

AS DEPICTED HEREON: THE BUILDABLE AREA INDICATED HAS A MINIMUM 15% SLOPE.

ALL LOTS AND/OR LOTS SHOWN HEREON LIE OUTSIDE THE URBAN DEVELOPMENT ZONE AS DEFINED BY THE SANTA FE COUNTY FIRE DEPARTMENT.

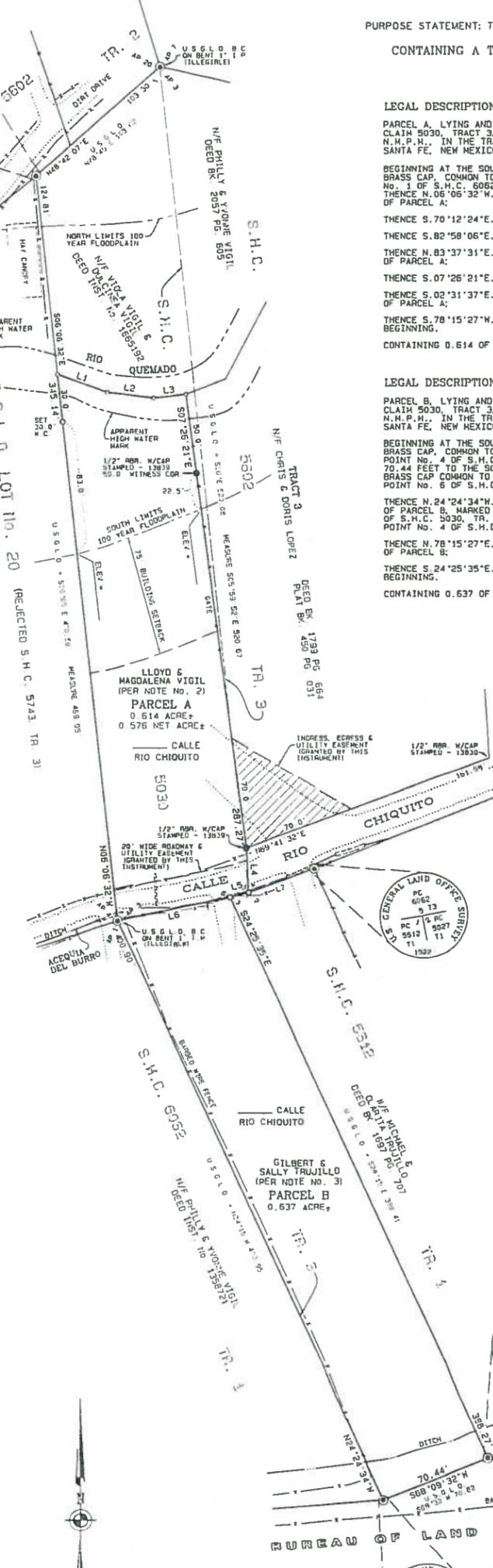
ALL LOTS AND/OR LOTS SHOWN HEREON LIE OUTSIDE THE URBAN DEVELOPMENT ZONE AS DEFINED BY THE SANTA FE COUNTY FIRE DEPARTMENT.

ALL LOTS AND/OR LOTS SHOWN HEREON LIE OUTSIDE THE URBAN DEVELOPMENT ZONE AS DEFINED BY THE SANTA FE COUNTY FIRE DEPARTMENT.

ALL LOTS AND/OR LOTS SHOWN HEREON LIE OUTSIDE THE URBAN DEVELOPMENT ZONE AS DEFINED BY THE SANTA FE COUNTY FIRE DEPARTMENT.

ALL LOTS AND/OR LOTS SHOWN HEREON LIE OUTSIDE THE URBAN DEVELOPMENT ZONE AS DEFINED BY THE SANTA FE COUNTY FIRE DEPARTMENT.

ALL LOTS AND/OR LOTS SHOWN HEREON LIE OUTSIDE THE URBAN DEVELOPMENT ZONE AS DEFINED BY THE SANTA FE COUNTY FIRE DEPARTMENT.



LINE	BEARING	DISTANCE	U.S.G.L.O. RECORD DATA
L1	S70°12'24"E	33.15	
L2	S02°58'06"E	29.22	
L3	N03°37'31"E	20.23	
L4	S07°26'21"E	287.27	
L5	S02°31'37"E	28.17	579°30'00"W
L6	S78°15'27"W	72.00	104°23'E 43.89
L7	N05°05'32"W	345.14	

- LEGEND**
- DENOTES FOUND POINT (AS NOTED)
  - ⊙ DENOTES U.S.G.L.O. BRASS CAP ON 1" I.P.
  - DENOTES POINT SET (1/2" RBR. W/CAP STAMPED ARAGON P.S. 12637) UNLESS OTHERWISE NOTED
  - DENOTES CALCULATED POINT
  - DENOTES FENCE (AS NOTED)

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES SHOWN HEREON WERE PREPARED UNDER MY DIRECTION FROM A SURVEY PERFORMED IN THE FIELD FOR THE PURPOSE OF A TWO (2) LOT LAND DIVISION BY MEANS OF A FIVE YEAR EXEMPTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE "MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO". DATE OF FIELD SURVEY, DEC. 4, 2013.

THOMAS M. ARAGON REG. PROF. SURVEYOR NEW MEXICO No. 12637

COUNTY OF SANTA FE  
STATE OF NEW MEXICO  
I hereby certify that this instrument was filed for record on this \_\_\_\_ day of \_\_\_\_ A.D. 2014 at \_\_\_\_ o'clock \_\_\_\_ P.M. and was duly recorded in book \_\_\_\_ page \_\_\_\_ of the records of Santa Fe County.  
Witness my hand and Seal of Office  
Geraldine Salazar  
County Clerk, Santa Fe County, N.M.

**INDEXING INFORMATION FOR COUNTY CLERK**

NAME ON CURRENT DEED	SECTION	TOWNSHIP	RANGE	SUBDIVISION
LLOYD & MAGDALENA VIGIL	5	20 NORTH	10 EAST	N/A

**ARAGON SURVEYS, INC.**  
905 S McCURDY ROAD, ESPANOLA, N.M. 07830  
PHONE: (505) 749-0771

DRAWN BY: T. ARAGON SCALE: 1" = 40' CHECKED BY: T.H.A.  
NAME: VIGIL/TRUJILLO - 5 YEAR EXEMPT. - RIO CHIQUITO, N.M. PROJECT No. 13127-01V



in Sec. 5, T. 20N., R. 10E. and Sec. 32, T. 21N., R. 10E.  
**NEW MEXICO**  
 surveyed by Wm. B. Douglas and Chas. W. Devendorf, USGC.  
 Thom. D. Daley and Oscar B. Walsh, U.S.S.  
 under instructions for Group N-92  
 dated April 6, 1918.

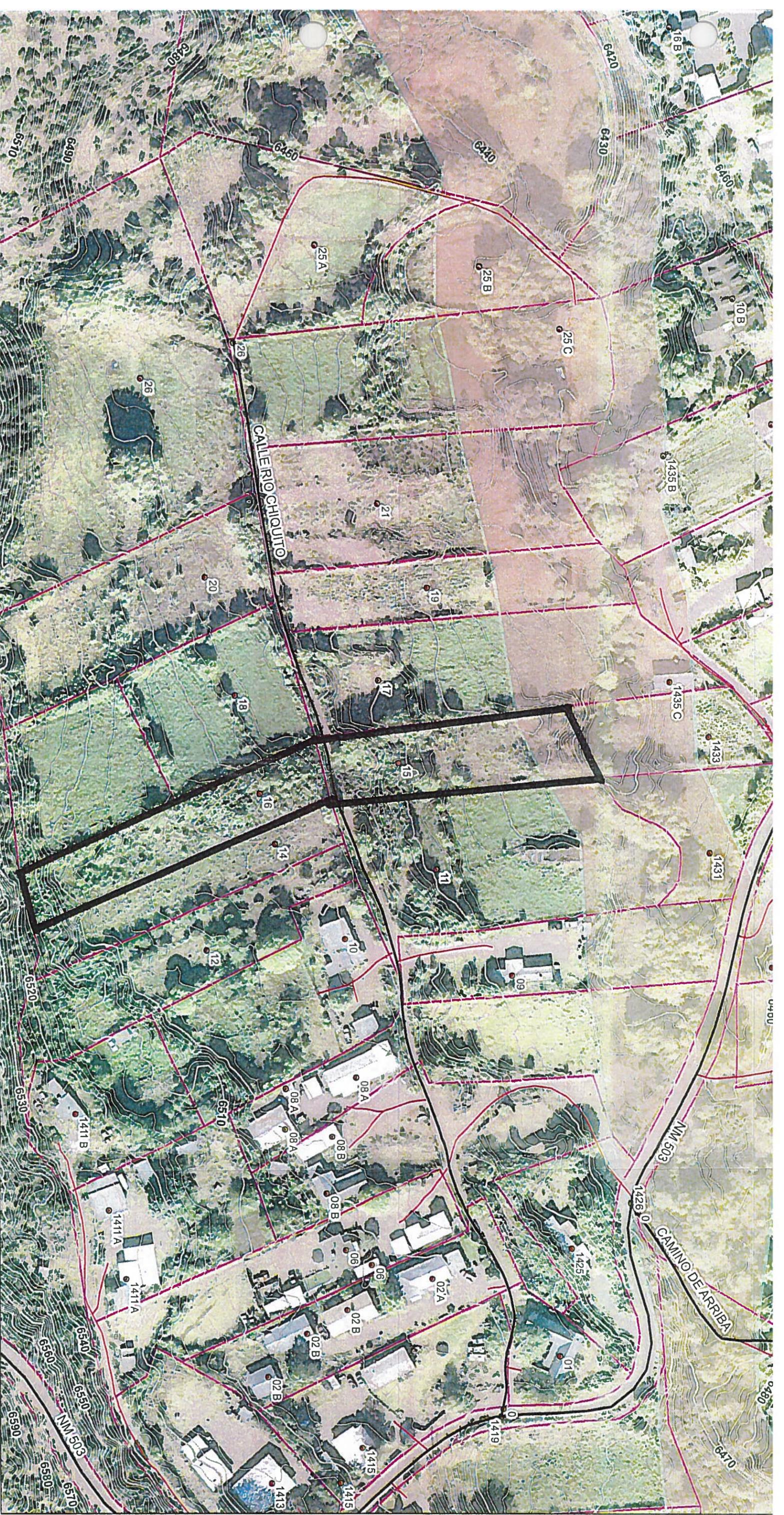
Scale: 3 chains = 1 inch



Small Holding Claims shown on Plat No. 3

Small Holding Claims shown on Plat No. 3

**Certificate**  
 I hereby certify that the Small Holding Claims shown  
 hereon in Sec. 5, T. 20N., R. 10E. and Sec. 32, T. 21N., R. 10E.



**Legend**

ROADS

DRIVEWAYS

Parcels

1:1,279

1 Inch represents 106,583,333 feet



2008 Orthophotography  
2 FOOT CONTOURS

This information is for r  
Santa Fe County assume  
errors associated with the  
User are solely resp  
confirming data a



March 21, 2014

24



Daniel "Danny Mayfield  
Commissioner, District 1

Miguel Chavez  
Commissioner, District 2

Robert A. Anaya  
Commissioner, District 3



Kathy Holian  
Commissioner, District 4

Liz Stefanics  
Commissioner, District 5

Katherine Miller  
County Manager

# Santa Fe County Fire Department Fire Prevention Division

## Official Submittal Review

<b>Date</b>	4/29/14		
<b>Project Name</b>	Vigil, Lloyd and Magdalena		
<b>Project Location</b>	15 Calle Rio Chiquito		
<b>Description</b>	Variance – Density (creating 2 lots)	<b>Case Manager</b>	M. Romero
<b>Applicant Name</b>	Lloyd and Magdalena Vigil	<b>County Case #</b>	14-5050
<b>Applicant Address</b>	P.O. Box 411 Chimayo, NM 87522	<b>Fire District</b>	Chimayo
<b>Applicant Phone</b>	505-670-6892		
<b>Review Type</b>	Commercial <input type="checkbox"/>	Residential <input checked="" type="checkbox"/>	Sprinklers <input type="checkbox"/>
	Master Plan <input type="checkbox"/>	Preliminary <input type="checkbox"/>	Final <input type="checkbox"/>
	Wildland <input type="checkbox"/>	Variance <input checked="" type="checkbox"/>	
		Hydrant Acceptance <input type="checkbox"/>	Inspection <input type="checkbox"/>
			Lot Split <input checked="" type="checkbox"/>
<b>Project Status</b>	Approved <input type="checkbox"/>	Approved with Conditions <input checked="" type="checkbox"/>	Denial <input type="checkbox"/>

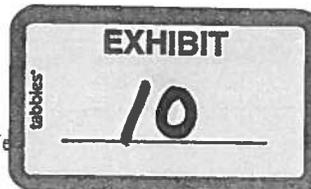
The Fire Prevention Division/Code Enforcement Bureau of the Santa Fe County Fire Department has reviewed the above submittal and requires compliance with applicable Santa Fe County fire and life safety codes, ordinances and resolutions as indicated (*Note underlined items*) :

### Fire Department Access

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

#### ▪ Roadways/Driveways

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



Roads shall meet the minimum County standards for fire apparatus access roads of a minimum 14' wide all-weather driving surface and an unobstructed vertical clearance of 13' 6" within this type of proposed development.

A fire department emergency access turn-around meeting Santa Fe County Access Road requirements shall be required at the time of development.

▫ **Street Signs/Rural Address**

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

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

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

▫ **Slope/Road Grade**

Section 902.2.2.6 Grade (1997 UFC) *The gradient for a fire apparatus access road shall not exceed the maximum approved.*

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

▫ **Restricted Access/Gates/Security Systems**

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

To prevent the possibility of emergency responders being locked out, all access gates should be operable by means of a key or key switch, which is keyed to the Santa Fe County Emergency Access System (Knox Rapid Entry System). Details and information are available through the Fire Prevention office.

Due to the remote location of this proposed residence, the lack of water and the fact that the primary access to this property does not meet Santa Fe County Access Road requirements of a 20' wide all weather driving surface, for life safety and property protection the installation of an Automatic Fire Suppression system meeting NFPA 13D requirements shall be required in future developments.

All Automatic Fire Protection systems shall be developed by a firm certified to perform and design such systems. Copies of sprinkler system design shall be submitted to the Fire Prevention Division for review and acceptance prior to construction. Systems will not be approved unless tested by the Santa Fe County Fire Department.

## **Life Safety**

Fire Protection requirements listed for this development have taken into consideration the hazard factors of potential occupancies as presented in the developer's proposed use list. Each and every individual structure of a private occupancy designation will be reviewed and must meet compliance with the Santa Fe County Fire Code (1997 Uniform Fire Code and applicable NFPA standards) and the 1997 NFPA 101, Life Safety Code, which have been adopted by the State of New Mexico and/or the County of Santa Fe.

## **General Requirements/Comments**

### **▫ Inspections/Acceptance Tests**

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

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

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

### **▫ Permits**

As required

**Final Status**

Recommendation for Variance approval with the above conditions applied.

**Victoria DeVargas, Inspector**

Victoria DeVargas  
Code Enforcement Official

4/29/14  
Date

Through: David Sperling, Chief  
Buster Patty, Fire Marshal

File: NorthReg/DevRev/Chimayo/VigilLloydMagdalenaVAR.doc

Cy: M. Romero, Land Use  
Applicant  
Battalion Chief  
District Chief  
Region Lieutenant  
File

Enclosed: Fire Department Access Requirements  
(applicant only) HFSC Residential Sprinkler Information Packet



